



Water Resources Building Update

April 14, 2026

Why a New Facility is Needed

Out of space for employees and equipment



Centrally located to share resources and increase efficiency



Improving current facilities is not cost effective



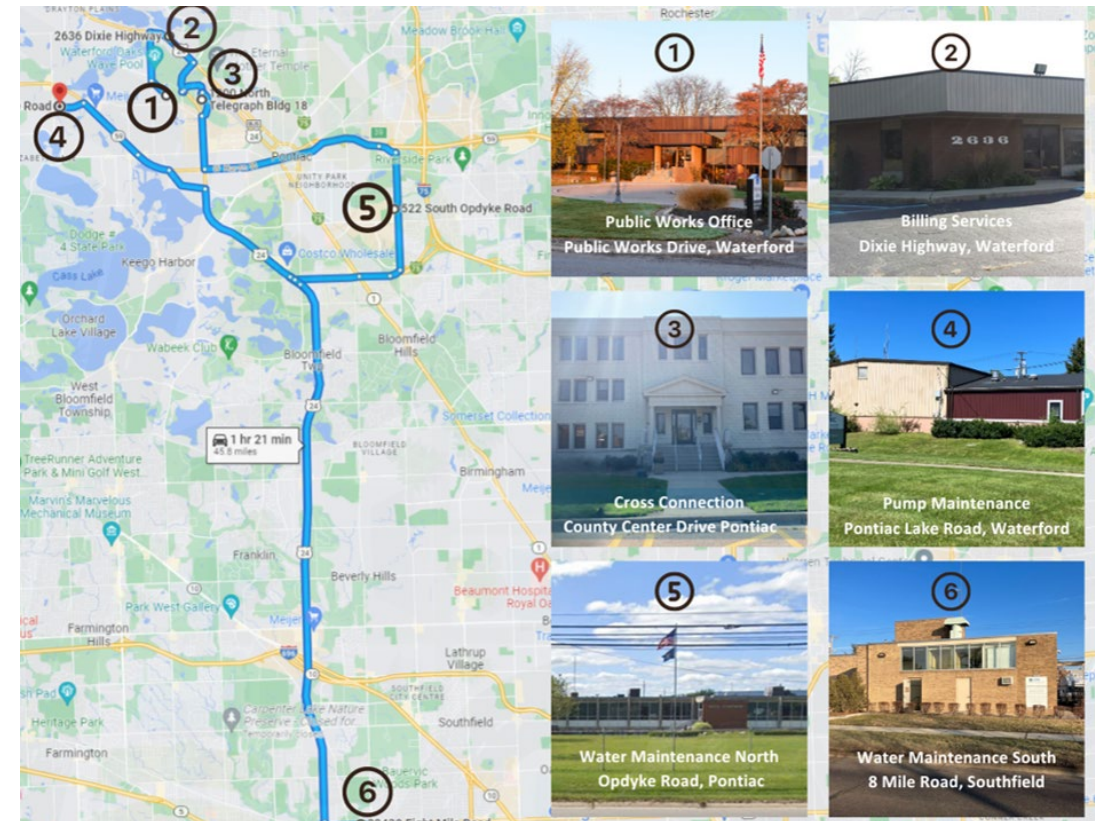
Allows for expanded operations and increased economies of scale



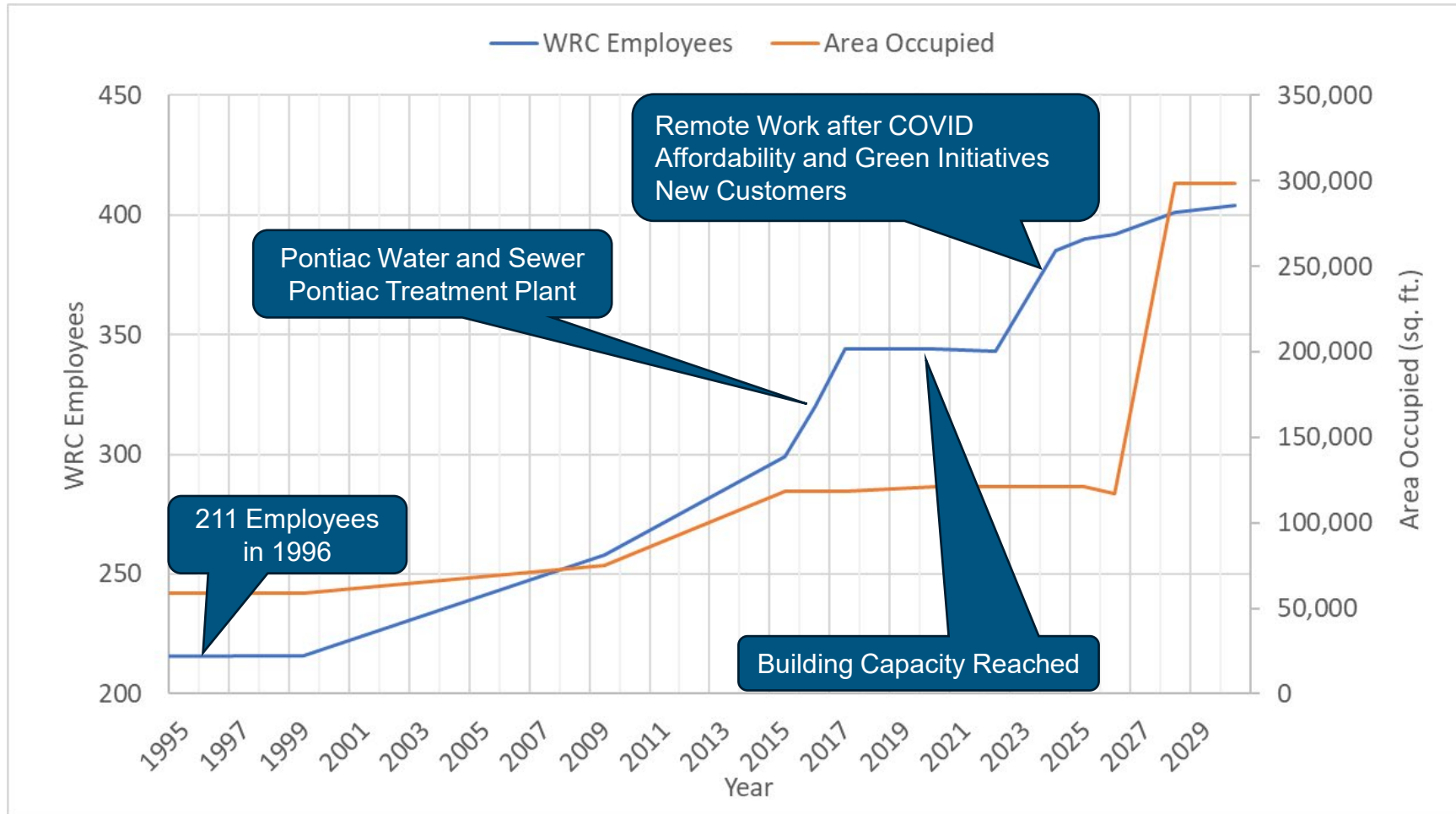
Increase scope of services to address aging infrastructure

Why a New Facility is Needed

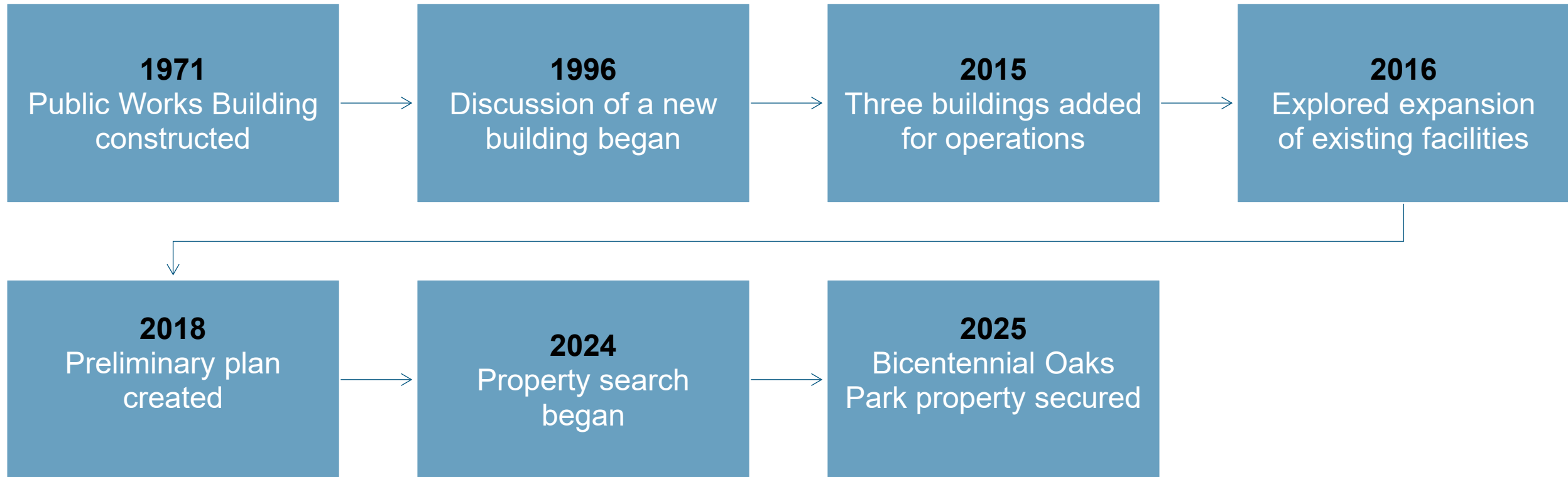
Facility	Year Built	Area Occupied
Cross Connection	1928	3,200 square feet
Water Maintenance North	1960s	32,500 square feet
Billing Services	1970s	8,000 square feet
Public Works Building	1971	41,400 square feet
Pump Maintenance	1980s	14,200 square feet
Water Maintenance South	1990s	3,700 square feet
TOTAL		103,000 square feet



Why a New Facility is Needed



Background



Goals for the New Building



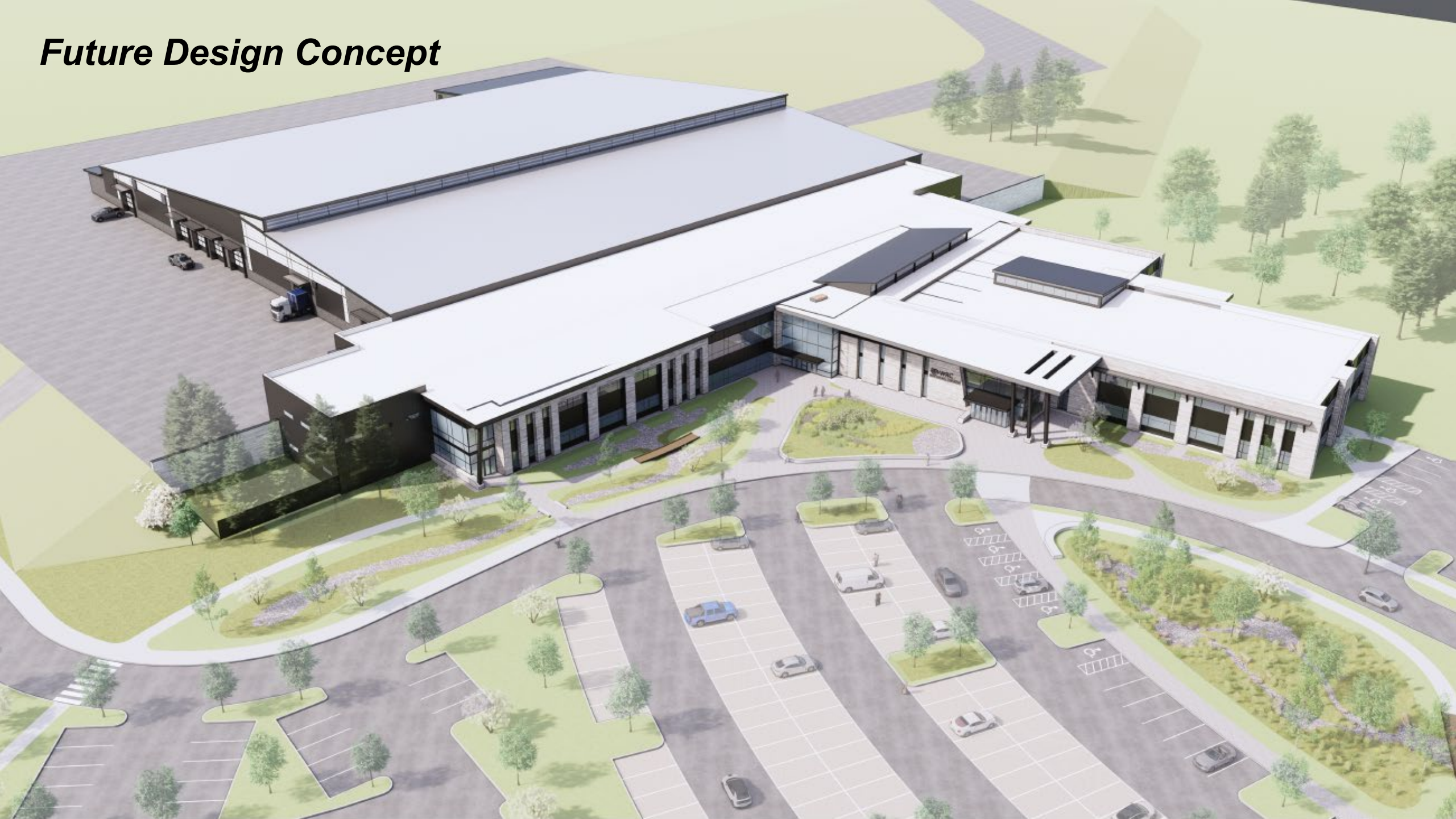
- Centralized operations in one facility
- Ability to serve the community for the next 50 years
- Improve operational efficiencies and functionality
- Showcase best stormwater management practices
- Support Oakland County's sustainability goals – including LEED certification
- Collaborate with Oakland County Parks on site development
- Create work environment that attracts and retains top talent

Preferred Design Solution



- Bicentennial Oaks utilizes 38 acres of county-owned land
- Construct 149,000 square foot two-story administrative office and field support facility for 415 employees
- Attached to a 149,000 square foot garage that will house 180 vehicles and 58 pieces of equipment
- Includes a fueling station and water filling to increase efficiency
- LEED Certified Building featuring green infrastructure
- Material storage and bins, outdoor equipment storage
- EV charging stations
- Showcase best stormwater practices and sustainability practices
- Public and employee access from County Center Drive
- Create an environment where people want to spend their time

Future Design Concept



SITE PLAN

SITE AREA: 38 ACRES



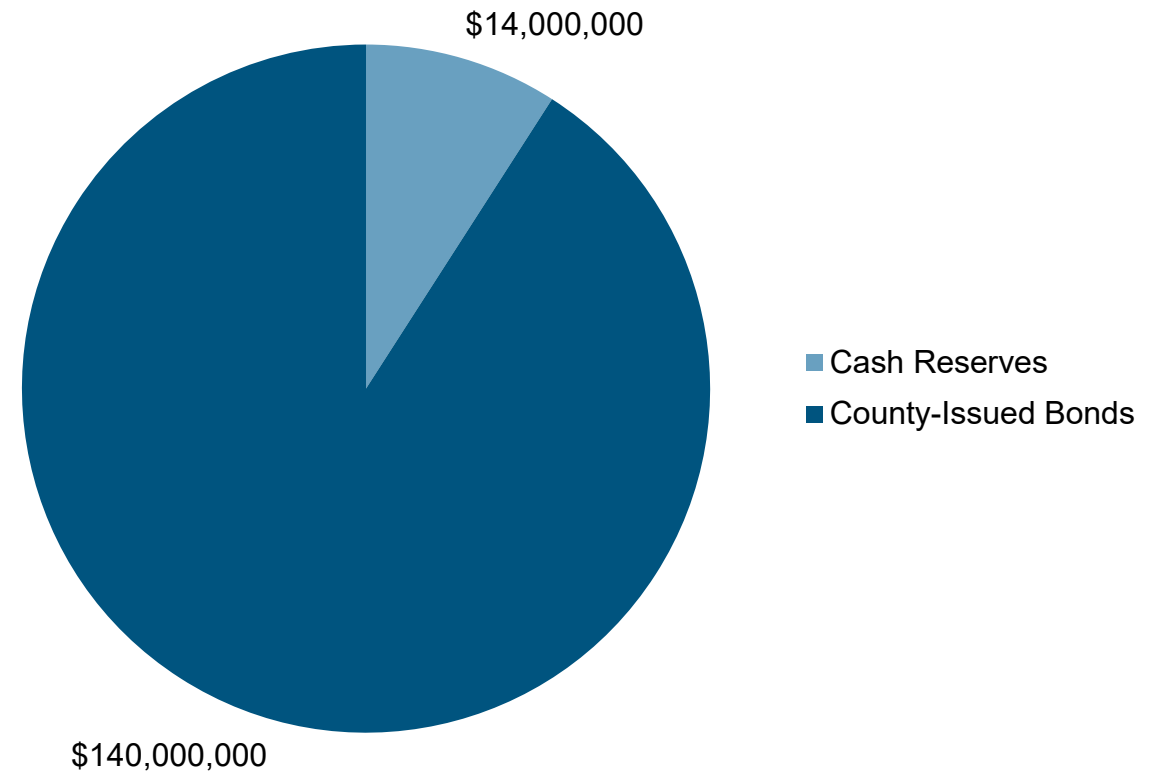
Project Budget

Land Cost	\$0
Professional Services	\$10,600,000
Regulatory	\$500,000
Owner Costs	\$1,800,000
Construction	\$108,500,000
Furniture and Fixtures	\$5,000,000
Owner Equipment	\$2,000,000
Technology	\$6,700,000
Subtotal	\$135,100,000
Contingency	\$14,100,000
Escalation	\$4,800,000
Total Project Cost	\$154,000,000

Funding Sources

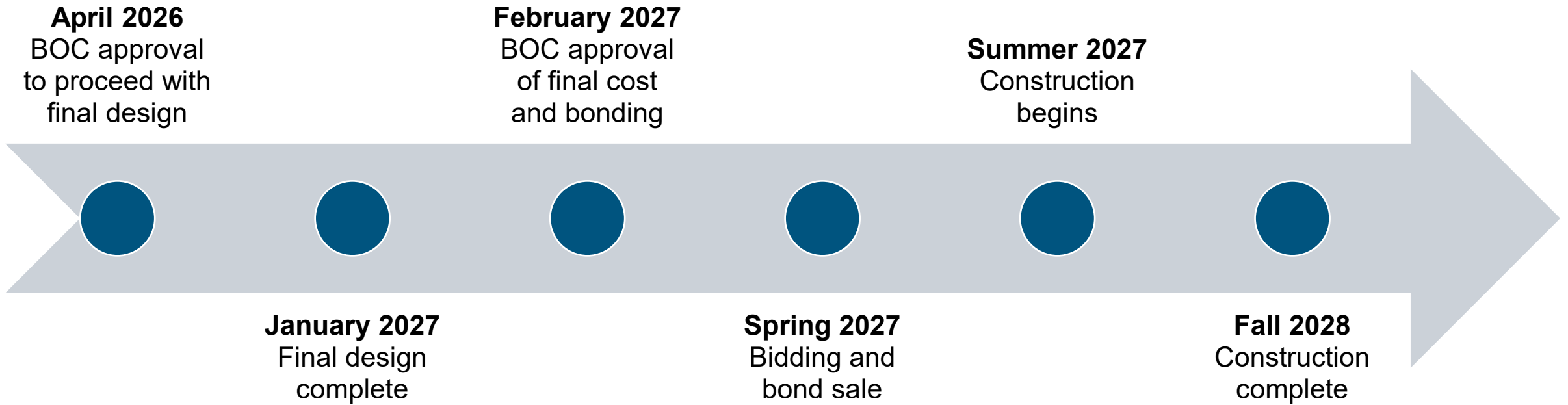
Project Estimate: \$154 million

- \$14 million cash reserves
- \$140 million county-issued bonds
 - 30-year term at 4.22% interest*
 - \$8,300,000 annual bond payment
 - Funded by one-time increase in hourly reimbursement charges
 - Oakland County water and sewer customers will pay an average of \$1 per month more.



** Interest rate as of March 2026, may change prior to bond sale*

Proposed Schedule



Summary

What does the project entail?

New 290,000 square foot building on 38 acres
to consolidate six buildings in one central location

How much will it cost?

\$154 million

How will it be paid for?

Cash reserves and county-issued bonds

What is the impact?

Water and sewer customers will pay average of \$1 more per month

What is the schedule?

Design Completion in early 2027
Construction completion in late 2028



Thank You
