

**MINUTES OF REGULAR MEETING
COBB COUNTY BOARD OF COMMISSIONERS
MAY 26, 2026
1:30 PM**

The Work Session of the Cobb County Board of Commissioners was held at 1:30 p.m., on Tuesday, May 26, 2026, at the David Hankerson Building, 100 Cherokee Street, Marietta, Georgia, in the Board of Commissioners Meeting Room. Present and comprising a quorum of the Board were:

Chairwoman Lisa Cupid
Commissioner Erick Allen
Commissioner JoAnn Birrell
Commissioner Keli Gambrill
Commissioner Monique Sheffield (arrived at 1:31 p.m.)

CALL TO ORDER

Chairwoman Cupid called the meeting to order at 1:30 p.m.

PRESENTATIONS

1. To present an update on the Economic Development Strategic Plan.

Sabrina Wright, Economic Development Director, Jeff Koski, Tate Wilson, and Gabby Oliverio with KB Advisory Group presented information regarding the Economic Development Strategic Plan. A copy of the information presented is attached and made a part of these minutes.

No official action was taken by the Board.

Chairwoman Cupid called for a recess from 2:53 p.m. until 3:00 p.m.

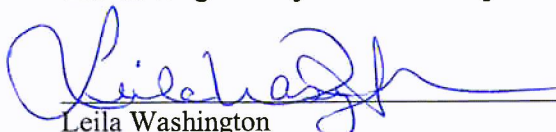
2. To present an update on Facilities Conditions Assessments and Facilities Management.

Andrew Yakimovich, Facilities Management Director, presented an update on Facilities Conditions Assessments and Facilities Management. A copy of the information presented is attached and made a part of these minutes.

No official action was taken by the Board.

ADJOURNMENT

The meeting was adjourned at 3:21 p.m.



Leila Washington
Deputy County Clerk
Cobb County Board of Commissioners



Economic Development Strategic Plan Board of Commissioners Work Session

May 26, 2026

Presented by:



KB | ADVISORY GROUP

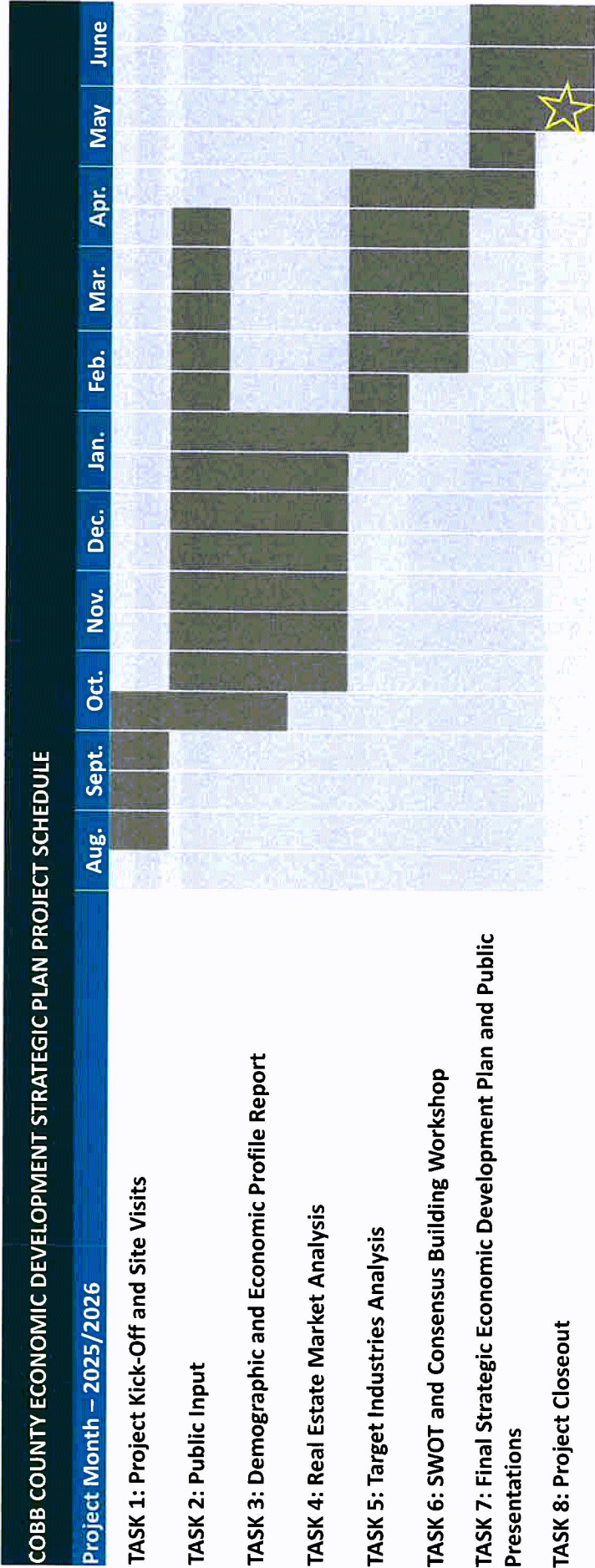
Reference No. |

Topic Agenda

1. Outline
2. What We Learned
3. Economic Development Strategy
4. Next Steps
5. Q&A

01 | Outline

Project Timeline



Plan Outline

COBB COUNTY ECONOMIC DEVELOPMENT STRATEGIC PLAN



2026

Main Sections

- Purpose
- Executive Summary
- Existing Conditions & Trends
- What Was Learned
- Economic Development Strategy
- Appendix

What We Learned

KEY INSIGHTS

Attraction to Cobb County continues, but obstacles exists within workforce readiness and product/land availability.

Housing choice, hampered by historic land use patterns, has become increasingly misaligned with the wages of Cobb's workforce.

To preserve existing residential communities and not sacrifice economic growth within the County, the next phase of growth will need to be driven by redevelopment in the County's existing commercial cores and corridors.

Economic Development Goals

1

Implement County initiatives that advance economic competitiveness and align with coordinated regional economic development efforts

2

Guide redevelopment and reinvestment in Cobb's unincorporated commercial areas to help expand economic opportunity and improve the County's long-term fiscal sustainability

3

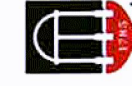
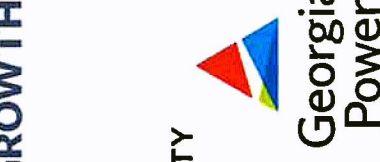
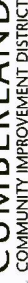
Support the business, workforce, and quality-of-life assets that sustain Cobb County's long-term economic vitality

02

What We Learned

Partnerships

The EDSP emphasizes the importance of partnerships so there is a collective team effort to achieve desired goals.

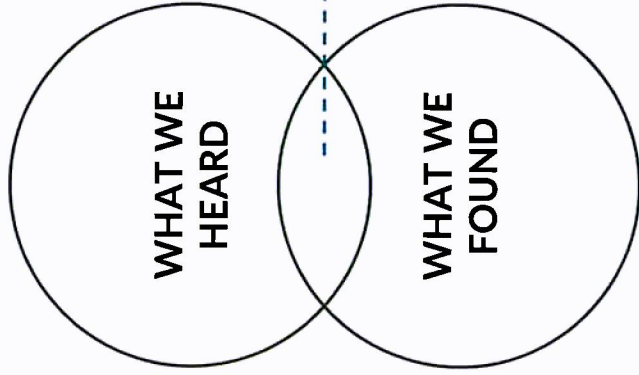


What We Learned

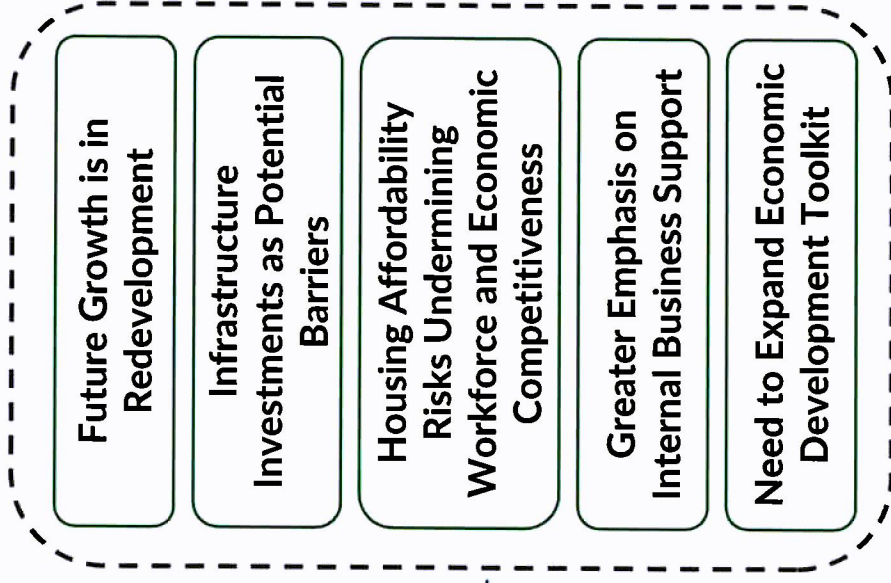
300+
Survey
Responses

20
Focus Group
Participants

20
Partner &
Leadership
Conversations



WHAT WE
LEARNED



What We Learned

Future Growth is in Redevelopment

WHAT WE HEARD

There is limited commercial land available for greenfield development (undeveloped land)

Many parts of County have aging commercial corridors that have not experienced significant reinvestment

Redevelopment challenges include: parcel fragmentation, small lot sizes, and high land costs

WHAT WE FOUND

An estimated 31% of the County's existing commercial inventory is classified as Class C – higher than Gwinnet and Fulton County

Approximately 50% of the County's existing commercial inventory was delivered between 1980-1999

Over one in three retail properties across the County is considered Class C and there has not been significant growth in new retail spaces since 2010

What We Learned

Infrastructure Investments as Potential Barriers

WHAT WE HEARD

68% of community survey responses considered infrastructure limitations and traffic congestion to the most significant economic development barrier

Over half of community survey responses listed proximity to Atlanta as the primary reason to move to or stay within Cobb County

Lack of multimodal and public transit reduce workforce accessibility and business attractiveness

WHAT WE FOUND

Cobb residents have prioritized transportation access, with the highest concentration of residents living within close proximity to I-75 and I-285

The predominant means of transportation to work for residents continues to be driving

There are more working residents than jobs within Cobb County, leading to a net-export of local talent to other employment hubs in the region

What We Learned

Housing Affordability Risks Undermining Workforce and Economic Competitiveness

WHAT WE HEARD

Cobb County has a strong, highly-educated workforce, but businesses in certain industries still struggle with hiring and retention

58% of community survey respondents identified affordable housing as the most significant obstacle to economic development

There is a lack of housing diversity across the County

WHAT WE FOUND

The share of residents who both live and commute to a workforce in Cobb County has continued to decline

Both home and rent price growth has risen at a faster pace than countywide wages, adding financial strain to live within Cobb County

The median household income countywide is insufficient to purchase a median priced home within the County

What We Learned

Greater Emphasis on Internal Business Support

WHAT WE HEARD

82% of business survey responses indicated small business support and entrepreneurship as a top priority for economic development efforts

70% of community survey respondents considered 'economic development' to be enhancing the local business environment and supporting small business

Recognition that supporting existing businesses is as important as attracting new ones

WHAT WE FOUND

Approximately 14% of the region's businesses are located within Cobb County

Over 70% of business across the County have fewer than 10 employees

Non-home based businesses within Cobb County average 10 years residing in one location

What We Learned

Need to Expand Economic Development Toolkit

WHAT WE HEARD

Existing land use and policy frameworks often don't align with current market realities or make large-scale mixed-use projects difficult

Interest in seeing expanded tools such as TADs, land banks, land trusts, and incentives for redevelopment

Need for more coordinated, countywide strategy and implementation to realize large catalytic redevelopment

WHAT WE FOUND

While there have been 15 LCI plans across the County, the majority fall within city boundaries which are outside of the County's land use jurisdiction

Approximately 70% of the County's gross tax digest stems from residential properties – higher than Fulton, Gwinnett, and DeKalb Counties

Despite having Redevelopment Powers and cities within the TADs, the County has not created its own TAD



What We Learned

KEY INSIGHTS

Attraction to Cobb County continues, but obstacles exists within workforce readiness and product/land availability.

Housing choice, hampered by historic land use patterns, has become increasingly misaligned with the wages of Cobb's workforce.

To preserve existing residential communities and not sacrifice economic growth within the County, the next phase of growth will need to be driven by redevelopment in the County's existing commercial cores and corridors.

03

Economic Development Strategy

Economic Development Goals

- 1 **Implement** County initiatives that advance economic competitiveness and align with coordinated regional economic development efforts
- 2 **Guide** redevelopment and reinvestment in Cobb's unincorporated commercial areas to help expand economic opportunity and improve the County's long-term fiscal sustainability
- 3 **Support** the business, workforce, and quality-of-life assets that sustain Cobb County's long-term economic vitality

Goal 1

Implement County initiatives that advance economic competitiveness and align with coordinated regional economic development efforts

- | | |
|----|---|
| P1 | As the County's economic development representative, work with other County departments to achieve economic development initiatives |
| P2 | Continue to collaborate with other economic development partners to ensure a cohesive team-effort for economic development in Cobb County |
| P3 | Expand workforce development and educational partnerships |

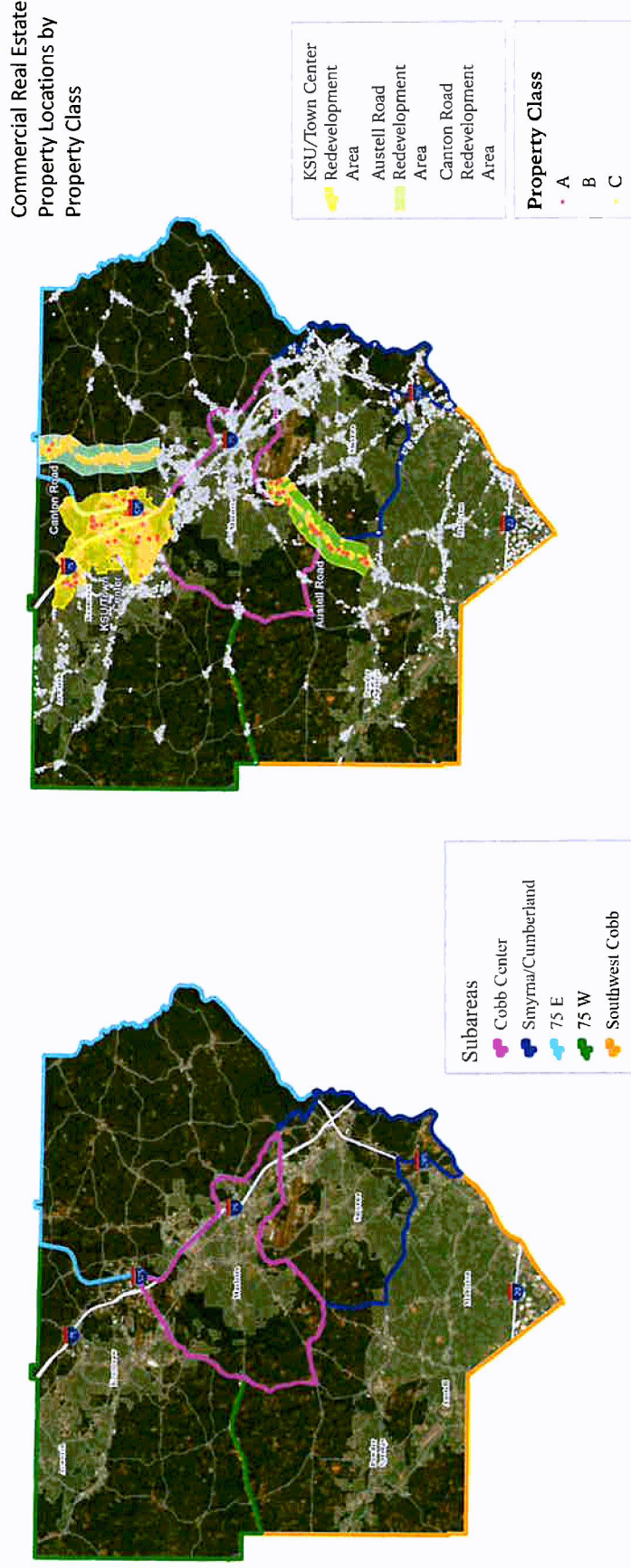
Goal 2

Guide redevelopment and reinvestment in Cobb's unincorporated commercial areas to help expand economic opportunity and improve the County's long-term fiscal sustainability

R1	Market and promote redevelopment opportunities in priority redevelopment areas
R2	Expand usage of existing economic development tools
R3	Explore leveraging additional redevelopment tools

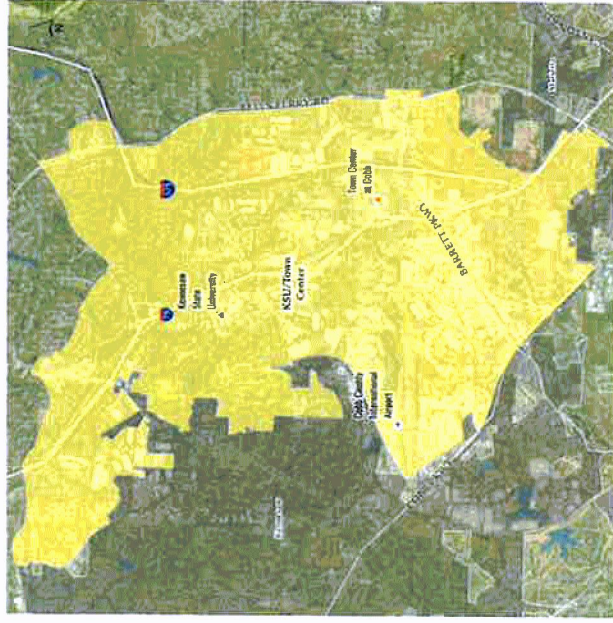
Economic Development Goal 2

Guide redevelopment and reinvestment in Cobb's unincorporated commercial areas to help expand economic opportunity and improve the County's long-term fiscal sustainability.



Economic Development Goal 2

Guide redevelopment and reinvestment in Cobb's unincorporated commercial areas to help expand economic opportunity and improve the County's long-term fiscal sustainability.



KSU/Town Center Redevelopment Area



Canton Road Redevelopment Area



Austell Road Redevelopment Area

Goal 3

Support the business, workforce, and quality-of-life assets that sustain Cobb County's long-term economic vitality

B1 Support existing businesses to facilitate continued growth and expansion in Cobb

B2 Establish Cobb County as a premier entrepreneur and innovation hub

B3 Assist with updating and promoting assets and policies that make Cobb a great place to do business

Target Industries

Comparing the industry cluster assessment with input gathered for local, regional, and state economic development partners, the updated target industries for the next five years are as follows:



Health Care & Medical Support

- This target cluster (hospitals, physician offices, medical research, and social assistance) show **strong growth potential**
- However, **workforce pipeline and retention** remain key constraints
- Many roles (e.g. home health aides, medical assistants) pay **<\$45K/year (2023)**
- **High employee turnover** continues to challenge key industries



Advanced Manufacturing

- Metal, electrical, equipment manufactures + aerospace research & engineering centered around **Lockheed Martin, Dobbins AFB, and Cobb County International Airport**
- Drives **demands for industrial/flex spaces** and attracts research entities like Georgia Tech Research Institute (GTRI)
- Supports a range of occupations from trade roles (welders, mechanics, technicians) to engineering positions
- Typical salaries ranged from **\$50K - \$120K/year (2023)**

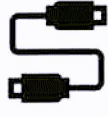
Target Industries

Comparing the industry cluster assessment with input gathered for local, regional, and state economic development partners, the updated target industries for the next five years are as follows:



Tourism & Recreation

- Encompasses performing arts, sports, amusement parks, and supporting retail & hospitality
- Key assets include **The Battery/Truist Park, Six Flags, Cobb Convention Center, Silver Comet Trail, and Chattahoochee River NRA**
- Home to **Atlanta United HQ & training grounds** and **National Women's Soccer League** training headquarters; near **LakePoint Sports Park**
- Supports diverse roles from **chefs and convention organizers to public relations**



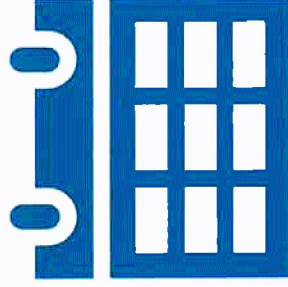
Technology & Innovation

- Covers R&D, fintech, software development, IT, telecommunications, and digital design
- Reflects **KSU's** expansion toward higher research institution status and growth of the **Hatchbridge Incubator**
- Most roles require a **Bachelor's or advanced degree**; wages ranged from **\$60K - \$130K+** (2023)
- Expanding this cluster is key to **attracting and retaining young tech talent** in Cobb County

04

Next Steps

Key Dates



- 6/1: BOC and Partners Receive Full Draft
- 6/12: Final Day to Receive Feedback
- 7/14: Vote to Adopt

05

Q&A

Appendix

Target Industry Approach

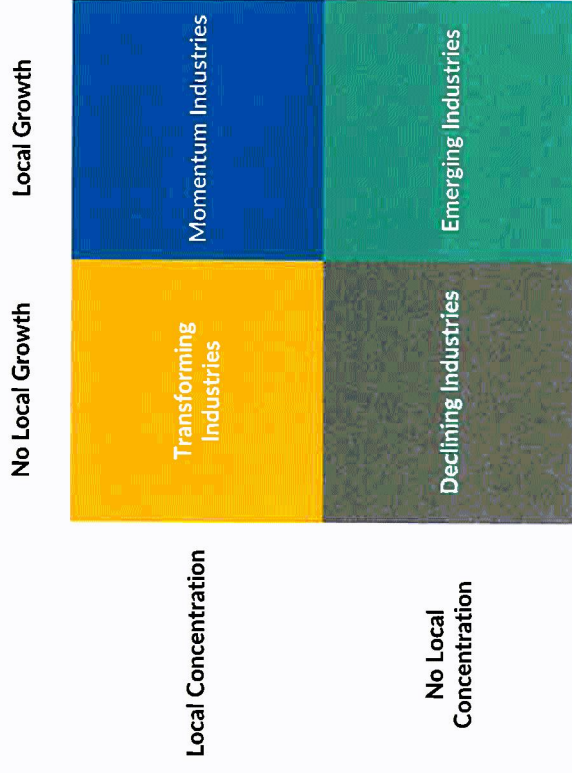
By identifying “target” industries/sectors, you are signaling to constituents, partners, and site selectors that the County is willing to commit additional attention and incentives to recruiting them and expanding their operations within the County. These industries serve as guides for economic development recruitment and retention efforts over the next five years and serve as focus areas for business development efforts but are not recommended to be the only industries that County staff and partners recruit for.

How do we look at them?

An industry cluster assessment that observes:

- Industry growth from 2017-2023
- Relative concentration of each industry in the County compared to the MSA (location quotient)

The industry clusters were then grouped based on the quadrant table to the right and sized by relative share of total employment within Cobb County.

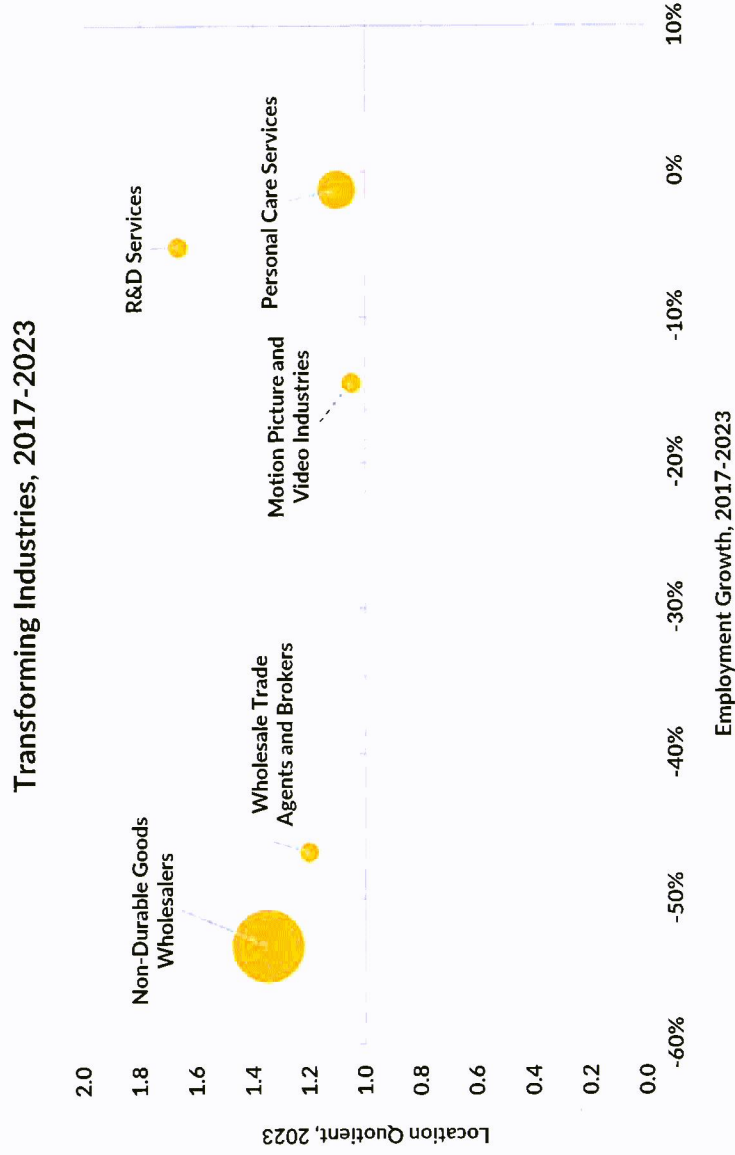


Transforming Industries

These industries are relatively concentrated within Cobb County but have undergone a recent decline in employment.

These range from wholesalers to film to research services.

Industries that align with the short-term and long-term visions for the County should become the focus of business retention efforts.



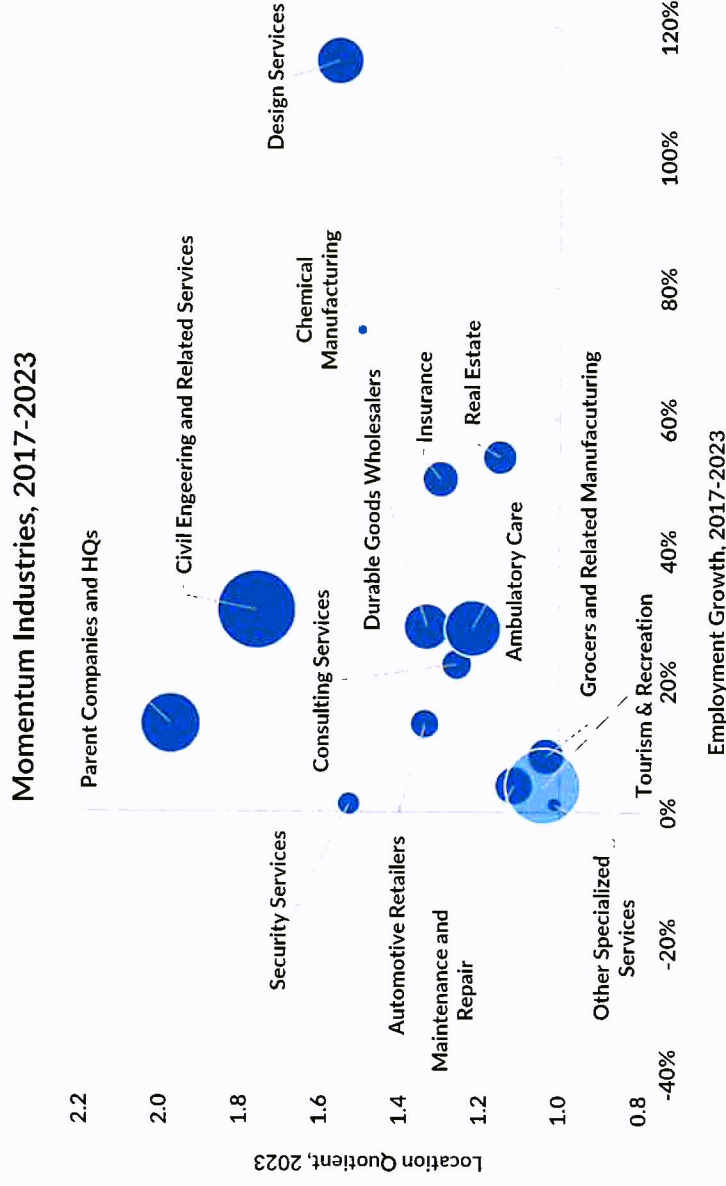
Source: KB Advisory Group with data from U.S. Census County Business Patterns (latest data available)

Momentum Industries

These industries are both relatively concentrated within Cobb County and have experienced recent employment growth – representing the bedrock of the County’s economic base.

These range from tourism, healthcare, certain manufacturing, and corporate offices.

While it will still be important to continue to support their growth within the County, they likely need less specialized assistance.



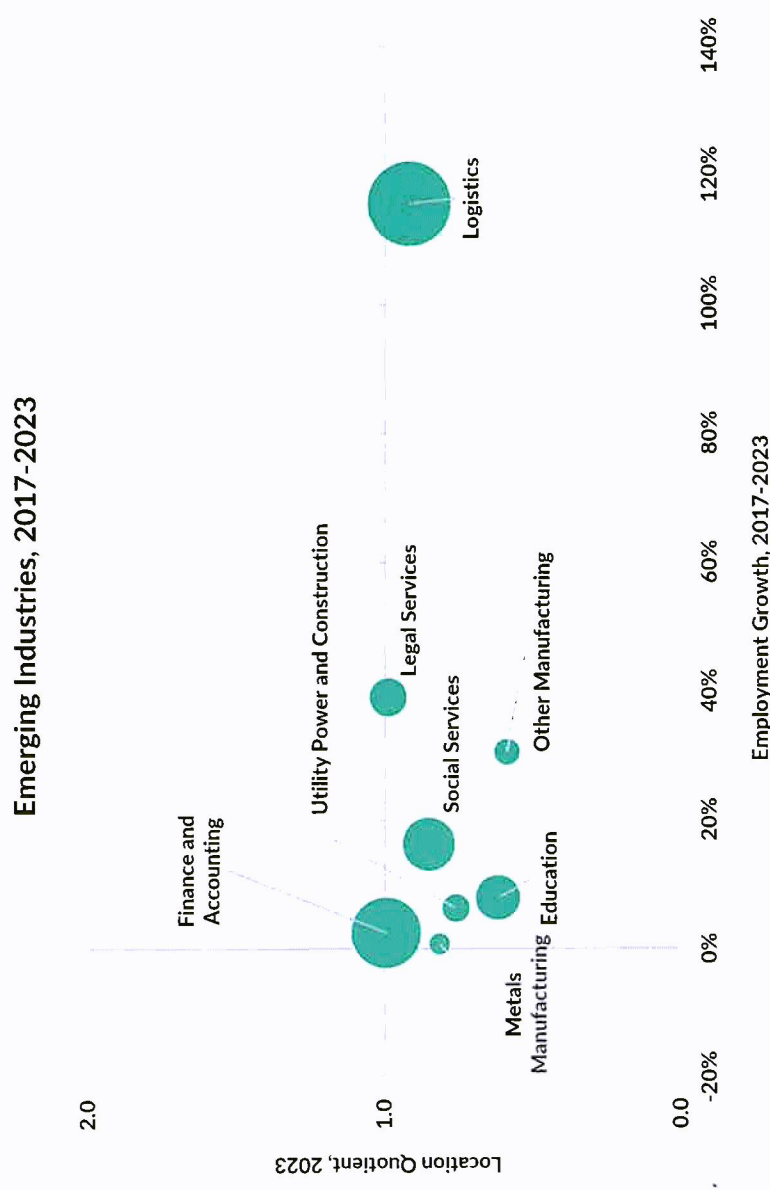
Source: KB Advisory Group with data from U.S. Census County Business Patterns (latest data available)

Emerging Industries

While not currently as relatively concentrated in Cobb County relative to their presence regionwide, these industries have demonstrated employment growth.

These range from certain manufacturing to education (K-12 and higher-ed) to logistics.

Industries that align with the short-term and long-term visions for the County should become the focus of business attraction efforts.



Source: KB Advisory Group with data from U.S. Census County Business Patterns (latest data available)
Cobb County Economic Development Strategic Plan 2025 | 33

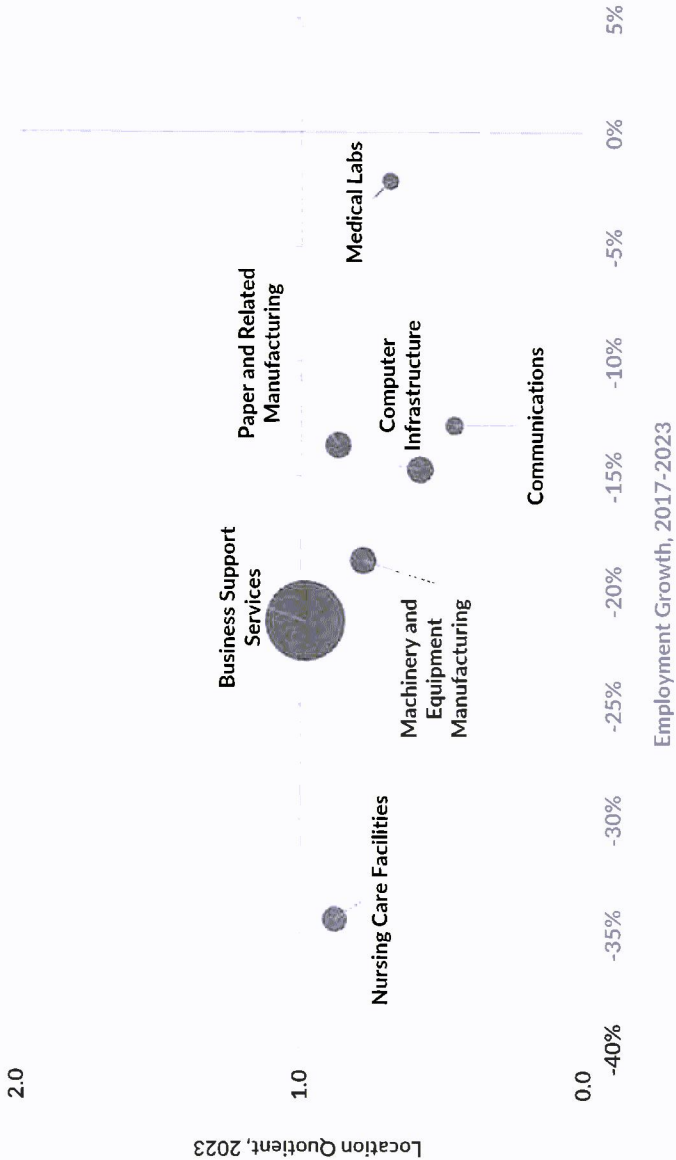
Declining Industries

These industries are neither more relatively concentrated in Cobb County or experiencing recent employment growth.

These range from certain manufacturing to business support services to medical labs.

Industries that align with the short-term and long-term visions for the County should become the focus of business retention efforts.

Declining Industries, 2017-2023



Source: KB Advisory Group with data from U.S. Census County Business Patterns (latest data available)
Cobb County Economic Development Strategic Plan 2025 | 34

Health Care & Medical Support Occupations

Occupation	Typical Education	2022-2032 GA Proj. Growth	% Growth	Cobb County Avg. Wage, 2023 (\$)
Home Health and Personal Care Aides	High school diploma or equivalent	9,130	25%	26,520
Medical Assistants	Postsecondary non-degree award	5,930	23%	39,291
Nurse Practitioners	Master's degree	4,600	58%	116,938
Licensed Practical and Licensed Vocational Nurses	Postsecondary non-degree award	2,780	12%	54,059
Social and Human Service Assistants	High school diploma or equivalent	1,700	18%	35,214
Physician Assistants	Master's degree	1,540	32%	119,579
Clinical Laboratory Technologists and Technicians	Bachelor's degree	1,350	14%	59,613
Healthcare Social Workers	Master's degree	830	15%	59,280
Medical and Health Services Managers	Bachelor's degree	270	35%	144,581
Medical Scientists, Except Epidemiologists	Doctoral or professional degree	200	20%	107,702
Life, Physical, and Social Science Technicians, All Other	Associate's degree	160	10%	58,968
Epidemiologists	Master's degree	130	34%	73,674

Advanced Manufacturing Occupations

Occupation	Typical Education	2022-2032 GA Proj. Growth	% Growth	Cobb County Avg. Wage, 2023 (\$)
Industrial Machinery Mechanics	High school diploma or equivalent	3,340	26%	61,443
First-Line Supervisors of Production and Operating Workers	High school diploma or equivalent	2,600	10%	70,158
Welders, Cutters, Solderers, and Brazers	High school diploma or equivalent	2,370	17%	47,986
Data Scientists	Bachelor's degree	2,340	44%	110,365
Computer Systems Analysts	Bachelor's degree	1,930	13%	108,805
Industrial Engineers	Bachelor's degree	1,620	22%	102,835
Aircraft Mechanics and Service Technicians	Postsecondary non-degree award	950	16%	79,789
Mechanical Engineers	Bachelor's degree	930	20%	102,981
Machinists	High school diploma or equivalent	930	15%	56,347
Electrical Engineers	Bachelor's degree	470	10%	116,022
Electrical and Electronics Engineering Technologists and Technicians	Associate's degree	370	14%	87,090
Aerospace Engineers	Bachelor's degree	290	10%	#N/A
Electronics Engineers, Except Computer	Bachelor's degree	260	8%	111,322
Engineering Technologists and Technicians, Except Drafters, All Other	Associate's degree	260	12%	58,261
Computer Hardware Engineers	Bachelor's degree	150	10%	110,718
Industrial Engineering Technologists and Technicians	Associate's degree	140	9%	77,938

Tourism & Recreation Occupations

Occupation	Typical Education	2022-2032 GA Proj. Growth	% Growth	Cobb County Avg. Wage, 2023 (\$)
Cooks, Restaurant	No formal educational credential	14,870	36%	29,266
Retail Salespersons	No formal educational credential	12,970	9%	33,758
Waiters and Waitresses	No formal educational credential	7,190	9%	30,493
Security Guards	High school diploma or equivalent	3,780	11%	32,011
Amusement and Recreation Attendants	No formal educational credential	2,630	29%	23,213
Food Preparation Workers	No formal educational credential	2,310	8%	29,640
Hairdressers, Hairstylists, and Cosmetologists	Postsecondary non-degree award	1,510	13%	44,616
Exercise Trainers and Group Fitness Instructors	High school diploma or equivalent	1,500	32%	50,419
Food Service Managers	High school diploma or equivalent	1,060	12%	64,397
Administrative Services Managers	Bachelor's degree	1,040	12%	122,658
Hotel, Motel, and Resort Desk Clerks	High school diploma or equivalent	970	14%	28,454
First-line Supervisors of Entertainment And Recreation Workers, Except Gambling Services	High school diploma or equivalent	870	25%	39,000
Chefs and Head Cooks	High school diploma or equivalent	790	20%	61,402
Recreation Workers	High school diploma or equivalent	720	12%	31,325
Public Relations Specialists	Bachelor's degree	700	13%	82,971
Meeting, Convention, and Event Planners	Bachelor's degree	620	15%	51,896
Art Directors	Bachelor's degree	480	13%	N/A
Facilities Managers	Bachelor's degree	340	15%	120,557
Entertainers and Performers, Sports and Related Workers, All Other	No formal educational credential	210	14%	N/A
Tour and Travel Guides	High school diploma or equivalent	210	25%	32,822

Technology & Innovation Occupations

Occupation	Typical Education	022-2032 GA Proj. Growth	% Growth	Cobb County Avg. Wage, 2023 (\$)
Software Developers	Bachelor's degree	13,800	29%	\$130,830
Data Scientists	Bachelor's degree	2,340	44%	\$104,480
Computer Occupations, All Other	Bachelor's degree	2,150	14%	\$102,770
Computer Systems Analysts	Bachelor's degree	1,930	13%	\$108,570
Computer User Support Specialists	Some college, no degree	1,860	7%	\$59,510
Information Security Analysts	Bachelor's degree	1,720	35%	\$126,880
Software Quality Assurance Analysts and Testers	Bachelor's degree	1,080	25%	\$94,120
Web and Digital Interface Designers	Bachelor's degree	790	25%	\$109,560
Network and Computer Systems Administrators	Bachelor's degree	590	8%	\$98,240
Graphic Designers	Bachelor's degree	570	8%	\$59,470
Database Architects	Bachelor's degree	430	16%	\$135,280
Computer Network Support Specialists	Associate's degree	370	8%	\$85,010
Web Developers	Bachelor's degree	340	24%	\$84,260
Database Administrators	Bachelor's degree	280	10%	\$104,790
Computer Network Architects	Bachelor's degree	190	3%	\$134,880
Computer Hardware Engineers	Bachelor's degree	150	10%	\$122,870
Computer and Information Research Scientists	Master's degree	110	17%	\$124,150

Service Area							
County	Economic Development Entity	Business Attraction	Business Retention	Business Support	Workforce Development	Redevelopment	Incentives & Permitting
Cobb	County Economic Development*	X	X	X	X	X	X
	SelectCobb/Cobb Chamber	X	X	X	X		
	Development Authority					X	X
Gwinnett	County Economic Development*		X	X		X	X
	Partnership Gwinnett**/Gwinnett Chamber	X	X	X	X		
	Development Authority					X	X
Fulton	SelectFulton***	X	X	X			X
	Development Authority					X	X
DeKalb	Decide DeKalb***	X	X	X	X	X	X
	DeKalb Chamber		X	X			

*Receives public funds

**Receives public funds for operations only

***Receives public funds as part of serving as County Economic Development through a signed service agreement

Economic Development as a Team Sport

Coordination within and between Economic Development Entities

WHAT WE LEARNED

Economic development entities hold their individual goals, but success exists in alignment around a county vision

Development Authorities are important, quasi-governmental tools and partners for (re)development goals

Counties that rely more or solely on public-private partnership models utilize established IGAs or MOUs for guidance

WHY IT MATTERS

Coordination that is deliberate and constant provides the most cohesion to streamline projects and present clarity to partners external to Cobb County

While operating independently of both local governments and other economic development partners, Development Authorities have unique property-related incentives that can be leveraged

Formal and informal guidance can help avoid redundancies, ensure accountability, and achieve shared goals

Facilities Management



Andrew Yakimovich, P.E., Director

1150 Powder Springs Street, Suite 200, Marietta, Ga. 30064

Reference No.

2



Facility Condition Assessments

Facility Condition Assessment evaluates the physical condition of a building, and its critical systems, including HVAC, electrical, structural, and life-safety assets to identify deficiencies and prioritize repairs. It aims to give an accurate picture of where the facility is in terms of its useful operating life and provides a necessary foundation for capital planning.



Facility Condition Assessments

What's included in a Facility Condition Assessment?

- An inspection of all facilities identifying physical and functional deficiencies
- Assist in defining regular maintenance requirements
- Define capital renewal and replacement projects to reduce deferred maintenance backlog
- Eliminate conditions that are either potentially damaging to property or present safety hazards
- Identify energy conservation measures
- Inventory accessibility and disabled persons requirement
- Develop cost estimates and schedules to correct deficiencies and for capital renovation or modernization projects

The result is a comprehensive, holistic snapshot of building health, backed by actionable recommendations, risk scoring, and long-term planning insights.



FACILITY CONDITION ASSESSMENT

Cobb County Offices

100 Cherokee Street
Marietta, Georgia 30090
PROJECT NUMBER 285CCPM001

PREPARED FOR:

Cobb County Property Management
1150 Powder Springs Street, Suite 200
Marietta, Georgia 30064

FACILITY CONDITION ASSESSMENT REPORT
Cobb County Offices
100 Cherokee Street
Marietta, Georgia 30090

1. GENERAL DESCRIPTION:

Atlas performed a Property Condition Assessment (PCA) of the Cobb County Offices Property located at 100 Cherokee Street in Marietta, Georgia, hereinafter known as the Property.

The Property is an Office facility comprised of one building.

The Property is situated on a generally rectangular-shaped land parcel. The Property is located on the north side of Lawrence Street between Cherokee and Waddell Streets.

Parking for the Property is not provided. Parking structures are located in the vicinity of the Property. The balance of the Property consists primarily of service/drive lanes, pedestrian walkways and landscaping.

The site contact reported that no fires, floods, storms, or other major incidents have damaged the Property.

2. GENERAL PHYSICAL CONDITION:

Based on Atlas's interviews and field observations, it is Atlas's opinion that the subject Property is in overall good condition. The average condition of the construction systems reviewed and recommendations for their repair is summarized in the Property Summary Table in Section 1.2 of this report. The table presents a summary of the condition of site and building components and equipment observed, and costs associated with Immediate Needs, Short Term Needs, and Physical Needs Over the Term. These conditions and recommendations are explained in more detail in Sections 3 and 4 of this report, with tabulated opinions of cost presented in the Appendix.

3. PRIORITY 1 & 2 NEEDS:

- Priority 1 and 2 Needs observed at the Property include the following:
- Concrete trip hazard repair: \$ 500 as an Immediate Need
 - EPDM roof replacement main roof: \$118,950 in Year One
 - EPDM roof replacement bank drive through: \$ 16,900 in Year One
 - Pump replacement: \$ 16,000 in Year One
 - Pump replacement: \$ 50,000 in Year One
 - Elevator, replace hallway call buttons: \$ 17,500 in Year One

Priority	Major repair & Replacements	Maintenance	Total Costs
Priority 1 - Immediate	\$0.00	\$500.00	\$500.00
Priority 2 - Year One	\$289,050.00	\$102,400.00	\$391,450.00
Priority 3 - Years Two through Five	\$150,000.00	\$237,000.00	\$387,000.00
Priority 4 - Years Six through Nine	\$0.00	\$45,600.00	\$45,600.00
Priority 5 - Year Ten	\$0.00	\$0.00	\$0.00
Totals:	\$439,050.00	\$385,500.00	\$824,550.00

EXHIBIT A
Facility Information Form

Institution	Cobb County
Building/Complex Name & Number of Buildings	Cobb County Offices (1 Bldg.)
Location	Marietta, GA
Facility Type	Office Building
Gross Square Feet of Facility	73,248
Certificate of Occupancy Date	1976
Construction Cost	Not Available
Age of Facility	48
Capital Improvement Date/Value	N/A
Current Replacement Value	\$15,359,000
Number of Floors (Including Basement)	Five
Number of Rooms, Beds, Parking Spaces, Stadium Seats, etc.	Parking spaces are for maintenance vehicles only (12 spaces)
Amenities	None
Building Envelope Construction Materials	Precast concrete wall panels
Structural System	Steel-framed, Precast concrete, Concrete masonry, Precast concrete wall panels
MVAC Systems	AHU, Chiller, Cooling tower, Package Unit, VAV, Split-systems
Quintessential System (Tie-in, Panels or None)	Total
Roof Type & Warranty Expiration Date	EPDM, no warranty provided for review
Owner/Landlord	Cobb County Property Management
Developer (if applicable)	Not reported
Construction Contractor	Not reported
Architect	Not reported
Structural Engineer	Not reported
Mechanical Engineer	Not reported
Estimated Useful Life	75 years
Remaining Useful Life (RUL)	27 years or more
General Level of Maintenance Care (APPA Level)	APPA level 2
General Level of Custodial Care (APPA Level)	APPA level 2
General Level of Grounds Care (APPA Level)	APPA level 2
Condition of Facility (Per Field Observer's Assessment)	Good
Entity Responsible for Maintenance of Facility	Cobb County Property Management
Entity Responsible for Capital Renewal	Cobb County Property Management

EXHIBIT B

List of Deficiencies - By Priority & Building Components

Reference Section & Building Component	Priority of Deficiencies					Deficiencies/Recommendations
	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
1 Site Systems	X					Concrete trip hazard repair in receiving area
2 Site Amenities						No significant deficiencies observed
3 Building Envelope				X		Paint exterior
4 Structural System						No significant deficiencies observed
5 Roof System		X				Ballasted EPDM roof replacement
6 Interior Components						No significant deficiencies observed
7 Mechanical & HVAC Systems		X	X			Cooling tower refurbishment (200 tons), Split system replacement, Package unit replacement (5 tons), CRAC replacement (Two at 2 tons each), Pump replacements
8 Plumbing Systems						No significant deficiencies observed
9 Electrical Systems						No significant deficiencies observed
10 Utilities						No significant deficiencies observed
11 Conveyance Systems			X			Modernize traction and hydraulic elevators
12 Fire and Life Safety			X			Replace fire alarm control panel
13 ADA & Code Compliance		X				Elevator, replace hallway call buttons, each floor
14 Visual Microbial Survey						No significant deficiencies observed

Appendix B

10-Year Projected Maintenance & Other Expenses

Institution: Cobb County
Name of Project: Cobb County Offices
Location of Project: Marietta, GA
Number of Buildings: One
Number of Floors: Five
Gross Square Feet: 73,248

Certificate of Occupancy Date: 1976
Current Replacement Value: \$13,359,000
Overall Condition: Good

Deficiency Classification
MRR: Major Repair & Replacement
DM: Deferred Maintenance
RM: Routine Maintenance
OE: Other Expenses (do not fall into one of the other categories)

FCAR Date: April 23, 2024
FCAR Firm: Atlas
Site Visit Date: March 19, 2024

Maintenance and Other Expenses										Priority 1		Priority 2		Priority 3					Priority 4					Priority 5	Totals																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Facility Component	Deficiency Classification	EUL	RUL	Quantity	Unit	Unit Cost	Immediate Need	Age (Years)	(Year 1) 2024	(Year 2) 2025	(Year 3) 2026	(Year 4) 2027	(Year 5) 2028	(Year 6) 2029	(Year 7) 2030	(Year 8) 2031	(Year 9) 2032	(Year 10) 2033	(Year 11) 2034	(Year 12) 2035	(Year 13) 2036	(Year 14) 2037	(Year 15) 2038	(Year 16) 2039	(Year 17) 2040	(Year 18) 2041	(Year 19) 2042	(Year 20) 2043	(Year 21) 2044	(Year 22) 2045	(Year 23) 2046	(Year 24) 2047	(Year 25) 2048	(Year 26) 2049	(Year 27) 2050	(Year 28) 2051	(Year 29) 2052	(Year 30) 2053	(Year 31) 2054	(Year 32) 2055	(Year 33) 2056	(Year 34) 2057	(Year 35) 2058	(Year 36) 2059	(Year 37) 2060	(Year 38) 2061	(Year 39) 2062	(Year 40) 2063	(Year 41) 2064	(Year 42) 2065	(Year 43) 2066	(Year 44) 2067	(Year 45) 2068	(Year 46) 2069	(Year 47) 2070	(Year 48) 2071	(Year 49) 2072	(Year 50) 2073	(Year 51) 2074	(Year 52) 2075	(Year 53) 2076	(Year 54) 2077	(Year 55) 2078	(Year 56) 2079	(Year 57) 2080	(Year 58) 2081	(Year 59) 2082	(Year 60) 2083	(Year 61) 2084	(Year 62) 2085	(Year 63) 2086	(Year 64) 2087	(Year 65) 2088	(Year 66) 2089	(Year 67) 2090	(Year 68) 2091	(Year 69) 2092	(Year 70) 2093	(Year 71) 2094	(Year 72) 2095	(Year 73) 2096	(Year 74) 2097	(Year 75) 2098	(Year 76) 2099	(Year 77) 2100	(Year 78) 2101	(Year 79) 2102	(Year 80) 2103	(Year 81) 2104	(Year 82) 2105	(Year 83) 2106	(Year 84) 2107	(Year 85) 2108	(Year 86) 2109	(Year 87) 2110	(Year 88) 2111	(Year 89) 2112	(Year 90) 2113	(Year 91) 2114	(Year 92) 2115	(Year 93) 2116	(Year 94) 2117	(Year 95) 2118	(Year 96) 2119	(Year 97) 2120	(Year 98) 2121	(Year 99) 2122	(Year 100) 2123	(Year 101) 2124	(Year 102) 2125	(Year 103) 2126	(Year 104) 2127	(Year 105) 2128	(Year 106) 2129	(Year 107) 2130	(Year 108) 2131	(Year 109) 2132	(Year 110) 2133	(Year 111) 2134	(Year 112) 2135	(Year 113) 2136	(Year 114) 2137	(Year 115) 2138	(Year 116) 2139	(Year 117) 2140	(Year 118) 2141	(Year 119) 2142	(Year 120) 2143	(Year 121) 2144	(Year 122) 2145	(Year 123) 2146	(Year 124) 2147	(Year 125) 2148	(Year 126) 2149	(Year 127) 2150	(Year 128) 2151	(Year 129) 2152	(Year 130) 2153	(Year 131) 2154	(Year 132) 2155	(Year 133) 2156	(Year 134) 2157	(Year 135) 2158	(Year 136) 2159	(Year 137) 2160	(Year 138) 2161	(Year 139) 2162	(Year 140) 2163	(Year 141) 2164	(Year 142) 2165	(Year 143) 2166	(Year 144) 2167	(Year 145) 2168	(Year 146) 2169	(Year 147) 2170	(Year 148) 2171	(Year 149) 2172	(Year 150) 2173	(Year 151) 2174	(Year 152) 2175	(Year 153) 2176	(Year 154) 2177	(Year 155) 2178	(Year 156) 2179	(Year 157) 2180	(Year 158) 2181	(Year 159) 2182	(Year 160) 2183	(Year 161) 2184	(Year 162) 2185	(Year 163) 2186	(Year 164) 2187	(Year 165) 2188	(Year 166) 2189	(Year 167) 2190	(Year 168) 2191	(Year 169) 2192	(Year 170) 2193	(Year 171) 2194	(Year 172) 2195	(Year 173) 2196	(Year 174) 2197	(Year 175) 2198	(Year 176) 2199	(Year 177) 2200	(Year 178) 2201	(Year 179) 2202	(Year 180) 2203	(Year 181) 2204	(Year 182) 2205	(Year 183) 2206	(Year 184) 2207	(Year 185) 2208	(Year 186) 2209	(Year 187) 2210	(Year 188) 2211	(Year 189) 2212	(Year 190) 2213	(Year 191) 2214	(Year 192) 2215	(Year 193) 2216	(Year 194) 2217	(Year 195) 2218	(Year 196) 2219	(Year 197) 2220	(Year 198) 2221	(Year 199) 2222	(Year 200) 2223	(Year 201) 2224	(Year 202) 2225	(Year 203) 2226	(Year 204) 2227	(Year 205) 2228	(Year 206) 2229	(Year 207) 2230	(Year 208) 2231	(Year 209) 2232	(Year 210) 2233	(Year 211) 2234	(Year 212) 2235	(Year 213) 2236	(Year 214) 2237	(Year 215) 2238	(Year 216) 2239	(Year 217) 2240	(Year 218) 2241	(Year 219) 2242	(Year 220) 2243	(Year 221) 2244	(Year 222) 2245	(Year 223) 2246	(Year 224) 2247	(Year 225) 2248	(Year 226) 2249	(Year 227) 2250	(Year 228) 2251	(Year 229) 2252	(Year 230) 2253	(Year 231) 2254	(Year 232) 2255	(Year 233) 2256	(Year 234) 2257	(Year 235) 2258	(Year 236) 2259	(Year 237) 2260	(Year 238) 2261	(Year 239) 2262	(Year 240) 2263	(Year 241) 2264	(Year 242) 2265	(Year 243) 2266	(Year 244) 2267	(Year 245) 2268	(Year 246) 2269	(Year 247) 2270	(Year 248) 2271	(Year 249) 2272	(Year 250) 2273	(Year 251) 2274	(Year 252) 2275	(Year 253) 2276	(Year 254) 2277	(Year 255) 2278	(Year 256) 2279	(Year 257) 2280	(Year 258) 2281	(Year 259) 2282	(Year 260) 2283	(Year 261) 2284	(Year 262) 2285	(Year 263) 2286	(Year 264) 2287	(Year 265) 2288	(Year 266) 2289	(Year 267) 2290	(Year 268) 2291	(Year 269) 2292	(Year 270) 2293	(Year 271) 2294	(Year 272) 2295	(Year 273) 2296	(Year 274) 2297	(Year 275) 2298	(Year 276) 2299	(Year 277) 2300	(Year 278) 2301	(Year 279) 2302	(Year 280) 2303	(Year 281) 2304	(Year 282) 2305	(Year 283) 2306	(Year 284) 2307	(Year 285) 2308	(Year 286) 2309	(Year 287) 2310	(Year 288) 2311	(Year 289) 2312	(Year 290) 2313	(Year 291) 2314	(Year 292) 2315	(Year 293) 2316	(Year 294) 2317	(Year 295) 2318	(Year 296) 2319	(Year 297) 2320	(Year 298) 2321	(Year 299) 2322	(Year 300) 2323	(Year 301) 2324	(Year 302) 2325	(Year 303) 2326	(Year 304) 2327	(Year 305) 2328	(Year 306) 2329	(Year 307) 2330	(Year 308) 2331	(Year 309) 2332	(Year 310) 2333	(Year 311) 2334	(Year 312) 2335	(Year 313) 2336	(Year 314) 2337	(Year 315) 2338	(Year 316) 2339	(Year 317) 2340	(Year 318) 2341	(Year 319) 2342	(Year 320) 2343	(Year 321) 2344	(Year 322) 2345	(Year 323) 2346	(Year 324) 2347	(Year 325) 2348	(Year 326) 2349	(Year 327) 2350	(Year 328) 2351	(Year 329) 2352	(Year 330) 2353	(Year 331) 2354	(Year 332) 2355	(Year 333) 2356	(Year 334) 2357	(Year 335) 2358	(Year 336) 2359	(Year 337) 2360	(Year 338) 2361	(Year 339) 2362	(Year 340) 2363	(Year 341) 2364	(Year 342) 2365	(Year 343) 2366	(Year 344) 2367	(Year 345) 2368	(Year 346) 2369	(Year 347) 2370	(Year 348) 2371	(Year 349) 2372	(Year 350) 2373	(Year 351) 2374	(Year 352) 2375	(Year 353) 2376	(Year 354) 2377	(Year 355) 2378	(Year 356) 2379	(Year 357) 2380	(Year 358) 2381	(Year 359) 2382	(Year 360) 2383	(Year 361) 2384	(Year 362) 2385	(Year 363) 2386	(Year 364) 2387	(Year 365) 2388	(Year 366) 2389	(Year 367) 2390	(Year 368) 2391	(Year 369) 2392	(Year 370) 2393	(Year 371) 2394	(Year 372) 2395	(Year 373) 2396	(Year 374) 2397	(Year 375) 2398	(Year 376) 2399	(Year 377) 2400	(Year 378) 2401	(Year 379) 2402	(Year 380) 2403	(Year 381) 2404	(Year 382) 2405	(Year 383) 2406	(Year 384) 2407	(Year 385) 2408	(Year 386) 2409	(Year 387) 2410	(Year 388) 2411	(Year 389) 2412	(Year 390) 2413	(Year 391) 2414	(Year 392) 2415	(Year 393) 2416	(Year 394) 2417	(Year 395) 2418	(Year 396) 2419	(Year 397) 2420	(Year 398) 2421	(Year 399) 2422	(Year 400) 2423	(Year 401) 2424	(Year 402) 2425	(Year 403) 2426	(Year 404) 2427	(Year 405) 2428	(Year 406) 2429	(Year 407) 2430	(Year 408) 2431	(Year 409) 2432	(Year 410) 2433	(Year 411) 2434	(Year 412) 2435	(Year 413) 2436	(Year 414) 2437	(Year 415) 2438	(Year 416) 2439	(Year 417) 2440	(Year 418) 2441	(Year 419) 2442	(Year 420) 2443	(Year 421) 2444	(Year 422) 2445	(Year 423) 2446	(Year 424) 2447	(Year 425) 2448	(Year 426) 2449	(Year 427) 2450	(Year 428) 2451	(Year 429) 2452	(Year 430) 2453	(Year 431) 2454	(Year 432) 2455	(Year 433) 2456	(Year 434) 2457	(Year 435) 2458	(Year 436) 2459	(Year 437) 2460	(Year 438) 2461	(Year 439) 2462	(Year 440) 2463	(Year 441) 2464	(Year 442) 2465	(Year 443) 2466	(Year 444) 2467	(Year 445) 2468	(Year 446) 2469	(Year 447) 2470	(Year 448) 2471	(Year 449) 2472	(Year 450) 2473	(Year 451) 2474	(Year 452) 2475	(Year 453) 2476	(Year 454) 2477	(Year 455) 2478	(Year 456) 2479	(Year 457) 2480	(Year 458) 2481	(Year 459) 2482	(Year 460) 2483	(Year 461) 2484	(Year 462) 2485	(Year 463) 2486	(Year 464) 2487	(Year 465) 2488	(Year 466) 2489	(Year 467) 2490	(Year 468) 2491	(Year 469) 2492	(Year 470) 2493	(Year 471) 2494	(Year 472) 2495	(Year 473) 2496	(Year 474) 2497	(Year 475) 2498	(Year 476) 2499	(Year 477) 2500	(Year 478) 2501	(Year 479) 2502	(Year 480) 2503	(Year 481) 2504	(Year 482) 2505	(Year 483) 2506	(Year 484) 2507	(Year 485) 2508	(Year 486) 2509	(Year 487) 2510	(Year 488) 2511	(Year 489) 2512	(Year 490) 2513	(Year 491) 2514	(Year 492) 2515	(Year 493) 2516	(Year 494) 2517	(Year 495) 2518	(Year 496) 2519	(Year 497) 2520	(Year 498) 2521	(Year 499) 2522	(Year 500) 2523	(Year 501) 2524	(Year 502) 2525	(Year 503) 2526	(Year 504) 2527	(Year 505) 2528	(Year 506) 2529	(Year 507) 2530	(Year 508) 2531	(Year 509) 2532	(Year 510) 2533	(Year 511) 2534	(Year 512) 2535	(Year 513) 2536	(Year 514) 2537	(Year 515) 2538	(Year 516) 2539	(Year 517) 2540	(Year 518) 2541	(Year 519) 2542	(Year 520) 2543	(Year 521) 2544	(Year 522) 2545	(Year 523) 2546	(Year 524) 2547	(Year 525) 2548	(Year 526) 2549	(Year 527) 2550	(Year 528) 2551	(Year 529) 2552	(Year 530) 2553	(Year 531) 2554	(Year 532) 2555	(Year 533) 2556	(Year 534) 2557	(Year 535) 2558	(Year 536) 2559	(Year 537) 2560	(Year 538) 2561	(Year 539) 2562	(Year 540) 2563	(Year 541) 2564	(Year 542) 2565	(Year 543) 2566	(Year 544) 2567	(Year 545) 2568	(Year 546) 2569	(Year 547) 2570	(Year 548) 2571	(Year 549) 2572	(Year 550) 2573	(Year 551) 2574	(Year 552) 2575	(Year 553) 2576	(Year 554) 2577	(Year 555) 2578	(Year 556) 2579	(Year 557) 2580	(Year 558) 2581	(Year 559) 2582	(Year 560) 2583	(Year 561) 2584	(Year 562) 2585	(Year 563) 2586	(Year 564) 2587	(Year 565) 2588	(Year 566) 2589	(Year 567) 2590	(Year 568) 2591	(Year 569) 2592	(Year 570) 2593	(Year 571) 2594	(Year 572) 2595	(Year 573) 2596	(Year 574) 2597	(Year 575) 2598	(Year 576) 2599	(Year 577) 2600	(Year 578) 2601	(Year 579) 2602	(Year 580) 2603	(Year 581) 2604	(Year 582) 2605	(Year 583) 2606	(Year 584) 2607	(Year 585) 2608	(Year 586) 2609	(Year 587) 2610	(Year 588) 2611	(Year 589) 2612	(Year 590) 2613	(Year 591) 2614	(Year 592) 2615	(Year 593) 2616	(Year 594) 2617	(Year 595) 2618	(Year 596) 2619	(Year 597) 2620	(Year 598) 2621	(Year 599) 2622	(Year 600) 2623	(Year 601) 2624	(Year 602) 2625	(Year 603) 2626	(Year 604) 2627	(Year 605) 2628	(Year 606) 2629	(Year 607) 2630	(Year 608) 2631	(Year 609) 2632	(Year 610) 2633	(Year 611) 2634	(Year 612) 2635	(Year 613) 2636	(Year 614) 2637	(Year 615) 2638	(Year 616) 2639	(Year 617) 2640	(Year 618) 2641	(Year 619) 2642	(Year 620) 2643	(Year 621) 2644	(Year 622) 2645	(Year 623) 2646	(Year 624) 2647	(Year 625) 2648	(Year 626) 2649	(Year 627) 2650	(Year 628) 2651	(Year 629) 2652	(Year 630) 2653	(Year 631) 2654	(Year 632) 2655	(Year 633) 2656	(Year 634) 2657	(Year 635) 2658	(Year 636) 2659	(Year 637) 2660	(Year 638) 2661	(Year 639) 2662	(Year 640) 2663	(Year 641) 2664	(Year 642) 2665	(Year 643) 2666	(Year 644) 2667	(Year 645) 2668	(Year 646) 2669	(Year 647) 2670	(Year 648) 2671	(Year 649) 2672	(Year 650) 2673	(Year 651) 2674	(Year 652) 2675	(Year 653) 2676	(Year 654) 2677	(Year 655) 2678	(Year 656) 2679	(Year 657) 2680	(Year 658) 2681	(Year 659) 2682	(Year 660) 2683	(Year 661) 2684	(Year 662) 2685	(Year 663) 2686	(Year 664) 2687	(Year 665) 2688	(Year 666) 2689	(Year 667) 2690	(Year 668) 2691	(Year 669) 2692	(Year 670) 2693	(Year 671) 2694	(Year 672) 2695	(Year 673) 2696	(Year 674) 2697	(Year 675) 2698	(Year 676) 2699	(Year 677) 2700	(Year 678) 2701	(Year 679) 2702	(Year 680) 2703	(Year 681) 2704	(Year 682) 2705	(Year 683) 2706	(Year 684) 2707	(Year 685) 2708	(Year 686) 2709	(Year 687) 2710	(Year 688) 2711	(Year 689) 2712	(Year 690) 2713	(Year 691) 2714	(Year 692) 2715	(Year 693) 2716	(Year 694) 2717	(Year 695) 2718	(Year 696) 2719	(Year 697) 2720	(Year 698) 2721	(Year 699) 2722	(Year 700) 2723	(Year 701) 2724	(Year 702) 2725	(Year 703) 2726	(Year 704) 2727	(Year 705) 2728	(Year 706) 2729	(Year 707) 2730	(Year 708) 2731	(Year 709) 2732	(Year 710) 2733	(Year 711) 2734	(Year 712) 2735	(Year 713) 2736	(Year 714) 2737	(Year 715) 2738	(Year 716) 2739	(Year 717) 2740	(Year 718) 2741	(Year 719) 2742	(Year 720) 2743	(Year 721) 2744	(Year 722) 2745	(Year 723) 2746	(Year 724) 2747	(Year 725) 2748	(Year 726) 2749	(

Project Summary

Cobb County Offices
100 Cherokee Street
Marietta, Georgia 30090
Site Visit Date: March 19, 2024

Property Type: Office
Year(s) Built: 1976
Net Leasable Area (SF): 73,248 per Property Card
Gross Site Area (acres): 1.096 per Property Card

Construction System	Good	Fair	Poor	Action	Immediate	Short Term	Over Term Years 1-10
3.1.1 Topography and Storm Water Drainage	X			None			
3.1.2 Access, Paving and Parking	X			None			
3.1.3 Loading Areas, Docks and Flatwork	X			Repair	\$500		
3.1.4 Landscaping and Appurtenances	X			None			
3.2 Site Amenities	X			None			
3.3 Utilities and Special Utilities	X			None			
3.4.1 Foundation	X			None			
3.4.2 Building Frame		NA		None			
3.4.3 Carports, Garages and Other Structures		NA		None			
3.4.4 Exterior Finishes	X			Paint			\$45,600
3.4.5 Stairs and Steps	X			None			
3.4.6 Exterior Doors	X			None			
3.4.7 Exterior Windows	X			None			
3.4.8 Roofing Systems	X			Replace			\$135,850
3.5.1 Supply and Waste Piping	X			None			
3.5.2 Domestic Hot Water Production	X			None			
3.6.1 HVAC Equipment	X			Replace			\$313,100
3.6.2 HVAC Control Systems	X			None			
3.7.1 Electrical Service and Metering	X			None			
3.7.2 Electrical Distribution	X			None			
3.8 Conveying Systems	X			Modernize			\$230,000
3.9.1 Fire Sprinklers and Suppression Systems	X			Replace			\$32,000

3.8 Conveying Systems

Observations:

The Property has one hydraulic and two overhead traction passenger elevators serving each floor of the building, floors 1 through 4 (hydraulic elevator) and floors 1 through 5 (traction elevators). The hydraulic elevator was manufactured by ThyssenKrupp Elevator Company has a capacity of 2,000 pounds. The traction elevators were manufactured by Dover Elevator Company and have a capacity of 2,500 pounds each. The most recent municipal certificates of inspection for the elevators reviewed indicated an expiration date of September 2023. The elevators were observed to be in good condition with no significant deficiencies observed or reported. The units operated smoothly and wait times were reasonable for elevator cars to arrive at the various floor levels during our site tour. The passenger elevators utilize vinyl tiles for flooring, laminate paneling for the walls, metal ceiling panels and fluorescent lamps. The elevator machine rooms appeared well maintained. It was reported that ThyssenKrupp Elevator Company provides elevator service on an as needed basis at the Property. The controller equipment for elevators can be expected to provide approximately 25 to 30 years of useful life.

No escalator systems were reported or observed at the Property. No moving walkways or ramps were reported or observed at the Property.

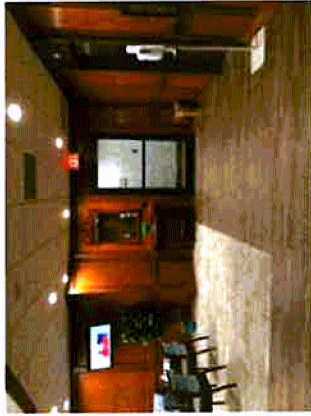
Recommendations:

We recommend that the appropriate authority be contacted during the term as part of routine maintenance to schedule required periodic inspections for the elevators.

No immediate needs or short term needs were identified.

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Modernize hydraulic elevator	30	25	5	5	\$80,000
Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Modernize traction elevators	30	27	3	3	\$75,000
				4	\$75,000
Total					\$230,000



85 : 3rd floor near elevators



86 : Typical GFCI outlet in restroom



87 : Traction elevator controls in the mechanical penthouse



88 : Traction elevator machines



89 : Hydraulic elevator machine room



90 : Elevator lobby for traction elevators

Facility Condition Assessments

Where we are today:

- **Phase I:** Assessments Complete, Immediate and Year One Deficiencies in progress
- **Forty-Three Facilities Assessed:**
Marietta Square Facilities, Five Senior Centers, Eight Libraries and Sixteen PARKS Facilities and other single department facilities
- **Immediate:** \$308,750
- **Year 1:** \$5,665,283
- **Year 2:** \$1,451,520
- **Year 3:** \$1,019,020
- **Year 4:** \$460,200
- **Year 5:** \$1,113,130
- **Total:** \$10,017,903
- HVAC Systems, elevators, fire sprinkler pumps, generator, parking lots

Facility Condition Assessments

PHASE I:

Top Five Highest Dollar Amount Facilities:

<u>Facility</u>	<u>10 Year Total</u>	<u>1-5 Year Total</u>	<u>6-10 Year Total</u>
• State Court (12 East Park)	\$1,723,000	\$1,550,500	\$172,500
• Superior Court	\$1,030,950	\$228,600	\$802,350
• Hankerson Building	\$824,050	\$778,950	\$45,100
• Juvenile Court	\$724,410	\$649,410	\$75,000
• 10 East Park	\$668,100	\$574,100	\$94,000

Facility Condition Assessments

PHASE I:

Second Group of Five Highest Dollar Amount Facilities:

<u>Facility</u>	<u>10 Year Total</u>
• Austell Health Center(Highland Rivers)	\$641,420
• Probate/Mag./Atrium	\$535,300
• Windy Hill Community Center	\$641,700
• Fullers Park Rec. Center	\$493,285
• DPH Health Department (Bldg. B)	\$448,000

Facility Condition Assessments

- **Phase II:** Assessments Complete, Immediate Deficiencies in progress
- **Forty-Two Facilities Assessed:**
Marietta Square Parking Decks, Police Headquarters, Police/Fire Superstations. DOT, DPH, Senior Centers, Libraries and other single department facilities
 - **Immediate:** \$47,400
 - Year 1: \$4,129,646
 - Year 2: \$1,003,800
 - Year 3: \$838,831
 - Year 4: \$1,176,163
 - Year 5: \$1,383,601
 - Total: \$8,679,441
- HVAC Systems, fire sprinkler systems components, exterior facade, generator, parking lots

Facility Condition Assessments

PHASE II:

Top Five Highest Dollar Amount Facilities:

<u>Facility</u>	<u>10 Year Total</u>	<u>1-5 Year Total</u>	<u>6-10 Year Total</u>
• Powder Springs Station	\$1,686,000	\$1,658,900	\$27,100
• Switzer Library	\$1,491,688	\$1,409,638	\$82,050
• 911/EMS	\$1,081,550	\$847,050	\$234,500
• Police HQ	\$883,452	\$797,826	\$85,626
• DOT Admin	\$756,900	\$399,600	\$357,300

Facility Condition Assessments

Overall Costs of Phase I and II:

- Immediate: \$308,750
- Year 1: \$5,712,683
- Year 2: \$5,581,166
- Year 3: \$2,022,820
- Year 4: \$1,299,031
- Year 5: \$2,289,293
- Year 6: \$2,983,079

Total: \$20,196,822

Funding Received:

FY 2024 Operating Capital:
Assessments: \$1,200,000
Repairs: \$500,000

2022 SPLOST RAP I Funds, Repairs: \$5,835,000

Requesting:

2022 SPLOST RAP II Funds, Repairs: \$5,000,000

2028 SPLOST: \$15,000,000

Facility Condition Assessments

Where we hope to be for 2026:

- Phase III
- To Be Completed This Year
- Water, DOT, CCT, other single department facilities



Building Commissioning

Building commissioning is the process of ensuring that MEP systems are designed, installed, functionally tested and capable of being operated and maintained in accordance with the design intent and owner's requirements. **Commissioning** is performed in new construction projects and in major capital improvements.

Enhanced Commissioning is all other buildings systems besides MEP.

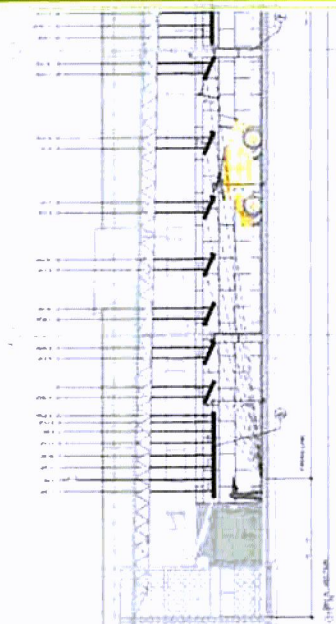
Retro-commissioning is applied to existing buildings to improve and optimize operations and maintenance, typically for HVAC systems.

State Requirements

In 2008, General Assembly determined that “the welfare of this state is enhanced by the promotion of effective energy and environmental standards for construction, rehabilitation and maintenance of state-funded facilities ...”, and Senate Bill 130, known as the *Energy Efficiency and Sustainable Construction Act of 2008*, was passed. The Act, which is effective July 1, 2010, created the Energy Efficiency and Sustainable Construction Standards for State Buildings, which requires basic commissioning on all new buildings, most renovation projects and most roof replacements.

The Value of Building Commissioning

- Quality assurance by ensuring work meets specified standards and requirements and verifying systems and equipment are energy-efficient and operating as designed.
- Reducing costs by ensuring systems are operating efficiently, which can help reduce energy and operational costs over the building's lifetime.
- Risk mitigation by identifying issues before the building is occupied and while contractors have time to resolve them without disputes, callbacks or warranty claims.
- Ensuring compliance with relevant regulations, codes and standards, including certification requirements.
- Establishing a baseline of performance, which can be used to assess future performance and determine the urgency of repairs or replacements.
- Reducing contractor liability by creating a record of the completed work to help settle or mitigate any future claims or disputes.
- Facilitating closeout, as commissioning reports, training and documents are often required parts of closeout documents.



COMMISSIONING REPORT

March 19, 2026

Cobb County Public Safety Building Austell, GA

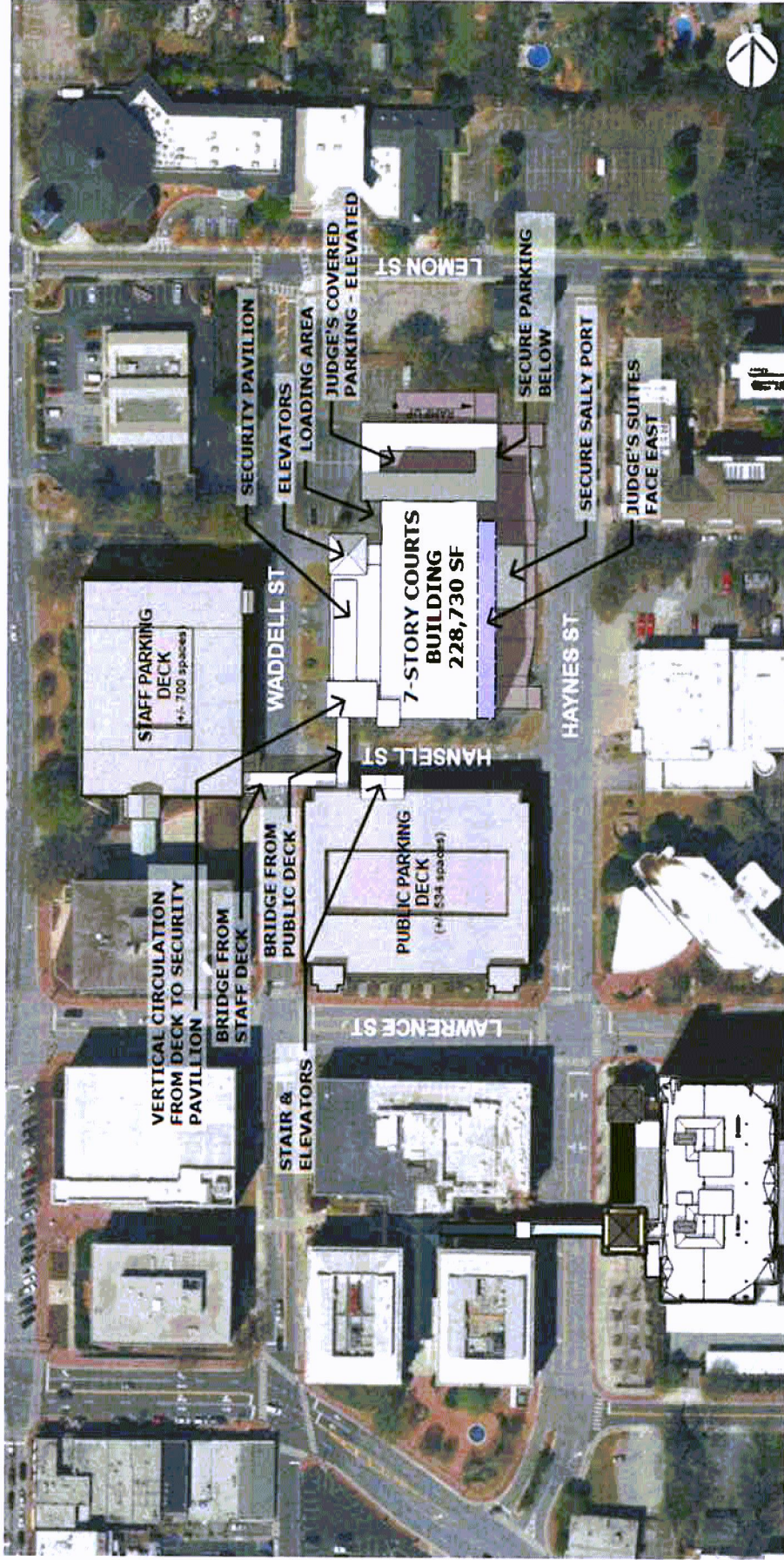
Prepared For:



**COBB COUNTY
GOVERNMENT**

Prepared By:





A SITE PLAN OPTION 1
Scale: 1" = 100'



CONCEPT DESIGN | SITE PLAN - OPTION 1
COBB COUNTY COURTS BUILDING



POHLW
ARCHITECTS | **A06**

22 APRIL 2025



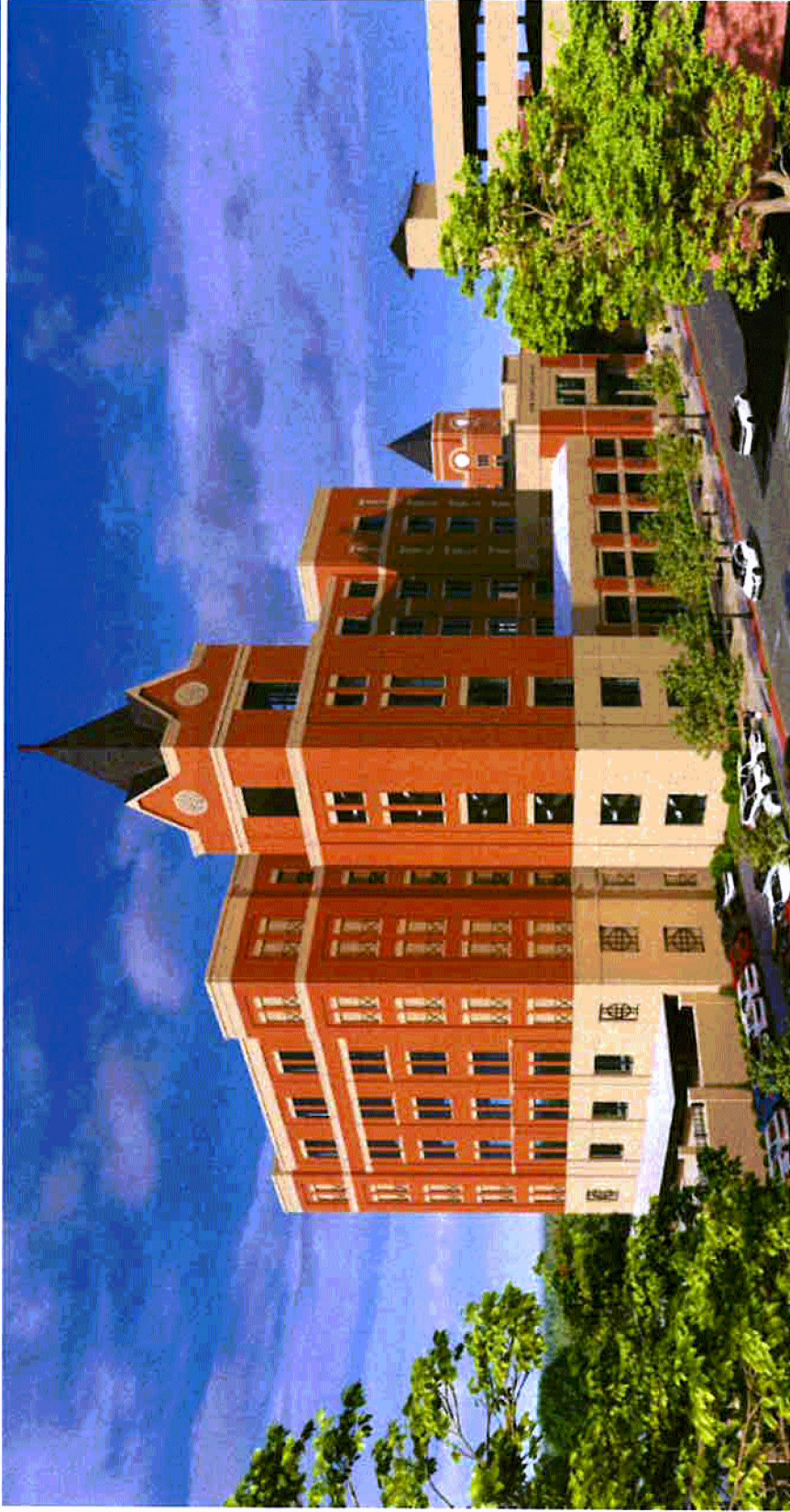
RENDERING | SECURITY PAVILION

COBB COUNTY COURTS BUILDING



22 APRIL 2026

POHLW ARCHITECTS | **A01**



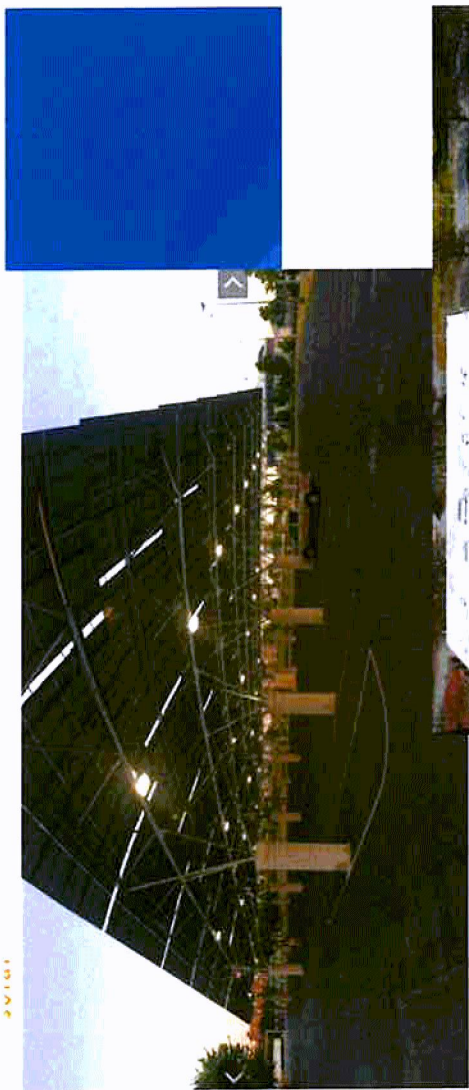
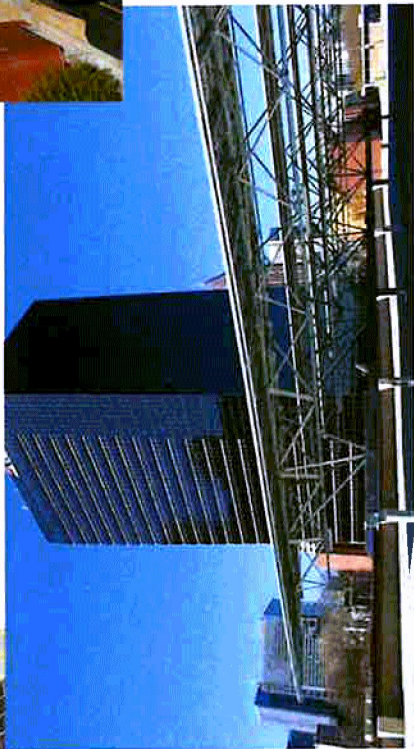
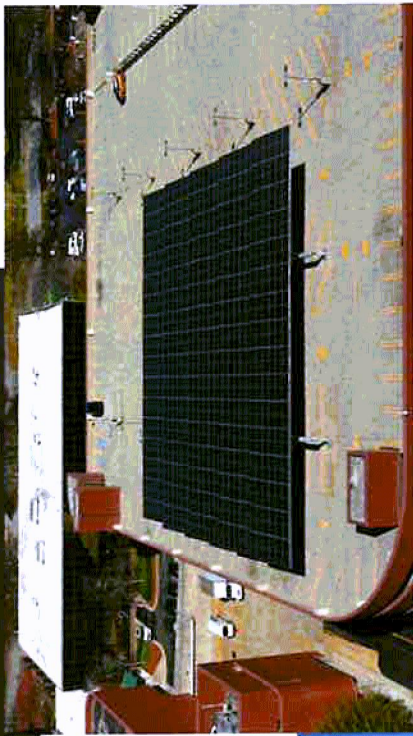
RENDERING | WADDELL ST ELEVATED

COBB COUNTY COURTS BUILDING

22 APRIL 2025



A03



Waddell Garage Solar PV + Battery Storage



A rooftop solar canopy paired with battery energy storage atop the Waddell parking garage — designed to power the lot itself and contribute meaningfully to the adjacent administration building.



Parking lot load offset

100%



Admin building offset

~20%



Estimated annual savings

~\$100K

Project payback in <5 years

Self-funded through energy savings alone.

Demand Profile & Solar Impact

Based on 2024 billing data for both facilities, the solar canopy is projected to eliminate the parking garage's electric load entirely and reduce the administration building's load by ~20%.

120 CHEROKEE — PARKING GARAGE

284,480 kWh

2024 annual consumption

Avg demand: 76 kW Peak demand: 84 kW

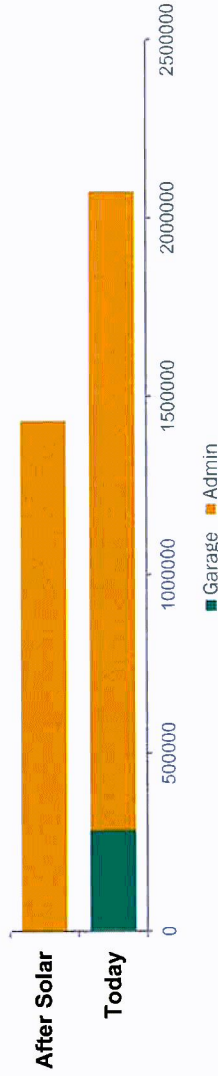
100 CHEROKEE — ADMIN BUILDING

1,792,080 kWh

2024 annual consumption

Avg demand: 320 kW Peak demand: 468 kW

Annual consumption — before & after solar (kWh)



TOTAL ANNUAL OFFSET

~643,000

kWh per year

284,480 kWh from garage + ~358,400 kWh from admin building

Cobb County Utilities



1,500+

Active Utility Meters

Electric, gas, and water



\$3.6M

Annual Utility Budget

Managed across portfolio



6

Primary Utility Providers

*Cobb EMC, Georgia Power, Greystone Power,
Marietta Power, Mansfield Gas, Cobb Water*

EnergyCAP & BillCapture Implementation

EnergyCAP is the County's enterprise utility bill management platform. The BillCapture module automates ingestion of utility invoices across our portfolio — converting fragmented paper, PDF, and EDI bills into a single source. Potential one-year savings of \$360,000



Consolidated Bill Capture

All utility invoices automatically captured and centralized — eliminating manual data entry and reducing processing time.



Anomaly & Discrepancy Flagging

Built-in audit logic surfaces unusual usage, billing errors, and rate inconsistencies before they become costly.



1,500+ Meter Oversight

Single dashboard view of every meter across electric, gas, and water — with usage trends, benchmarks, and reporting.