



## Snohomish County Council

**Committee:** Public Works and Infrastructure

**Analyst:** Deb Evison Bell

**ECAF:** 2021-0714

**Proposal:** Motion 21-336

**Date:** November 8, 2021

**Consideration:**

The proposed Motion would authorize the County Executive to sign a Professional Services Agreement with Kidder Mathews, for Real Estate Brokerage and consulting services, SCC 3.04.015(10).

**Background:**

Snohomish County Facilities and Fleet Department is proposing to hire Kidder Mathews to assist and manage the due diligence process of leasing and/or purchasing a 125-unit facility located in Everett, WA. The proposed facility would operate in conjunction with Snohomish County Human Services and other county, state and federal agencies to combat homelessness and to assist as refugee transitional housing.

According to their website, Kidder Mathews is the largest independently owned commercial real estate firm on the West Coast, with 900 real estate professionals and staff in 21 offices in Washington, Oregon, California, Nevada, and Arizona. Kidder Mathews offers a complete range of brokerage, appraisal, property management, consulting, project & construction management, including debt & equity finance services. Kidder Mathews has been used for this type of acquisition in the past, as they assisted King County in leasing and acquiring hotel type properties for use as homeless shelters during the start of the Covid-19 pandemic.

**Current Proposal:**

*Scope:* Professional Services Agreement between Snohomish County and Kidder Mathews for Real Estate Brokerage and Consultation Services relating to the County's planned leasing and acquisition of the proposed property.

*Duration:* Execution through December 31, 2022.

*Fiscal Implications:* The agreement amount of \$120,000, plus a \$100,000 allowance for reimbursable sub-contract costs was negotiated. The full amount will come from the 2021 Snohomish County Human Services budget and from grants from the American Rescue Plan (ARP).

**2021 Budget:** Yes, the 2021 Budget includes enough appropriation authority for the contract.

**Handling:** EXPEDITE

**Approved-as-to-form:** YES

**Risk Management:** APPROVE

**Executive Recommendation:** APPROVE

**Analysis:** The County seeks to acquire a property for use as a shelter for the homeless and/or transitional housing for refugees. The proposed contract would obtain professional real estate property services to assist with the acquisition, due diligence and brokerage of the acquisition for the total amount of \$220,000.00.

**Requests:** Move to COW on November 8, 2021 for consideration.