



Snohomish County Council

Committee: Conservation, Sustainability, and Recreation
ECAF: 2022-1059
Motion: 22-434

Analyst: Nicole Gorle
Date: December 6, 2022

Consideration:

Authorize the Executive to execute a Professional Services Agreement (PSA) with CBRE Inc., for Appraisal Services *and* all future amendments to the agreement.

Background:

Snohomish County has received funding from two (2) Floodplains by Design¹ grants that will be used for property acquisition, farmland conservation, implementation of agricultural viability and floodway projects, and design of large-scale integrated floodplain projects. The department anticipates acquiring between 200-300 acres using these grant dollars over the next few years. One of the many steps in acquiring these properties is having an appraisal conducted.

Current Proposal:

Scope: Motion 22-434 would approve a PSA with CBRE Inc.² for appraisal services. Under the agreement, CBRE would conduct appraisals on all properties looking to be acquired by the County under the two Floodplains by Design grants. They will provide two types of appraisals:

1. Easement Appraisals (both simple and complex)
2. Full Fee Appraisals (both simple and complex)

The Scope of Services in Schedule A stipulates what is to be provided and the criteria the appraisals must meet, including specific state and federal standards, allowing the property owner to accompany the appraiser during their property inspection, requirements relating to comparable used, and more.

CBRE will have 60 days from the day the County assigns the appraisal to them to complete their report and submit it back to the County.

Duration: Execution through December 31, 2025

Fiscal Implications: \$98,980 – The funding source is Dept. of Ecology grants. Compensation is outlined in Schedule B by category of appraisal and whether it is simple or complex.

2022 Budget: No

Future Budget Impact: Yes

Handling: Normal

Approved-as-to-form: Yes

Risk Management: Yes

Executive Recommendation: Approve

Request: Move to GLS on December 14th for Council to consider taking action.

¹ <https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Hazards/Floods-floodplain-planning/Floodplains-by-design>

² Selected through RFP No. 45-21SB