

**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 Design<sup>1</sup> 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.<sup>2</sup> 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 criterial 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 sources 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 14<sup>th</sup> for Council to consider taking action.

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

<sup>&</sup>lt;sup>2</sup> Selected through RFP No. 45-21SB