



Snohomish County Council

Legislation Details (With Text)

File #: 2021-0999 **Version:** 1

Type: Motion **Status:** Approved

File created: 11/22/2021 **In control:** General Legislative Session

On agenda: 12/15/2021 **Final action:** 12/15/2021

Title: Motion 21-432, authorize the County Executive to execute a contract for the award of RFQ-005-21BC for airport real estate appraisal services with CBRE, INC. at Snohomish County Airport

Sponsors: Airport, Nickolis Landgraff

Indexes:

Code sections: SCC 3.04.140 (8) Award, execution, by whom. - Award, execution, by whom. (8) Other Contracts

Attachments: 1. Fiscal Impact Statement, 2. Motion 21-432, 3. Staff Report, 4. Airport Real Estate Appraisal Services Agreement - SIGNED, 5. Certificate of Insurance, 6. Motion Assignment Slip

Date	Ver.	Action By	Action	Result
12/15/2021	1	General Legislative Session	Approved	Pass
12/14/2021	1	Finance and Economic Development Committee	Moved to the GLS Consent Agenda	
12/6/2021	1	Administrative Session	Assigned	

Executive/Council Action Form (ECAF)

ITEM TITLE:

Motion 21-432, authorize the County Executive to execute a contract for the award of RFQ-005-21BC for airport real estate appraisal services with CBRE, INC. at Snohomish County Airport

DEPARTMENT: Airport

ORIGINATOR: Nickolis A. Landgraff

EXECUTIVE RECOMMENDATION: Approve - Kendee Yamaguchi

PURPOSE: To authorize the Snohomish County Executive to execute a contract pursuant to RFQ-005-21BC for Airport Real Estate Appraisal Services to CBRE, Inc. at Snohomish County Airport.

BACKGROUND: .

- Snohomish County Airport is required to collect fair market value for its rental properties by federal, state, and local law.
- CBRE, Inc. has been selected on the basis of its qualifications and experience required to perform the work identified in RFQ-005-21BC.
- The Airport requires real estate appraisal services to determine the value of Airport properties that can only be achieved by a MAI Certified Appraiser.
- All Airport property leases have provisions to adjust rent every three (3) to five (5) years and, as such, the Airport requires real estate appraisal services to determine the accurate fair market value.
- The prior three-year market appraisal of Airport property was completed in 2019 and the rates were approved by County Council via Motion 19-301 on September 25, 2019; rates are due for an update in 2022.
- The Airport also uses appraisal services for various new leases and development projects that require on-call real estate appraisal services.

- It is in the best interest of the County to award RFQ-005-21BC for Airport Real Estate Appraisal Services to CBRE, Inc.
- The contract is until November 30, 2023 with an extension for one year at the discretion of the County.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	2022	2023	1ST 6 YRS
410.521680.4101 - Professional Services	\$50,000	\$50,000	\$200,000
TOTAL	\$50,000	\$50,000	\$200,000

REVENUE: FUND, AGY, ORG, REV, SOURCE	2022	2023	1ST 6 YRS
410.621680.0800 - Fund Balance	\$50,000	\$50,000	\$200,000
TOTAL	\$50,000	\$50,000	\$200,000

DEPARTMENT FISCAL IMPACT NOTES: The Airport has sufficient funds budgeted in the 2021 budget and has budgeted accordingly in future years.

CONTRACT INFORMATION:

ORIGINAL	<input checked="" type="checkbox"/>	CONTRACT#	RFQ-005-21BC	AMOUNT	\$200,000
AMENDMENT	<input type="checkbox"/>	CONTRACT#	_____	AMOUNT	_____

Contract Period

ORIGINAL	START	12/1/2021	END	11/30/2023
AMENDMENT	START	_____	END	_____

OTHER DEPARTMENTAL REVIEW/COMMENTS: Approved as to form by Michelle Corsi 11/8/21/Approved-Risk, Sheila Barker 11/24/21/Approved-Finance, Nathan Kennedy 11/24/21