



August 23, 2024

WILLIAMSON COUNTY, TEXAS

Request for Proposal
FOR LEASE OF COMMERCIAL PROPERTY
1500 CR 269, LEANDER, TEXAS 78641



9801 Renner Boulevard | Lenexa, Kansas 66219 | 913.492.0400

www.GBAteam.com

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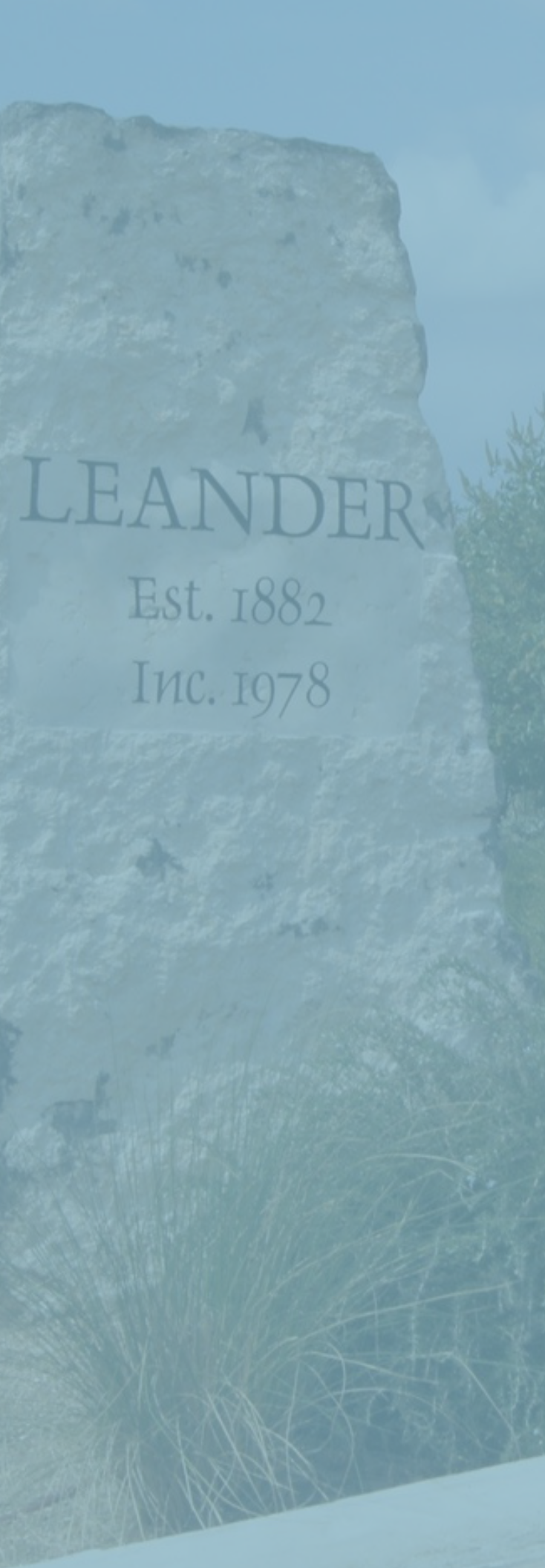
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a. LETTER OF TRANSMITTAL



August 23, 2024

Williamson County Purchasing Department
Attn: Purchasing Agent
100 Wilco Way, Suite P101 | Georgetown, Texas 78626

RE: Request for Proposal - 1500 CR 269, Leander, Texas 78641

To Whom it May Concern:

GBA is submitting the following proposal in response to solicitation 24RFP66, for the lease of a Commercial Property from Williamson County.

GBA is requesting to be awarded the lease of commercial property located at 1500 CR 269, Leander, TX 78641.

Persons authorized to represent GBA:

BILL WELCH
Director of Corporate Facilities
bwelch@gbateam.com | 913.577.8810





b. BACKGROUND

With a lease dating back to 1980, our firm, George Butler Associates, Inc. “GBA”, is the current tenant of the location 1500 CR 269 in Leander, Texas. In 1980, the lease was under Jay Engineering Company, Inc. “JAECO”, until August 2020 when GBA acquired JAECO. GBA has been continuing to lease the property ever since.

The use of the site by our firm has remained consistent for the past 44 years, with the exception for some custom manufacturing of municipal treatment equipment in the early 1980s. Otherwise, the use of the location has been solely for professional engineering services provided to Leander, surrounding communities and Williamson County for the past four and half decades.

GBA now also operates two other offices within Williamson County in Round Rock and Austin’s ETJ. The closest location is the Austin office located fourteen miles southeast of the property at 9601 Amberglenn Boulevard, in Austin. GBA plans to maintain all three offices for the next three years, with future plans to consolidate offices in the County.



C. OPERATIONAL INFORMATION REQUIREMENTS

1.1. Proposed alternations or improvements to leased premises;

Over the past 5 years, GBA has invested in new paint, carpeting and furniture for the current facility. Due to the new renovations that have recently happened, GBA proposes no alternations or improvements to the property, aside from any necessary maintenance of the facilities for ongoing operations.

The building on the site was built by the firm in 1980 to provide space for professional engineering services. JAECO/GBA has optimized the current facility over the decades to best meet our ongoing operational needs and does not require any additional modifications or improvements for our operation to continue.

1.2. Intended use of leased premises;

The proposed intended use of the facilities will remain consistent with the forty-four-year history of providing community-related profession engineering services to the area. These operations do not require storage of any additional equipment, supplies or materials exterior to the building.

1.3. Proposed hours of operation of leased premises;

The proposed hours of operation of the leased premises will continue to be 8:00 AM to 5:00 PM Monday through Friday, as they have been since 1980.

1.4. Additional information for consideration.

The building is perfect for our operations, providing the office and shop space necessary for professional engineering services. We are well acquainted with the building maintenance needs and operations of the HVAC, plumbing and septic systems. We already provide ongoing maintenance of the septic system through monthly dosing of the septic system with microorganisms and enzymes and quarterly cleaning of the Zabel filter in the septic tank. We are familiar with the location of the septic drain field and do not conduct any operations that could compromise the septic system or drain field.

Our firm has over the four and half decades served as the City Engineer for the City of Leander, conducted roadway maintenance projects for Williamson County Precinct Two, and continues as a long-standing member of the City of Leander Chamber of Commerce. Our Principal, Frank Phelan, is currently participating in the Leadership Leander program conducted by the City of Leander Chamber of Commerce. We are a long-term member of the community and strongly desire to remain in the present location as long as practicable.

We will provide other lease references but wish to also acknowledge that we have been tenants in good standing with the County since the property was acquired by the County.

The firm's commitment to growth within Williamson County has been demonstrated over the past four years, with the expansion of our local staff from six employees in Leander in 2017 to presently over forty-five employees in our three Williamson County offices. This growth is planned to continue at a minimum rate of ten percent per year for the foreseeable future. Because of our line of business, we contribute significantly to advancement of infrastructure within the County through our services in the transportation, water resources, drainage, site development, municipal engineering and surveying services. We also continue to bring new business lines to the County as we expand our core services.



d. PRICE PROPOSAL

Proposed Monthly rent amount: \$7,000 (SEE APPENDIX A)

e. REFERENCES

Provide the name, address, telephone number and e-mail address of a primary contact for at least three (3) organizations, that have business relationships with respondent. Any negative feedback received may result in disqualification of the response.

	<p>JANKO GROUP June Craig, Property Manager 9801 Renner Blvd., Suite 100 Lenexa, Kansas 66219 913.894.8171 jcraig@jankogroup.us</p>
	<p>STREAM REALTY PARTNERS Bridgid Thorburn, Property Manager 11044 Research Boulevard C-210 Austin, Texas 512.481.3042 bridgid.thorburn@streamrealty.com</p>
	<p>ECR Shannon Harris, Property Manager 114 West 7th Street, Suite 1000 Austin, TX 78701 512.505.0884 sharris@ecrtx.com</p>

Appendix A

PRICE PROPOSAL

Leased premises: 1500 CR 269, Leander, Texas

A)	Monthly taxes for leased premises	\$	738.01
B)	Proposed monthly rent for leased premises	\$	<u>6,261.99</u>

Total monthly price = (A+B) \$ 7,000

Name of Respondent:

George Butler Associates, Inc.
Will Butler
Director of Corporate Facilities