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Meeting Date: March 19, 2014

Staff Contact: Hobert "H" Warren, Customer Service Division Manager

**TITLE: C-14-9 – Approving Lease Extension with the Sheehan Complex**

**ACTION: Recommend Approval**

**Summary:**

The Water Authority requests approval of the attached lease extensions with the Sheehan Complex for the office space currently occupied by the Water Authority's Northwest Service Area. These lease extensions will continue to provide office space for Water Authority staff and operations on the City's Westside without interruption. The 1<sup>st</sup> lease extension will be for a five year period, and the 2<sup>nd</sup> extension is for a four year period.

**Fiscal Impact:**

The 1<sup>st</sup> lease amount is \$54,396 per year which is \$13.50 per square foot and will increase by 2% a year for the next 4 years. The 2<sup>nd</sup> lease amount is \$13,356 per year which is \$13.50 a square foot and will increase by 2% a year for the next 3 years. Funding for this lease is included in the approved budget for fiscal year 2014 and will be appropriated in future budgets.

## **\*The Sheehan Complex Lease Extension\***

RE: Suites 201; 203; 205; and 209 at c/o 4700 Irving Boulevard Northwest, Albuquerque,  
New-Mexico Republic; and,

This Extension is construed under the Common law and executed within the New-Mexico Republic and is to be added to Lease Agreement/Contract, that was accepted from New Mexico Utilities Inc./Former Lessee and was thereafter Extended effective to ABCWUA/Lessee on the first day, of the tenth month, in the year two thousand-four (October 1, 2004), and as well as the later Addendums of record (signed 5/1/09 & 9/25/09), on the above-referenced suites; and,

1. It is hereby clarified and stipulated that under the above-mentioned Lease Extension, the Owner/Controller (hereinafter, Lessor; Lessor's) of The Sheehan Complex is James E. Sheehan; and the Present day accepted Lessee is Albuquerque Bernalillo County Water Utility Authority or ABCWUA (hereinafter, Lessee/Lessee's); and,

2. It is hereby agreed that the lease agreement on the above-mentioned suites will be extended for lease for an additional five (5) years (sixty months), beginning on the first day, of the fourth month, in the year two thousand-fourteen A.D. (April 1, 2014) and ending on the thirty-first day, of the third month, of the two thousand-nineteenth year A.D. (March 31, 2019); and

Signing is in the Bernalillo county, New-Mexico Republic The \_\_\_\_\_ day, of The second month, of The year two thousand-fourteen A.D. (February \_\_\_\_ 2014).

\_\_\_\_\_  
**Mark Sanchez**-Authorized Representative  
ABCWUA.-Lessee

\_\_\_\_\_  
James E. Sheehan/Lessor/Controller  
of The Sheehan Complex

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

SS/Affirm

The purpose of jurat is for oath/affirmation, witness and identification only and without being used for indicating entry within foreign jurisdictions, venues, or transfer of title or control over the herein issues; and,

I \_\_\_\_\_, the undersigned, NOTARY PUBLIC in and for this STATE OF NEW MEXICO, on this \_\_\_\_\_ day, of the second month, of the two thousand-fourteenth year (February, \_\_\_\_, 2014) certify **Mark Sanchez** for **ABCWUA-Lessee**, and **James E. Sheehan- The Sheehan Complex-Lessor** appear and is/are identified by me, and do sign the Lease Extension Agreement and Contract relating to suites 201/203/205/209 of The Sheehan Complex.

Witness the hand and official Seal.

\_\_\_\_\_

NOTARY PUBLIC for this STATE OF NEW MEXICO  
My Commission Expires \_\_\_\_\_

## **\*The Sheehan Complex Lease Extension\***

RE: Suite 207 at c/o 4700 Irving Boulevard Northwest, Albuquerque, New-Mexico Republic; and,

This Extension is construed under the Common law and executed within the New-Mexico Republic is to Contract/Lease Agreement dated November 1, 2005, on the above referenced suite, accepting from New Mexico Utilities Inc/Former Lessee by ABCWUA/Lessee the contract/lease; as well as Addendum on the ninth day, of the fifth month, of the two thousand ninth year A.D. (May 9, 2009); as well as the later Addendum beginning on the first day, of the eleventh month, to thousand-ten (November 1, 2010), on the above-referenced suite; and,

1. It is hereby clarified and stipulated that under the above-mentioned Lease Extension, the Owner/Controller (hereinafter, Lessor; Lessor's) of The Sheehan Complex is James E. Sheehan; and the Present day accepted Lessee is Albuquerque Bernalillo County Water Utility Authority or ABCWUA (hereinafter, Lessee/Lessee's);

2. It is hereby agreed that the lease agreement on the above-mentioned suite 207 will be extended for an additional four (4) years (forty-eight months) (minus seven (7) months of what is left on present lease) beginning on the first day, of the fourth month, in the year two thousand-fourteen A.D. (April 1, 2014) and ending on the thirty-first day, of the third month, of the two thousand-eighteenth year A.D. (March 31, 2018); and

Signing is in the Bernalillo county, New-Mexico Republic The \_\_\_\_\_ day, of The second month, of The year two thousand-fourteen A.D. (February \_\_\_\_\_ 2014).

\_\_\_\_\_  
**Mark Sanchez**-Authorized Representative  
ABCWUA.-Lessee

\_\_\_\_\_  
**James E. Sheehan**/Lessor/Controller  
of The Sheehan Complex

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

SS/Affirm

The purpose of jurat is for oath/affirmation, witness and identification only and without being used for indicating entry within foreign jurisdictions, venues, or transfer of title or control over the herein issues; and,

I \_\_\_\_\_, the undersigned, NOTARY PUBLIC in and for this STATE OF NEW MEXICO, on this \_\_\_\_\_ day, of the second month, of the two thousand-fourteenth year (February, \_\_\_\_\_, 2014) certify **Mark Sanchez** for **ABCWUA-Lessee**, and **James E. Sheehan- The Sheehan Complex-Lessor** appear and is/are identified by me, and do sign the Lease Extension Agreement and Contract relating to suite 207 of The Sheehan Complex.

Witness the hand and official Seal.

\_\_\_\_\_  
NOTARY PUBLIC for this STATE OF NEW MEXICO  
My Commission Expires \_\_\_\_\_