



December 13, 2023

Public Facilities Commission  
Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
Donald E. Wright, Commissioner

Location:  
Virtually via Zoom  
Boston, MA 02201

**RECEIVED**  
*By City Clerk at 8:22 am, Dec 11, 2023*

Meeting Time: 10:00 a.m.

Dear Commissioners:

I recommend that the following votes attached hereto and referred to as the Boston Fire Department agenda, be approved by the Commission at its December 13, 2023 meeting:

**VOTE 1: Commissioner Paul Burke and Kevin Coyne, Deputy Commissioner, Administration & Finance**

**Acceptance of a lease by and between 151 - 155 Rivermoor Street LLC (“landlord”) and the City of Boston’s Boston Fire Department (“tenant”):** Property located at 151 Rivermoor Street in the West Roxbury District of the City of Boston.

**Lease Term:** Five (5) year lease term, after the Term Commencement Date (January 1, 2024 and shall terminate on June 30, 2028), with an \*option to renew for one additional five (5) year term at the Tenant’s sole discretion.

**Year One: \$837,840.00**  
**Year Two: \$858,827.00**  
**Year Three: \$879,816.00**  
**Year Four: \$900,807.00**  
**Year Five: \$921,800.00**

**\*Year Six: \$942,795.00**  
**\*Year Seven: \$963,792.00**  
**\*Year Eight: \$984,791.00**  
**\*Year Nine: \$1,005,792.00**  
**\*Year Ten: \$1,026,795.00**

*(\*option to renew for one additional five (5) year term at the Tenant’s sole discretion).*

**Ward:** 20

**Parcel Number:** 09227010

**Lease Square Feet:** 20,946 (approximately)

**Use:** This RFP was directed to interested and qualified owners (Respondents) of real property for the lease of approximately 15,000 - 20,000 square feet of usable office and training space plus 30 to 50 paved parking spaces for the City of Boston Fire Department's Special Operations Center.

**RFP Issuance Date:** September 4, 2023

That the Commissioner of the Boston Fire Department be, and hereby is, authorized to request from the Public Facilities Commission, having duly advertised a Request for Proposals with advertisements appearing and submitted to the City's Small Local Business Enterprise Office (SLBE) for distribution and notice on its listserv, and for publication in the City Record and the Boston Herald on September 4, 2023. Additionally, the advertisement appeared in the Massachusetts Secretary of State's Central Register weekly posting and in COMMBUYS on September 4, 2023.

We are seeking authority to accept a lease for BFD-Office, Trainings & Parking - Real Estate Lease for the benefit of, by and between 151-155 Rivermoor Street LLC, ("landlord"), a Massachusetts, a limited liability corporation, with an address of 276 Adams Street Dorchester Massachusetts 02122 and the City of Boston (the "City"), a municipal corporation, acting by and through its Boston Fire Department ("tenant"), with an address of 115 Southampton Street, Massachusetts 02118; This lease is a gross lease, and the landlord will be responsible for all taxes, insurance, utilities and repairs including cleaning and snow removal.

The terms of the lease include a five (5) year lease term, beginning on the term commencement date as defined under said lease, with an option to renew for one additional five (5) year term at the Tenant's sole discretion with the property located at 151 Rivermoor Street, in the West Roxbury District of the City of Boston containing approximately 20,000 leased square feet for a period of up to 60 months subject to such other terms, conditions and restrictions as the Commissioner of the Boston Fire Department deems appropriate for the aforementioned use by the City of Boston; and

FURTHER VOTED: In accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16, the Public Facilities Commission authorizes the Commissioner of the Boston Fire Department to accept the lease of the aforementioned property by and between 151-155 Rivermoor Street LLC and the City of Boston's Boston Fire Department;

AND, FURTHER, VOTED: That the Commissioner of the Boston Fire Department be, and hereby is, authorized to execute and deliver all contracts, documents or other instruments, which are approved as to form by the Corporation Counsel for the City of Boston when such are deemed necessary or appropriate to effectuate the purposes of this vote, and to record and file any and all of the required documents concerning the same with the Suffolk Registry of Deeds and/or the Suffolk Registry District of the Land Court.

Sincerely

Paul F. Burke, Commissioner  
Boston Fire Department