

BOSTON FIRE DEPARTMENT

Minutes

Public Facilities Commission
Boston Fire Department
Virtually via Zoom
Boston, MA 02201

December 13, 2023

ATTENDANCE:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Donald E. Wright, Commissioner
ThyThy Le, Legal Advisor PFC/PFD, Law Department
Colleen M. Daley, PFC Secretary, Law Department
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department
Elizabeth A. Feltner, Paralegal PFC/PFD, Law Department
Neil Janulewicz, Senior Assistant Corporation Counsel BFD, Law Department
Paul Burke, Commissioner, BFD
Kevin Coyne, Deputy Commissioner Administration & Finance, BFD
Bart Shea, Deputy Chief, Special Operations Command, BFD
Rodney Marshall, Chief of Operations, Support Services, BFD
Robert Calobrisi, Chief of Operations, Field Services, BFD
Connie Wong, Deputy Commissioner for Labor Relations, Human Resources & Legal Affairs, BFD

Chair Craveni called the meeting to order.

The minutes from the meetings of November 15, 2023, for the Public Facilities Department and Mayor's Office of Housing, were presented to and approved by the Commission.

NOTE: ThyThy Le noted for the record, the meeting is being recorded and broadcast live. She then noted that Colleen Daley, the Public Facilities Commission Secretary, would take a roll call of the meeting participants.

NOTE: Colleen Daley performed the roll call and confirmed the individuals in attendance.

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 Southamptn 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.

NOTE: Commissioner Burke and Kevin Coyne addressed the Commission and provided an overview of the vote request.

NOTE: Chair Craven thanked BFD for their presentation. She then asked the Commission if they had any questions.

NOTE: Commissioner Mammoli stated, "No questions, two comments. I think you did a fantastic job in putting this proposal together. The documents you submitted to us basically answered any questions. I also wanted to say how lucky you are because, knowing real estate a little bit – finding space in the city is tough! You got it at a good market rate, you got a good price and I'd be suggesting maybe locking in for another five years."

NOTE: Chair Craven stated, "That's a good point, Larry!"

NOTE: Commissioner Mammoli stated, "With that, I think you did a great job and great presentation!"

NOTE: Commissioner Wright echoed the sentiments of Commissioner Mammoli. He then asked, "Kevin, if I may ask, when do you anticipate fully occupying the building?" He then stated, "I know there's got to be some relative building etc. but, exciting that you have it, let's get you in the building." He then asked, "When do you anticipate full operation?"

NOTE: Kevin Coyne replied, "So, there's very little buildout required. Actually, the landlord has been very amiable with any of the needs that we have in terms of clearing out the space. We're hoping if we get a positive vote today, that we can move forward as soon as possible with executing the contract and start moving in there by January 1st. Again, the Special Operations Command, we need them to have a reliable space, more centrally located, other than being out at Moon Island for the safety and protection of the residents of Boston is paramount to us at this moment."

NOTE: Chair Craven stated, "That's wonderful. I thought your [vote request] package was so comprehensive, as Larry said, there's no questions that I had at all!" She then asked, "So, with that, do I hear a motion?"

NOTE: On a motion duly made and seconded, the vote was unanimously approved.

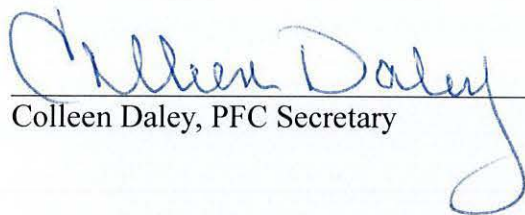
Exhibits: December 6, 2023 project background memorandum with enclosures and PowerPoint presentation.

NOTE: On a motion duly made and seconded, the meeting was adjourned.

NOTE: A recording of this December 13, 2023 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57518.

A True Record.

The meeting commenced at 10:01 a.m. and adjourned at 10:15 a.m.



Colleen Daley, PFC Secretary