



City of Boston  
Boston Fire Department

**RECEIVED**

**By City Clerk at 8:52 am, Apr 29, 2025**

May 1, 2025

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

Location:  
Virtually via Zoom  
Boston, MA 02201

Meeting Time: 10:10 a.m.

Dear Commissioners:

I recommend that the following vote attached hereto and referred to as the Boston Fire Department agenda, be approved by the Commission at its May 1, 2025 meeting:

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

Unique acquisition for additional space by amendment to the vote of December 13, 2023 concerning an existing lease by and between 151 - 155 Rivermoor Street LLC (“landlord”) and the City of Boston’s Boston Fire Department (“tenant”) for property located at 151 Rivermoor Street in the West Roxbury District of the City of Boston.

**Original lease terms:**

Property: 151 Rivermoor Street  
Ward: 20  
Parcel Number: 09227010  
Term: 5 years, with option to renew for an additional 5 years (commenced January 1, 2024)  
Square feet: 20,946

**Amendment terms:** Additional 12,109 square feet of interior space and 16,675 square feet of exterior space, all other terms and conditions of the existing lease shall remain in effect, with the exception of the following additional cost:



	Dates	Add'l Sq. Ft	Per Sq. Ft	Cost/Additional
Year 1	01/01/2024-12/31/2024	NO COST	N/A	NO COST
Year 2	01/01/2025-12/31/2025	NO COST	N/A	NO COST
Lease Amendment	07/01/2025-12/31/2025	12,109	\$32.00	\$387,488.00
Year 3	01/01/2026-12/31/2026	12,109	\$32.00	\$387,488.00
Year 4	01/01/2027-12/31/2027	12,109	\$33.00	\$399,597.00
Year 5	01/01/2028-12/31/2028	12,109	\$34.00	\$411,706.00
Option-Year 6	01/01/2029-12/31/2029	12,109	\$35.00	\$423,815.00
Option-Year 7	01/01/2030-12/31/2030	12,109	\$36.00	\$435,924.00
Option-Year 8	01/01/2031-12/31/2031	12,109	\$37.00	\$448,033.00
Option-Year 9	01/01/2032-12/31/2032	12,109	\$38.00	\$460,142.00
Option-Year 10	01/01/2033-12/31/2033	12,109	\$39.00	\$472,251.00
			<b><i>TOTAL cost for the additional 12,109 sq. ft. (interior space)</i></b>	<b><i>\$3,826,444.00</i></b>

That the vote of the Commission at its December 13, 2023 meeting authorizing the Commissioner of the BFD to enter into the above described lease agreement, and BFD having made a determination for a unique acquisition for additional space for expansion of existing leased premises to meet BFD's operational needs as publicly noticed in the Central Register on March 26, 2025 pursuant to MGL c. 30B s. 16.

be, and hereby is amended as follows:



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By deleting the figure and word “20,946000 leased square feet” and substituting in place thereof the following figure and word “30,055 square feet (interior) and an additional 16,675 square feet (exterior) wherever such may appear.

By adding the following figure and word “ and duly executed amendments...” after the following “subject to such other terms, conditions and restrictions...” and preceding “...as the Commissioner of the Boston Fire Department deems appropriate for the aforementioned use by the City of Boston”

That the Commissioner of the BFD, is hereby authorized to execute a lease amendment and deliver any other documents or instruments necessary, which are approved as to form by the Corporation Counsel of the City of Boston when such are deemed necessary or appropriate to effectuate said lease amendment, 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