



City of Boston Transportation

October 28, 2026

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

RECEIVED

By City Clerk at 8:16 am, Oct 26, 2026

Location:
Virtual via Zoom
Boston, MA 02201

Meeting Time: 10:00 a.m.

Dear Commissioners:

I recommend that the following vote attached hereto and referred to as the Boston Transportation Department agenda, be approved by the Commission at its October 28, 2026 meeting:

VOTE 1: Kim Foltz, Boston Bikes Director

Acceptance of a Lease by and between WORK Incorporated (“landlord”) and the City of Boston’s Transportation Department (“tenant”): Property located at 25 Beach Street in the Dorchester District of the City of Boston.

Lease Term: Three (3) year lease term to commence November 1, 2026 with an option of two three-year extensions* at the Tenant’s sole discretion.

Year 1 \$35,000.00
Year 2 \$36,050.00
Year 3 \$37,131.50

First Three Year Option to Extend*

Optional Year 4 \$38,245.45
Optional Year 5 \$39,392.81
Optional Year 6 \$40,574.59

Second Three Year Option to Extend*

Optional Year 7 \$41,791.83
Optional Year 8 \$43,045.59
Optional Year 9
\$44,336.95

Total Lease Value: \$355,568.72

Ward: 16

Parcel Number: 00011000

Lease Square Feet: 5,384 (approximately)

Use: bicycle workshop and active storage for bikes, helmets, bike parts and other program supplies

RFP Issuance Date: March 30, 2026

That the Commissioner of the Boston Transportation Department having duly advertised a Request for Proposals for a lease with advertisements appearing in the City Record and COMMBUYS on March 30, 2026 and April 6, 2026 and the Central Register on March 4, 2026. Hereby, seeks authority to enter into a lease for bicycle workshop and active storage for bikes, helmets, bike parts and other program supplies from WORK Incorporated, as Landlord, a Massachusetts, non-profit organization, with an address of 25 Beach Street, Dorchester, Massachusetts 02122 and City of Boston, for the benefit of Boston Transportation Department as Tenant, with an address of 1 City Hall Square, Room 721, Boston, Massachusetts 02201;

The terms of the lease include a three (3) year lease term, beginning on the term commencement date as defined under said lease, with an option of two, three-year extensions at the Tenant's sole discretion for property containing approximately 5,384 square feet located at 25 Beach Street, Dorchester, MA 02122 subject to such other terms, conditions and restrictions as the Commissioner of the Boston Transportation Department deems appropriate for the aforementioned use by the City of Boston; and

VOTED: In accordance with the provisions of Chapter 642 of the Acts of 1966, section 31 and the applicable statutory terms of M.G.L. c.30B, section 16, the Public Facilities Commission authorizes the Commissioner of the Boston Transportation Department to enter into a lease for the aforementioned property subject to the above terms and conditions by and between WORK Incorporated and the City of Boston's Transportation Department;

FURTHER VOTED: That the Commissioner of the Boston Transportation 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,

Nicholas Gove, Commissioner
Boston Transportation Department