



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

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September 23, 2022

Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

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NEWTON, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Philip Plottel of 50 Roslyn Road, Waban 02468 as a member of the Economic Development Commission. His term of office shall expire on October 30, 2025 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

# Application Form

## Profile

Philip (Phil) \_\_\_\_\_ Plottel \_\_\_\_\_  
First Name Middle Initial Last Name

\_\_\_\_\_  
Email Address

50 Roslyn Rd. \_\_\_\_\_  
Home Address Suite or Apt

Waban MA 02468  
City State Postal Code

### What Ward do you live in?

Ward 5

\_\_\_\_\_  
Primary Phone

\_\_\_\_\_  
Alternate Phone

Telshire LLC \_\_\_\_\_ Founder \_\_\_\_\_  
Employer Job Title

### Which Boards would you like to apply for?

Economic Development Commission: Submitted

## Interests & Experiences

Please tell us about yourself and why you want to serve.

### Why are you interested in serving on a board or commission?

As a resident, I believe it is important to contribute my skills to help keep Newton vibrant and diverse. I have been an active member of the EDC and have served as chair of the EDC since 2020, and wish to continue to serve the City, I have a strong interest in diversifying the City's Economic Base and as chair of the EDC have increased the engagement of the EDC and commissioners on many critical issues including providing recommendations for Covid response, supporting developments aligned with the City Economic Development Strategy, working closely with City Staff on zoning, DEI and electrification initiatives. Thank you for your consideration.

[Philip Plottel Resume Sept 2022.pdf](#)

Upload a Resume

## PHILIP B. PLOTTEL

## SUMMARY

Senior real estate and operations executive with more than twenty years' domestic and international management and consulting experience within the life sciences, facilities, real estate, and professional services industries. Track record of providing and successfully delivering strategic, creative and value enhancing solutions for EH&S, security, engineering, construction, and facility services, while also executing large and small complex projects in the US, Europe, and Asia.

## PROFESSIONAL HISTORY

TELSHIRE LLC, Waban, MA

2017– present

**Founder, Principal Consultant**

## Representative Projects

- In multiple engagements, advise vaccine immunotherapy company on capital projects and operations and serve as “Owner’s Project Manager”
- Support international biotech company on headquarters relocation, laboratory design and subleasing
- Advised publicly traded antibody drug conjugate company on facility organization re-organization
- Advised venture funded life science company on leasing and oversight of landlord fit-out
- Advised start-up special effects company on real estate, regulatory, fit-out and operations

ARIAD PHARMACEUTICALS, INC., Cambridge, MA

2012 – 2017

*Acquired by Takeda in February 2017*

**Senior Director, Global Real Estate and Facilities**

- Oversaw, set, and implemented strategy, standards, processes, contingency plans and procedures to support ARIAD’s business in areas of real estate, design, construction, space planning, laboratory operations, facility management, furniture, security, and environment, health and safety (EH&S). Reported directly to Executive Vice President and Chief Financial Officer.
- Negotiated new leases, extensions, and subleases for over 600,000 square feet (SF) in Cambridge, MA; Lausanne, Switzerland; and nine European countries. Presented regularly to executive leadership team and board of directors.
- ARIAD project executive for design and construction of new 220,000 SF global headquarters and laboratory in Cambridge, MA; and new 20,000 SF European headquarters in Lausanne, Switzerland. Introduced change management and employee engagement processes.
- Established ten offices across Europe for ARIAD Europe, a new subsidiary founded in 2012. European operations sold to Incyte Corporation in 2016 for \$140 million (M). Partnered with divisional and local leaders to identify locations and space needs.
- Managed \$40M annual operating budget, \$70M capital budget, and staff of 20 people (ARIAD and 3rd party) located in US and Switzerland.
- Oversight of 3rd party vendors for project management; furniture; architecture and engineering; construction management; environmental, health and safety; vending; parking; cleaning; security and facility management.

- Directed procurement of architecture and engineering services, construction, furniture, facility-related services, large scientific and audio/visual equipment.
- Created and served on ARIAD's Capital Approval Committee with a mandate to control and approve IT, facilities and R&D capital spend (~\$100M).
- Upgraded ARIAD's EH&S compliance and improved documentation and safety culture.
- Led efforts resulting in award of Massachusetts incentives valued at \$1M.
- Represented ARIAD to governmental, regulatory and industry bodies.
- Oversaw disposition of ARIAD facilities including laboratory decontamination and decommissioning at multiple sites, participated in ARIAD -Takeda integration.

TELSHIRE LLC, Waban, MA

2010 – 2012

**Founder, Principal Consultant**

- Advised MIT's Real Estate Investment office on the creation of LabCentral, a 28,000 SF incubator facility in the heart of Kendall Square, Cambridge, MA. LabCentral incubated companies have raised over \$4 billion and have created thousands of new jobs.
- In multiple engagements, advised real estate development firm on trends in life science lab design and energy usage, and performed due diligence on acquisition of laboratory building which eventually generated approximately a 500% return over six years for investors.
- Developed real estate and facility design and implementation strategy for a personalized medicine start-up and supported operational launch.
- Expert opinion on construction litigation for a global life science firm.

NOVARTIS INSTITUTES FOR BIOMEDICAL RESEARCH, INC., Cambridge, MA

2002 – 2010

**Global Head, Design & Engineering**, Cambridge and Shanghai, China (2008 – 2010)

**Head, Real Estate, Engineering & Construction** (2005 – 2008)

**Executive Director, Real Estate & Construction** (2002 – 2005)

- Organized and led Novartis Campus Shanghai Project, a multi-billion-dollar investment for a new two million SF campus on a green field site in Shanghai, China.
- Led site selection, purchase, and lease negotiations for more than one million SF of laboratories and offices valued at over \$1 billion in Cambridge and Boston.
- Procured architects, engineers, contractors, furniture, equipment, and real estate consultants for more than \$400M in construction projects.
- Designed and authored Lab of the Future requirements for next generation laboratories.
- Global Research Operations Leadership Team member (250 FTE in US, Switzerland, England & China), and Cambridge Research Operations Leadership Team member (70 FTE).
- Supervised 10+ Novartis associates with multi-million-dollar budgets in US and China.
- Developed and implemented Key Performance Indicators (KPIs) and other continuous improvement techniques.
- Created and chaired Cambridge Space Review Committee to proactively manage space.
- Reduced global energy usage by 10% resulting in \$1,000,000+ annual net savings.
- Developed Global Research Operations' internal communication strategy.
- Represented Novartis to governmental, regulatory and industry bodies.
- Established Cambridge site in 2002 as first employee, now has grown to over 2,500+ FTEs.

## E D U C A T I O N

**Master of Business Administration (MBA)**, YALE SCHOOL OF MANAGEMENT, New Haven, CT (1998)

**Master of Science in Engineering (MSE)**, UNIVERSITY OF TEXAS AT AUSTIN, Austin, TX (1991)

**Bachelor of Science (BS)**, COLUMBIA UNIVERSITY, SCHOOL OF ENGINEERING AND APPLIED SCIENCES, New York, NY (1988)

## P R O F E S S I O N A L R E G I S T R A T I O N S A N D L A N G U A G E S

- Licensed Professional Engineer, New York
- Fluent in French, knowledge of Spanish

## S E L E C T E D P R E S E N T A T I O N S

- *The New Face of Modern Pharmaceutical Research: ARIAD's Consolidated Scientific Workspace*, Tradeline Research Facility Conference, 2016
- *Boston's Biotech Boom*, Panelist, Real Shares, 2015
- *ISPE BioTech Trends Panel Discussion*, Panelist, ISPE- Boston Chapter, 2013
- *Space Strategies, a One Day Short Course*, Tradeline Space Conference, San Diego, CA, 2012
- *What is the Future of the Biomedical Research Lab?* OE, Boston, MA, 2011
- *Integrated Project Delivery Symposium*, Harvard Business School, 2009
- *Leading-Edge Research Environments: Lessons Learned from Novartis*, Tradeline Research Facility Conference, 2008
- *Integrated Design Panel*, AIA Build Boston, 2007
- *Fast Architecture*, AIA National Conference, 2004 and 2005
- Harvard University Roundtable on Capital Projects, 2005
- "Psycho Track Building" Massachusetts Building Congress, 2003

## C O M M U N I T Y / V O L U N T E E R A C T I V I T I E S

- Commissioner, City of Newton, MA, Economic Development Commission 2004 – Present
  - Chair (2020- )
- Board Member, Windor Club, Newton MA 2020- Present
- Board Member, Yale School of Management Alumni Advisory Board 2015 – 2018
- Board Member, Boston Yale SOM Alumni Board (Past Chair) 2009 – Present
- Supporter, Lymphoma and Leukemia Society and the Greater Boston Food Bank 2004 – Present