



December 22, 2025

Ms. Katherine F. Watkins, P.E.
Deputy City Manager
City of Cambridge
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Weekly Airborne Fiber Monitoring Results Report
Riverview Condominiums Demolition Project
221 Mt. Auburn Street, Cambridge, Massachusetts
TRC Project 000682990

Dear Ms. Watkins:

TRC Environmental Corporation (TRC) performed daily ambient air monitoring at the above-referenced location on December 16, 17, 18, and 19, 2025 in accordance with the Massachusetts Department of Environmental Protection (MassDEP) approved Non-Traditional Asbestos Abatement Work Practices (NTWP) plan (MassDEP approval NNT25189). Monitoring for airborne fibers was conducted at six (6) fixed ground level (breathing zone height) perimeter locations and two (2) elevated mobile locations. Monitoring at each mobile sampling location was performed at various heights from mobile aerial lift equipment located in the general proximity of the demolition activities on each monitoring date. The air samples collected on December 16, 2025, were collected to provide baseline data prior to the start of demolition. Demolition activities commenced on December 17, 2025. An additional background air sample was collected at the sidewalk of the 38 Bradbury Street property on December 19, 2025.

Due to high winds on December 19, 2025, demolition activities were postponed at approximately 11:00 am. The area air monitoring concluded once demolition activities had ceased.

Samples were collected on 25-millimeter mixed cellulose ester filters in 3-piece cassettes in the open face configuration using vacuum pumps. A calibrated rotameter was used to determine air flow rates at the beginning and end of each sampling period.

Sample analysis was performed in accordance with the NIOSH 7400 Method, Issue 3, 06/14/19, Phase Contrast Microscopy (PCM). The analytical results indicate that airborne fiber concentrations at all of the fixed and mobile air monitoring locations were less than 0.010 fibers per cubic centimeter (f/cc), which is the MassDEP approved acceptance criteria for this project and is also the Massachusetts Department of Labor Standards (DLS) PCM clearance criteria for asbestos response actions.

The daily air monitoring results, which are transmitted electronically to the MassDEP daily, are attached.

Please contact us if you have any questions or if we can be of additional assistance.

Sincerely,

TRC

A handwritten signature in blue ink, appearing to read 'Olivia Seabury'.

Olivia Seabury, CIH, CSP
TRC Senior Industrial Hygienist

cc: Brendon Roy, City of Cambridge, Director of Capital Building Projects Department
Monique Oliveira, City of Cambridge, Director of Construction,
John Logiudice, City of Cambridge, Assistant Project Manager
Kristen Kelleher, City of Cambridge, Community Relations Manager
Sam Lipson, City of Cambridge, Senior Director of Environmental Health



ASBESTOS AIR SAMPLE RESULTS

Project Name		Riverview Condominiums (Full Building Demolition)(NTWP)(NNT25189)(Phase 1)(South Balconies)			Sample Date				12/16/2025					
TRC Project #		000682990			Laboratory				TRC - Woburn					
Client		City of Cambridge			Analysis Method				NIOSH 7400					
Facility Name		Riverview Condominiums			Facility Location				221 Mt Auburn St Cambridge Middlesex County MA 02138 US					
Sample Type	Sample #	Sample Location	Time On	Time Off	Total Time	Pre (L/m)	Post (L/m)	Avg (L/m)	Total Volume (L)	Total Fibers	Total Fields	LOD (f/cc)	Results (f/cc)	Notes
Background	003	(Fixed Sample) Southwest perimeter of work area, near Gate B	12:16	14:42	146	8.73	8.73	8.73	1274.58	3	100	0.002	<LOD	N/A
Background	004	(Fixed Sample) South perimeter of work area, next to remote Decon Unit	12:19	14:45	146	8.73	8.73	8.73	1274.58	5	100	0.002	0.002	N/A
Background	005	(Fixed Sample) Southeast perimeter of work area, next to 205 Mt. Auburn	12:23	14:48	145	8.73	8.73	8.73	1265.85	3.5	100	0.002	<LOD	N/A
Background	006	(Fixed Sample) Northeast perimeter of work area, next to the Consigli trailer	12:28	14:52	144	8.73	8.73	8.73	1257.12	4.5	100	0.002	0.002	N/A
Background	007	(Fixed Sample) North perimeter of work area, at chain linked fence	12:31	14:54	143	8.73	8.73	8.73	1248.39	6	100	0.002	0.002	N/A
Background	008	(Fixed Sample) Northwest perimeter of work area, Spark St. fence	12:34	14:57	143	8.73	8.73	8.73	1248.39	4	100	0.002	0.002	N/A
Background	009	(Mobile Sample) On boom lift Southwest perimeter of work area, near Gate B	12:41	15:03	142	8.73	8.73	8.73	1239.66	2.5	100	0.002	<LOD	N/A

• Results outside the 100 – 1300 fibers/mm² range have greater than optimal variability and are probably biased.



ASBESTOS AIR SAMPLE RESULTS

Sample Type	Sample #	Sample Location	Time On	Time Off	Total Time	Pre (L/m)	Post (L/m)	Avg (L/m)	Total Volume (L)	Total Fibers	Total Fields	LOD (f/cc)	Results (f/cc)	Notes
Background	010	(Mobile Sample) On boom lift Southeast perimeter of work area, near Gate A	12:46	15:07	141	8.73	8.73	8.73	1230.93	4	100	0.002	0.002	N/A
Field Blank	001	Field Blank 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	100	N/A	N/A	N/A
Field Blank	002	Field Blank 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	100	N/A	N/A	N/A

Sampling and Analysis Information

Sampling Technician	Daniel Batts	Sampling Technician Date	12/16/2025	Sampling Technician (SIGNATURE)	
Analyst	Daniel Batts	Analysis Date	12/16/2025	Analyst (SIGNATURE)	

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TRC Project #		000682990			Laboratory			TRC – Woburn						
Client		City of Cambridge			Analysis Method			NIOSH 7400						
Facility Name		Riverview Condominiums			Facility Location			221 Mt Auburn St Cambridge Middlesex County MA 02138 US						
Calibrator Type		Rotometer			Calibrator Serial Number			BS-22						
Date of Last Calibration		09/30/25			Microscope Number			8B09818						
Sample Type	Sample #	Sample Location	Time On	Time Off	Total Time	Pre (L/m)	Post (L/m)	Avg (L/m)	Total Volume (L)	Total Fibers	Total Fields	LOD (f/cc)	Results (f/cc)	Notes
Area	003	(Fixed Sample) Southeast perimeter of work area, next to 205 Mt. Auburn	07:41	10:38	177	8.73	8.73	8.73	1545.21	5	100	0.002	0.002	N/A
Area	004	(Fixed Sample) South perimeter of work area, next to remote Decon Unit	07:46	10:42	176	8.73	8.73	8.73	1536.48	6	100	0.002	0.002	N/A
Area	005	(Fixed Sample) Southwest perimeter of work area, near Gate B	07:49	10:46	177	8.73	8.73	8.73	1545.21	8	100	0.002	0.003	N/A
Area	006	(Fixed Sample) Northwest perimeter of work area, Spark St. fence	07:53	10:49	176	8.73	8.73	8.73	1536.48	9	100	0.002	0.003	N/A
Area	007	(Fixed Sample) North perimeter of work area, at chain linked fence	07:56	10:53	177	8.73	8.73	8.73	1545.21	8	100	0.002	0.003	N/A
Area	008	(Fixed Sample) Northeast perimeter of work area, next to the Consigli trailer	07:59	10:56	177	8.73	8.73	8.73	1545.21	9	100	0.002	0.003	N/A
Area	009	(Mobile Sample)	08:04	11:00	176	8.73	8.73	8.73	1536.48	9	100	0.002	0.003	N/A

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Sample Type	Sample #	Sample Location	Time On	Time Off	Total Time	Pre (L/m)	Post (L/m)	Avg (L/m)	Total Volume (L)	Total Fibers	Total Fields	LOD (f/cc)	Results (f/cc)	Notes
		On boom lift Southwest perimeter of work area, near Gate B (3rd level height, ~40')												
Area	010	(Mobile Sample) On boom lift Southeast perimeter of work area, near Gate A (3rd level height, ~40')	08:09	11:03	174	8.73	8.73	8.73	1519.02	5	100	0.002	0.002	N/A
Area	011	(Fixed Sample) Southeast perimeter of work area, next to 205 Mt. Auburn	10:38	15:30	292	8.73	8.73	8.73	2549.16	6	100	0.001	0.001	N/A
Area	012	(Fixed Sample) South perimeter of work area, next to remote Decon Unit	10:42	15:05	263	8.73	8.73	8.73	2295.99	7	100	0.001	0.001	N/A
Area	013	(Fixed Sample) Southwest perimeter of work area, near Gate B	10:46	15:33	287	8.73	8.73	8.73	2505.51	13	100	0.001	0.003	N/A
Area	014	(Fixed Sample) Northwest perimeter of work area, Spark St. fence	10:49	15:35	286	8.73	8.73	8.73	2496.78	6	100	0.001	0.001	N/A
Area	015	(Fixed Sample) North perimeter of work area, at chain linked fence	10:53	15:37	284	8.73	8.73	8.73	2479.32	6	100	0.001	0.001	N/A
Area	016	(Fixed Sample) Northeast perimeter of work area, next to the Consigli trailer	10:56	15:38	282	8.73	8.73	8.73	2461.86	14	100	0.001	0.003	N/A
Area	017	(Mobile Sample) On boom lift Southwest perimeter of work area, near Gate B (3rd level height, ~40')	11:00	15:48	288	8.73	8.73	8.73	2514.24	13	100	0.001	0.003	N/A
Area	018	(Mobile Sample)	11:03	15:51	288	8.73	8.73	8.73	2514.24	13	100	0.001	0.003	N/A

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Sample Type	Sample #	Sample Location	Time On	Time Off	Total Time	Pre (L/m)	Post (L/m)	Avg (L/m)	Total Volume (L)	Total Fibers	Total Fields	LOD (f/cc)	Results (f/cc)	Notes
		On boom lift Southeast perimeter of work area, near Gate A (3rd level height, ~40')												
Field Blank	001	Field Blank 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	100	N/A	N/A	N/A
Field Blank	002	Field Blank 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	100	N/A	N/A	N/A

Sampling and Analysis Information

Sampling Technician	Roland Holacsek	Sampling Technician Date	12/17/2025	Sampling Technician (SIGNATURE)	
Analyst	Roland Holacsek	Analysis Date	12/17/2025	Analyst (SIGNATURE)	

Laboratory Relative Standard Deviation Values (S_r)

Range Fibers / Field	<20/100	20.5 to 50/100	>50/100
Intra-Lab S _r	0.162	0.145	0.064
Recount (S _r /2)	0.081	0.073	
Standards	<p><0.01 f/cc – EPA Re-Occupancy Clearance Criteria 0.10 f/cc – OSHA Permissible Exposure Limit (8 hr. TWA) 1.0 f/cc – OSHA 30-minute Excursion Limit LOD – Limit of Detection 5.5 fibers / 100 fields</p>		

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ASBESTOS AIR SAMPLE RESULTS

Project Name		Riverview Condominiums (Full Building Demolition)(NTWP)(NNT25189)(Phase 1)(South Balconies)				Sample Date				12/18/2025				
TRC Project #		000682990				Laboratory				TRC – Woburn				
Client		City of Cambridge				Analysis Method				NIOSH 7400				
Facility Name		Riverview Condominiums				Facility Location				221 Mt Auburn St Cambridge Middlesex County MA 02138 US				
Calibrator Type		Rotometer				Calibrator Serial Number				BS-22				
Date of Last Calibration		09/30/25				Microscope Number				8B09818				
Sample Type	Sample #	Sample Location	Time On	Time Off	Total Time	Pre (L/m)	Post (L/m)	Avg (L/m)	Total Volume (L)	Total Fibers	Total Fields	LOD (f/cc)	Results (f/cc)	Notes
Area	003	(Mobile Sample) On boom lift Southwest perimeter of work area, near Gate B (3rd level height, ~40')	07:21	11:04	223	8.73	8.73	8.73	1946.79	12	100	0.001	0.003	N/A
Area	004	(Mobile Sample) On boom lift Southeast perimeter of work area, near Gate A (3rd level height, ~40')	07:23	11:10	227	8.73	8.73	8.73	1981.71	6	100	0.001	0.001	N/A
Area	005	(Fixed Sample) Southeast perimeter of work area, next to 205 Mt. Auburn	07:25	11:12	227	8.73	8.73	8.73	1981.71	8	100	0.001	0.002	N/A
Area	006	(Fixed Sample) South perimeter of work area, next to remote Decon Unit	07:27	11:14	227	8.73	8.73	8.73	1981.71	14	100	0.001	0.003	N/A
Area	007	(Fixed Sample) Southwest perimeter of work area, near Gate B	07:29	11:16	227	8.73	8.73	8.73	1981.71	9	100	0.001	0.002	N/A
Area	008	(Fixed Sample) Northwest perimeter of work area, Spark St. fence	07:31	11:17	226	8.73	8.73	8.73	1972.98	15	100	0.001	0.004	N/A
Area	009	(Fixed Sample)	07:34	11:20	226	8.73	8.73	8.73	1972.98	13	100	0.001	0.003	N/A

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Sample Type	Sample #	Sample Location	Time On	Time Off	Total Time	Pre (L/m)	Post (L/m)	Avg (L/m)	Total Volume (L)	Total Fibers	Total Fields	LOD (f/cc)	Results (f/cc)	Notes
		North perimeter of work area, at chain linked fence												
Area	010	(Fixed Sample) Northeast perimeter of work area, next to the Consigli trailer	07:36	11:22	226	8.73	8.73	8.73	1972.98	9	100	0.001	0.002	N/A
Area	011	(Mobile Sample) On boom lift Southwest perimeter of work area, near Gate B (3rd level height, ~40')	11:04	14:10	186	8.73	8.73	8.73	1623.78	6.5	100	0.002	0.002	N/A
Area	012	(Mobile Sample) On boom lift Southeast perimeter of work area, near Gate A (3rd level height, ~40')	11:10	14:14	184	8.73	8.73	8.73	1606.32	8	100	0.002	0.002	N/A
Area	013	(Fixed Sample) Southeast perimeter of work area, next to 205 Mt. Auburn	11:12	14:16	184	8.73	8.73	8.73	1606.32	3	100	0.002	<LOD	N/A
Area	014	(Fixed Sample) South perimeter of work area, next to remote Decon Unit	11:14	14:19	185	8.73	8.73	8.73	1615.05	5	100	0.002	0.002	N/A
Area	015	(Fixed Sample) Southwest perimeter of work area, near Gate B	11:16	14:22	186	8.73	8.73	8.73	1623.78	7.5	100	0.002	0.002	N/A
Area	016	(Fixed Sample) Northwest perimeter of work area, Spark St. fence	11:17	14:26	189	8.73	8.73	8.73	1649.97	4	100	0.002	<LOD	N/A
Area	017	(Fixed Sample) North perimeter of work area, at chain linked fence	11:20	14:30	190	8.73	8.73	8.73	1658.7	6	100	0.002	0.002	N/A
Area	018	(Fixed Sample) Northeast perimeter of	11:22	14:33	191	8.73	8.73	8.73	1667.43	3	100	0.002	<LOD	N/A

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Sample Type	Sample #	Sample Location	Time On	Time Off	Total Time	Pre (L/m)	Post (L/m)	Avg (L/m)	Total Volume (L)	Total Fibers	Total Fields	LOD (f/cc)	Results (f/cc)	Notes
		work area, next to the Consigli trailer												
Field Blank	001	Field Blank 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	100	N/A	N/A	N/A
Field Blank	002	Field Blank 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	100	N/A	N/A	N/A

Sampling and Analysis Information

Sampling Technician	Roland Holcsek	Sampling Technician Date	12/18/2025	Sampling Technician (SIGNATURE)	
Analyst	Roland Holcsek	Analysis Date	12/18/2025	Analyst (SIGNATURE)	

Laboratory Relative Standard Deviation Values (S_r)

Range Fibers / Field	<20/100	20.5 to 50/100	>50/100
Intra-Lab S _r	0.162	0.145	0.064
Recount (S _r /2)	0.081	0.073	
Standards	<p><0.01 f/cc – EPA Re-Occupancy Clearance Criteria 0.10 f/cc – OSHA Permissible Exposure Limit (8 hr. TWA) 1.0 f/cc – OSHA 30-minute Excursion Limit LOD – Limit of Detection 5.5 fibers / 100 fields</p>		

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TRC Project #		000682990				Laboratory				TRC – Woburn				
Client		City of Cambridge				Analysis Method				NIOSH 7400				
Facility Name		Riverview Condominiums				Facility Location				221 Mt Auburn St Cambridge Middlesex County MA 02138 US				
Calibrator Type		Rotometer				Calibrator Serial Number				BS-22				
Date of Last Calibration		09/30/25				Microscope Number				8B09818				
Sample Type	Sample #	Sample Location	Time On	Time Off	Total Time	Pre (L/m)	Post (L/m)	Avg (L/m)	Total Volume (L)	Total Fibers	Total Fields	LOD (f/cc)	Results (f/cc)	Notes
Area	003	(Mobile Sample) On boom lift Southwest perimeter of work area, near Gate B (3rd level height, ~40')	07:20	10:55	215	7.3	7.3	7.3	1569.5	6	100	0.002	0.002	N/A
Area	004	(Mobile Sample) On boom lift Southeast perimeter of work area, near Gate A (3rd level height, ~40')	07:23	10:58	215	7.3	7.3	7.3	1569.5	8	100	0.002	0.002	N/A
Area	005	(Fixed Sample) Southeast perimeter of work area, next to 205 Mt. Auburn	07:27	10:59	212	7.3	7.3	7.3	1547.6	13	100	0.002	0.004	N/A
Area	006	(Fixed Sample) South perimeter of work area, next to remote Decon Unit	07:29	11:00	211	7.3	7.3	7.3	1540.3	8	100	0.002	0.003	N/A
Area	007	(Fixed Sample) Southwest perimeter of work area, near Gate B	07:32	11:02	210	7.3	7.3	7.3	1533	5	100	0.002	0.002	N/A
Area	008	(Fixed Sample) Northwest perimeter of work area, Spark St. fence	07:35	11:04	209	7.3	7.3	7.3	1525.7	6	100	0.002	0.002	N/A
Area	009	(Fixed Sample)	07:42	11:07	205	7.3	7.3	7.3	1496.5	8	100	0.002	0.003	N/A

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		North perimeter of work area, at chain linked fence												
Area	010	(Fixed Sample) Northeast perimeter of work area, next to the Consigli trailer	07:45	11:08	203	7.3	7.3	7.3	1481.9	7	100	0.002	0.002	N/A
Background	011	(Fixed sample) On sidewalk, outside 38 Bradbury St. during demo	08:22	11:10	168	9.7	9.7	9.7	1629.6	9	100	0.002	0.003	N/A
Field Blank	001	Field Blank 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	100	N/A	N/A	N/A
Field Blank	002	Field Blank 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	100	N/A	N/A	N/A

Sampling and Analysis Information

Sampling Technician	Roland Holacsek	Sampling Technician Date	12/19/2025	Sampling Technician (SIGNATURE)	
Analyst	Roland Holacsek	Analysis Date	12/19/2025	Analyst (SIGNATURE)	

Laboratory Relative Standard Deviation Values (S_r)

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