



CREDERE ASSOCIATES, LLC

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December 8, 2020

Mr. Andrew Port
Director of Planning & Development
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950
Via email: APort@CityofNewburyport.com

**Subject: PCB Visual Assessment & Worst-Case Cost Estimating
Armory Garage
57 Low Street, Newburyport, Massachusetts**

Dear Mr. Port:

In accordance with our October 14, 2020 proposal, Credere Associates, LLC (Credere) has completed a visual assessment of the Armory Garage at the above listed address for the presence of building materials that commonly contain polychlorinated biphenyl's (PCB). The reason this work was requested is that the building was constructed sometime before 1952, which was a timeframe when numerous PCB-containing building products were being used in the construction industry, especially for industrial buildings like the Armory Garage. The objective of the survey is to help identify the potential for future cleanup cost specific to PCBs as a part of any planned rehabilitation or demolition of the Armory Garage building. Further, it is our understanding that this information would help inform the property acquisition decision.

On November 16, 2020, Credere visited the building and visually inspected its interior and exterior for the presence building materials, that in Credere's experience, have the likely potential to contain PCBs. Please note that only laboratory analysis can confirm the actual presence PCBs in building materials at regulated concentrations and visual inspection cannot definitely confirm presence of PCBs without laboratory analysis. During this assessment, Credere inspected the building's materials and assigned either a high or low risk rating to assess the potential that PCBs might be in some of the materials used to construct the building. Credere would then develop worst-case budgetary cleanup costs for any high-risk materials.

The survey was non-destructive in nature and therefore limited to only those materials that were visible. Examples of potential PCB-containing building materials include, but are not limited to, certain paints, mastics, caulks, roofing tars, some types of flexible cements, and a variety of flexible adhesives.

Results of this assessment revealed no potential PCB-containing high-risk materials in the interior or exterior of the building. However, the following low risk materials were identified:

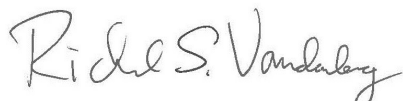
- A mastic covered expansion gasket found between the concrete floor and the concrete foundation wall
- Beige baseboard adhesive found throughout the building
- Mastic under red 12" floor tile found behind the machinery
- Caulk around back entrance door

The above materials are considered low risk either due to the apparent vintage (newer than 1980) of the materials or based on their observed physical properties (not supple or pliable). PCB containing materials are generally supple/pliable and none of the observed materials exhibited these properties. In Credere's opinion, the low-risk materials identified have a greater chance of containing no PCBs than they do of containing PCBs. As such, Credere has not prepared any worst-case cleanup costs.

As previously stated, only laboratory analysis can confirm the actual presence of PCBs in building materials at regulated concentrations. Therefore, Credere does not currently recommend sampling any of these materials; however, if the City plans to demolish the building, we recommend the above materials be tested for PCBs prior to disposal.

Please do not hesitate to contact me at (207) 828-1272 or [rickv@crederellc.com](mailto:rlickv@crederellc.com) if you have any questions, comments, or require additional information regarding this investigation.

Sincerely,
CREDERE ASSOCIATES, LLC



Rick Vandenberg, LG, PG
Senior Project Manager & Vice President

RSV/rsv

