

Daily Progress Report #1
Remedial Investigation Activities
November 18, 2024
245 West 55th Street
Block 1027, Lot 7
New York, New York
Brownfield Cleanup Program Site #: C231157

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional six stories to the 11 stories and altering the building to residual use. The Site is part of New York's Brownfield Cleanup Program as a Volunteer.

The Site is located in a C6-4/C6-6 Commercial District in Manhattan, approximately 1,000 feet southwest of Central Park. The Site is bordered to the north, east, and west by mixed-use commercial/residential properties, and is bordered to the south by West 55th Street and additional mixed-use commercial/residential properties.

The Site was formerly owned and utilized by DuArt Media Services/DuArt Film Labs (DuArt) for cinematographic film cleaning and film processing from approximately 1922 through 2011. Film production including voiceover work, audio recording, and film editing continued to take place at the Site until 2021.

A Remedial Investigation Work Plan (RIWP) was approved by the New York State Department of Environmental Conservation (NYSDEC) on October 11, 2024. This daily report documents the RI activities that occurred on November 18, 2024.

2.0 Update of Progress Made During the Reporting Day

Soil sampling was conducted in two (2) of the soil boring/monitoring well locations, SB/MW-4 and SB/MW-5, as shown on the attached Figure. Soils were field screened for evidence of impacts (i.e., staining, odors, or elevated Photoionization Detector (PID) readings) prior to sampling. No evidence of impacts was observed in the soil at each location. As evidence of ground water was observed at approximately 8 feet below the basement floor. As detailed in the approved workplan, soil sampling was limited to unsaturated soils in the first 8 feet below the basement floor. Soil borings were conducted using GeoProbe direct push samplers and samples were collected per the NYSDEC approved RIWP (Revised October 11, 2024). A list of all samples collected during the November 18 RI sampling event are listed in Section 4.0 below.

Following the screening of soils and collection of soil samples at locations SB-4 and SB-5, monitoring wells MW-4 and MW-5 were installed. Ground water was observed at approximately 8 feet below the basement floor in both monitoring well locations and each well was screened from 5 to 15 feet.

A total of three (3) post-excavation soil samples, identified as PE-1, PE-2, and PE-B, were collected from the courtyard area. Samples PE-1 and PE-2 were collected from the western and southern sidewalls, and sample PE-B was collected from the bottom of the excavation. In accordance with the NYSDEC's October 2, 2024, comment letter, no post excavation samples were collected from the two side walls that run along the exterior site boundary (i.e., the northern and eastern sidewalls).

The approximate sample locations are shown on the included Figure.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See Attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

The following soil samples were collected during the reporting day:

RI Samples

| Sample Name | Sample Depth | Analysis |
|--------------|--------------|---|
| SB-4 (0-0.5) | 0-0.5 feet | VOCs |
| SB-4 (3-3.5) | 3-3.5 feet | |
| SB-4 (5-5.5) | 5-5.5 feet | |
| SB-4 (7-7.5) | 7-7.5 feet | |
| SB-4 (0-2) | 0-2 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| SB-4 (2-4) | 2-4 feet | |
| SB-4 (4-6) | 4-6 feet | |
| SB-4 (6-8) | 6-8 feet | |
| SB-5 (0-0.5) | 0-0.5 feet | VOCs |
| SB-5 (3-3.5) | 3-3.5 feet | |
| SB-5 (5-5.5) | 5-5.5 feet | |
| SB-5 (7-7.5) | 7-7.5 feet | |
| SB-5 (0-2) | 0-2 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| SB-5 (2-4) | 2-4 feet | |
| SB-5 (4-6) | 4-6 feet | |
| SB-5 (6-8) | 6-8 feet | |



Courtyard Area Post-Excavation Samples

| Sample Name | Sample Depth | Analysis |
|--------------|--------------|--|
| PE-1 (0-0.5) | 0-0.5 feet | VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide. Note: VOC samples were collected a few inches below ground surface (approx. 3-6 in) to account for potential volatilization from the surface. |
| PE-2 (0-0.5) | 0-0.5 feet | |
| PE-B (0-0.5) | 0-0.5 feet | |

Laboratory QA/QC Samples

| Sample Name | Sample Depth | Analysis |
|---|--------------|--|
| Field Blank | N/A | VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide. |
| DUP-1 @ SB-5 (6-8) | 6-8 feet | |
| DUP-2 @ PE-B (0-0.5) | 0-0.5 feet | VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide. Note: VOC samples were collected a few inches below ground surface (approx. 3-6 in) to account for potential volatilization from the surface. |
| Matrix Spike/Matrix Spike Duplicate (MS/MSD) @ PE-1 (0-0.5) | 0-0.5 feet | |
| Trip Blank | N/A | VOCs |

All samples were packed into coolers and were transported off-site for laboratory analysis.

5.0 Summary of CAMP Data, Including Elevated Concentrations and Response Actions

RI activities consisted of the installation of monitoring wells and the collection of soil samples in the basement of the Site building. There are no co-located residences or facilities as the building is currently vacant. In accordance with the NYSDEC CAMP guidance and the NYSDEC approved CAMP, any potentially exposed individuals will be kept at a safe distance greater than 20 feet from the RI activities. Therefore, indoor activities are not anticipated to impact the community, and no CAMP activities were conducted for interior soil boring/monitoring installation.

No visually observed dust or particulates were generated from the RI activities. PID screening of the soil borings did not indicate elevated readings or readings above 5 ppm total VOC CAMP action level in the soils or in the breathing zone.

6.0 Summary of Issues or Concerns

None.



6.0 Public Interactions/Interest

None.



Attachment - Photograph Log – November 18, 2024

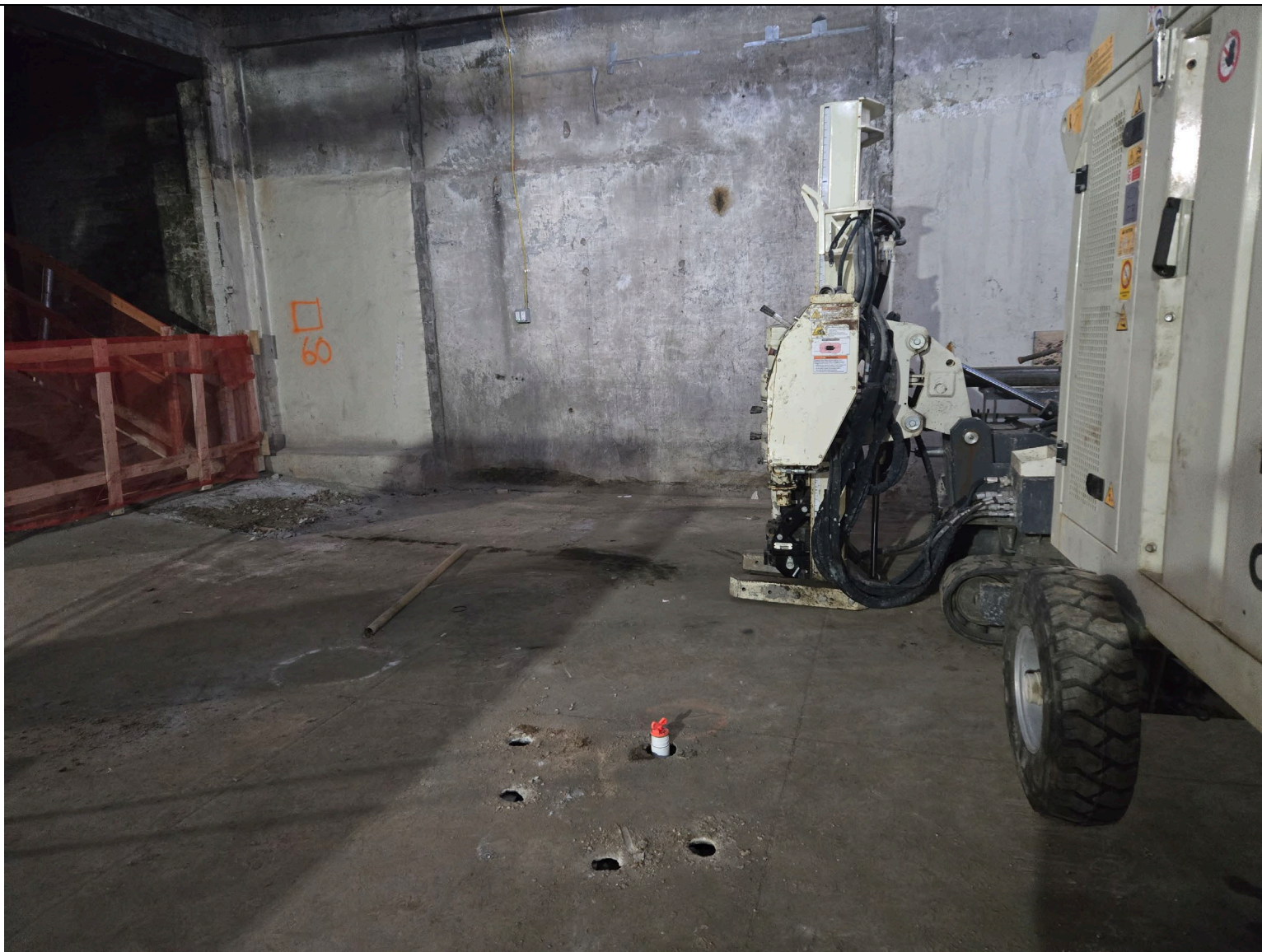



Photo 1:

Monitoring Well MW-5, prior to completion of the flush mounted manhole.


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Photo 2:

Collection of post-excavation sidewall and bottom samples within the courtyard area. Following completion of the sampling, the courtyard area was once again covered with plastic sheeting.

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Daily Progress Report #2
Remedial Investigation Activities

November 19, 2024
245 West 55th Street
Block 1027, Lot 7
New York, New York
Brownfield Cleanup Program Site #: C231157

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional six stories to the 11 stories and altering the building to residual use. The Site is part of New York's Brownfield Cleanup Program as a Volunteer.

The Site is located in a C6-4/C6-6 Commercial District in Manhattan, approximately 1,000 feet southwest of Central Park. The Site is bordered to the north, east, and west by mixed-use commercial/residential properties, and is bordered to the south by West 55th Street and additional mixed-use commercial/residential properties.

The Site was formerly owned and utilized by DuArt Media Services/DuArt Film Labs (DuArt) for cinematographic film cleaning and film processing from approximately 1922 through 2011. Film production including voiceover work, audio recording, and film editing continued to take place at the Site until 2021.

A Remedial Investigation Work Plan (RIWP) was approved by the New York State Department of Environmental Conservation (NYSDEC) on October 11, 2024. This daily report documents the RI activities that occurred on November 19, 2024.

2.0 Update of Progress Made During the Reporting Day

Soil sampling was conducted in three (3) of the soil boring/monitoring well locations, SB/MW-3 (in the courtyard), SB/MW-6 (in the central portion of the basement), and SB/MW-7 (in the Former Tank Room), as shown on the attached Figure. Soils were field screened for evidence of impacts (i.e., staining, odors, or elevated Photoionization Detector (PID) readings) prior to sampling. No evidence of impacts was observed in the SB/MW-3 or SB/MW-6 locations. Petroleum odors and staining were observed in the SB/MW-7 boring located in the Former Tank Room. Impacts were primarily observed just above the water table, between 8 to 10 feet below ground surface (ft bgs). Elevated PID readings (maximum reading - 169 ppm) were also observed in this boring.

Ground water was observed at approximately 10 feet below the basement floor. As detailed in the approved workplan, soil sampling was limited to unsaturated soils in the first 10 feet below

the basement floor. Soil borings were conducted using GeoProbe direct push samplers and samples were collected per the NYSDEC approved RIWP (Revised October 11, 2024). A list of all samples collected during the November 19 RI sampling event are listed in Section 4.0 below.

Following the screening of soils and collection of soil samples at locations SB-3, SB-6, and SB-7, monitoring wells MW-3, MW-6, and MW-7 were installed. Each well was screened from 5 to 15 feet.

The approximate sample locations are shown on the included Figure.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See Attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

The following soil samples were collected during the reporting day:

RI Samples

| Sample Name | Sample Depth | Analysis |
|--------------|--------------|---|
| SB-3 (0-0.5) | 0-0.5 feet | VOCs |
| SB-3 (1-1.5) | 1-1.5 feet | |
| SB-3 (3-3.5) | 3-3.5 feet | |
| SB-3 (5-5.5) | 5-5.5 feet | |
| SB-3 (7-7.5) | 7-7.5 feet | |
| SB-3 (9-9.5) | 9-9.5 feet | |
| SB-3 (0-2) | 0-2 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| SB-3 (2-4) | 2-4 feet | |
| SB-3 (4-6) | 4-6 feet | |
| SB-3 (6-8) | 6-8 feet | |
| SB-3 (8-10) | 8-10 feet | |
| SB-6 (0-0.5) | 0-0.5 feet | VOCs |
| SB-6 (1-1.5) | 1-1.5 feet | |
| SB-6 (3-3.5) | 3-3.5 feet | |
| SB-6 (5-5.5) | 5-5.5 feet | |
| SB-6 (7-7.5) | 7-7.5 feet | |
| SB-6 (9-9.5) | 9-9.5 feet | |
| SB-6 (0-2) | 0-2 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| SB-6 (2-4) | 2-4 feet | |
| SB-6 (4-6) | 4-6 feet | |
| SB-6 (6-8) | 6-8 feet | |
| SB-6 (8-10) | 8-10 feet | |
| SB-7 (0-0.5) | 0-0.5 feet | VOCs |
| SB-7 (1-1.5) | 1-1.5 feet | |
| SB-7 (3-3.5) | 3-3.5 feet | |
| SB-7 (5-5.5) | 5.5-6 feet | |
| SB-7 (7-7.5) | 7-7.5 feet | |
| SB-7 (7-7.5) | 8.5-9 feet | |
| SB-7 (9-9.5) | 9-9.5 feet | |
| SB-7 (0-2) | 0-2 feet | |



| Sample Name | Sample Depth | Analysis |
|--------------|--------------|---|
| SB-7 (2-4) | 2-4 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| SB-7 (4-6) | 4-6 feet | |
| SB-7 (6-8) | 6-8 feet | |
| SB-7 (8-10) | 8-10 feet | |
| SB-4 (1-1.5) | 1-1.5 feet | VOCs |
| SB-5 (1-1.5) | 1-1.5 feet | |

Laboratory QA/QC Samples

| Sample Name | Sample Depth | Analysis |
|---|--------------|---|
| Field Blank | N/A | VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| Trip Blank | N/A | VOCs |
| Trip Blank | N/A | VOCs |
| Matrix Spike/Matrix Spike Duplicate (MS/MSD) @ SB-6 (3-3.5) | 3-3.5 feet | VOCs |
| MS/MSD @ SB-6 (2-4) | 2-4 feet | VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |

All samples were packed into coolers and were transported off-site for laboratory analysis.

5.0 Summary of CAMP Data, Including Elevated Concentrations and Response Actions

RI activities consisted of the installation of monitoring wells and the collection of soil samples in the basement of the Site building. There are no co-located residences or facilities as the building is currently vacant. In accordance with the NYSDEC CAMP guidance and the NYSDEC approved CAMP, any potentially exposed individuals will be kept at a safe distance greater than 20 feet from the RI activities. Therefore, indoor activities are not anticipated to impact the community, and no CAMP activities were conducted for interior soil boring/monitoring installation.

No visually observed dust or particulates were generated from the RI activities. While PID readings were detected while directly screening the soils in SB/MW-7, no PID readings were observed in the breathing zone or in the basement work area above 5 ppm total VOC CAMP action level.

6.0 Summary of Issues or Concerns

NYSDEC conducted a Site Inspection during the November 19th sampling activities. While on Site, the location of the proposed sidewalk soil boring/monitoring well (SB/MW-2) was discussed, as it related to current building construction activities, scaffolding, sidewalk barriers, and the required pedestrian traffic pattern. NYSDEC verbally approved that EL could shift the proposed

location, as needed, based on the Site constraints and location of utilities. However, the new proposed location will generally remain within 10-15 feet of the original proposed location.

6.0 Public Interactions/Interest

None.




Attachment - Photograph Log – November 19, 2024



Photo 1:

Monitoring Well MW-3 (Courtyard Area), prior to completion of the flush mounted manhole.


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Photo 2:

Monitoring Well MW-6 (central portion of Basement), prior to completion of the flush mounted manhole.


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Attachment - Photograph Log – November 19, 2024



Photo 3:

Monitoring Well MW-7 (Former Tank Room), prior to completion of the flush mounted manhole.

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Daily Progress Report #3
Remedial Investigation Activities

November 20, 2024
245 West 55th Street
Block 1027, Lot 7
New York, New York
Brownfield Cleanup Program Site #: C231157

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional six stories above the remaining 11 stories and altering the building to residual use. The Site is part of New York's Brownfield Cleanup Program as a Volunteer.

The Site is located in a C6-4/C6-6 Commercial District in Manhattan, approximately 1,000 feet southwest of Central Park. The Site is bordered to the north, east, and west by mixed-use commercial/residential properties, and is bordered to the south by West 55th Street and additional mixed-use commercial/residential properties.

The Site was formerly owned and utilized by DuArt Media Services/DuArt Film Labs (DuArt) for cinematographic film cleaning and film processing from approximately 1922 through 2011. Film production including voiceover work, audio recording, and film editing continued to take place at the Site until 2021.

A Remedial Investigation Work Plan (RIWP) was approved by the New York State Department of Environmental Conservation (NYSDEC) on October 11, 2024. This daily report documents the Remedial Investigation (RI) activities that occurred on November 20, 2024.

2.0 Update of Progress Made During the Reporting Day

Soil sampling was conducted in two (2) of the soil boring/monitoring well locations, SB/MW-1 and SB/MW-1D, as shown on the attached Figure. Soils were field screened for evidence of impacts (i.e., staining, odors, or elevated Photoionization Detector (PID) readings) prior to sampling. No evidence of impacts was observed in the SB/MW-1 or SB/MW-1D locations.

Ground water was observed at approximately 10 feet below the basement floor. As detailed in the approved workplan, soil sampling was limited to unsaturated soils in the first 10 feet below the basement floor. Soil borings were conducted using GeoProbe direct push samplers and samples were collected per the NYSDEC approved RIWP (Revised October 11, 2024). A list of all samples collected during the November 20 RI sampling event are listed in Section 4.0 below.



Following the screening of soils and collection of soil samples at location SB-1, monitoring well MW-1 was installed and screened from 5 to 15 feet. As noted in the NYSDEC approved RIWP, MW-1D was proposed to be installed to a depth of 35 feet below the basement floor. Drilling and sampling at MW-1D began on November 20 but the monitoring well construction was not completed. The monitoring will be completed on November 21, 2024.

The approximate sample locations are shown on the included Figure.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See Attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

The following soil samples were collected during the reporting day:

RI Samples

| Sample Name | Sample Depth | Analysis |
|---------------|--------------|---|
| SB-1 (0-0.5) | 0-0.5 feet | VOCs |
| SB-1 (1-1.5) | 1-1.5 feet | |
| SB-1 (3-3.5) | 3-3.5 feet | |
| SB-1 (5-5.5) | 5-5.5 feet | |
| SB-1 (7-7.5) | 7-7.5 feet | |
| SB-1 (9-9.5) | 9-9.5 feet | |
| SB-1 (0-2) | 0-2 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| SB-1 (2-4) | 2-4 feet | |
| SB-1 (4-6) | 4-6 feet | |
| SB-1 (6-8) | 6-8 feet | |
| SB-1 (8-10) | 8-10 feet | |
| SB-1D (0-0.5) | 0-0.5 feet | VOCs |
| SB-1D (1-1.5) | 1-1.5 feet | |
| SB-1D (3-3.5) | 3-3.5 feet | |
| SB-1D (5-5.5) | 5-5.5 feet | |
| SB-1D (7-7.5) | 7-7.5 feet | |
| SB-1D (9-9.5) | 9-9.5 feet | |
| SB-1D (0-2) | 0-2 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| SB-1D (2-4) | 2-4 feet | |
| SB-1D (4-6) | 4-6 feet | |
| SB-1D (6-8) | 6-8 feet | |
| SB-1D (8-10) | 8-10 feet | |

Laboratory QA/QC Samples

| Sample Name | Sample Depth | Analysis |
|-------------|--------------|---|
| Field Blank | N/A | VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| Trip Blank | N/A | VOCs |



| Sample Name | Sample Depth | Analysis |
|--|--------------|---|
| Matrix Spike/Matrix Spike Duplicate (MS/MSD) @ SB-1D (3-3.5) | 3-3.5 feet | VOCs |
| DUP-3 @ SB-1 (3-3.5) | 3-3.5 feet | VOCs |
| DUP-3 @ SB-1 (2-4) | 2-4 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |

All samples were packed into coolers and were transported off-site for laboratory analysis.

5.0 Summary of CAMP Data, Including Elevated Concentrations and Response Actions

RI activities consisted of the installation of monitoring wells and the collection of soil samples in the basement of the Site building. There are no co-located residences or facilities as the building is currently vacant. In accordance with the NYSDEC CAMP guidance and the NYSDEC approved CAMP, any potentially exposed individuals will be kept at a safe distance greater than 20 feet from the RI activities. Therefore, indoor activities are not anticipated to impact the community, and no CAMP activities were conducted for interior soil boring/monitoring installation.

No visually observed dust or particulates were generated from the RI activities. PID screening of the soil borings did not indicate elevated readings. There were no readings above the 5 ppm total VOC CAMP action level while directly screening the soils or in the breathing zone.

6.0 Summary of Issues or Concerns

None.

6.0 Public Interactions/Interest


None.

Attachment - Photograph Log – November 20, 2024



Photo 1:

Monitoring Well MW-1 (PVC) and drilling SB/MW-1D, prior to completion of the flush mounted manhole.

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Daily Progress Report #4
Remedial Investigation Activities
November 21, 2024
245 West 55th Street
Block 1027, Lot 7
New York, New York
Brownfield Cleanup Program Site #: C231157

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional six stories above the remaining 11 stories and altering the building to residual use. The Site is part of New York's Brownfield Cleanup Program as a Volunteer.

The Site is located in a C6-4/C6-6 Commercial District in Manhattan, approximately 1,000 feet southwest of Central Park. The Site is bordered to the north, east, and west by mixed-use commercial/residential properties, and is bordered to the south by West 55th Street and additional mixed-use commercial/residential properties.

The Site was formerly owned and utilized by DuArt Media Services/DuArt Film Labs (DuArt) for cinematographic film cleaning and film processing from approximately 1922 through 2011. Film production including voiceover work, audio recording, and film editing continued to take place at the Site until 2021.

A Remedial Investigation Work Plan (RIWP) was approved by the New York State Department of Environmental Conservation (NYSDEC) on October 11, 2024. This daily report documents the Remedial Investigation (RI) activities that occurred on November 21, 2024.

2.0 Update of Progress Made During the Reporting Day

Drilling and sampling at MW-1D began on November 20 but the monitoring well construction was not completed. Soils were field screened for evidence of impacts (i.e., staining, odors, or elevated Photoionization Detector (PID) readings) prior to sampling. No evidence of impacts was observed in the SB/MW-1D location.

GeoProbe refusal was encountered at 27.5 feet below grade at location MW-1D. The monitoring well was completed on November 21, 2024, and screened from 22.5 to 27.5 ft bgs.

The approximate sample location is shown on the included Figure.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See Attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

There were no samples collected during the reporting day.

5.0 Summary of CAMP Data, Including Elevated Concentrations and Response Actions

RI activities consisted of the installation of monitoring well, MW-1D, in the basement of the Site building. There are no co-located residences or facilities as the building is currently vacant. In accordance with the NYSDEC CAMP guidance and the NYSDEC approved CAMP, any potentially exposed individuals will be kept at a safe distance greater than 20 feet from the RI activities. Therefore, indoor activities are not anticipated to impact the community, and no CAMP activities were conducted for interior soil boring/monitoring installation.

No visually observed dust or particulates were generated from the RI activities. PID screening of the soil borings did not indicate elevated readings. There were no readings above the 5 ppm total VOC CAMP action level while directly screening the soils or in the breathing zone.

6.0 Summary of Issues or Concerns

None.

6.0 Public Interactions/Interest

None.




Attachment - Photograph Log – November 21, 2024



Photo 1:

Monitoring Wells MW-1D and MW-1.

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