

Daily Progress Report #5
Remedial Investigation Activities- Groundwater Sampling Activities
December 4, 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 December 4, 2024.

2.0 Update of Progress Made During the Reporting Day

Ground Water Sampling

As previously reported to NYSDEC, monitoring well installation activities for MW-1, MW-1D, and MW-3 through MW-7 was completed on November 21, 2024. The installation of MW-2 in the sidewalk is still pending. Groundwater sampling activities were initiated on December 4, 2024. Prior to purging and sample collection, a synoptic round of water level measurements was collected. A NY licensed surveyor was also on Site to survey the monitoring wells to calculate groundwater flow.

On December 4, 2024, Monitoring wells MW-1D, MW-4, MW-5, and MW-6 were sampled via low flow purge procedures per the NYSDEC approved RIWP. Monitoring well locations are shown on the included Figure. The remaining monitoring wells will be sampled on December 5, 2024.

3.0 Identification of Samples Collected During the Reporting Day

The following groundwater samples were collected during the reporting day:

Sample Name	Analysis
MW-1D	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide
MW-4	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide
MW-5	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide
MW-6	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide

Laboratory QA/QC Samples

Sample Name	Analysis
Trip Blank	VOCs
Matrix Spike/Matrix Spike Duplicate (MS/MSD) @ MW-1D	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.

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

RI activities consisted of groundwater sampling at the monitoring wells located 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 during groundwater sampling activities.

No visually observed dust or particulates were generated from the RI activities. PID readings were collected from the headspace of each monitoring well during the synoptic rounds of water levels. There were no readings above the 5-ppm total VOC CAMP action level while directly screening the soils or in the breathing zone.

5.0 Summary of Issues or Concerns

None.



6.0 Public Interactions/Interest

None.



Daily Progress Report #6
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December 5, 2024

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Brownfield Cleanup Program Site #: C231157

1.0 Introduction

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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.

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2.0 Update of Progress Made During the Reporting Day

Ground Water Sampling

As previously reported to NYSDEC, monitoring well installation activities for MW-1, MW-1D, and MW-3 through MW-7 was completed on November 21, 2024. The installation of MW-2 in the sidewalk is still pending.

Groundwater sampling activities were initiated on December 4, 2024, and continued on December 5, 2024. Monitoring wells MW-1, MW-3, and MW-7 were sampled via low flow purge procedures per the NYSDEC approved RIWP. Monitoring well 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 groundwater samples were collected during the reporting day:

Sample Name	Analysis
MW-1	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide
MW-3	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide
MW-7	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide

Laboratory QA/QC Samples

Sample Name	Analysis
Trip Blank	VOCs
Field Blank	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide
Field Duplicate @ MW-1	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 groundwater sampling at the monitoring wells located 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 during groundwater sampling activities.

No visually observed dust or particulates were generated from the RI activities. PID readings were collected from the headspace of each monitoring well during the synoptic rounds of water levels. 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.



7.0 Public Interactions/Interest


None.



Attachment - Photograph Log – December 5, 2024



Photo 1:
Monitoring Well purging activities at MW-1.

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