

**Daily Progress Report #7
Remedial Investigation Activities
January 30, 2025**

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 9 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 January 30, 2025.

2.0 Update of Progress Made During the Reporting Day

MW-2 Monitoring Well Installation

As previously reported to NYSDEC, soil boring/monitoring installation activities and sampling activities for SB-1/MW-1, SB-1D/MW-1D, and SB-3/MW-3 through SB-7/MW-7 were completed between November and December 2024. The installation of SB-2/MW-2, proposed to be located in the sidewalk was delayed due to the NY City embargo on street opening during the Christmas/New Year holiday season.



During a virtual meeting on January 15, 2025, EL discussed moving the originally proposed MW-2 location to the east based on the groundwater flow direction measured in the previously installed monitoring wells to facilitate further delineation to the south of MW-7.

On January 30, 2025, EL mobilized to the Site with a licensed driller to install SB-2/MW-2 (see attached Photolog). Based on the available site plans, this location was assumed to be beyond the area where the basement extends beneath the sidewalk and was the only feasible drilling location due to the positioning of scaffolding and barricades associated with the building's demolition and renovation. However, once the concrete sidewalk was penetrated, it became apparent that this location was directly above the southernmost basement wall. Based on the location of the southern basement wall, its footing likely extends to the curblin, meaning that any well installed south of this wall would require off-site access.

The drill rig was then relocated to the basement to attempt to drill a monitoring well downgradient of MW-7, in the southeast corner of the building (see attached Photolog). This proposed location (within 15 feet of the NYSDEC approved SB-2/MW-2 location). However, concrete foundation/footings were encountered, making soil sampling and monitoring well installation unfeasible at this location.

Ultimately, SB-2/MW-2 was installed in the southeast corner of the building (see attached Photolog), downgradient of MW-1/MW-1D and down/side gradient of MW-7. The monitoring well is proposed to be sampled in February 2025.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog that documents the attempted monitoring well installation along the sidewalk and the final position of MW-2 in the basement of the building.

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-2 (0-0.5)	0-0.5 feet	VOCs
SB-2 (1-1.5)	1-1.5 feet	
SB-2 (3-3.5)	3-3.5 feet	
SB-2 (5-5.5)	5-5.5 feet	
SB-2 (7-7.5)	7-7.5 feet	
SB-2 (0-2)	0-2 feet	1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide
SB-2 (2-4)	2-4 feet	
SB-2 (4-6)	4-6 feet	
SB-2 (6-8)	6-8 feet	
SB-2 (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
Matrix Spike/Matrix Spike Duplicate (MS/MSD) @ SB-2 (5-5.5)	5-5.5 feet	VOCs
Matrix Spike/Matrix Spike Duplicate (MS/MSD) @ SB-2 (4-6)	4-6 feet	1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide
DUP @ SB-2 (7-7.5)	7-7.5 feet	VOCs
DUP @ SB-2 (6-8)	6-8 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 SB-2/MW-2. During the outdoor drilling activities along the sidewalk, CAMP monitoring activities were initiated. Per the NYSDEC approved CAMP, 15-minute average readings were recorded for dust particulates upwind (“UW”) and downwind (“DW”) of the exclusion zone. VOC readings were also recorded on a 15-minute average basis from the downwind location (“DW”), while an upwind reading (“UW”) was collected at the start of the workday. All readings were recorded on the Daily Perimeter Air Monitoring Data Form, included within the NYSDEC approved CAMP, and is attached for NYSDEC/NYSDOH review.

Visually observed dust was generated during saw cutting of the sidewalk. Although an elevated PM reading (136 $\mu\text{g}/\text{m}^3$) was observed during the saw cutting, this did not exceed the action level of 150 $\mu\text{g}/\text{m}^3$ above background). Nonetheless, water was used to suppress the dust. There were no readings above the 5-ppm total VOC CAMP action level. CAMP activities ceased once the drill rig was brought indoors to install SB-2/MW-2 in the basement of the 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 were not anticipated to impact the community, and no CAMP activities were conducted during inside soil boring/monitoring well installation activities.



During installation of SB-2/MW-2 in the basement, no visually observed dust or particulates were generated during drilling activities. 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

As discussed above, multiple attempts were made to install the remaining proposed soil boring/monitoring well (SB-2/MW-2) along the sidewalk in the front of the building. The basement extends beneath a large portion of the sidewalk, and the remaining portions to install a downgradient monitoring well are inaccessible due to the positioning of scaffolding and barricades associated with the demolition and renovation at the site building and the likely presence of wall footings beneath this area.

7.0 Public Interactions/Interest

None.



Attachment - Photograph Log – January 30, 2025

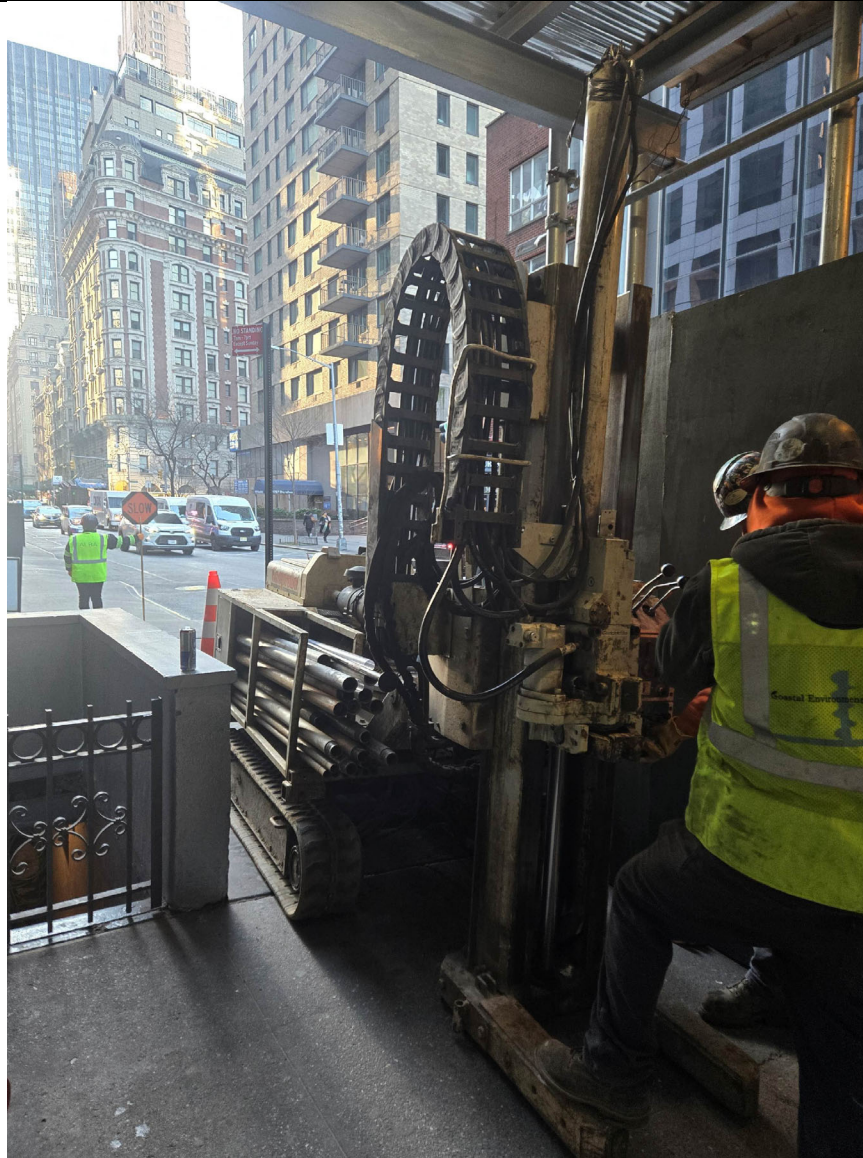



Photo 1:

Driller mobilization for proposed location (MW-2) along sidewalk.


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Attachment - Photograph Log – January 30, 2025



Photo 2:

Attempted location downgradient/sidewalk well (MW-2) which was determined to be above the basement.


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Attachment - Photograph Log – January 30, 2025



Photo 3:

Attempted drilling of downgradient area from MW-7 in SE building corner.


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Attachment - Photograph Log – January 30, 2025



Photo 4:

Final position of MW-2 in the southeast corner

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Daily Air Monitoring Weather Conditions Log

Project Name: 245 W 55th

Page: 1 of 1

Site Location: New York, NY

Date: 1 / 30 / 25

Project #: 23-0001

Field Air Crew: NM
ST

Weather Conditions

Cloud Cover: S = Sunny (Clear); PC = Partly Cloudy; H = Hazy

[illegible]

Note: * Wind Direction is the direction from which the wind is coming **from**.

Completed By: Nicole Maksymiw Date: 1/30/25

DAILY PERIMETER AIR MONITORING DATA FORM

Project Name: 245 W 55th of MANHATTAN
 Site Location: New York, NY Date: 1, 30, 25
 Project Number: 23-0001 Personnel: /

Site Activities:	<input type="checkbox"/> Excavating / Loading	<input type="checkbox"/> Decontamination	<input type="checkbox"/> Compacting
	<input type="checkbox"/> Backfilling	<input type="checkbox"/> Installing/pulling slide rail	<input checked="" type="checkbox"/> Drilling
	<input type="checkbox"/> Water Treatment	<input type="checkbox"/> No Work	
	<input type="checkbox"/>		

Time	8:15	8:30	8:45	9:00	9:15						
Hour:Minute	8:15	8:30	8:45	9:00	9:15						

	Monitoring Location	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading
PARTICULATES (mg/m³)	UW	15	15	15	16	16						
	DW	15	136	16	11	10						

	Monitoring Location	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading
VOCs (ppm)	UW	0.0										
	DW	0.004	0.021	0	0	0						

	Monitoring Location	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading
(units)												

Notes / Comments:

Drilling activities began between 8:15-8:30. Elevated reading at 8:30 due to saw cutting concrete. Water used for dust suppression.

See CHASP for Action Levels

*Drilling location abandoned by 9:15.