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**Daily Progress Report #8**  
**Remedial Investigation Activities- Groundwater Sampling Activities**  
**February 12, 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 12<sup>th</sup> 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 55<sup>th</sup> 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 February 12, 2025.

### **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 monitoring wells were surveyed and initially sampled December 4-5, 2024. Monitoring Well MW-2 was installed on January 30, 2025, in the basement of the building.

On February 12, 2025, EL initiated groundwater sampling activities. 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 newly installed MW-2 to calculate groundwater flow. Monitoring wells MW-1D, MW-3, MW-4, MW-5, MW-7 were sampled via low flow purge procedures per the NYSDEC approved RIWP. The attached Figure depicts the monitoring well locations, excluding MW-2, pending receipt of its precise survey coordinates. The remaining monitoring wells will be sampled on February 13, 2025.

**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 and hexavalent chromium
MW-3	VOCs and hexavalent chromium
MW-4	VOCs and hexavalent chromium
MW-5	VOCs and hexavalent chromium
MW-7	VOCs and hexavalent chromium

**Laboratory QA/QC Samples**

Sample Name	Analysis
Trip Blank	VOCs

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 ground water sampling activities. PID readings were collected from the headspace of each monitoring well during the synoptic rounds of water level measurements and in the breathing zone above the wells. There were no readings above the 5-ppm total VOC CAMP action level while directly screening the wells or in the breathing zone.

**5.0 Summary of Issues or Concerns**

None.

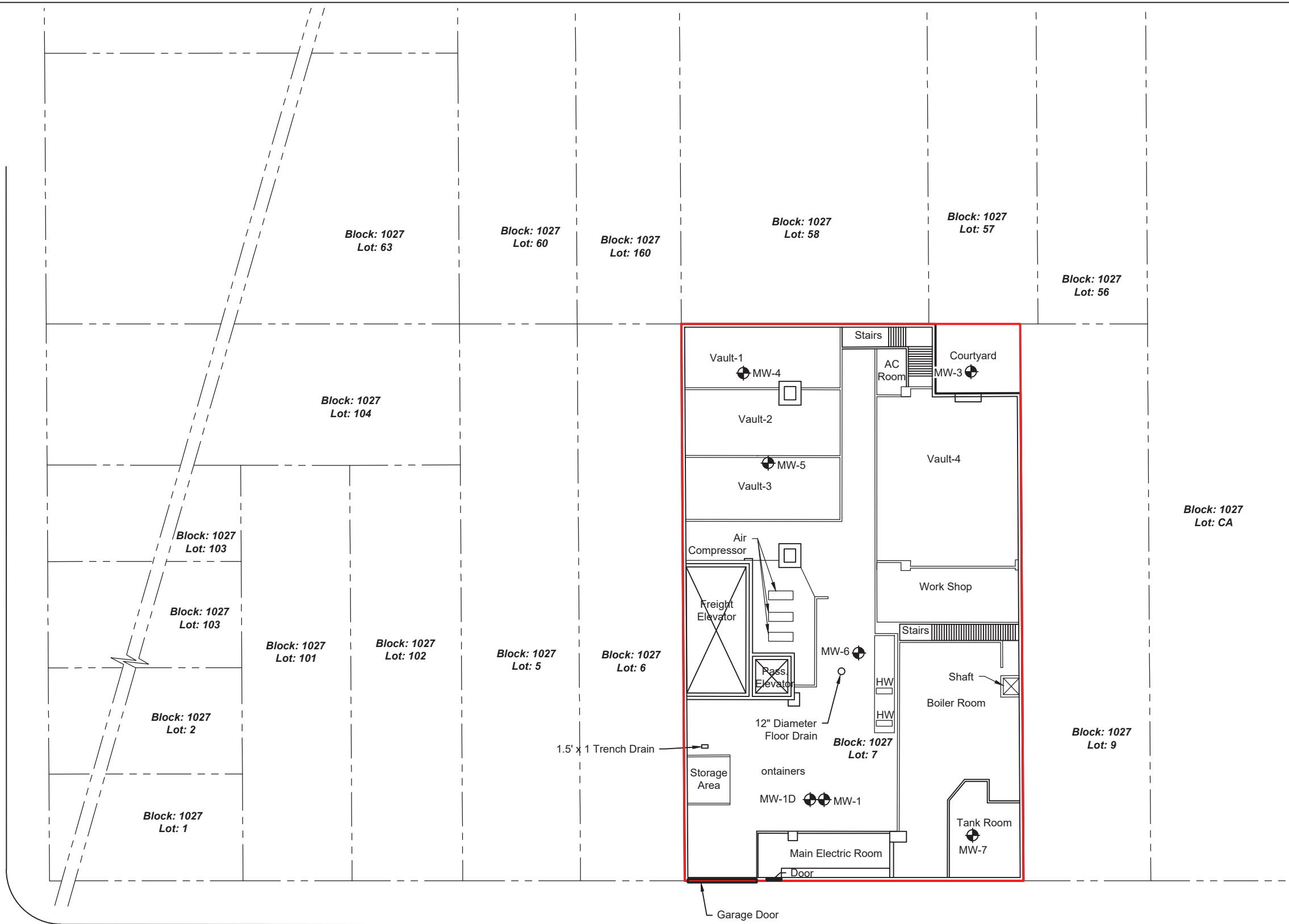
**6.0 Public Interactions/Interest**

None.

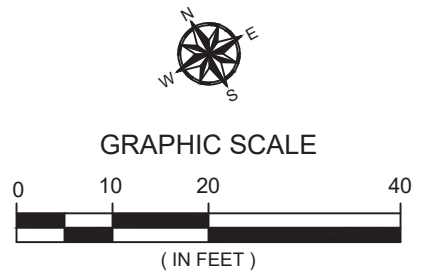


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Eighth Avenue



- LEGEND**
- APPROXIMATE SITE BOUNDARY
  - - - - - PARCEL BOUNDARY
  - MW-1 MONITORING WELL
  - MW-2 PROPOSED MONITORING WELL



W. 55 th Street

<p>15 Princess Road, Suite K Lawrenceville, NJ 08648</p>	SCALE: AS SHOWN	PROJECT #
	DATE: 1/24/25	23-0001
	DRAWN BY: PM	
	CHECKED BY: LM	
MONITORING WELL LOCATIONS 245 WEST 55TH STREET MANHATTAN, NEW YORK		FIGURE #
		1

**Daily Progress Report #9**  
**Remedial Investigation Activities- Groundwater Sampling Activities**  
**February 13, 2025**

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

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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. Monitoring well MW-2 was installed on January 30, 2025, in the basement of the building.

Groundwater sampling activities were initiated on February 12, 2025. On February 13, monitoring wells MW-1, MW-2, and MW-6 were sampled via low flow purge procedures per the NYSDEC approved RIWP. Monitoring well locations are shown on the included Figure.



### **3.0 Identification of Samples Collected During the Reporting Day**

The following groundwater samples were collected during the reporting day:

<b>Sample Name</b>	<b>Analysis</b>
MW-1	VOCs and hexavalent chromium
MW-2	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide
MW-6	VOCs and hexavalent chromium

### **Laboratory QA/QC Samples**

<b>Sample Name</b>	<b>Analysis</b>
Trip Blank	VOCs
Field Blank	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide
DUP @ MW-2	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide
MS/MSD @ MW-2	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.

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### **5.0 Summary of Issues or Concerns**

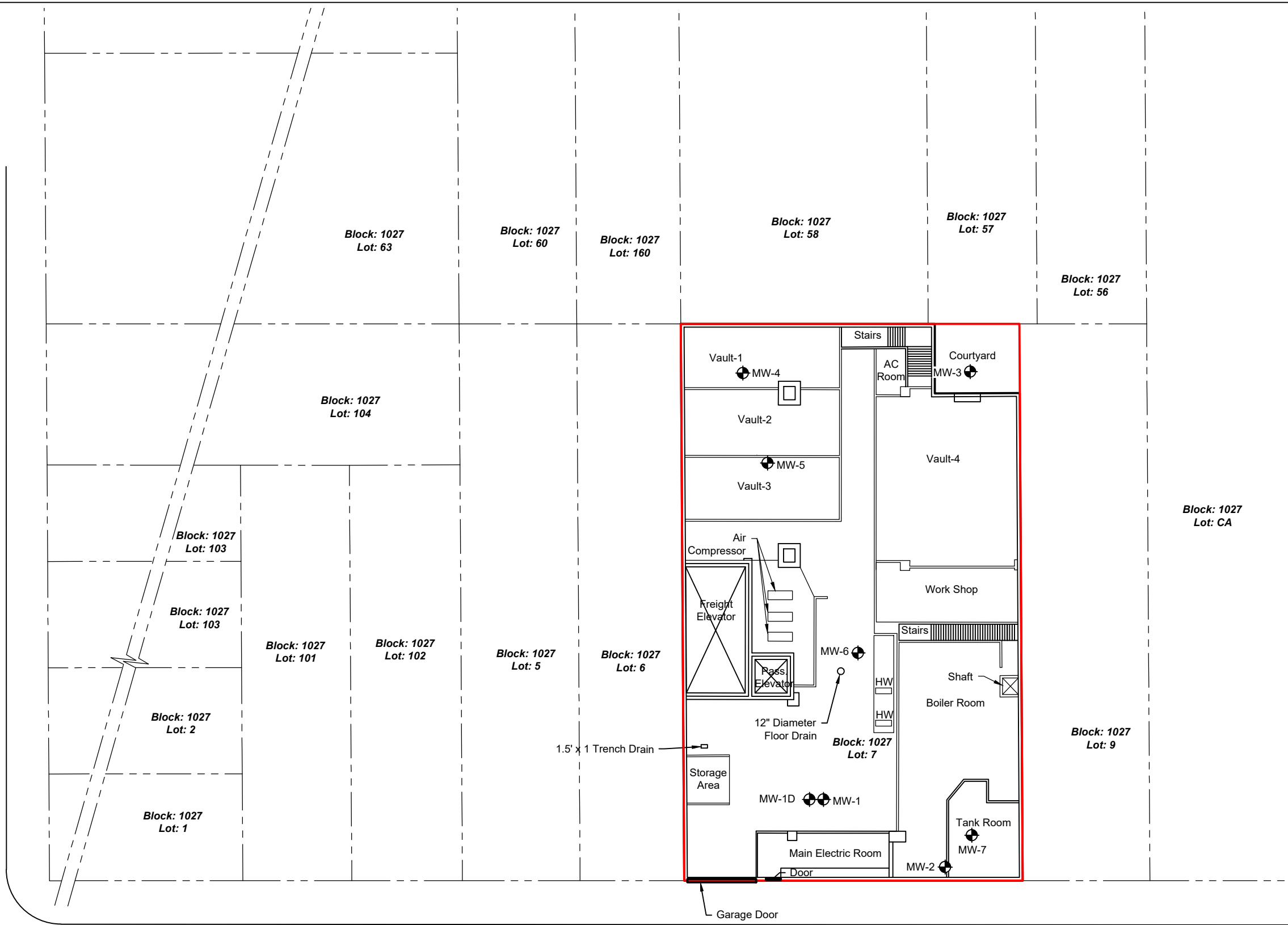
None.

### **6.0 Public Interactions/Interest**

None.

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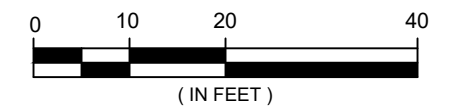
Eighth Avenue



- LEGEND**
- APPROXIMATE SITE BOUNDARY
  - - - - - PARCEL BOUNDARY
  - MW-1 MONITORING WELL



GRAPHIC SCALE




W. 55 th Street

<p style="font-size: 8px; margin-top: 5px;">15 Princess Road, Suite K Lawrenceville, NJ 08648</p>	SCALE: AS SHOWN	PROJECT # 23-0001
	DATE: 2/14/25	
DRAWN BY: PM	CHECKED BY: LM	FIGURE # 1
SITE MAP WITH MONITORING WELL LOCATIONS 245 WEST 55TH STREET MANHATTAN, NEW YORK		

## Attachment - Photograph Log – February 13, 2025



**Photo 1:**  
Monitoring Well purging activities at MW-2.

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