

Daily Progress Report #8
Remedial Investigation Activities
March 28, 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 March 28, 2025.

2.0 Update of Progress Made During the Reporting Day

MW-8 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. Soil boring/monitoring well installation activities for SB-2/MW-2 and subsequent groundwater sampling activities, were completed between January and February 2025.



During a conference call on February 28, 2025, NYSDEC requested an additional monitoring well to be installed off-site in the sidewalk beyond the southwest corner of the property boundary for completion of the remedial investigation.

On March 28, 2025, EL mobilized to the Site with a licensed driller to install SB-8/MW-8 (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. SB-8/MW-8 was installed in an off-site location in the sidewalk adjacent to the southwestern corner of the Site building. Samples from the newly installed monitoring well will be collected in approximately 2 weeks following the well installation. NYSDEC will be apprised of the sampling date.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog that documents the monitoring well installation of MW-8 along the sidewalk.

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-8 (5-5.5)	5-5.5 feet	VOCs
SB-8 (7-7.5)	7-7.5 feet	
SB-8 (9-9.5)	9-9.5 feet	
SB-8 (11-11.5)	11-11.5 feet	
SB-8 (13-13.5)	13-13.5 feet	
SB-8 (15-15.5)	15-15.5 feet	
SB-8 (17-17.5)	17-17.5 feet	
SB-8 (19-19.5)	19-19.5 feet	
SB-8 (21-21.5)	21-21.5 feet	
SB-8 (23-23.5)	23-23.5 feet	
SB-8 (4-6)	4-6 feet	1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide
SB-8 (6-8)	6-8 feet	
SB-8 (8-10)	8-10 feet	
SB-8 (10-12)	10-12 feet	
SB-8 (12-14)	12-14 feet	
SB-8 (14-16)	14-16 feet	
SB-8 (16-18)	16-18 feet	
SB-8 (18-20)	18-20 feet	
SB-8 (20-22)	20-22 feet	
SB-8 (22-24)	22-24 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-8 (23-23.5)	23-23.5 feet	VOCs
Matrix Spike/Matrix Spike Duplicate (MS/MSD) @ SB-8 (22-24)	22-24 feet	1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide
DUP @ SB-8 (19-19.5)	19-19.5 feet	VOCs
DUP @ SB-8 (18-20)	18-20 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-8/MW-8. 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 prior to the start of drilling. An elevated PM reading (751 $\mu\text{g}/\text{m}^3$) was observed during the saw cutting, and this did exceed the action level of 150 $\mu\text{g}/\text{m}^3$ above background. Water was subsequently used to suppress the concrete dust. The PM readings were below the action level after completion of the saw cutting for the remainder of the work day. There were no readings above the 5-ppm total VOC CAMP action level. CAMP activities ceased after drilling and monitoring well development activities were completed for the day.

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.




Attachment - Photograph Log – March 28, 2025



Photo 1: Drilling at SB-8/MW-8 location on the sidewalk off the southwestern corner of the building.



Photo 2: Completed monitoring well MW-8.

Site:	EL Project No.	Page No.	
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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: 3 / 28 / 2025

Project #: 23-0001

Field Air Crew: NM
MS

Weather Conditions

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

Time	Temp. (°F)	Barometric Pressure (in. Hg)	Precipitation (check one)						Humidity (%)	Wind		Cloud Cover
			None	Rain	Drizzle	Fog	Sleet	Snow		Speed	Dir.*	
1000	51	30.23	X						35	3	N	S
1100	55	30.22	X						31	7	NW	S
1200	59	30.19	X						27	3	N	S
1300	58	30.18	X						26	6	N	PC
1400	60	30.16	X						27	7	SW	PC
1500	61	30.13	X						26	3	N	PC
1600	62	30.10	X						26	8	SW	PC

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

Completed By: Matthew Schenk Date: 3/28/2025

DAILY PERIMETER AIR MONITORING DATA FORM

Project Name: 245 W 55th 1 of 3

Site Location: New York, NY Date: 3 / 28 / 2025

Project Number: 23-0001 Personnel: NM / MS

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"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time	9:30	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15
Hour:Minute											

	Monitoring Location	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading
PARTICULATES (mg/m ³)	UW	17	17	17	17	17	17	17	17	17	17	16
	DW	67	751	64	25	48	55	93	47	62	29	30
			saw cutting sidewalk									

	Monitoring Location	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading
VOCs (ppm)	UW	0.01	0.01				0				0	
	DW	0.01	0.133	0	0	0	0	0	0	0	0	0

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

Notes / Comments:

930 Reading was background
957 Saw cutting start

DAILY PERIMETER AIR MONITORING DATA FORM

Project Name: 245 W 55th 2 of 3

Site Location: New York, NY Date: 3 / 28 / 2025

Project Number: 23-0001 Personnel: NM / MS

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"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time	12:30	12:45	13:00	13:15	13:30	13:45	14:00	14:15	14:30	14:45	15:00
Hour:Minute											

	Monitoring Location	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading
PARTICULATES (mg/m ³)	UW	16	16	16	16	16	16	16	16	16	16	16
	DW	40	69	47	73	73	83	78	32	75	38	58

	Monitoring Location	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading
VOCs (ppm)	UW	0		0				0				0
	DW	0	0	0	0.001	0.002	0.003	0.002	0	0	0	0

	Monitoring Location	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading

Notes / Comments:

DAILY PERIMETER AIR MONITORING DATA FORM

Project Name: 245 W 55th 3 of 3

Site Location: New York, NY Date: 3 / 28 / 2025

Project Number: 23-0001 Personnel: NM / MS

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 type="checkbox"/> Drilling
	<input type="checkbox"/> Water Treatment	<input type="checkbox"/> No Work	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time												
Hour:Minute	<u>15:15</u>	<u>15:30</u>	<u>15:45</u>	<u>16:00</u>	----	----	----	----	----	----	----	----

	Monitoring Location	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading
PARTICULATES (mg/m ³)	<u>UW</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>							
	<u>DW</u>	<u>36</u>	<u>38</u>	<u>57</u>	<u>79</u>							

	Monitoring Location	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading	Reading
VOCs (ppm)	<u>UW</u>											
	<u>DW</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>							

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

Notes / Comments:
