Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #23
Change of Use Approval – Pile Installation Activities
May 1, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 1, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #1 were completed. Plastic sheeting and filter fabric to redirect water to the containment trench was repositioned around Pile #3. Drilling restarted on Pile #3 as the casing and boring needed to be lowered by one foot for compliance with the structural engineering requirements. Drilling of Pile #3 was completed.

Drill cuttings were collected into plastic bags to keep soils and any associated moisture contained. The plastic bags will allow for easier removal of the drill cuttings from the basement for disposal (see attached Photolog).

It is anticipated that the drilling of Pile #2 will be started on May 2, 2025.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

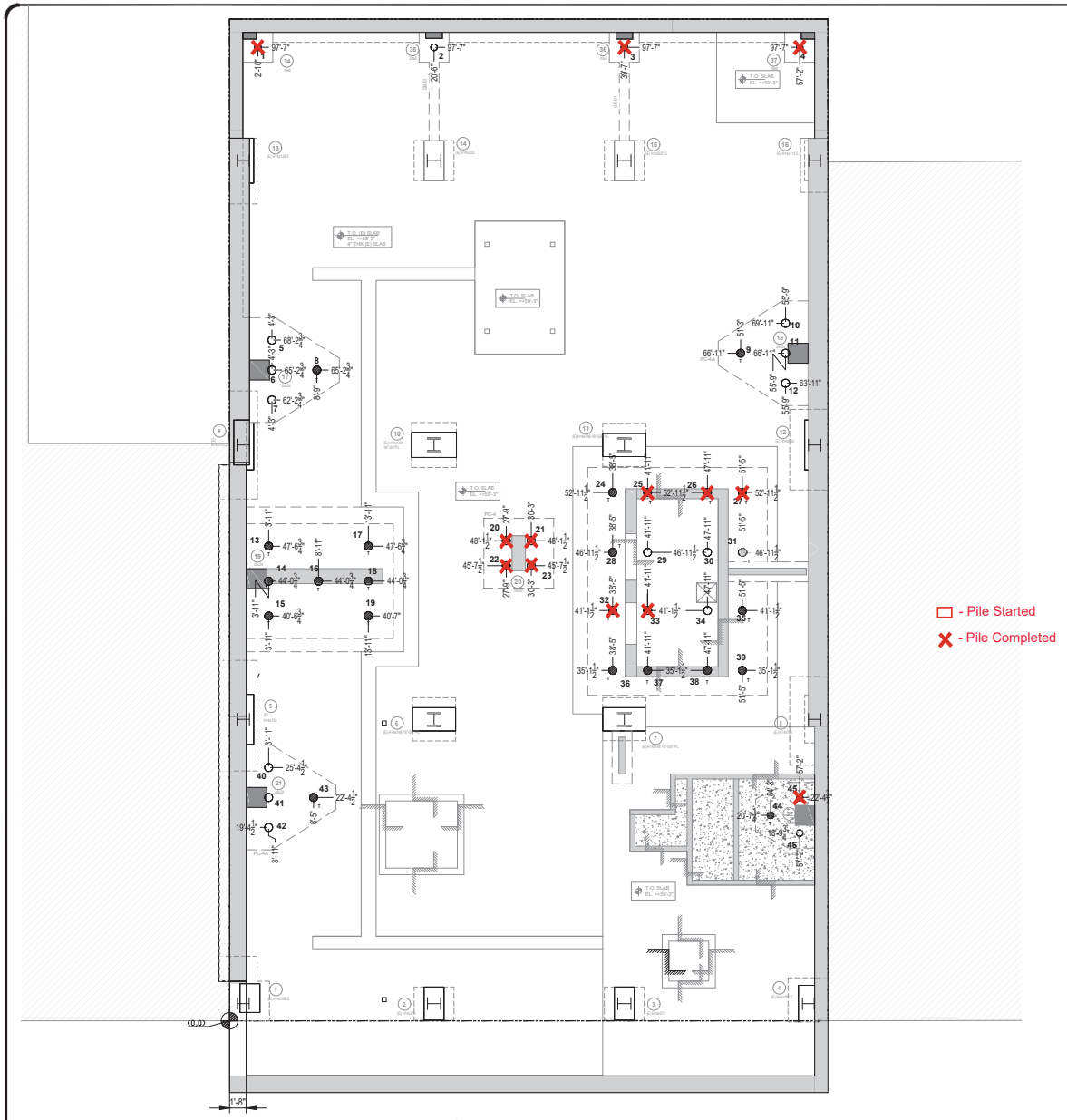
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}
- T – 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"
YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV. 02	03/26/2025	AS PER REVIEWED COMMENTS
REV. 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment – Photograph Log – May 1, 2025

Photo 1: Drilling activities at Pile #1.

Attachment – Photograph Log – May 1, 2025

Photo 2: Drilling activities at Pile #3.

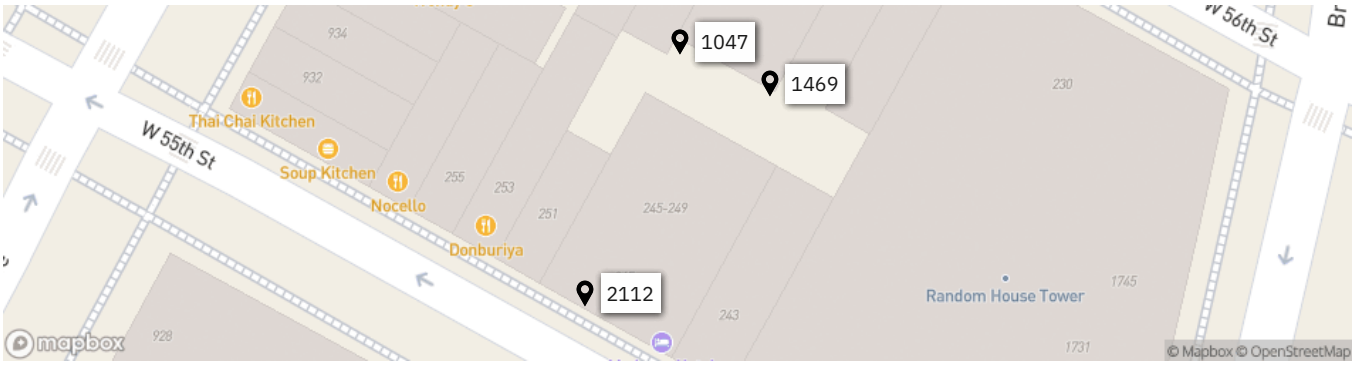
Attachment – Photograph Log – May 1, 2025

Photo 3: Bag of drill cuttings

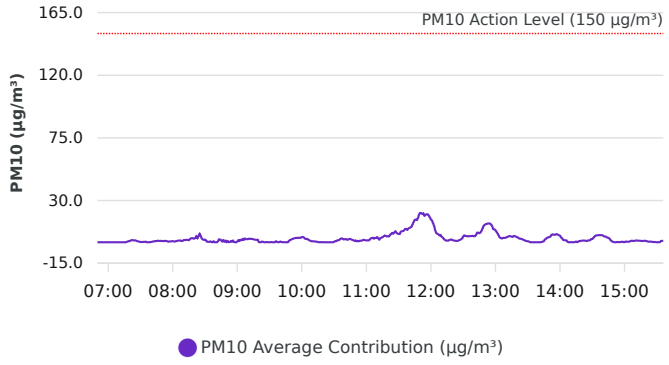
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/1/2025 06:00
		To:	5/1/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/1/2025	57.2-68	22.3-39.6	30-30.1	0.4-2.9	W

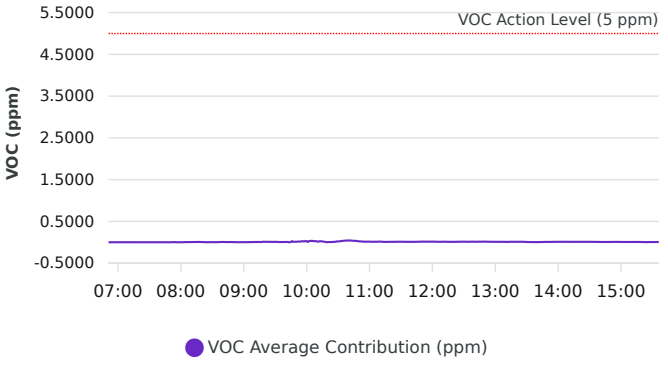
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/1/2025	0.0	07:00	0.0000	07:00
Max Contribution (15 min avg.) - 5/1/2025	16.4	12:00	0.0353	10:45



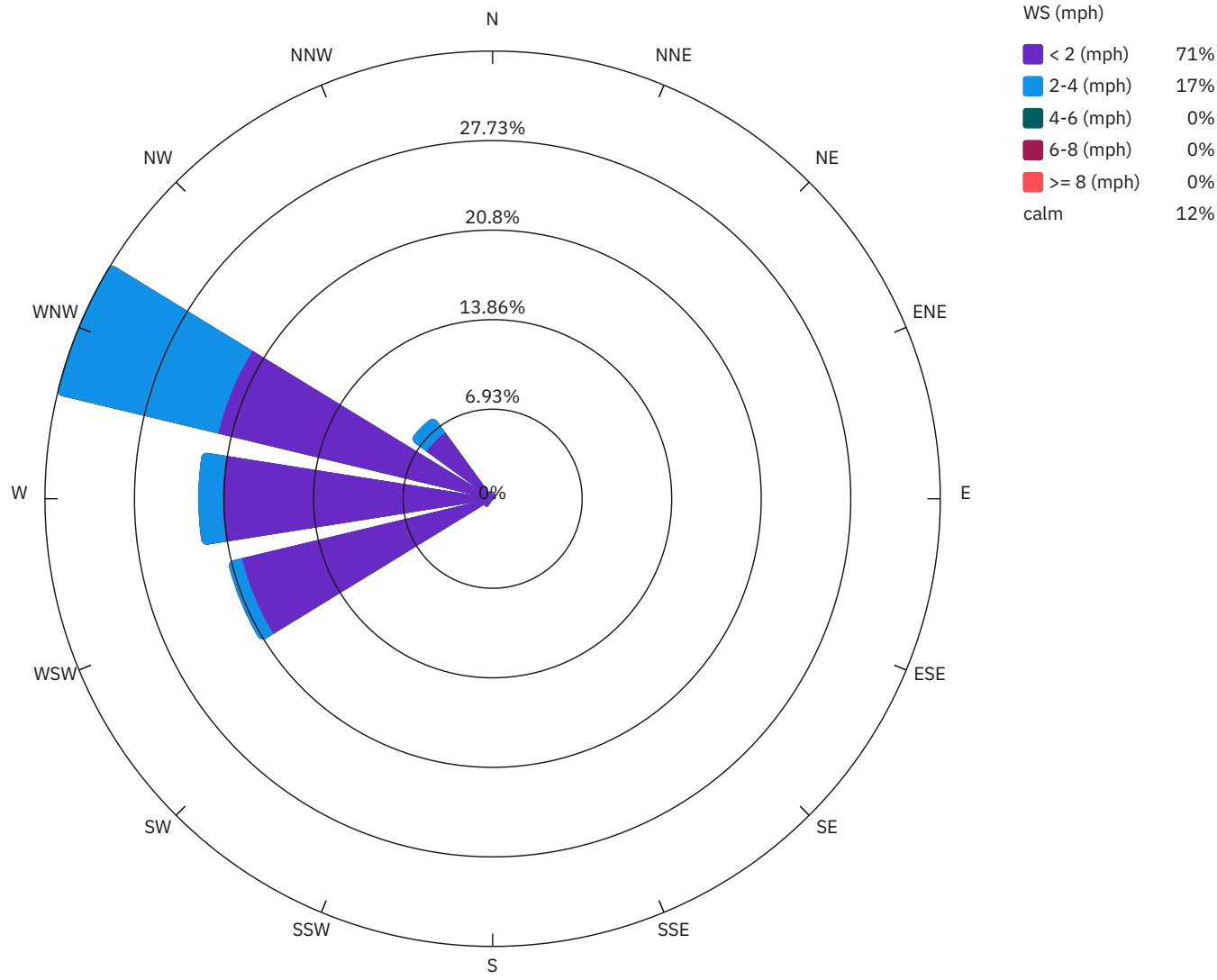
PM10 Average Contribution (µg/m³)



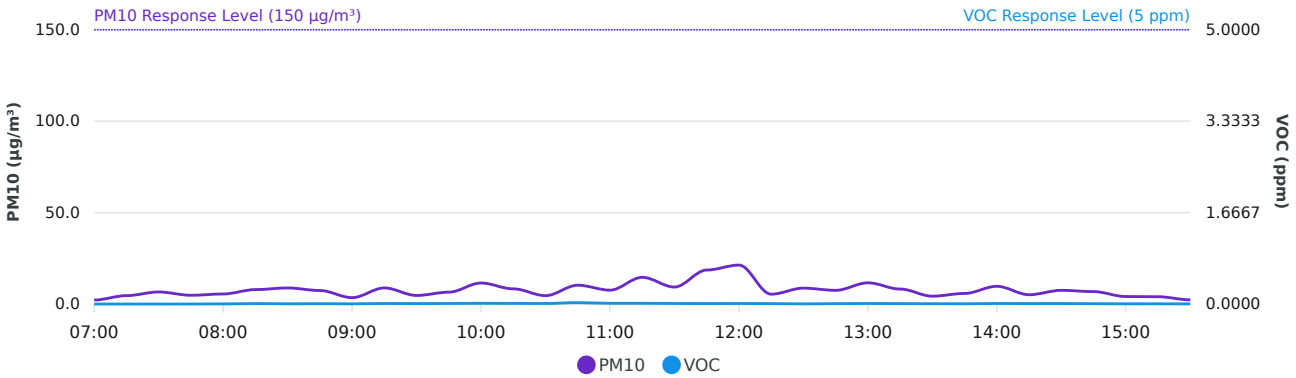
VOC Average Contribution (ppm)



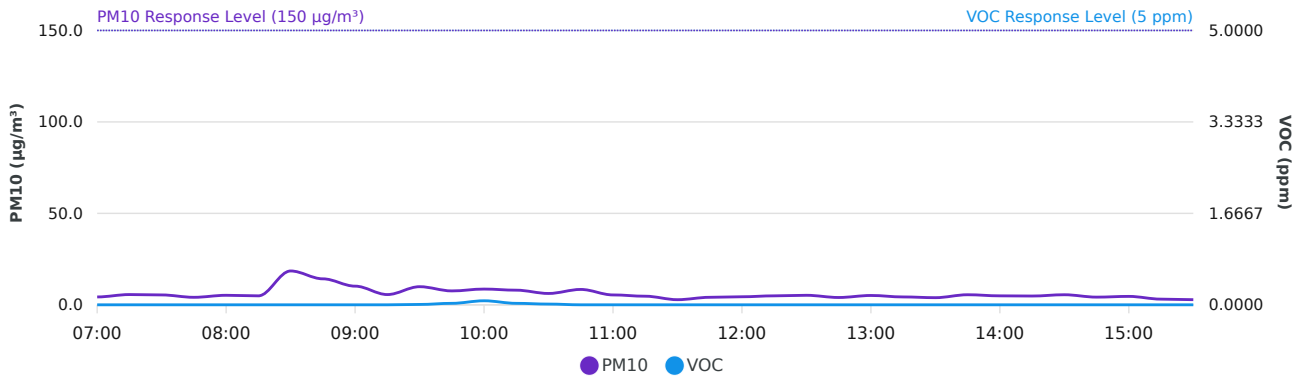
Wind rose (mph)



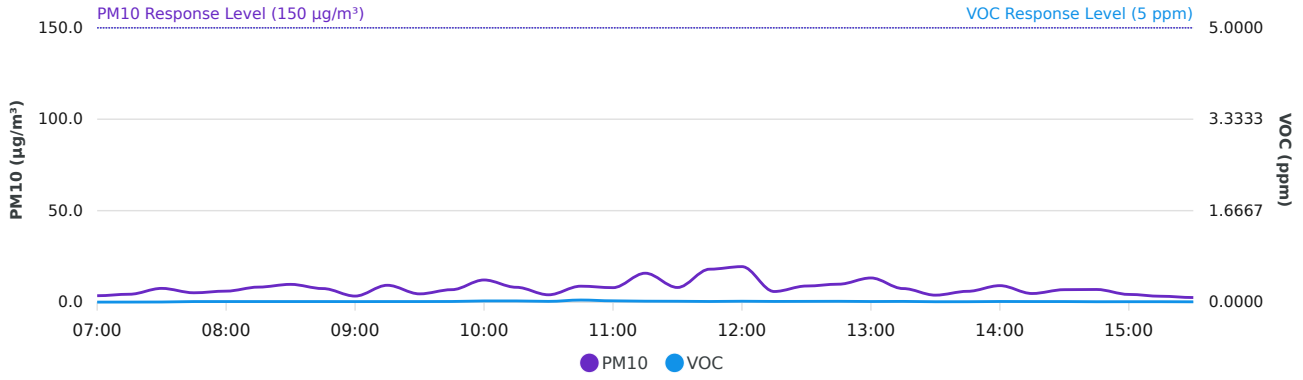
1469



2112


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
5.0000
3.3333
1.6667
0.0000
PM10 (µg/m³)
VOC (ppm)
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
PM10
VOC

1047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VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
5.0000
3.3333
1.6667
0.0000
PM10 (µg/m³)
VOC (ppm)
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/1/2025 07:00:00	4.0	3.5	0.0	0.0000	0.0000	0.0000	2.2	WNW
5/1/2025 07:15:00	5.4	4.9	0.0	0.0000	0.0007	0.0007	2.0	WNW
5/1/2025 07:30:00	7.5	7.7	0.2	0.0020	0.0000	0.0000	1.7	NW
5/1/2025 07:45:00	4.6	5.4	0.8	0.0053	0.0047	0.0000	1.7	WNW
5/1/2025 08:00:00	5.8	6.6	0.8	0.0060	0.0060	0.0000	1.6	WNW
5/1/2025 08:15:00	6.7	8.2	1.5	0.0040	0.0100	0.0060	1.4	WNW
5/1/2025 08:30:00	13.3	15.3	1.9	0.0040	0.0073	0.0033	1.4	WNW
5/1/2025 08:45:00	10.1	11.6	1.5	0.0043	0.0087	0.0043	1.8	WNW
5/1/2025 09:00:00	6.5	7.0	0.5	0.0043	0.0067	0.0023	1.9	WNW
5/1/2025 09:15:00	7.2	9.4	2.2	0.0040	0.0100	0.0060	1.2	WNW
5/1/2025 09:30:00	7.2	7.1	0.0	0.0057	0.0153	0.0097	1.6	WNW
5/1/2025 09:45:00	8.1	7.6	0.0	0.0167	0.0233	0.0067	1.4	WNW
5/1/2025 10:00:00	9.2	12.9	3.7	0.0360	0.0593	0.0233	1.2	WNW
5/1/2025 10:15:00	8.8	8.9	0.1	0.0167	0.0353	0.0187	1.1	NW
5/1/2025 10:30:00	5.1	5.4	0.3	0.0050	0.0247	0.0197	1.8	WNW
5/1/2025 10:45:00	8.2	10.6	2.4	0.0020	0.0373	0.0353	1.1	W
5/1/2025 11:00:00	6.6	7.8	1.3	0.0060	0.0200	0.0140	1.4	W
5/1/2025 11:15:00	11.5	15.1	3.6	0.0073	0.0153	0.0080	1.3	WNW
5/1/2025 11:30:00	3.5	9.5	6.0	0.0013	0.0147	0.0133	1.2	W
5/1/2025 11:45:00	4.1	20.2	16.1	0.0000	0.0113	0.0113	1.4	W
5/1/2025 12:00:00	5.6	22.0	16.4	0.0007	0.0153	0.0147	1.4	W
5/1/2025 12:15:00	5.0	6.2	1.2	0.0007	0.0113	0.0107	1.3	W
5/1/2025 12:30:00	5.2	9.3	4.1	0.0000	0.0133	0.0133	1.5	W
5/1/2025 12:45:00	4.0	10.6	6.5	0.0007	0.0140	0.0133	1.4	WSW
5/1/2025 13:00:00	5.1	13.8	8.6	0.0000	0.0107	0.0107	1.4	W
5/1/2025 13:15:00	4.6	8.6	4.0	0.0007	0.0120	0.0113	1.2	W
5/1/2025 13:30:00	3.9	4.6	0.7	0.0000	0.0067	0.0067	1.4	WSW
5/1/2025 13:45:00	5.6	6.3	0.8	0.0013	0.0073	0.0060	1.2	W
5/1/2025 14:00:00	5.5	10.2	4.7	0.0007	0.0113	0.0107	1.5	W
5/1/2025 14:15:00	4.8	5.3	0.5	0.0000	0.0100	0.0100	1.5	WSW
5/1/2025 14:30:00	5.5	7.8	2.3	0.0000	0.0100	0.0100	1.4	W
5/1/2025 14:45:00	4.2	7.4	3.2	0.0000	0.0067	0.0067	1.5	W

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/1/2025 15:00:00	4.6	4.7	0.1	0.0000	0.0073	0.0073	1.7	WSW
5/1/2025 15:15:00	3.1	4.1	1.0	0.0000	0.0073	0.0073	1.8	WSW
5/1/2025 15:30:00	2.8	2.8	0.0	0.0000	0.0053	0.0053	1.7	WSW

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/01/2025 07:00	2.2	0.0000	4.3	0.0000	3.5	0.0000	WNW	2.2	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/01/2025 07:15	4.6	0.0000	5.6	0.0000	4.3	0.0007	WNW	2.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 07:30	6.6	0.0000	5.4	0.0000	7.5	0.0020	NW	1.7	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/01/2025 07:45	4.8	0.0007	4.1	0.0000	5.1	0.0100	WNW	1.7	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/01/2025 08:00	5.5	0.0027	5.2	0.0000	6.0	0.0100	WNW	1.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/01/2025 08:15	7.9	0.0087	4.9	0.0000	8.2	0.0100	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 08:30	8.8	0.0047	18.5	0.0000	9.7	0.0100	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 08:45	7.4	0.0067	14.2	0.0000	7.4	0.0100	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 09:00	3.5	0.0040	10.2	0.0000	3.3	0.0093	WNW	1.9	1047 (PM10; VOC); 2112 (PM10; VOC)	1469 (PM10; VOC)
05/01/2025 09:15	8.8	0.0100	5.6	0.0000	9.2	0.0100	WNW	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 09:30	4.7	0.0087	9.9	0.0067	4.5	0.0100	WNW	1.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/01/2025 09:45	6.5	0.0100	7.6	0.0267	6.8	0.0113	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 10:00	11.5	0.0133	8.6	0.0733	12.1	0.0213	WNW	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 10:15	8.3	0.0113	8.0	0.0267	8.1	0.0213	NW	1.1	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/01/2025 10:30	4.6	0.0100	6.2	0.0133	4.0	0.0133	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 10:45	10.3	0.0260	8.4	0.0000	8.7	0.0380	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 11:00	7.6	0.0133	5.4	0.0000	7.9	0.0233	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 11:15	14.6	0.0133	4.7	0.0000	15.8	0.0167	WNW	1.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/01/2025 11:30	9.3	0.0100	2.8	0.0000	8.0	0.0153	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 11:45	18.6	0.0093	4.1	0.0000	18.0	0.0113	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 12:00	21.3	0.0100	4.4	0.0000	19.4	0.0160	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 12:15	5.4	0.0080	4.9	0.0000	5.8	0.0120	W	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 12:30	8.7	0.0033	5.2	0.0000	8.8	0.0133	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 12:45	7.5	0.0073	4.0	0.0000	9.8	0.0147	WSW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 13:00	11.6	0.0100	5.1	0.0000	13.2	0.0107	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 13:15	8.2	0.0080	4.3	0.0000	7.4	0.0127	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 13:30	4.3	0.0060	3.9	0.0000	3.8	0.0067	WSW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 13:45	5.8	0.0053	5.5	0.0000	5.9	0.0073	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 14:00	9.7	0.0100	4.9	0.0000	9.0	0.0113	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 14:15	5.1	0.0087	4.8	0.0000	4.7	0.0100	WSW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 14:30	7.5	0.0093	5.5	0.0000	6.8	0.0100	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/01/2025 14:45	6.8	0.0067	4.2	0.0000	6.9	0.0067	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 15:00	4.1	0.0040	4.6	0.0000	4.2	0.0073	WSW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 15:15	4.0	0.0047	3.1	0.0000	3.2	0.0073	WSW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/01/2025 15:30	2.3	0.0027	2.8	0.0000	2.5	0.0053	WSW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

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Block 1027, Lot 7
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Brownfield Cleanup Program Site #:C231157

1.0 Introduction

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This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 2, 2025.

2.0 Update of Progress Made During the Reporting Day

Due to rock collapse at the bottom of previously drilled Pile #1, the drill rig was repositioned at this location. Pile #1 was extended further into competent bedrock and completed.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

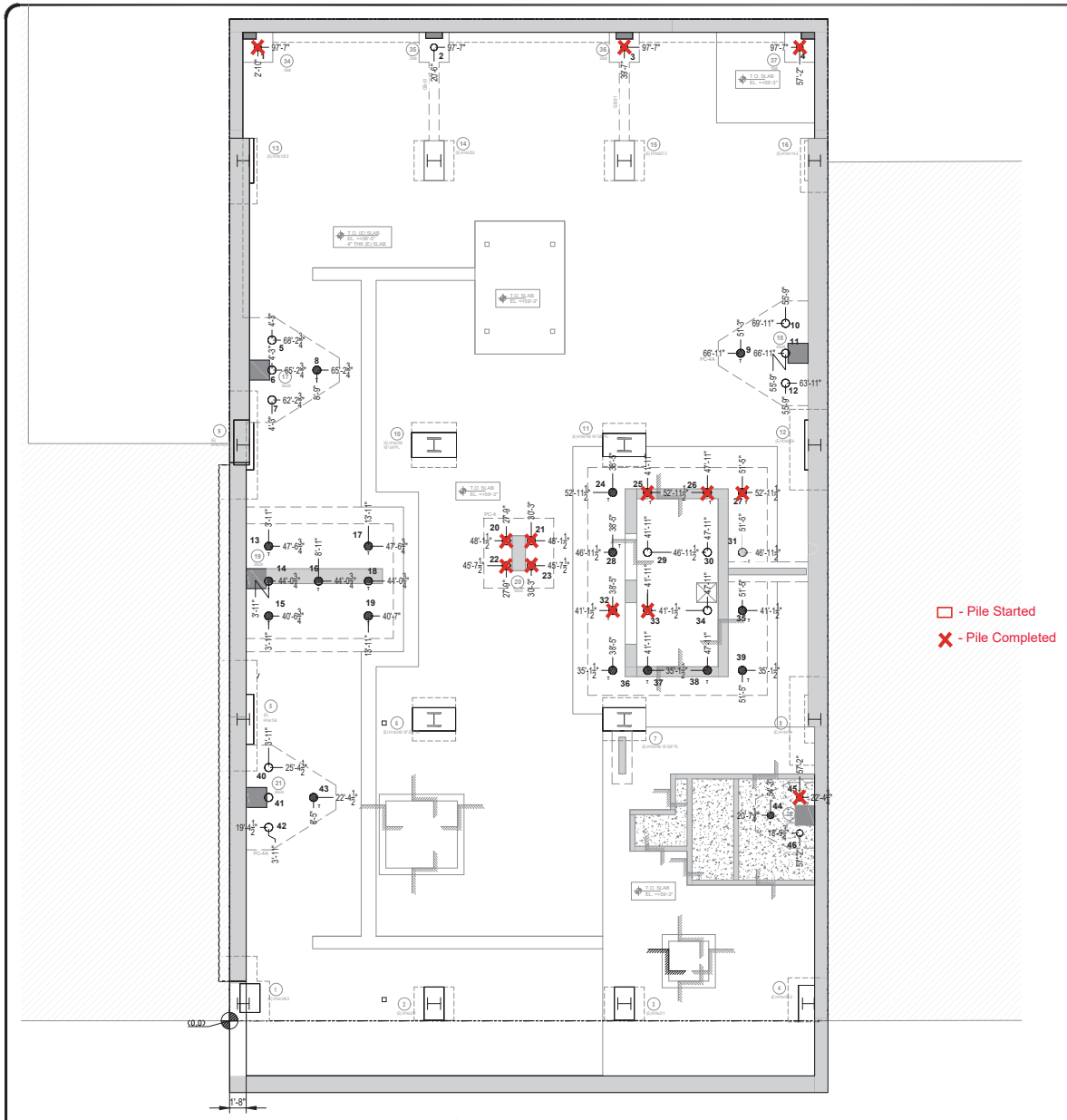
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
- -190 TON COMPRESSION
- -150 TON TENSION
- -{COUNT=16}

XX'-XX"
YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV. 02	03/26/2025	AS PER REVIEWED COMMENTS
REV. 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment – Photograph Log – May 2, 2025

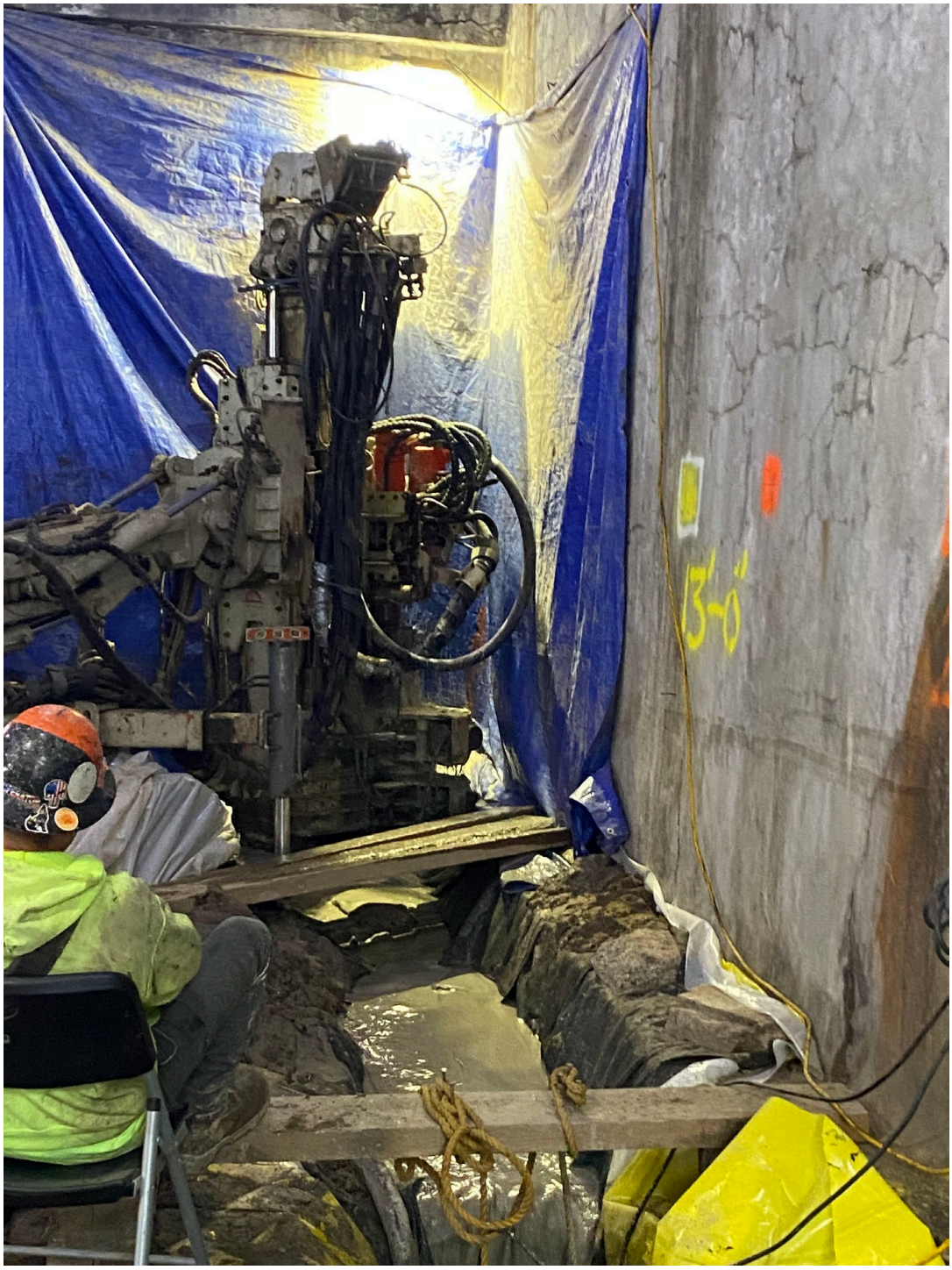


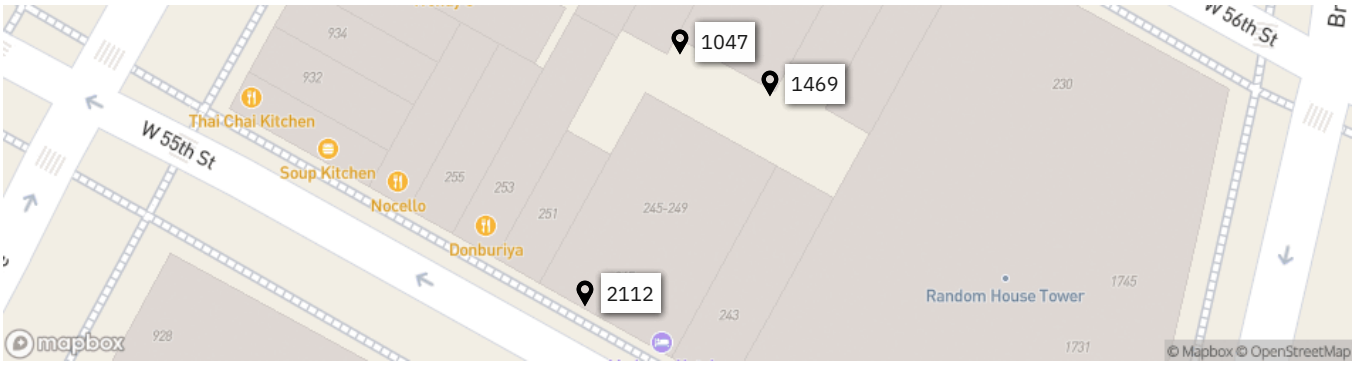
Photo 1: Drilling activities at Pile #1.

Site:	EL Project No.	Page No.	Environmental LOGIC
245 West 55th Street Manhattan, NY	23-0001	1 of 1	

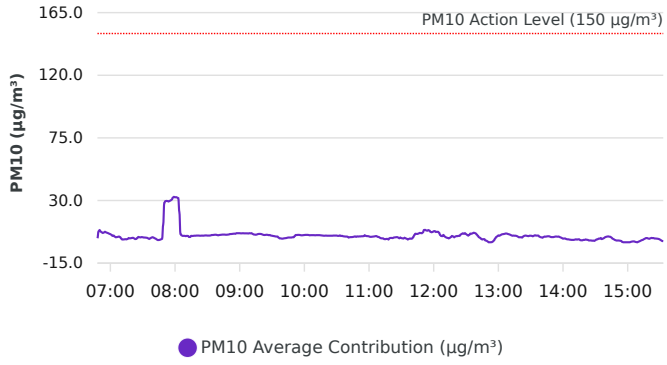
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/2/2025 06:00
		To:	5/2/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/2/2025	61.5-80.6	46.1-80.8	29.7-29.8	0.2-2.8	NE

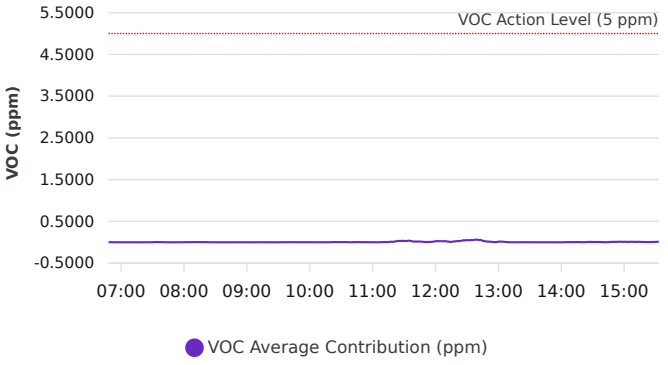
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/2/2025	0.0	15:00	0.0000	07:00
Max Contribution (15 min avg.) - 5/2/2025	32.3	08:00	0.0500	12:30



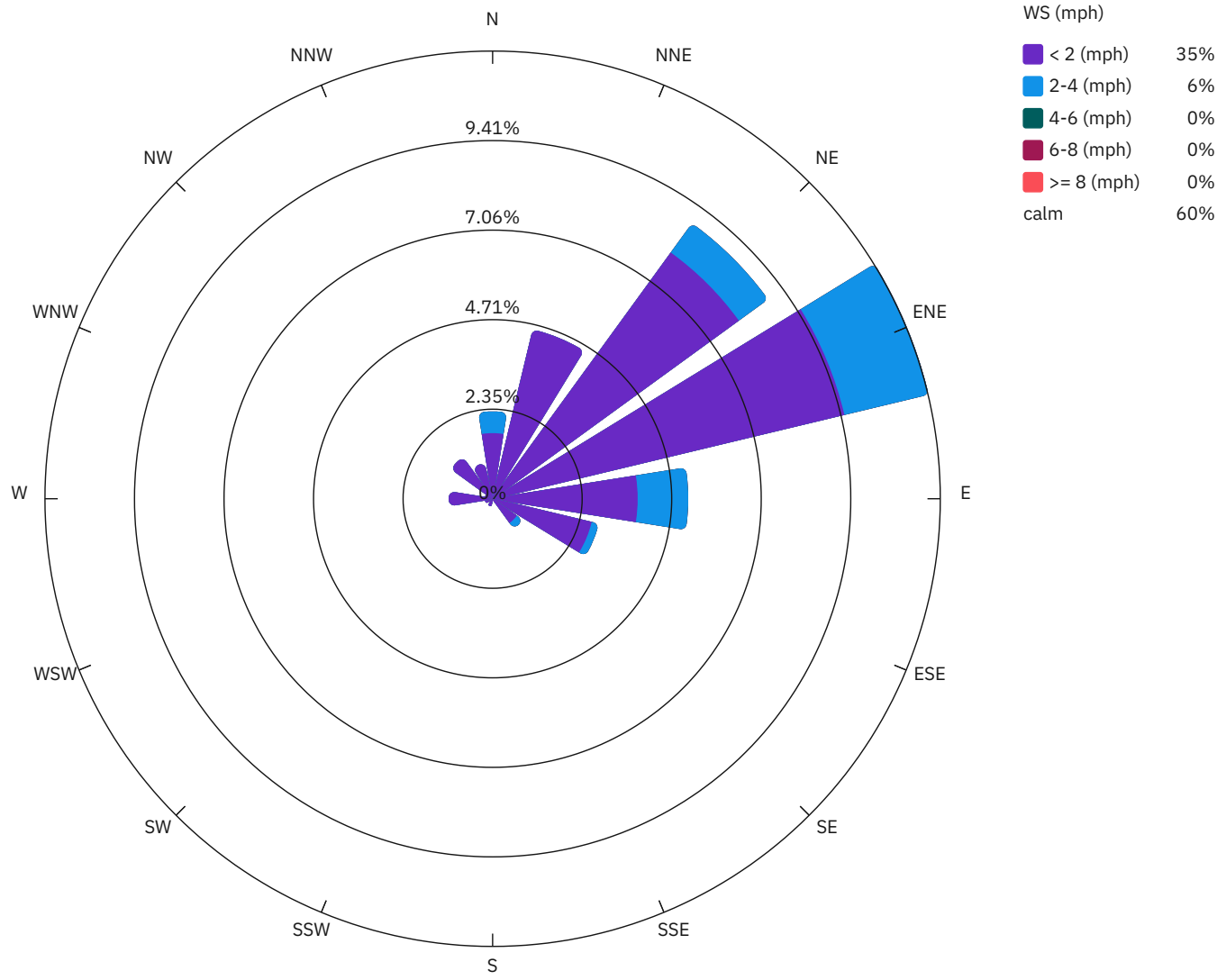
PM10 Average Contribution (µg/m³)



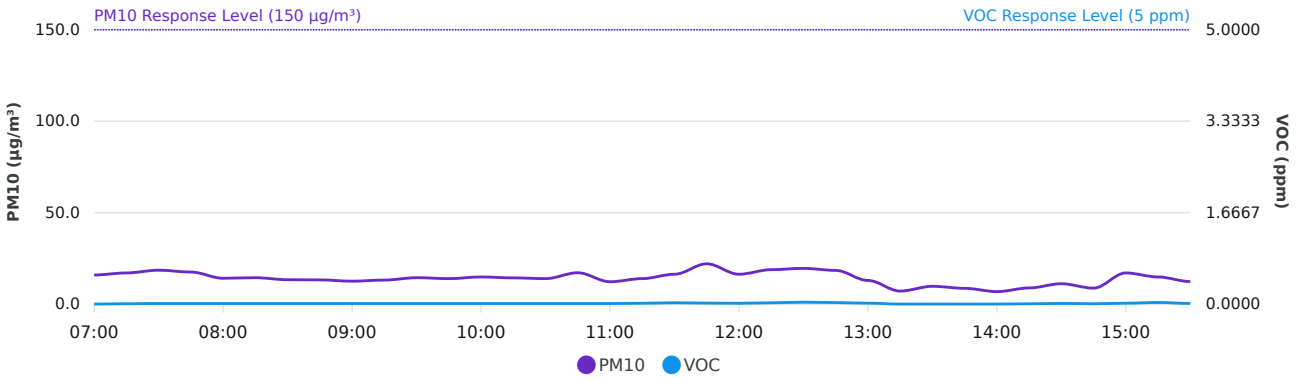
VOC Average Contribution (ppm)



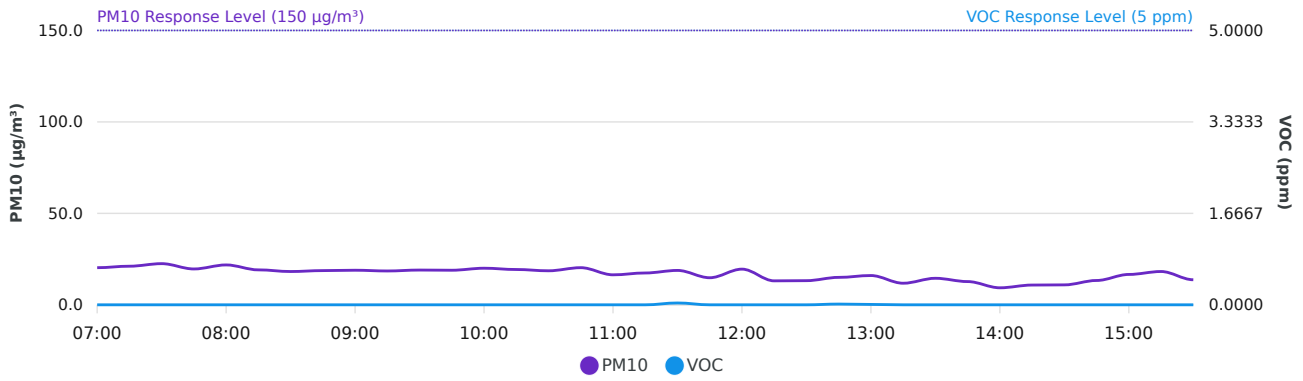
Wind rose (mph)



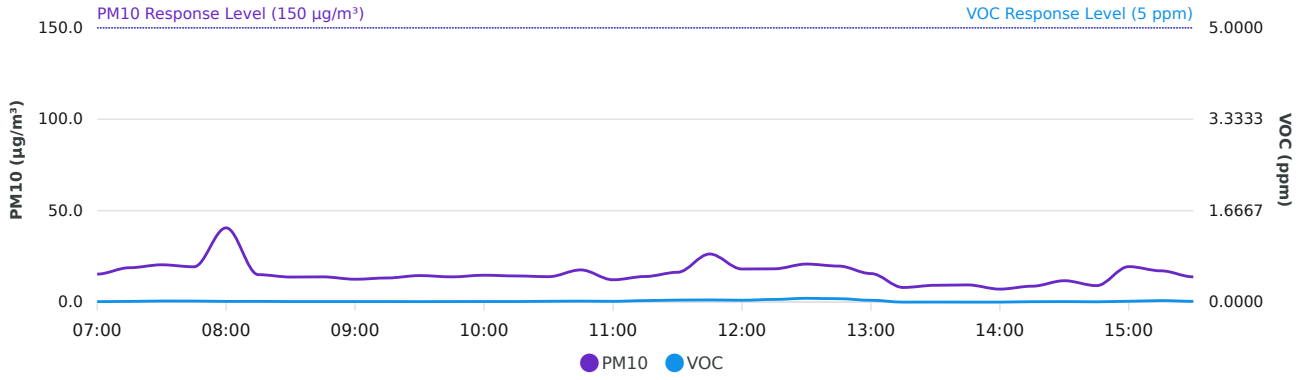
1469



2112


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
5.0000
3.3333
1.6667
0.0000
PM10 (µg/m³)
VOC (ppm)
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
PM10
VOC

1047


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
5.0000
3.3333
1.6667
0.0000
PM10 (µg/m³)
VOC (ppm)
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/2/2025 07:00:00	15.0	20.8	5.8	0.0069	0.0015	0.0000	0.5	N
5/2/2025 07:15:00	18.8	21.0	2.1	0.0087	0.0080	0.0000	0.4	N
5/2/2025 07:30:00	19.3	23.0	3.6	0.0140	0.0160	0.0020	0.4	NE
5/2/2025 07:45:00	18.8	20.4	1.6	0.0167	0.0127	0.0000	0.5	N
5/2/2025 08:00:00	14.2	46.4	32.3	0.0100	0.0120	0.0020	0.4	NNE
5/2/2025 08:15:00	14.5	19.1	4.6	0.0100	0.0133	0.0033	0.6	NE
5/2/2025 08:30:00	13.3	18.2	4.8	0.0100	0.0100	0.0000	0.8	NNE
5/2/2025 08:45:00	13.2	18.7	5.5	0.0100	0.0100	0.0000	0.8	ENE
5/2/2025 09:00:00	12.5	18.9	6.5	0.0100	0.0100	0.0000	0.9	ENE
5/2/2025 09:15:00	13.1	18.5	5.4	0.0100	0.0100	0.0000	1.1	NE
5/2/2025 09:30:00	14.3	19.0	4.7	0.0093	0.0093	0.0000	0.8	NNE
5/2/2025 09:45:00	14.7	18.1	3.4	0.0087	0.0100	0.0013	0.6	NE
5/2/2025 10:00:00	14.8	20.0	5.2	0.0100	0.0107	0.0007	1.0	NE
5/2/2025 10:15:00	14.3	19.3	5.0	0.0100	0.0100	0.0000	0.9	NE
5/2/2025 10:30:00	13.8	18.6	4.8	0.0113	0.0140	0.0027	0.8	NE
5/2/2025 10:45:00	17.3	21.1	3.8	0.0113	0.0160	0.0047	1.0	NNE
5/2/2025 11:00:00	12.2	16.4	4.2	0.0127	0.0113	0.0000	1.1	NNE
5/2/2025 11:15:00	14.5	16.8	2.2	0.0160	0.0220	0.0060	0.5	NE
5/2/2025 11:30:00	16.2	19.3	3.0	0.0207	0.0533	0.0327	0.1	N
5/2/2025 11:45:00	20.2	26.2	6.0	0.0167	0.0333	0.0167	0.3	NW
5/2/2025 12:00:00	14.5	22.5	7.9	0.0087	0.0313	0.0227	0.3	N
5/2/2025 12:15:00	16.4	19.6	3.2	0.0267	0.0367	0.0100	0.4	NW
5/2/2025 12:30:00	14.6	20.5	5.9	0.0140	0.0640	0.0500	0.4	W
5/2/2025 12:45:00	17.3	19.3	2.0	0.0227	0.0587	0.0360	0.3	W
5/2/2025 13:00:00	12.7	17.6	4.9	0.0173	0.0313	0.0140	0.6	NE
5/2/2025 13:15:00	7.2	11.9	4.7	0.0000	0.0000	0.0000	1.5	ENE
5/2/2025 13:30:00	9.8	14.5	4.7	0.0000	0.0007	0.0007	1.8	ENE
5/2/2025 13:45:00	8.6	12.8	4.2	0.0000	0.0000	0.0000	1.8	ENE
5/2/2025 14:00:00	6.8	9.4	2.6	0.0000	0.0000	0.0000	1.3	NE
5/2/2025 14:15:00	8.8	10.9	2.1	0.0020	0.0067	0.0047	0.5	E
5/2/2025 14:30:00	10.7	12.1	1.4	0.0047	0.0107	0.0060	0.1	S
5/2/2025 14:45:00	9.4	12.6	3.3	0.0020	0.0067	0.0047	0.5	NNE

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/2/2025 15:00:00	18.9	18.5	0.0	0.0067	0.0173	0.0107	0.3	W
5/2/2025 15:15:00	16.0	18.2	2.2	0.0207	0.0300	0.0093	0.7	ESE
5/2/2025 15:30:00	12.6	14.5	1.9	0.0040	0.0133	0.0093	0.2	W

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/02/2025 07:00	15.9	0.0000	20.3	0.0000	15.3	0.0085	N	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 07:15	17.0	0.0053	21.1	0.0000	18.8	0.0127	N	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 07:30	18.5	0.0100	22.5	0.0000	20.4	0.0200	NE	0.4	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 07:45	17.5	0.0100	19.6	0.0000	19.3	0.0193	N	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 08:00	14.1	0.0100	21.8	0.0000	40.6	0.0127	NNE	0.4	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 08:15	14.4	0.0100	19.1	0.0000	15.0	0.0133	NE	0.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 08:30	13.3	0.0100	18.2	0.0000	13.7	0.0100	NNE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 08:45	13.2	0.0100	18.7	0.0000	13.8	0.0100	ENE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 09:00	12.5	0.0100	18.9	0.0000	12.5	0.0100	ENE	0.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 09:15	13.1	0.0100	18.5	0.0000	13.2	0.0100	NE	1.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 09:30	14.4	0.0100	19.0	0.0000	14.5	0.0087	NNE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 09:45	13.9	0.0100	18.9	0.0000	13.8	0.0100	NE	0.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 10:00	14.8	0.0100	20.0	0.0000	14.7	0.0107	NE	1.0	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 10:15	14.3	0.0100	19.3	0.0000	14.3	0.0100	NE	0.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 10:30	13.9	0.0100	18.6	0.0000	13.9	0.0153	NE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 10:45	17.1	0.0100	20.3	0.0000	17.6	0.0180	NNE	1.0	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 11:00	12.2	0.0100	16.4	0.0000	12.2	0.0140	NNE	1.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 11:15	13.9	0.0140	17.4	0.0000	14.0	0.0273	NE	0.5	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 11:30	16.3	0.0240	18.8	0.0333	16.3	0.0367	N	0.1	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 11:45	22.0	0.0173	14.8	0.0000	26.3	0.0400	NW	0.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 12:00	16.3	0.0140	19.5	0.0000	18.1	0.0340	N	0.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 12:15	18.8	0.0233	13.1	0.0000	18.2	0.0487	NW	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 12:30	19.5	0.0340	13.2	0.0000	20.8	0.0693	W	0.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/02/2025 12:45	18.4	0.0273	15.0	0.0133	19.7	0.0620	W	0.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/02/2025 13:00	12.9	0.0153	16.0	0.0067	15.6	0.0333	NE	0.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 13:15	7.1	0.0000	11.8	0.0000	8.0	0.0000	ENE	1.5	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 13:30	9.7	0.0000	14.5	0.0000	9.2	0.0007	ENE	1.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 13:45	8.6	0.0000	12.7	0.0000	9.4	0.0000	ENE	1.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 14:00	6.8	0.0000	9.3	0.0000	7.1	0.0000	NE	1.3	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 14:15	8.8	0.0047	10.8	0.0000	8.7	0.0073	E	0.5	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 14:30	11.1	0.0120	10.9	0.0000	11.7	0.0093	S	0.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/02/2025 14:45	8.7	0.0053	13.3	0.0000	9.0	0.0053	NNE	0.5	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 15:00	17.0	0.0153	16.6	0.0000	19.4	0.0153	W	0.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/02/2025 15:15	14.8	0.0287	18.2	0.0000	17.1	0.0280	ESE	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/02/2025 15:30	12.3	0.0107	13.7	0.0000	13.8	0.0140	W	0.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #25
Change of Use Approval – Pile Installation Activities
May 5, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 5, 2025.

2.0 Update of Progress Made During the Reporting Day

No drilling was conducted on May 5, 2025.

Drill cuttings from the prior day were collected into a plastic bag to keep soils and any associated moisture contained.

Water accumulated in the holding tank was removed via vacuum tank truck for disposal at Clean Water of New York in Staten Island. A copy of the bill of lading is attached.

Plastic sheeting and filter fabric to redirect water to the containment trench was repositioned around Pile #2. It is anticipated that the drilling activities for Pile #2 will begin on May 6, 2025.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.

- Pile Started
- Pile Completed

NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/F0-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - 108 TON COMPRESSION
  - 190 TON COMPRESSION
  - {COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - 190 TON COMPRESSION
  - 150 TON TENSION
  - {COUNT=16}

XX'-XX"
YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV. 02	03/26/2025	AS PER REVIEWED COMMENTS
REV. 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment – Photograph Log – May 5, 2025

Photo 1: Drill rig set up at Pile #2.

Attachment – Photograph Log – May 5, 2025

Photo 2: Bagged Drill cuttings

BILL OF LADING

Document No. 48683

2. Page 1

Information in the shaded areas is not required by Federal law.

3. Customer's Name and Mailing Address

STRUCTURE TECH
FLOOR 10 SEVENTH AVE
NEW YORK NY 10018

4. Phone ( )

A. Document Number

B. State ID

5. Transporter 1 Company Name

6. US EPA ID Number

C. State Transporter's ID

D. Transporter's Phone

7. Transporter 2 Company Name

MCVAC ENVIRONMENTAL SERVICES

8. US EPA ID Number

CTR000005058

E. State Transporter's ID

203 498 1427

F. Transporter's Phone

9. Designated Facility Name and Site Address

CLEAN WATER OF NEW YORK INC
3239 RICHMOND ATERRACE
STATEN ISLAND NY 10303-0312

10. US EPA ID Number

G. State Facility's ID

H. Facility's Phone

718 981 4601

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	HM	12. Containers No.	Type	Total Quantity	Unit Wt/Vol	I. Waste No.
a. NON DOT /NON RCRA REGULATED MATERIAL		001		5710	G	
b.						
c.						
d.						

J. Additional Descriptions for Materials Listed Above

245 W 55TH ST.
NEW YORK, NY. 10019

K. Handling Codes for Wastes Listed Above

15. Special Handling Instructions and Additional Information

16. CUSTOMER CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.
If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

CUSTOMER

Printed/Typed Name	Signature	Date (Month / Day / Year)
DAVID García		

TRANSPORTER

17. Transporter 1 Acknowledgement of receipt of Materials

Printed/Typed Name	Signature	Date (Month / Day / Year)
Jimmy Williams		5 / 5 / 25

18. Transporter 2 Acknowledgement of receipt of Materials

Printed/Typed Name	Signature	Date (Month / Day / Year)

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.

Printed/Typed Name	Signature	Date (Month / Day / Year)

FORM# EPA-BL 479987

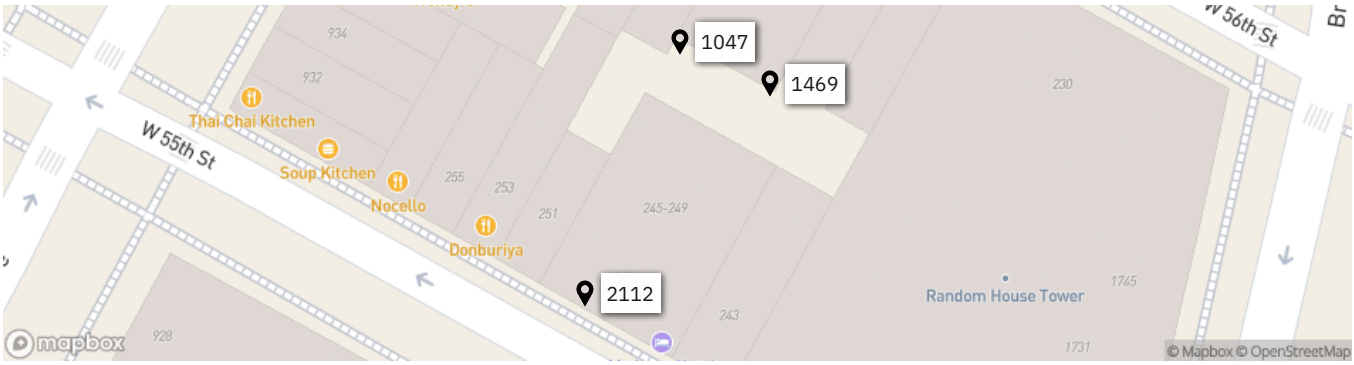
FORMEX, INC. (717) 737-3430

CUSTOMER COPY

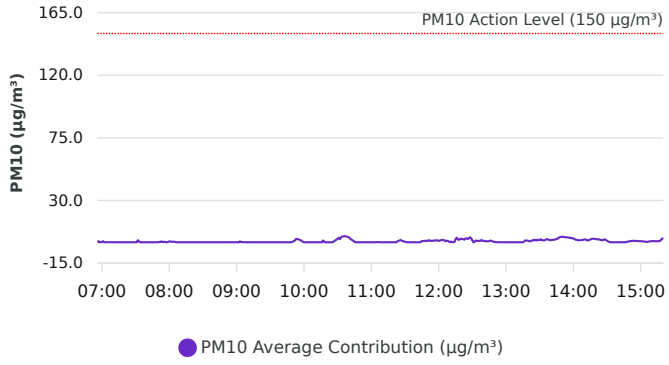
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/5/2025 06:00
		To:	5/5/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/5/2025	60.4-62.1	86.1-93.9	30-30	0.7-2.9	WNW

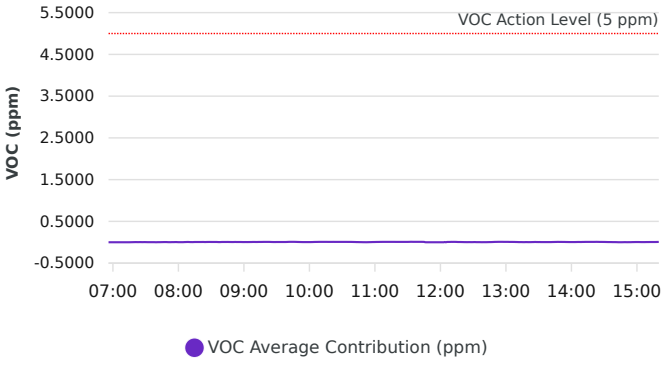
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/5/2025	0.0	07:15	0.0000	07:00
Max Contribution (15 min avg.) - 5/5/2025	2.8	14:00	0.0100	09:45



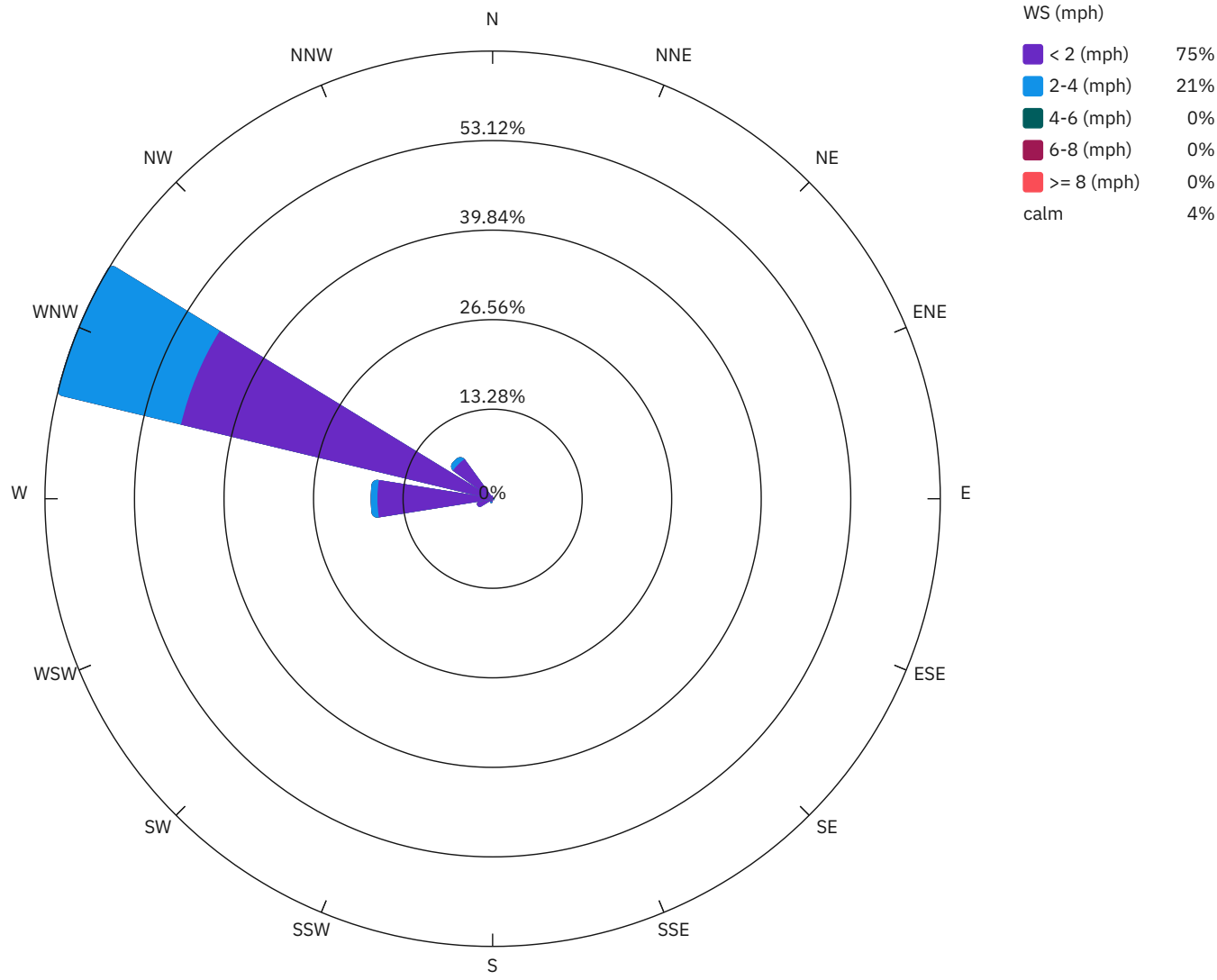
PM10 Average Contribution (µg/m³)



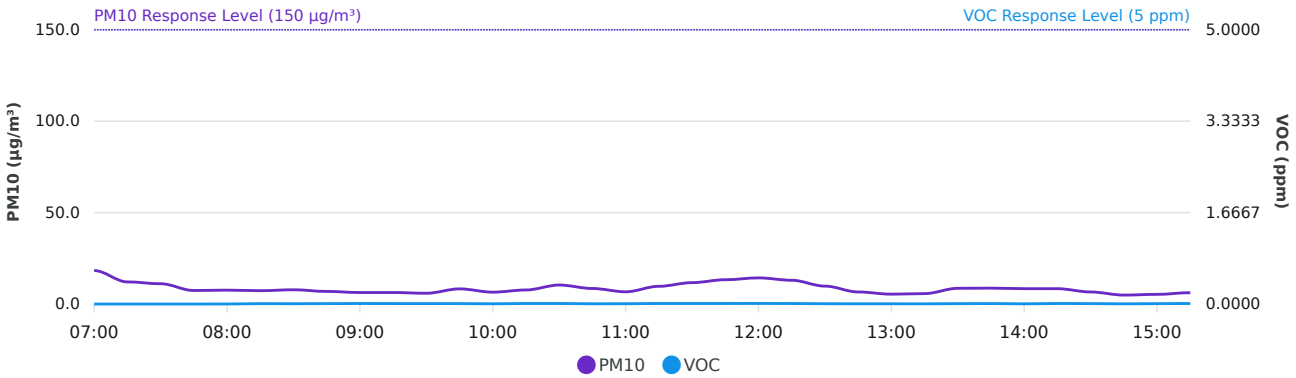
VOC Average Contribution (ppm)



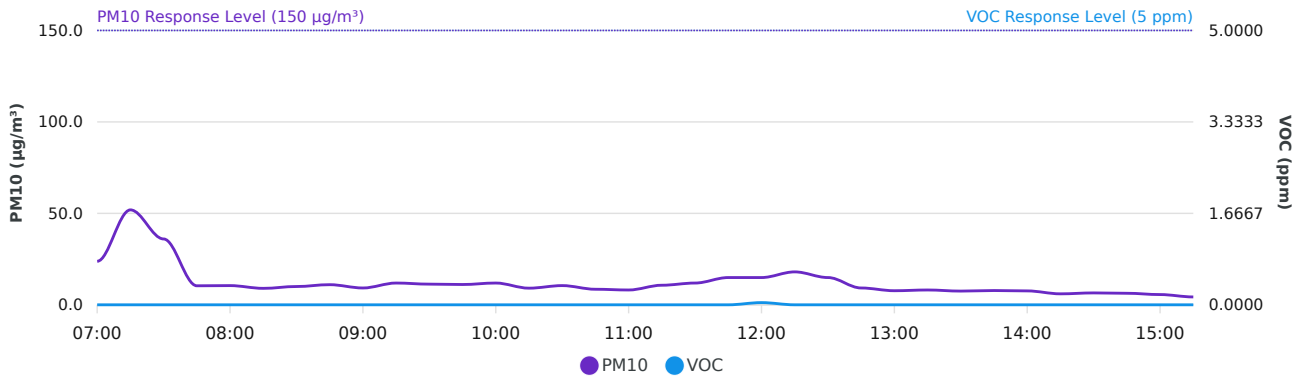
Wind rose (mph)



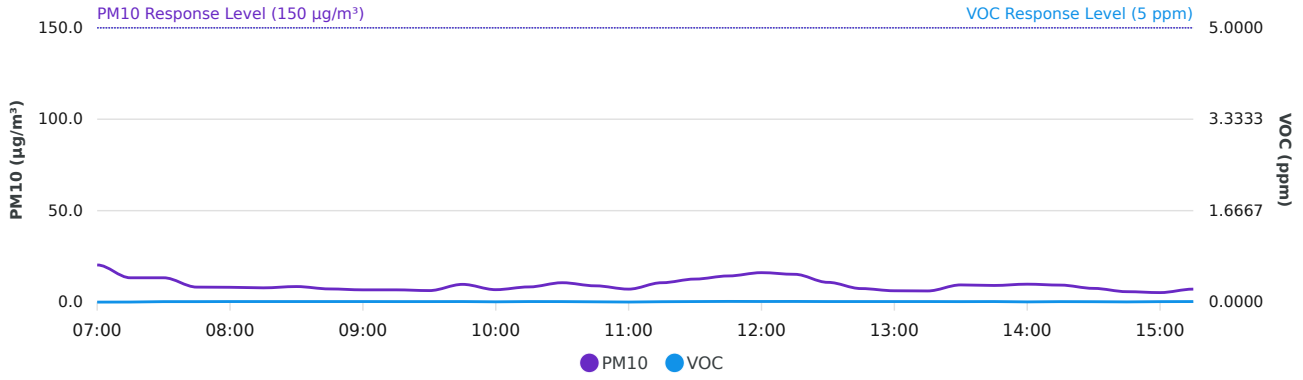
1469



2112


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
5.0000
3.3333
1.6667
0.0000
PM10 (µg/m³)
VOC (ppm)
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
PM10
VOC

1047


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
5.0000
3.3333
1.6667
0.0000
PM10 (µg/m³)
VOC (ppm)
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/5/2025 07:00:00	21.5	21.8	0.2	0.0000	0.0000	0.0000	1.8	WNW
5/5/2025 07:15:00	50.4	14.8	0.0	0.0007	0.0007	0.0000	1.6	WNW
5/5/2025 07:30:00	35.2	14.0	0.0	0.0027	0.0060	0.0033	1.6	WNW
5/5/2025 07:45:00	9.6	9.0	0.0	0.0027	0.0060	0.0033	1.5	WNW
5/5/2025 08:00:00	9.0	9.6	0.6	0.0040	0.0060	0.0020	1.7	WNW
5/5/2025 08:15:00	8.7	8.1	0.0	0.0027	0.0087	0.0060	1.4	WNW
5/5/2025 08:30:00	9.6	9.0	0.0	0.0020	0.0087	0.0067	1.3	WNW
5/5/2025 08:45:00	10.6	7.6	0.0	0.0013	0.0087	0.0073	1.4	WNW
5/5/2025 09:00:00	7.9	7.8	0.0	0.0050	0.0093	0.0043	1.7	WNW
5/5/2025 09:15:00	10.5	8.1	0.0	0.0020	0.0093	0.0073	1.7	WNW
5/5/2025 09:30:00	9.9	7.7	0.0	0.0027	0.0087	0.0060	1.8	WNW
5/5/2025 09:45:00	11.1	9.8	0.0	0.0000	0.0100	0.0100	1.4	W
5/5/2025 10:00:00	9.4	9.4	0.0	0.0007	0.0047	0.0040	1.8	WNW
5/5/2025 10:15:00	9.0	8.5	0.0	0.0007	0.0100	0.0093	1.2	W
5/5/2025 10:30:00	9.4	12.0	2.6	0.0013	0.0100	0.0087	1.6	W
5/5/2025 10:45:00	8.7	8.9	0.3	0.0017	0.0053	0.0037	1.8	WNW
5/5/2025 11:00:00	7.9	7.3	0.0	0.0000	0.0060	0.0060	1.6	WNW
5/5/2025 11:15:00	10.9	10.5	0.0	0.0007	0.0100	0.0093	1.6	WNW
5/5/2025 11:30:00	12.5	12.8	0.3	0.0013	0.0100	0.0087	1.5	WNW
5/5/2025 11:45:00	14.2	15.1	0.9	0.0033	0.0120	0.0087	1.4	WNW
5/5/2025 12:00:00	15.2	16.1	0.9	0.0373	0.0167	0.0000	1.5	WNW
5/5/2025 12:15:00	15.7	17.7	2.0	0.0033	0.0113	0.0080	1.8	WNW
5/5/2025 12:30:00	12.2	13.5	1.3	0.0047	0.0080	0.0033	1.5	WNW
5/5/2025 12:45:00	7.9	8.7	0.8	0.0040	0.0080	0.0040	1.9	WNW
5/5/2025 13:00:00	7.5	6.4	0.0	0.0007	0.0100	0.0093	1.7	W
5/5/2025 13:15:00	7.3	7.2	0.0	0.0040	0.0073	0.0033	1.7	WNW
5/5/2025 13:30:00	7.9	9.6	1.7	0.0040	0.0087	0.0047	1.6	WNW
5/5/2025 13:45:00	7.4	9.8	2.4	0.0020	0.0093	0.0073	1.4	W
5/5/2025 14:00:00	7.3	10.1	2.8	0.0007	0.0053	0.0047	1.9	WNW
5/5/2025 14:15:00	7.4	9.3	1.9	0.0013	0.0100	0.0087	1.6	WNW
5/5/2025 14:30:00	6.6	7.7	1.0	0.0007	0.0080	0.0073	1.8	WNW
5/5/2025 14:45:00	6.2	6.0	0.0	0.0033	0.0040	0.0007	1.8	WNW

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/5/2025 15:00:00	5.2	6.0	0.8	0.0033	0.0087	0.0053	1.9	WNW
5/5/2025 15:15:00	5.9	6.8	0.8	0.0043	0.0100	0.0057	1.6	WNW

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/05/2025 07:00	18.3	0.0000	23.8	0.0000	20.3	0.0000	WNW	1.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/05/2025 07:15	12.1	0.0000	51.9	0.0000	13.3	0.0013	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 07:30	11.1	0.0000	36.0	0.0000	13.3	0.0087	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 07:45	7.4	0.0000	10.4	0.0000	8.2	0.0087	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 08:00	7.6	0.0013	10.5	0.0000	8.1	0.0100	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 08:15	7.3	0.0073	9.0	0.0000	7.8	0.0100	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 08:30	7.8	0.0060	10.0	0.0000	8.5	0.0100	WNW	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 08:45	6.9	0.0080	11.0	0.0000	7.2	0.0100	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 09:00	6.3	0.0093	9.2	0.0000	6.7	0.0100	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 09:15	6.3	0.0087	11.9	0.0000	6.7	0.0093	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 09:30	5.9	0.0087	11.3	0.0000	6.3	0.0093	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 09:45	8.3	0.0080	11.1	0.0000	9.7	0.0100	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 10:00	6.5	0.0047	11.9	0.0000	6.8	0.0053	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 10:15	7.7	0.0100	9.1	0.0000	8.3	0.0100	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 10:30	10.4	0.0100	10.5	0.0000	10.6	0.0093	W	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 10:45	8.5	0.0047	8.5	0.0000	8.9	0.0053	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 11:00	6.7	0.0060	8.1	0.0000	7.1	0.0013	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 11:15	9.7	0.0100	10.7	0.0000	10.6	0.0073	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 11:30	11.7	0.0100	11.9	0.0000	12.6	0.0100	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 11:45	13.3	0.0100	14.9	0.0000	14.3	0.0127	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 12:00	14.3	0.0113	14.9	0.0400	16.1	0.0113	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 12:15	13.0	0.0093	18.0	0.0000	15.2	0.0120	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 12:30	9.8	0.0060	14.9	0.0000	10.8	0.0100	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 12:45	6.6	0.0047	9.2	0.0000	7.4	0.0100	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 13:00	5.4	0.0047	7.7	0.0000	6.2	0.0100	W	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 13:15	5.7	0.0040	8.1	0.0000	6.1	0.0100	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 13:30	8.6	0.0073	7.5	0.0000	9.4	0.0087	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 13:45	8.7	0.0087	7.8	0.0000	9.1	0.0100	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 14:00	8.4	0.0040	7.6	0.0000	9.8	0.0040	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 14:15	8.4	0.0100	6.0	0.0000	9.3	0.0087	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 14:30	6.6	0.0080	6.5	0.0000	7.5	0.0073	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/05/2025 14:45	4.9	0.0040	6.3	0.0000	5.7	0.0040	WNW	1.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/05/2025 15:00	5.3	0.0073	5.6	0.0000	5.2	0.0087	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/05/2025 15:15	6.2	0.0100	4.3	0.0000	7.1	0.0100	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #26
Change of Use Approval – Pile Installation Activities
May 6, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 6, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #2 began and reached approximately 35 feet below ground surface. It is anticipated that drilling activities for Pile #2 will be completed on May 7, 2025.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

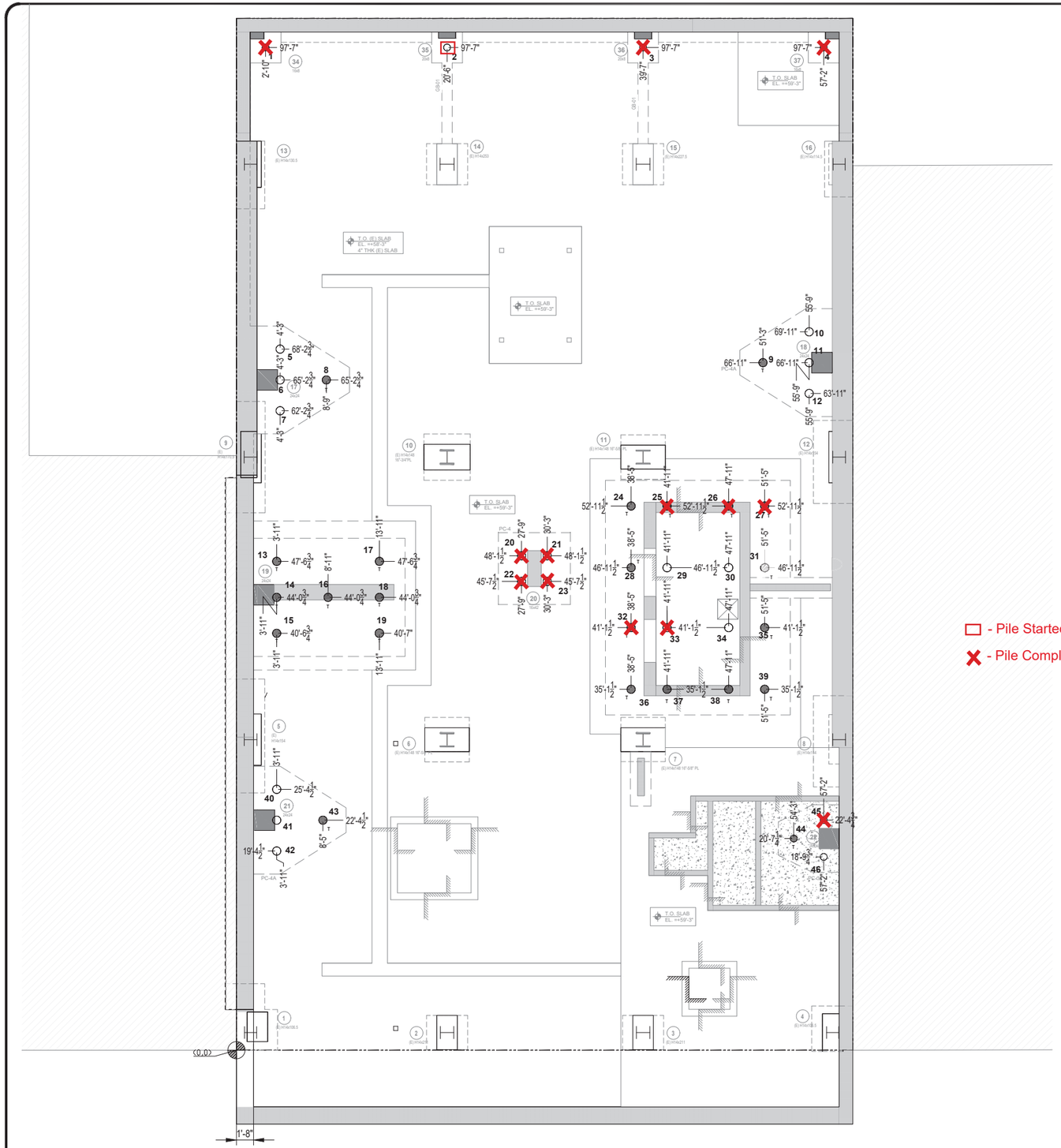
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



- Pile Started
- Pile Completed

NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"

YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: 3/16"=1'-0"

REV: 02	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment – Photograph Log
May 6, 2025

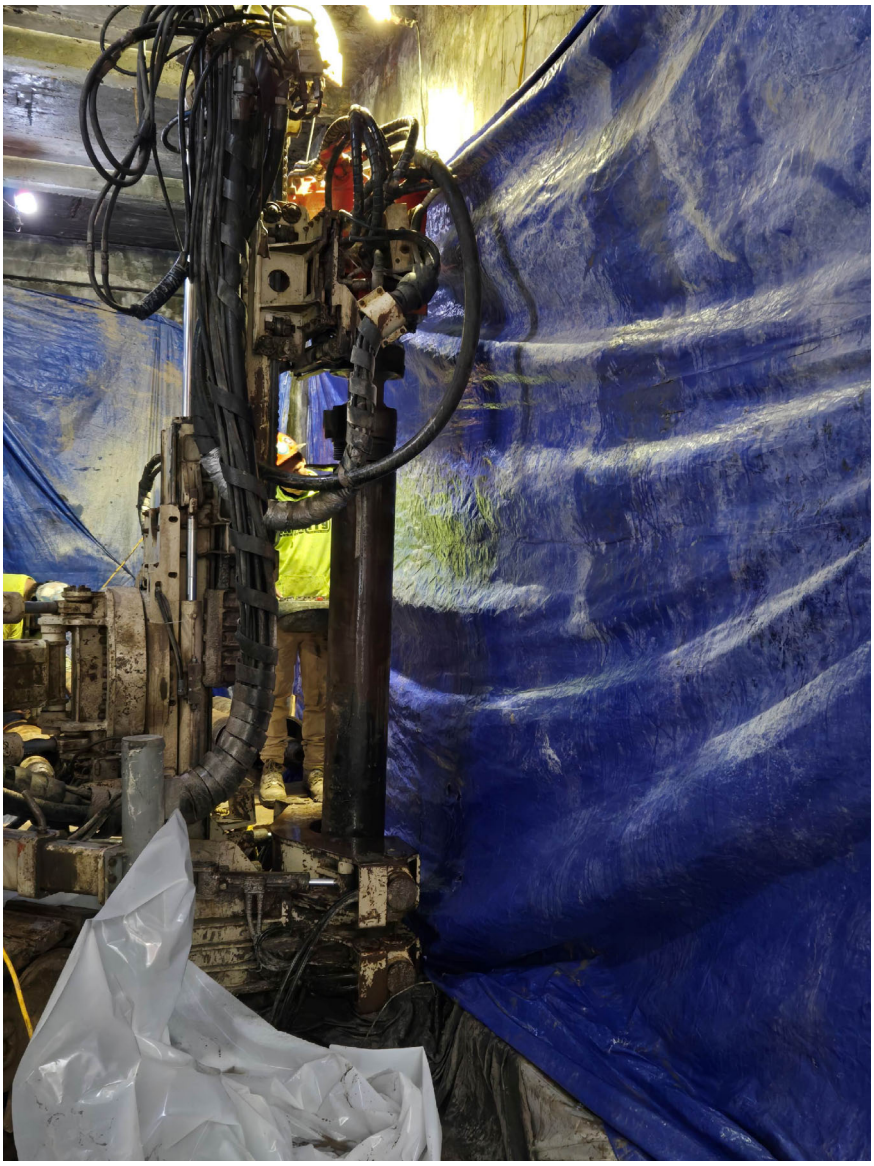


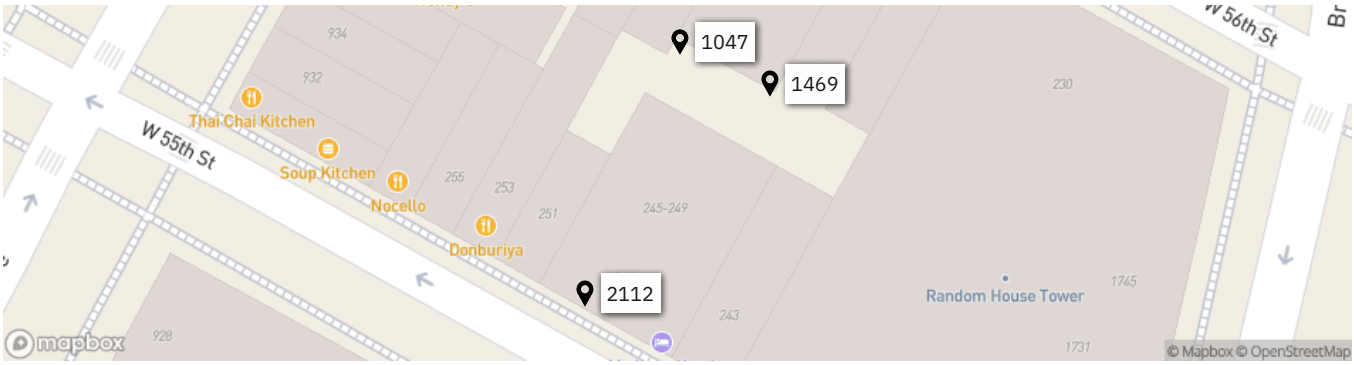
Photo 1: Drill rig set up at Pile #2.

Site:	EL Project No.	Page No.	Environmental LOGIC
245 West 55th Street Manhattan, NY	23-0001	1 of 1	

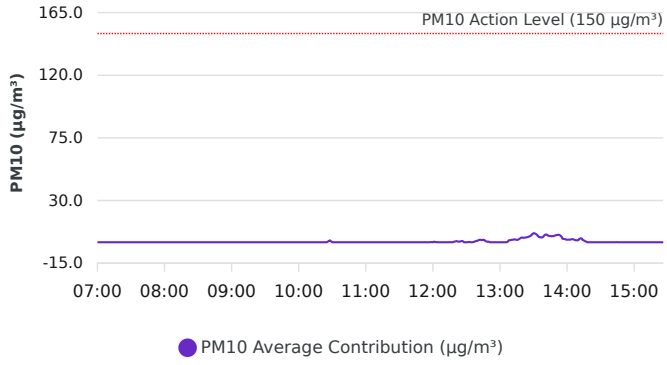
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/6/2025 06:00
		To:	5/6/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/6/2025	61.9-65.1	83.7-95.5	29.9-30	0.5-2.4	WSW

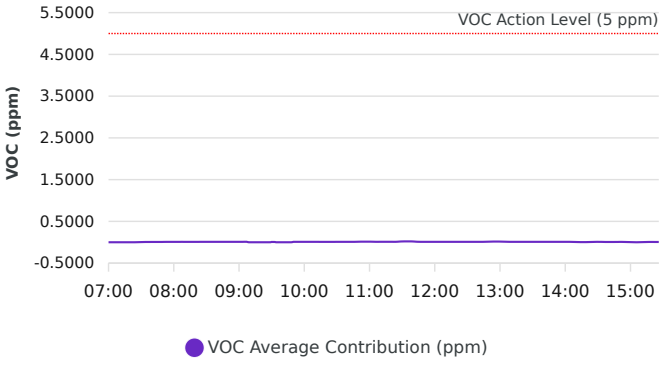
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/6/2025	0.0	07:00	0.0000	07:00
Max Contribution (15 min avg.) - 5/6/2025	6.5	13:30	0.0193	11:30



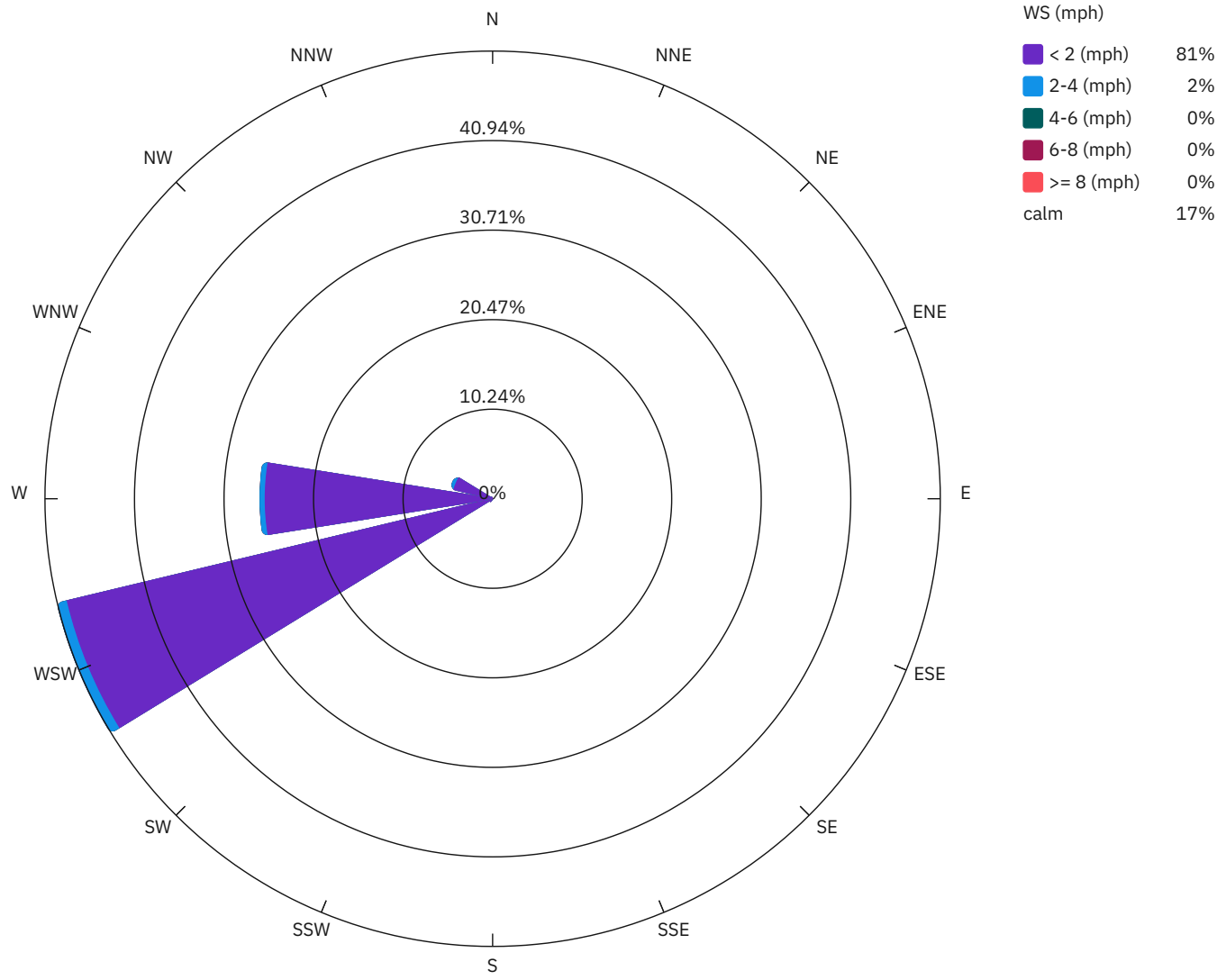
PM10 Average Contribution (µg/m³)



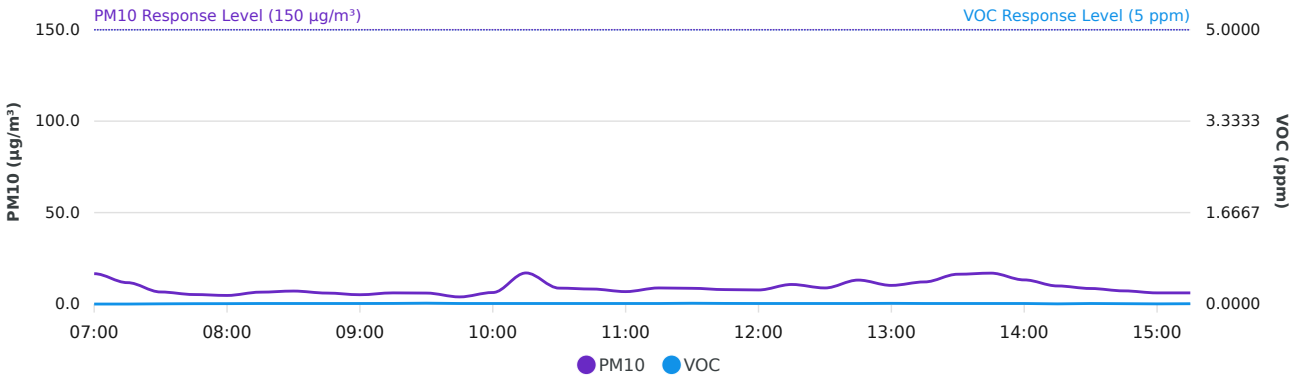
VOC Average Contribution (ppm)



Wind rose (mph)



1469



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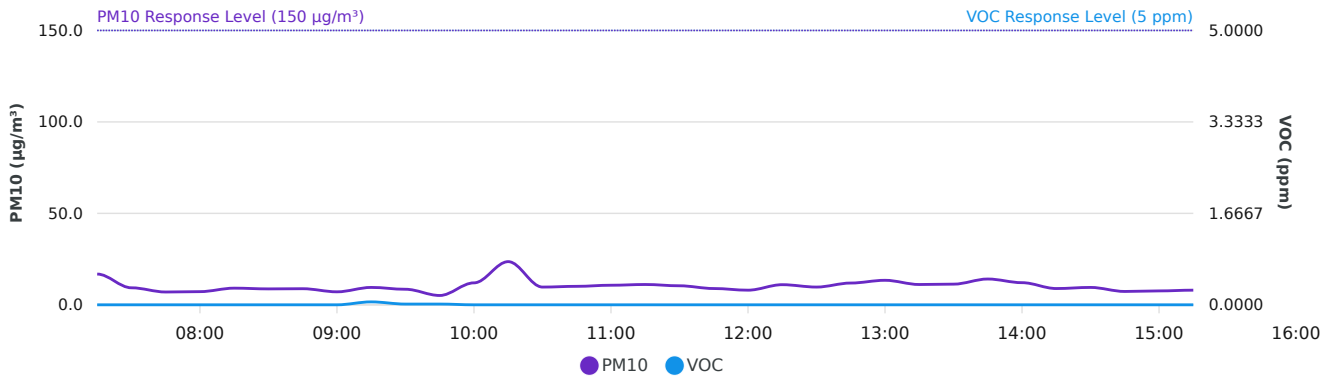
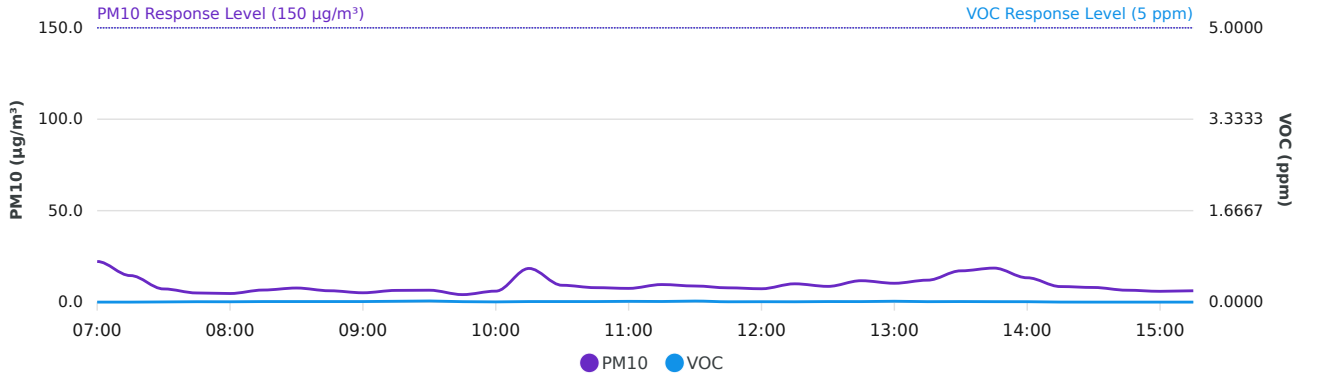

PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
PM10
VOC

1047


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/6/2025 07:00:00	22.2	15.5	0.0	0.0000	0.0000	0.0000	0.9	WSW
5/6/2025 07:15:00	16.8	14.6	0.0	0.0000	0.0000	0.0000	1.0	WSW
5/6/2025 07:30:00	9.3	7.2	0.0	0.0000	0.0040	0.0040	1.0	W
5/6/2025 07:45:00	7.0	5.4	0.0	0.0000	0.0073	0.0073	1.2	WSW
5/6/2025 08:00:00	7.2	4.9	0.0	0.0000	0.0093	0.0093	1.0	WSW
5/6/2025 08:15:00	9.1	6.7	0.0	0.0007	0.0100	0.0093	0.8	W
5/6/2025 08:30:00	8.7	7.8	0.0	0.0000	0.0100	0.0100	1.0	W
5/6/2025 08:45:00	8.8	6.3	0.0	0.0000	0.0100	0.0100	1.0	W
5/6/2025 09:00:00	7.1	5.3	0.0	0.0000	0.0100	0.0100	1.3	WSW
5/6/2025 09:15:00	9.5	6.5	0.0	0.0533	0.0153	0.0000	1.3	WSW
5/6/2025 09:30:00	8.5	6.5	0.0	0.0133	0.0207	0.0073	1.4	WSW
5/6/2025 09:45:00	5.1	4.2	0.0	0.0133	0.0100	0.0000	1.2	WSW
5/6/2025 10:00:00	12.0	6.4	0.0	0.0000	0.0100	0.0100	1.1	W
5/6/2025 10:15:00	23.5	18.7	0.0	0.0007	0.0100	0.0093	1.0	W
5/6/2025 10:30:00	9.7	9.6	0.0	0.0000	0.0100	0.0100	1.1	W
5/6/2025 10:45:00	10.1	8.7	0.0	0.0000	0.0100	0.0100	1.2	W
5/6/2025 11:00:00	10.7	7.6	0.0	0.0000	0.0140	0.0140	1.3	WSW
5/6/2025 11:15:00	11.1	9.6	0.0	0.0000	0.0113	0.0113	1.3	W
5/6/2025 11:30:00	10.4	9.1	0.0	0.0000	0.0193	0.0193	1.4	W
5/6/2025 11:45:00	8.9	8.1	0.0	0.0000	0.0113	0.0113	1.5	W
5/6/2025 12:00:00	8.0	8.0	0.0	0.0000	0.0100	0.0100	1.4	WSW
5/6/2025 12:15:00	11.0	11.1	0.1	0.0000	0.0100	0.0100	1.1	W
5/6/2025 12:30:00	9.7	9.3	0.0	0.0000	0.0100	0.0100	1.1	W
5/6/2025 12:45:00	11.9	13.6	1.8	0.0000	0.0107	0.0107	1.4	W
5/6/2025 13:00:00	13.4	10.6	0.0	0.0000	0.0160	0.0160	1.5	WSW
5/6/2025 13:15:00	11.1	12.8	1.7	0.0000	0.0100	0.0100	1.5	W
5/6/2025 13:30:00	11.3	17.8	6.5	0.0000	0.0100	0.0100	1.5	W
5/6/2025 13:45:00	14.1	18.6	4.5	0.0000	0.0100	0.0100	1.1	W
5/6/2025 14:00:00	12.1	13.9	1.8	0.0000	0.0100	0.0100	1.5	WSW
5/6/2025 14:15:00	8.9	10.2	1.3	0.0000	0.0033	0.0033	1.6	WSW
5/6/2025 14:30:00	9.5	8.7	0.0	0.0000	0.0100	0.0100	1.4	WSW
5/6/2025 14:45:00	7.3	7.2	0.0	0.0000	0.0067	0.0067	1.6	WSW

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/6/2025 15:00:00	7.6	6.2	0.0	0.0000	0.0033	0.0033	1.7	WSW
5/6/2025 15:15:00	8.0	6.3	0.0	0.0000	0.0060	0.0060	1.7	WSW

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/06/2025 07:00	16.6	0.0000			22.2	0.0000	WSW	0.9	1047 (PM10; VOC)	1469 (PM10; VOC)
05/06/2025 07:15	11.7	0.0000	16.8	0.0000	14.5	0.0000	WSW	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 07:30	6.6	0.0040	9.3	0.0000	7.2	0.0033	W	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 07:45	5.2	0.0067	7.0	0.0000	5.0	0.0073	WSW	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 08:00	4.7	0.0073	7.2	0.0000	4.7	0.0060	WSW	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 08:15	6.5	0.0100	9.1	0.0000	6.6	0.0100	W	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 08:30	7.1	0.0100	8.7	0.0000	7.7	0.0100	W	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 08:45	6.0	0.0100	8.8	0.0000	6.2	0.0100	W	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 09:00	5.1	0.0100	7.1	0.0000	5.1	0.0100	WSW	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 09:15	6.1	0.0113	9.5	0.0533	6.4	0.0153	WSW	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 09:30	6.0	0.0160	8.5	0.0133	6.5	0.0207	WSW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 09:45	3.9	0.0100	5.1	0.0133	4.1	0.0080	WSW	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 10:00	6.3	0.0100	12.0	0.0000	6.0	0.0040	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 10:15	17.0	0.0100	23.6	0.0000	18.4	0.0100	W	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 10:30	8.7	0.0100	9.7	0.0000	9.2	0.0100	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 10:45	8.2	0.0100	10.1	0.0000	7.9	0.0100	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 11:00	6.8	0.0100	10.7	0.0000	7.5	0.0140	WSW	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 11:15	8.8	0.0100	11.1	0.0000	9.6	0.0113	W	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 11:30	8.6	0.0147	10.4	0.0000	8.8	0.0193	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 11:45	7.9	0.0113	8.9	0.0000	7.8	0.0060	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 12:00	7.7	0.0100	8.0	0.0000	7.3	0.0073	WSW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 12:15	10.7	0.0100	11.0	0.0000	10.0	0.0060	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 12:30	8.8	0.0100	9.7	0.0000	8.6	0.0100	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 12:45	13.1	0.0100	11.9	0.0000	11.7	0.0093	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 13:00	10.2	0.0127	13.4	0.0000	10.3	0.0160	WSW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 13:15	12.1	0.0100	11.1	0.0000	12.0	0.0080	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 13:30	16.3	0.0100	11.3	0.0000	17.1	0.0100	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 13:45	16.9	0.0100	14.1	0.0000	18.6	0.0080	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 14:00	13.2	0.0100	12.1	0.0000	13.3	0.0073	WSW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 14:15	9.9	0.0033	8.9	0.0000	8.5	0.0007	WSW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 14:30	8.5	0.0100	9.5	0.0000	8.0	0.0000	WSW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/06/2025 14:45	7.2	0.0067	7.3	0.0000	6.5	0.0000	WSW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 15:00	6.1	0.0033	7.6	0.0000	5.9	0.0000	WSW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/06/2025 15:15	6.1	0.0060	8.0	0.0000	6.2	0.0000	WSW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #26
Change of Use Approval – Pile Installation Activities
May 7, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 7, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #2 continued. It is anticipated that drilling activities for Pile #2 will be completed on May 8, 2025.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

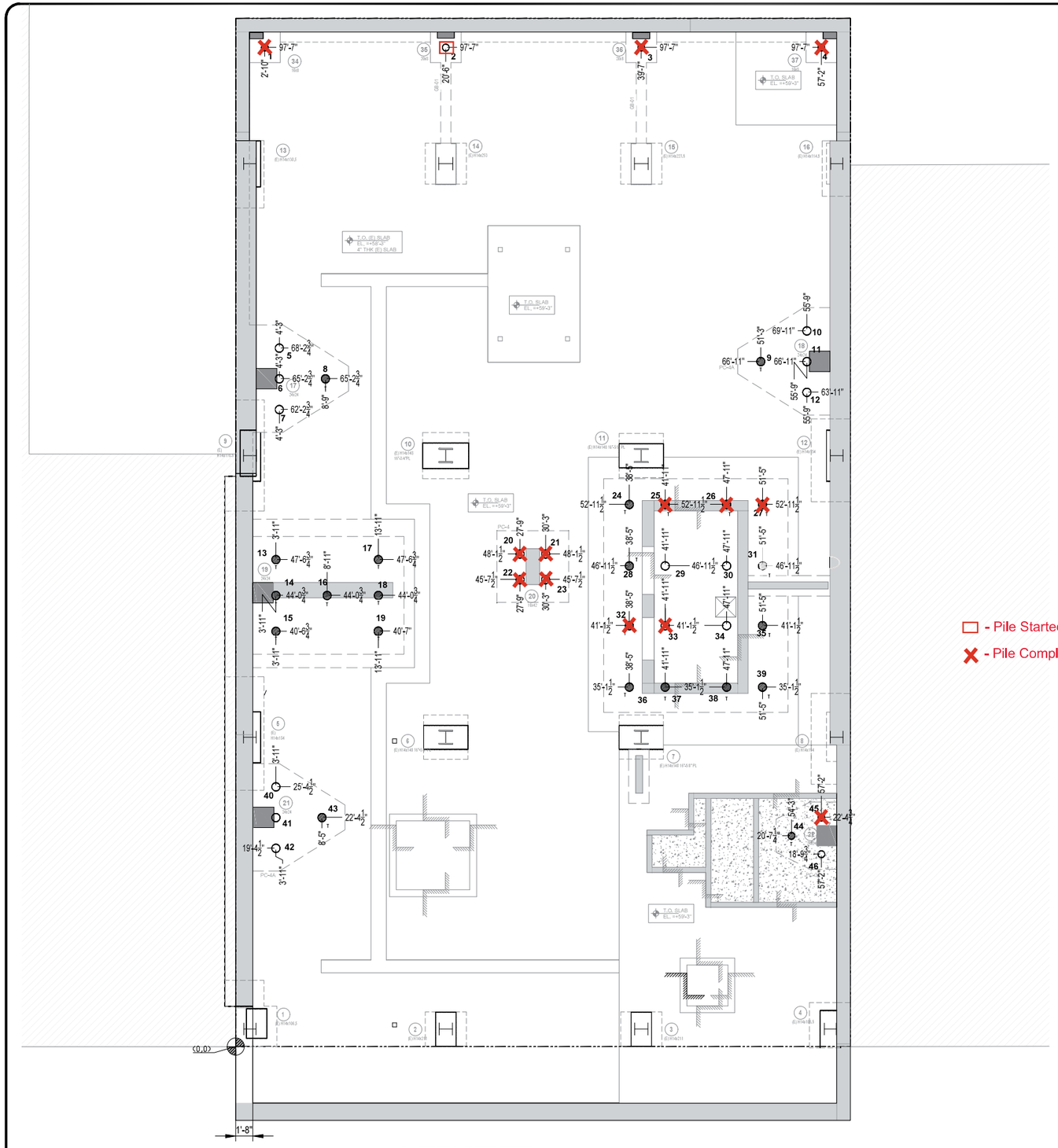
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



W 55TH STREET

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/F0-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"

YY'-YY"

REV: 02	03/26/2025	AS PER REVIEWED COMMENTS	
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	
REVISION #	REVISION DATE:	REVISION STATUS	
DATE: 3/26/25	BY: AM	CHECKED BY: JS	

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment – Photograph Log – May 7, 2025

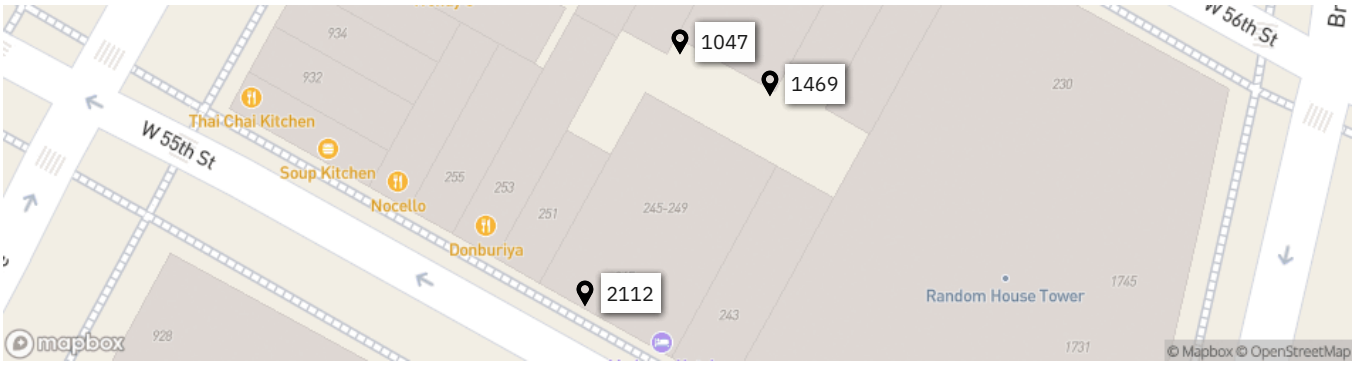
Photo 1: Drill rig set up at Pile #2.

Site:	EL Project No.	Page No.	Environmental LOGIC
245 West 55th Street Manhattan, NY	23-0001	1 of 1	

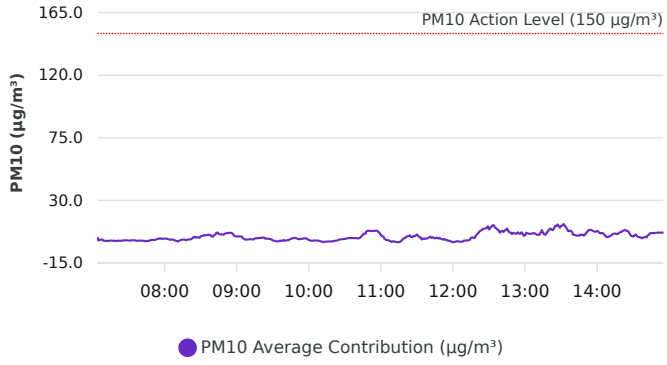
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/7/2025 06:00
		To:	5/7/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/7/2025	60.4-72.3	41.4-69.9	29.9-29.9	0.2-2.3	NNE

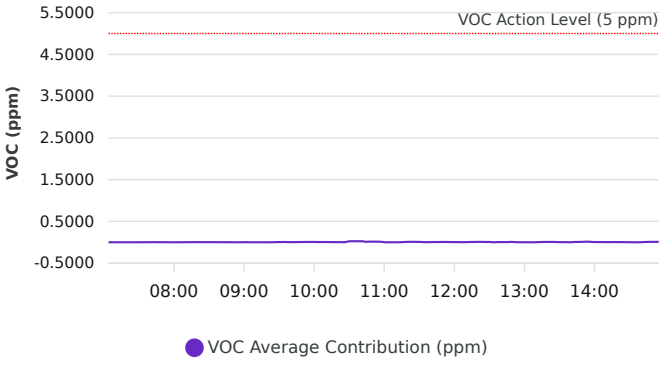
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/7/2025	0.0	11:15	0.0000	07:15
Max Contribution (15 min avg.) - 5/7/2025	11.8	13:30	0.0240	10:30



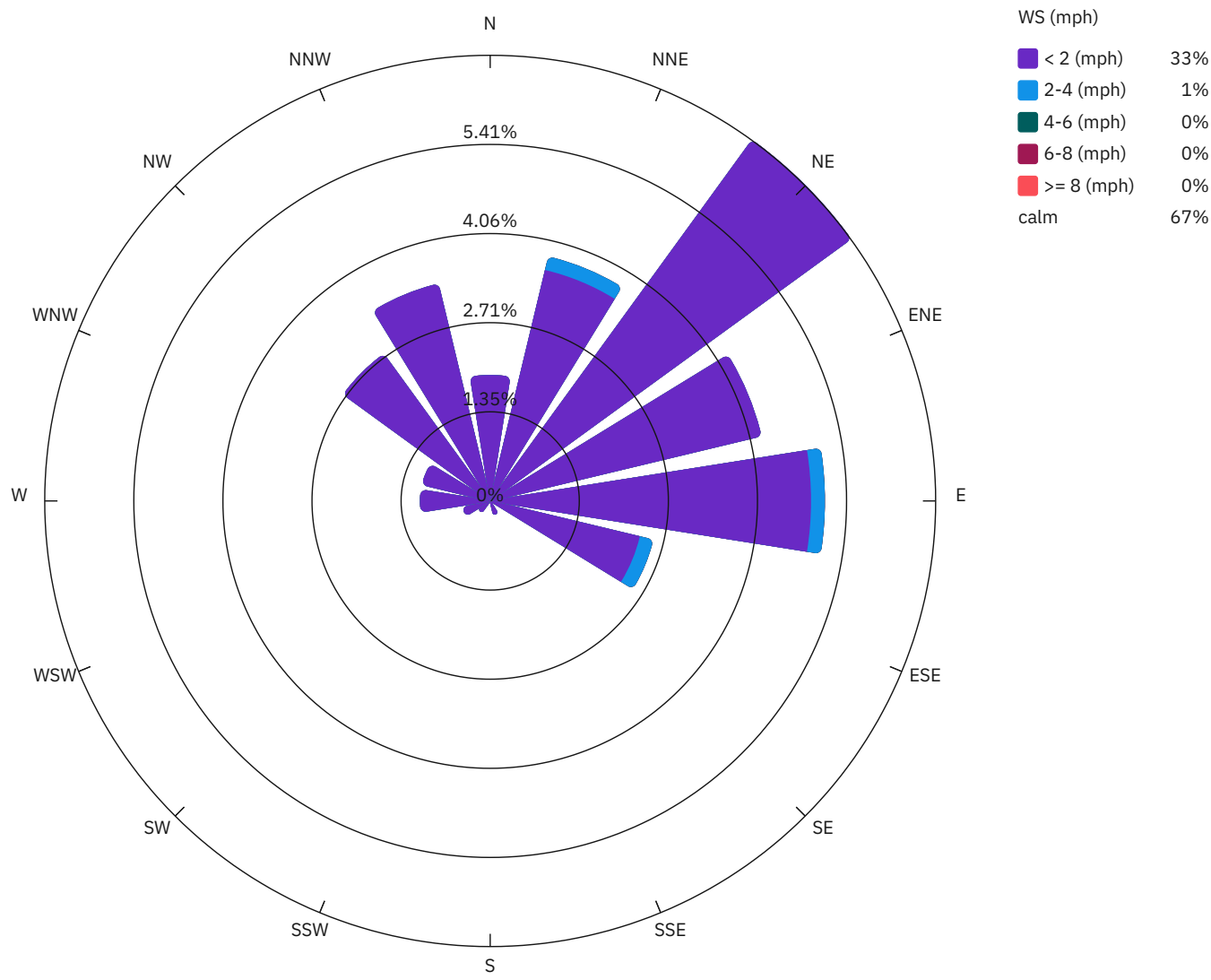
PM10 Average Contribution (µg/m³)



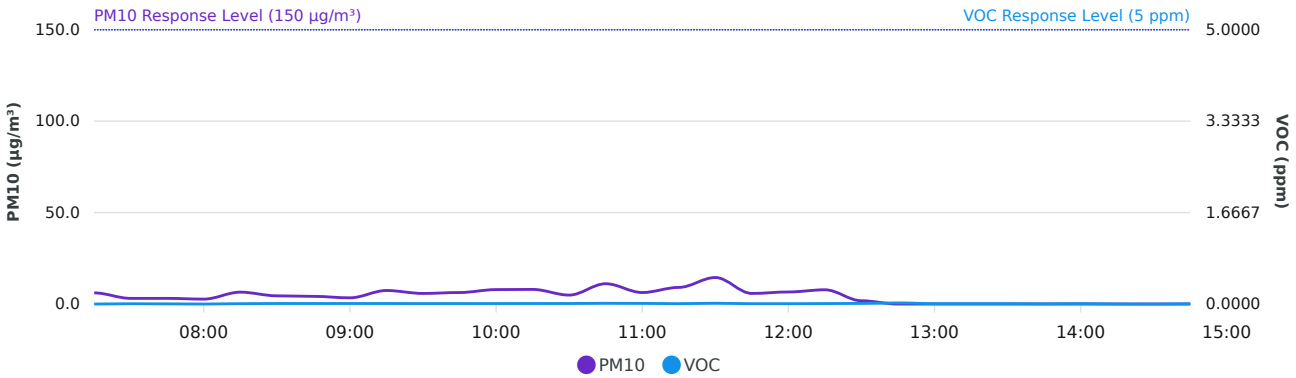
VOC Average Contribution (ppm)



Wind rose (mph)



1469



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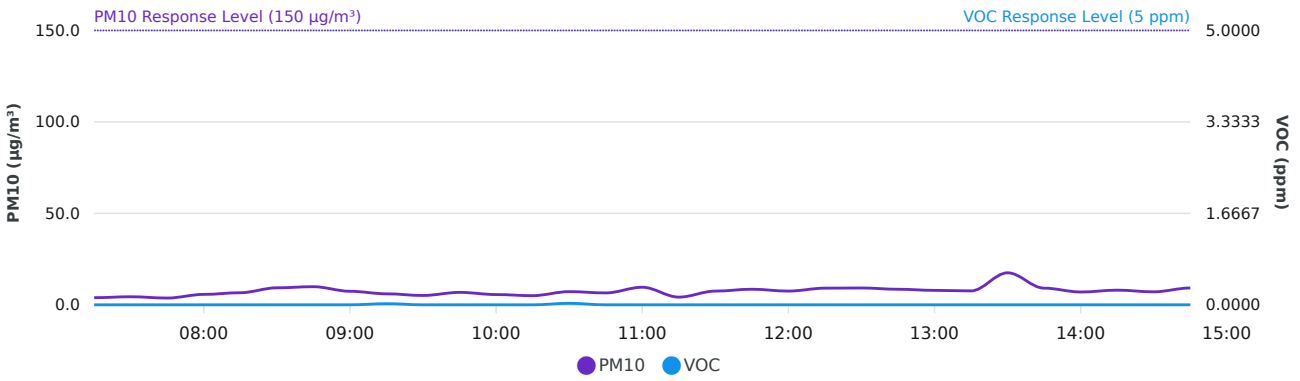
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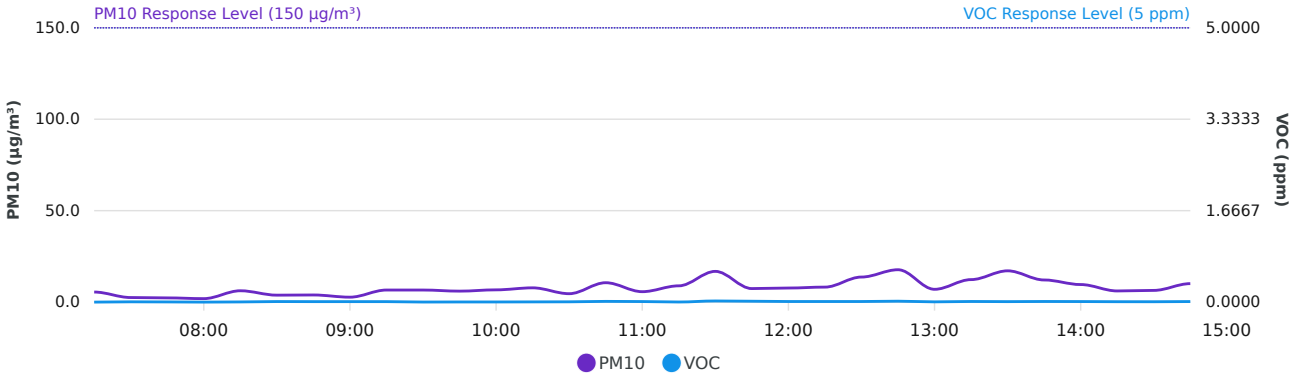
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
5.0000
3.3333
1.6667
0.0000
PM10 (µg/m³)
VOC (ppm)
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
PM10
VOC

1047


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
5.0000
3.3333
1.6667
0.0000
PM10 (µg/m³)
VOC (ppm)
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/7/2025 07:15:00	5.4	6.6	1.2	0.0000	0.0000	0.0000	0.7	NNE
5/7/2025 07:30:00	2.9	4.2	1.2	0.0053	0.0060	0.0007	0.5	N
5/7/2025 07:45:00	2.7	3.6	0.9	0.0020	0.0033	0.0013	0.8	NW
5/7/2025 08:00:00	2.6	5.3	2.7	0.0000	0.0000	0.0000	0.9	NW
5/7/2025 08:15:00	6.1	7.9	1.9	0.0040	0.0060	0.0020	0.6	NNW
5/7/2025 08:30:00	4.5	8.9	4.3	0.0080	0.0100	0.0020	0.6	NNW
5/7/2025 08:45:00	4.0	9.9	5.9	0.0087	0.0100	0.0013	0.8	NE
5/7/2025 09:00:00	3.2	7.4	4.2	0.0100	0.0087	0.0000	0.9	NE
5/7/2025 09:15:00	6.4	9.0	2.7	0.0213	0.0147	0.0000	0.5	N
5/7/2025 09:30:00	5.9	7.2	1.3	0.0027	0.0073	0.0047	0.5	N
5/7/2025 09:45:00	5.9	8.2	2.3	0.0040	0.0080	0.0040	0.8	N
5/7/2025 10:00:00	6.5	8.2	1.7	0.0020	0.0093	0.0073	0.6	NNW
5/7/2025 10:15:00	7.9	8.4	0.5	0.0053	0.0087	0.0033	0.3	N
5/7/2025 10:30:00	4.8	7.2	2.4	0.0087	0.0327	0.0240	1.0	NNE
5/7/2025 10:45:00	7.0	12.5	5.5	0.0053	0.0147	0.0093	0.4	NW
5/7/2025 11:00:00	5.3	10.6	5.2	0.0087	0.0107	0.0020	0.8	ENE
5/7/2025 11:15:00	9.0	8.9	0.0	0.0033	0.0060	0.0027	0.4	NW
5/7/2025 11:30:00	10.8	16.3	5.5	0.0100	0.0187	0.0087	0.4	NW
5/7/2025 11:45:00	6.6	9.4	2.8	0.0080	0.0127	0.0047	0.5	NNE
5/7/2025 12:00:00	7.8	7.9	0.1	0.0067	0.0093	0.0027	0.3	NE
5/7/2025 12:15:00	7.2	10.4	3.2	0.0040	0.0107	0.0067	0.1	NNE
5/7/2025 12:30:00	4.8	14.1	9.3	0.0060	0.0140	0.0080	0.2	E
5/7/2025 12:45:00	6.2	16.1	9.8	0.0153	0.0180	0.0027	0.1	NE
5/7/2025 13:00:00	3.2	8.3	5.1	0.0053	0.0060	0.0007	0.7	E
5/7/2025 13:15:00	5.3	12.1	6.8	0.0053	0.0107	0.0053	0.4	ENE
5/7/2025 13:30:00	8.0	19.8	11.8	0.0047	0.0087	0.0040	0.6	NE
5/7/2025 13:45:00	7.5	12.2	4.7	0.0027	0.0100	0.0073	0.3	NNW
5/7/2025 14:00:00	3.1	11.2	8.1	0.0040	0.0100	0.0060	0.2	NW
5/7/2025 14:15:00	2.0	8.3	6.3	0.0027	0.0067	0.0040	0.5	ENE
5/7/2025 14:30:00	3.3	7.4	4.1	0.0027	0.0040	0.0013	0.7	NE
5/7/2025 14:45:00	4.9	11.6	6.6	0.0013	0.0093	0.0080	0.8	ENE

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/07/2025 07:15	6.1	0.0000	3.9	0.0000	5.5	0.0000	NNE	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 07:30	3.1	0.0060	4.4	0.0000	2.5	0.0053	N	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 07:45	3.1	0.0033	3.7	0.0000	2.3	0.0033	NW	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 08:00	2.7	0.0000	5.7	0.0000	1.9	0.0000	NW	0.9	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 08:15	6.5	0.0067	6.6	0.0000	6.2	0.0033	NNW	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 08:30	4.5	0.0100	9.3	0.0000	3.8	0.0100	NNW	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 08:45	4.2	0.0100	9.9	0.0000	3.9	0.0087	NE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 09:00	3.4	0.0100	7.4	0.0000	2.7	0.0087	NE	0.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 09:15	7.4	0.0100	6.0	0.0200	6.6	0.0087	N	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 09:30	5.8	0.0087	5.1	0.0000	6.6	0.0013	N	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 09:45	6.3	0.0093	6.8	0.0000	6.0	0.0027	N	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 10:00	7.9	0.0093	5.6	0.0000	6.7	0.0027	NNW	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 10:15	8.0	0.0100	5.0	0.0000	7.8	0.0040	N	0.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 10:30	4.9	0.0100	7.2	0.0267	4.6	0.0053	NNE	1.0	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 10:45	11.1	0.0140	6.5	0.0000	10.6	0.0133	NW	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 11:00	6.3	0.0120	9.6	0.0000	5.7	0.0100	ENE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 11:15	9.1	0.0073	4.2	0.0000	8.9	0.0020	NW	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 11:30	14.5	0.0147	7.5	0.0000	16.8	0.0207	NW	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 11:45	5.8	0.0067	8.5	0.0000	7.4	0.0160	NNE	0.5	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 12:00	6.6	0.0067	7.5	0.0000	7.7	0.0107	NE	0.3	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 12:15	7.8	0.0087	9.1	0.0000	8.2	0.0107	NNE	0.1	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 12:30	1.8	0.0120	9.2	0.0000	13.7	0.0107	E	0.2	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 12:45	0.0	0.0207	8.5	0.0000	17.7	0.0167	NE	0.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 13:00	0.0	0.0073	7.9	0.0000	7.0	0.0047	E	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 13:15	0.0	0.0073	7.6	0.0000	12.3	0.0113	ENE	0.4	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 13:30	0.0	0.0073	17.5	0.0000	17.1	0.0087	NE	0.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 13:45	0.0	0.0047	9.1	0.0000	12.1	0.0113	NNW	0.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 14:00	0.0	0.0080	7.0	0.0000	9.6	0.0100	NW	0.2	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 14:15	0.0	0.0020	8.0	0.0000	6.1	0.0073	ENE	0.5	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 14:30	0.0	0.0000	7.1	0.0000	6.4	0.0067	NE	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/07/2025 14:45	0.0	0.0053	9.2	0.0000	10.1	0.0100	ENE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #27
Change of Use Approval – Pile Installation Activities
May 8, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 8, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #2 continued and reached bedrock. It is anticipated that drilling activities for Pile #2 will be completed on May 9, 2025.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm).

There was a reading above the NYSDEC approved CAMP 15-minute average action level for Particulate Matter (PM-10) (150 ug/m^3) at 11:22 AM of 266.73 ug/m^3. The source of Particulate Matter contributing to the high levels seen at 11:22 AM was the demolition of part of the building structure and not the pile drilling activities on site.

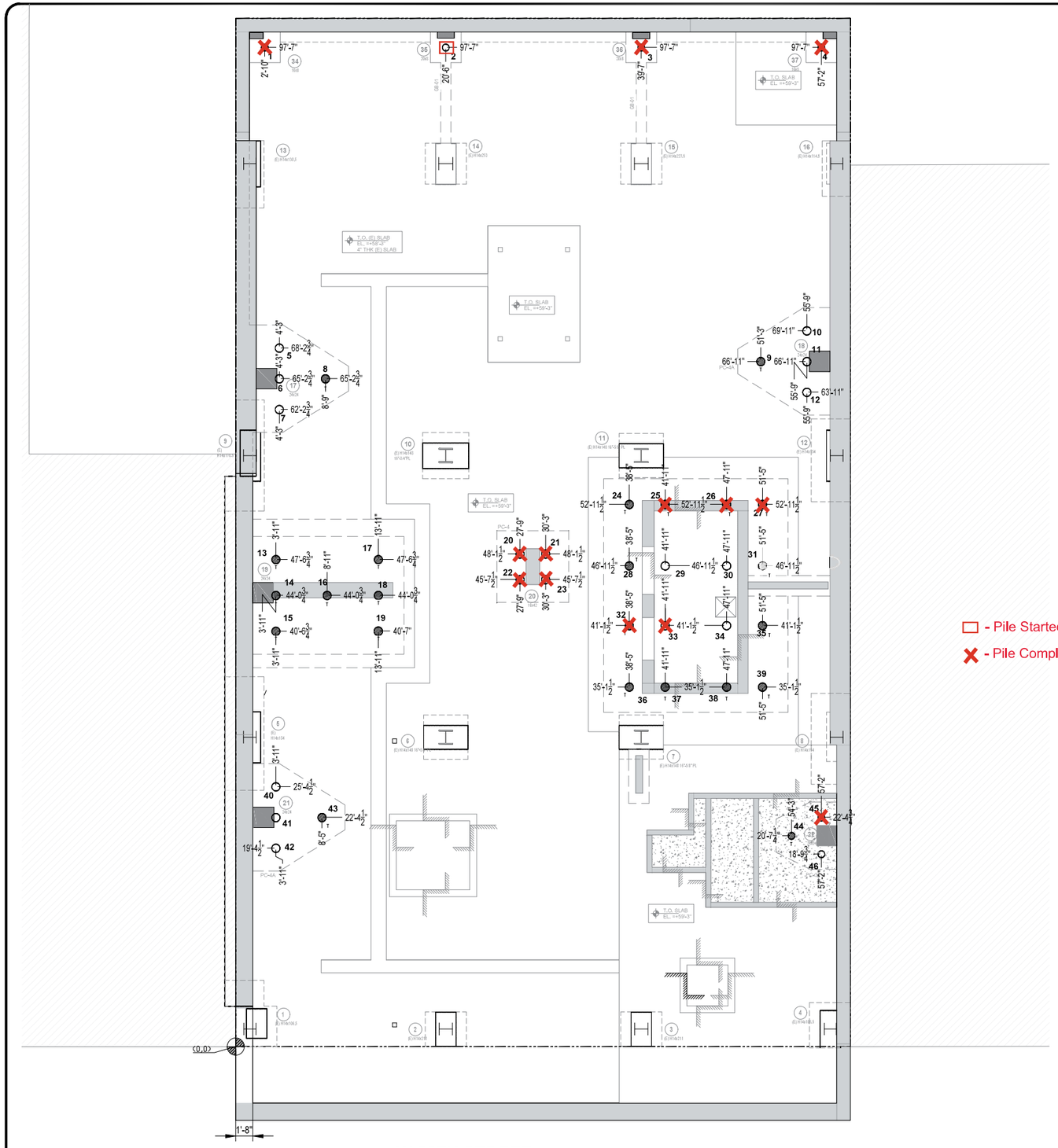
Photographs showing the demolition area and proximity to the air monitoring station are provided in the attached Photolog. To confirm the source of the elevated particulates, demolition was paused, which caused the PM-10 to drop below action level. Drilling continued during this time and showed no contribution to the PM-10 levels.

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



W 55TH STREET

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/F0-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"

YY'-YY"

REV: 02	03/26/2025	AS PER REVIEWED COMMENTS	
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	
REVISION #	REVISION DATE:	REVISION STATUS	
DATE: 3/26/25	BY: AM	CHECKED BY: JS	

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment – Photograph Log – May 8, 2025

Photo 1: Drill rig set up at Pile #2.

Attachment – Photograph Log – May 8, 2025

Photo 2: Demolition above air monitoring station causing elevated Particulate Matter (PM-10) readings.

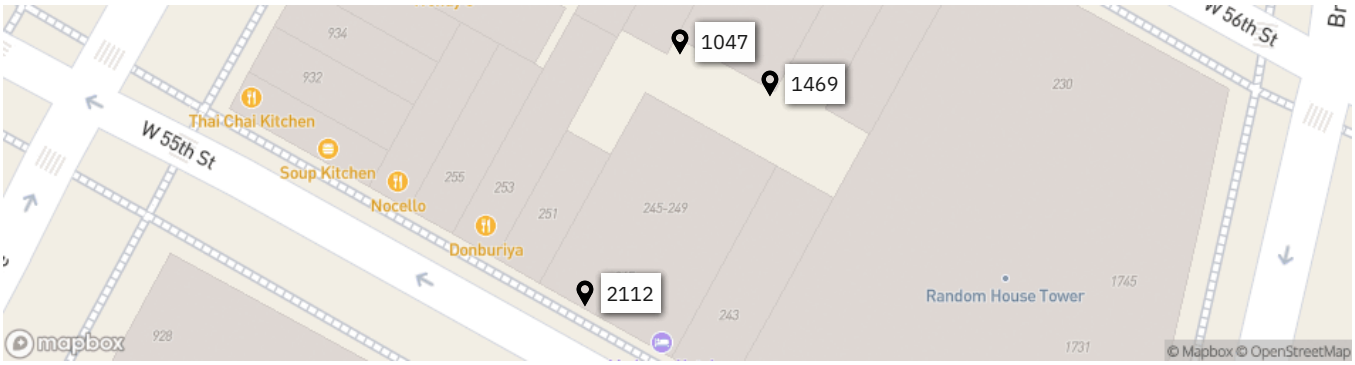
Attachment – Photograph Log – May 8, 2025

Photo 3: Demolition causing elevated Particulate Matter (PM-10) readings.

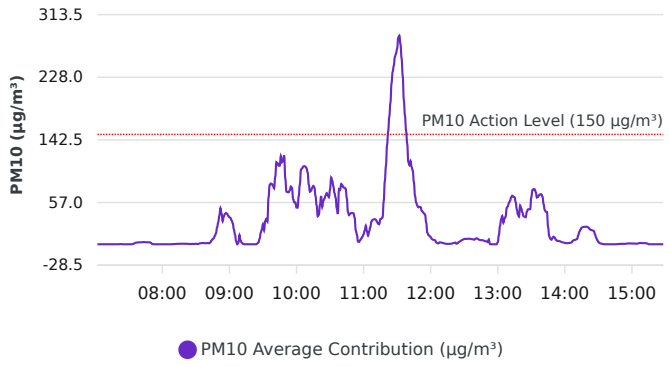
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/8/2025 06:00
		To:	5/8/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/8/2025	64-72.7	50.8-67	29.9-29.9	0.3-2.8	W

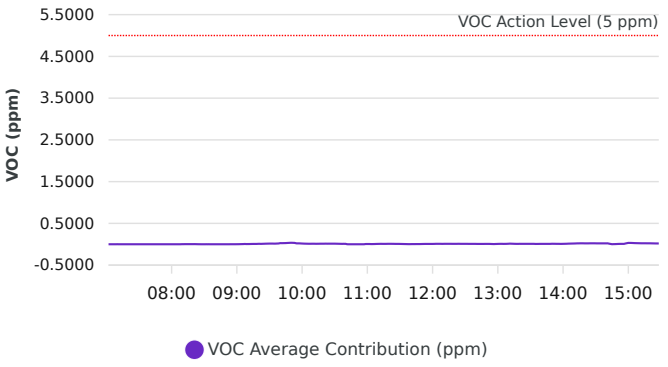
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/8/2025	0.0	07:15	0.0000	07:15
Max Contribution (15 min avg.) - 5/8/2025	267.1	11:30	0.0327	15:00



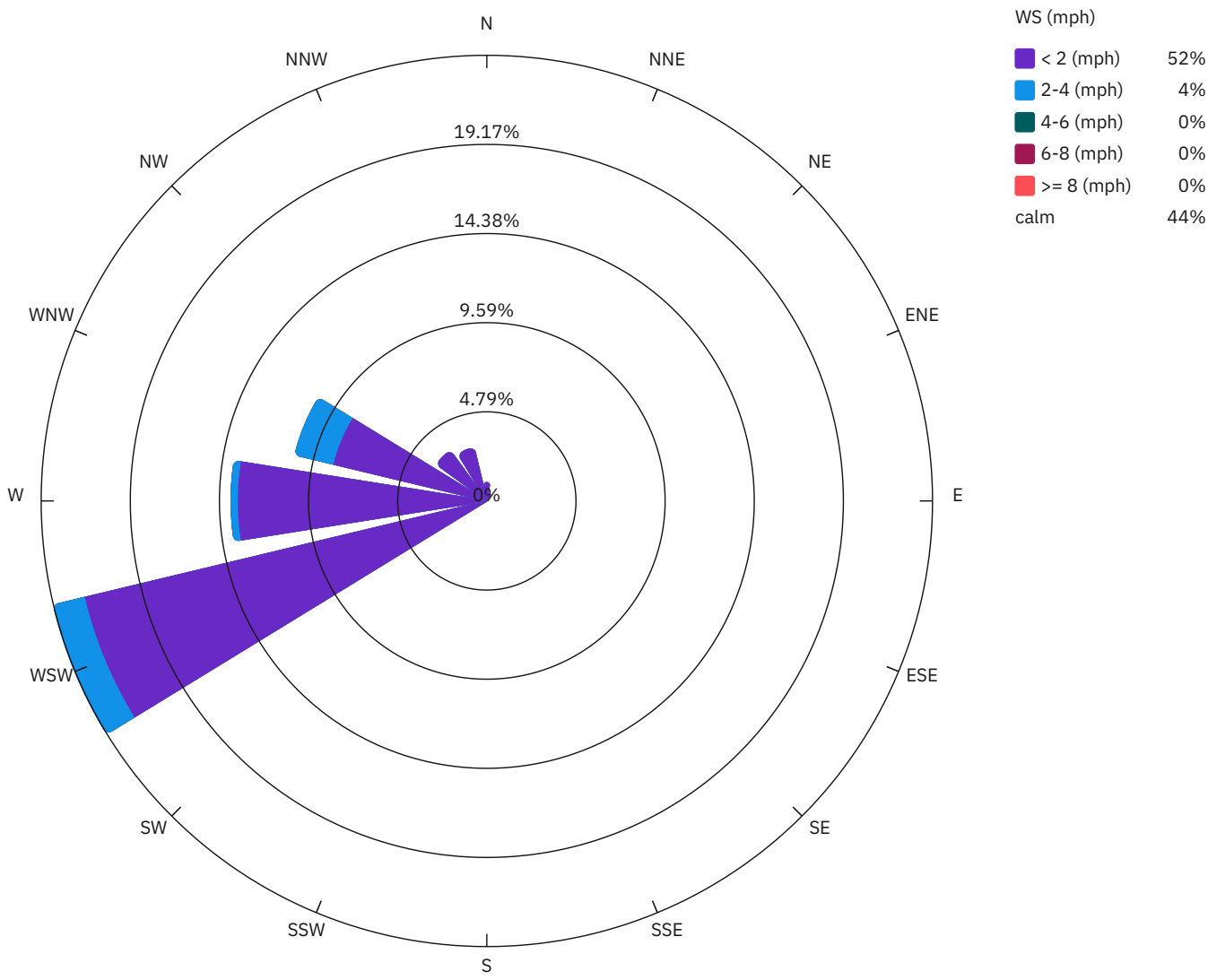
PM10 Average Contribution (µg/m³)



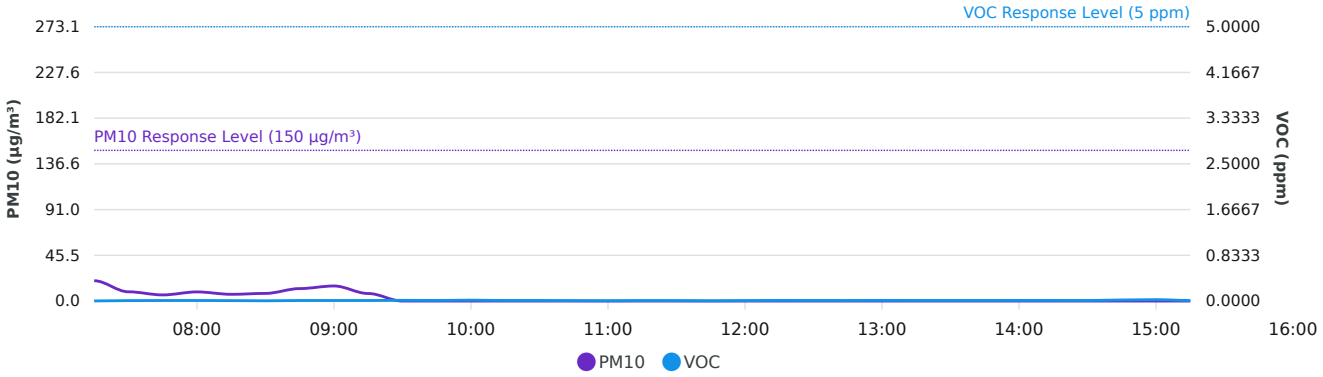
VOC Average Contribution (ppm)



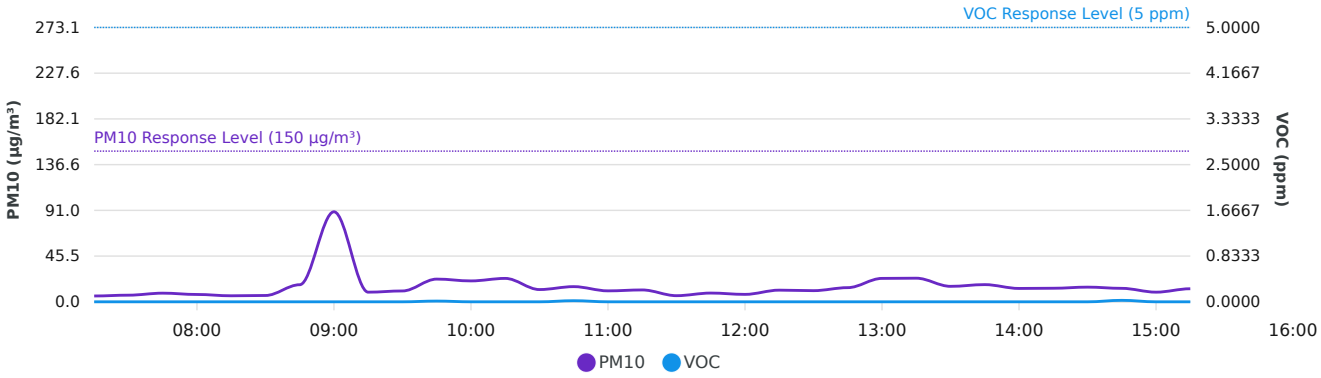
Wind rose (mph)



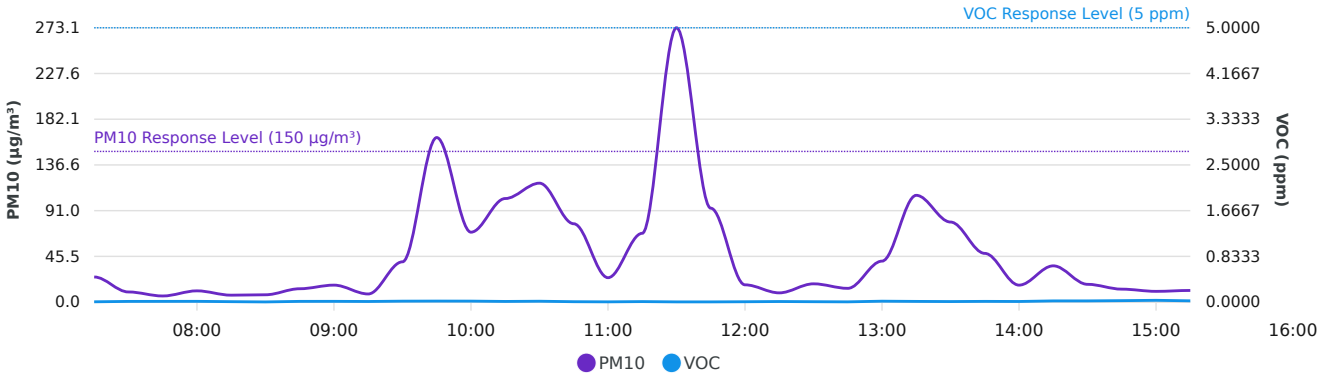
1469



2112


VOC Response Level (5 ppm)
PM10 Response Level (150 µg/m³)
PM10 (µg/m³)
VOC (ppm)
273.1
227.6
182.1
136.6
91.0
45.5
0.0
5.0000
4.1667
3.3333
2.5000
1.6667
0.8333
0.0000
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
PM10
VOC

1047


VOC Response Level (5 ppm)
PM10 Response Level (150 µg/m³)
PM10 (µg/m³)
VOC (ppm)
273.1
227.6
182.1
136.6
91.0
45.5
0.0
5.0000
4.1667
3.3333
2.5000
1.6667
0.8333
0.0000
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/8/2025 07:15:00	23.2	20.8	0.0	0.0043	0.0036	0.0000	0.8	NNW
5/8/2025 07:30:00	10.0	9.3	0.0	0.0120	0.0080	0.0000	1.1	NNW
5/8/2025 07:45:00	5.9	8.7	2.8	0.0120	0.0107	0.0000	0.5	NNW
5/8/2025 08:00:00	11.2	9.2	0.0	0.0140	0.0100	0.0000	0.8	NNW
5/8/2025 08:15:00	6.6	7.2	0.6	0.0053	0.0080	0.0027	0.9	NW
5/8/2025 08:30:00	7.3	7.9	0.6	0.0040	0.0040	0.0000	0.6	N
5/8/2025 08:45:00	12.8	19.7	6.9	0.0120	0.0113	0.0000	0.4	N
5/8/2025 09:00:00	35.1	72.0	36.9	0.0107	0.0120	0.0013	1.1	NW
5/8/2025 09:15:00	9.3	8.9	0.0	0.0033	0.0113	0.0080	0.9	WNW
5/8/2025 09:30:00	11.8	39.1	27.2	0.0013	0.0173	0.0160	0.6	W
5/8/2025 09:45:00	37.6	144.9	107.3	0.0023	0.0307	0.0283	0.8	W
5/8/2025 10:00:00	20.2	70.2	50.0	0.0013	0.0187	0.0173	1.4	W
5/8/2025 10:15:00	23.3	103.1	79.7	0.0000	0.0120	0.0120	1.1	W
5/8/2025 10:30:00	28.0	102.6	74.6	0.0013	0.0153	0.0140	1.0	W
5/8/2025 10:45:00	15.1	78.0	62.9	0.0200	0.0080	0.0000	1.9	WNW
5/8/2025 11:00:00	10.8	24.5	13.7	0.0000	0.0060	0.0060	1.1	WNW
5/8/2025 11:15:00	23.0	57.3	34.3	0.0013	0.0107	0.0093	1.0	W
5/8/2025 11:30:00	6.1	273.1	267.1	0.0000	0.0080	0.0080	1.6	WSW
5/8/2025 11:45:00	8.7	93.5	84.8	0.0000	0.0047	0.0047	1.4	W
5/8/2025 12:00:00	7.4	17.2	9.8	0.0000	0.0080	0.0080	1.1	WSW
5/8/2025 12:15:00	9.9	10.4	0.5	0.0013	0.0120	0.0107	0.6	WSW
5/8/2025 12:30:00	11.1	18.2	7.2	0.0000	0.0100	0.0100	1.2	W
5/8/2025 12:45:00	10.5	16.1	5.6	0.0013	0.0093	0.0080	0.7	W
5/8/2025 13:00:00	30.7	33.4	2.7	0.0053	0.0140	0.0087	0.6	W
5/8/2025 13:15:00	32.8	97.0	64.2	0.0013	0.0120	0.0107	0.8	W
5/8/2025 13:30:00	15.4	79.7	64.3	0.0000	0.0100	0.0100	1.1	WSW
5/8/2025 13:45:00	21.0	44.7	23.7	0.0027	0.0120	0.0093	0.7	W
5/8/2025 14:00:00	14.2	15.9	1.7	0.0013	0.0113	0.0100	1.0	W
5/8/2025 14:15:00	13.5	36.1	22.6	0.0000	0.0220	0.0220	1.3	W
5/8/2025 14:30:00	14.6	17.7	3.2	0.0000	0.0220	0.0220	1.1	W
5/8/2025 14:45:00	13.4	12.9	0.0	0.0267	0.0280	0.0013	1.4	WSW
5/8/2025 15:00:00	9.6	10.7	1.1	0.0000	0.0327	0.0327	1.6	WSW

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/8/2025 15:15:00	13.0	11.6	0.0	0.0000	0.0233	0.0233	1.7	WSW

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/08/2025 07:15	20.2	0.0020	5.8	0.0000	25.0	0.0057	NNW	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/08/2025 07:30	9.2	0.0080	6.6	0.0000	10.1	0.0127	NNW	1.1	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/08/2025 07:45	6.1	0.0100	8.6	0.0000	6.1	0.0133	NNW	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/08/2025 08:00	9.1	0.0100	7.3	0.0000	11.2	0.0140	NNW	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/08/2025 08:15	6.7	0.0080	6.0	0.0000	6.9	0.0080	NW	0.9	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/08/2025 08:30	7.6	0.0047	6.3	0.0000	7.3	0.0033	N	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/08/2025 08:45	12.4	0.0100	17.0	0.0000	13.3	0.0133	N	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/08/2025 09:00	15.0	0.0100	89.6	0.0000	16.9	0.0140	NW	1.1	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/08/2025 09:15	7.5	0.0100	9.6	0.0000	8.1	0.0113	WNW	0.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 09:30	0.0	0.0133	10.8	0.0000	40.1	0.0173	W	0.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 09:45	0.0	0.0113	22.6	0.0133	163.8	0.0187	W	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 10:00	0.0	0.0160	20.8	0.0000	69.6	0.0180	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 10:15	0.0	0.0100	23.3	0.0000	103.1	0.0120	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 10:30	0.0	0.0100	12.2	0.0000	118.4	0.0160	W	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 10:45	0.0	0.0073	15.1	0.0200	78.0	0.0073	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 11:00	0.0	0.0047	10.9	0.0000	24.3	0.0047	WNW	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 11:15	0.0	0.0087	11.8	0.0000	68.5	0.0093	W	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 11:30	0.0	0.0080	6.1	0.0000	273.1	0.0040	WSW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 11:45	0.0	0.0040	8.7	0.0000	93.5	0.0040	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 12:00	0.0	0.0080	7.4	0.0000	17.2	0.0067	WSW	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 12:15	0.0	0.0113	11.6	0.0000	9.2	0.0107	WSW	0.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 12:30	0.0	0.0100	11.1	0.0000	18.2	0.0073	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 12:45	0.0	0.0093	14.1	0.0000	13.7	0.0047	W	0.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 13:00	0.0	0.0120	23.3	0.0000	40.8	0.0167	W	0.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 13:15	0.0	0.0100	23.5	0.0000	106.3	0.0127	W	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 13:30	0.0	0.0100	15.4	0.0000	79.7	0.0100	WSW	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 13:45	0.0	0.0100	17.1	0.0000	48.5	0.0133	W	0.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 14:00	0.0	0.0113	13.3	0.0000	16.9	0.0113	W	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 14:15	0.0	0.0107	13.5	0.0000	36.1	0.0220	W	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 14:30	0.0	0.0100	14.6	0.0000	17.7	0.0220	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 14:45	0.0	0.0193	13.4	0.0267	12.9	0.0267	WSW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/08/2025 15:00	0.0	0.0253	9.6	0.0000	10.7	0.0327	WSW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/08/2025 15:15	0.0	0.0100	13.0	0.0000	11.6	0.0233	WSW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #28
Change of Use Approval – Pile Installation Activities
May 9, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 9, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #2 were completed. No additional work was conducted.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

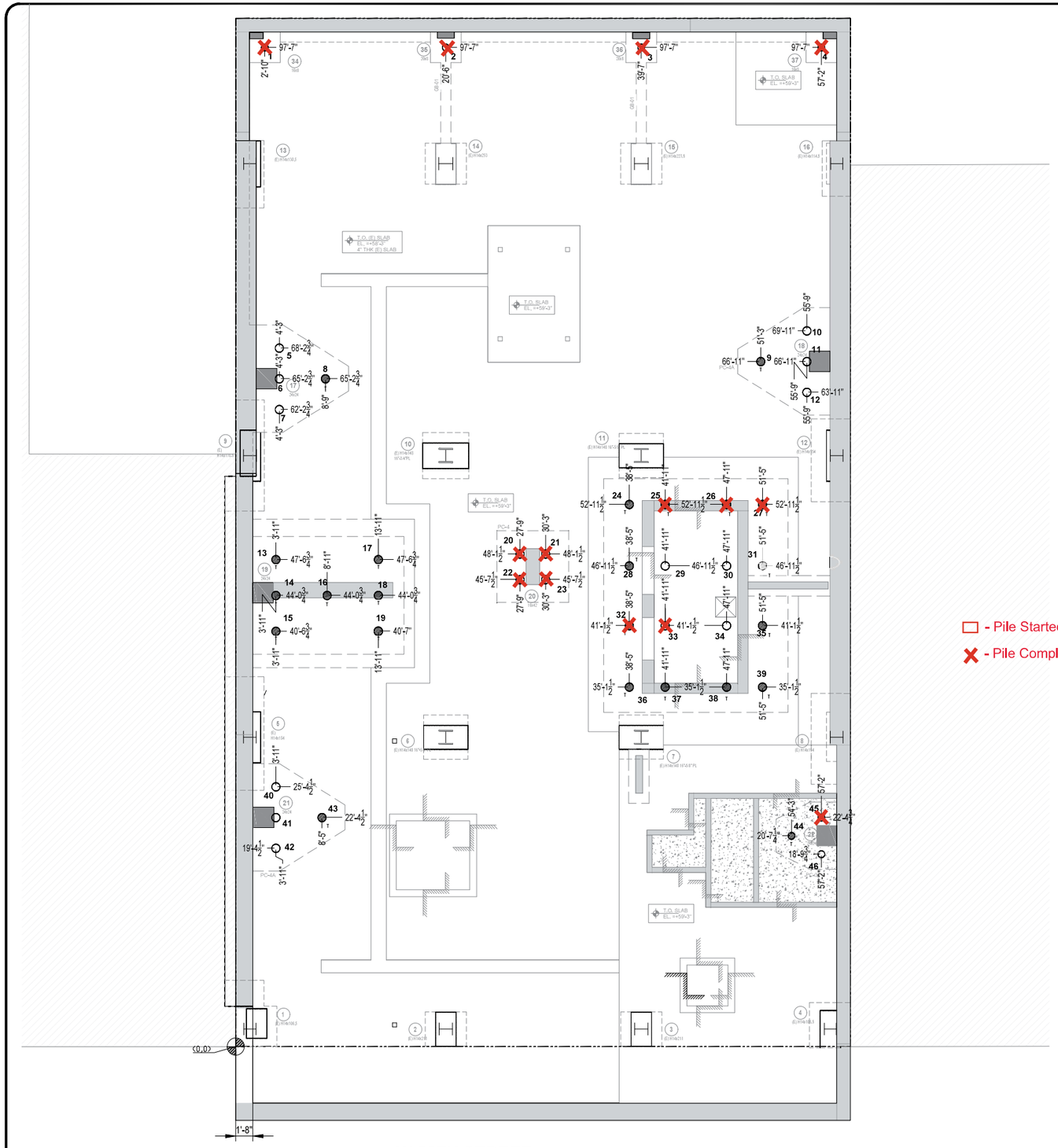
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



W 55TH STREET

- Pile Started
- Pile Completed

NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"

YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV: 02	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment – Photograph Log – May 9, 2025

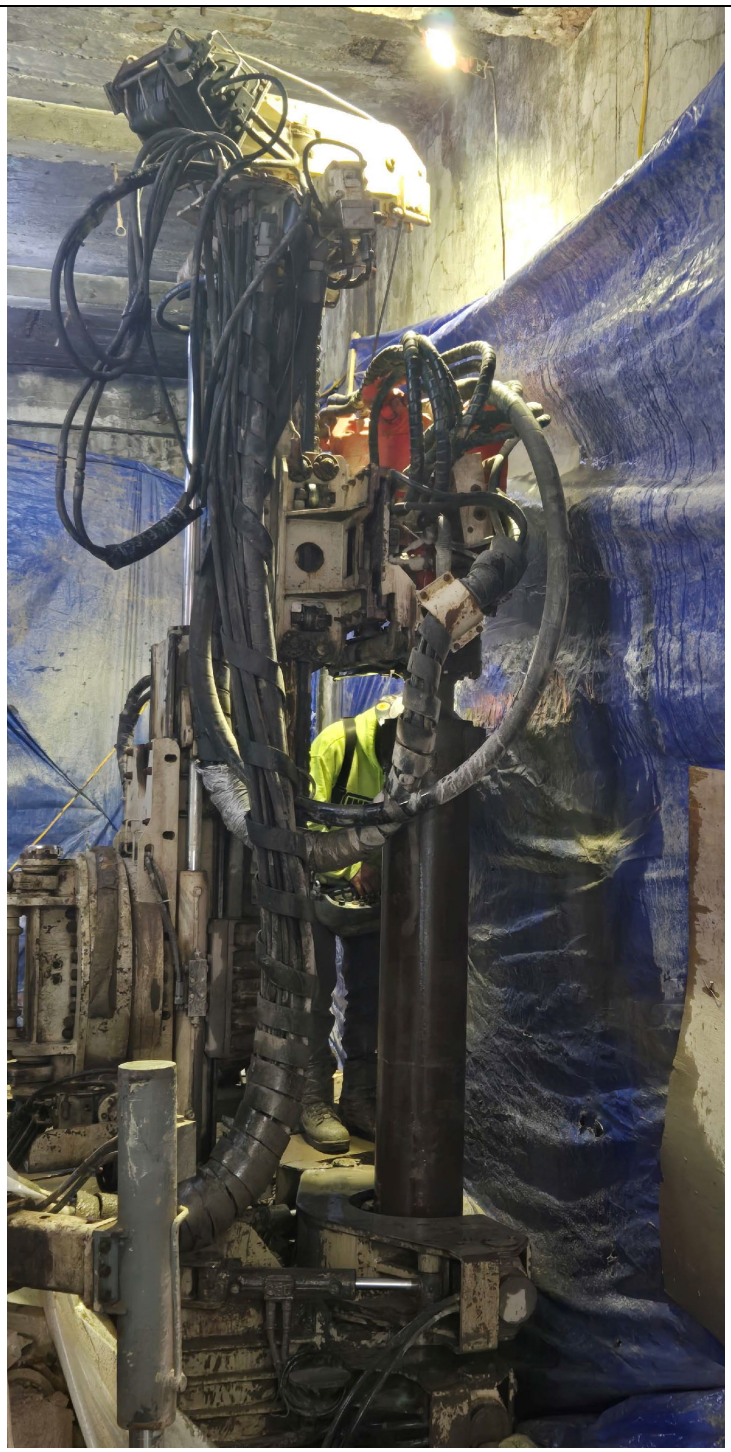


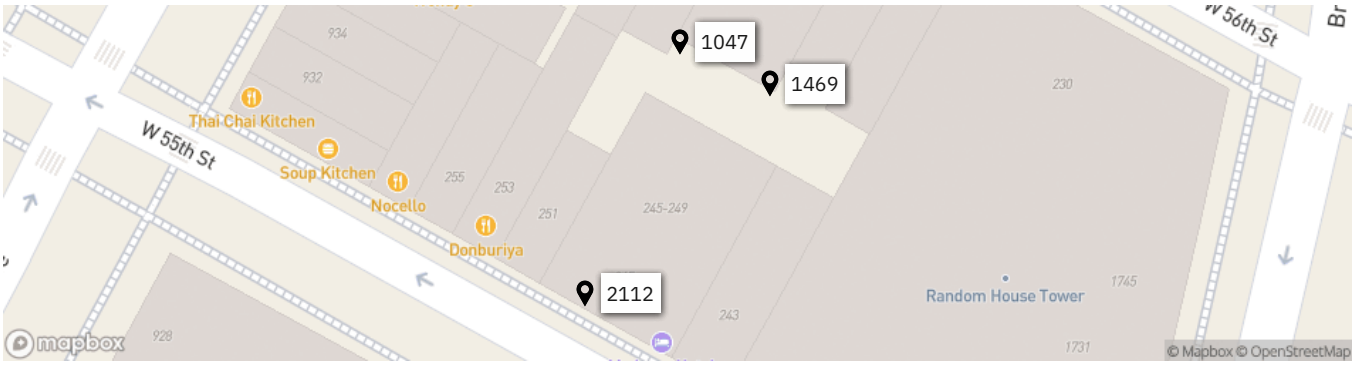
Photo 1: Drill rig set up at Pile #2.

Site:	EL Project No.	Page No.	Environmental LOGIC
245 West 55th Street Manhattan, NY	23-0001	1 of 1	

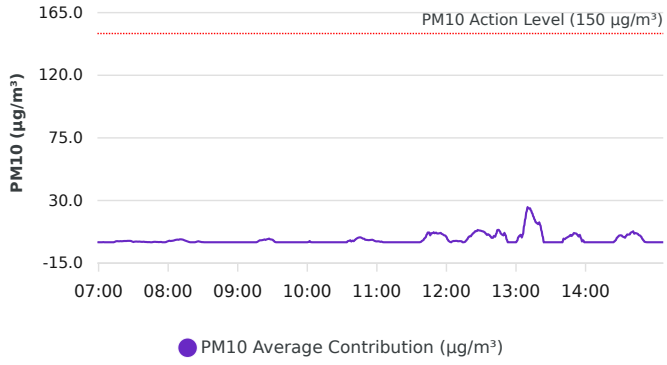
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/9/2025 06:00
		To:	5/9/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/9/2025	57.6-60.3	83.9-94.3	29.8-29.9	0.5-2.9	WNW

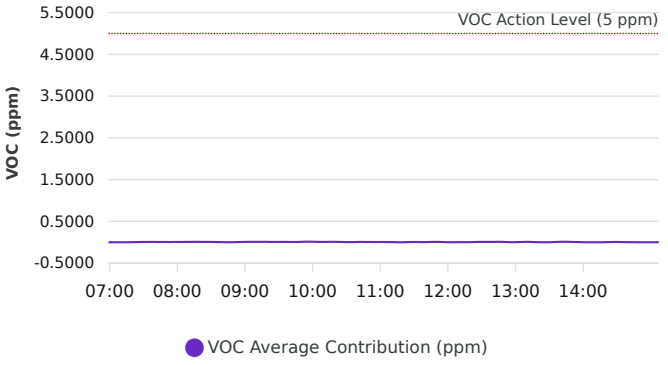
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/9/2025	0.0	07:00	0.0000	07:00
Max Contribution (15 min avg.) - 5/9/2025	18.5	13:15	0.0133	10:00



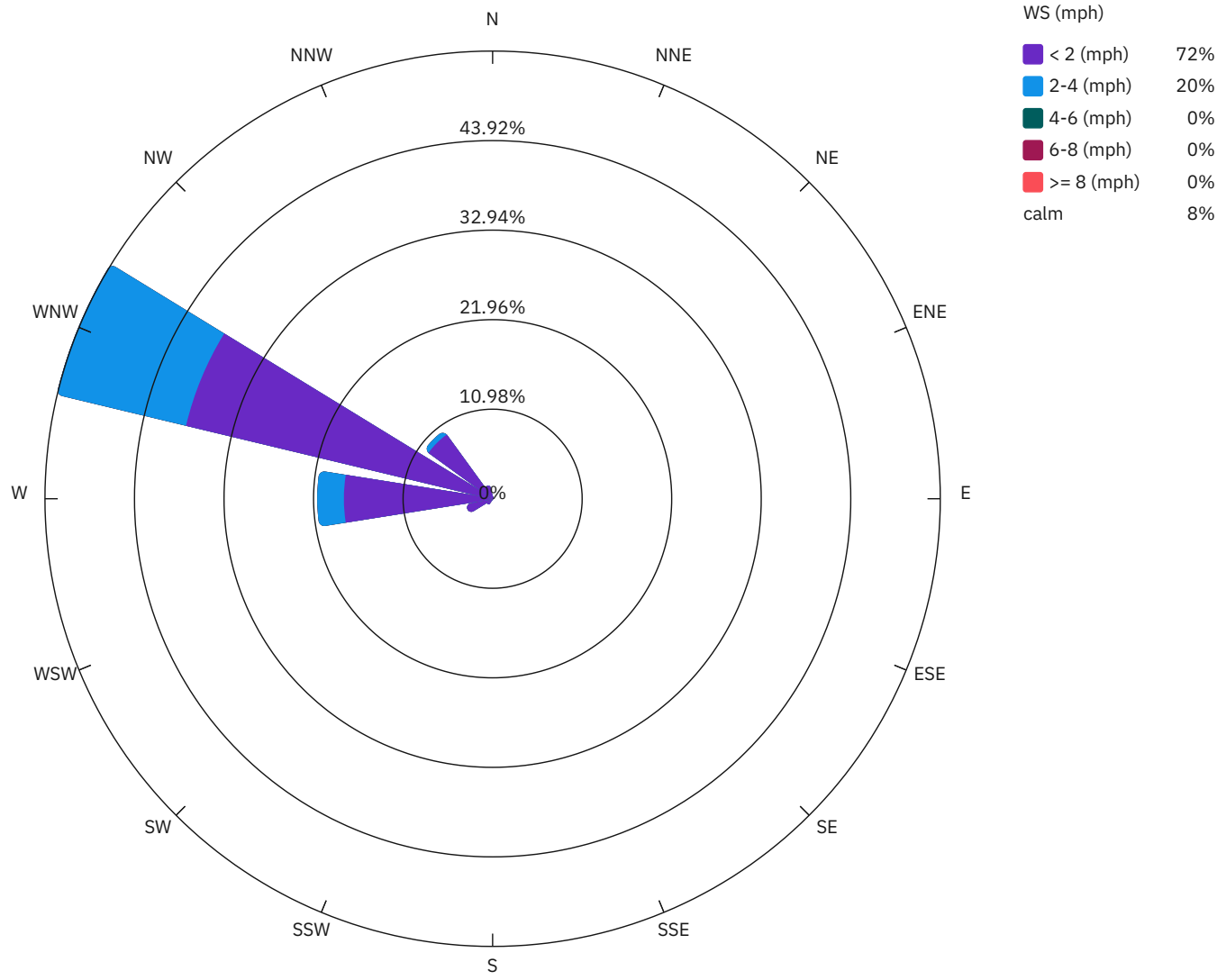
PM10 Average Contribution (µg/m³)



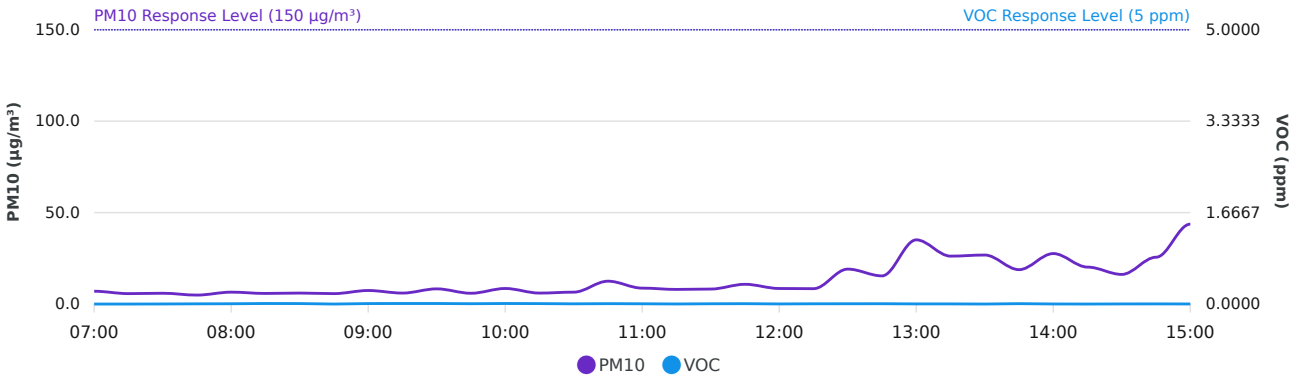
VOC Average Contribution (ppm)



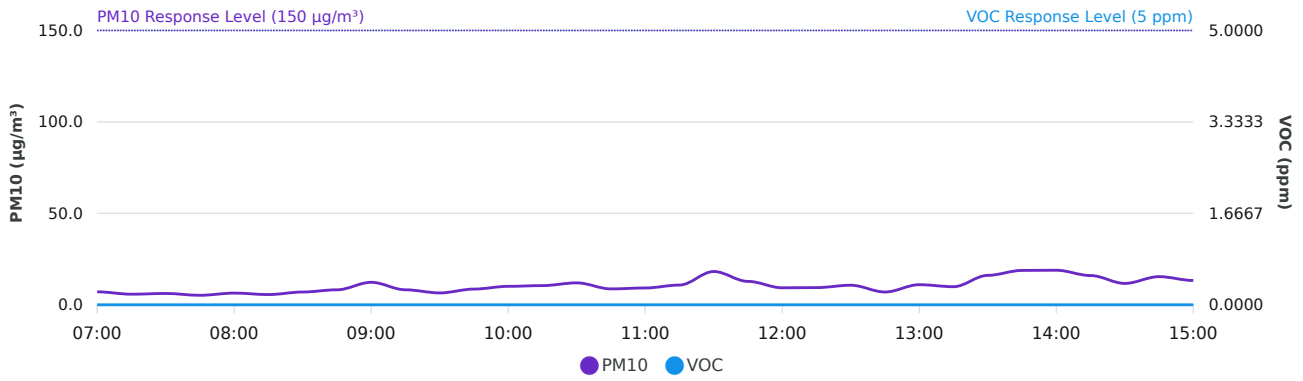
Wind rose (mph)



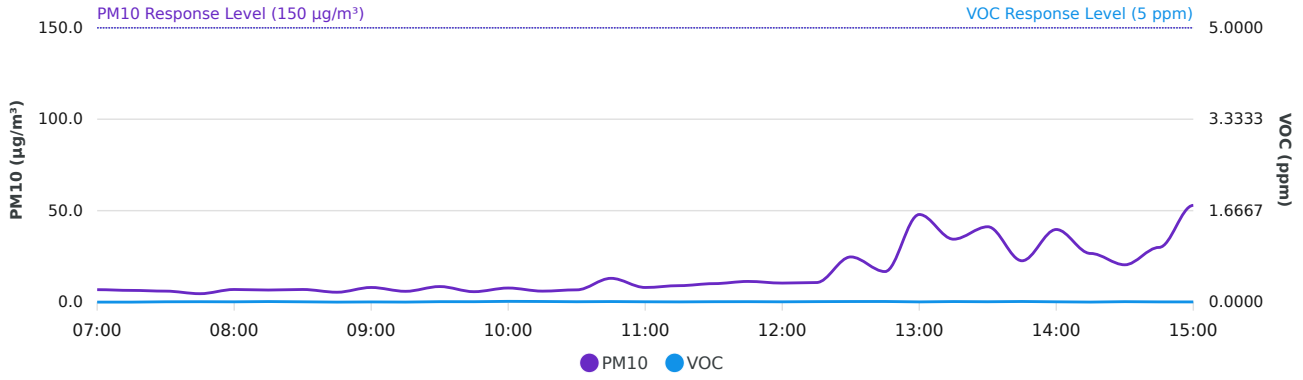
1469



2112


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
5.0000
3.3333
1.6667
0.0000
PM10 (µg/m³)
VOC (ppm)
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
PM10
VOC

1047


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
5.0000
3.3333
1.6667
0.0000
PM10 (µg/m³)
VOC (ppm)
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/9/2025 07:00:00	7.2	6.8	0.0	0.0000	0.0000	0.0000	1.4	WNW
5/9/2025 07:15:00	5.7	6.5	0.7	0.0000	0.0000	0.0000	1.8	WNW
5/9/2025 07:30:00	6.1	6.3	0.2	0.0007	0.0067	0.0060	1.7	WNW
5/9/2025 07:45:00	5.1	5.1	0.0	0.0003	0.0073	0.0070	1.9	WNW
5/9/2025 08:00:00	6.4	7.2	0.8	0.0000	0.0067	0.0067	1.4	W
5/9/2025 08:15:00	5.6	6.6	1.1	0.0000	0.0100	0.0100	1.4	W
5/9/2025 08:30:00	7.0	7.1	0.1	0.0013	0.0093	0.0080	1.7	WNW
5/9/2025 08:45:00	7.5	6.4	0.0	0.0000	0.0000	0.0000	1.6	WNW
5/9/2025 09:00:00	12.0	8.4	0.0	0.0000	0.0087	0.0087	1.8	WNW
5/9/2025 09:15:00	7.5	6.7	0.0	0.0000	0.0100	0.0100	1.7	WNW
5/9/2025 09:30:00	6.8	8.6	1.8	0.0020	0.0100	0.0080	1.3	WNW
5/9/2025 09:45:00	8.6	6.0	0.0	0.0007	0.0073	0.0067	1.7	WNW
5/9/2025 10:00:00	9.8	8.9	0.0	0.0007	0.0140	0.0133	1.8	W
5/9/2025 10:15:00	9.8	6.9	0.0	0.0013	0.0113	0.0100	1.7	WNW
5/9/2025 10:30:00	10.9	7.9	0.0	0.0013	0.0053	0.0040	1.7	WNW
5/9/2025 10:45:00	9.6	13.1	3.5	0.0013	0.0093	0.0080	1.6	WNW
5/9/2025 11:00:00	8.8	9.4	0.6	0.0013	0.0067	0.0053	1.8	WNW
5/9/2025 11:15:00	10.5	9.3	0.0	0.0033	0.0020	0.0000	1.7	WNW
5/9/2025 11:30:00	16.8	11.6	0.0	0.0007	0.0067	0.0060	1.9	WNW
5/9/2025 11:45:00	9.0	16.1	7.0	0.0013	0.0080	0.0067	1.8	WNW
5/9/2025 12:00:00	8.0	11.7	3.8	0.0020	0.0033	0.0013	1.9	WNW
5/9/2025 12:15:00	11.2	10.3	0.0	0.0047	0.0067	0.0020	1.7	WNW
5/9/2025 12:30:00	15.0	23.2	8.2	0.0013	0.0100	0.0087	1.4	WNW
5/9/2025 12:45:00	8.4	17.3	8.9	0.0007	0.0107	0.0100	1.5	W
5/9/2025 13:00:00	38.4	37.6	0.0	0.0007	0.0040	0.0033	1.4	WNW
5/9/2025 13:15:00	14.4	32.9	18.5	0.0020	0.0080	0.0060	1.5	WNW
5/9/2025 13:30:00	37.6	28.9	0.0	0.0033	0.0033	0.0000	1.1	WNW
5/9/2025 13:45:00	18.8	22.7	3.9	0.0000	0.0113	0.0113	1.7	WNW
5/9/2025 14:00:00	33.5	31.5	0.0	0.0027	0.0027	0.0000	1.3	WNW
5/9/2025 14:15:00	27.3	22.0	0.0	0.0007	0.0000	0.0000	1.3	NW
5/9/2025 14:30:00	14.1	19.1	5.0	0.0007	0.0073	0.0067	1.7	W
5/9/2025 14:45:00	24.1	30.1	6.0	0.0020	0.0033	0.0013	1.3	WNW

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/9/2025 15:00:00	50.0	46.6	0.0	0.0033	0.0013	0.0000	0.9	NNW

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/09/2025 07:00	7.0	0.0000	7.1	0.0000	6.8	0.0000	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 07:15	5.7	0.0000	5.8	0.0000	6.4	0.0000	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 07:30	5.9	0.0013	6.2	0.0000	6.0	0.0060	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 07:45	4.9	0.0040	5.2	0.0000	4.6	0.0073	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 08:00	6.5	0.0053	6.4	0.0000	6.9	0.0053	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 08:15	5.8	0.0100	5.6	0.0000	6.6	0.0100	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 08:30	6.0	0.0087	7.0	0.0000	6.9	0.0053	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 08:45	5.7	0.0000	8.2	0.0000	5.4	0.0000	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 09:00	7.4	0.0087	12.3	0.0000	8.0	0.0033	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 09:15	6.0	0.0100	8.2	0.0000	5.9	0.0007	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 09:30	8.3	0.0100	6.5	0.0000	8.5	0.0080	WNW	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 09:45	5.9	0.0060	8.6	0.0000	5.7	0.0073	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 10:00	8.5	0.0100	10.1	0.0000	7.7	0.0140	W	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 10:15	6.0	0.0080	10.5	0.0000	6.0	0.0113	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 10:30	6.5	0.0040	12.0	0.0000	6.7	0.0067	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 10:45	12.5	0.0073	8.7	0.0000	13.0	0.0100	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 11:00	8.7	0.0047	9.2	0.0000	8.0	0.0060	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 11:15	8.0	0.0013	10.8	0.0000	9.0	0.0040	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 11:30	8.2	0.0053	18.2	0.0000	10.1	0.0073	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 11:45	10.8	0.0067	12.8	0.0000	11.3	0.0080	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 12:00	8.5	0.0020	9.3	0.0000	10.4	0.0053	WNW	1.9	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/09/2025 12:15	8.4	0.0047	9.4	0.0000	10.7	0.0087	WNW	1.7	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/09/2025 12:30	19.1	0.0053	10.7	0.0000	24.7	0.0107	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 12:45	15.4	0.0060	7.0	0.0000	16.7	0.0113	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 13:00	35.1	0.0027	11.0	0.0000	47.9	0.0040	WNW	1.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/09/2025 13:15	26.2	0.0027	9.9	0.0000	34.4	0.0100	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 13:30	26.8	0.0000	16.1	0.0000	41.2	0.0067	WNW	1.1	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/09/2025 13:45	18.8	0.0073	18.8	0.0000	22.6	0.0113	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/09/2025 14:00	27.6	0.0013	18.9	0.0000	39.7	0.0053	WNW	1.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/09/2025 14:15	20.2	0.0000	16.0	0.0000	26.6	0.0007	NW	1.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/09/2025 14:30	16.2	0.0020	11.7	0.0000	20.4	0.0080	W	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/09/2025 14:45	25.6	0.0027	15.4	0.0000	29.9	0.0040	WNW	1.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/09/2025 15:00	43.7	0.0013	13.3	0.0000	52.9	0.0033	NNW	0.9	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #29
Change of Use Approval – Pile Installation Activities
May 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 12th story and bulkhead, construction of an additional 9 stories above the remaining 11 stories and altering the building to residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 12, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #1 were restarted and completed 15 feet into competent bedrock. Set up and preparation to fill previously drilled piles with concrete.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

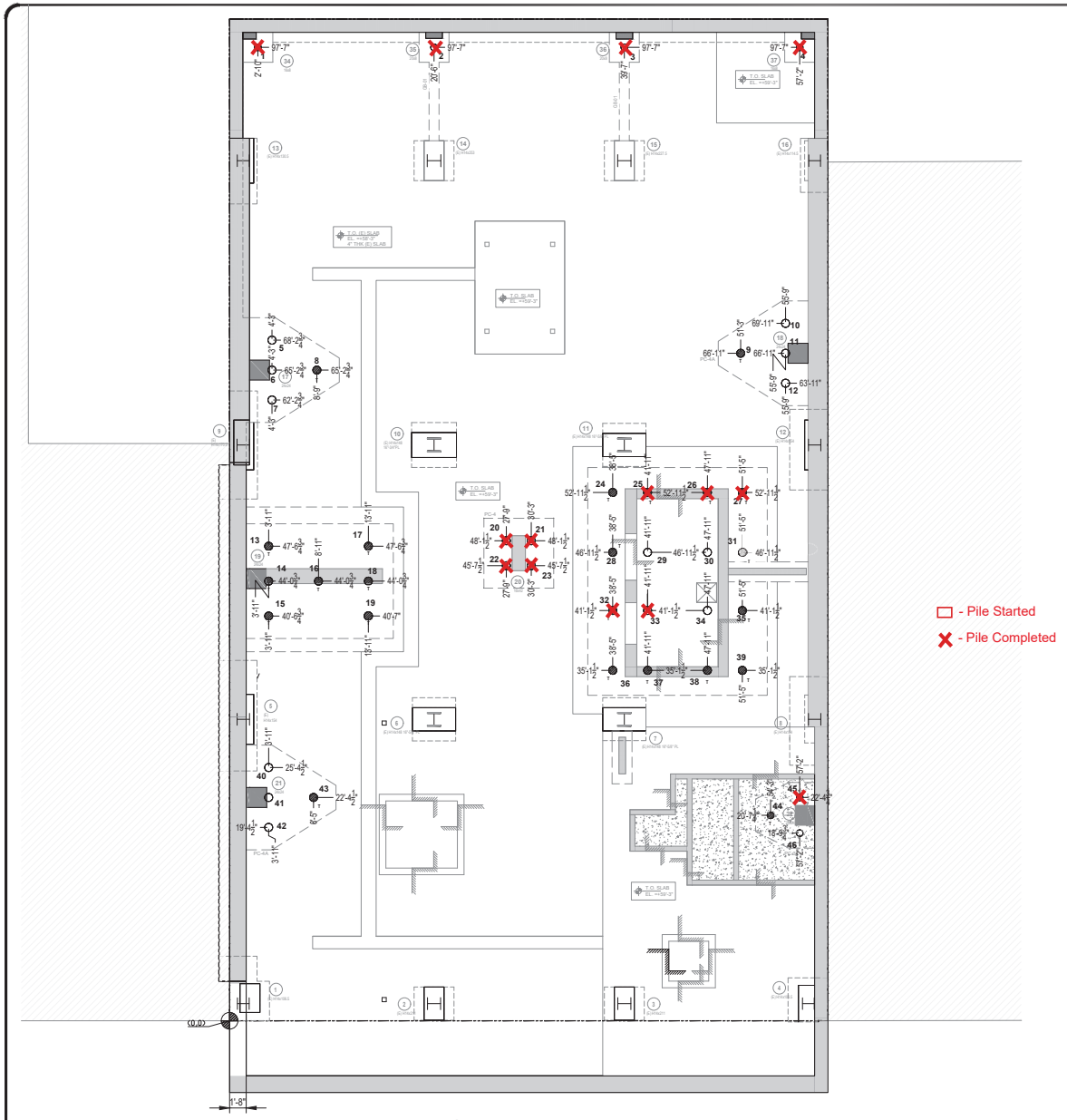
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}
- T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"
YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV. 02	03/26/2025	AS PER REVIEWED COMMENTS
REV. 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment – Photograph Log – May 12, 2025

Photo 1: Drill rig set up at Pile #1.

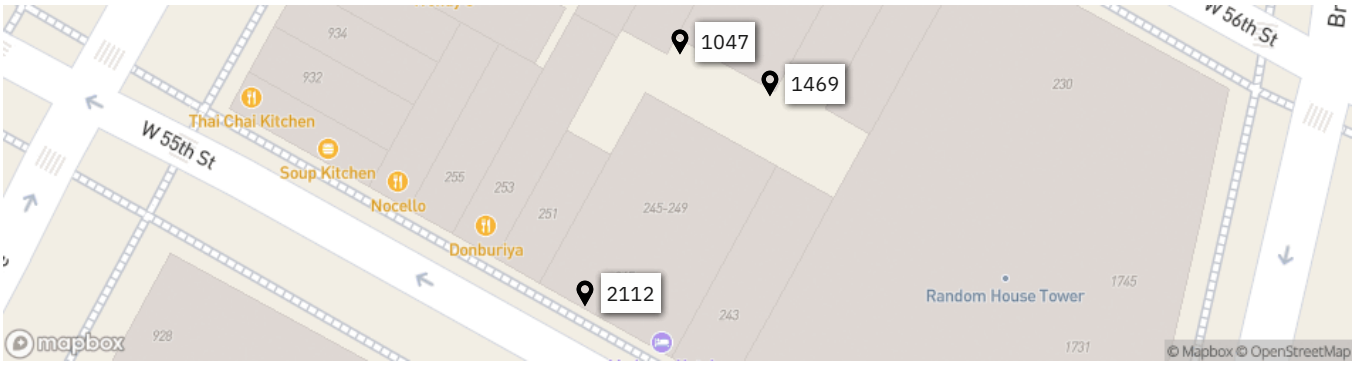
Attachment – Photograph Log – May 12, 2025

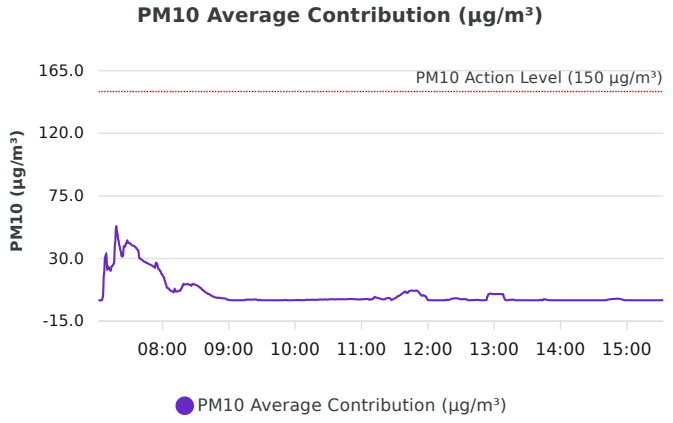
Photo 2: Preparation to fill completed piles with concrete.

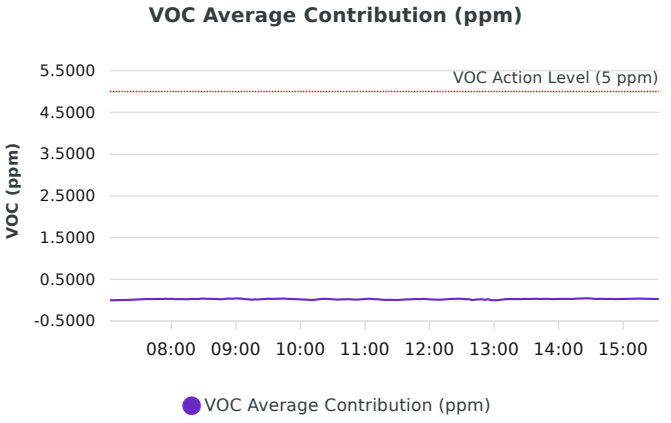
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/12/2025 06:00
		To:	5/12/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/12/2025	63.1-70.2	21.6-34.1	30.1-30.3	0.3-2.8	W

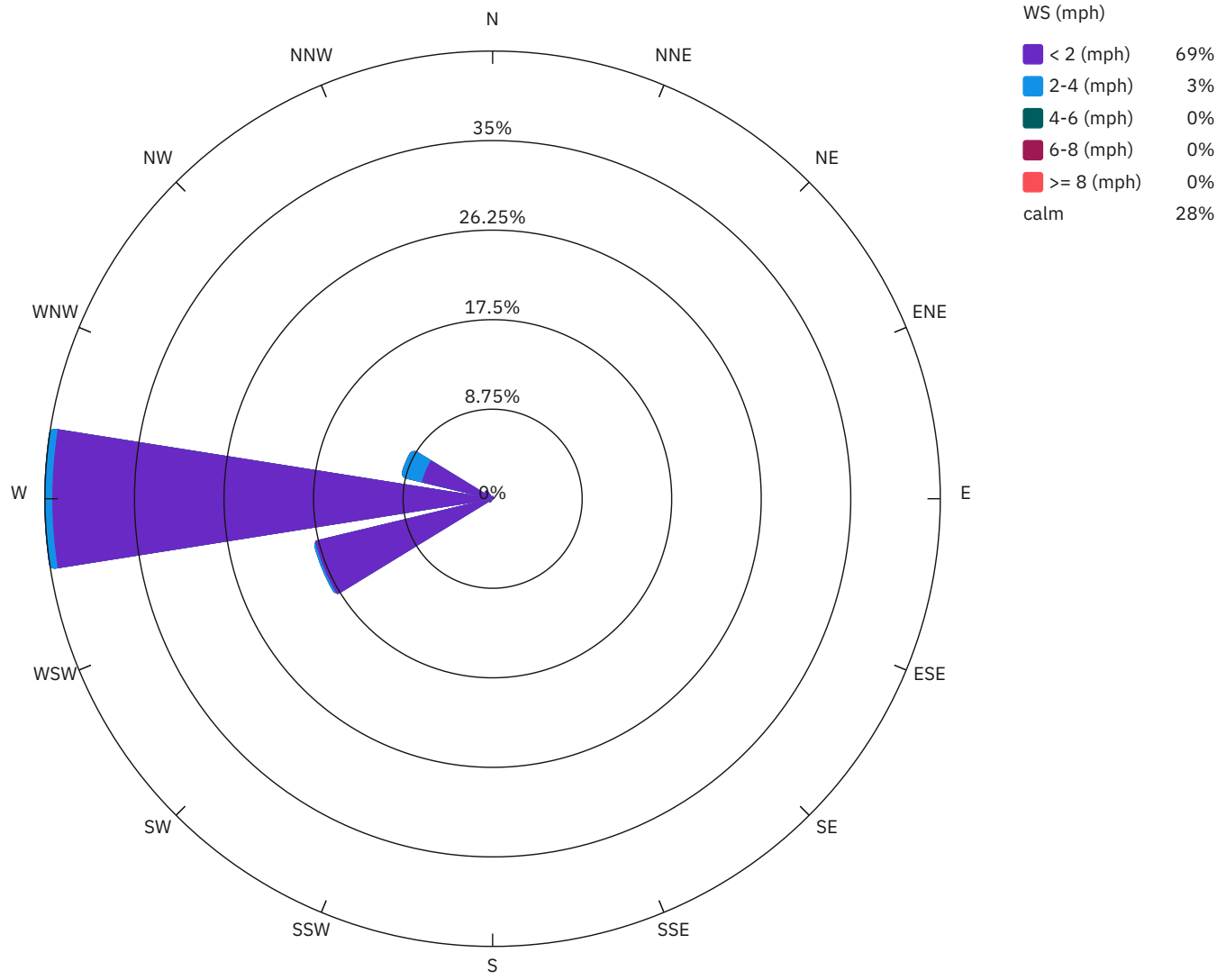
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/12/2025	0.0	09:30	0.0013	13:00
Max Contribution (15 min avg.) - 5/12/2025	41.2	07:30	0.0440	09:00



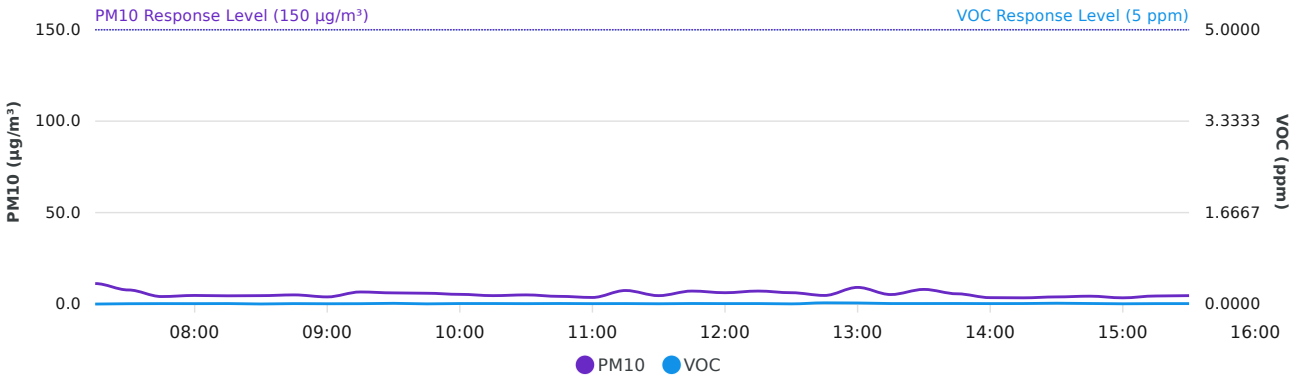




Wind rose (mph)



1469



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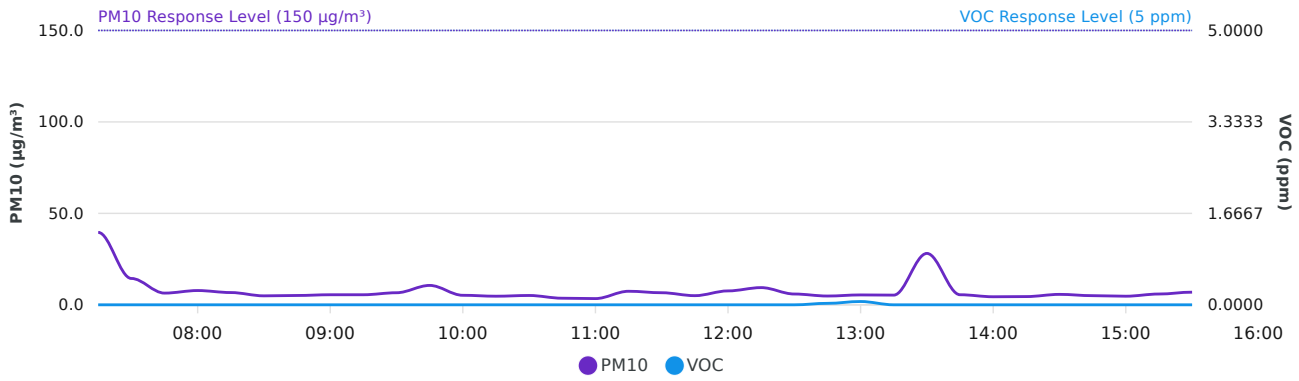
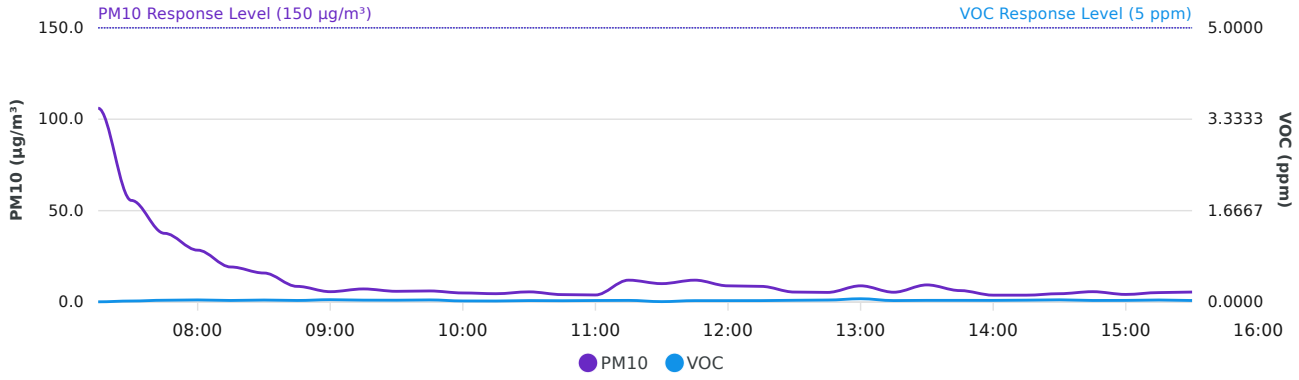

PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
PM10
VOC

1047


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/12/2025 07:15:00	58.1	83.2	25.1	0.0000	0.0054	0.0054	1.3	W
5/12/2025 07:30:00	14.4	55.6	41.2	0.0000	0.0200	0.0200	1.0	WSW
5/12/2025 07:45:00	8.5	35.5	27.0	0.0020	0.0327	0.0307	1.0	W
5/12/2025 08:00:00	9.1	27.1	18.0	0.0033	0.0373	0.0340	0.9	W
5/12/2025 08:15:00	9.5	16.3	6.9	0.0047	0.0280	0.0233	0.8	WNW
5/12/2025 08:30:00	4.9	15.9	11.0	0.0000	0.0380	0.0380	0.8	W
5/12/2025 08:45:00	5.4	8.3	3.0	0.0040	0.0273	0.0233	0.7	W
5/12/2025 09:00:00	5.5	5.7	0.2	0.0000	0.0440	0.0440	1.0	W
5/12/2025 09:15:00	6.6	7.0	0.4	0.0120	0.0267	0.0147	0.8	WNW
5/12/2025 09:30:00	6.6	6.3	0.0	0.0000	0.0347	0.0347	1.2	W
5/12/2025 09:45:00	10.6	6.2	0.0	0.0000	0.0400	0.0400	1.2	W
5/12/2025 10:00:00	5.3	5.4	0.1	0.0013	0.0213	0.0200	0.9	W
5/12/2025 10:15:00	4.7	5.0	0.3	0.0033	0.0200	0.0167	1.1	W
5/12/2025 10:30:00	5.1	5.6	0.5	0.0033	0.0253	0.0220	0.8	W
5/12/2025 10:45:00	3.6	4.3	0.7	0.0000	0.0253	0.0253	1.5	W
5/12/2025 11:00:00	3.4	4.0	0.7	0.0000	0.0293	0.0293	1.5	W
5/12/2025 11:15:00	9.1	10.7	1.6	0.0100	0.0253	0.0153	1.1	WNW
5/12/2025 11:30:00	7.9	9.1	1.3	0.0013	0.0087	0.0073	1.5	WNW
5/12/2025 11:45:00	5.0	12.0	7.0	0.0000	0.0267	0.0267	1.4	W
5/12/2025 12:00:00	8.3	8.5	0.2	0.0027	0.0247	0.0220	1.2	W
5/12/2025 12:15:00	9.5	8.9	0.0	0.0033	0.0253	0.0220	1.1	W
5/12/2025 12:30:00	5.9	6.6	0.7	0.0000	0.0333	0.0333	1.2	W
5/12/2025 12:45:00	5.1	5.3	0.3	0.0227	0.0427	0.0200	1.2	W
5/12/2025 13:00:00	5.4	9.9	4.5	0.0600	0.0613	0.0013	1.2	W
5/12/2025 13:15:00	5.3	5.7	0.3	0.0000	0.0280	0.0280	1.5	W
5/12/2025 13:30:00	28.1	9.5	0.0	0.0000	0.0320	0.0320	1.4	W
5/12/2025 13:45:00	5.5	6.3	0.8	0.0000	0.0320	0.0320	1.5	W
5/12/2025 14:00:00	4.4	3.9	0.0	0.0000	0.0313	0.0313	1.4	W
5/12/2025 14:15:00	4.5	3.8	0.0	0.0000	0.0353	0.0353	1.4	W
5/12/2025 14:30:00	5.7	4.6	0.0	0.0000	0.0420	0.0420	1.4	W
5/12/2025 14:45:00	5.0	5.7	0.7	0.0000	0.0300	0.0300	1.3	WSW
5/12/2025 15:00:00	4.7	4.2	0.0	0.0000	0.0313	0.0313	1.3	W

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/12/2025 15:15:00	5.9	5.2	0.0	0.0000	0.0387	0.0387	1.3	WSW
5/12/2025 15:30:00	6.9	5.6	0.0	0.0000	0.0293	0.0293	1.1	WSW

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/12/2025 07:15	11.2	0.0000	39.6	0.0000	106.0	0.0054	W	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 07:30	7.7	0.0060	14.4	0.0000	55.6	0.0200	WSW	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 07:45	4.1	0.0080	6.4	0.0000	37.6	0.0340	W	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 08:00	4.7	0.0073	7.8	0.0000	28.4	0.0400	W	0.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 08:15	4.5	0.0087	6.7	0.0000	19.2	0.0300	WNW	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 08:30	4.6	0.0013	4.9	0.0000	15.9	0.0380	W	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 08:45	5.0	0.0080	5.1	0.0000	8.6	0.0300	W	0.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 09:00	3.9	0.0053	5.5	0.0000	5.7	0.0440	W	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 09:15	6.6	0.0067	5.5	0.0000	7.2	0.0360	WNW	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 09:30	6.1	0.0133	6.6	0.0000	5.9	0.0347	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 09:45	5.9	0.0033	10.6	0.0000	6.1	0.0400	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 10:00	5.3	0.0093	5.2	0.0000	5.0	0.0213	W	0.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 10:15	4.6	0.0093	4.7	0.0000	4.6	0.0200	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 10:30	5.0	0.0073	5.1	0.0000	5.6	0.0280	W	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 10:45	4.2	0.0100	3.6	0.0000	4.1	0.0253	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 11:00	3.6	0.0073	3.4	0.0000	3.9	0.0293	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 11:15	7.4	0.0087	7.4	0.0000	12.0	0.0313	WNW	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 11:30	4.6	0.0053	6.6	0.0000	10.1	0.0087	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 11:45	7.1	0.0100	5.0	0.0000	12.0	0.0267	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 12:00	6.2	0.0080	7.6	0.0000	8.9	0.0267	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 12:15	7.1	0.0087	9.4	0.0000	8.6	0.0273	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 12:30	6.2	0.0033	5.9	0.0000	5.5	0.0333	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 12:45	4.7	0.0220	4.8	0.0267	5.3	0.0380	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 13:00	9.1	0.0193	5.4	0.0600	8.9	0.0613	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 13:15	5.2	0.0093	5.3	0.0000	5.4	0.0280	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 13:30	8.0	0.0093	28.1	0.0000	9.4	0.0320	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 13:45	5.6	0.0100	5.5	0.0000	6.3	0.0320	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 14:00	3.5	0.0080	4.4	0.0000	3.8	0.0313	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 14:15	3.4	0.0093	4.5	0.0000	3.8	0.0353	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 14:30	3.9	0.0153	5.7	0.0000	4.6	0.0420	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 14:45	4.3	0.0100	5.0	0.0000	5.7	0.0300	WSW	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/12/2025 15:00	3.4	0.0047	4.7	0.0000	4.2	0.0313	W	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 15:15	4.4	0.0080	5.9	0.0000	5.2	0.0387	WSW	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/12/2025 15:30	4.6	0.0080	6.9	0.0000	5.5	0.0293	WSW	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #30
Change of Use Approval – Pile Installation Activities
May 13, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 13, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #39 were started but not completed. It is anticipated that Pile #39 will be completed on Wednesday May 14, 2025. Set up and preparation to fill previously drilled piles with concrete continued throughout the day.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

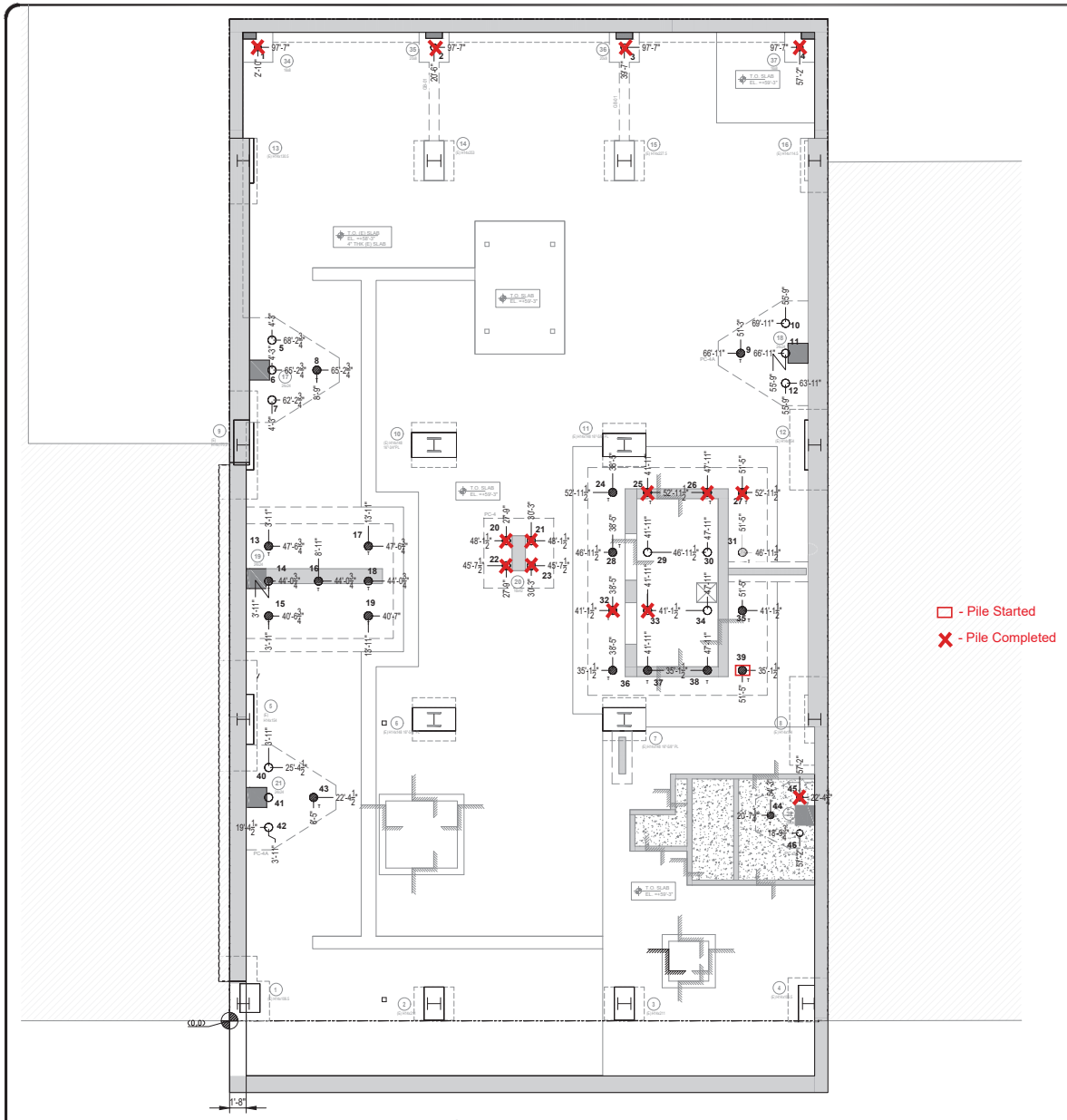
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"
YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV. 02	03/26/2025	AS PER REVIEWED COMMENTS
REV. 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment – Photograph Log – May 13, 2025

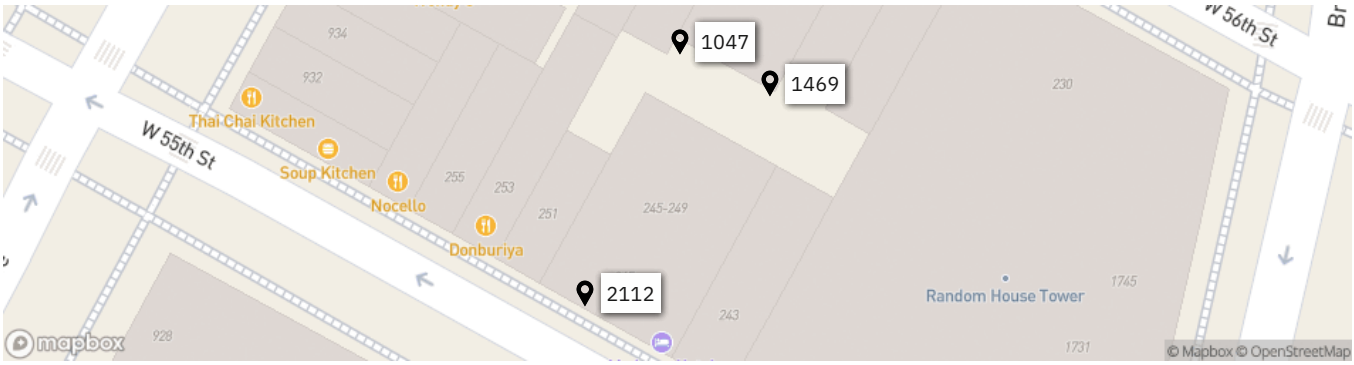
Photo 1: Drilling activities began on Pile #39

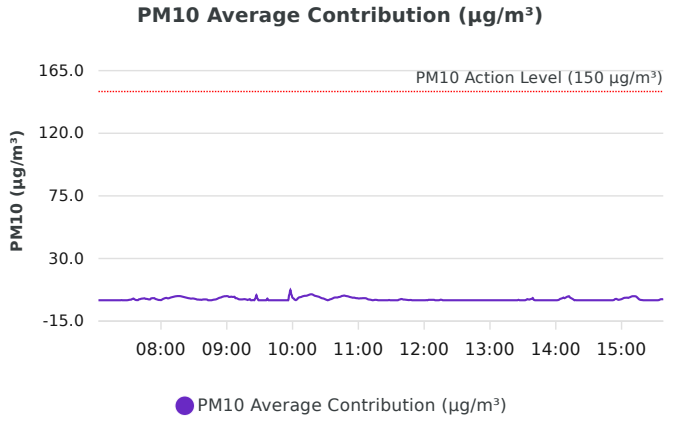
Site:	EL Project No.	Page No.	Environmental LOGIC
245 West 55th Street Manhattan, NY	23-0001	1 of 1	

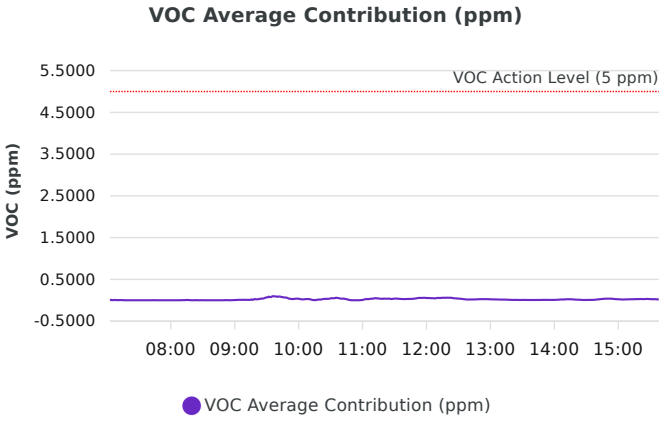
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/13/2025 06:00
		To:	5/13/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/13/2025	65.8-70.2	67.3-78.9	30.1-30.1	0.2-2.9	WNW

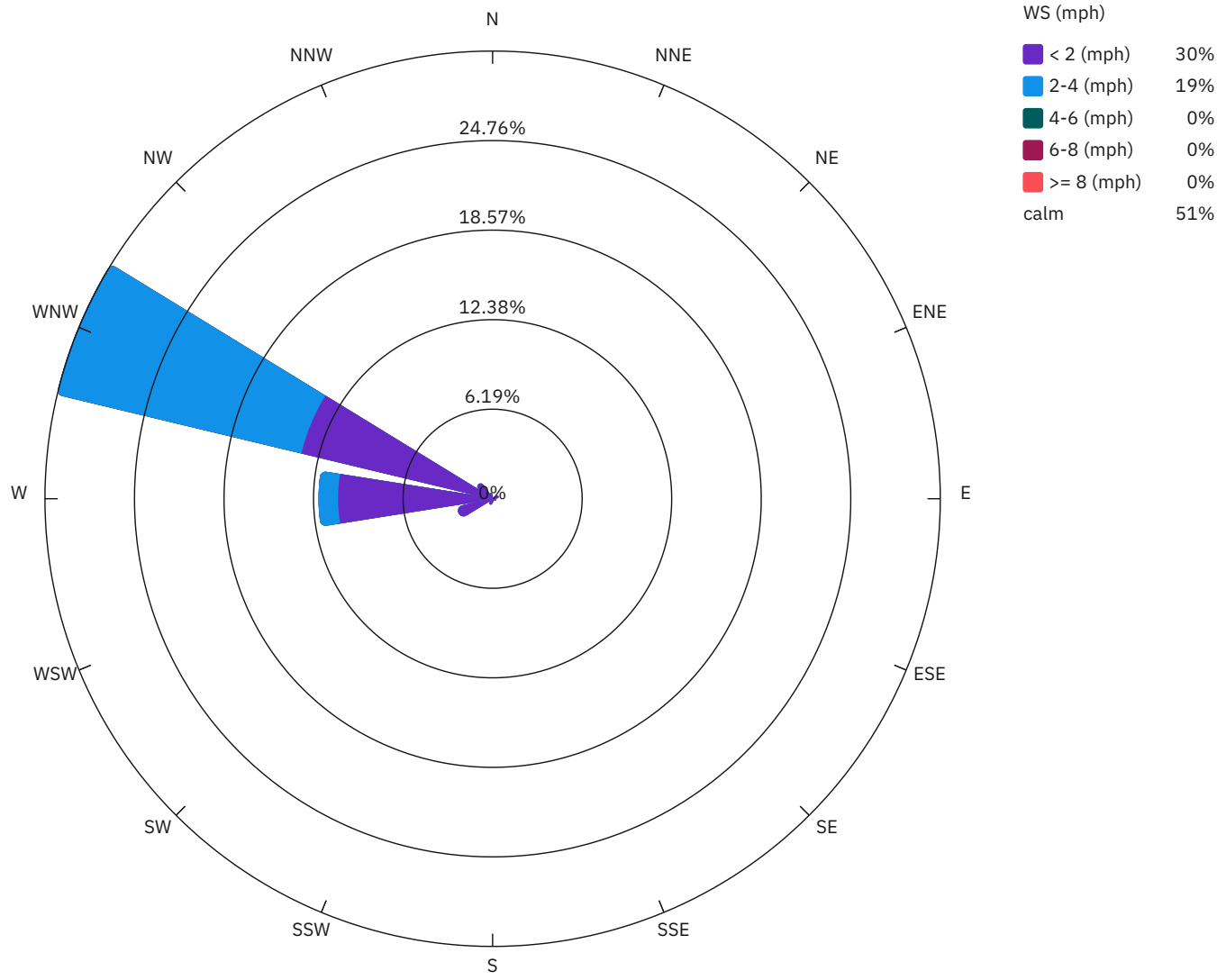
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/13/2025	0.0	07:15	0.0000	07:30
Max Contribution (15 min avg.) - 5/13/2025	3.9	10:15	0.0727	09:45



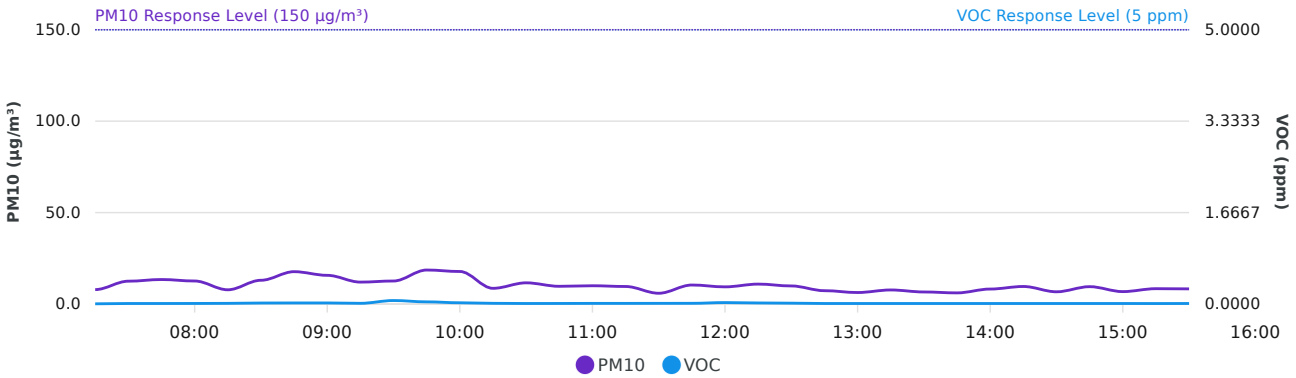




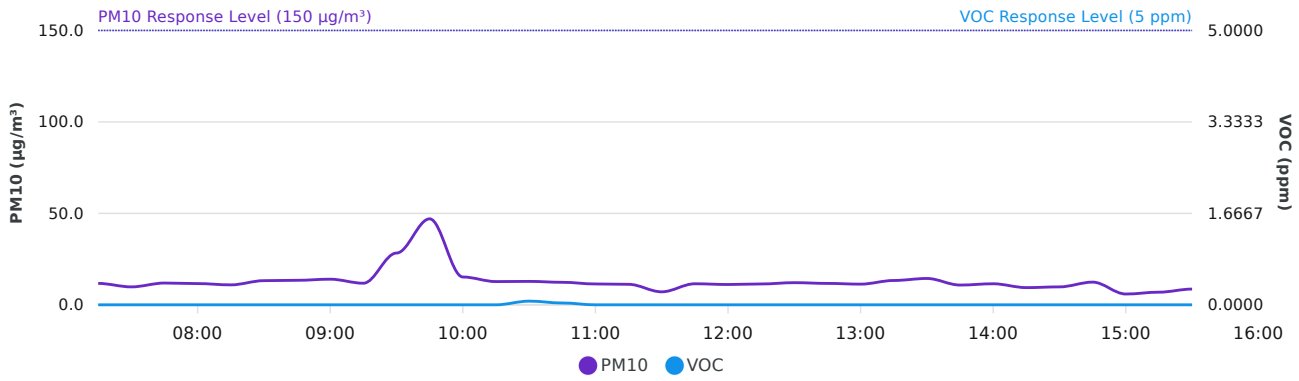
Wind rose (mph)



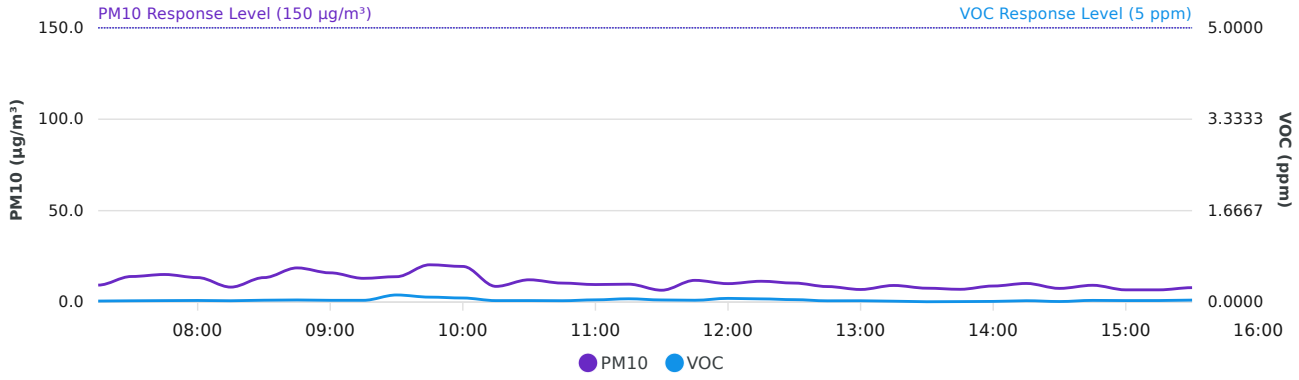
1469



2112


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
5.0000
3.3333
1.6667
0.0000
PM10 (µg/m³)
VOC (ppm)
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
PM10
VOC

1047


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
5.0000
3.3333
1.6667
0.0000
PM10 (µg/m³)
VOC (ppm)
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/13/2025 07:15:00	10.8	10.3	0.0	0.0100	0.0123	0.0023	1.1	WNW
5/13/2025 07:30:00	13.1	13.2	0.1	0.0180	0.0140	0.0000	0.5	NW
5/13/2025 07:45:00	14.0	15.4	1.4	0.0173	0.0193	0.0020	0.3	N
5/13/2025 08:00:00	13.4	13.5	0.1	0.0267	0.0133	0.0000	0.6	NNW
5/13/2025 08:15:00	7.9	10.9	3.0	0.0153	0.0220	0.0067	0.6	NE
5/13/2025 08:30:00	13.0	14.2	1.2	0.0253	0.0253	0.0000	0.3	NNW
5/13/2025 08:45:00	18.3	17.8	0.0	0.0327	0.0253	0.0000	0.5	NNW
5/13/2025 09:00:00	15.0	18.0	3.0	0.0220	0.0280	0.0060	0.3	NNE
5/13/2025 09:15:00	12.7	13.4	0.7	0.0167	0.0267	0.0100	0.3	NNE
5/13/2025 09:30:00	21.7	20.5	0.0	0.0433	0.1127	0.0693	0.4	WNW
5/13/2025 09:45:00	36.6	30.3	0.0	0.0140	0.0867	0.0727	0.5	W
5/13/2025 10:00:00	17.0	18.8	1.8	0.0253	0.0593	0.0340	0.5	WNW
5/13/2025 10:15:00	8.7	12.6	3.9	0.0167	0.0227	0.0060	0.5	NE
5/13/2025 10:30:00	12.4	12.9	0.6	0.0247	0.0687	0.0440	0.4	NE
5/13/2025 10:45:00	9.8	12.8	3.1	0.0167	0.0413	0.0247	0.6	NNE
5/13/2025 11:00:00	10.0	11.3	1.3	0.0220	0.0300	0.0080	0.3	NNE
5/13/2025 11:15:00	10.5	10.9	0.3	0.0103	0.0520	0.0417	0.5	W
5/13/2025 11:30:00	7.1	6.5	0.0	0.0000	0.0393	0.0393	1.1	W
5/13/2025 11:45:00	11.7	11.9	0.2	0.0013	0.0333	0.0320	1.5	WNW
5/13/2025 12:00:00	10.8	10.6	0.0	0.0087	0.0633	0.0547	1.6	WNW
5/13/2025 12:15:00	11.4	11.7	0.4	0.0000	0.0587	0.0587	1.7	W
5/13/2025 12:30:00	12.1	10.6	0.0	0.0027	0.0427	0.0400	1.5	WNW
5/13/2025 12:45:00	11.5	8.7	0.0	0.0020	0.0220	0.0200	2.2	WNW
5/13/2025 13:00:00	11.2	7.0	0.0	0.0013	0.0240	0.0227	2.1	WNW
5/13/2025 13:15:00	12.4	9.9	0.0	0.0020	0.0167	0.0147	2.1	WNW
5/13/2025 13:30:00	11.4	10.6	0.0	0.0020	0.0100	0.0080	2.3	WNW
5/13/2025 13:45:00	9.4	8.4	0.0	0.0033	0.0100	0.0067	2.2	WNW
5/13/2025 14:00:00	11.2	9.6	0.0	0.0027	0.0120	0.0093	1.8	WNW
5/13/2025 14:15:00	9.3	10.5	1.1	0.0013	0.0247	0.0233	1.5	W
5/13/2025 14:30:00	9.1	8.0	0.0	0.0037	0.0107	0.0070	2.0	WNW
5/13/2025 14:45:00	12.4	9.8	0.0	0.0000	0.0313	0.0313	1.4	W
5/13/2025 15:00:00	6.3	7.1	0.8	0.0027	0.0267	0.0240	1.2	W

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/13/2025 15:15:00	7.0	8.4	1.4	0.0020	0.0273	0.0253	1.2	W
5/13/2025 15:30:00	8.7	8.4	0.0	0.0053	0.0327	0.0273	1.2	W

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/13/2025 07:15	7.9	0.0043	11.7	0.0000	9.3	0.0192	WNW	1.1	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/13/2025 07:30	12.5	0.0100	9.8	0.0000	14.0	0.0240	NW	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/13/2025 07:45	13.4	0.0100	11.9	0.0000	15.1	0.0273	N	0.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/13/2025 08:00	12.6	0.0107	11.6	0.0000	13.4	0.0300	NNW	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/13/2025 08:15	7.8	0.0127	10.9	0.0000	8.2	0.0247	NE	0.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/13/2025 08:30	13.0	0.0187	13.2	0.0000	13.4	0.0347	NNW	0.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/13/2025 08:45	17.7	0.0200	13.4	0.0000	18.7	0.0393	NNW	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/13/2025 09:00	15.7	0.0200	14.0	0.0000	16.0	0.0327	NNE	0.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/13/2025 09:15	12.0	0.0133	11.8	0.0000	13.0	0.0327	NNE	0.3	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/13/2025 09:30	12.6	0.0640	28.3	0.0000	13.9	0.1300	WNW	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/13/2025 09:45	18.6	0.0400	47.0	0.0000	20.4	0.0907	W	0.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 10:00	17.8	0.0233	15.2	0.0000	19.5	0.0747	WNW	0.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 10:15	8.6	0.0133	12.7	0.0000	8.6	0.0273	NE	0.5	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/13/2025 10:30	11.6	0.0100	12.8	0.0667	12.2	0.0280	NE	0.4	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/13/2025 10:45	9.7	0.0107	12.3	0.0333	10.4	0.0253	NNE	0.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/13/2025 11:00	10.0	0.0120	11.4	0.0000	9.6	0.0413	NNE	0.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/13/2025 11:15	9.6	0.0120	11.2	0.0000	9.8	0.0607	W	0.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 11:30	5.9	0.0127	7.1	0.0000	6.5	0.0393	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 11:45	10.4	0.0133	11.5	0.0000	11.9	0.0340	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 12:00	9.4	0.0267	11.1	0.0000	10.1	0.0680	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 12:15	10.9	0.0200	11.4	0.0000	11.4	0.0587	W	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 12:30	9.9	0.0160	12.1	0.0000	10.4	0.0447	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 12:45	7.3	0.0100	11.7	0.0000	8.5	0.0233	WNW	2.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 13:00	6.3	0.0100	11.3	0.0000	6.9	0.0247	WNW	2.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 13:15	7.7	0.0100	13.3	0.0000	9.1	0.0167	WNW	2.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 13:30	6.6	0.0100	14.4	0.0000	7.6	0.0067	WNW	2.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 13:45	6.1	0.0100	10.8	0.0000	7.0	0.0093	WNW	2.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 14:00	8.2	0.0100	11.5	0.0000	8.8	0.0127	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 14:15	9.6	0.0100	9.4	0.0000	10.2	0.0253	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 14:30	6.7	0.0100	9.8	0.0000	7.5	0.0107	WNW	2.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 14:45	9.5	0.0100	12.4	0.0000	9.2	0.0313	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/13/2025 15:00	6.8	0.0100	5.9	0.0000	6.7	0.0280	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 15:15	8.4	0.0093	6.9	0.0000	6.7	0.0287	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/13/2025 15:30	8.3	0.0100	8.6	0.0000	7.9	0.0367	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #31
Change of Use Approval – Pile Installation Activities
May 14, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 14, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #39 were continued but not completed. It is anticipated that Pile #39 will be completed on Thursday May 15, 2025. Set up and preparation to fill previously drilled piles with concrete continued throughout the day.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

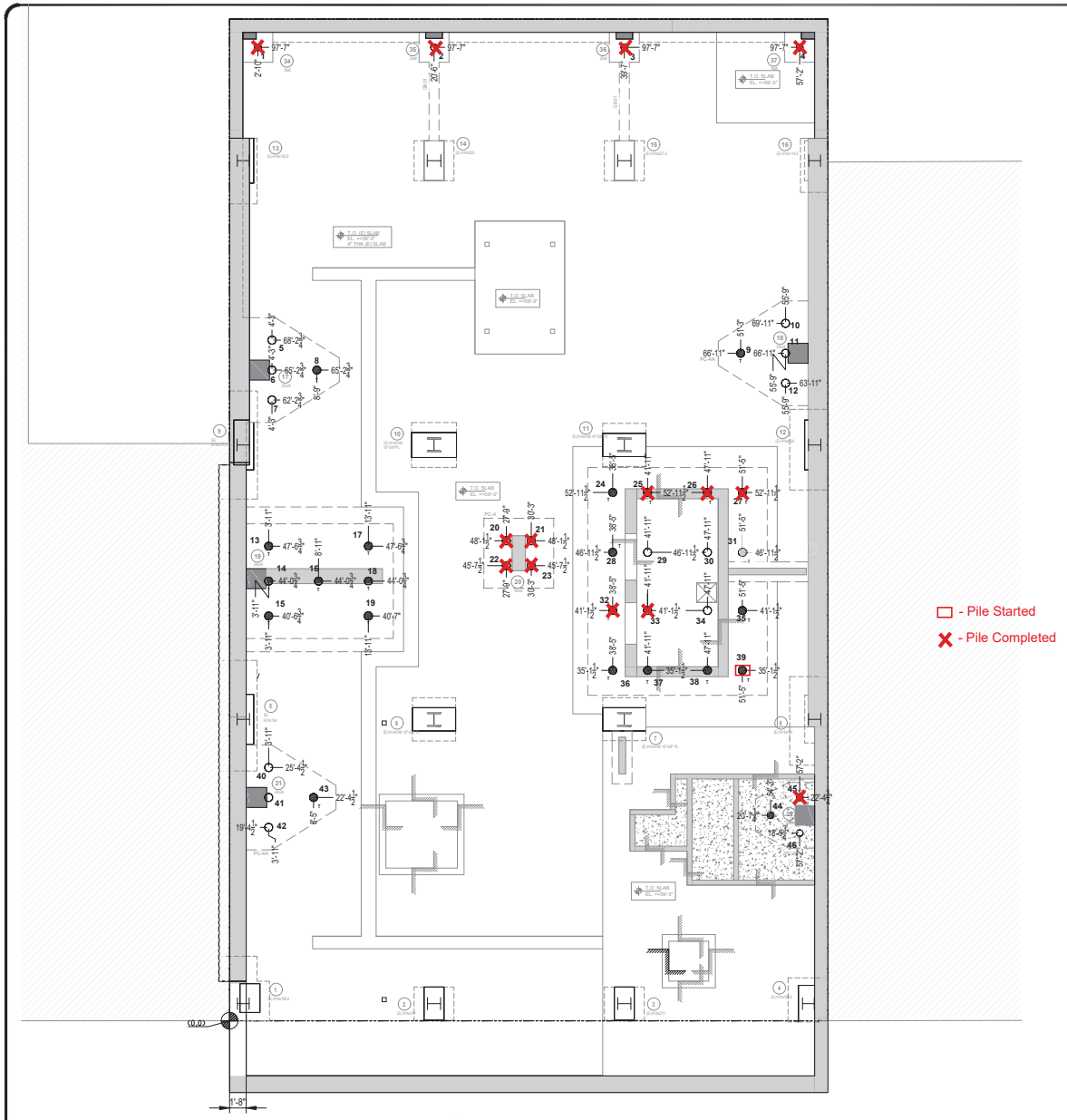
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"
YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV. 02	03/26/2025	AS PER REVIEWED COMMENTS
REV. 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

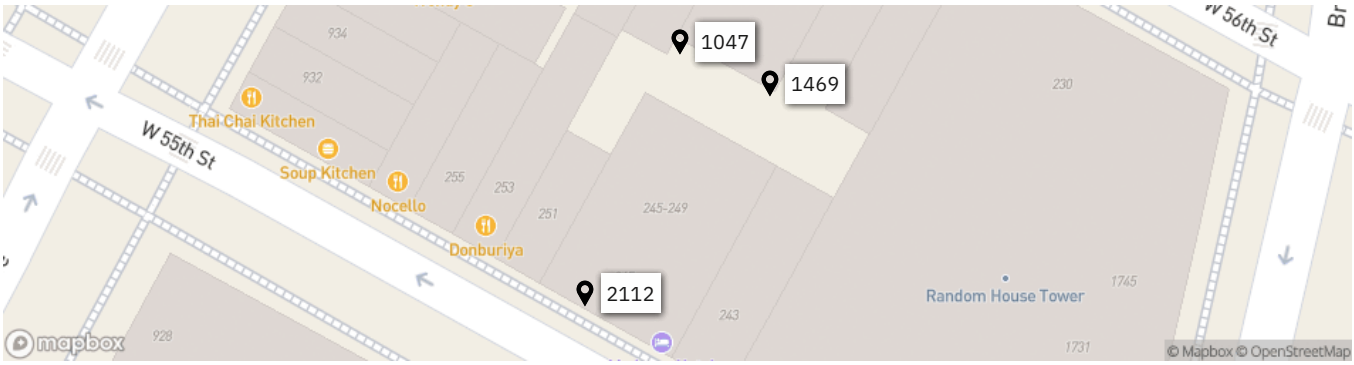
Attachment – Photograph Log – May 14, 2025

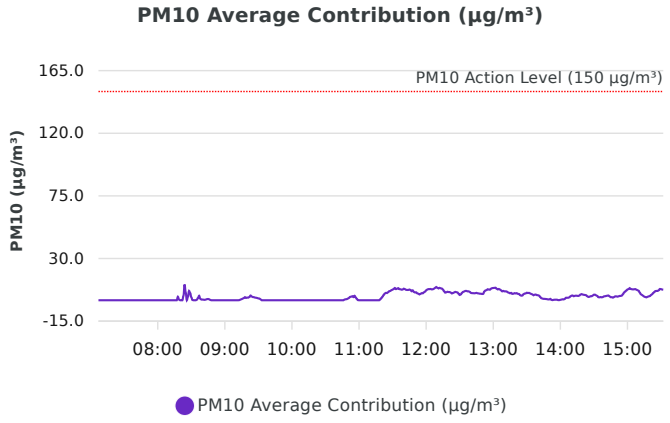
Photo 1: Drilling activities continued on Pile #39

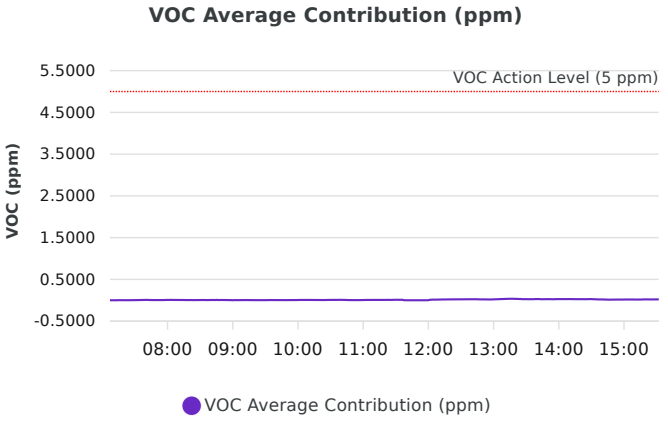
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/14/2025 06:00
		To:	5/14/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/14/2025	58.6-64.4	83.6-95.3	29.9-30	0.6-3.5	WNW

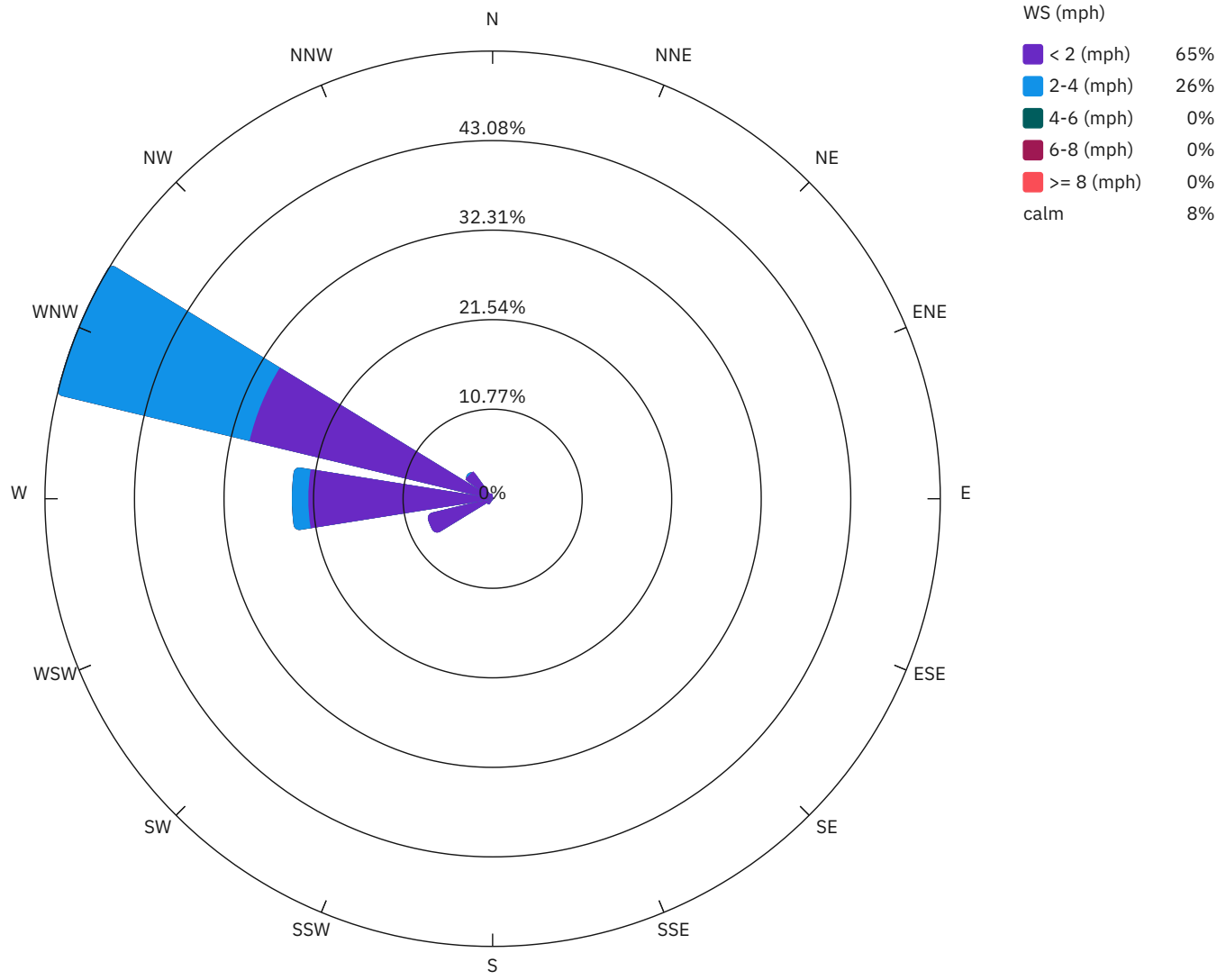
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/14/2025	0.0	07:15	0.0000	09:00
Max Contribution (15 min avg.) - 5/14/2025	8.8	13:00	0.0353	13:15



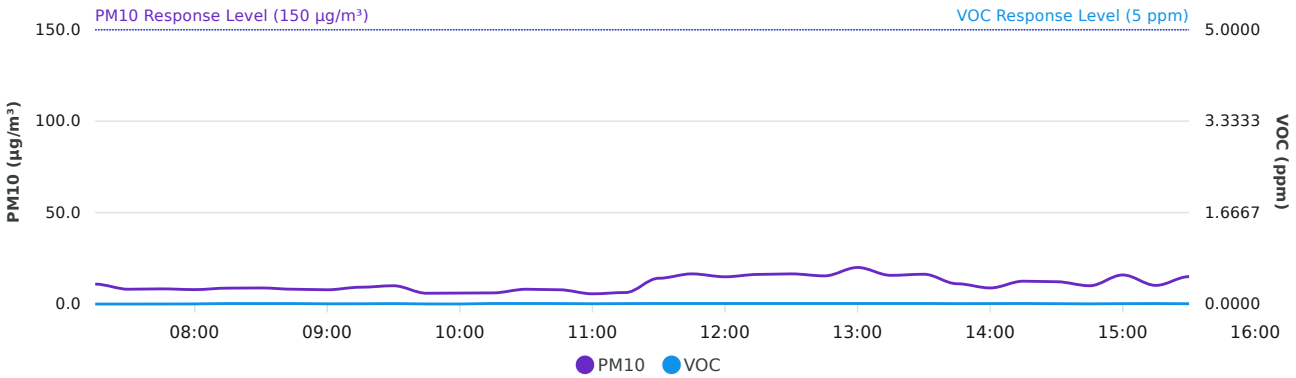




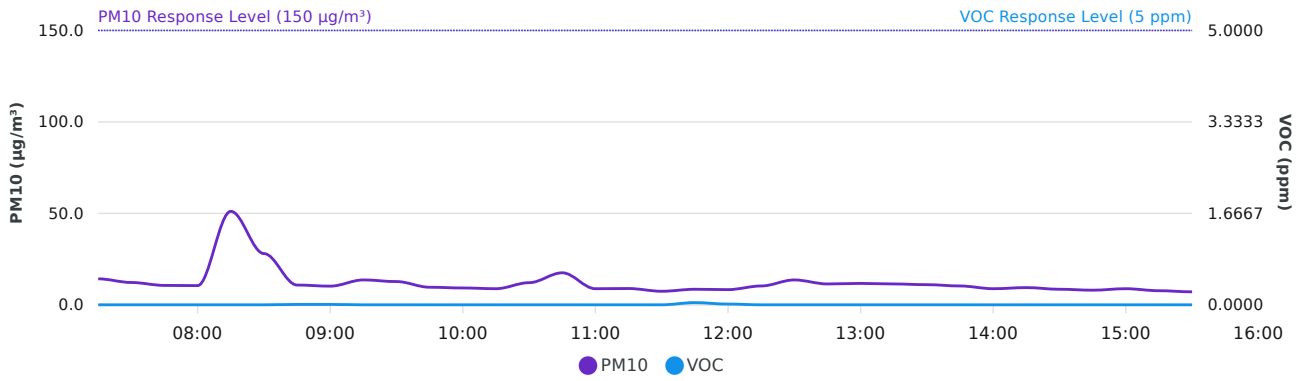
Wind rose (mph)



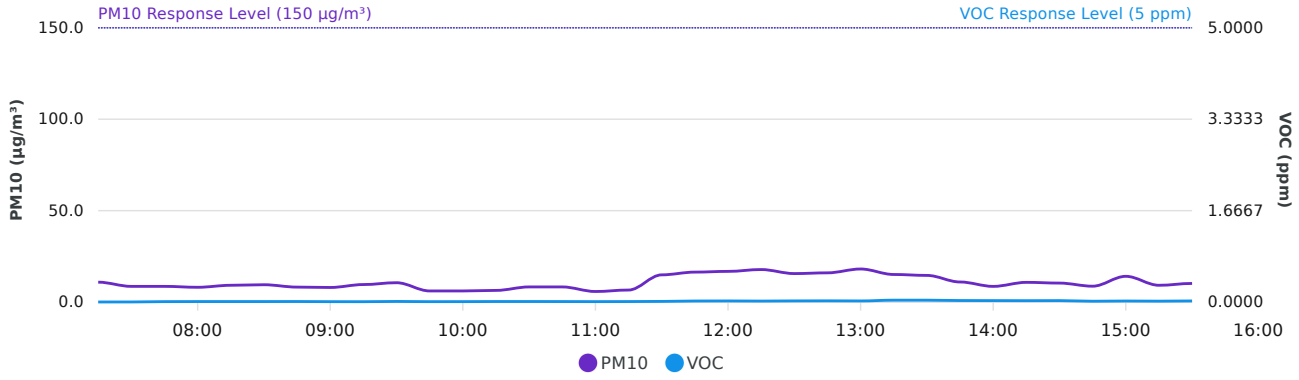
1469



2112


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
PM10
VOC

1047


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/14/2025 07:15:00	13.6	11.0	0.0	0.0000	0.0022	0.0022	2.3	WNW
5/14/2025 07:30:00	12.0	8.8	0.0	0.0000	0.0027	0.0027	1.8	WNW
5/14/2025 07:45:00	10.6	8.6	0.0	0.0020	0.0073	0.0053	1.7	WNW
5/14/2025 08:00:00	9.9	8.7	0.0	0.0020	0.0093	0.0073	1.9	WNW
5/14/2025 08:15:00	33.5	27.0	0.0	0.0033	0.0093	0.0060	1.7	WNW
5/14/2025 08:30:00	17.7	19.9	2.2	0.0037	0.0093	0.0057	1.7	WNW
5/14/2025 08:45:00	9.2	10.0	0.9	0.0060	0.0167	0.0107	1.5	WNW
5/14/2025 09:00:00	9.9	8.5	0.0	0.0093	0.0067	0.0000	1.8	WNW
5/14/2025 09:15:00	11.2	12.0	0.8	0.0033	0.0073	0.0040	1.7	WNW
5/14/2025 09:30:00	11.1	12.3	1.3	0.0067	0.0100	0.0033	1.5	WNW
5/14/2025 09:45:00	8.2	7.4	0.0	0.0027	0.0060	0.0033	2.1	WNW
5/14/2025 10:00:00	8.3	7.0	0.0	0.0020	0.0073	0.0053	2.1	WNW
5/14/2025 10:15:00	7.8	7.5	0.0	0.0040	0.0107	0.0067	2.1	WNW
5/14/2025 10:30:00	11.6	8.8	0.0	0.0020	0.0107	0.0087	2.1	WNW
5/14/2025 10:45:00	13.6	12.2	0.0	0.0033	0.0093	0.0060	1.9	WNW
5/14/2025 11:00:00	7.5	7.2	0.0	0.0027	0.0080	0.0053	2.2	WNW
5/14/2025 11:15:00	8.8	6.9	0.0	0.0013	0.0093	0.0080	2.3	WNW
5/14/2025 11:30:00	7.8	15.4	7.6	0.0007	0.0127	0.0120	1.4	WNW
5/14/2025 11:45:00	9.8	17.5	7.7	0.0427	0.0187	0.0000	1.5	WNW
5/14/2025 12:00:00	9.6	16.7	7.1	0.0173	0.0193	0.0020	1.8	WNW
5/14/2025 12:15:00	10.3	18.0	7.7	0.0000	0.0187	0.0187	1.5	W
5/14/2025 12:30:00	13.6	17.4	3.8	0.0000	0.0220	0.0220	1.4	W
5/14/2025 12:45:00	11.4	16.7	5.3	0.0000	0.0233	0.0233	1.4	W
5/14/2025 13:00:00	11.7	20.4	8.8	0.0000	0.0213	0.0213	1.6	W
5/14/2025 13:15:00	11.4	16.3	5.0	0.0000	0.0353	0.0353	1.0	W
5/14/2025 13:30:00	11.5	16.8	5.4	0.0053	0.0313	0.0260	1.1	W
5/14/2025 13:45:00	10.5	11.5	1.0	0.0020	0.0267	0.0247	1.1	W
5/14/2025 14:00:00	8.8	9.1	0.3	0.0000	0.0273	0.0273	1.1	W
5/14/2025 14:15:00	9.4	12.6	3.2	0.0000	0.0260	0.0260	1.2	W
5/14/2025 14:30:00	8.5	12.4	4.0	0.0000	0.0273	0.0273	1.2	W
5/14/2025 14:45:00	8.0	10.1	2.2	0.0000	0.0160	0.0160	1.4	W
5/14/2025 15:00:00	8.5	16.2	7.7	0.0027	0.0180	0.0153	1.2	W

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/14/2025 15:15:00	7.7	10.3	2.6	0.0000	0.0173	0.0173	1.4	W
5/14/2025 15:30:00	7.1	15.1	8.0	0.0000	0.0213	0.0213	1.3	W

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/14/2025 07:15	10.9	0.0000	14.2	0.0000	10.9	0.0022	WNW	2.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 07:30	8.1	0.0000	12.2	0.0000	8.6	0.0027	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 07:45	8.3	0.0007	10.6	0.0000	8.6	0.0087	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 08:00	7.9	0.0027	10.5	0.0000	8.1	0.0100	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 08:15	8.7	0.0093	51.1	0.0000	9.2	0.0100	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 08:30	8.8	0.0087	28.0	0.0000	9.5	0.0100	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 08:45	8.1	0.0093	10.8	0.0067	8.2	0.0107	WNW	1.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/14/2025 09:00	7.8	0.0040	10.2	0.0067	8.0	0.0080	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 09:15	9.2	0.0047	13.6	0.0000	9.6	0.0073	WNW	1.7	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/14/2025 09:30	10.0	0.0087	12.7	0.0000	10.6	0.0120	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 09:45	5.9	0.0020	9.6	0.0000	6.1	0.0080	WNW	2.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 10:00	6.0	0.0013	9.2	0.0000	6.1	0.0087	WNW	2.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 10:15	6.1	0.0100	8.8	0.0000	6.4	0.0107	WNW	2.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 10:30	8.1	0.0100	12.1	0.0000	8.3	0.0107	WNW	2.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 10:45	7.8	0.0093	17.5	0.0000	8.3	0.0100	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 11:00	5.6	0.0053	8.8	0.0000	5.8	0.0087	WNW	2.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 11:15	6.3	0.0087	8.9	0.0000	6.6	0.0100	WNW	2.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 11:30	14.1	0.0100	7.4	0.0000	14.9	0.0127	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 11:45	16.5	0.0100	8.5	0.0400	16.4	0.0200	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 12:00	14.9	0.0100	8.3	0.0133	16.8	0.0213	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 12:15	16.2	0.0100	10.3	0.0000	17.8	0.0187	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 12:30	16.5	0.0100	13.6	0.0000	15.6	0.0220	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 12:45	15.4	0.0100	11.4	0.0000	16.0	0.0233	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 13:00	20.0	0.0100	11.7	0.0000	18.1	0.0213	W	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 13:15	15.7	0.0100	11.4	0.0000	15.1	0.0353	W	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 13:30	16.3	0.0100	11.0	0.0000	14.6	0.0353	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 13:45	11.1	0.0080	10.3	0.0000	11.0	0.0287	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 14:00	8.8	0.0087	8.8	0.0000	8.6	0.0273	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 14:15	12.5	0.0100	9.4	0.0000	10.8	0.0260	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 14:30	12.2	0.0067	8.5	0.0000	10.4	0.0273	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 14:45	10.0	0.0033	8.0	0.0000	8.7	0.0160	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/14/2025 15:00	15.9	0.0073	8.8	0.0000	14.1	0.0200	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 15:15	10.2	0.0093	7.7	0.0000	9.2	0.0173	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/14/2025 15:30	15.0	0.0053	7.1	0.0000	10.2	0.0213	W	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #32
Change of Use Approval – Pile Installation Activities
May 15, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 15, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #39 were completed. Preparation to fill previously drilled piles with concrete continued throughout the first half of the day. Installation of concrete into previously drilled piles was started and completed.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

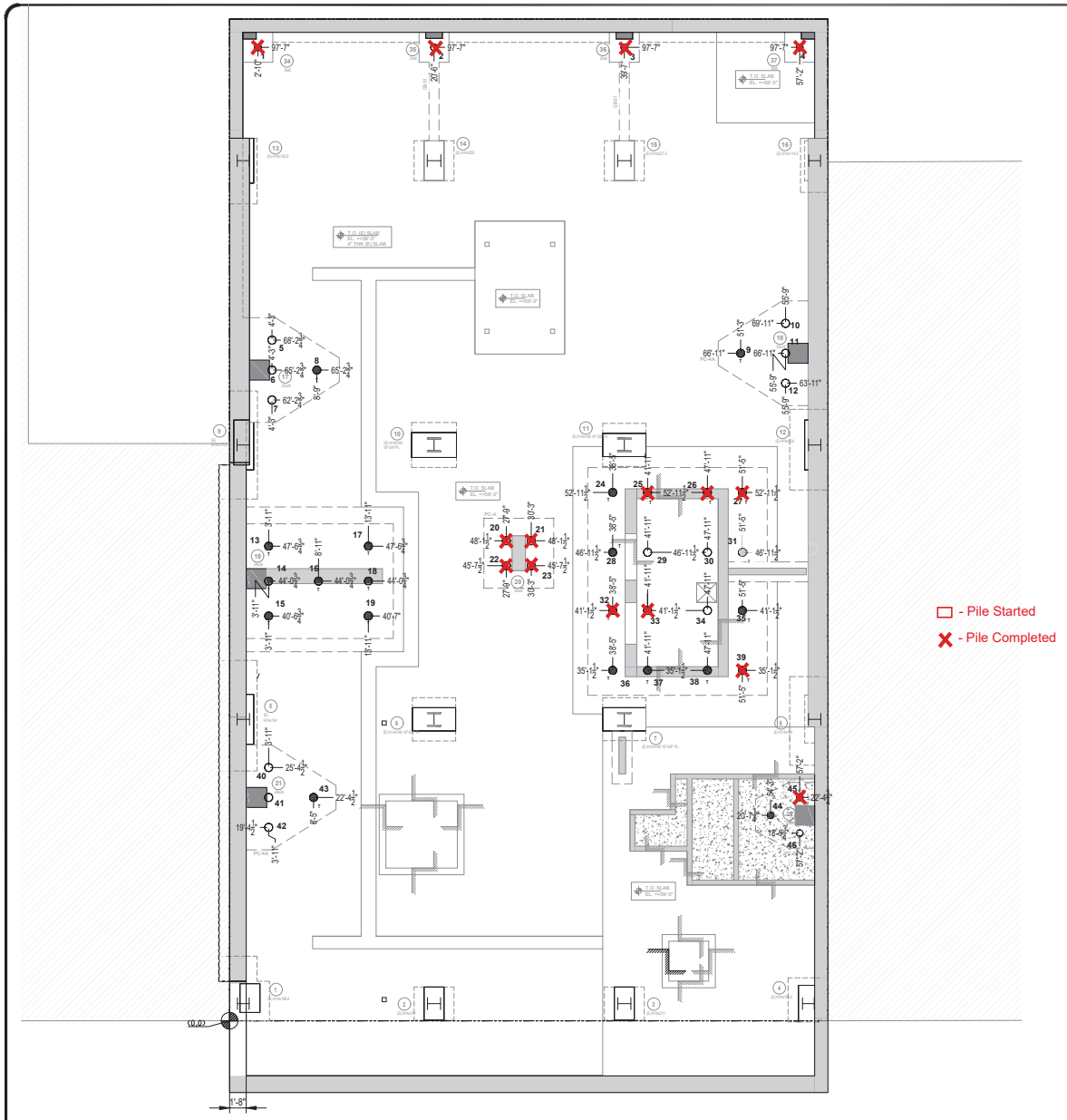
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
- -190 TON COMPRESSION
- -150 TON TENSION
- -{COUNT=16}

XX'-XX"
YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV. 02	03/26/2025	AS PER REVIEWED COMMENTS
REV. 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment – Photograph Log – May 15, 2025

Photo 1: Drilling activities were completed for Pile #39

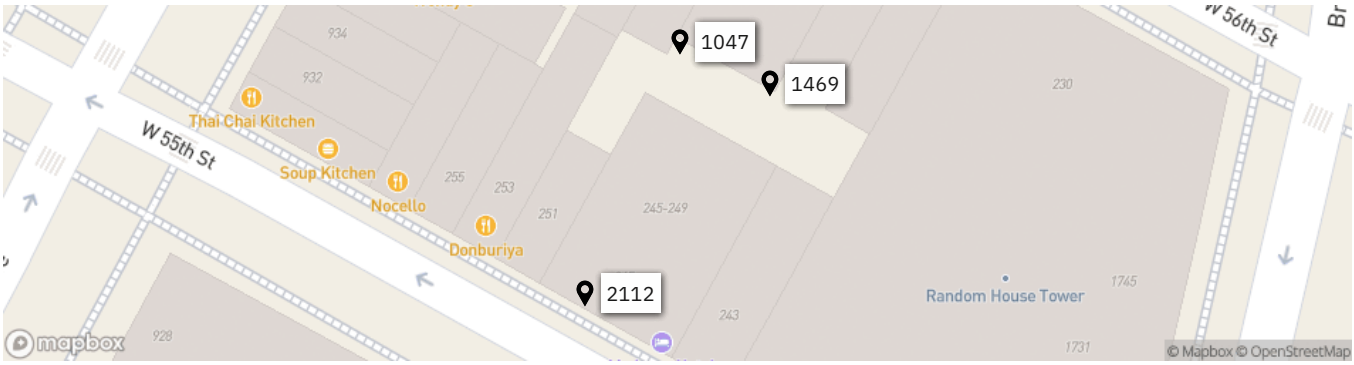
Attachment – Photograph Log – May 15, 2025

Photo 2: Installing concrete into completed piles

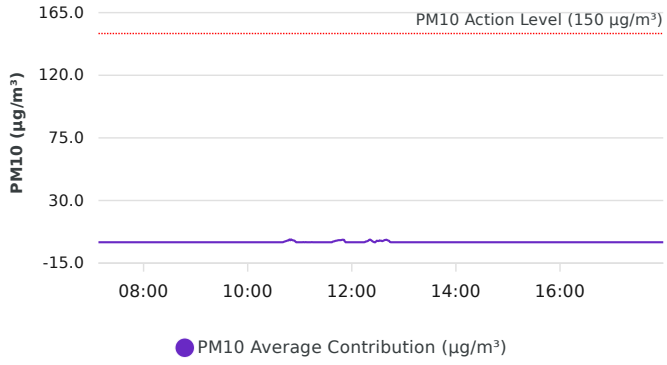
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/15/2025 06:00
		To:	5/15/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/15/2025	61-68.4	82.3-98.4	29.8-29.8	0.3-3.2	WNW

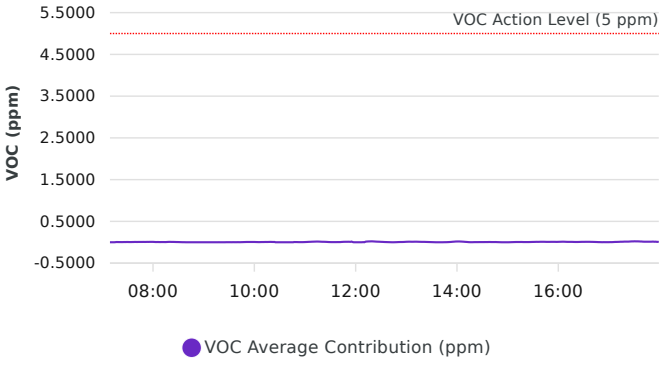
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/15/2025	0.0	07:15	0.0000	08:45
Max Contribution (15 min avg.) - 5/15/2025	1.5	11:45	0.0227	17:30



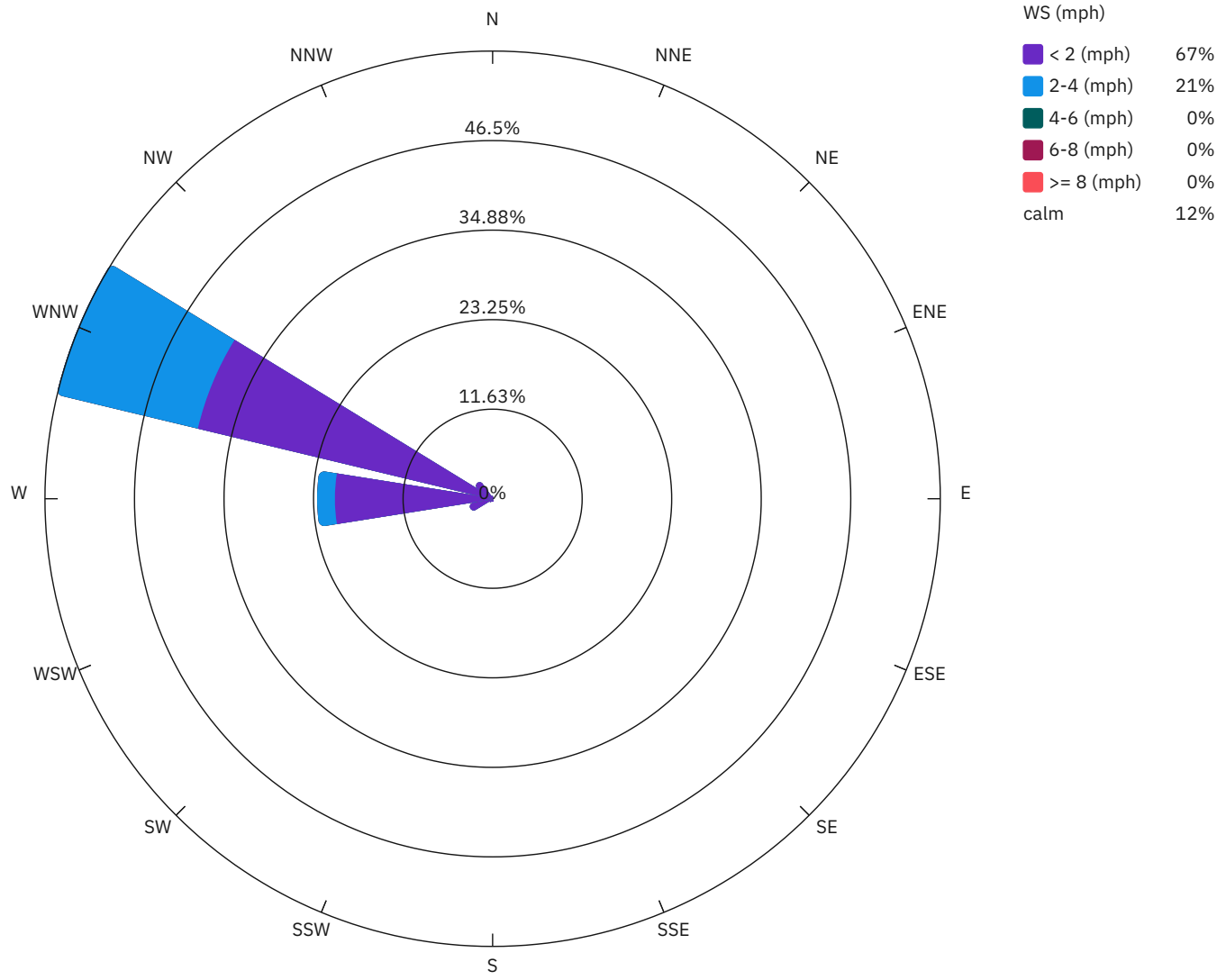
PM10 Average Contribution (µg/m³)



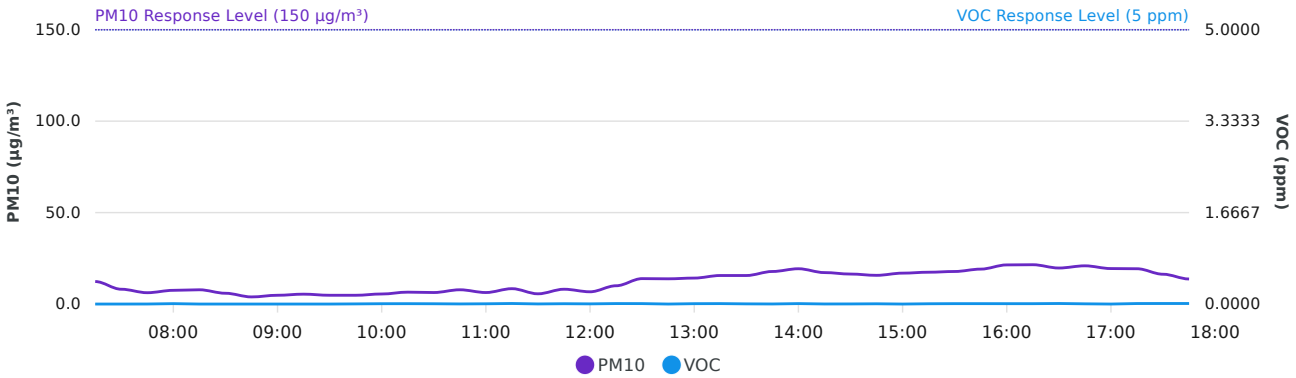
VOC Average Contribution (ppm)



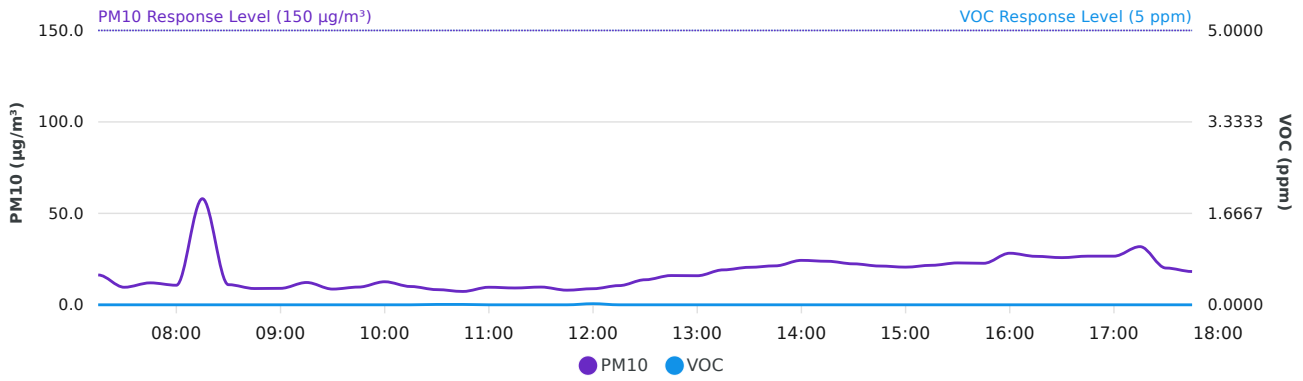
Wind rose (mph)



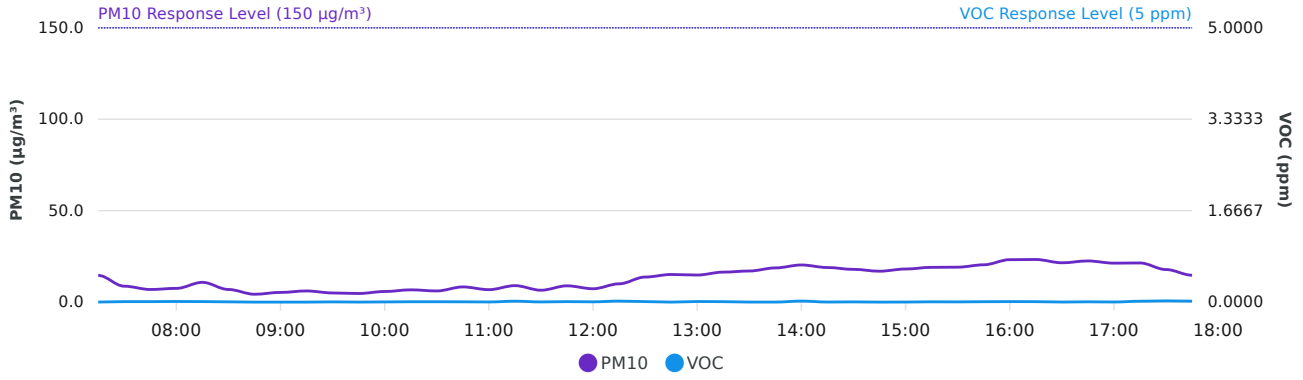
1469



2112


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
PM10
VOC

1047


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/15/2025 07:15:00	17.4	13.4	0.0	0.0000	0.0014	0.0014	1.1	WNW
5/15/2025 07:30:00	9.3	9.1	0.0	0.0013	0.0073	0.0060	1.2	WNW
5/15/2025 07:45:00	10.8	8.2	0.0	0.0007	0.0080	0.0073	1.4	WNW
5/15/2025 08:00:00	10.2	8.2	0.0	0.0020	0.0113	0.0093	1.2	WNW
5/15/2025 08:15:00	57.6	11.1	0.0	0.0023	0.0067	0.0043	1.5	WNW
5/15/2025 08:30:00	10.2	7.7	0.0	0.0000	0.0047	0.0047	1.4	WNW
5/15/2025 08:45:00	8.6	4.6	0.0	0.0000	0.0000	0.0000	1.6	WNW
5/15/2025 09:00:00	8.4	5.9	0.0	0.0000	0.0000	0.0000	1.5	WNW
5/15/2025 09:15:00	11.0	7.2	0.0	0.0000	0.0000	0.0000	1.7	WNW
5/15/2025 09:30:00	7.6	6.0	0.0	0.0013	0.0027	0.0013	1.7	WNW
5/15/2025 09:45:00	8.4	6.0	0.0	0.0000	0.0027	0.0027	1.6	WNW
5/15/2025 10:00:00	12.3	6.3	0.0	0.0000	0.0067	0.0067	1.7	WNW
5/15/2025 10:15:00	9.4	7.4	0.0	0.0007	0.0067	0.0060	1.6	WNW
5/15/2025 10:30:00	8.1	6.7	0.0	0.0073	0.0060	0.0000	1.6	WNW
5/15/2025 10:45:00	7.3	8.3	1.0	0.0067	0.0060	0.0000	1.6	WNW
5/15/2025 11:00:00	8.3	8.1	0.0	0.0000	0.0047	0.0047	1.7	WNW
5/15/2025 11:15:00	9.2	9.1	0.0	0.0000	0.0167	0.0167	1.2	W
5/15/2025 11:30:00	9.7	6.5	0.0	0.0000	0.0040	0.0040	1.7	WNW
5/15/2025 11:45:00	7.7	9.2	1.5	0.0007	0.0100	0.0093	1.4	WNW
5/15/2025 12:00:00	8.4	7.8	0.0	0.0160	0.0120	0.0000	1.7	WNW
5/15/2025 12:15:00	10.5	10.6	0.1	0.0000	0.0193	0.0193	1.1	W
5/15/2025 12:30:00	13.7	14.6	0.9	0.0000	0.0100	0.0100	1.6	W
5/15/2025 12:45:00	15.7	15.5	0.0	0.0000	0.0000	0.0000	1.8	WNW
5/15/2025 13:00:00	15.9	15.1	0.0	0.0000	0.0113	0.0113	1.3	W
5/15/2025 13:15:00	19.1	16.9	0.0	0.0000	0.0113	0.0113	1.7	WNW
5/15/2025 13:30:00	20.2	17.2	0.0	0.0000	0.0033	0.0033	1.7	WNW
5/15/2025 13:45:00	21.3	18.9	0.0	0.0000	0.0013	0.0013	2.0	WNW
5/15/2025 14:00:00	24.1	20.7	0.0	0.0007	0.0187	0.0180	1.1	W
5/15/2025 14:15:00	23.8	18.9	0.0	0.0000	0.0020	0.0020	1.8	WNW
5/15/2025 14:30:00	22.4	17.9	0.0	0.0000	0.0040	0.0040	2.0	WNW
5/15/2025 14:45:00	20.9	17.2	0.0	0.0000	0.0047	0.0047	2.0	WNW
5/15/2025 15:00:00	20.0	18.7	0.0	0.0007	0.0007	0.0000	1.7	WNW

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/15/2025 15:15:00	21.6	19.0	0.0	0.0000	0.0060	0.0060	1.7	WNW
5/15/2025 15:30:00	22.9	19.1	0.0	0.0000	0.0080	0.0080	1.6	W
5/15/2025 15:45:00	22.7	20.4	0.0	0.0000	0.0100	0.0100	1.7	WNW
5/15/2025 16:00:00	28.2	23.2	0.0	0.0000	0.0100	0.0100	1.7	WNW
5/15/2025 16:15:00	26.5	23.3	0.0	0.0000	0.0093	0.0093	1.6	W
5/15/2025 16:30:00	25.8	21.5	0.0	0.0000	0.0100	0.0100	1.8	WNW
5/15/2025 16:45:00	26.6	22.5	0.0	0.0000	0.0060	0.0060	1.9	WNW
5/15/2025 17:00:00	26.0	22.0	0.0	0.0000	0.0020	0.0020	1.7	WNW
5/15/2025 17:15:00	31.2	22.1	0.0	0.0027	0.0147	0.0120	1.2	W
5/15/2025 17:30:00	20.1	17.8	0.0	0.0000	0.0227	0.0227	0.8	W
5/15/2025 17:45:00	17.8	15.2	0.0	0.0027	0.0160	0.0133	0.7	W

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/15/2025 07:15	12.3	0.0000	16.3	0.0000	14.6	0.0014	WNW	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 07:30	8.1	0.0000	9.6	0.0000	8.7	0.0087	WNW	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 07:45	6.2	0.0007	12.0	0.0000	6.9	0.0087	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 08:00	7.5	0.0073	10.7	0.0000	7.5	0.0113	WNW	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 08:15	7.8	0.0000	58.0	0.0000	10.8	0.0093	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 08:30	5.9	0.0000	11.0	0.0000	6.9	0.0047	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 08:45	3.9	0.0000	8.9	0.0000	4.3	0.0000	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 09:00	4.8	0.0000	9.0	0.0000	5.3	0.0000	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 09:15	5.4	0.0000	12.2	0.0000	6.1	0.0000	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 09:30	4.8	0.0000	8.6	0.0000	5.0	0.0040	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 09:45	4.8	0.0027	9.7	0.0000	4.7	0.0007	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 10:00	5.5	0.0060	12.6	0.0000	5.8	0.0033	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 10:15	6.5	0.0067	10.0	0.0000	6.7	0.0067	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 10:30	6.3	0.0053	8.3	0.0067	6.1	0.0067	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 10:45	7.8	0.0020	7.3	0.0067	8.3	0.0053	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 11:00	6.3	0.0047	9.6	0.0000	6.8	0.0027	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 11:15	8.4	0.0100	9.2	0.0000	9.0	0.0167	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 11:30	5.6	0.0020	9.7	0.0000	6.5	0.0033	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 11:45	8.1	0.0060	8.0	0.0000	8.9	0.0087	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 12:00	6.7	0.0033	8.8	0.0200	7.3	0.0053	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 12:15	10.0	0.0087	10.5	0.0000	10.0	0.0187	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 12:30	13.9	0.0080	13.7	0.0000	13.7	0.0093	W	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 12:45	13.8	0.0000	16.0	0.0000	15.1	0.0000	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 13:00	14.2	0.0067	15.9	0.0000	14.8	0.0107	W	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 13:15	15.6	0.0080	19.1	0.0000	16.4	0.0080	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 13:30	15.6	0.0033	20.5	0.0000	17.0	0.0007	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 13:45	17.8	0.0013	21.3	0.0000	18.7	0.0007	WNW	2.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 14:00	19.3	0.0080	24.3	0.0000	20.3	0.0187	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 14:15	17.2	0.0013	23.8	0.0000	18.9	0.0013	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 14:30	16.4	0.0020	22.4	0.0000	17.9	0.0040	WNW	2.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 14:45	15.7	0.0047	21.2	0.0000	16.9	0.0000	WNW	2.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/15/2025 15:00	16.9	0.0000	20.6	0.0000	18.1	0.0013	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 15:15	17.4	0.0053	21.6	0.0000	19.0	0.0053	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 15:30	17.8	0.0073	22.9	0.0000	19.1	0.0040	W	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 15:45	19.1	0.0073	22.7	0.0000	20.4	0.0073	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 16:00	21.4	0.0067	28.2	0.0000	23.2	0.0093	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 16:15	21.5	0.0067	26.5	0.0000	23.3	0.0080	W	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 16:30	19.7	0.0100	25.8	0.0000	21.5	0.0013	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 16:45	20.9	0.0040	26.6	0.0000	22.5	0.0053	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 17:00	19.4	0.0000	26.6	0.0000	21.3	0.0020	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 17:15	19.3	0.0093	31.8	0.0000	21.4	0.0160	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 17:30	16.3	0.0100	20.1	0.0000	17.8	0.0227	W	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/15/2025 17:45	13.7	0.0100	18.2	0.0000	14.7	0.0173	W	0.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #33
Change of Use Approval – Pile Installation Activities
May 16, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 16, 2025.

2.0 Update of Progress Made During the Reporting Day

Drill cuttings from the prior day were collected into two washout bags and staged under a plastic tarp to keep soil and any associated moisture contained.

Clean up of the basement floor was started along the northeast wall (shown in attached photo log and figure). Materials removed from the basement floor (soils and debris) were collected into two washout bags and staged with the drill cuttings under a plastic tarp to keep soils and any associated moisture contained.

Plastic sheeting and filter fabric to redirect water to the containment trench was repositioned around Pile #38. Drilling activities for Pile #38 were started but not completed. It is anticipated that the drilling of Pile #38 will be completed on May 20, 2025.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

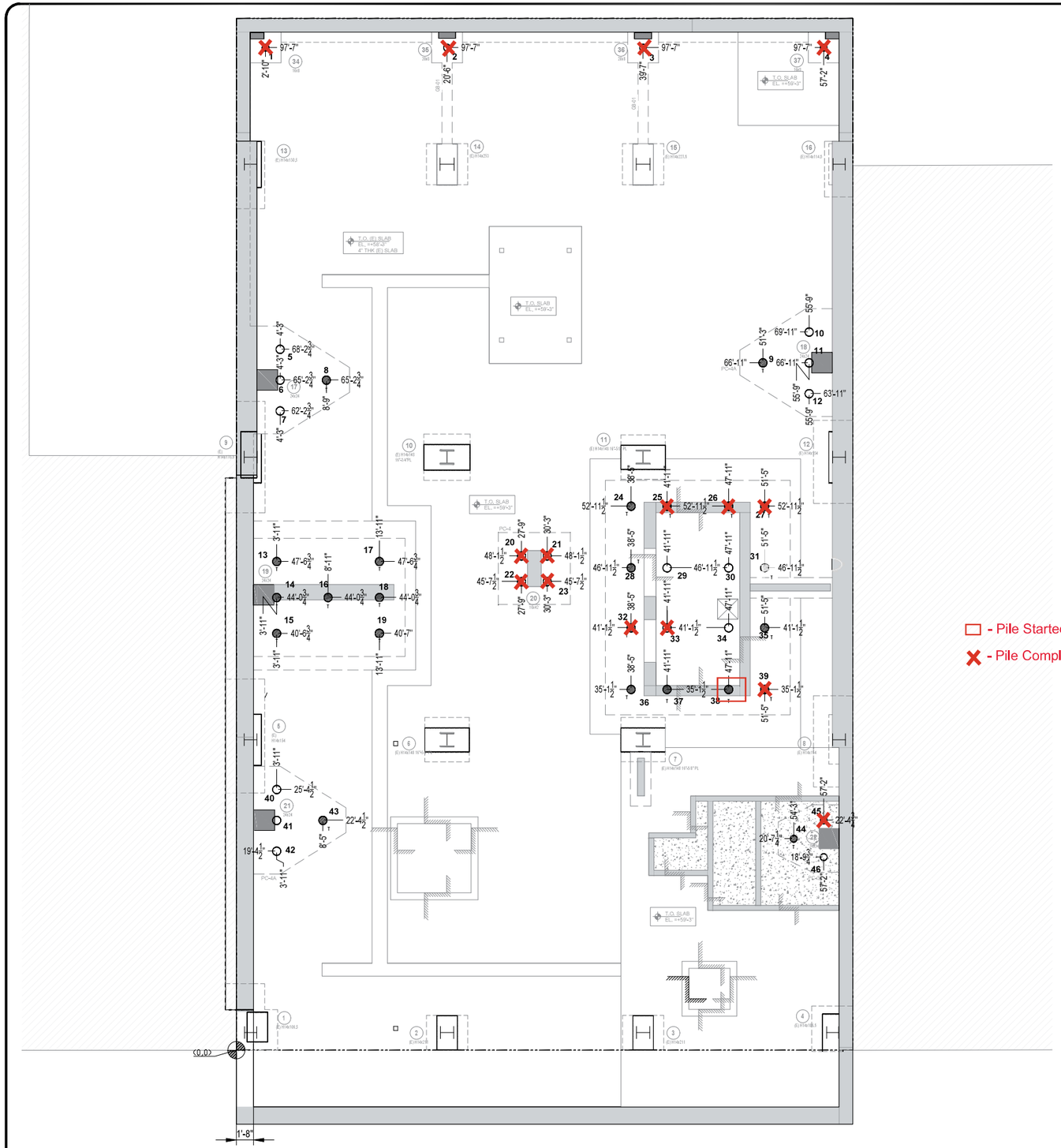
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



W 55TH STREET

- Pile Started
- Pile Completed

NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"

YY'-YY"

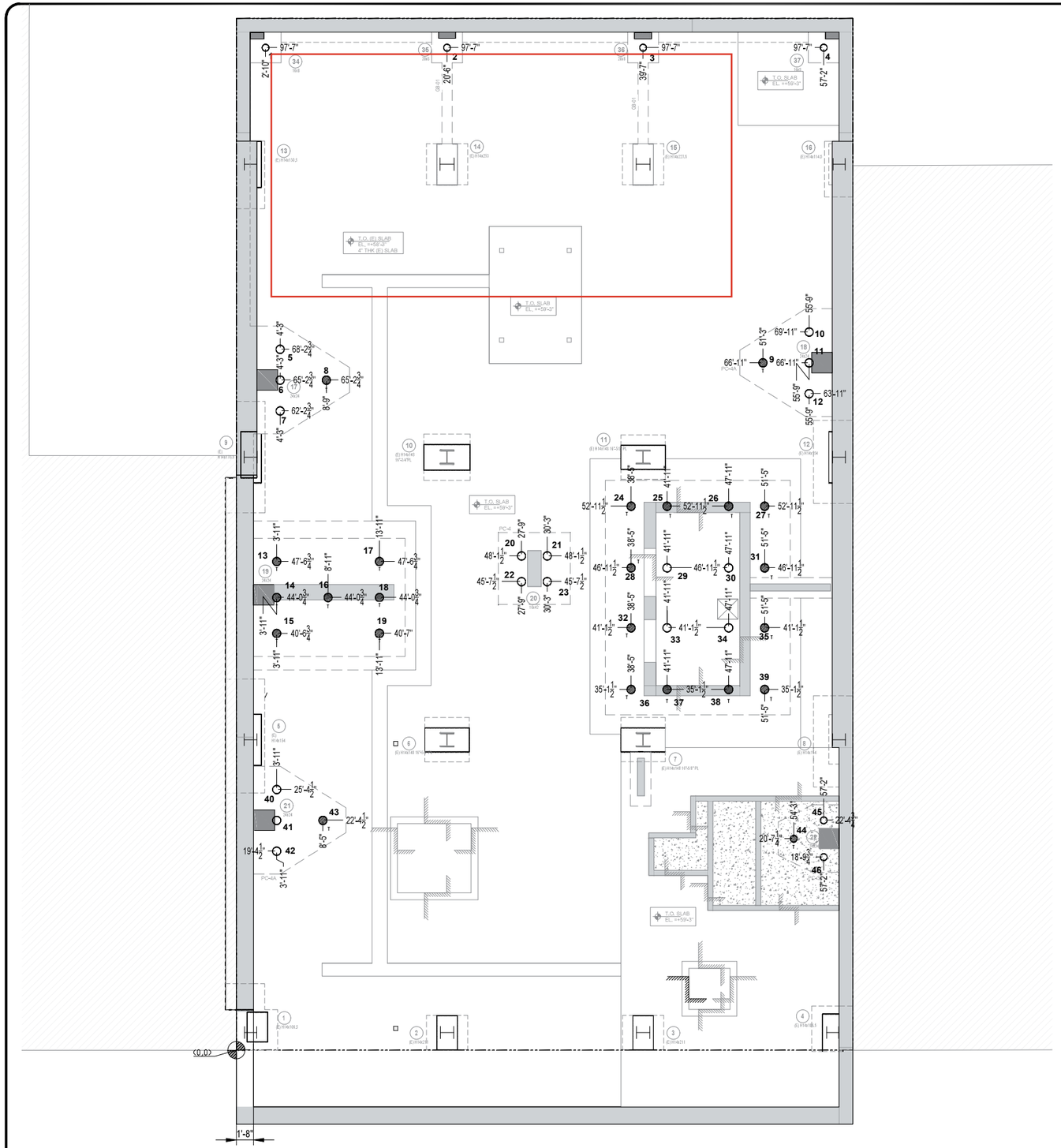
STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV: 02	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



W 55TH STREET

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"

YY'-YY"

Area cleaned

REV: 02	03/26/2025	AS PER REVIEWED COMMENTS	
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	
REVISION #	REVISION DATE:	REVISION STATUS	
DATE: 3/26/25	BY: AM	CHECKED BY: JS	

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment – Photograph Log – May 16, 2025

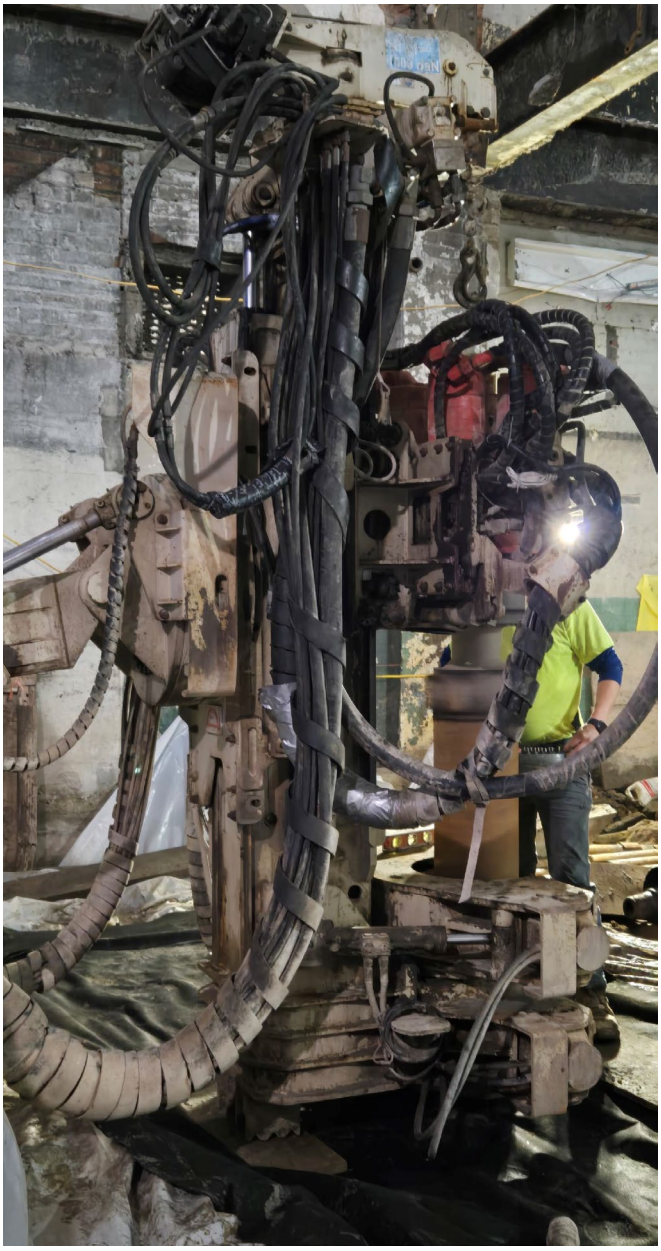


Photo 1: Drilling activities on Pile #38

Photo 2: Drill cuttings and basement soils collected in washout bags and staged.

Photo 3: Drill cuttings and basement soils collected in washout bags and staged.

Photo 4: Area cleared of spoils

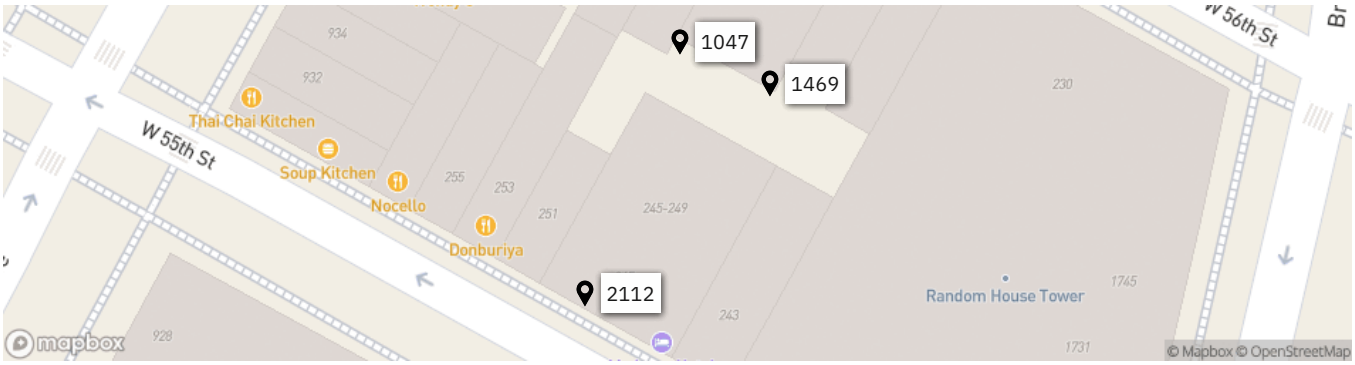
Attachment – Photograph Log – May 16, 2025

Photo 5: Area cleared of spoils

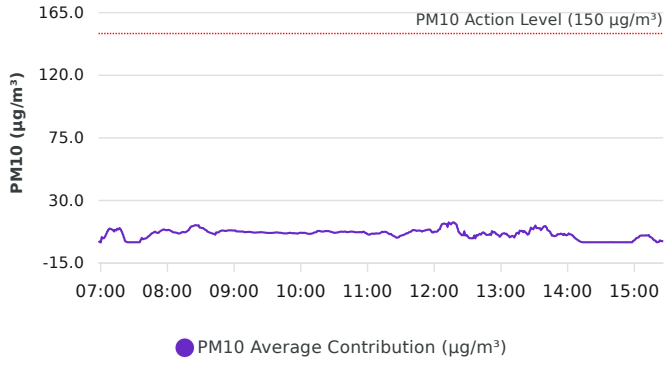
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/16/2025 06:00
		To:	5/16/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/16/2025	64-72.5	73.6-92.4	29.6-29.7	0.2-1.9	NNE

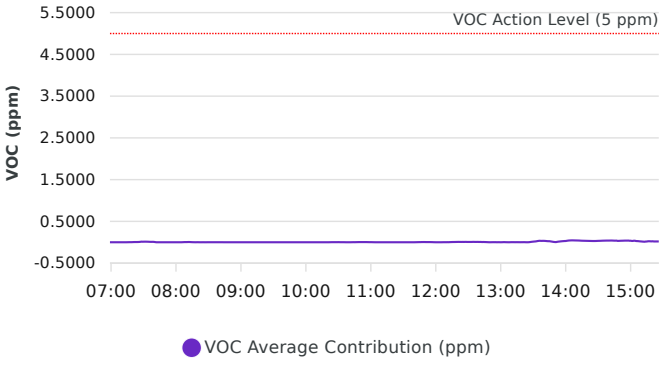
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/16/2025	0.0	07:00	0.0000	07:00
Max Contribution (15 min avg.) - 5/16/2025	12.9	12:15	0.0380	14:45



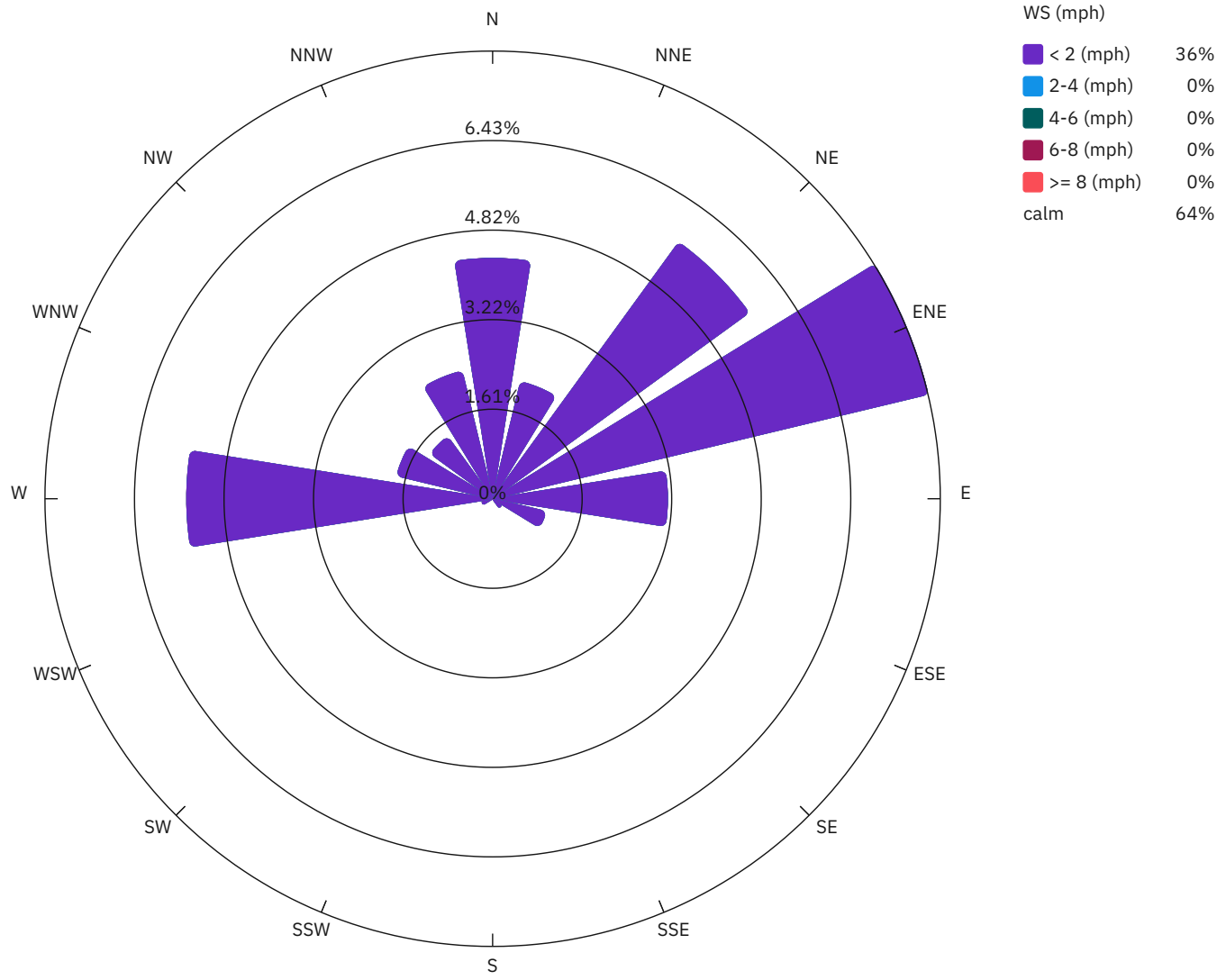
PM10 Average Contribution (µg/m³)



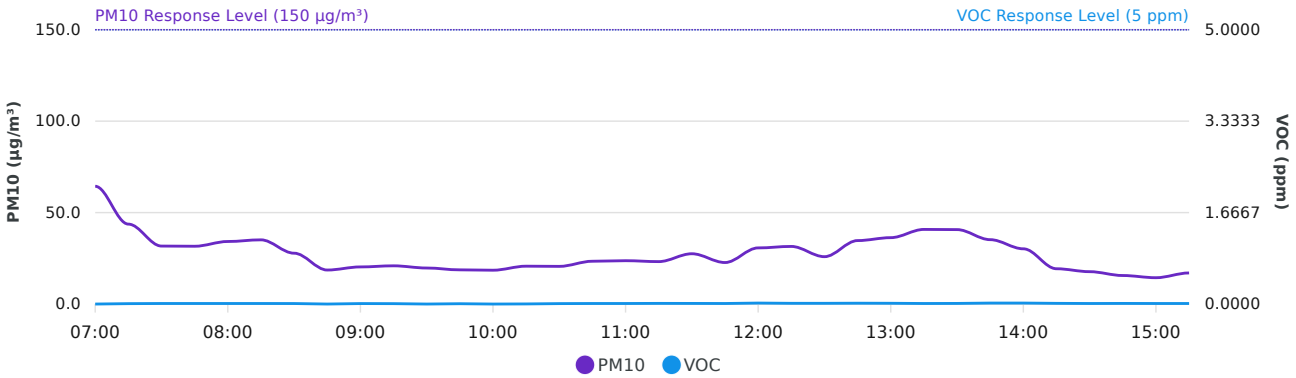
VOC Average Contribution (ppm)



Wind rose (mph)



1469



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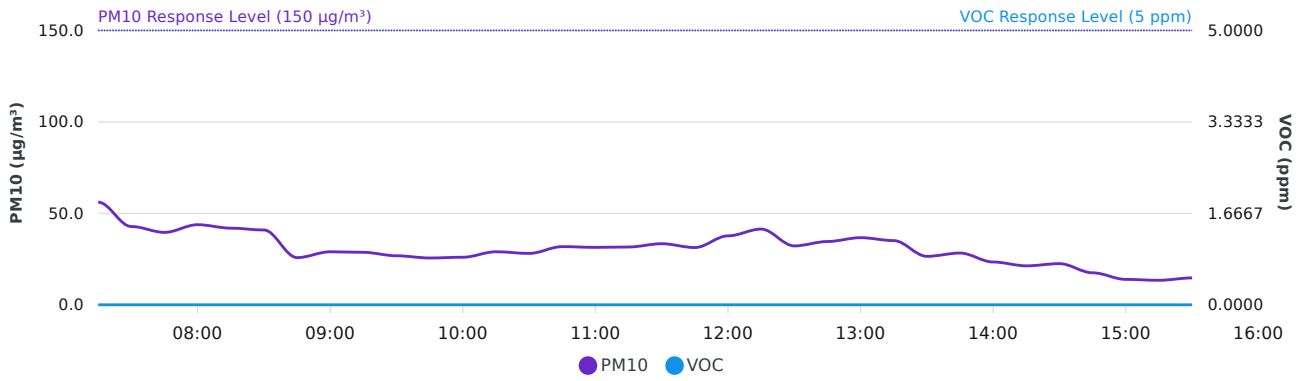
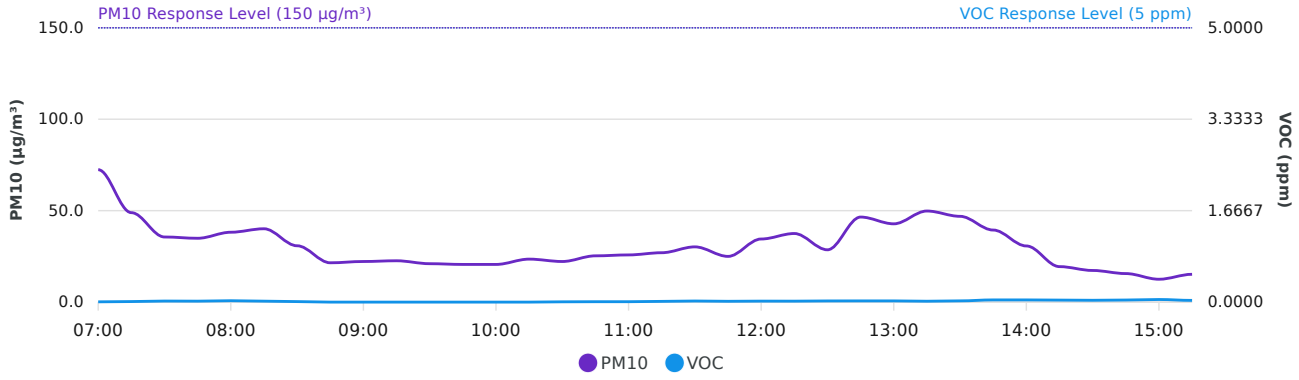

PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
PM10
VOC

1047


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/16/2025 07:00:00	68.3	67.3	0.0	0.0050	0.0000	0.0000	0.6	N
5/16/2025 07:15:00	46.5	56.2	9.7	0.0080	0.0087	0.0007	0.3	NNE
5/16/2025 07:30:00	40.4	38.0	0.0	0.0047	0.0180	0.0133	0.5	WNW
5/16/2025 07:45:00	33.7	39.4	5.7	0.0160	0.0100	0.0000	0.2	N
5/16/2025 08:00:00	36.6	45.3	8.7	0.0213	0.0120	0.0000	0.5	NNW
5/16/2025 08:15:00	36.5	43.8	7.2	0.0127	0.0147	0.0020	0.6	NNE
5/16/2025 08:30:00	29.5	39.9	10.5	0.0087	0.0093	0.0007	0.6	NE
5/16/2025 08:45:00	19.0	26.0	7.0	0.0000	0.0000	0.0000	0.9	NE
5/16/2025 09:00:00	20.6	29.0	8.4	0.0067	0.0020	0.0000	0.8	NE
5/16/2025 09:15:00	21.3	28.7	7.4	0.0053	0.0020	0.0000	0.9	NE
5/16/2025 09:30:00	20.1	26.8	6.7	0.0000	0.0000	0.0000	0.8	NNE
5/16/2025 09:45:00	19.2	25.6	6.4	0.0047	0.0013	0.0000	0.9	NE
5/16/2025 10:00:00	19.3	26.0	6.8	0.0000	0.0000	0.0000	0.8	NE
5/16/2025 10:15:00	21.2	29.3	8.1	0.0020	0.0000	0.0000	0.7	NE
5/16/2025 10:30:00	21.5	28.1	6.7	0.0053	0.0080	0.0027	0.7	NNE
5/16/2025 10:45:00	24.1	31.8	7.7	0.0080	0.0093	0.0013	1.0	NE
5/16/2025 11:00:00	25.6	31.4	5.8	0.0073	0.0100	0.0027	0.8	N
5/16/2025 11:15:00	24.1	31.6	7.5	0.0127	0.0127	0.0000	1.0	NE
5/16/2025 11:30:00	29.4	34.1	4.7	0.0173	0.0133	0.0000	0.6	NNE
5/16/2025 11:45:00	23.1	31.3	8.3	0.0107	0.0140	0.0033	1.0	ENE
5/16/2025 12:00:00	32.0	39.6	7.6	0.0180	0.0180	0.0000	0.7	NE
5/16/2025 12:15:00	33.4	46.3	12.9	0.0120	0.0173	0.0053	0.6	NE
5/16/2025 12:30:00	27.6	31.9	4.4	0.0120	0.0193	0.0073	0.4	NNW
5/16/2025 12:45:00	39.0	45.7	6.7	0.0153	0.0207	0.0053	0.6	NE
5/16/2025 13:00:00	38.4	43.3	4.9	0.0180	0.0180	0.0000	0.8	N
5/16/2025 13:15:00	42.4	49.2	6.8	0.0120	0.0140	0.0020	0.8	NE
5/16/2025 13:30:00	34.7	45.4	10.7	0.0067	0.0213	0.0147	0.2	N
5/16/2025 13:45:00	34.0	40.2	6.2	0.0113	0.0367	0.0253	0.3	WNW
5/16/2025 14:00:00	26.5	31.9	5.4	0.0060	0.0360	0.0300	1.1	W
5/16/2025 14:15:00	21.3	20.1	0.0	0.0000	0.0367	0.0367	1.3	W
5/16/2025 14:30:00	22.5	18.2	0.0	0.0000	0.0333	0.0333	1.2	W
5/16/2025 14:45:00	17.5	16.2	0.0	0.0000	0.0380	0.0380	0.8	WNW

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/16/2025 15:00:00	13.7	15.1	1.4	0.0060	0.0427	0.0367	0.6	W
5/16/2025 15:15:00	14.3	17.9	3.6	0.0087	0.0267	0.0180	0.4	WNW

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/16/2025 07:00	64.4	0.0000			72.4	0.0050	N	0.6	1047 (PM10; VOC)	1469 (PM10; VOC)
05/16/2025 07:15	43.7	0.0073	56.1	0.0000	48.9	0.0100	NNE	0.3	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 07:30	31.7	0.0100	42.8	0.0000	35.6	0.0193	WNW	0.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/16/2025 07:45	31.6	0.0100	39.6	0.0000	34.9	0.0173	N	0.2	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 08:00	34.2	0.0100	43.8	0.0000	38.2	0.0253	NNW	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 08:15	35.1	0.0100	41.9	0.0000	40.1	0.0173	NNE	0.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 08:30	27.8	0.0093	40.9	0.0000	30.8	0.0093	NE	0.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 08:45	18.6	0.0000	25.8	0.0000	21.5	0.0000	NE	0.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 09:00	20.3	0.0087	29.0	0.0000	22.2	0.0000	NE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 09:15	20.9	0.0073	28.7	0.0000	22.6	0.0000	NE	0.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 09:30	19.7	0.0000	26.8	0.0000	21.0	0.0000	NNE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 09:45	18.7	0.0060	25.6	0.0000	20.6	0.0000	NE	0.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 10:00	18.5	0.0000	26.0	0.0000	20.6	0.0000	NE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 10:15	20.7	0.0020	29.0	0.0000	23.5	0.0000	NE	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 10:30	20.6	0.0080	28.1	0.0000	22.2	0.0053	NNE	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 10:45	23.4	0.0100	31.8	0.0000	25.3	0.0073	NE	1.0	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 11:00	23.7	0.0100	31.4	0.0000	25.8	0.0073	N	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 11:15	23.2	0.0120	31.6	0.0000	27.0	0.0133	NE	1.0	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 11:30	27.5	0.0113	33.4	0.0000	30.2	0.0200	NNE	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 11:45	22.7	0.0100	31.3	0.0000	25.0	0.0147	ENE	1.0	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 12:00	30.7	0.0180	37.7	0.0000	34.5	0.0180	NE	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 12:15	31.5	0.0133	41.4	0.0000	37.5	0.0173	NE	0.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 12:30	25.9	0.0133	32.2	0.0000	28.6	0.0213	NNW	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 12:45	34.7	0.0153	34.6	0.0000	46.5	0.0220	NE	0.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 13:00	36.3	0.0140	36.7	0.0000	42.8	0.0220	N	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 13:15	40.8	0.0100	35.1	0.0000	49.8	0.0160	NE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 13:30	40.7	0.0113	26.5	0.0000	46.9	0.0227	N	0.2	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 13:45	35.2	0.0180	28.3	0.0000	39.4	0.0400	WNW	0.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/16/2025 14:00	30.2	0.0180	23.4	0.0000	30.7	0.0400	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/16/2025 14:15	19.3	0.0127	21.3	0.0000	19.4	0.0367	W	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/16/2025 14:30	17.7	0.0100	22.5	0.0000	17.3	0.0333	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/16/2025 14:45	15.6	0.0113	17.5	0.0000	15.6	0.0380	WNW	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/16/2025 15:00	14.4	0.0100	13.9	0.0000	12.5	0.0473	W	0.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/16/2025 15:15	17.0	0.0100	13.4	0.0000	15.2	0.0313	WNW	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/16/2025 15:30			14.7	0.0000						

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #34
Change of Use Approval – Pile Installation Activities
May 19, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 19, 2025.

2.0 Update of Progress Made During the Reporting Day

Drill cuttings from the prior day were collected into two plastic washout bags and staged under a plastic tarp to keep soils and any associated moisture contained.

Clean up of the basement floor was continued. Construction and demolition debris (C&D) were placed in a roll-off container along 55th Street. C&D that has come into contact with site soils, which are presumed to contain contaminants, are being handled as potentially contaminated and will be disposed of along with the drill cuttings. One additional plastic washout bag was filled with this material and staged under a plastic tarp. At the end of the day the roll-off container was taken off-site for disposal

Drilling activities for Pile #38 were completed. Plastic sheeting and filter fabric to redirect water to the containment trench was repositioned around Pile #37. Drilling activities for Pile #37 were started but not completed. It is anticipated that the drilling of Pile #37 will be completed on May 20, 2025.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

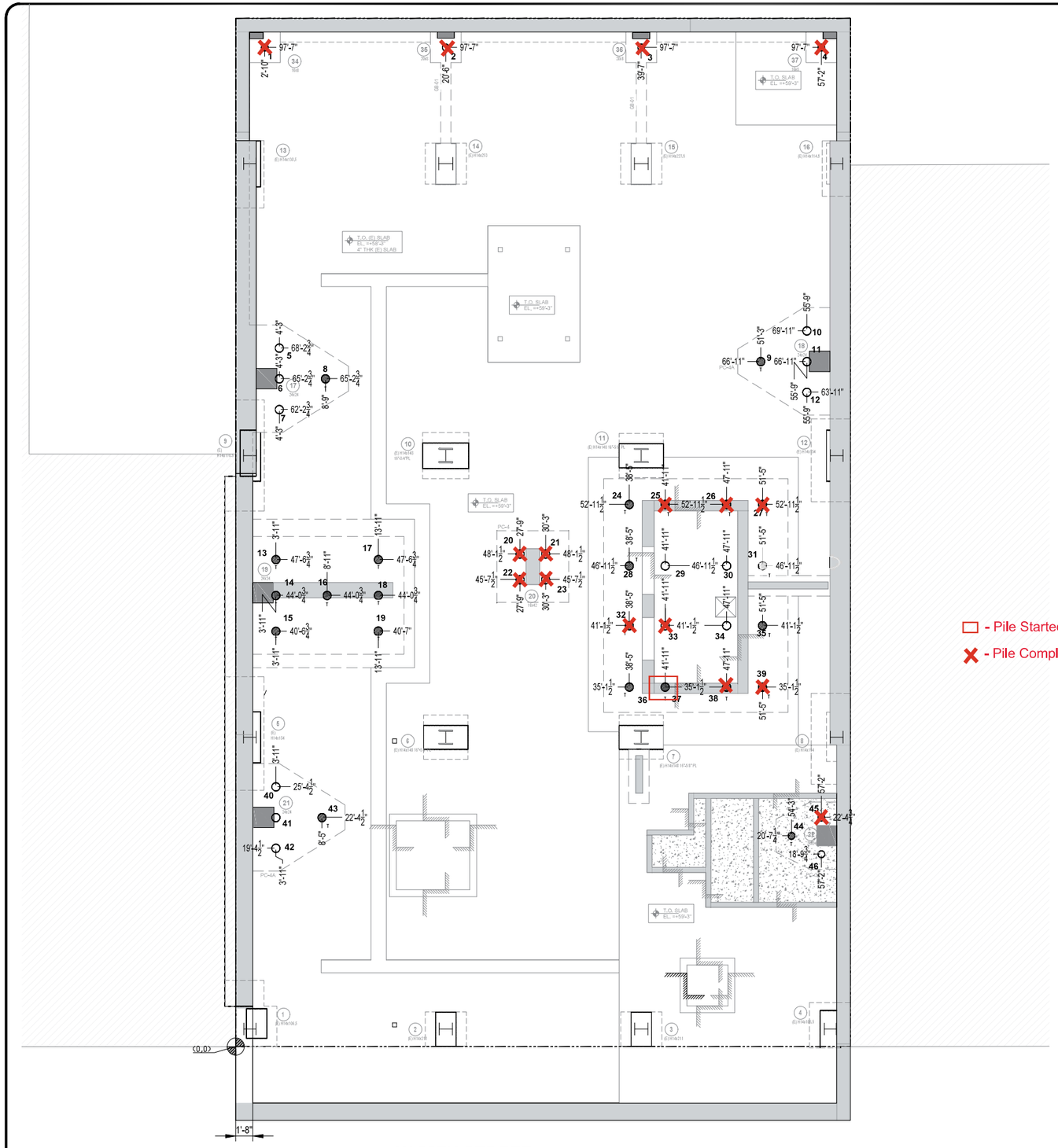
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



W 55TH STREET

- Pile Started
- Pile Completed

NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"

YY'-YY"

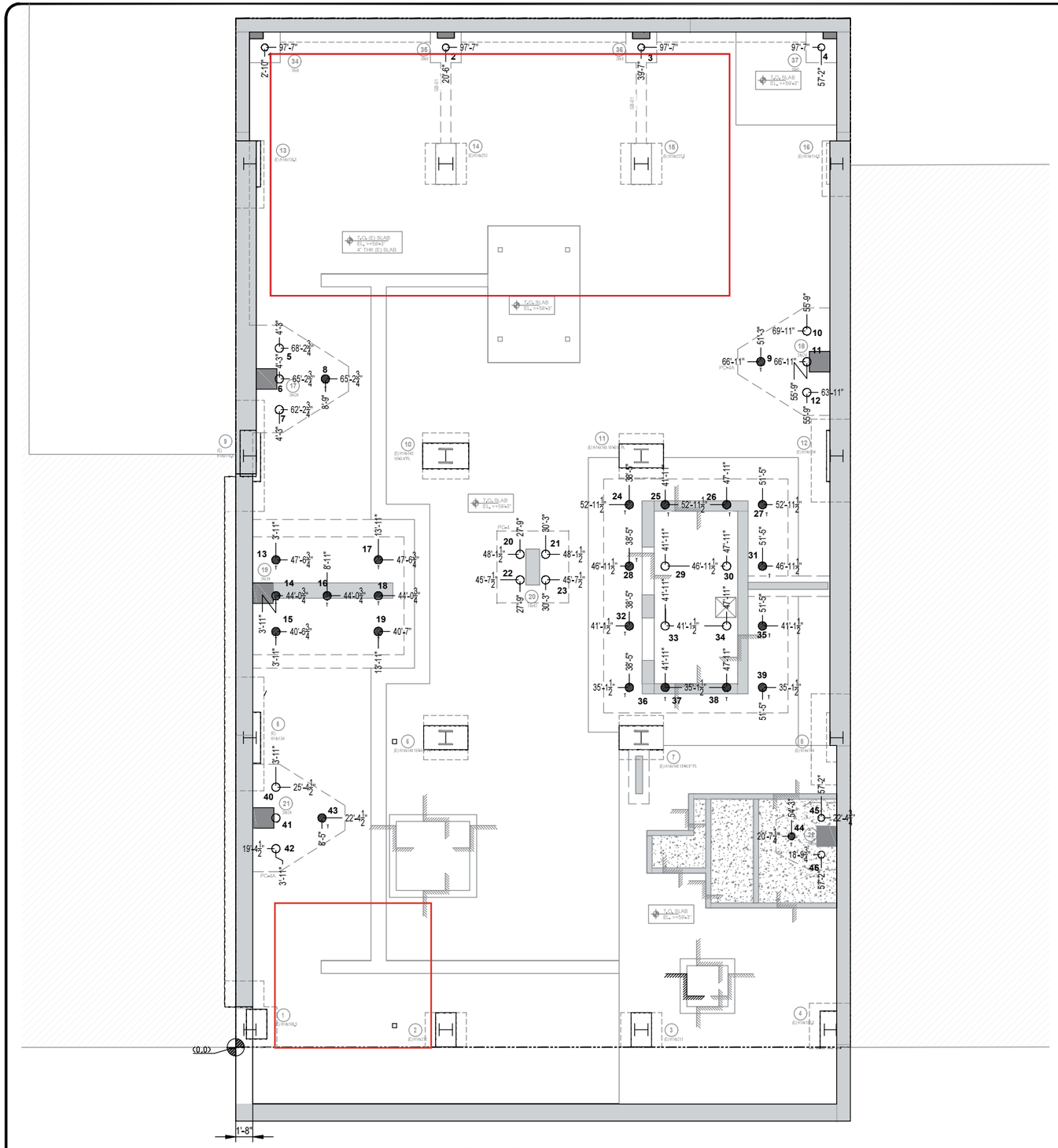
STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV: 02	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



W 55TH STREET

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/F0-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}
- T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"

YY'-YY"

Area cleaned

REV: 02	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment – Photograph Log – May 19, 2025

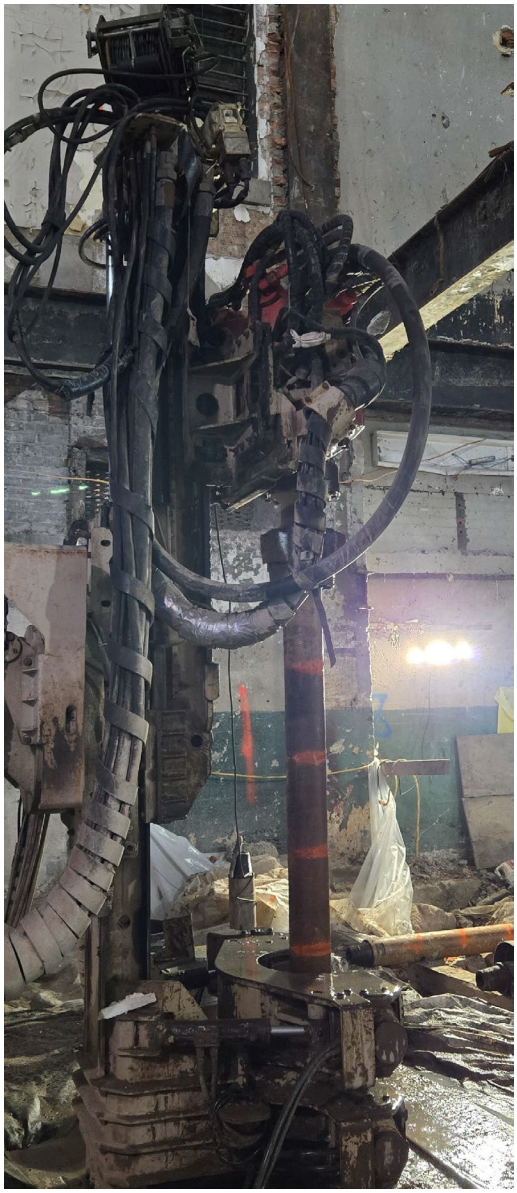


Photo 1: Drilling activities on Pile #37

Photo 2: Drill cuttings and basement soils collected in washout bags and staged.

Attachment – Photograph Log – May 19, 2025

Photo 3 & 4: Construction and demolition debris being removed.

Photo 5: Area in process of being cleared of spoils after removal of construction and demolition debris (before clean up)

Photo 6: Area in process of being cleared of spoils after removal of construction and demolition debris.

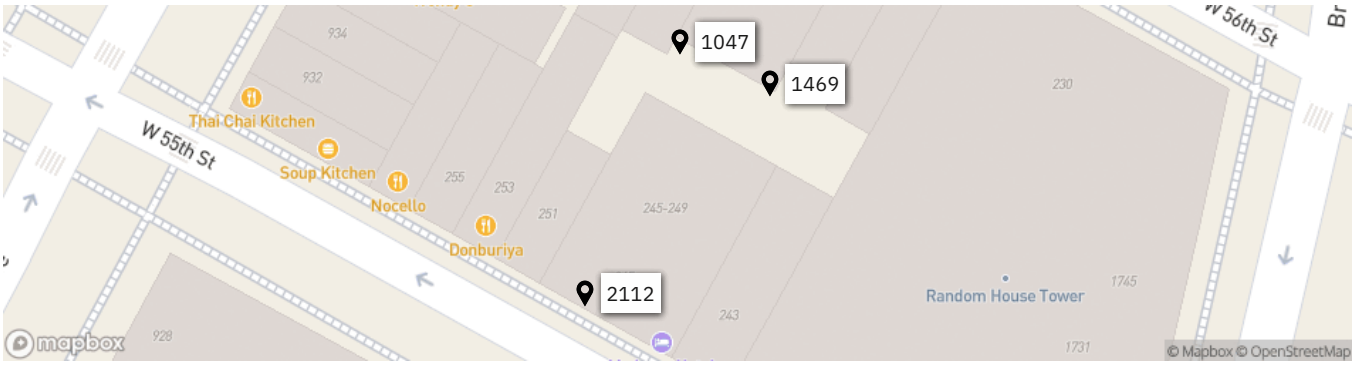
Attachment – Photograph Log – May 19, 2025

Photo 7: Roll off filled with construction and demolition debris.

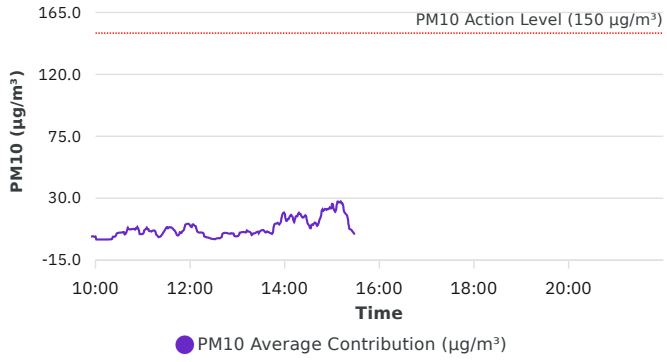
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/19/2025 06:00
		To:	5/19/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/19/2025	57.6-68	35-60	29.7-29.7	0.5-4.2	NE

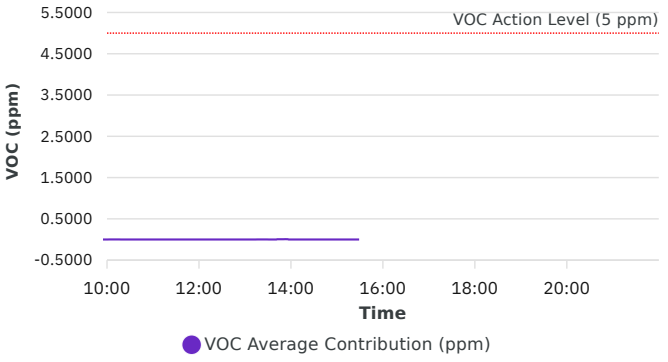
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/19/2025	0.0	10:15	0.0000	08:00
Max Contribution (15 min avg.) - 5/19/2025	25.9	15:00	0.0060	13:45



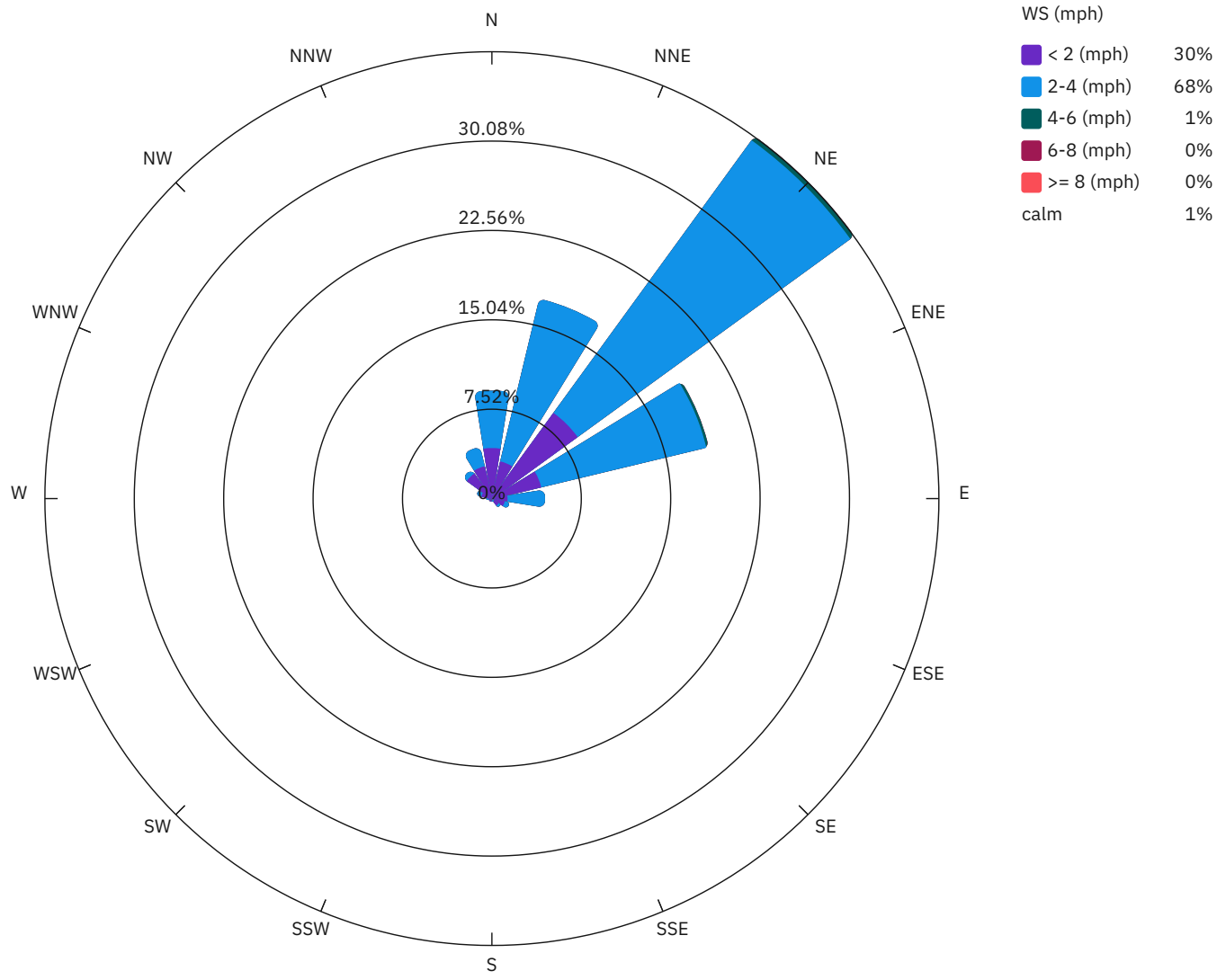
PM10 Average Contribution (µg/m³)



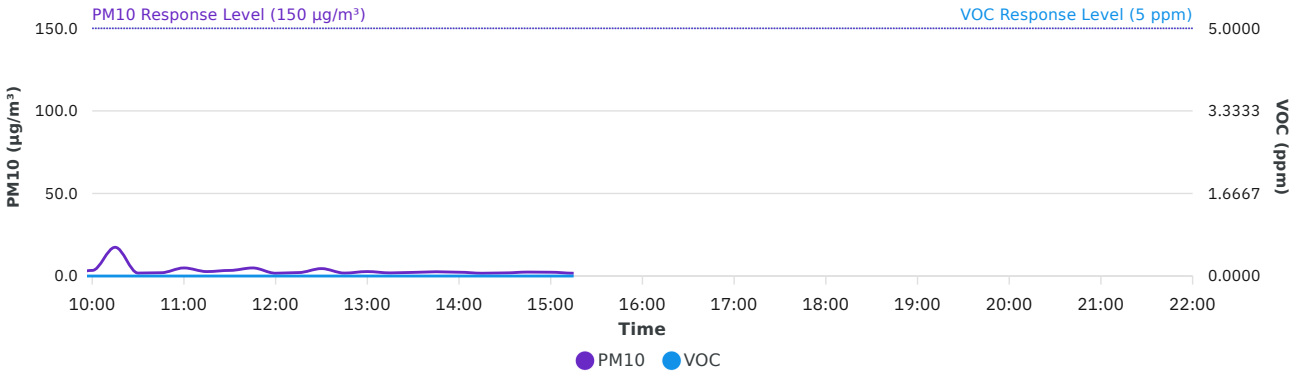
VOC Average Contribution (ppm)



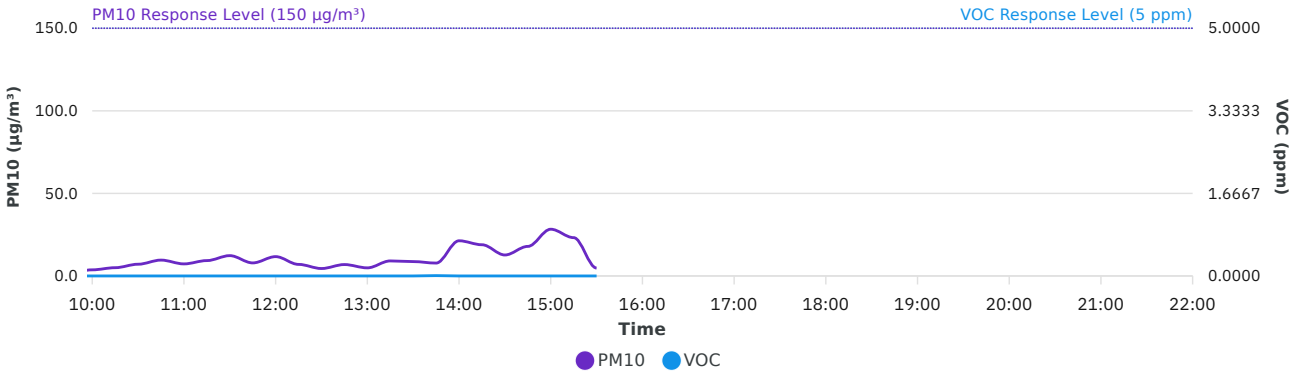
Wind rose (mph)



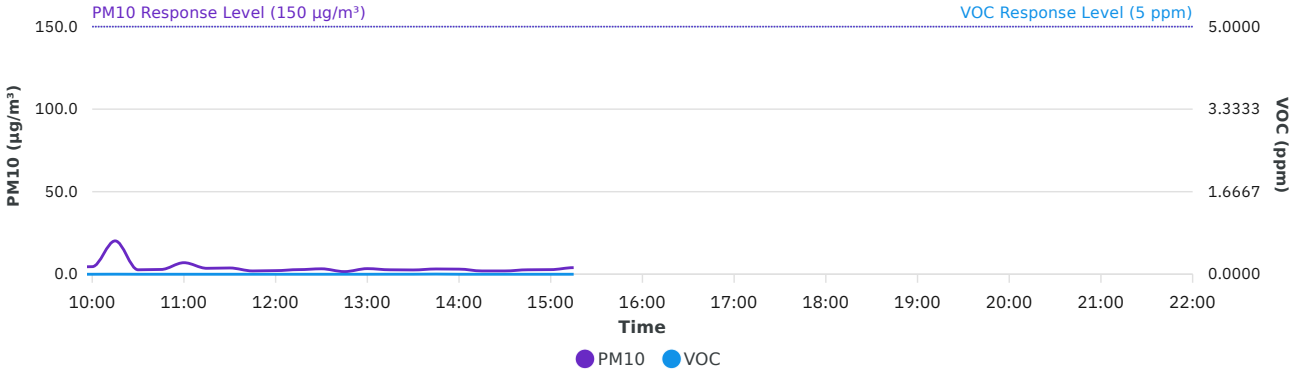
1469



2112


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
19:00
20:00
21:00
22:00
Time
PM10
VOC

1047


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
19:00
20:00
21:00
22:00
Time
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/19/2025 07:45:00	4.7	12.2	7.5	0.0000	0.0009	0.0009	2.6	NE
5/19/2025 08:00:00	3.0	8.4	5.4	0.0000	0.0000	0.0000	2.8	NE
5/19/2025 08:15:00	3.1	10.9	7.8	0.0000	0.0000	0.0000	2.8	NE
5/19/2025 08:30:00	2.3	4.7	2.4	0.0000	0.0000	0.0000	3.0	NE
5/19/2025 08:45:00	2.3	3.7	1.4	0.0000	0.0000	0.0000	2.2	NNE
5/19/2025 09:00:00	2.8	4.1	1.3	0.0000	0.0000	0.0000	1.9	NNE
5/19/2025 09:15:00	2.5	4.6	2.1	0.0000	0.0000	0.0000	1.9	NE
5/19/2025 09:30:00	2.6	5.2	2.6	0.0000	0.0000	0.0000	1.8	NE
5/19/2025 09:45:00	2.7	3.2	0.5	0.0000	0.0000	0.0000	1.8	NNE
5/19/2025 10:00:00	3.4	5.6	2.2	0.0000	0.0000	0.0000	1.6	NNE
5/19/2025 10:15:00	20.4	17.4	0.0	0.0000	0.0013	0.0013	1.0	NNW
5/19/2025 10:30:00	2.1	7.1	5.0	0.0000	0.0000	0.0000	2.1	NE
5/19/2025 10:45:00	2.4	9.7	7.3	0.0000	0.0000	0.0000	1.6	NNE
5/19/2025 11:00:00	4.9	9.0	4.1	0.0000	0.0000	0.0000	1.1	NNE
5/19/2025 11:15:00	2.8	9.3	6.5	0.0000	0.0000	0.0000	2.2	NE
5/19/2025 11:30:00	3.5	12.3	8.8	0.0000	0.0000	0.0000	2.0	NE
5/19/2025 11:45:00	4.6	7.6	3.0	0.0000	0.0000	0.0000	1.9	NE
5/19/2025 12:00:00	1.7	11.7	10.0	0.0000	0.0000	0.0000	2.3	NE
5/19/2025 12:15:00	2.2	7.2	5.0	0.0000	0.0000	0.0000	2.0	NE
5/19/2025 12:30:00	4.5	4.8	0.3	0.0000	0.0000	0.0000	2.3	ENE
5/19/2025 12:45:00	2.0	6.7	4.8	0.0000	0.0000	0.0000	2.2	NE
5/19/2025 13:00:00	2.8	5.2	2.4	0.0000	0.0000	0.0000	2.1	NE
5/19/2025 13:15:00	2.9	8.5	5.6	0.0000	0.0007	0.0007	0.8	NNE
5/19/2025 13:30:00	2.1	8.7	6.5	0.0000	0.0007	0.0007	2.1	NE
5/19/2025 13:45:00	2.8	8.0	5.1	0.0020	0.0080	0.0060	1.4	NE
5/19/2025 14:00:00	2.5	21.3	18.7	0.0000	0.0000	0.0000	2.0	NE
5/19/2025 14:15:00	1.8	18.9	17.1	0.0000	0.0000	0.0000	2.5	NE
5/19/2025 14:30:00	1.9	12.7	10.8	0.0000	0.0000	0.0000	2.3	ENE
5/19/2025 14:45:00	2.4	17.9	15.5	0.0000	0.0000	0.0000	2.9	NE
5/19/2025 15:00:00	2.4	28.3	25.9	0.0000	0.0000	0.0000	2.1	NE
5/19/2025 15:15:00	2.4	23.2	20.8	0.0000	0.0000	0.0000	2.2	NE

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/19/2025 07:45	3.7	0.0000	4.7	0.0000	13.2	0.0009	NE	2.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 08:00	2.4	0.0000	3.0	0.0000	8.8	0.0000	NE	2.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 08:15	2.4	0.0000	8.7	0.0000	6.0	0.0000	NE	2.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 08:30	2.3	0.0000	2.4	0.0000	4.7	0.0000	NE	3.0	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 08:45	1.3	0.0000	2.1	0.0000	4.4	0.0000	NNE	2.2	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 09:00	1.2	0.0000	2.3	0.0000	5.3	0.0000	NNE	1.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 09:15	1.4	0.0000	1.9	0.0000	5.5	0.0000	NE	1.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 09:30	1.5	0.0000	2.9	0.0000	5.7	0.0000	NE	1.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 09:45	1.6	0.0000	2.1	0.0000	4.0	0.0000	NNE	1.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 10:00	3.4	0.0000	3.7	0.0000	4.6	0.0000	NNE	1.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 10:15	17.4	0.0000	5.0	0.0000	20.2	0.0013	NNW	1.0	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 10:30	1.8	0.0000	7.1	0.0000	2.7	0.0000	NE	2.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 10:45	2.0	0.0000	9.6	0.0000	2.9	0.0000	NNE	1.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 11:00	4.9	0.0000	7.3	0.0000	7.0	0.0000	NNE	1.1	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 11:15	2.7	0.0000	9.3	0.0000	3.6	0.0000	NE	2.2	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 11:30	3.4	0.0000	12.3	0.0000	3.8	0.0000	NE	2.0	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 11:45	4.9	0.0000	7.9	0.0000	2.0	0.0000	NE	1.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 12:00	1.7	0.0000	11.7	0.0000	2.2	0.0000	NE	2.3	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 12:15	2.1	0.0000	7.0	0.0000	2.8	0.0000	NE	2.0	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 12:30	4.5	0.0000	4.5	0.0000	3.3	0.0000	ENE	2.3	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 12:45	1.8	0.0000	6.9	0.0000	1.6	0.0000	NE	2.2	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 13:00	2.7	0.0000	4.9	0.0000	3.4	0.0000	NE	2.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 13:15	1.9	0.0000	9.1	0.0000	2.7	0.0007	NNE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 13:30	2.2	0.0000	8.7	0.0000	2.6	0.0007	NE	2.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 13:45	2.6	0.0000	7.8	0.0067	3.2	0.0033	NE	1.4	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 14:00	2.3	0.0000	21.3	0.0000	3.1	0.0000	NE	2.0	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 14:15	1.7	0.0000	18.9	0.0000	2.0	0.0000	NE	2.5	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 14:30	1.9	0.0000	12.7	0.0000	2.0	0.0000	ENE	2.3	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 14:45	2.4	0.0000	17.9	0.0000	2.7	0.0000	NE	2.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 15:00	2.3	0.0000	28.3	0.0000	2.8	0.0000	NE	2.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/19/2025 15:15	1.7	0.0000	23.2	0.0000	4.0	0.0000	NE	2.2	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/19/2025 15:30			4.8	0.0000						

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #35
Change of Use Approval – Pile Installation Activities
May 20, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 20, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #37 continued but were not completed. It is anticipated that the drilling of Pile #37 will be completed on May 21, 2025.

Drill cuttings from the prior day and were collected into one plastic washout bag and staged under a plastic tarp to keep soils and any associated moisture contained.

Clean up of the basement floor along the northeast building wall continued. Soil, demolition dust and smaller pieces of construction and demolition debris (C&D) that may have contacted the soil were placed in a washout bag for proper disposal. C&D that has come into contact with site soils, which are presumed to contain contaminants, are being handled as potentially contaminated and will be disposed of along with the drill cuttings.

Larger pieces of construction equipment in the basement were moved to allow access to facilitate additional C&D cleanup efforts.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

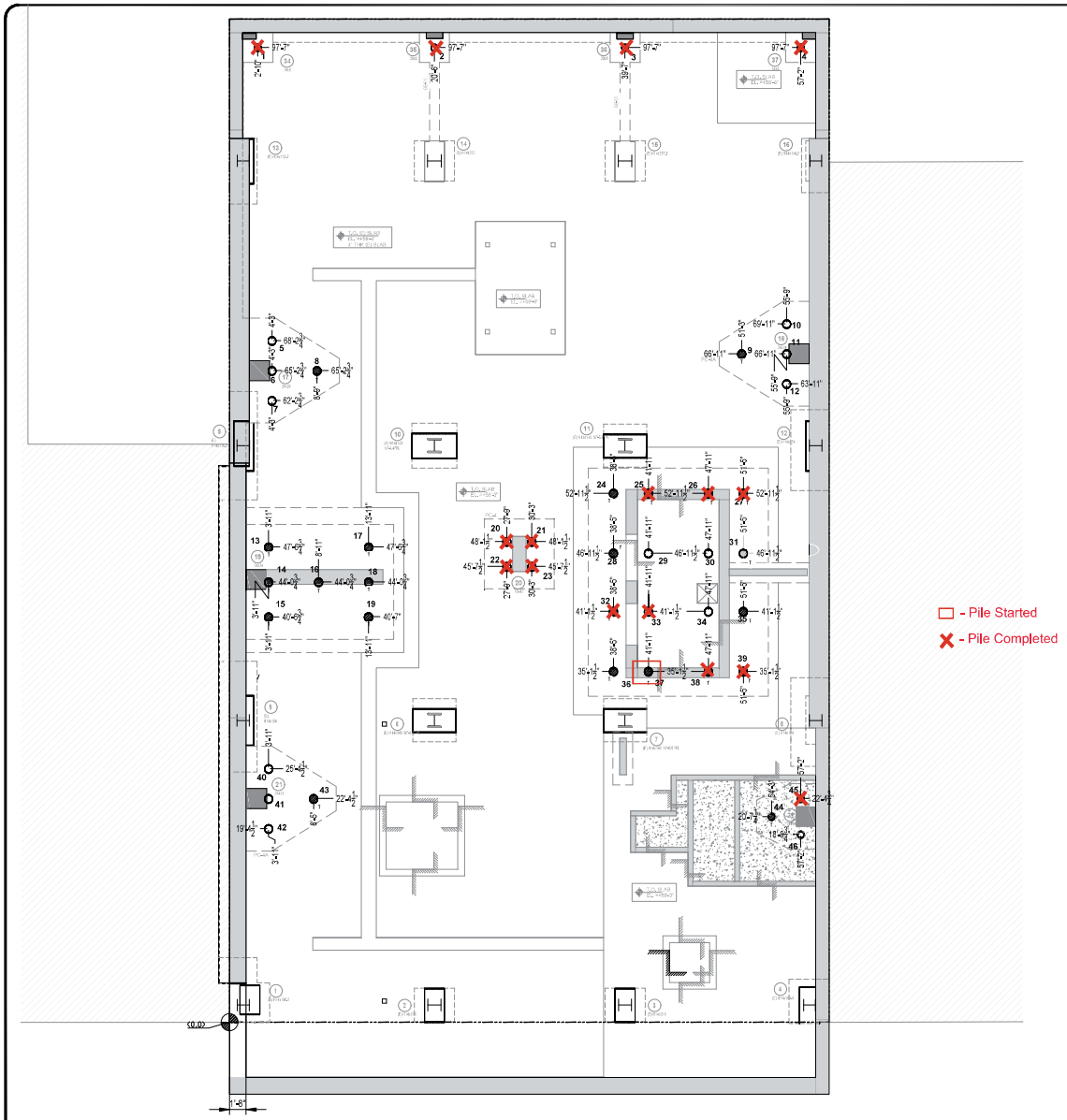
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
- -190 TON COMPRESSION
- -150 TON TENSION
- -{COUNT=16}

XX'-XX"
YY'-YY"

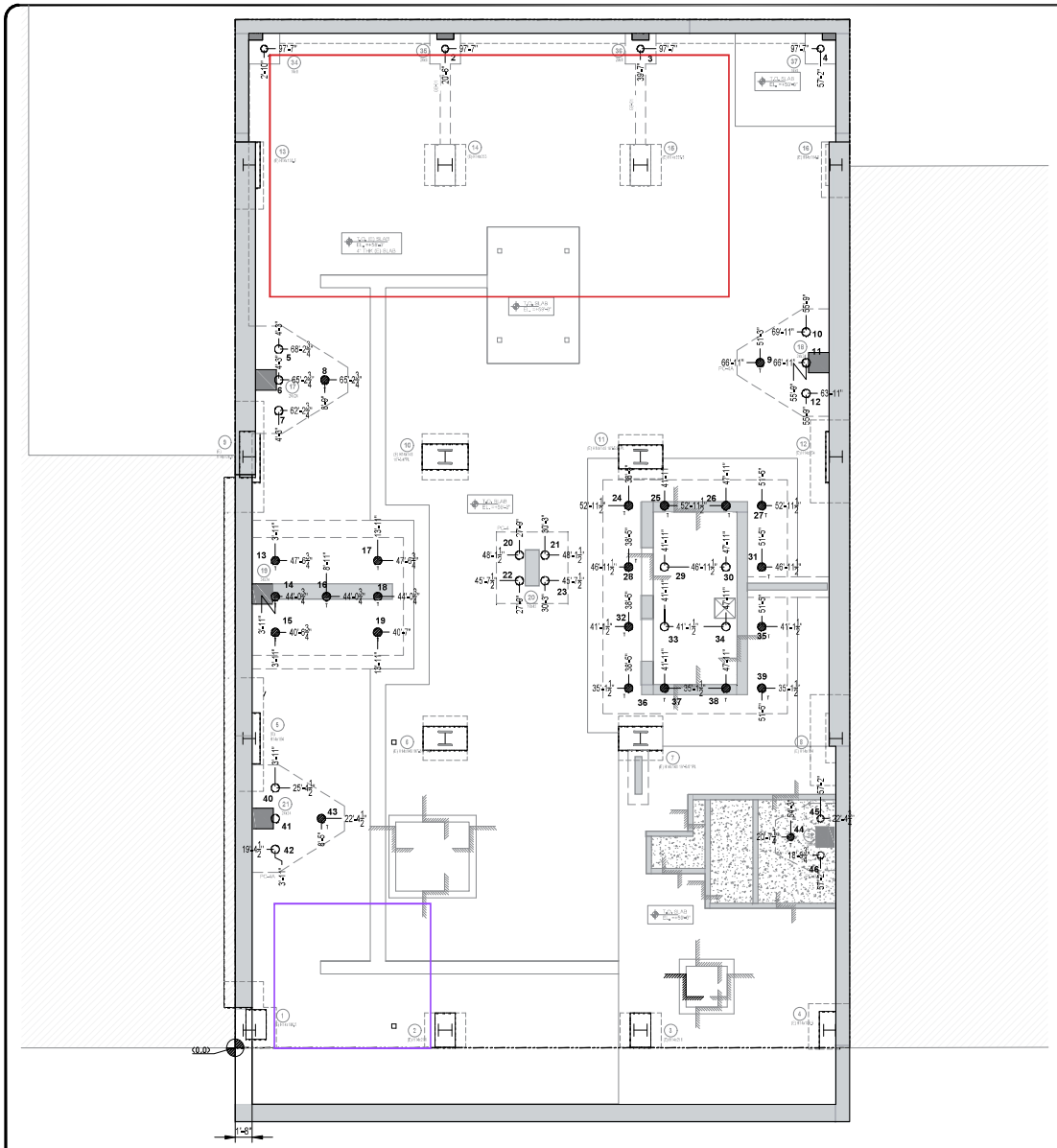
STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV: 02	03/26/2025	AS PER REVIEWED COMMENTS	
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	
REVISION #	REVISION DATE:	REVISION STATUS	
DATE: 3/26/25	BY: AM	CHECKED BY: JS	

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



W 55TH STREET

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"
YY'-YY"

Area cleaned

Area in process of being cleaned

REV: 02	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO.	PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-	
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO.	J0542

Attachment - Photograph Log – May 20, 2025

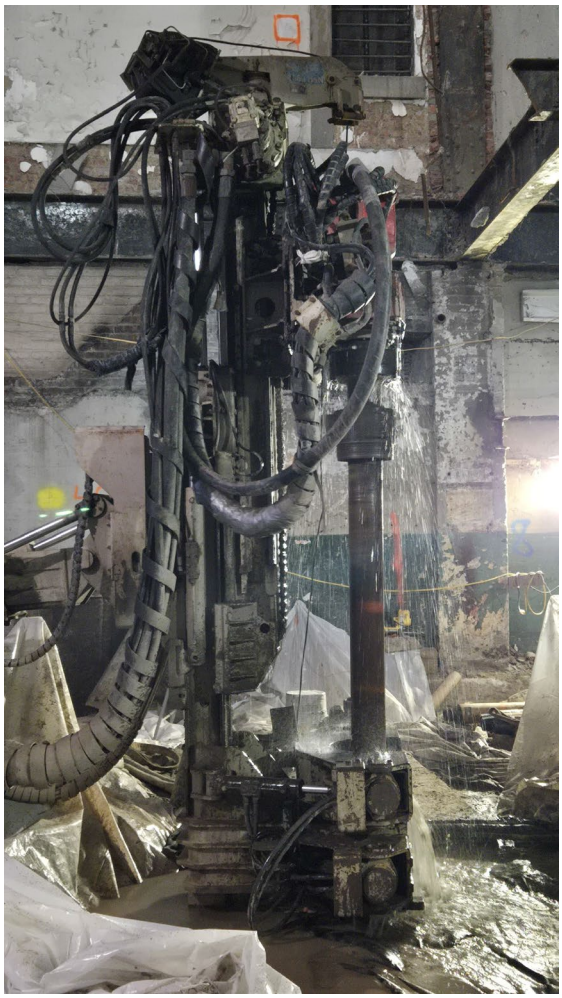


Photo 1: Drilling activities on Pile #37

Attachment - Photograph Log – May 20, 2025

Photo 2: Drill cuttings and basement soils collected in washout bags and staged.

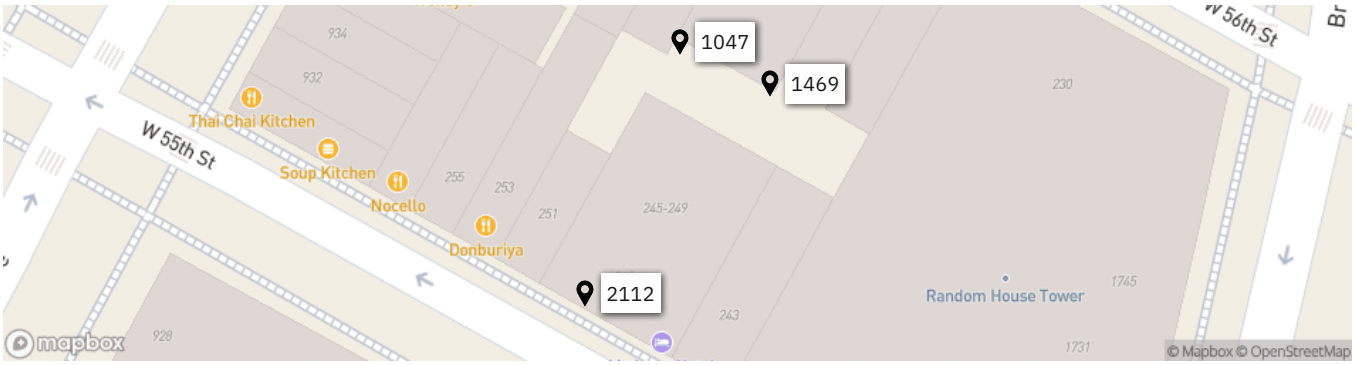
Photo 3: Northeast section of basement floor cleaned.

Site:	EL Project No.	Page No.	Environmental LOGIC
245 West 55th Street Manhattan, NY	23-0001	2 of 2	

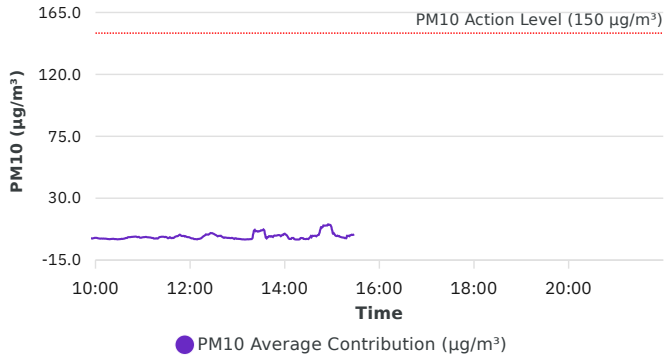
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/20/2025 06:00
		To:	5/20/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/20/2025	51.1-65.7	40.9-59.9	29.8-29.9	0.3-2.4	NNW

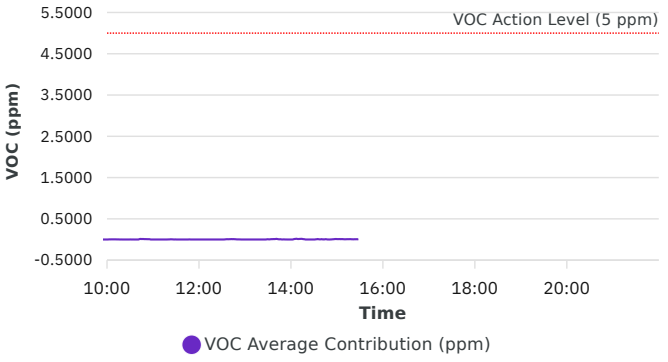
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/20/2025	0.0	14:15	0.0000	07:15
Max Contribution (15 min avg.) - 5/20/2025	7.0	14:45	0.0127	14:15



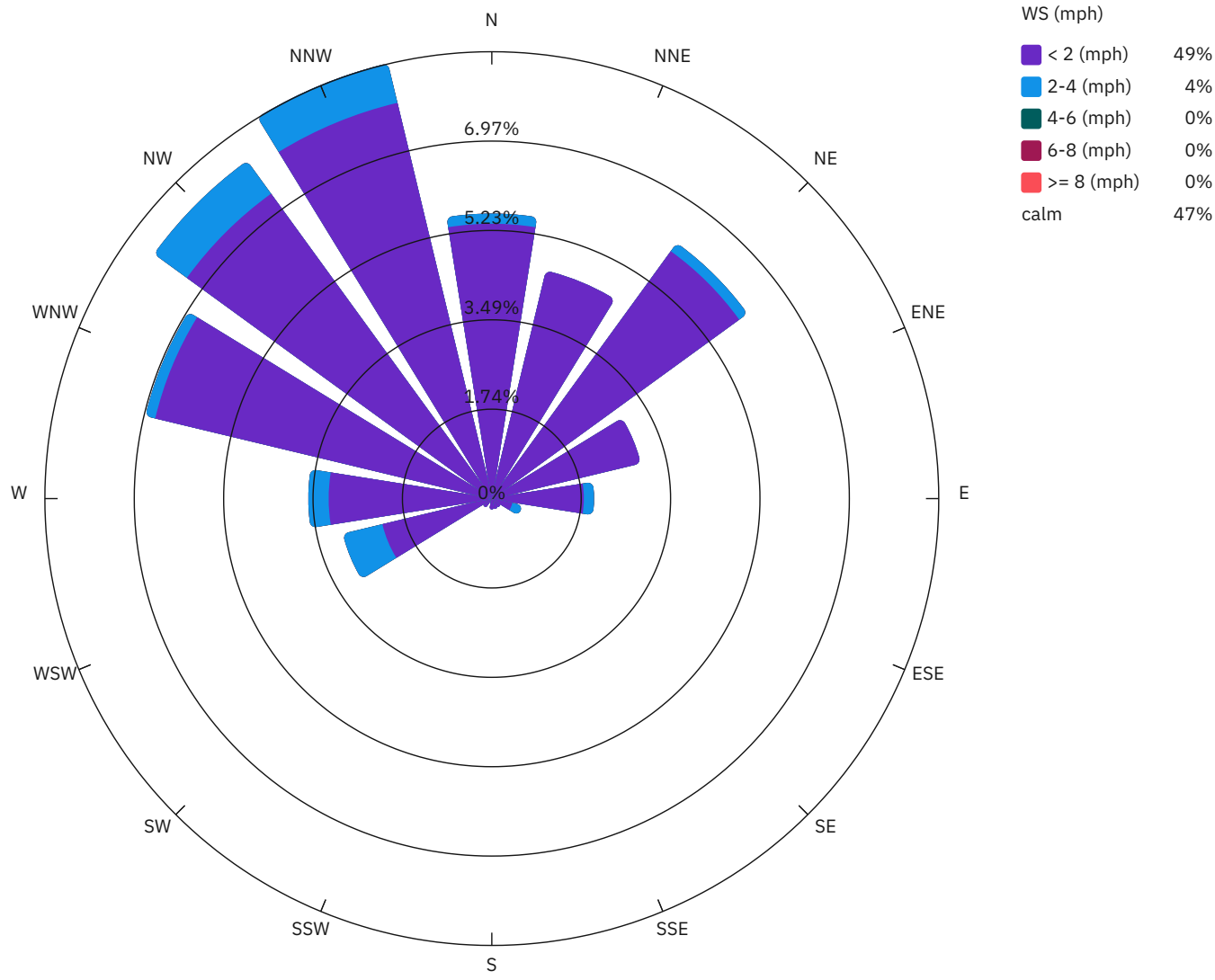
PM10 Average Contribution (µg/m³)



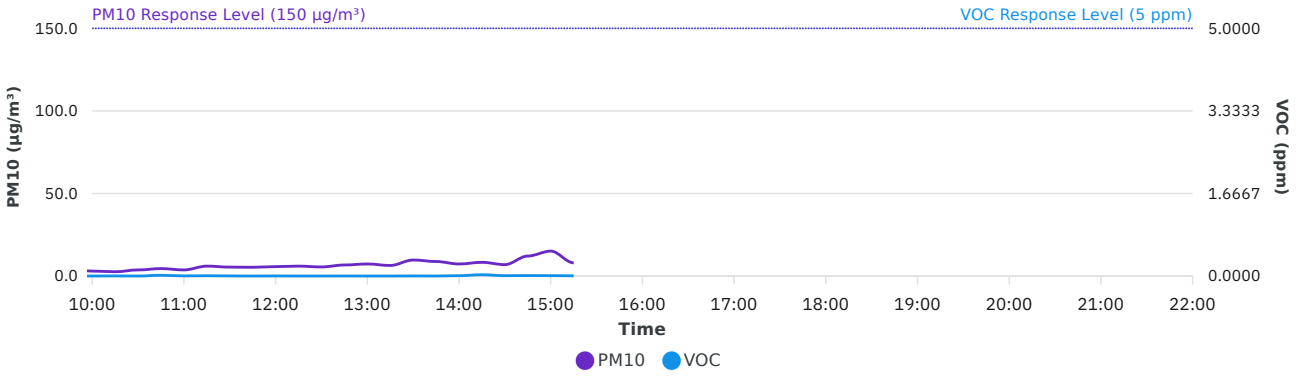
VOC Average Contribution (ppm)



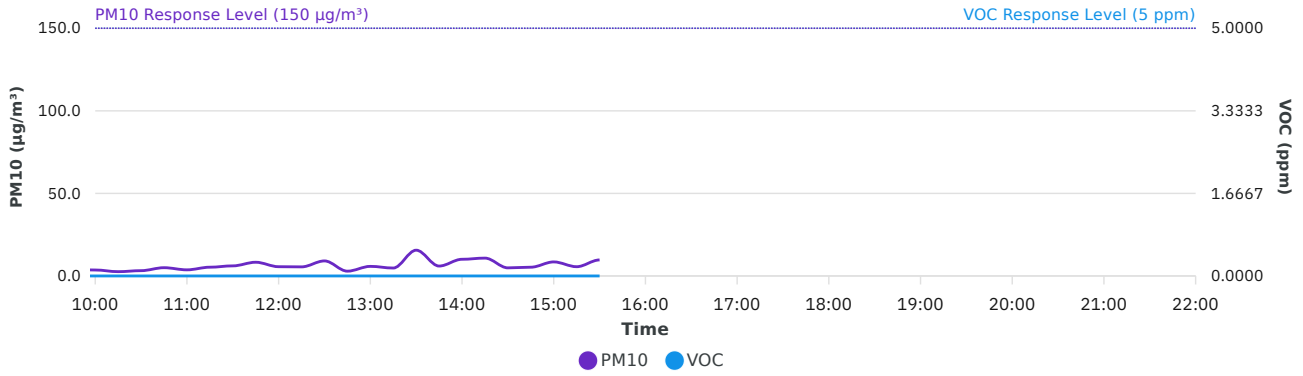
Wind rose (mph)



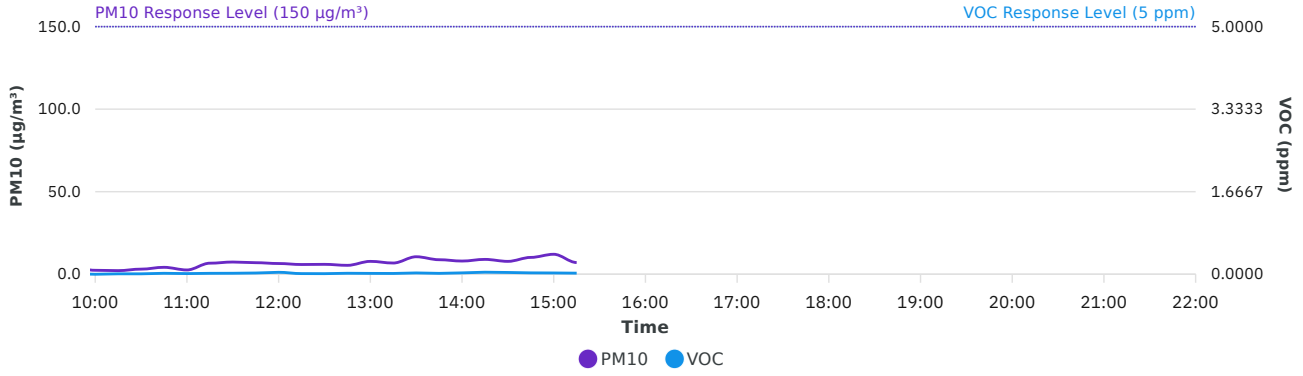
1469



2112


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
19:00
20:00
21:00
22:00
Time
PM10
VOC

1047


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
19:00
20:00
21:00
22:00
Time
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/20/2025 07:15:00	2.5	3.1	0.6	0.0000	0.0000	0.0000	0.8	NNE
5/20/2025 07:30:00	2.1	2.8	0.7	0.0027	0.0000	0.0000	0.7	N
5/20/2025 07:45:00	1.8	2.5	0.8	0.0047	0.0060	0.0013	0.9	NW
5/20/2025 08:00:00	1.7	2.5	0.8	0.0000	0.0000	0.0000	0.7	NNW
5/20/2025 08:15:00	2.0	2.6	0.6	0.0060	0.0133	0.0073	1.0	WNW
5/20/2025 08:30:00	1.9	2.6	0.7	0.0007	0.0067	0.0060	0.8	WNW
5/20/2025 08:45:00	3.3	5.2	1.9	0.0047	0.0027	0.0000	0.8	N
5/20/2025 09:00:00	3.4	6.7	3.2	0.0020	0.0027	0.0007	0.9	N
5/20/2025 09:15:00	6.8	7.5	0.7	0.0047	0.0067	0.0020	0.9	NW
5/20/2025 09:30:00	2.6	3.7	1.0	0.0047	0.0120	0.0073	1.1	WNW
5/20/2025 09:45:00	3.9	4.3	0.3	0.0087	0.0060	0.0000	0.6	NNW
5/20/2025 10:00:00	2.6	3.8	1.2	0.0000	0.0000	0.0000	0.8	NNE
5/20/2025 10:15:00	2.4	2.7	0.4	0.0040	0.0060	0.0020	0.6	NNW
5/20/2025 10:30:00	3.6	3.7	0.2	0.0040	0.0047	0.0007	1.0	N
5/20/2025 10:45:00	3.9	5.8	1.8	0.0073	0.0187	0.0113	0.9	WNW
5/20/2025 11:00:00	2.6	4.3	1.6	0.0127	0.0033	0.0000	1.0	NNW
5/20/2025 11:15:00	6.3	7.0	0.7	0.0133	0.0100	0.0000	0.9	N
5/20/2025 11:30:00	6.1	7.8	1.7	0.0103	0.0107	0.0003	0.7	NNE
5/20/2025 11:45:00	6.4	9.1	2.7	0.0167	0.0087	0.0000	0.8	NNW
5/20/2025 12:00:00	5.9	7.3	1.3	0.0307	0.0093	0.0000	0.8	NW
5/20/2025 12:15:00	5.6	7.0	1.4	0.0073	0.0053	0.0000	0.9	N
5/20/2025 12:30:00	5.6	9.6	4.1	0.0073	0.0047	0.0000	0.6	NW
5/20/2025 12:45:00	4.9	6.3	1.4	0.0060	0.0153	0.0093	0.5	WNW
5/20/2025 13:00:00	7.6	8.1	0.5	0.0147	0.0027	0.0000	0.8	NNW
5/20/2025 13:15:00	6.7	6.9	0.2	0.0107	0.0053	0.0000	0.6	N
5/20/2025 13:30:00	10.3	17.0	6.7	0.0113	0.0173	0.0060	0.5	NW
5/20/2025 13:45:00	7.6	9.4	1.8	0.0073	0.0113	0.0040	0.5	NW
5/20/2025 14:00:00	7.1	11.2	4.2	0.0180	0.0153	0.0000	0.5	NW
5/20/2025 14:15:00	10.7	10.0	0.0	0.0200	0.0327	0.0127	0.3	NNW
5/20/2025 14:30:00	7.4	7.7	0.3	0.0227	0.0180	0.0000	0.6	NW
5/20/2025 14:45:00	7.1	14.0	7.0	0.0127	0.0200	0.0073	0.6	WNW
5/20/2025 15:00:00	10.0	16.9	6.9	0.0113	0.0207	0.0093	0.2	ENE

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/20/2025 15:15:00	7.1	8.6	1.4	0.0080	0.0153	0.0073	0.5	NW

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/20/2025 07:15	2.1	0.0000	3.0	0.0000	2.9	0.0000	NNE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 07:30	2.1	0.0000	2.7	0.0000	2.1	0.0027	N	0.7	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 07:45	2.0	0.0033	2.5	0.0000	1.6	0.0087	NW	0.9	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 08:00	2.2	0.0000	2.4	0.0000	1.5	0.0000	NNW	0.7	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 08:15	2.1	0.0067	2.6	0.0000	1.7	0.0167	WNW	1.0	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 08:30	2.3	0.0033	2.1	0.0000	1.9	0.0067	WNW	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/20/2025 08:45	3.3	0.0020	5.2	0.0000	2.7	0.0060	N	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 09:00	3.4	0.0007	7.1	0.0000	2.8	0.0040	N	0.9	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 09:15	5.7	0.0020	7.5	0.0000	5.6	0.0107	NW	0.9	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 09:30	2.8	0.0047	3.6	0.0000	2.4	0.0153	WNW	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/20/2025 09:45	4.0	0.0033	3.8	0.0000	3.9	0.0113	NNW	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 10:00	3.0	0.0000	3.6	0.0000	2.4	0.0000	NNE	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 10:15	2.6	0.0020	2.6	0.0000	2.2	0.0087	NNW	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 10:30	3.7	0.0000	3.2	0.0000	3.1	0.0087	N	1.0	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 10:45	4.5	0.0153	5.0	0.0000	4.2	0.0193	WNW	0.9	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 11:00	3.7	0.0027	3.7	0.0000	2.6	0.0133	NNW	1.0	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 11:15	6.0	0.0053	5.3	0.0000	6.7	0.0187	N	0.9	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 11:30	5.4	0.0020	6.1	0.0000	7.4	0.0200	NNE	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 11:45	5.3	0.0000	8.3	0.0000	7.0	0.0253	NNW	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 12:00	5.7	0.0020	5.6	0.0000	6.5	0.0393	NW	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 12:15	6.0	0.0000	5.5	0.0000	5.9	0.0133	N	0.9	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 12:30	5.5	0.0000	9.1	0.0000	6.0	0.0120	NW	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 12:45	6.7	0.0013	2.9	0.0000	5.4	0.0200	WNW	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 13:00	7.3	0.0000	5.8	0.0000	7.8	0.0173	NNW	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 13:15	6.4	0.0000	4.8	0.0000	6.8	0.0160	N	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 13:30	9.7	0.0020	15.6	0.0000	10.6	0.0267	NW	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 13:45	8.8	0.0007	6.0	0.0000	8.8	0.0180	NW	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 14:00	7.3	0.0067	10.1	0.0000	8.0	0.0280	NW	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 14:15	8.3	0.0260	10.8	0.0000	9.0	0.0413	NNW	0.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 14:30	6.9	0.0073	4.9	0.0000	7.8	0.0360	NW	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 14:45	12.1	0.0093	5.3	0.0000	10.2	0.0280	WNW	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/20/2025 15:00	15.1	0.0080	8.5	0.0000	12.1	0.0260	ENE	0.2	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 15:15	8.0	0.0047	5.6	0.0000	7.1	0.0220	NW	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/20/2025 15:30			9.7	0.0000						

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #36
Change of Use Approval – Pile Installation Activities
May 21, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 21, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #37 continued but were not completed. It is anticipated that the drilling of Pile #37 will be completed on May 22, 2025.

Drill cuttings from the prior day and were collected into one plastic washout bag and staged under a plastic tarp to keep soils and any associated moisture contained.

Clean up of the basement floor in the southwest corner and along the southeast building wall continued. Soil, demolition dust and smaller pieces of construction and demolition debris (C&D) that may have contacted the soil were placed in a washout bag for proper disposal. C&D that has come into contact with site soils, which are presumed to contain contaminants, are being handled as potentially contaminated and will be disposed of along with the drill cuttings. C&D that has not come into contact with site soils were placed in a roll-off container along 55th Street.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

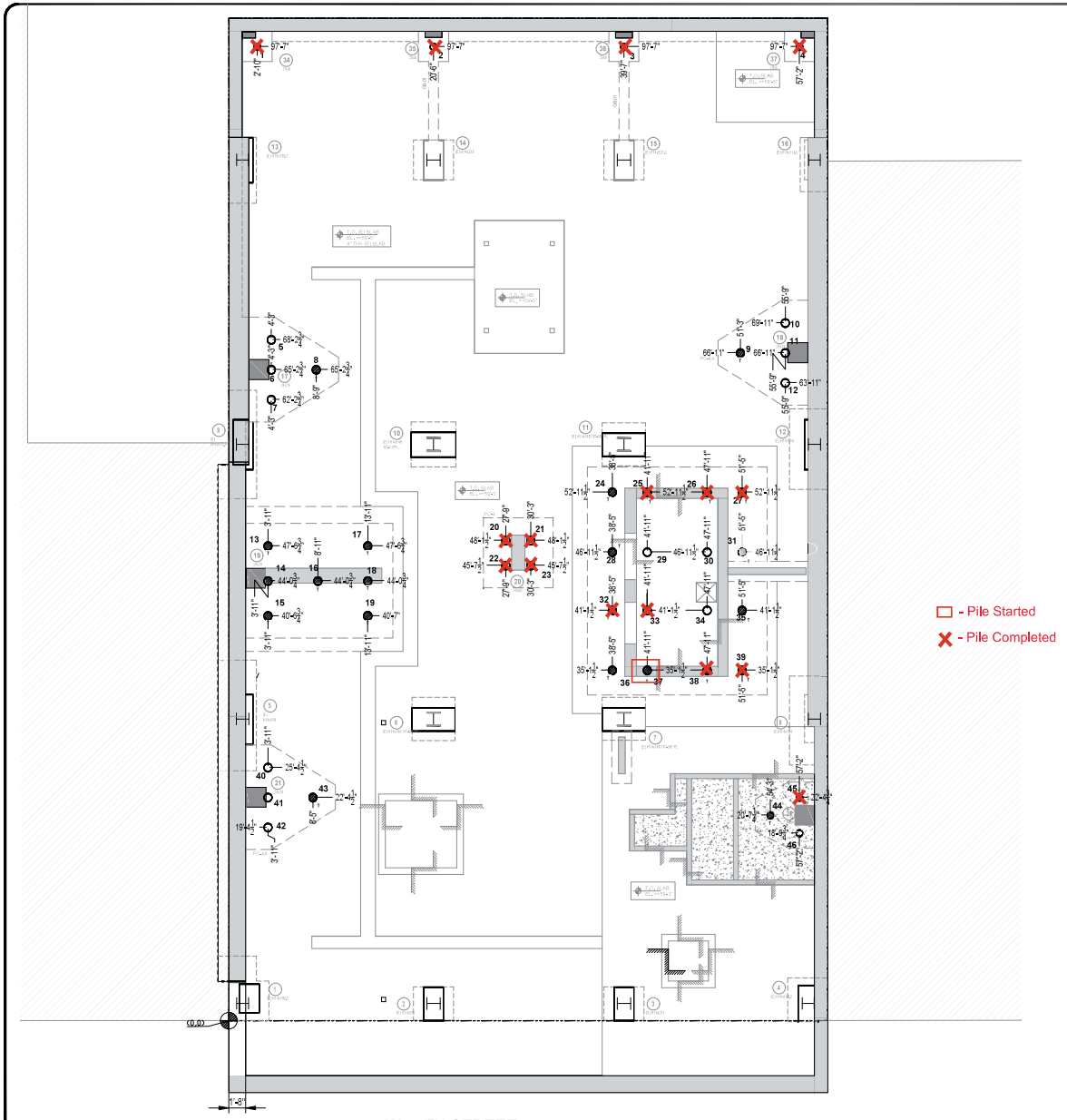
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"
YY'-YY"

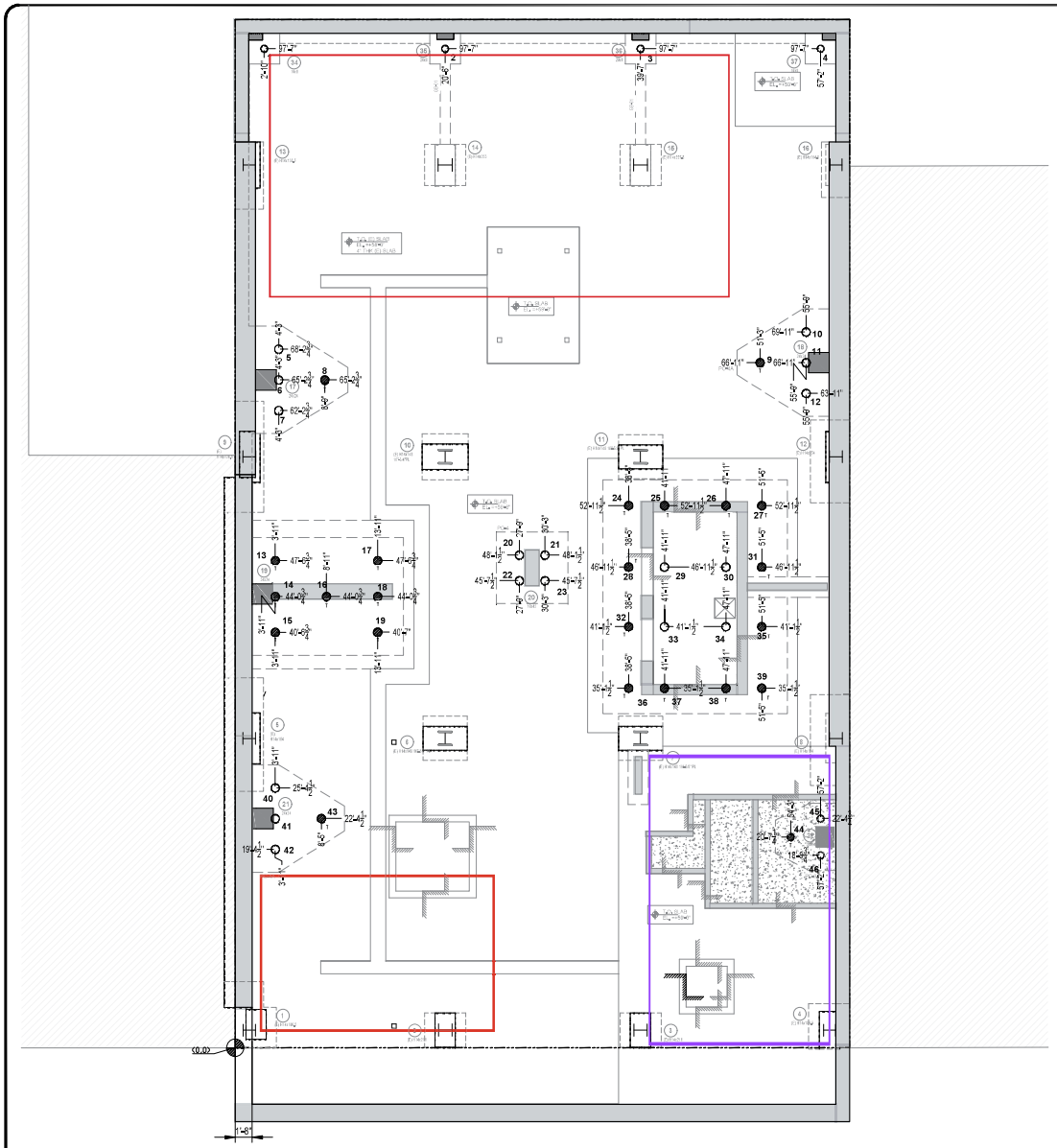
STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV: 02	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



W 55TH STREET

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"
YY'-YY"

Area cleaned

Area in process of being cleaned

REV: 02	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO.	PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-	
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO.	J0542

Attachment - Photograph Log – May 21, 2025

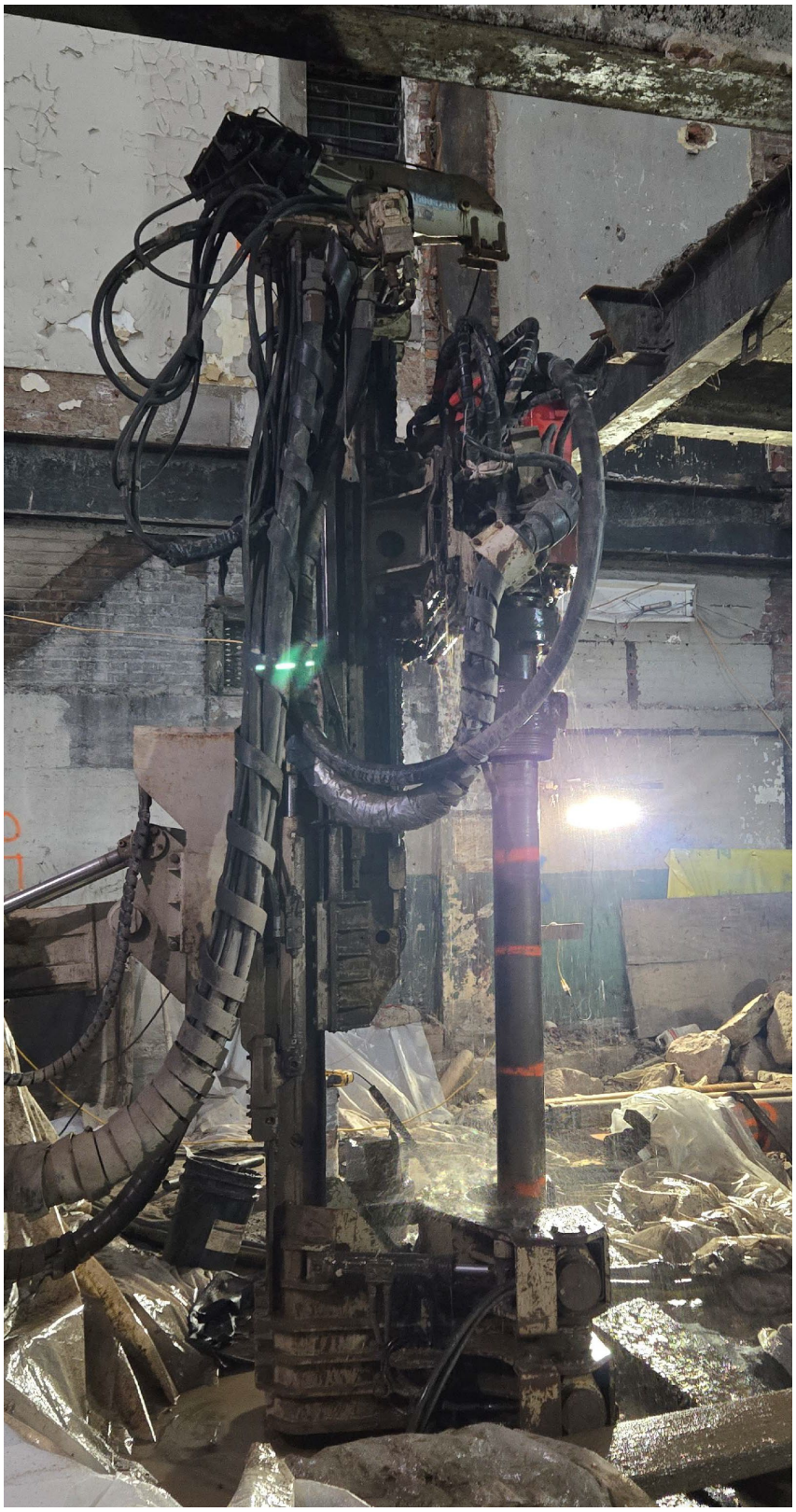


Photo 1: Drilling activities on Pile #37

Site:	EL Project No.	Page No.	Environmental LOGIC
245 West 55th Street Manhattan, NY	23-0001	1 of 4	

Attachment - Photograph Log – May 21, 2025

Photo 2: Drill cuttings and basement soils collected in washout bags and staged.

Attachment - Photograph Log – May 21, 2025

Photo 3: Construction and demolition debris being removed.

Attachment - Photograph Log – May 21, 2025

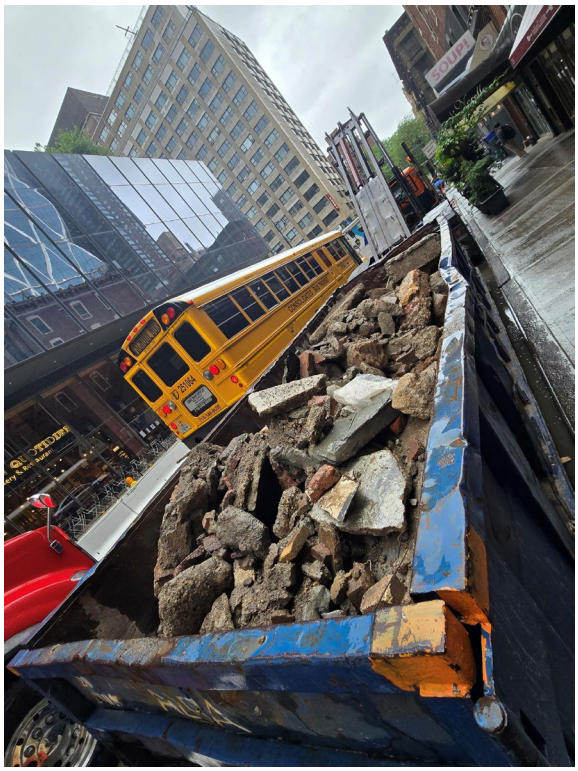
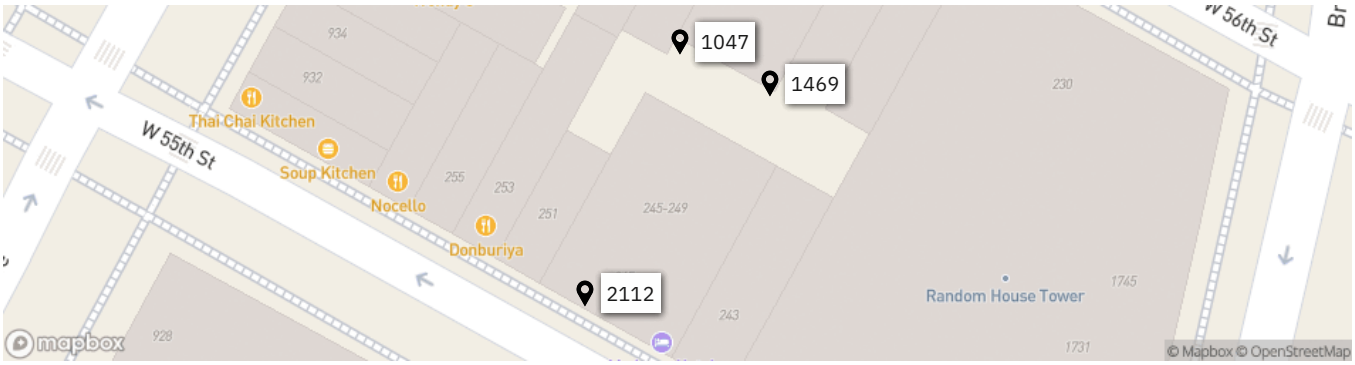


Photo 4: Roll off filled with construction and demolition debris.

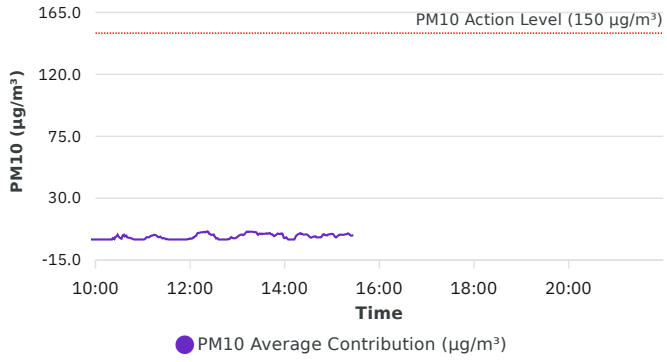
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/21/2025 06:00
		To:	5/21/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/21/2025	54.7-57.4	64.2-78.4	29.9-29.9	0.6-2.9	WNW

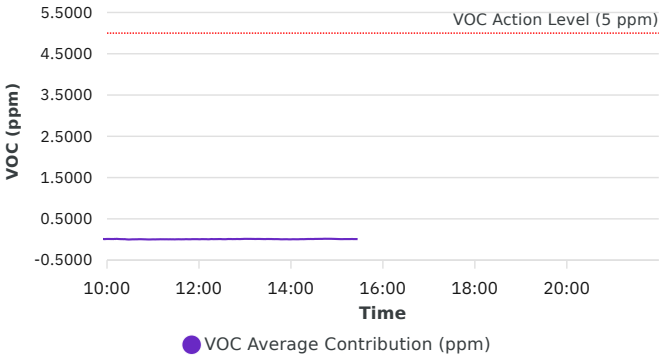
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/21/2025	0.0	07:15	0.0007	10:30
Max Contribution (15 min avg.) - 5/21/2025	5.5	13:15	0.0180	14:45



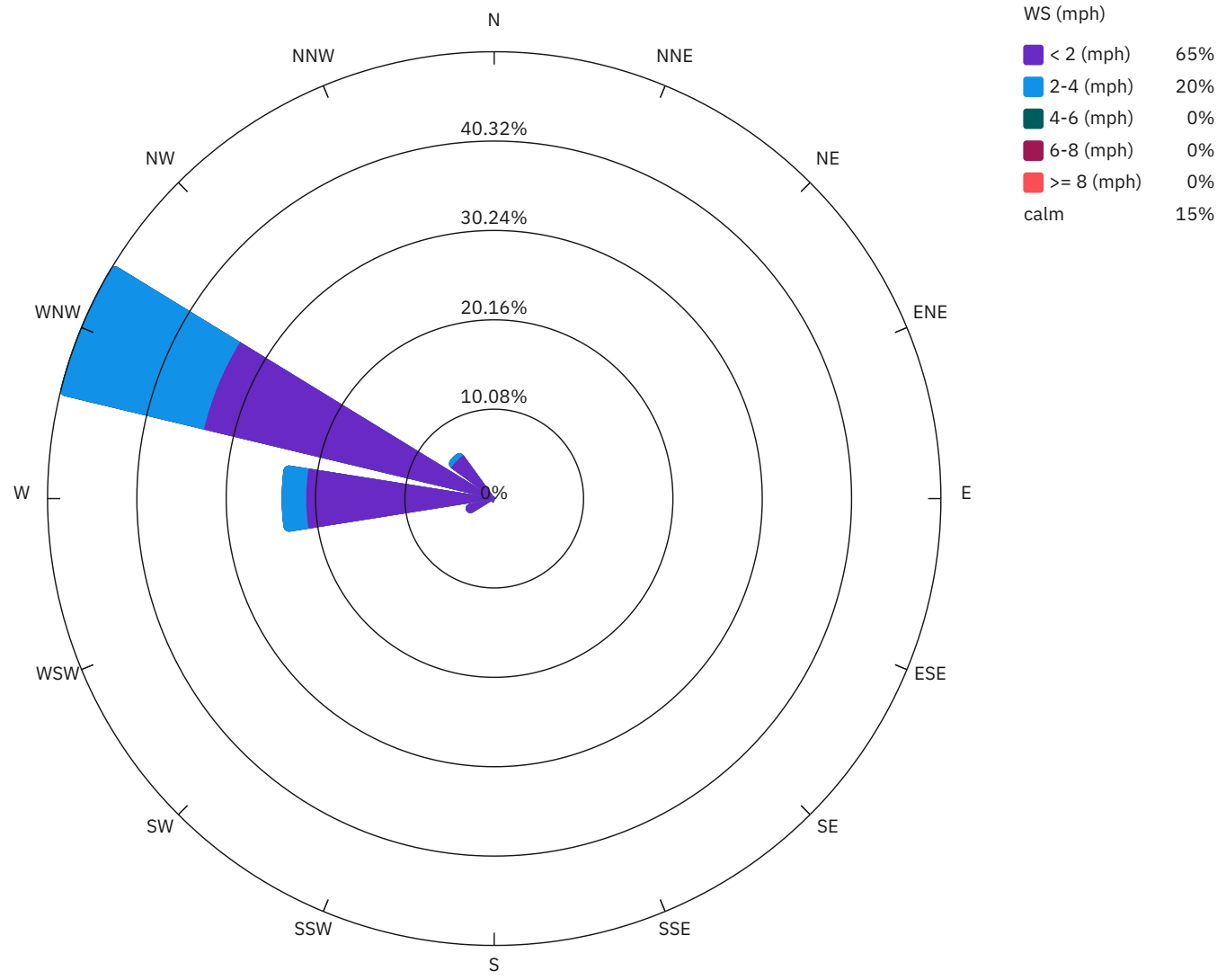
PM10 Average Contribution (µg/m³)



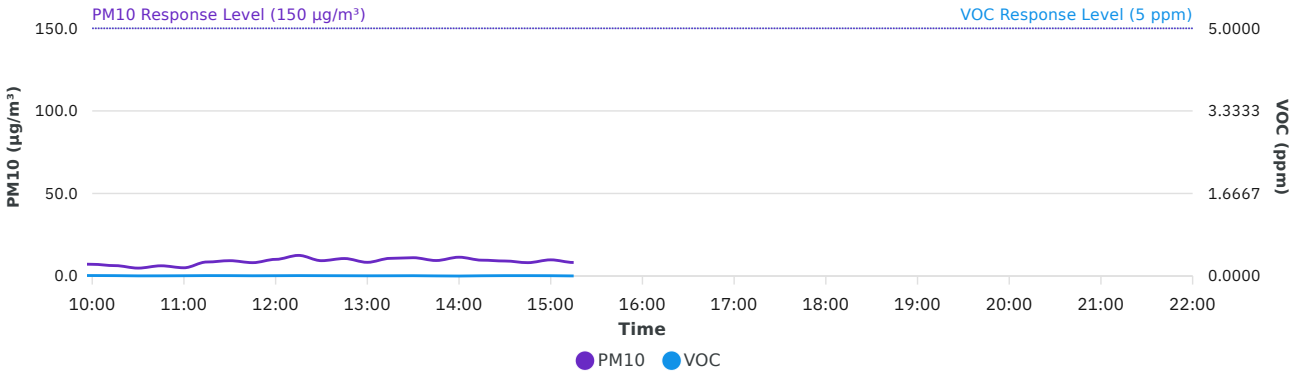
VOC Average Contribution (ppm)



Wind rose (mph)



1469



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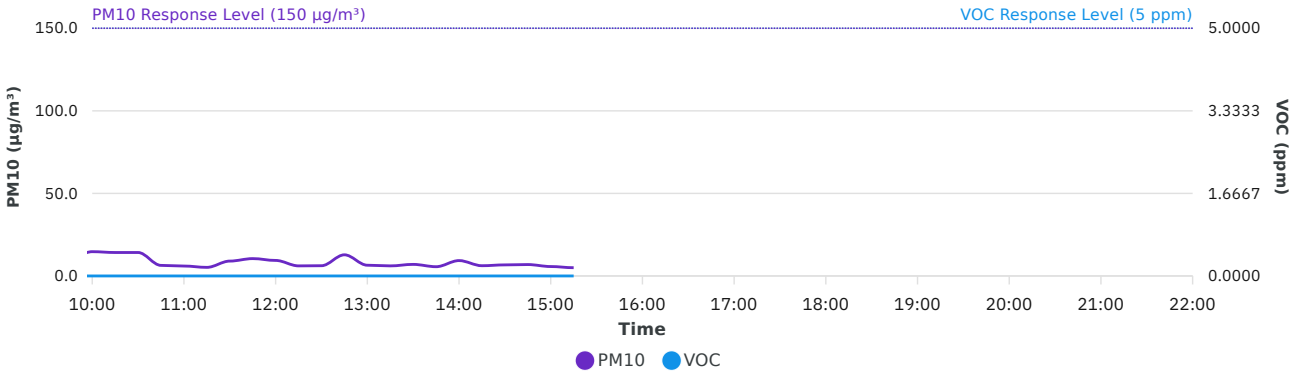
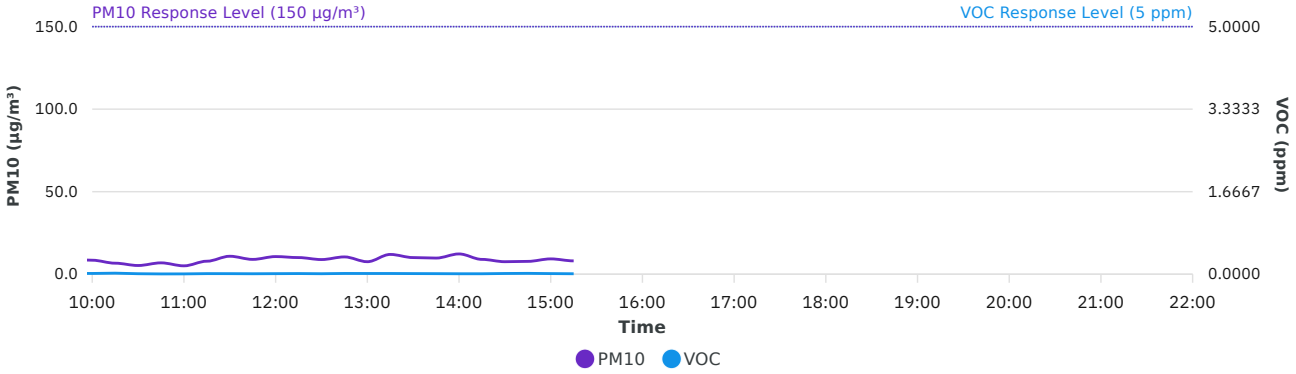

PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
19:00
20:00
21:00
22:00
Time
PM10
VOC

1047


PM10 Response Level (150 µg/m³)
VOC Response Level (5 ppm)
150.0
100.0
50.0
0.0
PM10 (µg/m³)
5.0000
3.3333
1.6667
0.0000
VOC (ppm)
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
19:00
20:00
21:00
22:00
Time
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/21/2025 07:15:00	8.3	3.4	0.0	0.0008	0.0033	0.0025	1.3	WNW
5/21/2025 07:30:00	4.1	2.7	0.0	0.0007	0.0060	0.0053	1.8	WNW
5/21/2025 07:45:00	7.9	4.4	0.0	0.0007	0.0053	0.0047	1.5	WNW
5/21/2025 08:00:00	4.6	3.9	0.0	0.0033	0.0060	0.0027	1.6	WNW
5/21/2025 08:15:00	4.3	4.2	0.0	0.0013	0.0040	0.0027	1.7	WNW
5/21/2025 08:30:00	3.8	4.2	0.3	0.0047	0.0073	0.0027	1.7	WNW
5/21/2025 08:45:00	4.2	4.1	0.0	0.0033	0.0113	0.0080	1.4	WNW
5/21/2025 09:00:00	9.9	7.5	0.0	0.0020	0.0133	0.0113	1.4	WNW
5/21/2025 09:15:00	6.1	5.5	0.0	0.0000	0.0147	0.0147	1.5	WNW
5/21/2025 09:30:00	7.0	9.3	2.3	0.0060	0.0127	0.0067	1.5	WNW
5/21/2025 09:45:00	9.3	10.9	1.6	0.0087	0.0140	0.0053	1.1	WNW
5/21/2025 10:00:00	14.7	8.6	0.0	0.0020	0.0147	0.0127	1.5	W
5/21/2025 10:15:00	12.3	8.8	0.0	0.0067	0.0187	0.0120	1.1	WNW
5/21/2025 10:30:00	8.9	10.6	1.7	0.0060	0.0067	0.0007	2.0	WNW
5/21/2025 10:45:00	6.3	7.2	0.9	0.0007	0.0073	0.0067	1.9	WNW
5/21/2025 11:00:00	5.7	5.5	0.0	0.0033	0.0067	0.0033	1.4	WNW
5/21/2025 11:15:00	6.0	9.3	3.3	0.0060	0.0107	0.0047	1.6	WNW
5/21/2025 11:30:00	10.3	10.7	0.4	0.0053	0.0100	0.0047	1.2	WNW
5/21/2025 11:45:00	10.3	9.2	0.0	0.0020	0.0087	0.0067	1.8	WNW
5/21/2025 12:00:00	10.3	11.1	0.8	0.0043	0.0100	0.0057	1.2	WNW
5/21/2025 12:15:00	7.7	12.9	5.2	0.0040	0.0127	0.0087	1.6	WNW
5/21/2025 12:30:00	6.4	10.0	3.6	0.0020	0.0100	0.0080	2.0	WNW
5/21/2025 12:45:00	12.8	11.4	0.0	0.0033	0.0133	0.0100	1.5	WNW
5/21/2025 13:00:00	6.5	8.5	2.0	0.0000	0.0153	0.0153	1.3	W
5/21/2025 13:15:00	6.6	12.1	5.5	0.0013	0.0140	0.0127	1.6	W
5/21/2025 13:30:00	7.4	11.5	4.2	0.0007	0.0127	0.0120	1.3	WNW
5/21/2025 13:45:00	6.8	10.1	3.4	0.0027	0.0100	0.0073	1.5	WNW
5/21/2025 14:00:00	11.2	12.2	1.0	0.0030	0.0067	0.0037	1.6	WNW
5/21/2025 14:15:00	6.8	9.8	3.0	0.0007	0.0093	0.0087	1.4	WNW
5/21/2025 14:30:00	6.9	9.6	2.7	0.0027	0.0140	0.0113	1.4	W
5/21/2025 14:45:00	6.9	8.5	1.6	0.0000	0.0180	0.0180	1.1	W
5/21/2025 15:00:00	6.2	10.2	4.0	0.0007	0.0127	0.0120	1.2	W

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/21/2025 15:15:00	5.0	8.5	3.5	0.0000	0.0100	0.0100	1.8	W

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/21/2025 07:15	2.5	0.0015	9.2	0.0000	3.6	0.0042	WNW	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 07:30	2.3	0.0000	4.4	0.0000	2.5	0.0067	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 07:45	3.5	0.0000	8.7	0.0000	3.6	0.0060	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 08:00	3.2	0.0000	5.3	0.0000	3.0	0.0093	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 08:15	3.1	0.0000	5.4	0.0000	2.8	0.0053	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 08:30	3.0	0.0040	5.0	0.0000	2.9	0.0113	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 08:45	3.3	0.0060	5.1	0.0000	2.9	0.0147	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 09:00	5.5	0.0060	10.7	0.0000	6.6	0.0140	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 09:15	5.4	0.0047	6.1	0.0000	4.8	0.0147	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 09:30	5.7	0.0060	9.4	0.0000	6.4	0.0160	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 09:45	7.6	0.0100	10.7	0.0000	8.9	0.0167	WNW	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 10:00	7.1	0.0100	14.7	0.0000	8.5	0.0160	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 10:15	6.3	0.0080	14.2	0.0000	6.7	0.0220	WNW	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 10:30	4.8	0.0033	14.2	0.0000	5.3	0.0107	WNW	2.0	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/21/2025 10:45	6.2	0.0040	6.4	0.0000	6.9	0.0067	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 11:00	5.0	0.0060	6.0	0.0000	5.1	0.0073	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 11:15	8.5	0.0087	5.2	0.0000	7.9	0.0127	WNW	1.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/21/2025 11:30	9.3	0.0080	9.0	0.0000	10.9	0.0120	WNW	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 11:45	8.1	0.0053	10.5	0.0000	9.0	0.0100	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 12:00	10.1	0.0067	9.4	0.0000	10.7	0.0120	WNW	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 12:15	12.5	0.0087	6.1	0.0000	10.1	0.0140	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 12:30	9.3	0.0073	6.2	0.0000	8.9	0.0107	WNW	2.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 12:45	10.6	0.0060	12.8	0.0000	10.5	0.0160	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 13:00	8.3	0.0047	6.5	0.0000	7.6	0.0153	W	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 13:15	10.7	0.0053	6.1	0.0000	12.0	0.0153	W	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 13:30	11.1	0.0067	7.0	0.0000	10.1	0.0133	WNW	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 13:45	9.4	0.0027	5.6	0.0000	9.8	0.0120	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 14:00	11.4	0.0000	9.3	0.0000	12.3	0.0100	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 14:15	9.6	0.0053	6.2	0.0000	9.0	0.0100	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 14:30	9.1	0.0080	6.7	0.0000	7.6	0.0153	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 14:45	8.1	0.0080	6.9	0.0000	7.8	0.0180	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/21/2025 15:00	9.8	0.0067	5.7	0.0000	9.3	0.0133	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/21/2025 15:15	8.2	0.0020	5.0	0.0000	8.1	0.0100	W	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #37
Change of Use Approval – Pile Installation Activities
May 22, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 22, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #37 were completed. Plastic sheeting and filter fabric to redirect water to the containment trench was repositioned around Pile #35. Drilling activities for Pile #35 were started but not completed. It is anticipated that the drilling of Pile #35 will be completed on May 27, 2025.

Drill cuttings from the prior day were collected into three plastic washout bags and staged under a plastic tarp to keep soils and any associated moisture contained.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

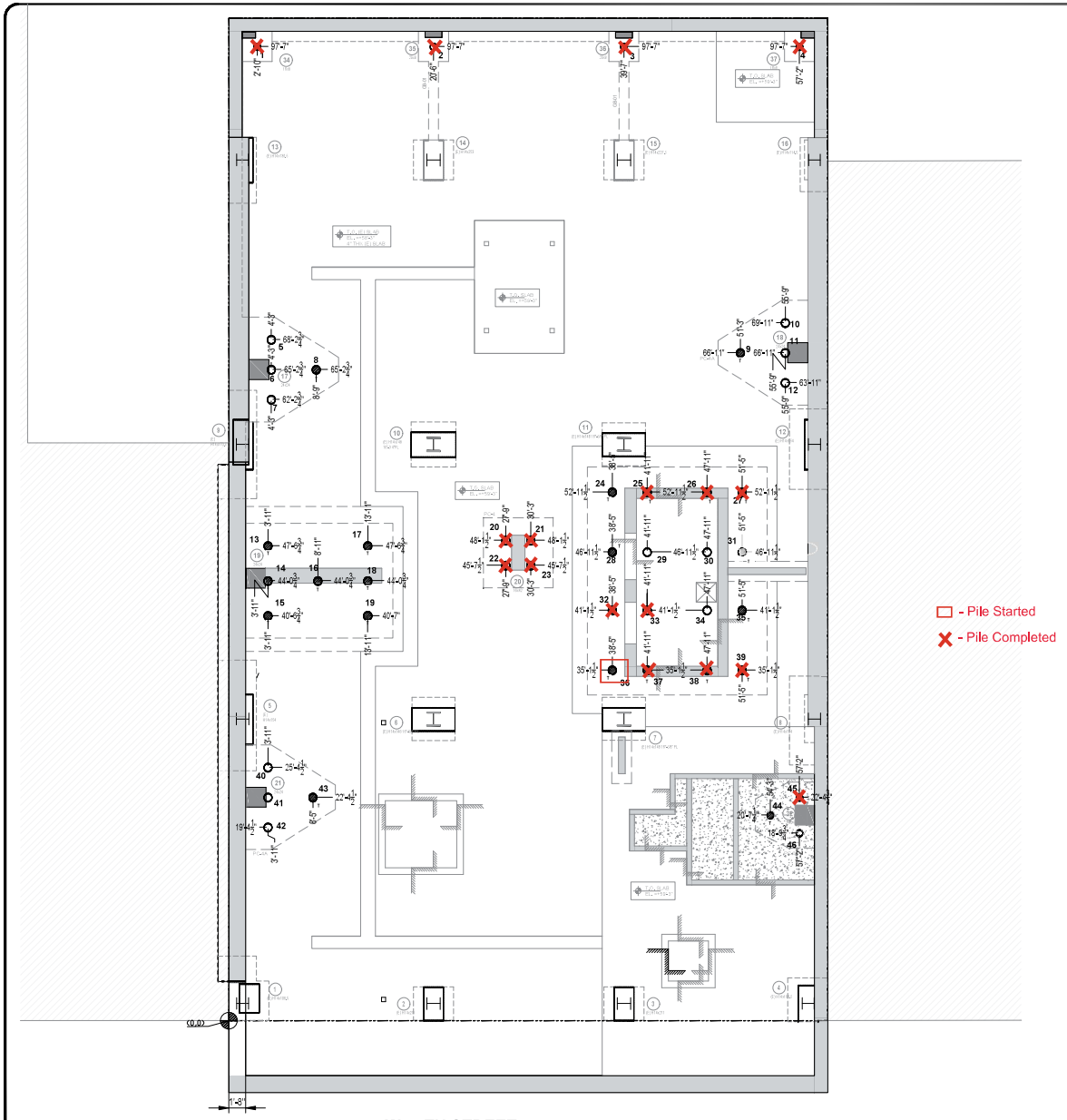
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
- -190 TON COMPRESSION
- -150 TON TENSION
- -{COUNT=16}

XX'-XX"
YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV: 02	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment - Photograph Log – May 22, 2025

Photo 1: Drilling activities on Pile #37

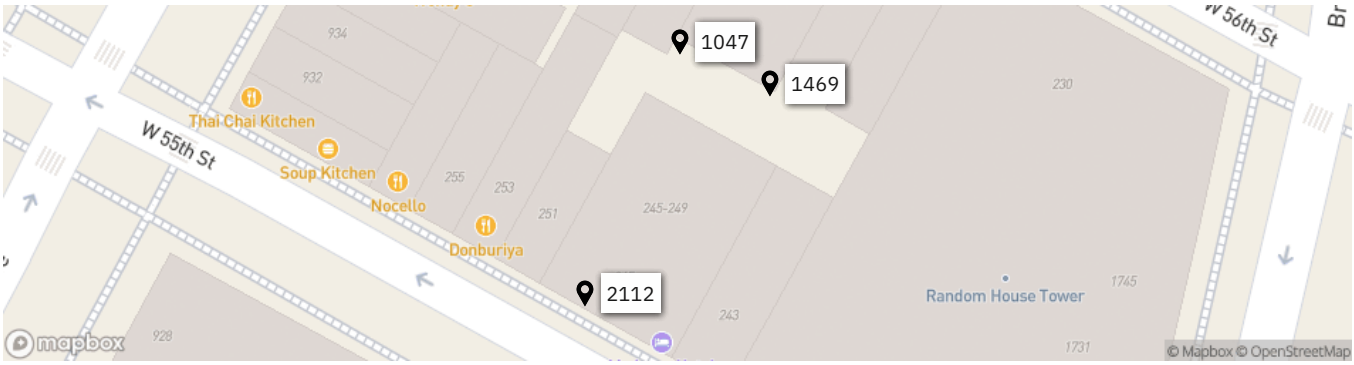
Attachment - Photograph Log – May 22, 2025

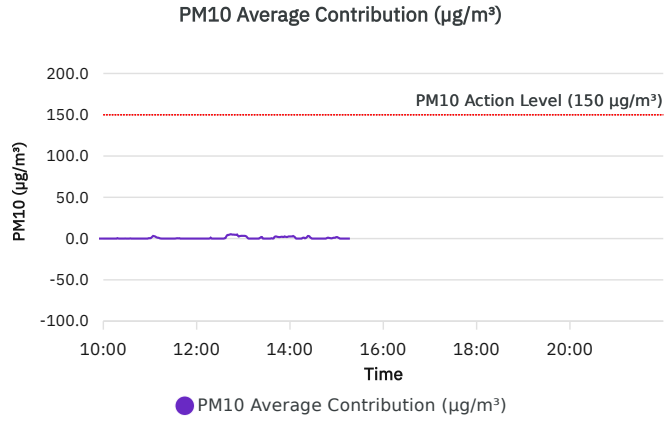
Photo 2: Drill cuttings and basement soils collected in washout bags and staged.

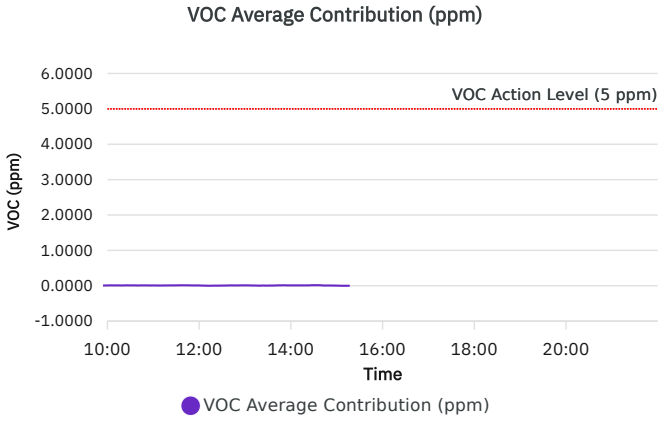
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/22/2025 06:00
		To:	5/22/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/22/2025	49.8-52.9	77.6-91.2	29.7-29.8	0.5-3.7	W

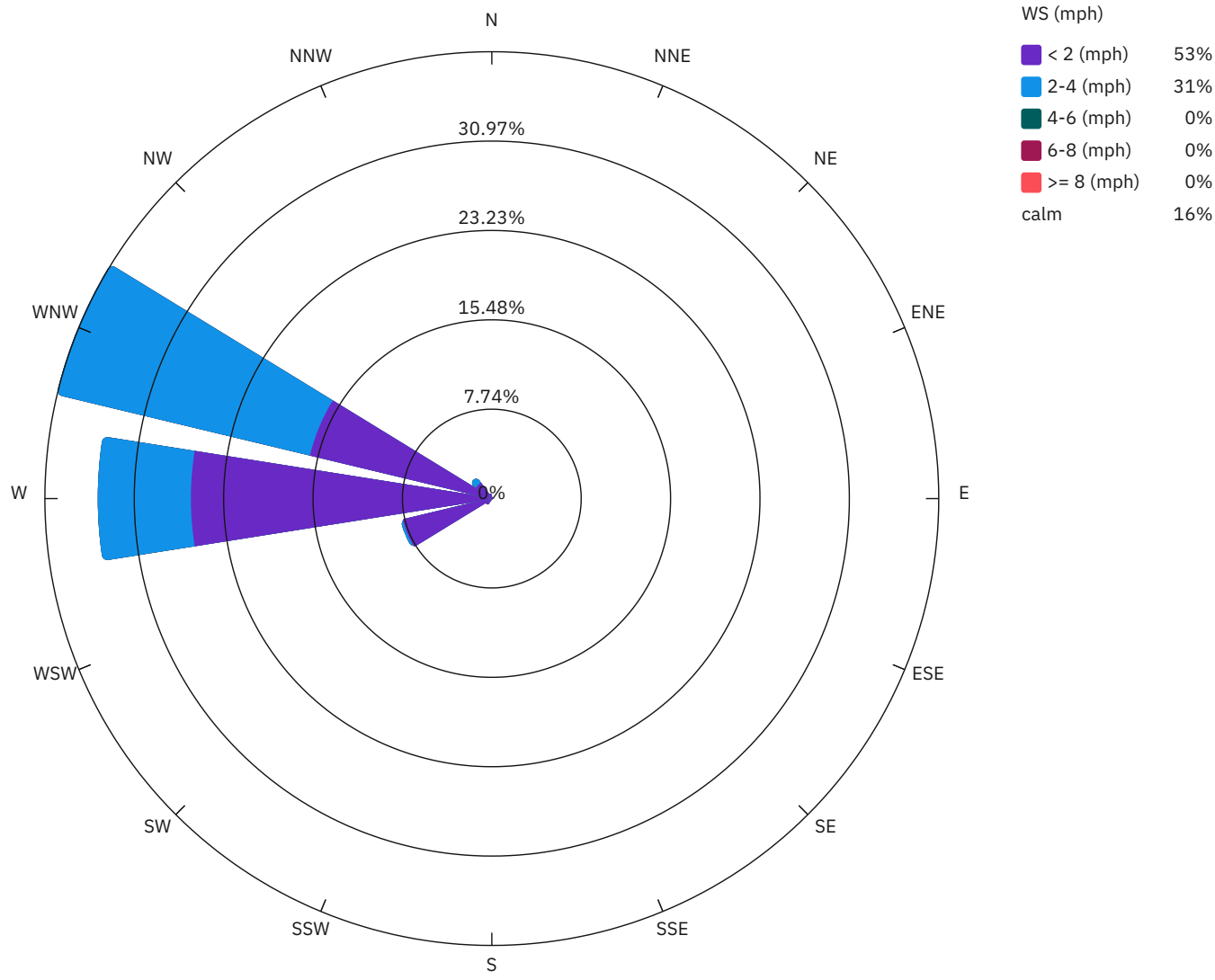
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/22/2025	0.0	07:15	0.0000	15:15
Max Contribution (15 min avg.) - 5/22/2025	5.0	12:45	0.0153	14:30



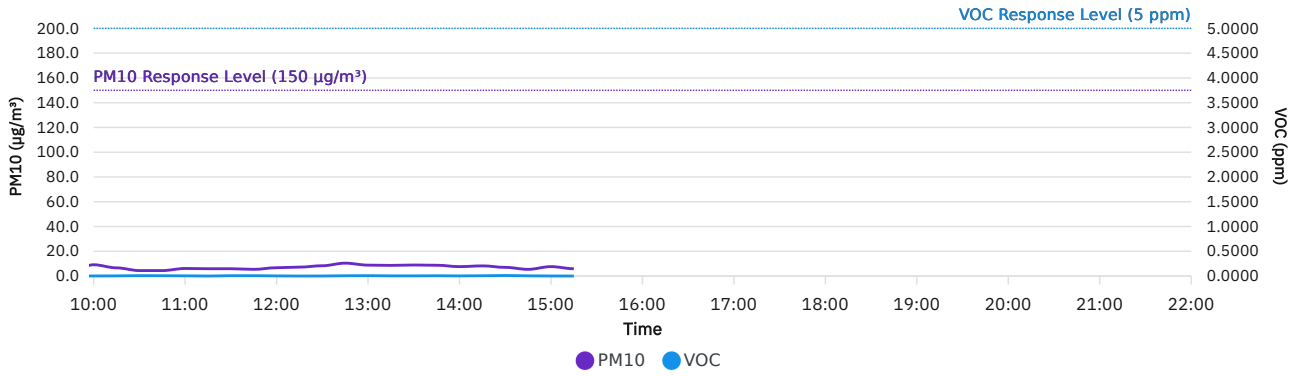




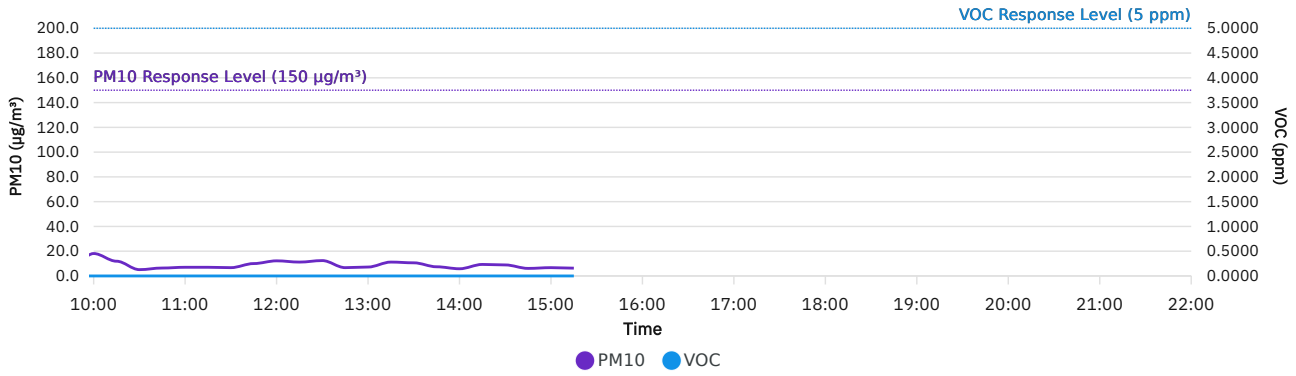
Wind rose (mph)



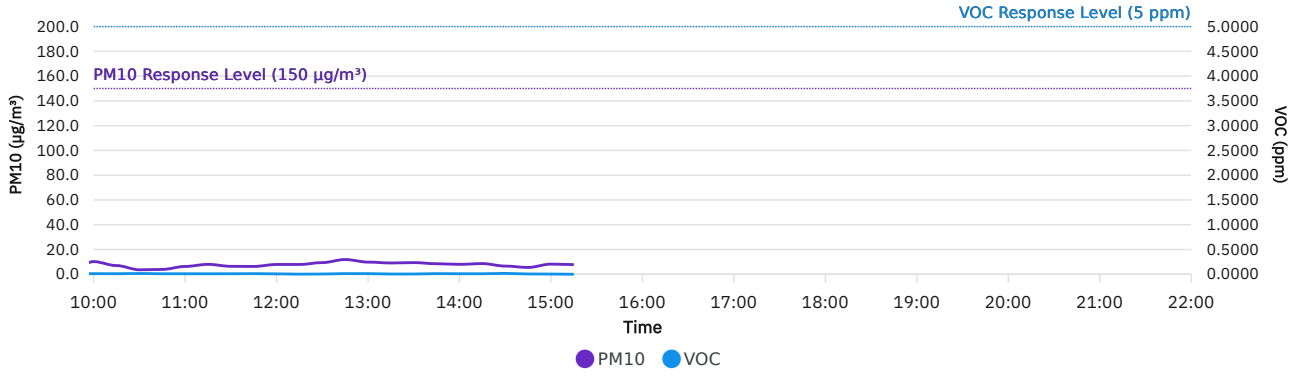
1469



2112


VOC Response Level (5 ppm)
PM10 Response Level (150 µg/m³)
PM10 (µg/m³)
VOC (ppm)
200.0
180.0
160.0
140.0
120.0
100.0
80.0
60.0
40.0
20.0
0.0
5.0000
4.5000
4.0000
3.5000
3.0000
2.5000
2.0000
1.5000
1.0000
0.5000
0.0000
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
19:00
20:00
21:00
22:00
Time
PM10
VOC

1047


VOC Response Level (5 ppm)
PM10 Response Level (150 µg/m³)
PM10 (µg/m³)
VOC (ppm)
200.0
180.0
160.0
140.0
120.0
100.0
80.0
60.0
40.0
20.0
0.0
5.0000
4.5000
4.0000
3.5000
3.0000
2.5000
2.0000
1.5000
1.0000
0.5000
0.0000
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
19:00
20:00
21:00
22:00
Time
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/22/2025 07:15:00	18.9	9.5	0.0	0.0015	0.0038	0.0023	1.2	W
5/22/2025 07:30:00	3.6	3.9	0.3	0.0000	0.0093	0.0093	0.9	W
5/22/2025 07:45:00	5.0	4.0	0.0	0.0007	0.0073	0.0067	1.1	W
5/22/2025 08:00:00	2.9	3.2	0.3	0.0020	0.0080	0.0060	1.0	W
5/22/2025 08:15:00	8.0	3.6	0.0	0.0000	0.0040	0.0040	1.5	W
5/22/2025 08:30:00	10.3	4.6	0.0	0.0013	0.0053	0.0040	1.0	W
5/22/2025 08:45:00	4.3	2.7	0.0	0.0000	0.0087	0.0087	1.4	W
5/22/2025 09:00:00	3.8	4.0	0.1	0.0013	0.0100	0.0087	1.1	W
5/22/2025 09:15:00	4.0	3.7	0.0	0.0000	0.0113	0.0113	1.4	WNW
5/22/2025 09:30:00	4.4	3.4	0.0	0.0007	0.0073	0.0067	1.4	W
5/22/2025 09:45:00	5.4	5.6	0.1	0.0027	0.0093	0.0067	0.8	W
5/22/2025 10:00:00	18.3	10.2	0.0	0.0020	0.0107	0.0087	0.9	W
5/22/2025 10:15:00	11.8	7.5	0.0	0.0007	0.0107	0.0100	1.1	W
5/22/2025 10:30:00	4.7	4.7	0.0	0.0033	0.0133	0.0100	1.0	W
5/22/2025 10:45:00	6.4	4.4	0.0	0.0000	0.0100	0.0100	2.1	WNW
5/22/2025 11:00:00	6.6	7.0	0.4	0.0013	0.0093	0.0080	2.0	WNW
5/22/2025 11:15:00	7.6	7.7	0.0	0.0007	0.0087	0.0080	2.3	WNW
5/22/2025 11:30:00	6.7	6.6	0.0	0.0000	0.0100	0.0100	2.0	WNW
5/22/2025 11:45:00	9.5	6.8	0.0	0.0000	0.0120	0.0120	2.4	WNW
5/22/2025 12:00:00	12.2	8.0	0.0	0.0000	0.0080	0.0080	2.4	WNW
5/22/2025 12:15:00	10.3	9.1	0.0	0.0007	0.0013	0.0007	2.4	WNW
5/22/2025 12:30:00	12.4	9.5	0.0	0.0000	0.0047	0.0047	2.6	WNW
5/22/2025 12:45:00	7.0	12.0	5.0	0.0020	0.0113	0.0093	1.4	W
5/22/2025 13:00:00	6.9	10.2	3.3	0.0013	0.0120	0.0107	1.6	W
5/22/2025 13:15:00	10.9	9.8	0.0	0.0000	0.0053	0.0053	2.3	WNW
5/22/2025 13:30:00	10.6	9.8	0.0	0.0000	0.0047	0.0047	2.2	W
5/22/2025 13:45:00	7.4	9.4	1.9	0.0007	0.0120	0.0113	1.7	W
5/22/2025 14:00:00	5.8	8.3	2.5	0.0000	0.0100	0.0100	2.0	W
5/22/2025 14:15:00	9.3	9.2	0.0	0.0000	0.0100	0.0100	1.5	W
5/22/2025 14:30:00	8.5	7.9	0.0	0.0013	0.0167	0.0153	1.1	W
5/22/2025 14:45:00	6.1	5.8	0.0	0.0000	0.0067	0.0067	1.7	WNW
5/22/2025 15:00:00	6.8	8.6	1.8	0.0000	0.0040	0.0040	2.3	WNW

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/22/2025 15:15:00	8.9	6.6	0.0	0.0000	0.0000	0.0000	2.2	WNW

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/22/2025 07:15	6.5	0.0000	22.9	0.0000	7.8	0.0054	W	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 07:30	3.5	0.0000	3.9	0.0000	3.5	0.0093	W	0.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 07:45	3.8	0.0000	5.1	0.0000	3.8	0.0080	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 08:00	3.1	0.0000	2.8	0.0000	2.5	0.0100	W	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 08:15	2.6	0.0000	9.0	0.0000	2.3	0.0040	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 08:30	4.4	0.0000	10.4	0.0000	4.2	0.0067	W	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 08:45	2.5	0.0020	4.4	0.0000	2.4	0.0087	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 09:00	3.9	0.0060	3.8	0.0000	3.3	0.0107	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 09:15	3.5	0.0060	4.2	0.0000	3.0	0.0113	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 09:30	3.3	0.0047	4.5	0.0000	2.7	0.0073	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 09:45	4.1	0.0053	6.9	0.0000	3.3	0.0100	W	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 10:00	9.1	0.0013	18.1	0.0000	10.2	0.0120	W	0.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 10:15	6.6	0.0027	11.9	0.0000	7.0	0.0107	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 10:30	4.4	0.0080	5.1	0.0000	3.6	0.0153	W	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 10:45	4.4	0.0060	6.4	0.0000	3.9	0.0100	WNW	2.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 11:00	6.1	0.0040	7.0	0.0000	6.3	0.0100	WNW	2.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 11:15	5.9	0.0000	7.0	0.0000	8.0	0.0093	WNW	2.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 11:30	5.9	0.0067	6.7	0.0000	6.4	0.0100	WNW	2.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 11:45	5.4	0.0067	10.0	0.0000	6.3	0.0120	WNW	2.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 12:00	6.7	0.0027	12.2	0.0000	7.9	0.0080	WNW	2.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 12:15	7.2	0.0000	11.2	0.0000	7.9	0.0020	WNW	2.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 12:30	8.3	0.0007	12.4	0.0000	9.4	0.0047	WNW	2.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 12:45	10.4	0.0053	6.7	0.0000	11.9	0.0127	W	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 13:00	8.8	0.0073	7.2	0.0000	9.8	0.0120	W	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 13:15	8.6	0.0033	11.2	0.0000	9.1	0.0047	WNW	2.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 13:30	8.9	0.0033	10.6	0.0000	9.4	0.0047	W	2.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 13:45	8.7	0.0053	7.4	0.0000	8.5	0.0127	W	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 14:00	7.6	0.0027	5.8	0.0000	8.0	0.0100	W	2.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 14:15	8.2	0.0053	9.3	0.0000	8.6	0.0100	W	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 14:30	7.0	0.0107	8.9	0.0000	6.6	0.0173	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 14:45	5.4	0.0040	6.1	0.0000	5.5	0.0060	WNW	1.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/22/2025 15:00	7.6	0.0013	6.7	0.0000	8.2	0.0040	WNW	2.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/22/2025 15:15	5.9	0.0000	6.3	0.0000	7.8	0.0000	WNW	2.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #38
Change of Use Approval – Pile Installation Activities
May 23, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 23, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #35 were ongoing. No work is planned for Memorial Day - Monday May 26, 2025. It is anticipated that the drilling of Pile #35 will be completed on Tuesday May 27, 2025.

Drill cuttings generated during the workday were placed in a washout bag and staged under a plastic tarp to keep soils and any associated moisture contained.

Cleanup activities in the basement continued.

3.0 Identification of Samples Collected During the Reporting Day

None.

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

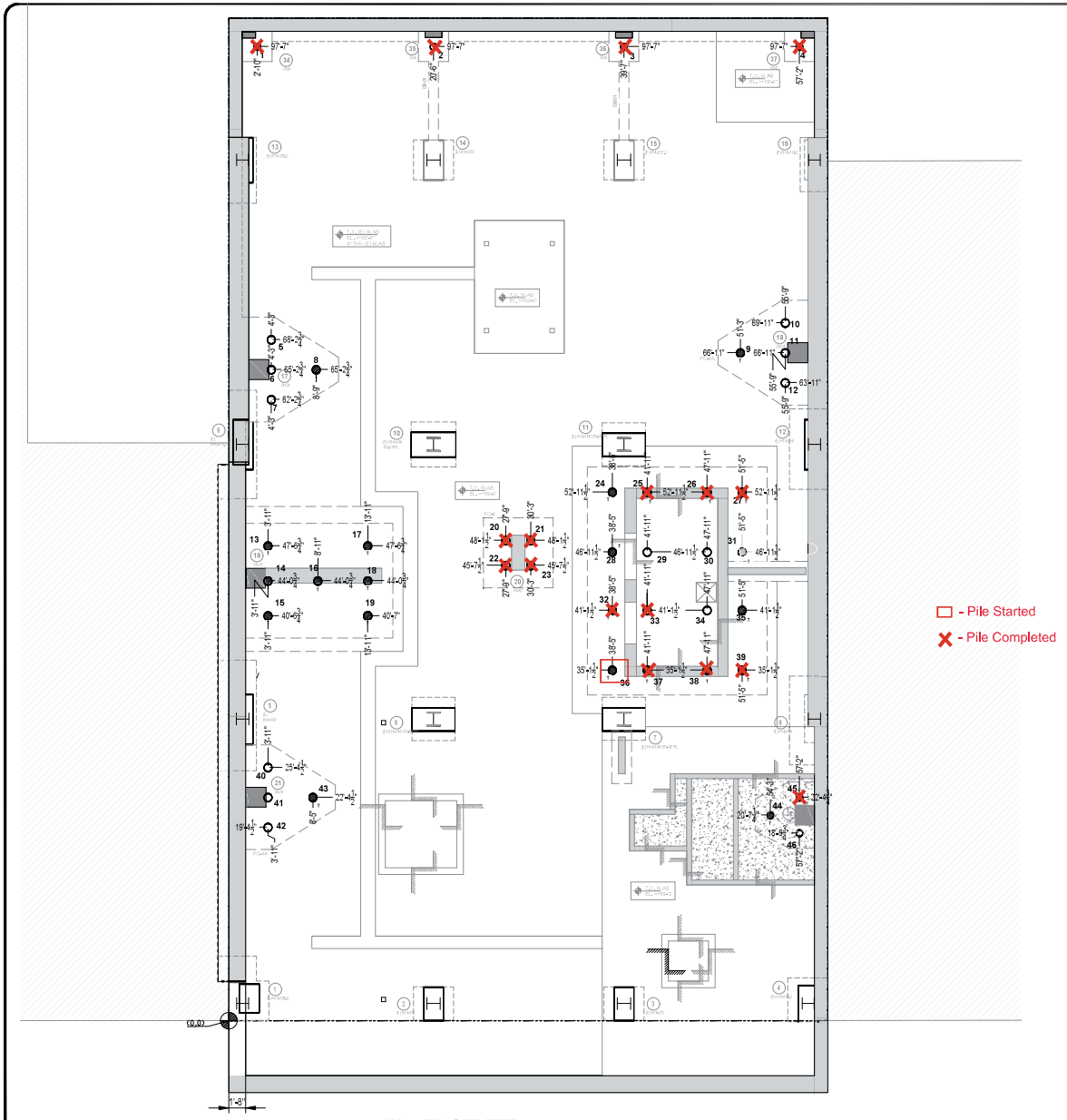
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

5.0 Summary of Issues or Concerns

None.

6.0 Public Interactions/Interest

None.



NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
- -190 TON COMPRESSION
- -150 TON TENSION
- -{COUNT=16}

XX'-XX"
YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV: 02	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

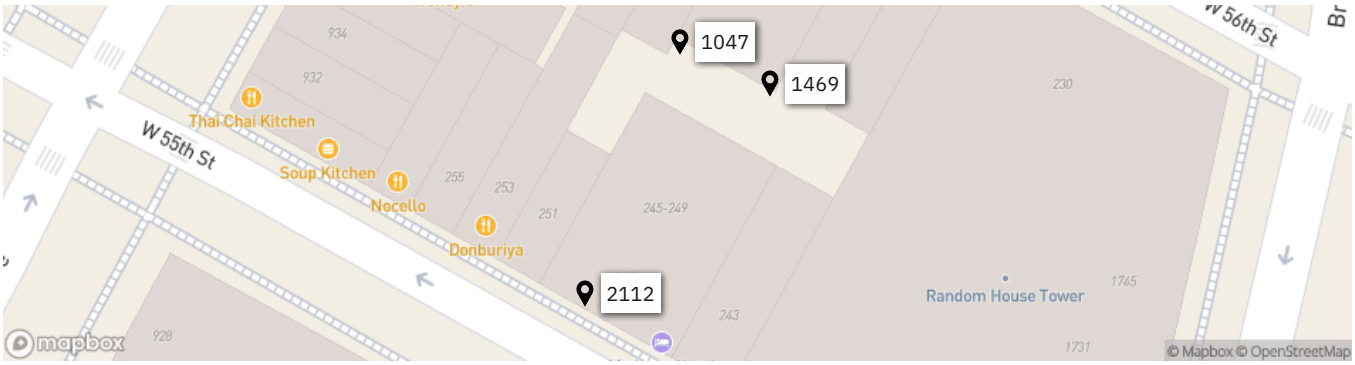
VOLK

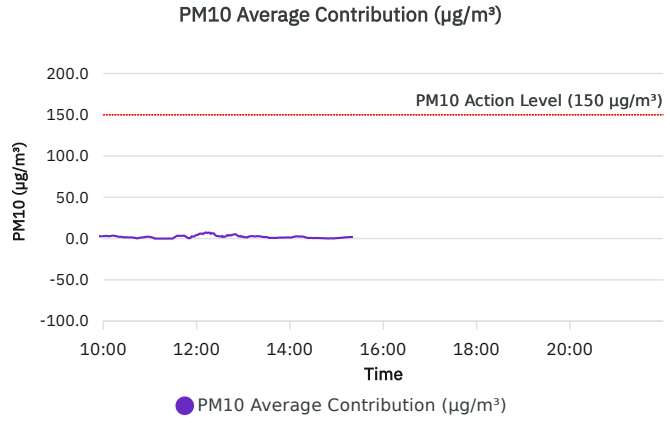
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

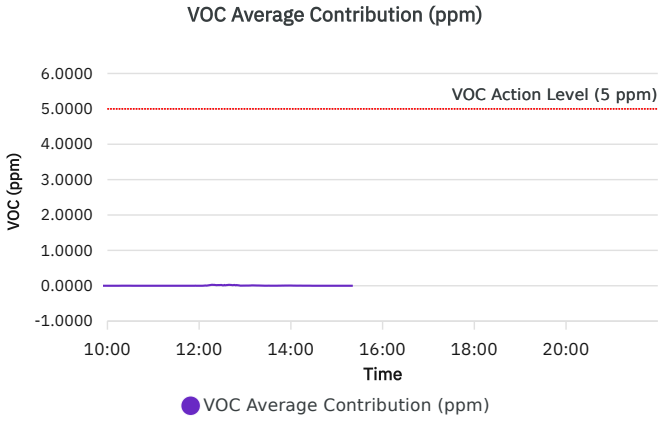
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/23/2025 06:00
		To:	5/23/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/23/2025	49.6-60.1	57.8-89.4	29.7-29.7	0.5-3.3	NE

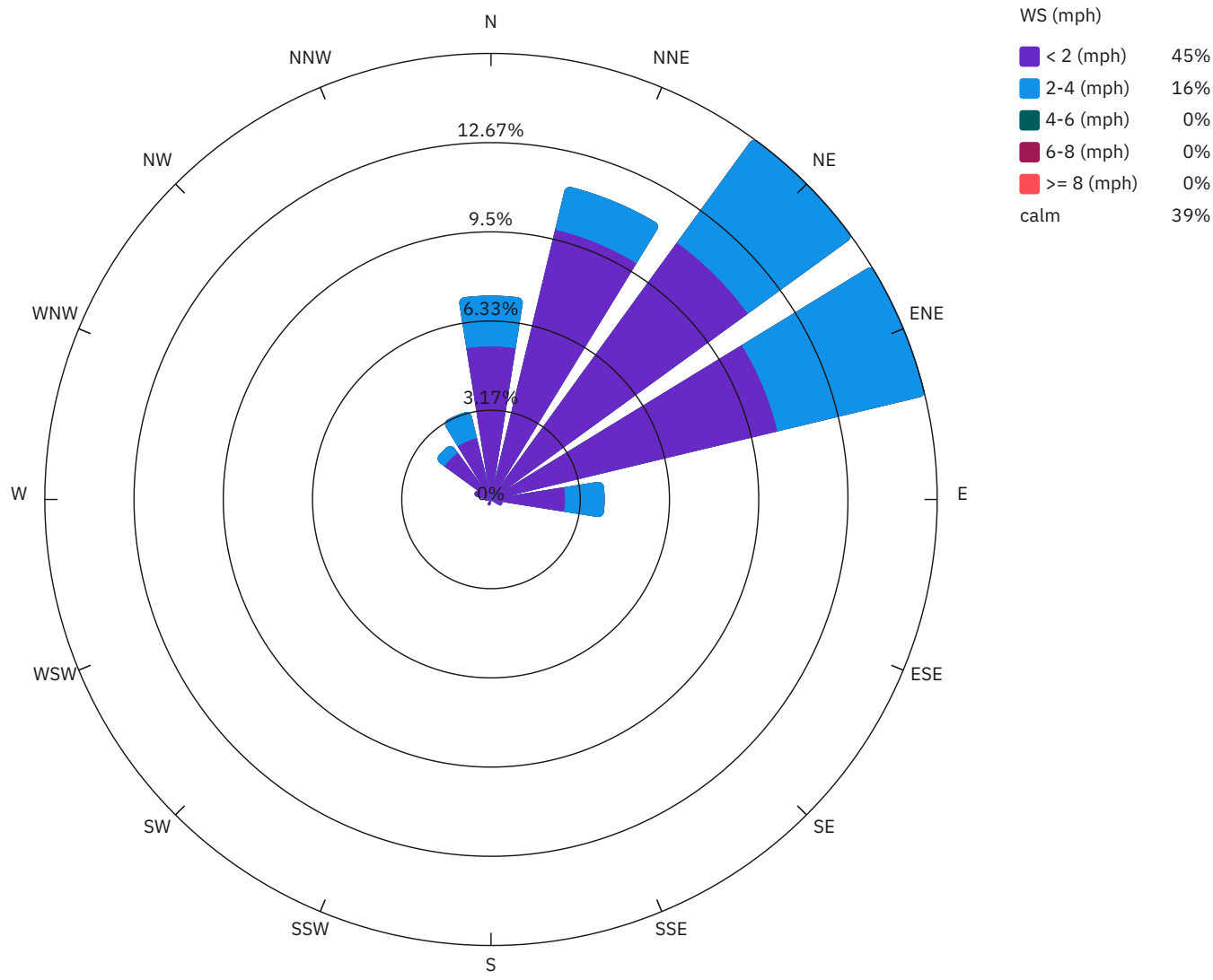
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/23/2025	0.0	11:15	0.0000	07:15
Max Contribution (15 min avg.) - 5/23/2025	40.9	07:30	0.0213	12:15



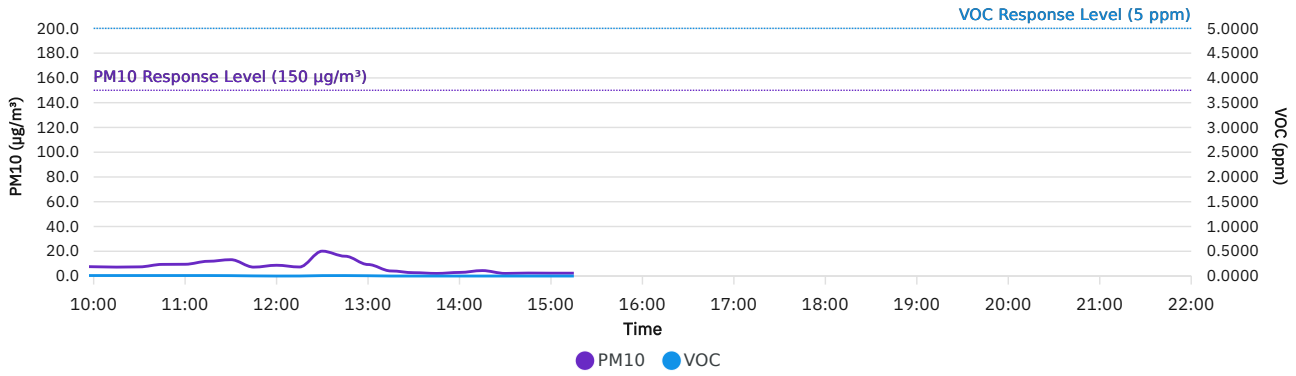




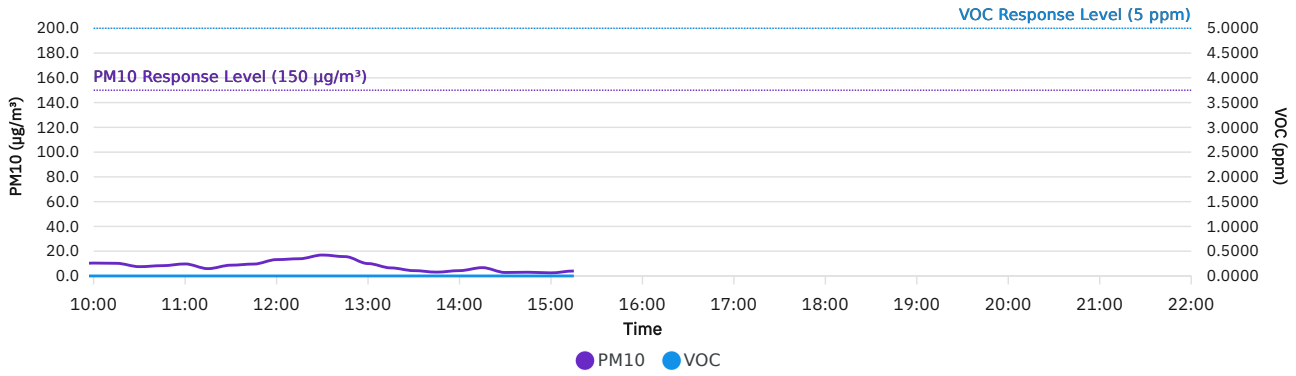
Wind rose (mph)



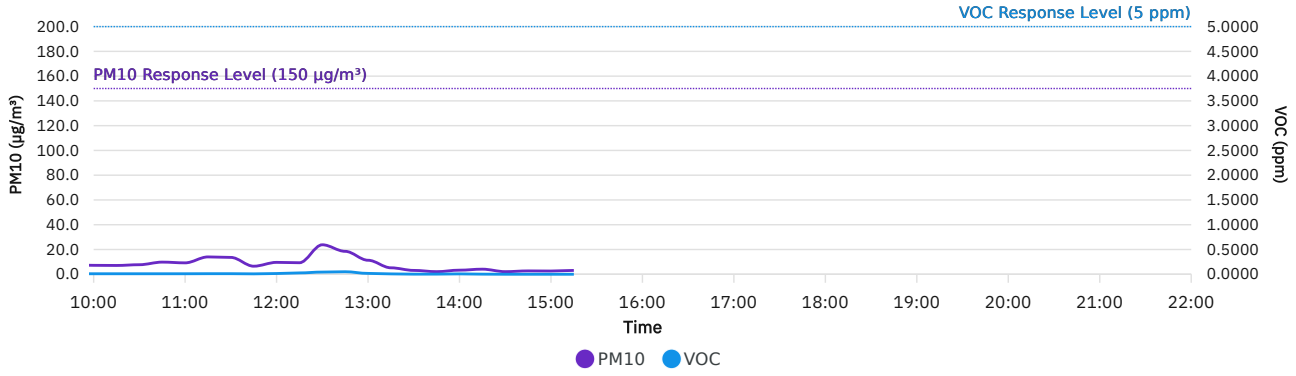
1469



2112


VOC Response Level (5 ppm)
PM10 Response Level (150 µg/m³)
PM10 (µg/m³)
VOC (ppm)
200.0
180.0
160.0
140.0
120.0
100.0
80.0
60.0
40.0
20.0
0.0
5.0000
4.5000
4.0000
3.5000
3.0000
2.5000
2.0000
1.5000
1.0000
0.5000
0.0000
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
19:00
20:00
21:00
22:00
Time
PM10
VOC

1047


VOC Response Level (5 ppm)
PM10 Response Level (150 µg/m³)
PM10 (µg/m³)
VOC (ppm)
200.0
180.0
160.0
140.0
120.0
100.0
80.0
60.0
40.0
20.0
0.0
5.0000
4.5000
4.0000
3.5000
3.0000
2.5000
2.0000
1.5000
1.0000
0.5000
0.0000
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
19:00
20:00
21:00
22:00
Time
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/23/2025 07:15:00	7.5	21.0	13.5	0.0000	0.0000	0.0000	0.5	N
5/23/2025 07:30:00	3.8	44.8	40.9	0.0000	0.0000	0.0000	0.7	NNW
5/23/2025 07:45:00	4.2	7.3	3.0	0.0000	0.0000	0.0000	0.6	NNE
5/23/2025 08:00:00	4.2	5.1	0.9	0.0007	0.0007	0.0000	0.7	NNE
5/23/2025 08:15:00	4.2	6.4	2.3	0.0013	0.0047	0.0033	0.8	NNE
5/23/2025 08:30:00	8.6	10.2	1.6	0.0040	0.0033	0.0000	0.7	NNE
5/23/2025 08:45:00	6.9	8.8	1.9	0.0013	0.0033	0.0020	0.9	NNE
5/23/2025 09:00:00	6.4	9.2	2.8	0.0007	0.0020	0.0013	0.9	NE
5/23/2025 09:15:00	8.0	10.9	2.9	0.0013	0.0020	0.0007	0.8	NNE
5/23/2025 09:30:00	7.7	10.4	2.7	0.0100	0.0093	0.0000	1.1	NE
5/23/2025 09:45:00	7.8	9.6	1.8	0.0100	0.0100	0.0000	0.7	NNE
5/23/2025 10:00:00	7.5	10.4	2.9	0.0100	0.0100	0.0000	1.1	NE
5/23/2025 10:15:00	7.0	10.2	3.2	0.0100	0.0100	0.0000	0.8	NNE
5/23/2025 10:30:00	7.3	9.0	1.6	0.0087	0.0100	0.0013	0.7	NNE
5/23/2025 10:45:00	9.7	10.3	0.6	0.0100	0.0100	0.0000	0.8	NNE
5/23/2025 11:00:00	9.1	11.0	2.0	0.0100	0.0100	0.0000	0.8	NNE
5/23/2025 11:15:00	13.4	12.5	0.0	0.0113	0.0100	0.0000	0.6	NNW
5/23/2025 11:30:00	13.5	14.1	0.6	0.0107	0.0087	0.0000	0.8	NNE
5/23/2025 11:45:00	6.8	9.8	3.0	0.0053	0.0053	0.0000	1.1	NNE
5/23/2025 12:00:00	9.7	13.9	4.2	0.0100	0.0047	0.0000	0.9	N
5/23/2025 12:15:00	7.5	14.5	7.0	0.0033	0.0247	0.0213	1.1	NE
5/23/2025 12:30:00	21.2	23.9	2.7	0.0173	0.0340	0.0167	0.8	NE
5/23/2025 12:45:00	15.8	19.9	4.1	0.0200	0.0393	0.0193	0.6	NNE
5/23/2025 13:00:00	9.9	11.9	2.0	0.0093	0.0140	0.0047	1.3	NE
5/23/2025 13:15:00	4.1	6.8	2.7	0.0000	0.0073	0.0073	1.8	ENE
5/23/2025 13:30:00	2.7	4.5	1.8	0.0000	0.0020	0.0020	2.1	NE
5/23/2025 13:45:00	2.1	3.2	1.1	0.0000	0.0027	0.0027	1.7	NE
5/23/2025 14:00:00	3.0	4.3	1.3	0.0007	0.0067	0.0060	1.6	ENE
5/23/2025 14:15:00	4.3	6.8	2.5	0.0000	0.0020	0.0020	1.8	ENE
5/23/2025 14:30:00	2.2	2.8	0.6	0.0000	0.0000	0.0000	1.8	NNE
5/23/2025 14:45:00	2.7	3.1	0.3	0.0000	0.0000	0.0000	1.8	NNE
5/23/2025 15:00:00	2.3	2.8	0.6	0.0000	0.0000	0.0000	1.5	NNE

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/23/2025 15:15:00	2.3	4.1	1.8	0.0000	0.0000	0.0000	2.3	ENE

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/23/2025 07:15	3.5	0.0000	26.1	0.0000	4.4	0.0000	N	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 07:30	4.0	0.0000	44.3	0.0000	4.2	0.0000	NNW	0.7	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 07:45	4.1	0.0000	6.9	0.0000	4.4	0.0000	NNE	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 08:00	4.3	0.0000	4.6	0.0000	4.2	0.0013	NNE	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 08:15	4.2	0.0000	6.5	0.0000	4.3	0.0060	NNE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 08:30	7.8	0.0013	9.4	0.0000	9.2	0.0060	NNE	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 08:45	6.6	0.0000	8.8	0.0000	6.9	0.0047	NNE	0.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 09:00	6.4	0.0007	9.2	0.0000	5.9	0.0020	NE	0.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 09:15	8.2	0.0013	11.0	0.0000	7.6	0.0020	NNE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 09:30	7.8	0.0093	10.4	0.0000	7.3	0.0100	NE	1.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 09:45	8.2	0.0100	9.5	0.0000	7.8	0.0100	NNE	0.7	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 10:00	7.5	0.0100	10.4	0.0000	7.2	0.0100	NE	1.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 10:15	7.2	0.0100	10.2	0.0000	7.1	0.0100	NNE	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 10:30	7.4	0.0100	7.5	0.0000	7.7	0.0100	NNE	0.7	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 10:45	9.4	0.0100	8.3	0.0000	9.8	0.0100	NNE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 11:00	9.5	0.0100	9.7	0.0000	9.2	0.0100	NNE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 11:15	11.9	0.0100	5.9	0.0000	14.0	0.0113	NNW	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 11:30	13.2	0.0080	8.7	0.0000	13.6	0.0113	NNE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 11:45	7.2	0.0027	9.6	0.0000	6.5	0.0080	NNE	1.1	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 12:00	8.7	0.0000	13.2	0.0000	9.6	0.0147	N	0.9	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 12:15	7.3	0.0007	13.9	0.0000	9.3	0.0273	NE	1.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 12:30	20.1	0.0087	16.9	0.0000	23.8	0.0440	NE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 12:45	16.0	0.0093	15.6	0.0000	18.5	0.0507	NNE	0.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 13:00	9.3	0.0060	10.0	0.0000	11.3	0.0173	NE	1.3	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 13:15	4.1	0.0000	6.5	0.0000	5.2	0.0073	ENE	1.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 13:30	2.7	0.0000	4.3	0.0000	3.1	0.0020	NE	2.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 13:45	2.1	0.0000	3.1	0.0000	2.1	0.0027	NE	1.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 14:00	2.9	0.0000	4.3	0.0000	3.3	0.0073	ENE	1.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 14:15	4.4	0.0000	6.7	0.0000	4.1	0.0020	ENE	1.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 14:30	2.1	0.0000	2.8	0.0000	2.1	0.0000	NNE	1.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 14:45	2.4	0.0000	3.0	0.0000	2.7	0.0000	NNE	1.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/23/2025 15:00	2.3	0.0000	2.5	0.0000	2.6	0.0000	NNE	1.5	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/23/2025 15:15	2.3	0.0000	4.0	0.0000	3.1	0.0000	ENE	2.3	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
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Daily Progress Report #39
Change of Use Approval – Pile Installation Activities
May 27, 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 residential 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.

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subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures. A copy of the manifest for the most recent water pickup is attached.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 27, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #35 were ongoing. It is anticipated that drilling of Pile #35 will be completed on Wednesday May 28, 2025.

Drill cuttings generated during the workday were placed in a washout bag and staged under a plastic tarp to keep soils and any associated moisture contained.

The majority of the construction and demolition debris has been removed from the basement and disposed. Except for soil being actively generated by drilling, soils on top of the concrete floor have been bagged and staged for disposal.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

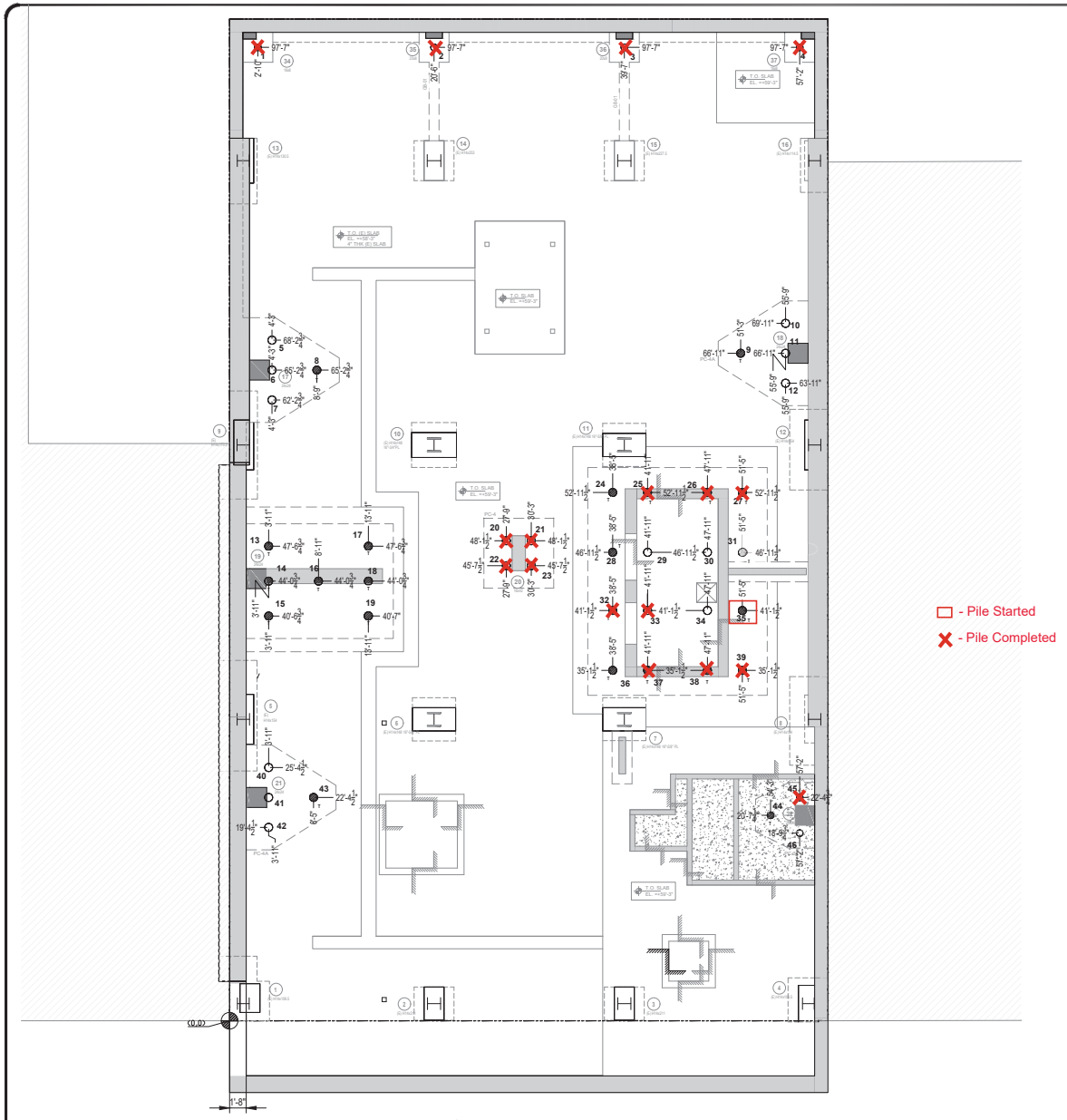
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
- -190 TON COMPRESSION
- -150 TON TENSION
- -{COUNT=16}

XX'-XX"
YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV. 02	03/26/2025	AS PER REVIEWED COMMENTS
REV. 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

WORK ORDER 43819

BILL OF LADING

1. Customer's US EPA ID No.

Document No. 48828

2. Page 1

Information in the shaded areas is not required by Federal law.

3. Customer's Name and Mailing Address

STRUCTURE TECH
FLOOR 10 SEVENTH AVE
NEW YORK NY 10018

4. Phone ( )

A. Document Number

B. State ID

5. Transporter 1 Company Name: MCVAC ENVIRONMENTAL SERVICES

6. US EPA ID Number: CTR000005058

C. State Transporter's ID

D. Transporter's Phone: 203.498.1427

7. Transporter 2 Company Name

8. US EPA ID Number

E. State Transporter's ID

F. Transporter's Phone

9. Designated Facility Name and Site Address

CLEAN WATER OF NEW YORK INC
3239 RICHMOND ATERRACE
STATEN ISLAND NY 10303-0312

10. US EPA ID Number

G. State Facility's ID

H. Facility's Phone: 718-981-4600

	11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number) HM	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol	L. Waste No.
a.	NON DOT /NON RCRA REGULATED MATERIAL	001		4736	G	
b.						
c.						
d.						

J. Additional Descriptions for Materials Listed Above

SITE LOCATION
245 W 55TH STREET
NEW YORK NY 10019

K. Handling Codes for Wastes Listed Above

APPROVAL 1040-032

15. Special Handling Instructions and Additional Information

16. CUSTOMER CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.
If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name | Signature | Date (Month / Day / Year)

TRANSPORTER

17. Transporter 1 Acknowledgement of receipt of Materials

Printed/Typed Name: Jimmy Williams | Signature | Date (Month / Day / Year)

18. Transporter 2 Acknowledgement of receipt of Materials

Printed/Typed Name: David Garcia | Signature | Date: 5 / 28 / 25

FACILITY

19. Discrepancy Indication Space | Date (Month / Day / Year)

20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.

Printed/Typed Name | Signature | Date (Month / Day / Year)

CUSTOMER COPY

FORM# EPA-BL

479887

FORMEX, INC. (717) 737-3430

Attachment - Photograph Log – May 27, 2025

Photo 1: Drilling activities on Pile #35

Photo 2: View of basement and trench looking north. Drill rig set up on Pile #35

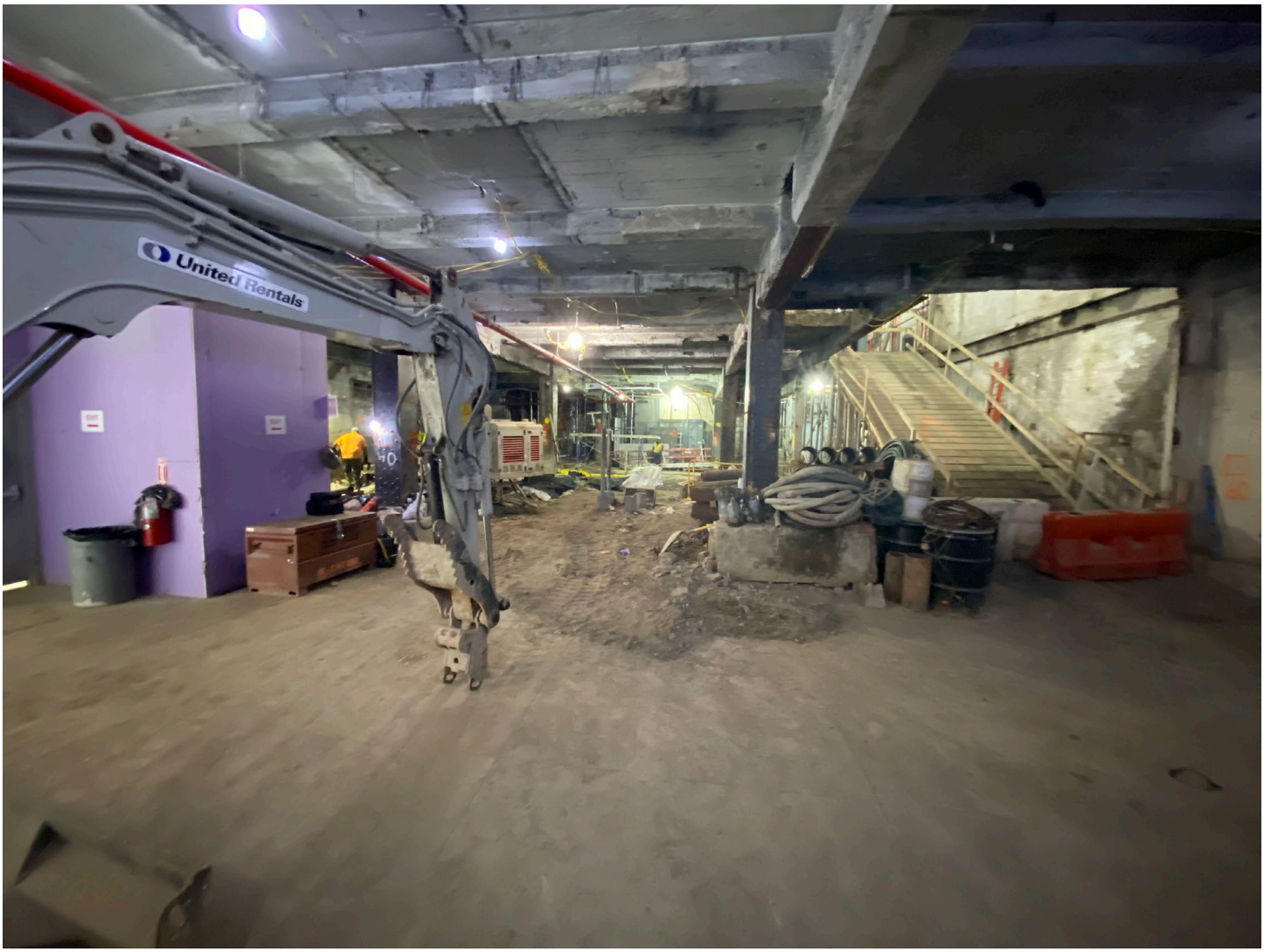
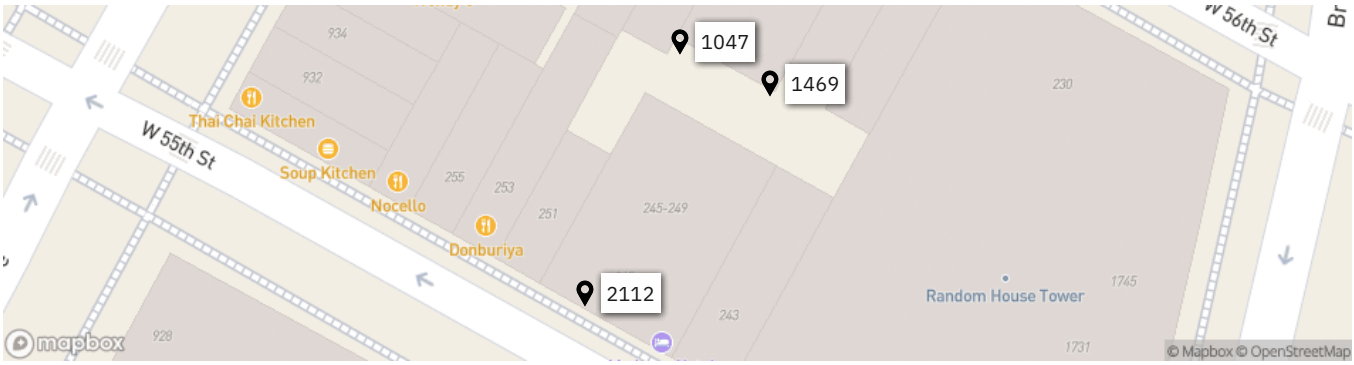


Photo 3: View of basement looking south from the north end of the basement.

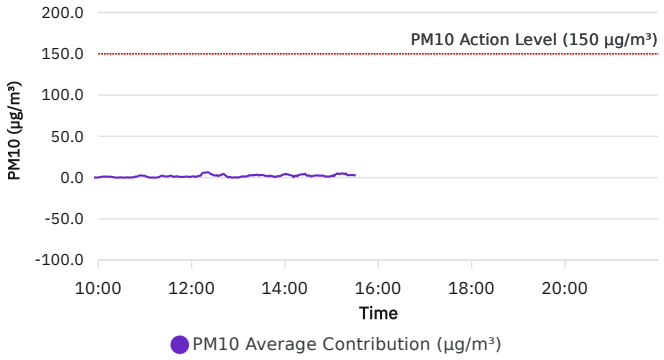
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/27/2025 06:00
		To:	5/27/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
5/27/2025	61.5-74.5	35.1-68.6	30.2-30.3	0.2-2.4	NNW

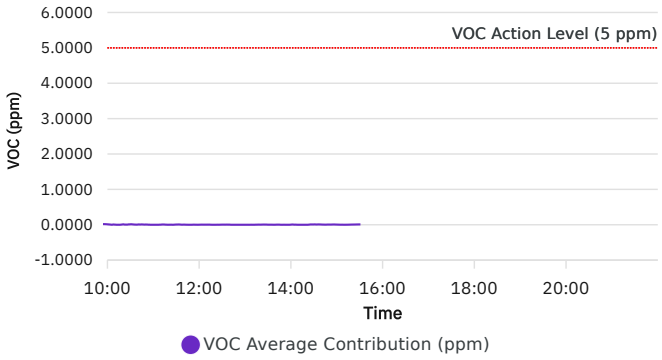
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/27/2025	0.0	07:45	0.0000	07:15
Max Contribution (15 min avg.) - 5/27/2025	5.8	12:15	0.0167	08:00



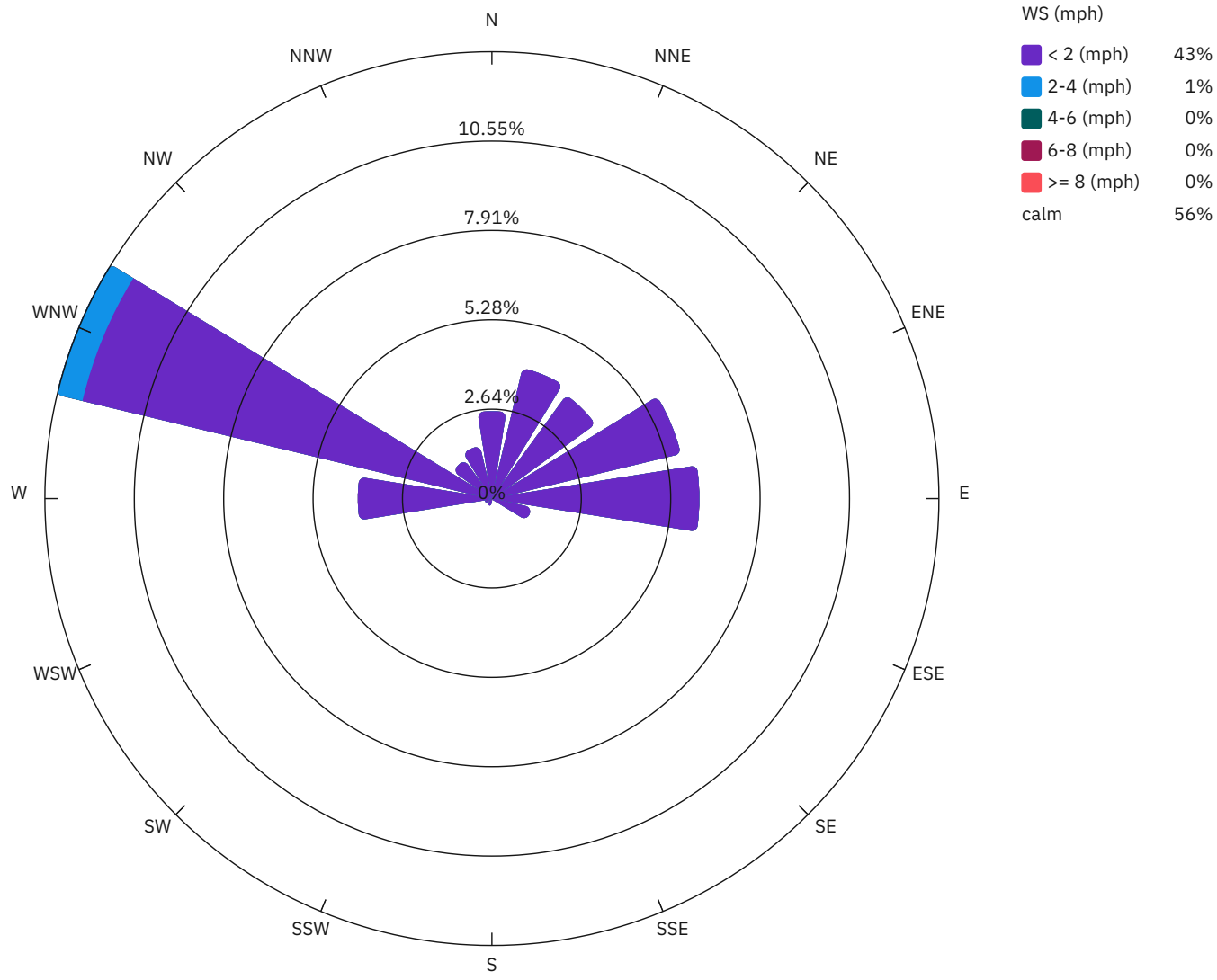
PM10 Average Contribution (µg/m³)



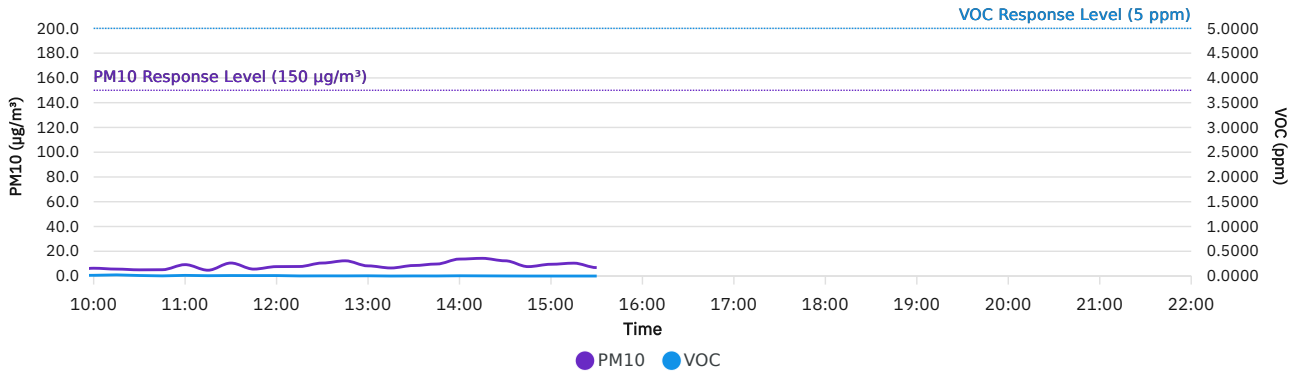
VOC Average Contribution (ppm)



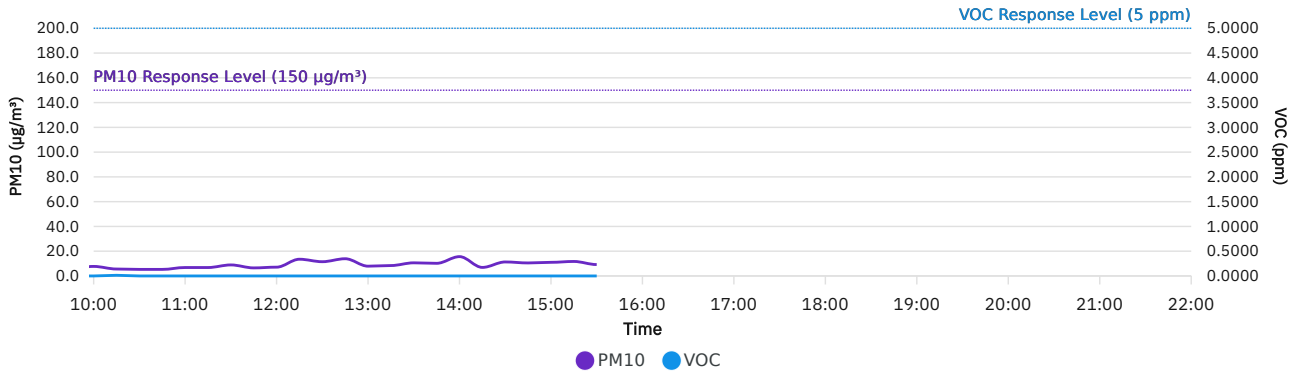
Wind rose (mph)



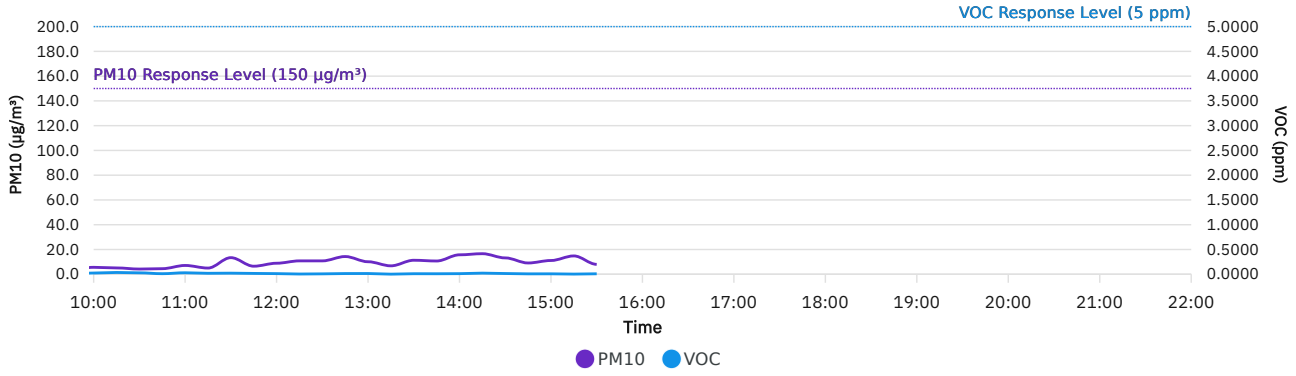
1469



2112


VOC Response Level (5 ppm)
PM10 Response Level (150 µg/m³)
PM10 (µg/m³)
VOC (ppm)
200.0
180.0
160.0
140.0
120.0
100.0
80.0
60.0
40.0
20.0
0.0
5.0000
4.5000
4.0000
3.5000
3.0000
2.5000
2.0000
1.5000
1.0000
0.5000
0.0000
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
19:00
20:00
21:00
22:00
Time
PM10
VOC

1047


VOC Response Level (5 ppm)
PM10 Response Level (150 µg/m³)
PM10 (µg/m³)
VOC (ppm)
200.0
180.0
160.0
140.0
120.0
100.0
80.0
60.0
40.0
20.0
0.0
5.0000
4.5000
4.0000
3.5000
3.0000
2.5000
2.0000
1.5000
1.0000
0.5000
0.0000
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
19:00
20:00
21:00
22:00
Time
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/27/2025 07:15:00	10.1	10.2	0.1	0.0091	0.0055	0.0000	0.6	NW
5/27/2025 07:30:00	6.2	7.9	1.7	0.0067	0.0187	0.0120	1.0	WNW
5/27/2025 07:45:00	6.9	6.0	0.0	0.0007	0.0113	0.0107	1.1	WNW
5/27/2025 08:00:00	7.8	8.8	1.0	0.0013	0.0180	0.0167	0.9	W
5/27/2025 08:15:00	7.4	9.5	2.1	0.0020	0.0140	0.0120	0.9	WNW
5/27/2025 08:30:00	6.8	8.0	1.3	0.0090	0.0220	0.0130	0.4	WNW
5/27/2025 08:45:00	7.8	6.9	0.0	0.0013	0.0160	0.0147	0.9	WNW
5/27/2025 09:00:00	7.3	6.3	0.0	0.0020	0.0120	0.0100	0.9	WNW
5/27/2025 09:15:00	6.4	5.2	0.0	0.0033	0.0133	0.0100	0.8	WNW
5/27/2025 09:30:00	6.1	7.8	1.8	0.0080	0.0220	0.0140	0.7	WNW
5/27/2025 09:45:00	5.8	4.7	0.0	0.0023	0.0120	0.0097	1.0	WNW
5/27/2025 10:00:00	6.8	7.0	0.2	0.0093	0.0213	0.0120	0.4	WNW
5/27/2025 10:15:00	5.1	6.1	1.0	0.0340	0.0340	0.0000	0.4	NNW
5/27/2025 10:30:00	5.0	5.1	0.1	0.0100	0.0220	0.0120	1.0	WNW
5/27/2025 10:45:00	5.1	5.4	0.3	0.0010	0.0100	0.0090	1.3	WNW
5/27/2025 11:00:00	7.5	9.6	2.0	0.0240	0.0173	0.0000	0.4	NW
5/27/2025 11:15:00	6.2	6.0	0.0	0.0100	0.0147	0.0047	0.8	WNW
5/27/2025 11:30:00	11.5	13.1	1.6	0.0133	0.0187	0.0053	0.4	ENE
5/27/2025 11:45:00	6.0	6.9	0.8	0.0120	0.0127	0.0007	0.7	ENE
5/27/2025 12:00:00	8.0	9.2	1.2	0.0100	0.0113	0.0013	0.6	ENE
5/27/2025 12:15:00	8.9	14.7	5.8	0.0027	0.0040	0.0013	0.8	NE
5/27/2025 12:30:00	11.1	13.6	2.5	0.0040	0.0073	0.0033	0.4	NNE
5/27/2025 12:45:00	13.5	15.1	1.6	0.0110	0.0053	0.0000	0.4	N
5/27/2025 13:00:00	9.0	8.9	0.0	0.0110	0.0073	0.0000	0.5	NNE
5/27/2025 13:15:00	6.3	9.0	2.7	0.0000	0.0020	0.0020	0.9	NNE
5/27/2025 13:30:00	9.1	12.2	3.1	0.0053	0.0073	0.0020	0.7	NE
5/27/2025 13:45:00	10.2	11.7	1.5	0.0040	0.0073	0.0033	0.7	NE
5/27/2025 14:00:00	14.3	18.1	3.8	0.0073	0.0100	0.0027	0.9	NNE
5/27/2025 14:15:00	13.8	16.0	2.2	0.0140	0.0107	0.0000	0.2	NNW
5/27/2025 14:30:00	12.3	14.8	2.5	0.0040	0.0120	0.0080	0.7	ENE
5/27/2025 14:45:00	8.3	10.6	2.3	0.0027	0.0053	0.0027	1.0	NNE
5/27/2025 15:00:00	10.2	12.0	1.8	0.0020	0.0067	0.0047	0.9	NNE

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/27/2025 15:15:00	11.1	16.0	4.9	0.0007	0.0027	0.0020	1.2	NE
5/27/2025 15:30:00	6.8	9.5	2.8	0.0000	0.0093	0.0093	1.3	ENE

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/27/2025 07:15	7.4	0.0033	10.2	0.0000	10.3	0.0109	NW	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 07:30	7.1	0.0080	6.4	0.0000	7.5	0.0233	WNW	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/27/2025 07:45	5.7	0.0073	6.9	0.0000	5.8	0.0113	WNW	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/27/2025 08:00	8.4	0.0100	7.9	0.0000	8.3	0.0187	W	0.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/27/2025 08:15	9.3	0.0100	7.3	0.0000	8.4	0.0140	WNW	0.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/27/2025 08:30	7.7	0.0147	7.2	0.0000	6.4	0.0267	WNW	0.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/27/2025 08:45	6.6	0.0113	8.0	0.0000	6.2	0.0160	WNW	0.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/27/2025 09:00	5.9	0.0100	7.5	0.0000	5.4	0.0127	WNW	0.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/27/2025 09:15	4.5	0.0100	7.2	0.0000	4.0	0.0140	WNW	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/27/2025 09:30	6.0	0.0147	8.2	0.0000	4.9	0.0233	WNW	0.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/27/2025 09:45	4.5	0.0093	6.1	0.0000	3.8	0.0127	WNW	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/27/2025 10:00	6.3	0.0147	7.7	0.0000	5.6	0.0247	WNW	0.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/27/2025 10:15	5.6	0.0233	5.6	0.0133	5.1	0.0360	NNW	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 10:30	5.0	0.0107	5.3	0.0000	4.2	0.0287	WNW	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/27/2025 10:45	5.1	0.0033	5.3	0.0000	4.5	0.0113	WNW	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/27/2025 11:00	9.2	0.0133	6.8	0.0000	7.1	0.0300	NW	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 11:15	4.7	0.0067	6.8	0.0000	5.0	0.0193	WNW	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/27/2025 11:30	10.5	0.0100	8.9	0.0000	13.4	0.0220	ENE	0.4	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 11:45	5.6	0.0087	6.5	0.0000	6.5	0.0167	ENE	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 12:00	7.6	0.0093	7.1	0.0000	8.9	0.0127	ENE	0.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 12:15	7.7	0.0020	13.5	0.0000	10.8	0.0047	NE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 12:30	10.5	0.0033	11.5	0.0000	10.8	0.0080	NNE	0.4	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 12:45	12.3	0.0027	13.9	0.0000	14.3	0.0140	N	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 13:00	8.2	0.0047	7.9	0.0000	10.1	0.0147	NNE	0.5	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 13:15	6.5	0.0000	8.4	0.0000	6.8	0.0020	NNE	0.9	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 13:30	8.5	0.0020	10.6	0.0000	11.3	0.0107	NE	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 13:45	9.7	0.0013	10.2	0.0000	10.7	0.0100	NE	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 14:00	13.7	0.0053	15.6	0.0000	15.7	0.0120	NNE	0.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 14:15	14.3	0.0033	6.9	0.0000	16.6	0.0227	NNW	0.2	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 14:30	12.3	0.0013	11.3	0.0000	13.2	0.0147	ENE	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 14:45	7.6	0.0000	10.5	0.0000	9.1	0.0080	NNE	1.0	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/27/2025 15:00	9.5	0.0000	11.0	0.0000	11.1	0.0087	NNE	0.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 15:15	10.4	0.0000	11.7	0.0000	14.8	0.0033	NE	1.2	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/27/2025 15:30	6.8	0.0000	9.2	0.0000	8.0	0.0093	ENE	1.3	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #40
Change of Use Approval – Pile Installation Activities
May 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures. A copy of the manifest for the most recent water pickup is attached.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 28, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling activities for Pile #35 were completed. Drilling restarted on Pile #26 to extend the pile an additional 2 feet into bedrock. Drilling of pile #26 was completed.

Drill cuttings generated during the workday were placed in a washout bag and staged under a plastic tarp to keep soils and any associated moisture contained.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

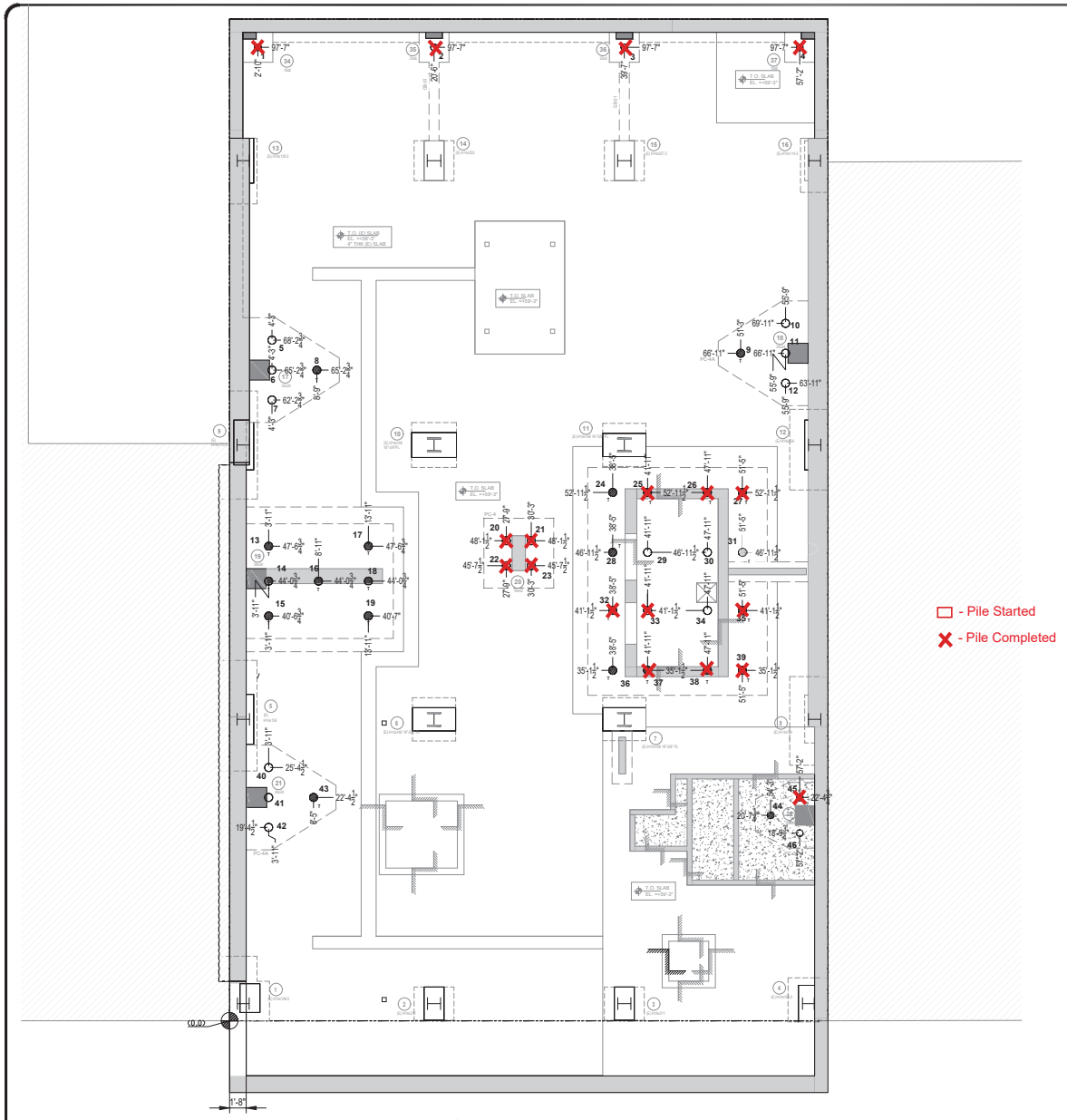
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}
- T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"
YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV. 02	03/26/2025	AS PER REVIEWED COMMENTS
REV. 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment - Photograph Log – May 28, 2025

Photo 1: Drilling activities on Pile #35

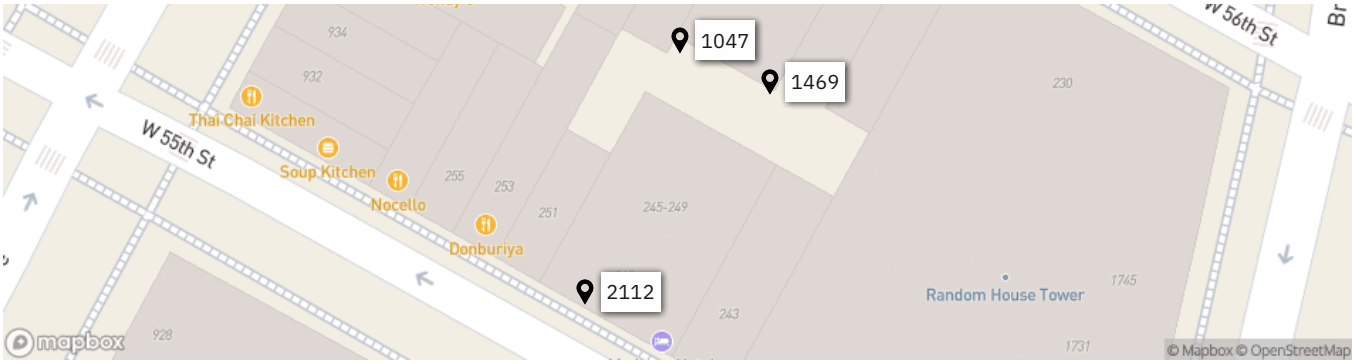
Attachment - Photograph Log – May 28, 2025

Photo 2: Drilling Activities for Pile #26

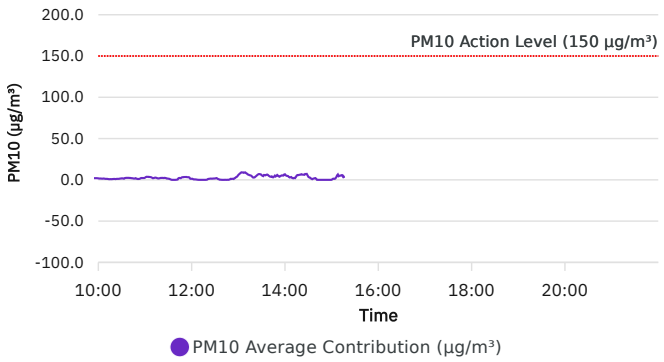
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/28/2025 06:00
		To:	5/28/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
05/28/2025	60.6 - 67.1	37.0 - 61.7	30.2 - 30.2	0.2 - 2.4	NNW

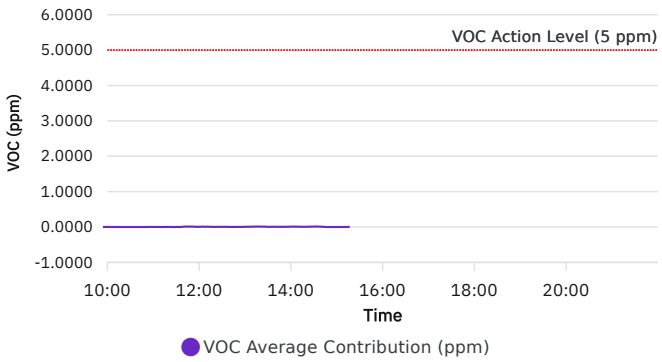
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/28/2025	0.0	07:30	0.0000	07:15
Max Contribution (15 min avg.) - 5/28/2025	6.7	14:00	0.0120	13:15



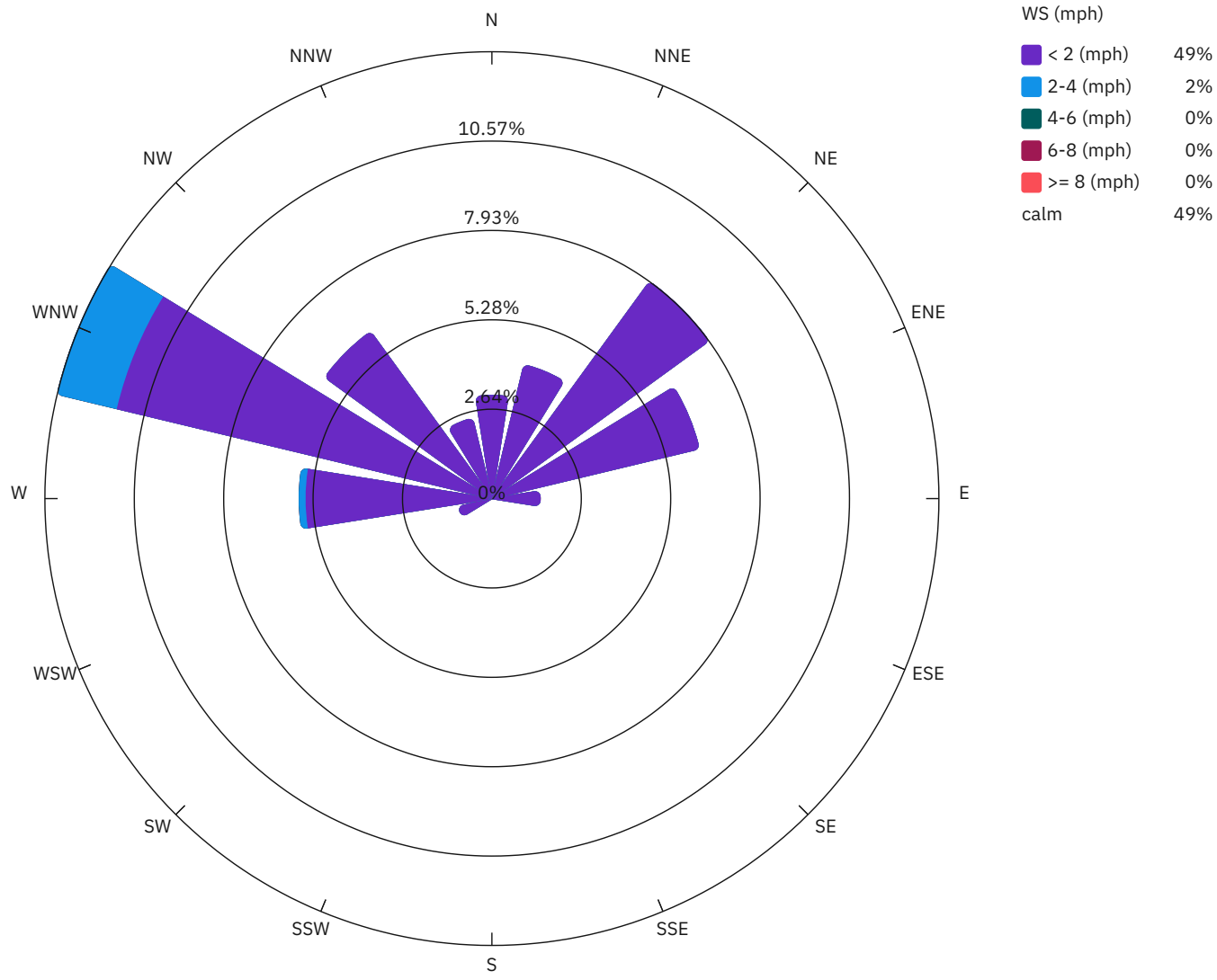
PM10 Average Contribution (µg/m³)



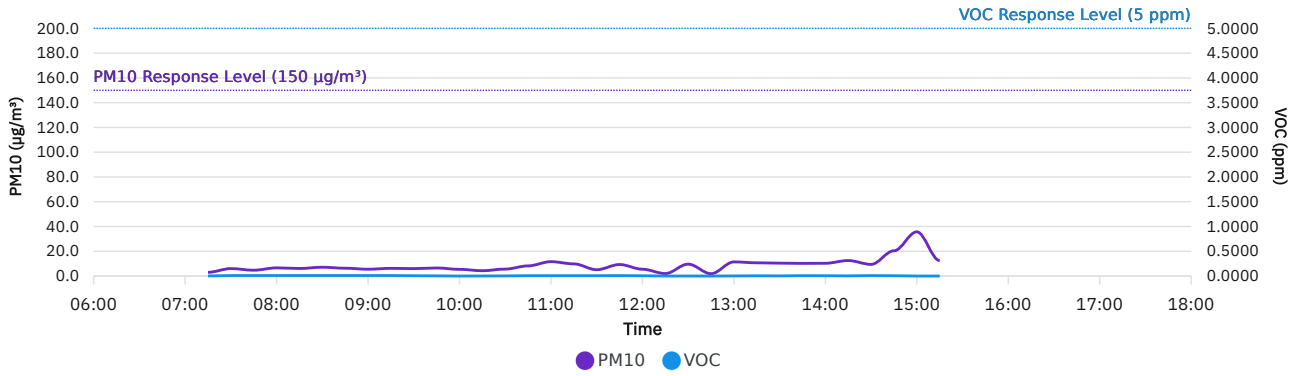
VOC Average Contribution (ppm)



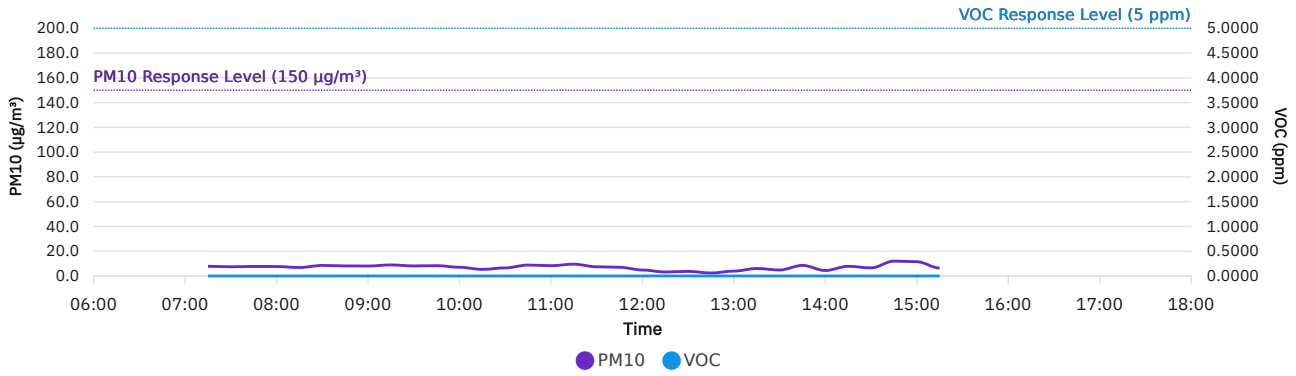
Wind rose (mph)



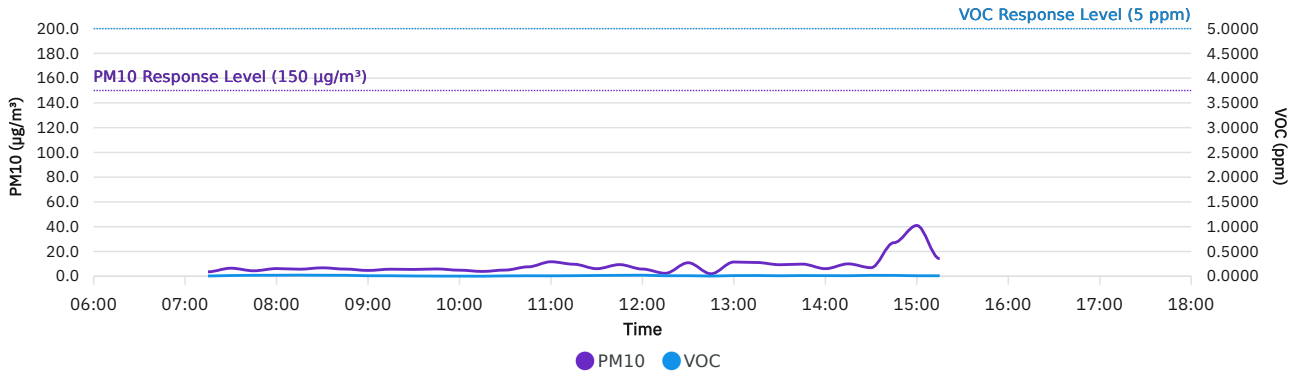
1469



2112


VOC Response Level (5 ppm)
PM10 Response Level (150 µg/m³)
PM10 (µg/m³)
VOC (ppm)
200.0
180.0
160.0
140.0
120.0
100.0
80.0
60.0
40.0
20.0
0.0
5.0000
4.5000
4.0000
3.5000
3.0000
2.5000
2.0000
1.5000
1.0000
0.5000
0.0000
06:00
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
Time
PM10
VOC

1047


VOC Response Level (5 ppm)
PM10 Response Level (150 µg/m³)
PM10 (µg/m³)
VOC (ppm)
200.0
180.0
160.0
140.0
120.0
100.0
80.0
60.0
40.0
20.0
0.0
5.0000
4.5000
4.0000
3.5000
3.0000
2.5000
2.0000
1.5000
1.0000
0.5000
0.0000
06:00
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
Time
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/28/2025 07:15:00	3.6	6.8	3.2	0.0050	0.0020	0.0000	0.7	NW
5/28/2025 07:30:00	7.6	7.5	0.0	0.0120	0.0113	0.0000	0.6	NNW
5/28/2025 07:45:00	4.5	7.9	3.4	0.0153	0.0140	0.0000	0.7	N
5/28/2025 08:00:00	6.6	8.1	1.5	0.0133	0.0153	0.0020	0.5	NNW
5/28/2025 08:15:00	5.5	7.3	1.8	0.0180	0.0140	0.0000	0.7	NNW
5/28/2025 08:30:00	7.0	8.8	1.8	0.0133	0.0167	0.0033	0.9	NNE
5/28/2025 08:45:00	6.2	8.1	1.9	0.0133	0.0160	0.0027	0.9	NE
5/28/2025 09:00:00	5.4	8.0	2.5	0.0100	0.0100	0.0000	1.3	NE
5/28/2025 09:15:00	6.2	8.9	2.7	0.0100	0.0100	0.0000	1.3	ENE
5/28/2025 09:30:00	6.0	8.1	2.1	0.0060	0.0053	0.0000	1.4	NE
5/28/2025 09:45:00	6.5	8.3	1.8	0.0033	0.0033	0.0000	1.2	NE
5/28/2025 10:00:00	5.3	7.0	1.8	0.0000	0.0027	0.0027	1.1	NE
5/28/2025 10:15:00	4.3	5.2	0.8	0.0007	0.0013	0.0007	0.7	NNW
5/28/2025 10:30:00	5.1	6.9	1.8	0.0067	0.0033	0.0000	0.8	N
5/28/2025 10:45:00	8.0	9.7	1.7	0.0087	0.0080	0.0000	0.8	N
5/28/2025 11:00:00	10.5	13.0	2.6	0.0067	0.0080	0.0013	0.6	NNW
5/28/2025 11:15:00	9.8	12.2	2.3	0.0087	0.0100	0.0013	0.7	N
5/28/2025 11:30:00	6.0	7.4	1.4	0.0093	0.0113	0.0020	0.5	NNW
5/28/2025 11:45:00	7.5	9.7	2.2	0.0053	0.0160	0.0107	0.9	WNW
5/28/2025 12:00:00	4.8	6.2	1.3	0.0080	0.0153	0.0073	0.6	WNW
5/28/2025 12:15:00	3.2	2.5	0.0	0.0020	0.0080	0.0060	0.6	W
5/28/2025 12:30:00	9.3	11.0	1.7	0.0040	0.0080	0.0040	0.2	WNW
5/28/2025 12:45:00	2.3	2.3	0.0	0.0007	0.0033	0.0027	0.8	WNW
5/28/2025 13:00:00	6.1	12.0	5.9	0.0040	0.0093	0.0053	0.7	WNW
5/28/2025 13:15:00	6.3	11.8	5.5	0.0013	0.0133	0.0120	1.3	WNW
5/28/2025 13:30:00	5.3	10.9	5.6	0.0020	0.0080	0.0060	1.2	WNW
5/28/2025 13:45:00	9.3	12.4	3.1	0.0063	0.0113	0.0050	0.9	WNW
5/28/2025 14:00:00	4.3	11.0	6.7	0.0020	0.0120	0.0100	1.1	W
5/28/2025 14:15:00	8.1	13.1	5.1	0.0020	0.0087	0.0067	1.4	WNW
5/28/2025 14:30:00	6.4	10.1	3.7	0.0047	0.0160	0.0113	1.0	WNW
5/28/2025 14:45:00	26.5	21.6	0.0	0.0087	0.0107	0.0020	1.3	WNW
5/28/2025 15:00:00	36.3	36.4	0.1	0.0087	0.0013	0.0000	0.9	NNW

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/28/2025 15:15:00	10.5	13.7	3.2	0.0033	0.0067	0.0033	1.5	WNW

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/28/2025 07:15	3.0	0.0020	7.8	0.0000	3.6	0.0050	NW	0.7	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 07:30	6.0	0.0100	7.4	0.0000	6.5	0.0147	NNW	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 07:45	4.7	0.0100	7.7	0.0000	4.4	0.0193	N	0.7	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 08:00	6.6	0.0100	7.6	0.0000	6.2	0.0200	NNW	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 08:15	6.1	0.0100	6.8	0.0000	5.7	0.0227	NNW	0.7	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 08:30	7.1	0.0100	8.5	0.0000	6.8	0.0200	NNE	0.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 08:45	6.3	0.0100	8.1	0.0000	5.8	0.0193	NE	0.9	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 09:00	5.5	0.0100	8.0	0.0000	4.7	0.0100	NE	1.3	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 09:15	6.2	0.0100	8.9	0.0000	5.7	0.0100	ENE	1.3	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 09:30	6.0	0.0060	8.1	0.0000	5.5	0.0053	NE	1.4	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 09:45	6.5	0.0033	8.3	0.0000	5.9	0.0033	NE	1.2	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 10:00	5.4	0.0000	7.0	0.0000	4.9	0.0027	NE	1.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 10:15	4.3	0.0013	5.3	0.0000	3.9	0.0007	NNW	0.7	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 10:30	5.6	0.0027	6.5	0.0000	5.0	0.0073	N	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 10:45	8.2	0.0067	8.8	0.0000	7.6	0.0100	N	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 11:00	11.6	0.0073	8.3	0.0000	11.7	0.0087	NNW	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 11:15	9.8	0.0073	9.5	0.0000	9.7	0.0113	N	0.7	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 11:30	5.1	0.0073	7.4	0.0000	6.1	0.0153	NNW	0.5	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 11:45	9.3	0.0087	7.0	0.0000	9.4	0.0187	WNW	0.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/28/2025 12:00	5.5	0.0053	4.8	0.0000	5.8	0.0213	WNW	0.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/28/2025 12:15	2.0	0.0000	3.2	0.0000	2.4	0.0100	W	0.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/28/2025 12:30	9.6	0.0007	3.7	0.0000	10.9	0.0113	WNW	0.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/28/2025 12:45	1.9	0.0000	2.4	0.0000	2.0	0.0040	WNW	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/28/2025 13:00	11.4	0.0020	3.9	0.0000	11.5	0.0133	WNW	0.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/28/2025 13:15	10.7	0.0047	6.0	0.0000	11.1	0.0147	WNW	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/28/2025 13:30	10.4	0.0027	4.8	0.0000	9.3	0.0100	WNW	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/28/2025 13:45	10.2	0.0073	8.5	0.0000	9.8	0.0140	WNW	0.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/28/2025 14:00	10.3	0.0060	4.4	0.0000	6.1	0.0127	W	1.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/28/2025 14:15	12.5	0.0033	7.8	0.0000	10.0	0.0107	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/28/2025 14:30	9.4	0.0087	6.5	0.0000	6.9	0.0180	WNW	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/28/2025 14:45	20.4	0.0060	12.0	0.0000	27.1	0.0173	WNW	1.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/28/2025 15:00	35.7	0.0000	11.5	0.0000	41.0	0.0100	NNW	0.9	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/28/2025 15:15	12.5	0.0000	6.4	0.0000	14.2	0.0100	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #41
Change of Use Approval – Pile Installation Activities
May 29, 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

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subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures. A copy of the manifest for the most recent water pickup is attached.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 29, 2025.

2.0 Update of Progress Made During the Reporting Day

Drill cuttings from the prior day's drilling were cleaned up and placed in washout bags for disposal.

The drill rig was moved and setup at pile location #42. Drilling was not conducted due to vertical clearance issues and the fact that the floor sloped in the opposite direction away from the existing ejector pit being used for water recirculation. To allow for drilling at this location, the concrete floor in this area was broken to change the floor grade and allow drilling water to flow toward the pit. This activity is consistent with the approved change of use application which stated, "A plastic-lined trench will be constructed and sloped to direct drilling water from pile locations toward one of two existing concrete block ejector pits." No soil was excavated or removed, and the exposed soil was covered with plastic sheeting and filter fabric.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

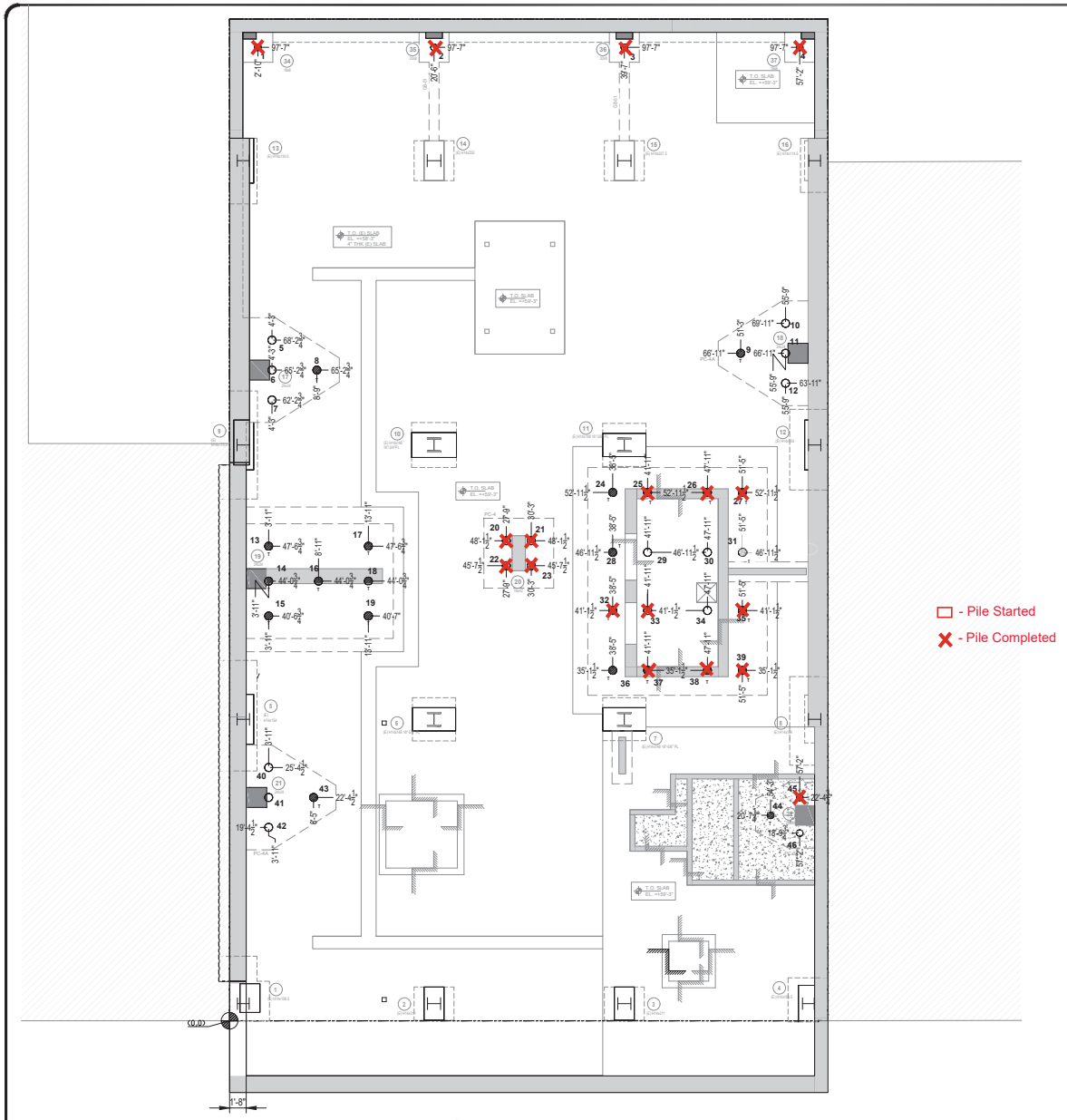
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}

T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
- -190 TON COMPRESSION
- -150 TON TENSION
- -{COUNT=16}

XX'-XX"
YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV. 02	03/26/2025	AS PER REVIEWED COMMENTS
REV. 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment - Photograph Log – May 29, 2025

Photo 1: Drill Cuttings Cleanup From Previous Days Drilling

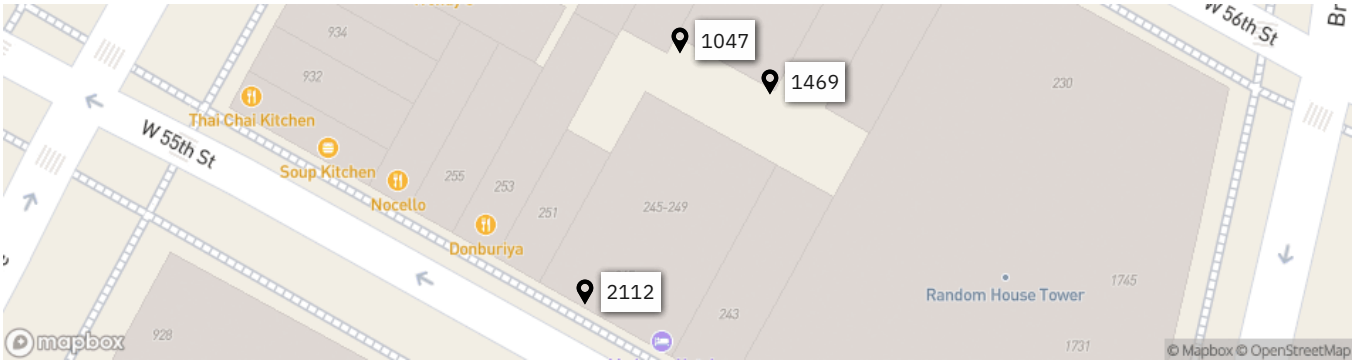
Attachment - Photograph Log – May 29, 2025

Photo 2: Plastic and filter leading from Pile 42 to ejector pit.

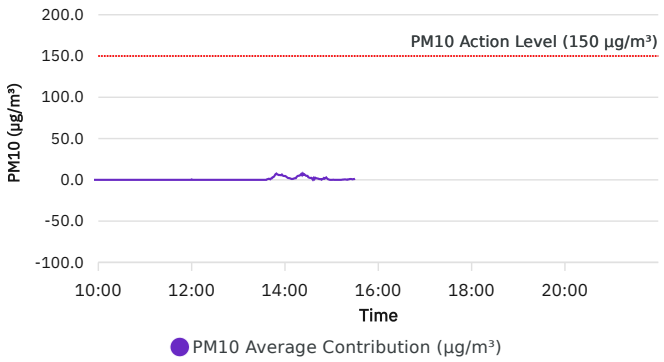
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/29/2025 06:00
		To:	5/29/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
05/29/2025	57.9 - 64.4	79.6 - 96.2	29.9 - 30.0	0.2 - 2.8	WNW

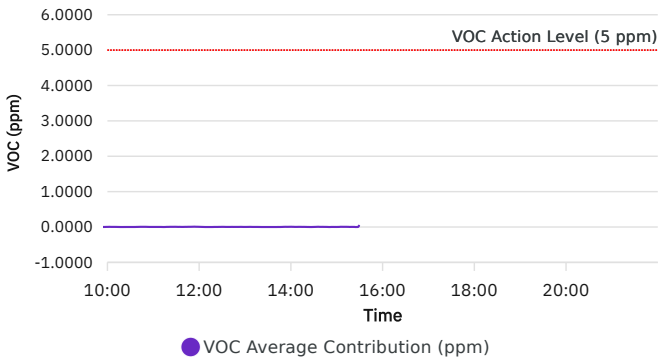
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/29/2025	0.0	07:15	0.0000	07:15
Max Contribution (15 min avg.) - 5/29/2025	4.7	14:00	0.0187	15:30



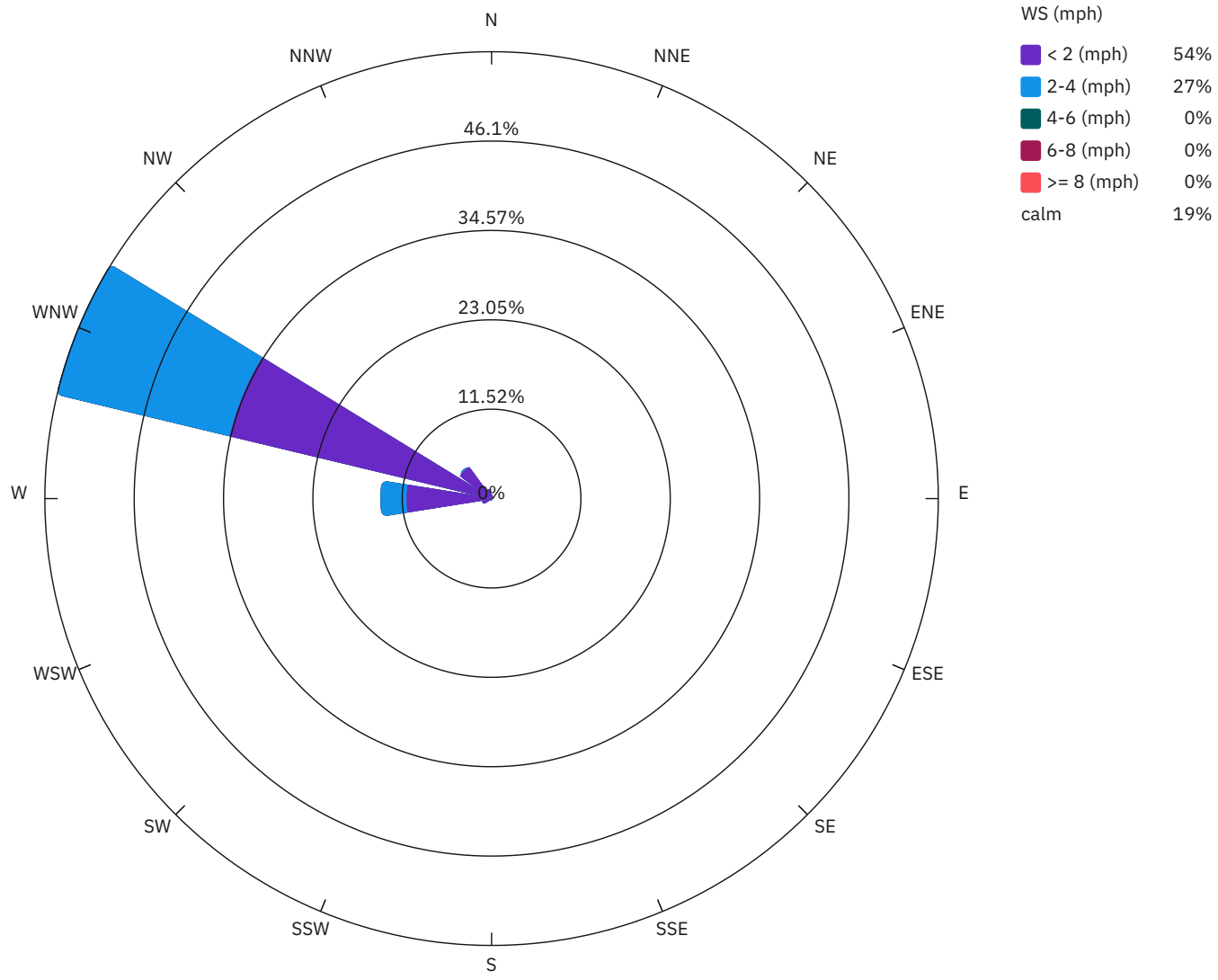
PM10 Average Contribution (µg/m³)



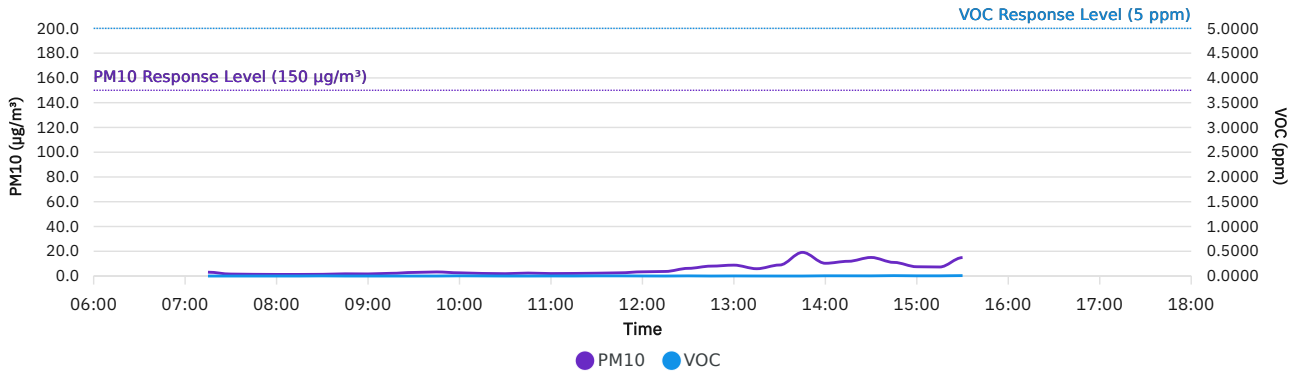
VOC Average Contribution (ppm)



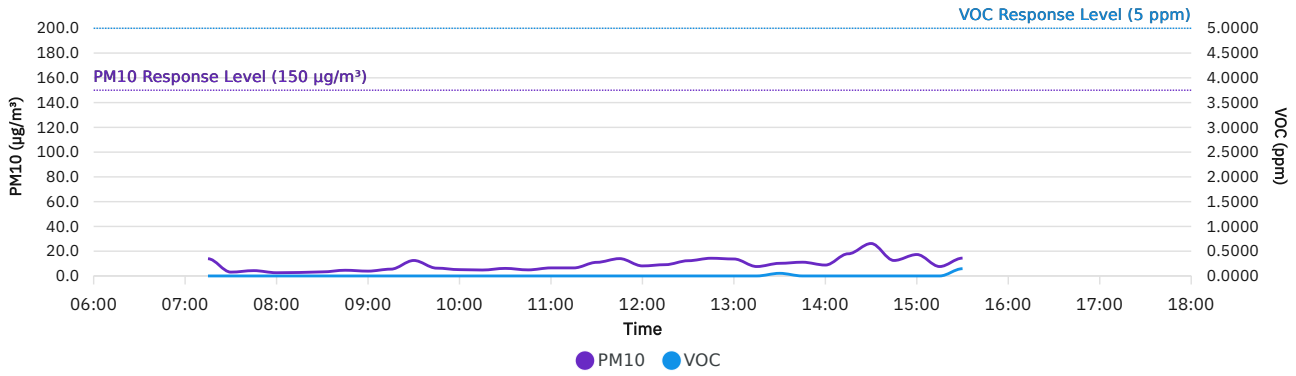
Wind rose (mph)



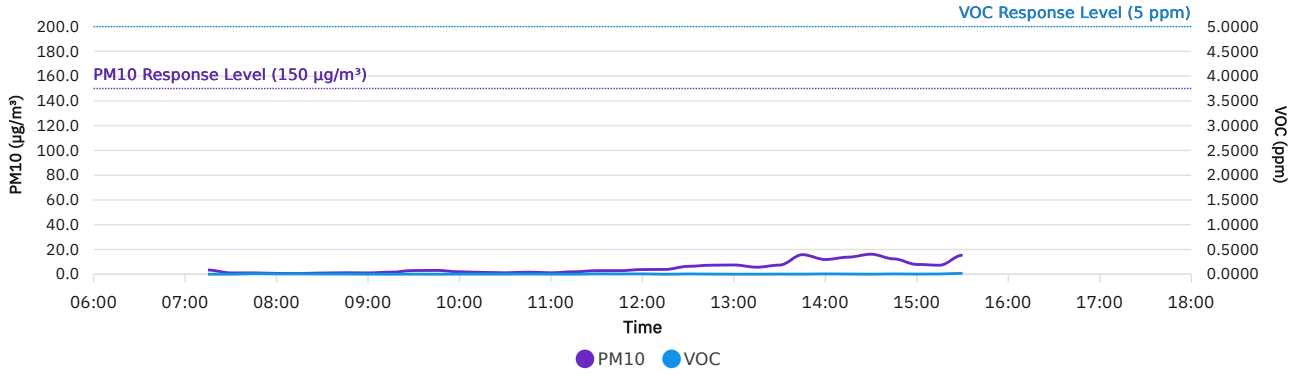
1469



2112


VOC Response Level (5 ppm)
PM10 Response Level (150 µg/m³)
PM10 (µg/m³)
VOC (ppm)
200.0
180.0
160.0
140.0
120.0
100.0
80.0
60.0
40.0
20.0
0.0
5.0000
4.5000
4.0000
3.5000
3.0000
2.5000
2.0000
1.5000
1.0000
0.5000
0.0000
06:00
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
Time
PM10
VOC

1047


VOC Response Level (5 ppm)
PM10 Response Level (150 µg/m³)
PM10 (µg/m³)
VOC (ppm)
200.0
180.0
160.0
140.0
120.0
100.0
80.0
60.0
40.0
20.0
0.0
5.0000
4.5000
4.0000
3.5000
3.0000
2.5000
2.0000
1.5000
1.0000
0.5000
0.0000
06:00
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
Time
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/29/2025 07:15:00	10.5	4.8	0.0	0.0010	0.0000	0.0000	1.8	WNW
5/29/2025 07:30:00	2.9	1.7	0.0	0.0000	0.0007	0.0007	1.8	WNW
5/29/2025 07:45:00	4.0	1.8	0.0	0.0007	0.0093	0.0087	1.3	W
5/29/2025 08:00:00	1.8	1.7	0.0	0.0047	0.0020	0.0000	1.3	WNW
5/29/2025 08:15:00	2.8	1.3	0.0	0.0000	0.0073	0.0073	1.3	WNW
5/29/2025 08:30:00	3.1	1.5	0.0	0.0007	0.0040	0.0033	1.5	WNW
5/29/2025 08:45:00	4.1	2.3	0.0	0.0000	0.0040	0.0040	1.4	WNW
5/29/2025 09:00:00	3.6	1.8	0.0	0.0000	0.0020	0.0020	2.0	WNW
5/29/2025 09:15:00	5.1	2.6	0.0	0.0000	0.0000	0.0000	2.1	WNW
5/29/2025 09:30:00	7.9	7.8	0.0	0.0013	0.0013	0.0000	1.4	WNW
5/29/2025 09:45:00	5.6	3.7	0.0	0.0007	0.0007	0.0000	1.3	WNW
5/29/2025 10:00:00	4.3	3.1	0.0	0.0007	0.0040	0.0033	1.2	WNW
5/29/2025 10:15:00	3.8	2.9	0.0	0.0007	0.0020	0.0013	1.6	WNW
5/29/2025 10:30:00	4.5	3.1	0.0	0.0007	0.0013	0.0007	1.5	WNW
5/29/2025 10:45:00	4.2	3.0	0.0	0.0000	0.0053	0.0053	1.5	WNW
5/29/2025 11:00:00	5.2	3.0	0.0	0.0000	0.0020	0.0020	1.9	WNW
5/29/2025 11:15:00	6.0	2.8	0.0	0.0000	0.0007	0.0007	1.8	WNW
5/29/2025 11:30:00	8.4	5.3	0.0	0.0013	0.0067	0.0053	2.1	WNW
5/29/2025 11:45:00	13.5	3.3	0.0	0.0000	0.0053	0.0053	1.8	WNW
5/29/2025 12:00:00	5.8	6.3	0.5	0.0007	0.0060	0.0053	1.9	WNW
5/29/2025 12:15:00	8.6	4.4	0.0	0.0000	0.0000	0.0000	1.9	WNW
5/29/2025 12:30:00	10.7	8.2	0.0	0.0013	0.0060	0.0047	1.6	WNW
5/29/2025 12:45:00	14.1	8.2	0.0	0.0003	0.0027	0.0023	1.9	WNW
5/29/2025 13:00:00	13.7	9.4	0.0	0.0000	0.0020	0.0020	2.0	WNW
5/29/2025 13:15:00	7.4	6.4	0.0	0.0000	0.0020	0.0020	1.9	WNW
5/29/2025 13:30:00	9.9	9.3	0.0	0.0470	0.0027	0.0000	1.8	WNW
5/29/2025 13:45:00	15.8	19.1	3.3	0.0007	0.0013	0.0007	1.4	WNW
5/29/2025 14:00:00	8.1	12.8	4.7	0.0007	0.0073	0.0067	1.2	WNW
5/29/2025 14:15:00	14.1	17.7	3.6	0.0013	0.0047	0.0033	0.8	NW
5/29/2025 14:30:00	19.5	22.6	3.1	0.0013	0.0033	0.0020	0.4	N
5/29/2025 14:45:00	12.5	13.5	1.0	0.0047	0.0080	0.0033	0.6	NW
5/29/2025 15:00:00	12.7	12.5	0.0	0.0027	0.0040	0.0013	1.0	WNW

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/29/2025 15:15:00	7.6	7.9	0.3	0.0007	0.0053	0.0047	0.9	WNW
5/29/2025 15:30:00	14.9	16.4	1.5	0.0733	0.0920	0.0187	0.2	W

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/29/2025 07:15	3.1	0.0000	13.9	0.0000	3.4	0.0010	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 07:30	1.6	0.0000	3.1	0.0000	1.1	0.0007	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 07:45	1.4	0.0000	4.3	0.0000	1.1	0.0100	W	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 08:00	1.3	0.0000	2.6	0.0000	0.7	0.0067	WNW	1.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/29/2025 08:15	1.3	0.0000	2.8	0.0000	0.6	0.0073	WNW	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 08:30	1.4	0.0027	3.3	0.0000	1.0	0.0047	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 08:45	1.8	0.0000	4.6	0.0000	1.2	0.0040	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 09:00	1.7	0.0000	3.9	0.0000	1.1	0.0020	WNW	2.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 09:15	2.2	0.0000	5.5	0.0000	1.7	0.0000	WNW	2.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 09:30	2.9	0.0000	12.5	0.0000	3.0	0.0027	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 09:45	3.3	0.0000	6.3	0.0000	3.1	0.0013	WNW	1.3	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 10:00	2.6	0.0040	5.1	0.0000	2.0	0.0027	WNW	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 10:15	2.1	0.0020	4.8	0.0000	1.5	0.0027	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 10:30	1.9	0.0000	6.1	0.0000	1.2	0.0020	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 10:45	2.4	0.0000	4.9	0.0000	1.7	0.0053	WNW	1.5	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 11:00	2.0	0.0013	6.5	0.0000	1.2	0.0020	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 11:15	2.1	0.0007	6.5	0.0000	2.0	0.0007	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 11:30	2.3	0.0033	11.0	0.0000	2.9	0.0073	WNW	2.1	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 11:45	2.6	0.0033	14.0	0.0000	2.9	0.0053	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 12:00	3.4	0.0013	8.1	0.0000	3.8	0.0067	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 12:15	3.7	0.0000	9.1	0.0000	3.9	0.0000	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 12:30	6.2	0.0033	12.3	0.0000	6.4	0.0060	WNW	1.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 12:45	8.0	0.0000	14.3	0.0000	7.3	0.0033	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 13:00	8.8	0.0020	13.7	0.0000	7.5	0.0013	WNW	2.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 13:15	5.9	0.0007	7.6	0.0000	5.7	0.0013	WNW	1.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 13:30	8.9	0.0000	10.2	0.0533	7.4	0.0033	WNW	1.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 13:45	19.1	0.0000	11.1	0.0000	15.8	0.0020	WNW	1.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 14:00	10.3	0.0047	8.8	0.0000	11.9	0.0067	WNW	1.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 14:15	11.9	0.0040	17.9	0.0000	13.8	0.0040	NW	0.8	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/29/2025 14:30	15.0	0.0033	26.2	0.0000	16.2	0.0013	N	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/29/2025 14:45	11.0	0.0080	12.5	0.0000	12.4	0.0067	NW	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/29/2025 15:00	7.5	0.0040	17.3	0.0000	7.9	0.0033	WNW	1.0	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 15:15	7.3	0.0040	7.6	0.0000	7.3	0.0053	WNW	0.9	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/29/2025 15:30	14.9	0.0087	14.4	0.1467	15.4	0.0193	W	0.2	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)

Environmental Logic, LLC
15 Princess Road, Suite K
Lawrenceville, NJ 08648
(609) 910-0720
www.env-logic.com

Daily Progress Report #42
Change of Use Approval – Pile Installation Activities
May 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 residential 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.

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent approval to proceed with these activities.

The pile and caisson installation activities are taking place in the basement of the current building. As significant sections of the walls are missing at the front and rear of the building, a community air monitoring plan (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously submitted to NYSDEC with the Remedial Investigation Work Plan (RIWP), approved on October 11, 2024.

The drilling activities are expected to generate soil drill cuttings for disposal. Drill cuttings and soil generated during the installation of the structural supports will be stockpiled on-site for

subsequent disposal. Stockpiles will be covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the change of use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or ground water, the drilling water is being managed and containerized for off-Site disposal in general accordance with the procedures. A copy of the manifest for the most recent water pickup is attached.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on May 30, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling operations were started but not completed on Pile #42. It is anticipated that the drilling of Pile #42 will be completed on June 2, 2025.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm).

There was a reading above the NYSDEC approved CAMP 15-minute average action level for Particulate Matter (PM-10) (150 ug/m^3) at 1:07 PM of 168.55 ug/m^3. The source of Particulate Matter contributing to the high levels seen at 1:07 PM was found to be welding operations taking place near the monitors and not the pile drilling activities on site.

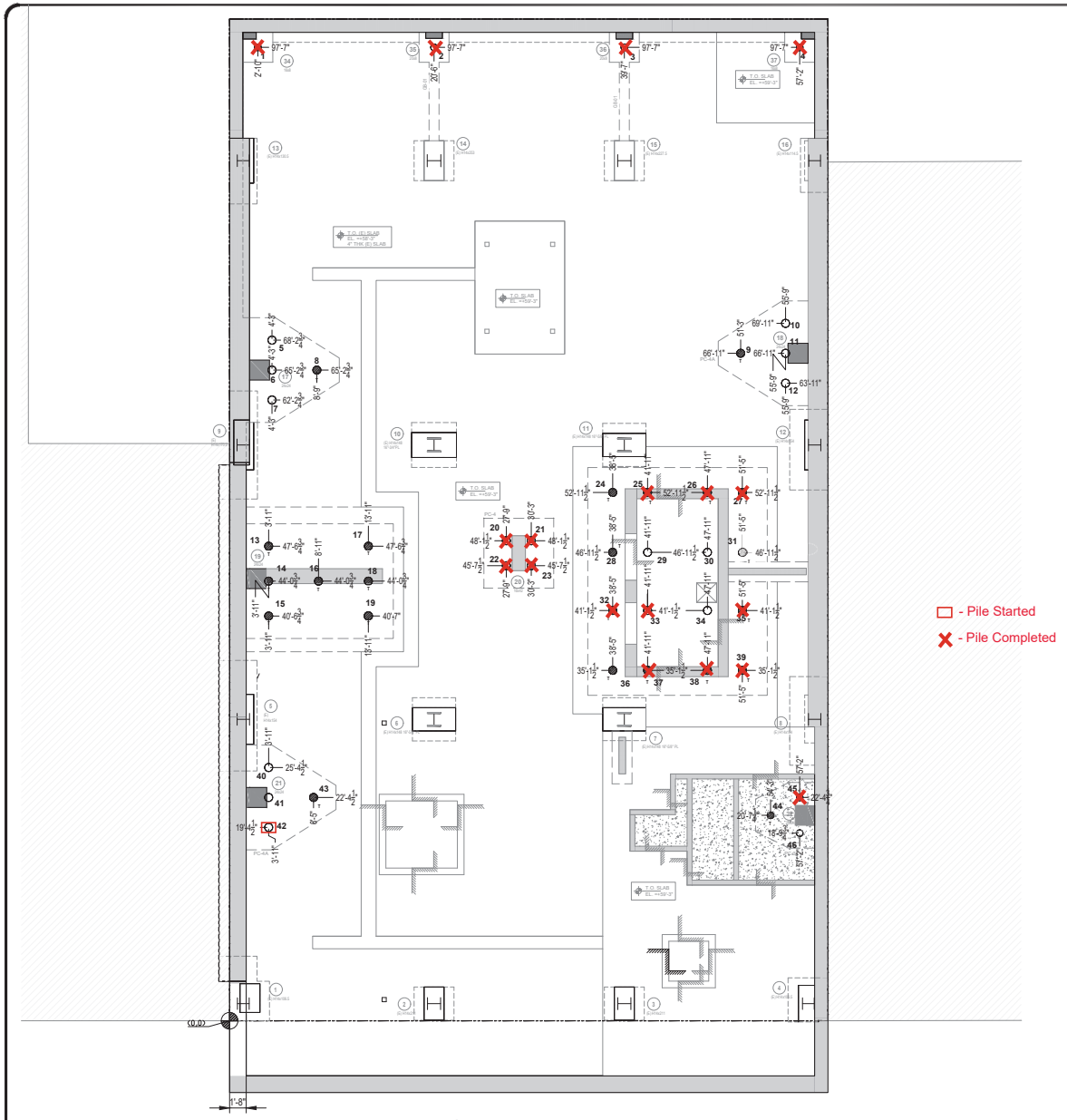
To confirm the source of the elevated particulates, welding operations were paused, which caused the PM-10 to drop below action level. Drilling continued during this time and showed no contribution to the PM-10 levels.

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

LEGEND:

- 9.625" O.D. DRILLED PILE
  - -108 TON COMPRESSION
  - -190 TON COMPRESSION
  - -{COUNT=30}
- T - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - -190 TON COMPRESSION
  - -150 TON TENSION
  - -{COUNT=16}

XX'-XX"
YY'-YY"

STRUCTURAL PILE COORDINATION

SCALE: $\frac{3}{16}$"=1'-0"

REV. 02	03/26/2025	AS PER REVIEWED COMMENTS
REV. 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

Attachment - Photograph Log – May 30, 2025

Photo 1: Drilling Activities on Pile #42

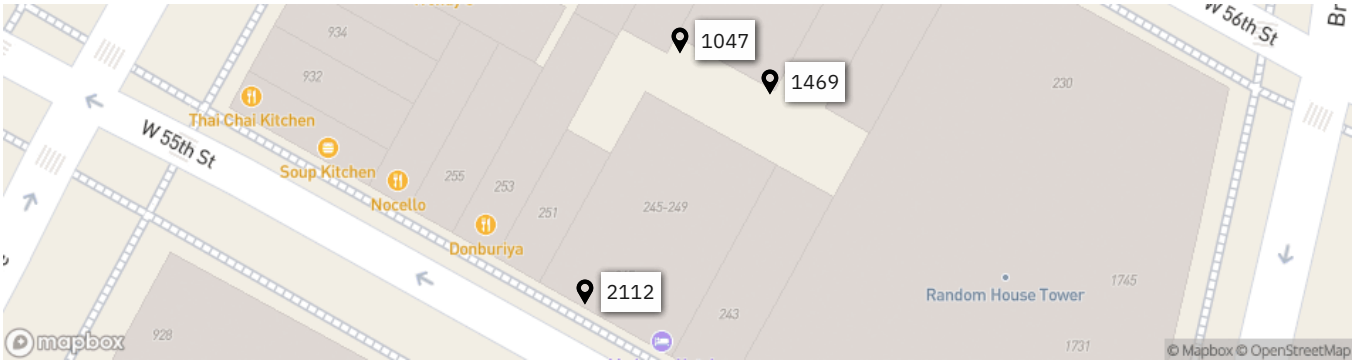
Attachment - Photograph Log – May 30, 2025

Photo 2: Residual slag on floor where welding triggered exceedance of PM-10 showing proximity to air monitor. Welding activities were relocated to avoid triggering further PM-10 exceedances.

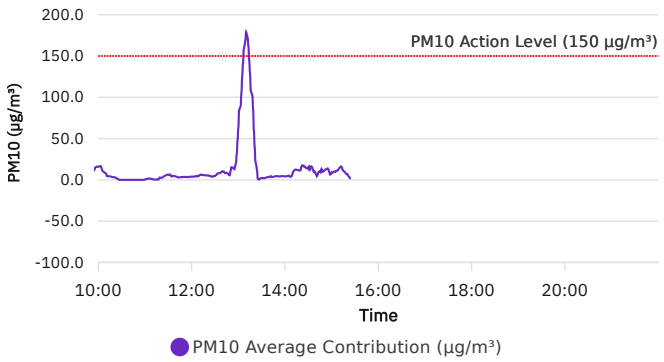
aeroqual	**Site Contribution 3-31-25 Report**	**245 W 55th Street Manhattan**	
		Report Period	
		From:	5/30/2025 06:00
		To:	5/30/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
05/30/2025	65.7 - 75.9	61.6 - 83.4	29.5 - 29.7	0.1 - 2.4	NNE

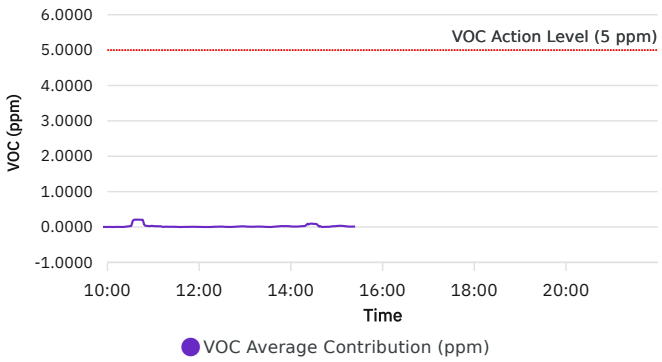
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 5/30/2025	0.0	10:30	0.0000	07:45
Max Contribution (15 min avg.) - 5/30/2025	129.5	13:15	0.2047	10:45



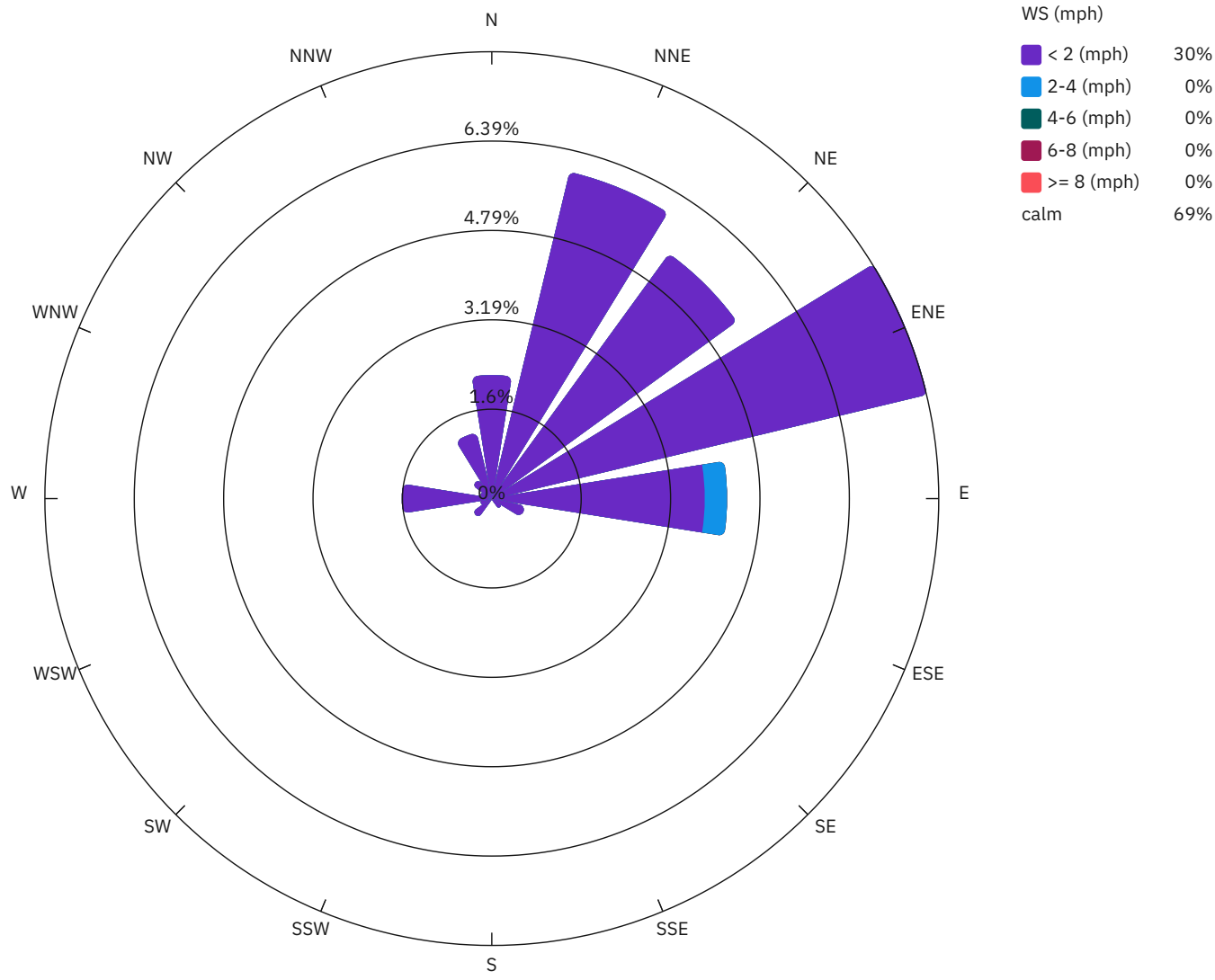
PM10 Average Contribution (µg/m³)



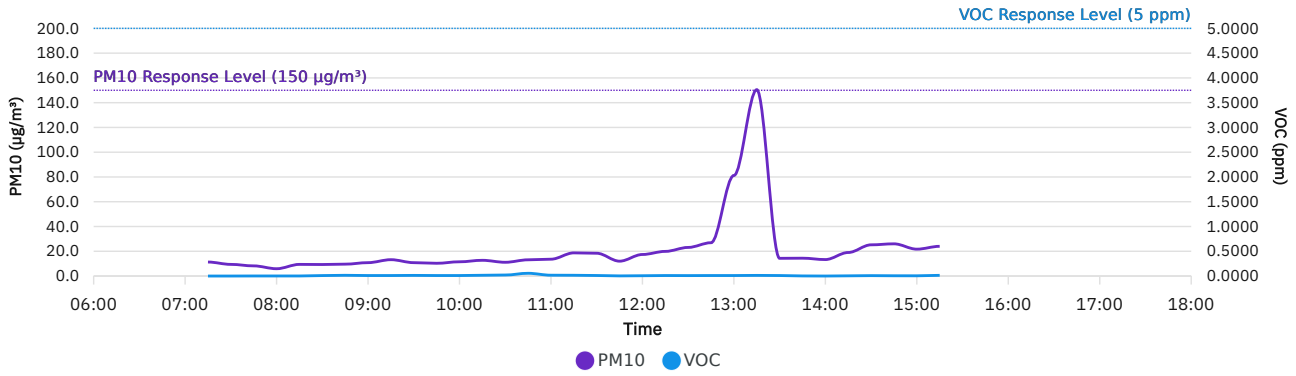
VOC Average Contribution (ppm)



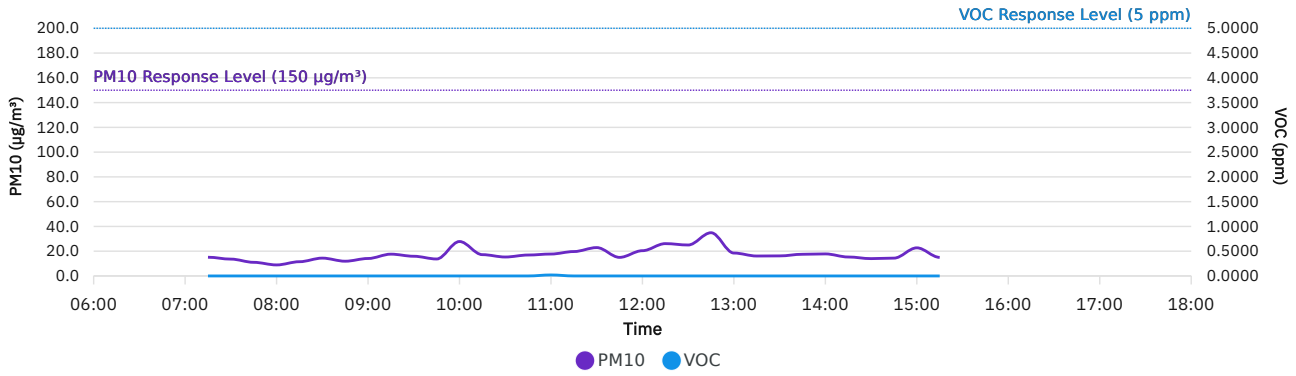
Wind rose (mph)



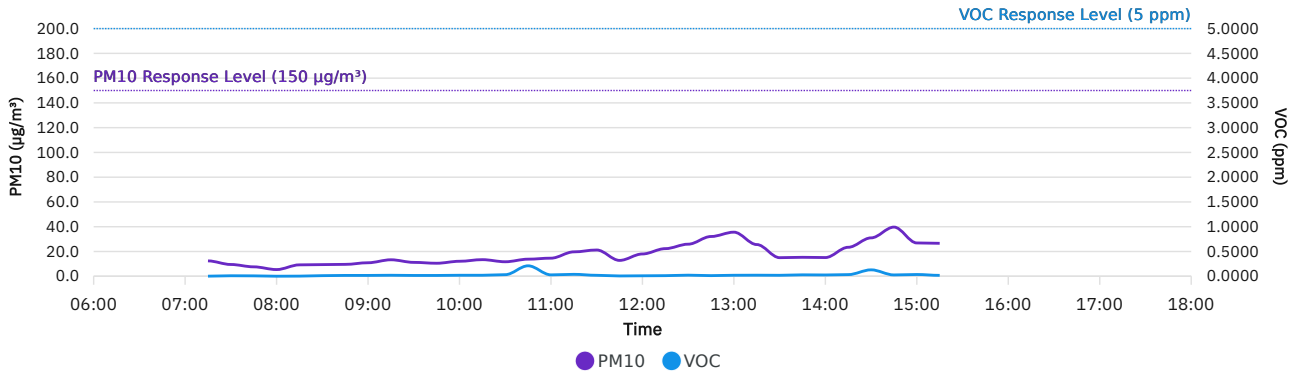
1469



2112


VOC Response Level (5 ppm)
PM10 Response Level (150 µg/m³)
PM10 (µg/m³)
VOC (ppm)
200.0
180.0
160.0
140.0
120.0
100.0
80.0
60.0
40.0
20.0
0.0
5.0000
4.5000
4.0000
3.5000
3.0000
2.5000
2.0000
1.5000
1.0000
0.5000
0.0000
06:00
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
Time
PM10
VOC

1047


VOC Response Level (5 ppm)
PM10 Response Level (150 µg/m³)
PM10 (µg/m³)
VOC (ppm)
200.0
180.0
160.0
140.0
120.0
100.0
80.0
60.0
40.0
20.0
0.0
5.0000
4.5000
4.0000
3.5000
3.0000
2.5000
2.0000
1.5000
1.0000
0.5000
0.0000
06:00
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
18:00
Time
PM10
VOC

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/30/2025 07:15:00	11.3	14.9	3.6	0.0000	0.0018	0.0018	1.1	ENE
5/30/2025 07:30:00	9.4	13.6	4.2	0.0013	0.0087	0.0073	0.8	ENE
5/30/2025 07:45:00	8.3	10.5	2.3	0.0047	0.0047	0.0000	0.6	N
5/30/2025 08:00:00	5.9	8.9	3.0	0.0020	0.0000	0.0000	0.8	NE
5/30/2025 08:15:00	9.5	11.8	2.2	0.0020	0.0020	0.0000	0.5	ENE
5/30/2025 08:30:00	11.7	12.2	0.6	0.0080	0.0100	0.0020	0.2	NW
5/30/2025 08:45:00	10.2	11.4	1.3	0.0100	0.0160	0.0060	0.3	NNW
5/30/2025 09:00:00	10.9	14.1	3.1	0.0153	0.0113	0.0000	0.3	NNE
5/30/2025 09:15:00	13.1	17.6	4.5	0.0140	0.0160	0.0020	0.6	NNE
5/30/2025 09:30:00	10.8	15.9	5.1	0.0127	0.0160	0.0033	0.8	ENE
5/30/2025 09:45:00	10.6	13.4	2.7	0.0113	0.0133	0.0020	0.4	NNE
5/30/2025 10:00:00	11.7	27.8	16.0	0.0147	0.0153	0.0007	0.4	NNE
5/30/2025 10:15:00	12.9	17.2	4.3	0.0160	0.0193	0.0033	0.6	NE
5/30/2025 10:30:00	14.5	12.4	0.0	0.0047	0.0307	0.0260	0.6	WNW
5/30/2025 10:45:00	16.6	14.1	0.0	0.0047	0.2093	0.2047	0.8	W
5/30/2025 11:00:00	15.9	16.3	0.4	0.0133	0.0407	0.0273	0.4	NNW
5/30/2025 11:15:00	20.0	20.3	0.4	0.0207	0.0280	0.0073	0.2	NNW
5/30/2025 11:30:00	18.7	24.9	6.2	0.0120	0.0160	0.0040	0.6	N
5/30/2025 11:45:00	12.1	15.2	3.1	0.0027	0.0060	0.0033	1.2	NE
5/30/2025 12:00:00	17.3	21.0	3.8	0.0060	0.0093	0.0033	1.0	ENE
5/30/2025 12:15:00	20.7	26.4	5.7	0.0113	0.0107	0.0000	1.1	NE
5/30/2025 12:30:00	23.1	27.8	4.7	0.0087	0.0207	0.0120	0.8	NE
5/30/2025 12:45:00	28.1	36.7	8.6	0.0073	0.0127	0.0053	0.7	NE
5/30/2025 13:00:00	21.0	83.9	62.9	0.0027	0.0187	0.0160	0.7	W
5/30/2025 13:15:00	21.1	150.6	129.5	0.0067	0.0180	0.0113	0.6	WNW
5/30/2025 13:30:00	14.6	16.7	2.1	0.0120	0.0147	0.0027	0.4	NNW
5/30/2025 13:45:00	14.5	18.2	3.7	0.0053	0.0253	0.0200	1.1	ENE
5/30/2025 14:00:00	13.7	17.9	4.2	0.0033	0.0227	0.0193	1.2	ENE
5/30/2025 14:15:00	13.2	25.4	12.2	0.0060	0.0273	0.0213	0.4	WNW
5/30/2025 14:30:00	17.1	30.4	13.2	0.0213	0.1100	0.0887	0.4	WNW
5/30/2025 14:45:00	24.1	34.7	10.6	0.0127	0.0173	0.0047	0.4	NW
5/30/2025 15:00:00	21.6	30.6	9.1	0.0047	0.0340	0.0293	0.3	NE

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed 15 min Avg	Wind Direction 15 min Avg
5/30/2025 15:15:00	16.1	27.0	11.0	0.0033	0.0173	0.0140	0.6	W

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/30/2025 07:15	11.3	0.0000	15.1	0.0000	12.4	0.0018	ENE	1.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 07:30	9.4	0.0000	13.6	0.0000	9.5	0.0100	ENE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 07:45	8.2	0.0013	11.0	0.0000	7.6	0.0080	N	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 08:00	5.9	0.0013	8.9	0.0000	5.4	0.0007	NE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 08:15	9.4	0.0013	11.5	0.0000	9.2	0.0027	ENE	0.5	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 08:30	9.3	0.0093	14.4	0.0000	9.4	0.0120	NW	0.2	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 08:45	9.6	0.0147	11.9	0.0000	9.6	0.0167	NNW	0.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 09:00	10.8	0.0100	14.1	0.0000	10.9	0.0167	NNE	0.3	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 09:15	13.2	0.0100	17.6	0.0000	13.3	0.0200	NNE	0.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 09:30	10.8	0.0127	15.9	0.0000	11.2	0.0160	ENE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 09:45	10.3	0.0100	13.7	0.0000	10.5	0.0160	NNE	0.4	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 10:00	11.5	0.0100	27.8	0.0000	12.1	0.0200	NNE	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 10:15	12.7	0.0153	17.2	0.0000	13.4	0.0200	NE	0.6	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 10:30	11.1	0.0207	15.3	0.0000	11.7	0.0320	WNW	0.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/30/2025 10:45	13.1	0.0553	16.9	0.0000	13.8	0.2107	W	0.8	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/30/2025 11:00	13.6	0.0167	17.7	0.0200	14.6	0.0280	NNW	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 11:15	18.7	0.0153	19.7	0.0000	19.7	0.0387	NNW	0.2	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 11:30	18.4	0.0107	22.9	0.0000	21.2	0.0193	N	0.6	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 11:45	12.0	0.0027	15.0	0.0000	12.8	0.0060	NE	1.2	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 12:00	17.4	0.0060	20.4	0.0000	18.0	0.0093	ENE	1.0	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 12:15	19.9	0.0100	26.1	0.0000	22.3	0.0120	NE	1.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 12:30	23.1	0.0087	25.0	0.0000	25.9	0.0220	NE	0.8	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 12:45	26.9	0.0100	34.9	0.0000	32.1	0.0127	NE	0.7	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 13:00	81.2	0.0100	18.5	0.0000	35.6	0.0200	W	0.7	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/30/2025 13:15	150.5	0.0127	16.1	0.0000	25.6	0.0213	WNW	0.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/30/2025 13:30	14.3	0.0100	16.2	0.0000	15.0	0.0193	NNW	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 13:45	14.4	0.0020	17.5	0.0000	15.3	0.0287	ENE	1.1	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 14:00	13.3	0.0000	17.8	0.0000	15.1	0.0260	ENE	1.2	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 14:15	19.0	0.0040	15.3	0.0000	23.4	0.0333	WNW	0.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/30/2025 14:30	25.2	0.0080	14.0	0.0000	31.0	0.1293	WNW	0.4	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)
05/30/2025 14:45	26.0	0.0053	14.4	0.0000	39.7	0.0267	NW	0.4	1047 (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)

Date/Time	1469 PM10 µg/m³	1469 VOC ppm	2112 PM10 µg/m³	2112 VOC ppm	1047 PM10 µg/m³	1047 VOC ppm	WD Cardinal (Avg Over Period)	Wind Speed (Avg Over Period)	Upwind (determined from avg period)	Downwind (determined from avg period)
05/30/2025 15:00	21.7	0.0047	22.7	0.0000	26.9	0.0353	NE	0.3	1469 (PM10; VOC)	1047 (PM10; VOC); 2112 (PM10; VOC)
05/30/2025 15:15	24.0	0.0140	15.0	0.0000	26.6	0.0180	W	0.6	2112 (PM10; VOC)	1047 (PM10; VOC); 1469 (PM10; VOC)