

Daily Progress Report #76
Change of Use Approval – Pile Installation Activities
August 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 August 1, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling operations continued at Pile #6. Drilling of Pile #6 was not completed at the end of the day. Pile #6 is anticipated to be completed on August 4, 2025.

Stockpiled drill cuttings were placed in washout bags and staged under plastic sheeting for later 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.



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

- - Pile Started
- ✗ - Pile Completed

XX'-XX"
YY'-YY"

REV: 01	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

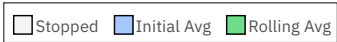
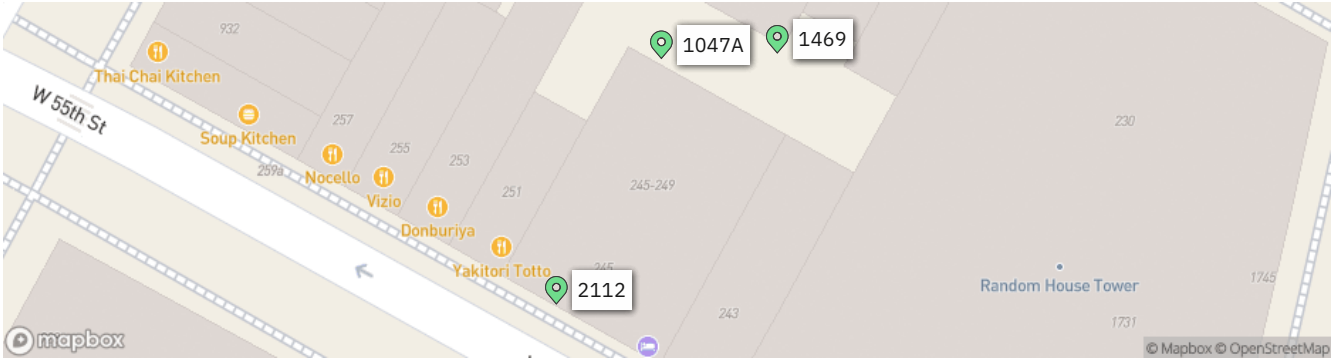


Photo 1: Drilling operations continued at Pile #6, along the west wall of the building.

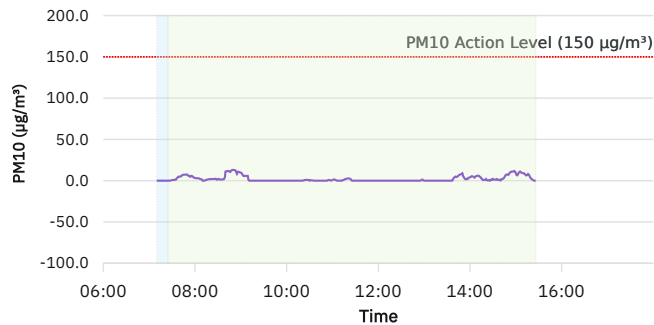
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	8/1/2025 06:00
		To:	8/1/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/01/2025	65.1 - 72.5	65.3 - 83.5	30.0 - 30.1	0.3 - 3.1	W

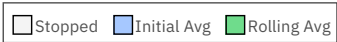
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/1/2025	0.0	07:15	0.0000	07:15
Max Contribution (15 min avg.) - 8/1/2025	11.0	08:45	0.0360	15:15
Daily Avg. Contribution (15 min avg.) - 8/1/2025	2.2	-	0.0047	-



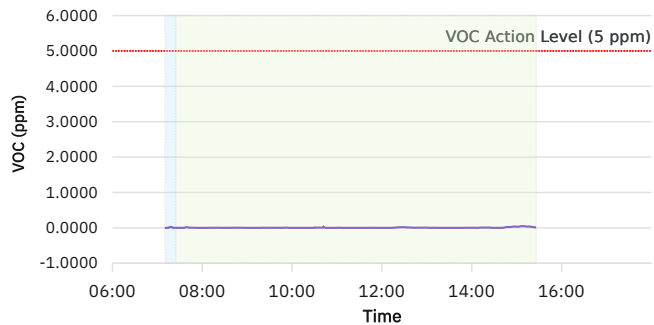
PM10 Average Contribution (µg/m³)



● 15 Min Rolling Avg PM10 Contribution

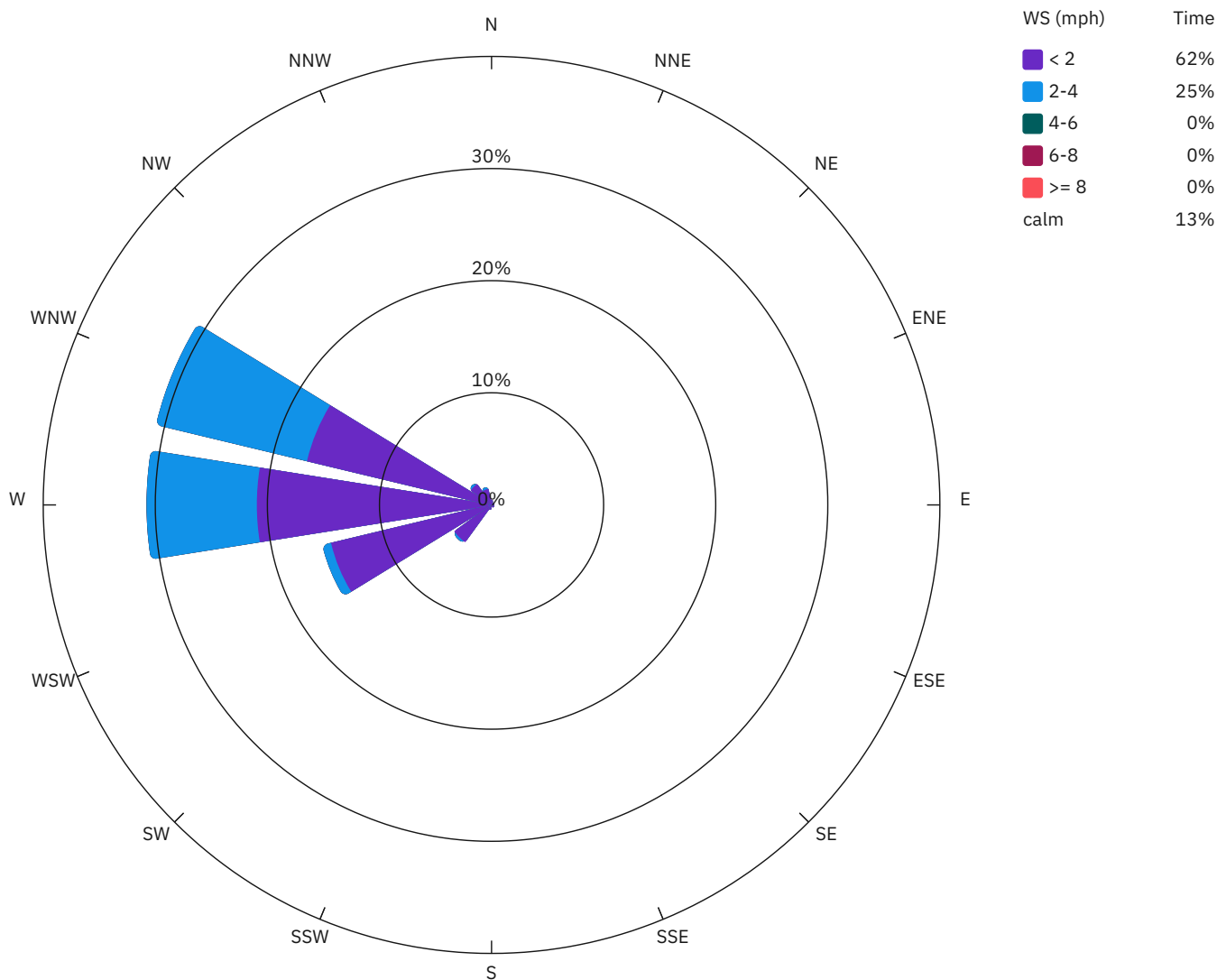


VOC Average Contribution (ppm)

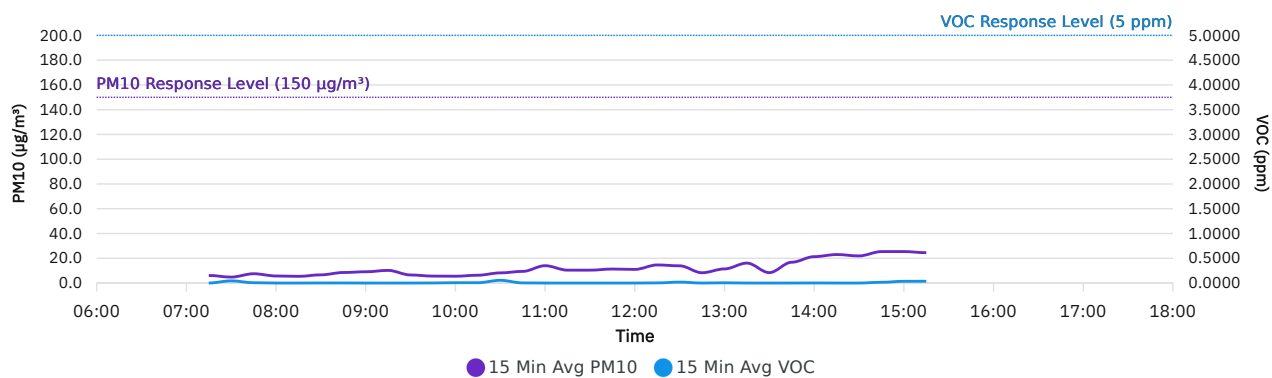


● 15 Min Rolling Avg VOC Contribution

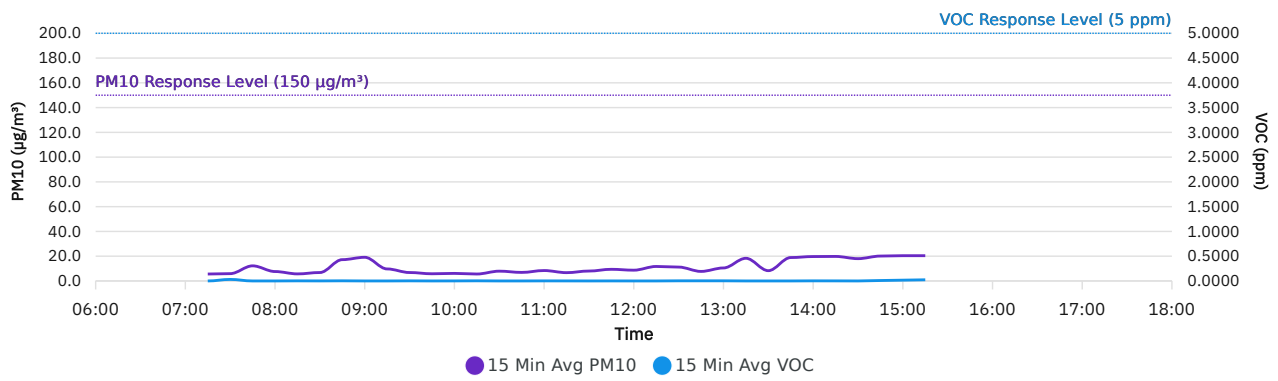
Wind rose (mph)



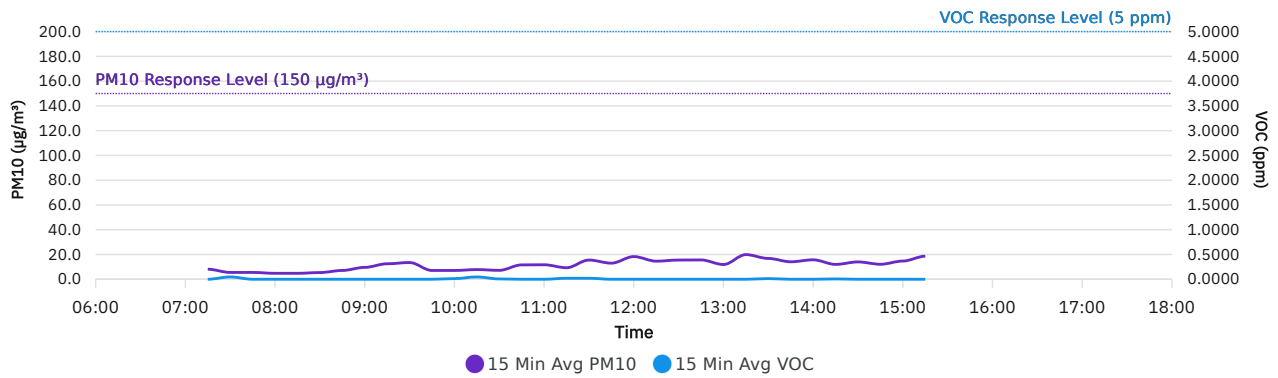
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/1/2025 07:15	7.9	5.8	0.0	0.0000	0.0000	0.0000	1.5	W
8/1/2025 07:30	5.5	6.1	0.6	0.0467	0.0487	0.0020	1.5	W
8/1/2025 07:45	5.4	12.7	7.2	0.0007	0.0060	0.0053	1.7	W
8/1/2025 08:00	4.9	8.1	3.2	0.0000	0.0000	0.0000	1.5	W
8/1/2025 08:15	4.9	6.0	1.0	0.0000	0.0020	0.0020	1.8	W
8/1/2025 08:30	5.5	7.3	1.8	0.0007	0.0013	0.0007	1.2	WNW
8/1/2025 08:45	7.0	18.0	11.0	0.0000	0.0033	0.0033	1.5	W
8/1/2025 09:00	9.6	19.2	9.7	0.0000	0.0000	0.0000	1.4	W
8/1/2025 09:15	12.5	10.6	0.0	0.0000	0.0000	0.0000	1.5	W
8/1/2025 09:30	13.5	7.0	0.0	0.0000	0.0020	0.0020	1.8	WNW
8/1/2025 09:45	7.1	6.1	0.0	0.0000	0.0013	0.0013	1.6	WNW
8/1/2025 10:00	7.5	6.1	0.0	0.0140	0.0060	0.0000	2.0	WNW
8/1/2025 10:15	7.8	6.9	0.0	0.0467	0.0073	0.0000	1.7	W
8/1/2025 10:30	8.4	7.8	0.0	0.0260	0.0360	0.0100	1.6	WNW
8/1/2025 10:45	11.6	9.4	0.0	0.0000	0.0027	0.0027	2.0	W
8/1/2025 11:00	12.4	13.3	0.9	0.0000	0.0013	0.0013	2.0	W
8/1/2025 11:15	9.4	10.4	1.0	0.0200	0.0007	0.0000	1.9	WNW
8/1/2025 11:30	15.5	10.4	0.0	0.0200	0.0000	0.0000	2.1	WNW
8/1/2025 11:45	13.0	12.3	0.0	0.0000	0.0007	0.0007	1.8	W
8/1/2025 12:00	18.9	10.5	0.0	0.0000	0.0000	0.0000	1.6	W
8/1/2025 12:15	14.6	14.6	0.0	0.0000	0.0027	0.0027	1.8	W
8/1/2025 12:30	15.5	13.9	0.0	0.0000	0.0187	0.0187	1.4	W
8/1/2025 12:45	15.6	8.4	0.0	0.0000	0.0027	0.0027	1.6	W
8/1/2025 13:00	11.9	11.6	0.0	0.0000	0.0053	0.0053	1.6	W
8/1/2025 13:15	19.9	19.1	0.0	0.0000	0.0000	0.0000	1.6	W
8/1/2025 13:30	16.2	9.1	0.0	0.0133	0.0000	0.0000	1.6	W
8/1/2025 13:45	14.2	20.5	6.3	0.0000	0.0000	0.0000	0.7	W
8/1/2025 14:00	17.5	21.6	4.1	0.0000	0.0020	0.0020	0.5	W
8/1/2025 14:15	18.5	21.0	2.4	0.0000	0.0080	0.0080	0.5	NW
8/1/2025 14:30	18.1	20.3	2.1	0.0000	0.0000	0.0000	0.4	WNW
8/1/2025 14:45	19.9	23.9	4.0	0.0000	0.0173	0.0173	0.5	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	Wind Direction
8/1/2025 15:00	16.2	25.3	9.1	0.0020	0.0347	0.0327	1.1	W
8/1/2025 15:15	18.1	25.0	6.9	0.0000	0.0360	0.0360	1.0	WSW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/01/2025 07:15	6.1	0.0000	5.6	0.0000	8.1	0.0000	W	1.5	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 07:30	4.8	0.0440	5.9	0.0307	5.5	0.0467	W	1.5	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 07:45	7.5	0.0067	12.2	0.0000	5.5	0.0000	W	1.7	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 08:00	5.7	0.0000	7.6	0.0000	4.8	0.0000	W	1.5	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 08:15	5.4	0.0000	5.7	0.0020	4.8	0.0000	W	1.8	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 08:30	6.6	0.0013	6.8	0.0007	5.4	0.0000	WNW	1.2	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 08:45	8.5	0.0013	17.2	0.0027	7.1	0.0000	W	1.5	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 09:00	9.1	0.0000	19.1	0.0000	9.6	0.0000	W	1.4	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 09:15	10.2	0.0000	9.7	0.0000	12.5	0.0000	W	1.5	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 09:30	6.5	0.0000	6.8	0.0020	13.5	0.0000	WNW	1.8	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 09:45	5.6	0.0013	5.8	0.0000	7.1	0.0000	WNW	1.6	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 10:00	5.5	0.0067	6.1	0.0007	7.1	0.0133	WNW	2.0	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 10:15	6.3	0.0067	5.6	0.0027	7.8	0.0467	W	1.7	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 10:30	8.2	0.0553	7.9	0.0000	7.2	0.0067	WNW	1.6	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 10:45	9.4	0.0027	6.9	0.0000	11.6	0.0000	W	2.0	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 11:00	14.0	0.0000	8.4	0.0013	11.7	0.0000	W	2.0	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 11:15	10.4	0.0000	6.7	0.0007	9.3	0.0200	WNW	1.9	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 11:30	10.4	0.0000	8.0	0.0000	15.5	0.0200	WNW	2.1	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 11:45	11.3	0.0000	9.4	0.0007	13.0	0.0000	W	1.8	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 12:00	11.0	0.0000	8.7	0.0000	18.3	0.0000	W	1.6	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 12:15	14.6	0.0027	11.7	0.0000	14.6	0.0000	W	1.8	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 12:30	13.9	0.0187	11.2	0.0027	15.5	0.0000	W	1.4	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 12:45	8.3	0.0000	7.7	0.0027	15.6	0.0000	W	1.6	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 13:00	11.4	0.0047	10.5	0.0027	11.9	0.0000	W	1.6	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 13:15	16.1	0.0000	18.3	0.0000	19.9	0.0000	W	1.6	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 13:30	8.4	0.0000	8.3	0.0000	16.8	0.0133	W	1.6	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 13:45	16.8	0.0000	18.9	0.0000	14.1	0.0000	W	0.7	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 14:00	21.3	0.0013	19.7	0.0020	15.7	0.0000	W	0.5	2112 (PM10; VOC);	1469 (PM10; VOC);
08/01/2025 14:15	23.0	0.0000	19.8	0.0013	12.0	0.0067	NW	0.5	1047A (PM10; VOC);	2112 (PM10; VOC);
08/01/2025 14:30	21.9	0.0000	18.0	0.0000	14.0	0.0000	WNW	0.4	1047A (PM10; VOC);	1469 (PM10; VOC);

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/01/2025 14:45	25.4	0.0153	20.1	0.0087	12.1	0.0000	WNW	0.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/01/2025 15:00	25.4	0.0347	20.4	0.0160	14.7	0.0000	W	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/01/2025 15:15	24.5	0.0360	20.4	0.0233	18.6	0.0000	WSW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

Daily Progress Report #77
Change of Use Approval – Pile Installation Activities
August 4, 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.

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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.

This daily report is being provided to document EL oversight of pile installation, water handling procedures, and CAMP activities that occurred on August 4, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling operations continued at Pile #6. Drilling of Pile #6 was not completed at the end of the day. Pile #6 is anticipated to be completed on August 5, 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/m³).

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/FO-111.

LEGEND:

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

- - Pile Started
- ⊗ - Pile Completed

XX'-XX"
YY'-YY"

REV: 01	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

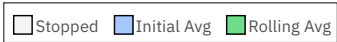
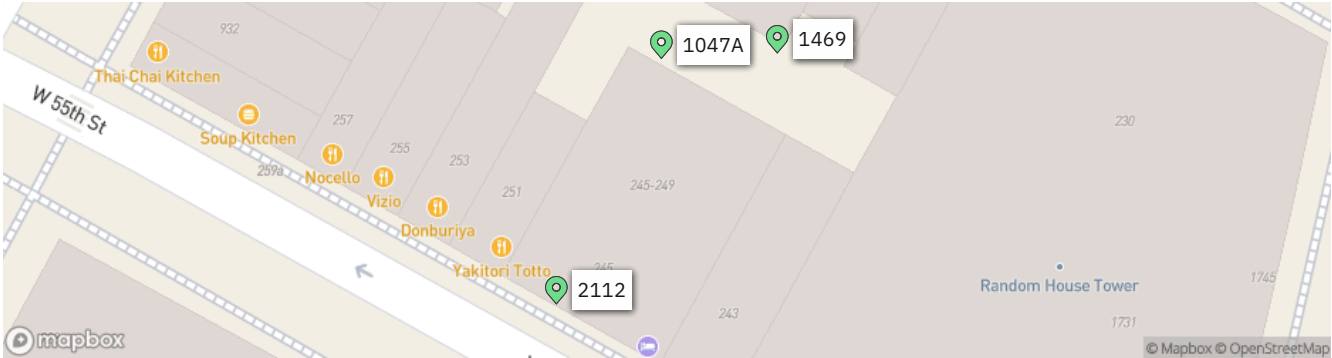


Photo 1: Drilling operations continued at Pile #6, along the west wall of the building.

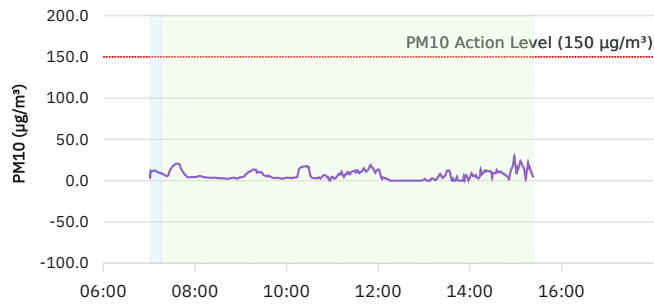
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	8/4/2025 06:00
		To:	8/4/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/04/2025	70.5 - 85.6	36.5 - 65.9	30.0 - 30.1	0.2 - 2.3	NE

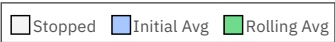
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/4/2025	0.0	12:15	0.0000	09:15
Max Contribution (15 min avg.) - 8/4/2025	16.7	07:30	0.0347	12:15
Daily Avg. Contribution (15 min avg.) - 8/4/2025	6.8	-	0.0137	-



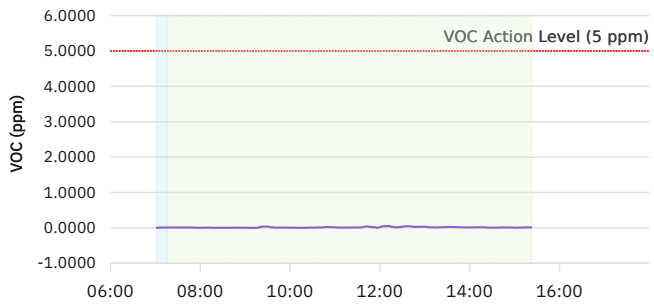
PM10 Average Contribution (µg/m³)



● 15 Min Rolling Avg PM10 Contribution

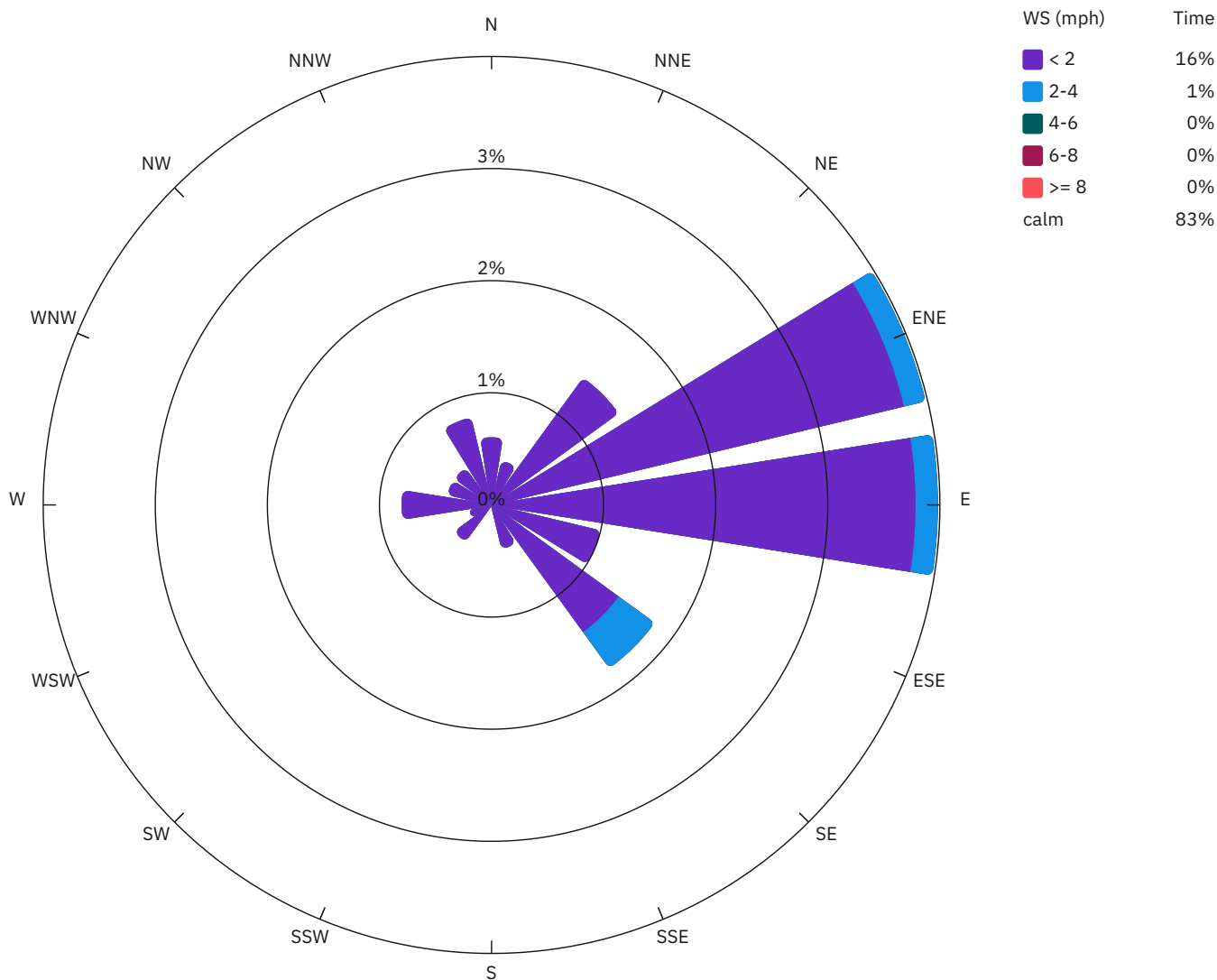


VOC Average Contribution (ppm)

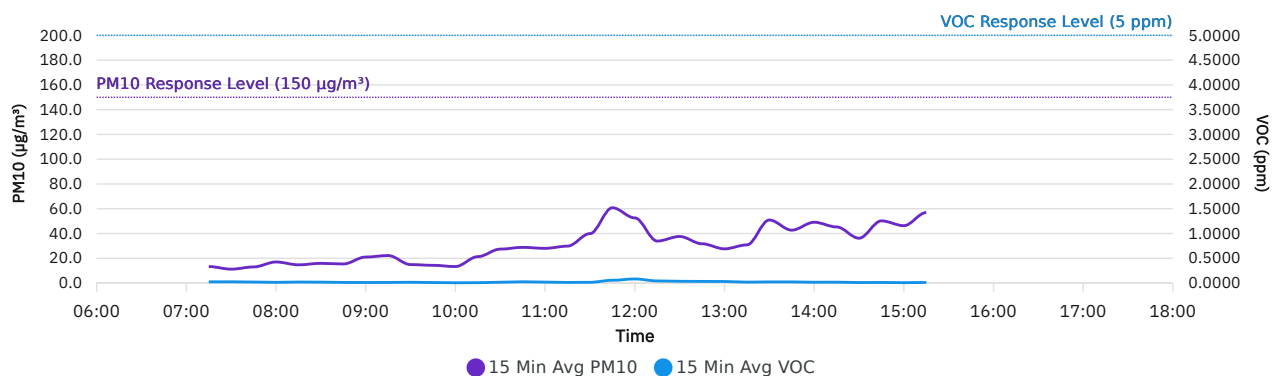


● 15 Min Rolling Avg VOC Contribution

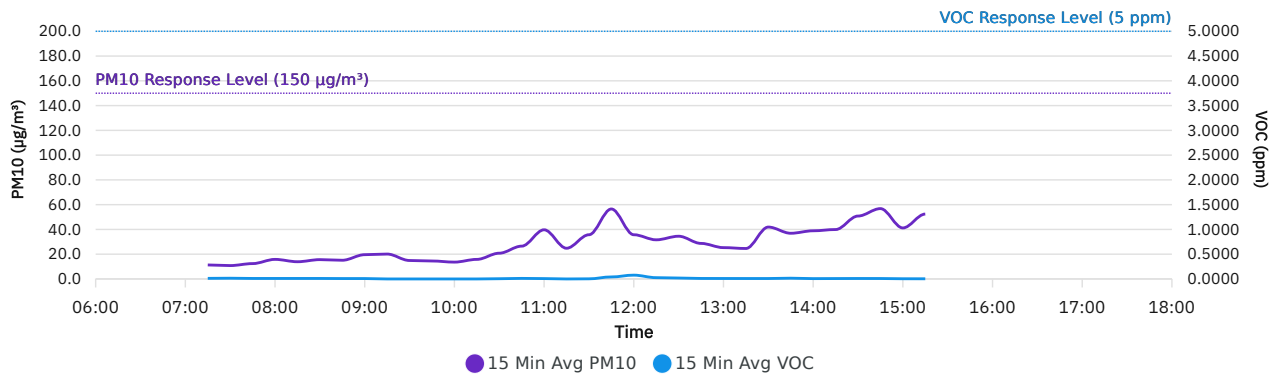
Wind rose (mph)



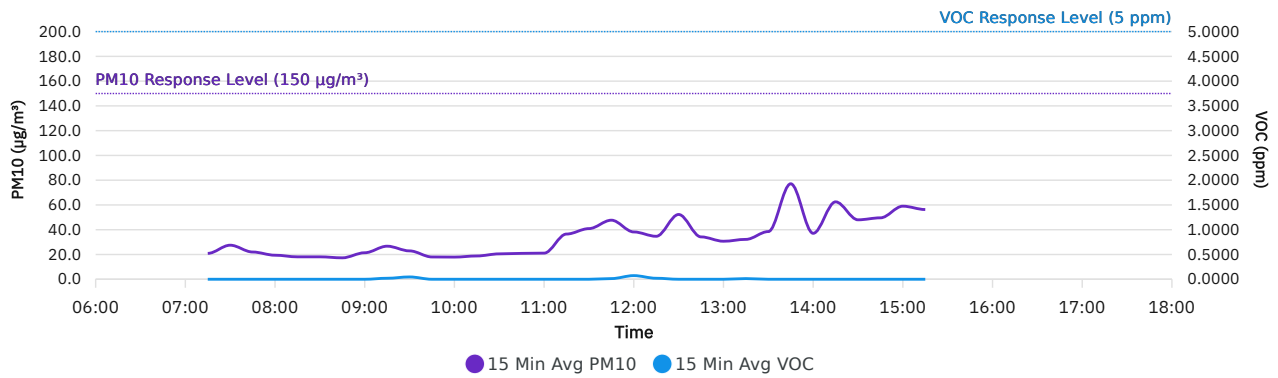
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/4/2025 07:15	11.6	20.6	9.1	0.0133	0.0227	0.0093	1.3	ENE
8/4/2025 07:30	10.8	27.5	16.7	0.0147	0.0247	0.0100	0.9	ENE
8/4/2025 07:45	12.4	22.0	9.6	0.0100	0.0200	0.0100	1.1	ENE
8/4/2025 08:00	16.5	20.8	4.3	0.0113	0.0127	0.0013	0.8	NNE
8/4/2025 08:15	14.2	18.1	3.9	0.0127	0.0167	0.0040	0.6	N
8/4/2025 08:30	15.5	18.5	3.0	0.0120	0.0153	0.0033	0.5	NE
8/4/2025 08:45	14.9	17.9	2.9	0.0080	0.0120	0.0040	0.5	NNE
8/4/2025 09:00	20.0	24.3	4.2	0.0080	0.0107	0.0027	0.5	NNE
8/4/2025 09:15	18.0	31.0	13.0	0.0153	0.0153	0.0000	0.5	NE
8/4/2025 09:30	15.7	22.2	6.6	0.0127	0.0467	0.0340	0.3	NNE
8/4/2025 09:45	14.6	17.9	3.3	0.0013	0.0087	0.0073	0.6	NE
8/4/2025 10:00	13.9	17.6	3.7	0.0000	0.0053	0.0053	0.5	ENE
8/4/2025 10:15	15.3	24.7	9.4	0.0033	0.0040	0.0007	0.4	NNE
8/4/2025 10:30	18.5	29.3	10.8	0.0047	0.0133	0.0087	0.3	NW
8/4/2025 10:45	25.1	28.6	3.4	0.0087	0.0220	0.0133	0.2	WNW
8/4/2025 11:00	30.3	34.8	4.6	0.0027	0.0173	0.0147	0.1	N
8/4/2025 11:15	29.9	34.6	4.6	0.0020	0.0100	0.0080	0.3	E
8/4/2025 11:30	35.4	47.6	12.2	0.0020	0.0140	0.0120	0.3	ESE
8/4/2025 11:45	49.0	60.9	11.8	0.0200	0.0533	0.0333	0.4	W
8/4/2025 12:00	38.4	51.9	13.5	0.0813	0.1027	0.0213	0.2	NW
8/4/2025 12:15	34.9	34.7	0.0	0.0187	0.0533	0.0347	0.2	SSE
8/4/2025 12:30	52.0	37.6	0.0	0.0013	0.0360	0.0347	0.4	SW
8/4/2025 12:45	34.2	31.7	0.0	0.0013	0.0327	0.0313	0.4	W
8/4/2025 13:00	28.2	29.5	1.3	0.0000	0.0313	0.0313	0.3	WSW
8/4/2025 13:15	30.9	31.7	0.8	0.0100	0.0227	0.0127	0.2	SW
8/4/2025 13:30	38.5	50.9	12.4	0.0000	0.0227	0.0227	0.5	SW
8/4/2025 13:45	61.0	57.3	0.0	0.0060	0.0233	0.0173	0.4	SE
8/4/2025 14:00	42.8	46.5	3.7	0.0027	0.0153	0.0127	0.5	SW
8/4/2025 14:15	50.0	57.2	7.2	0.0020	0.0173	0.0153	0.1	SW
8/4/2025 14:30	44.8	54.2	9.4	0.0047	0.0113	0.0067	0.2	W
8/4/2025 14:45	49.4	57.1	7.7	0.0007	0.0120	0.0113	0.5	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	Wind Direction
8/4/2025 15:00	46.0	61.2	15.3	0.0020	0.0073	0.0053	0.6	SE
8/4/2025 15:15	48.9	64.7	15.8	0.0000	0.0120	0.0120	0.3	WSW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/04/2025 07:15	13.3	0.0240	11.3	0.0120	20.9	0.0000	ENE	1.3	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 07:30	11.2	0.0247	10.8	0.0147	27.5	0.0000	ENE	0.9	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 07:45	13.0	0.0200	12.4	0.0100	22.0	0.0000	ENE	1.1	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 08:00	17.0	0.0140	15.8	0.0100	19.4	0.0000	NNE	0.8	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 08:15	14.7	0.0200	13.9	0.0100	18.1	0.0000	N	0.6	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 08:30	15.9	0.0180	15.6	0.0100	18.1	0.0000	NE	0.5	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 08:45	15.4	0.0120	15.1	0.0080	17.3	0.0000	NNE	0.5	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 09:00	21.0	0.0107	19.6	0.0080	21.4	0.0000	NNE	0.5	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 09:15	22.2	0.0120	20.1	0.0000	26.7	0.0200	NE	0.5	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 09:30	14.9	0.0153	14.9	0.0000	22.9	0.0467	NNE	0.3	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 09:45	14.3	0.0100	14.5	0.0000	18.0	0.0000	NE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 10:00	13.3	0.0053	13.6	0.0000	17.9	0.0000	ENE	0.5	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 10:15	21.3	0.0073	15.8	0.0000	18.8	0.0000	NNE	0.4	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 10:30	27.4	0.0160	20.8	0.0047	20.5	0.0000	NW	0.3	1047A (PM10; VOC);	1469 (PM10; VOC); 2112 (PM10; VOC)
08/04/2025 10:45	28.8	0.0253	26.5	0.0113	20.9	0.0000	WNW	0.2	2112 (PM10; VOC);	1469 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 11:00	28.0	0.0187	39.7	0.0073	21.1	0.0000	N	0.1	1047A (PM10; VOC);	1469 (PM10; VOC); 2112 (PM10; VOC)
08/04/2025 11:15	29.8	0.0120	24.8	0.0000	36.5	0.0000	E	0.3	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 11:30	39.9	0.0147	35.7	0.0027	40.9	0.0000	ESE	0.3	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 11:45	60.8	0.0560	56.5	0.0407	47.7	0.0133	W	0.4	2112 (PM10; VOC);	1469 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 12:00	52.6	0.0820	35.7	0.0767	38.2	0.0733	NW	0.2	1047A (PM10; VOC);	1469 (PM10; VOC); 2112 (PM10; VOC)
08/04/2025 12:15	33.9	0.0427	31.6	0.0260	34.7	0.0200	SSE	0.2	2112 (PM10; VOC);	1469 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 12:30	37.6	0.0353	34.5	0.0187	52.3	0.0000	SW	0.4	2112 (PM10; VOC);	1469 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 12:45	31.7	0.0327	28.7	0.0100	34.2	0.0000	W	0.4	2112 (PM10; VOC);	1469 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 13:00	27.6	0.0313	25.3	0.0093	30.7	0.0000	WSW	0.3	2112 (PM10; VOC);	1469 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 13:15	30.8	0.0180	24.6	0.0087	32.2	0.0133	SW	0.2	2112 (PM10; VOC);	1469 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 13:30	50.9	0.0227	41.9	0.0087	38.5	0.0000	SW	0.5	2112 (PM10; VOC);	1469 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 13:45	42.7	0.0227	36.9	0.0153	77.1	0.0000	SE	0.4	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 14:00	49.1	0.0160	38.9	0.0067	37.1	0.0000	SW	0.5	2112 (PM10; VOC);	1469 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 14:15	45.3	0.0173	39.9	0.0080	62.5	0.0000	SW	0.1	2112 (PM10; VOC);	1469 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 14:30	36.2	0.0100	50.8	0.0093	48.0	0.0000	W	0.2	2112 (PM10; VOC);	1469 (PM10; VOC); 1047A (PM10; VOC)

Date/Time	1047A PM10 ($\mu\text{g}/\text{m}^3$)	1047A VOC (ppm)	1469 PM10 ($\mu\text{g}/\text{m}^3$)	1469 VOC (ppm)	2112 PM10 ($\mu\text{g}/\text{m}^3$)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/04/2025 14:45	50.2	0.0120	56.8	0.0087	49.6	0.0000	WSW	0.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 15:00	46.3	0.0073	41.2	0.0040	59.0	0.0000	SE	0.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/04/2025 15:15	56.9	0.0120	52.4	0.0033	56.3	0.0000	WSW	0.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

Daily Progress Report #78
Change of Use Approval – Pile Installation Activities
August 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 August 5, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling operations continued at Pile #6 but were later paused due to drilling refusal. Drilling of Pile #8 began. Pile #8 is anticipated to be completed on August 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

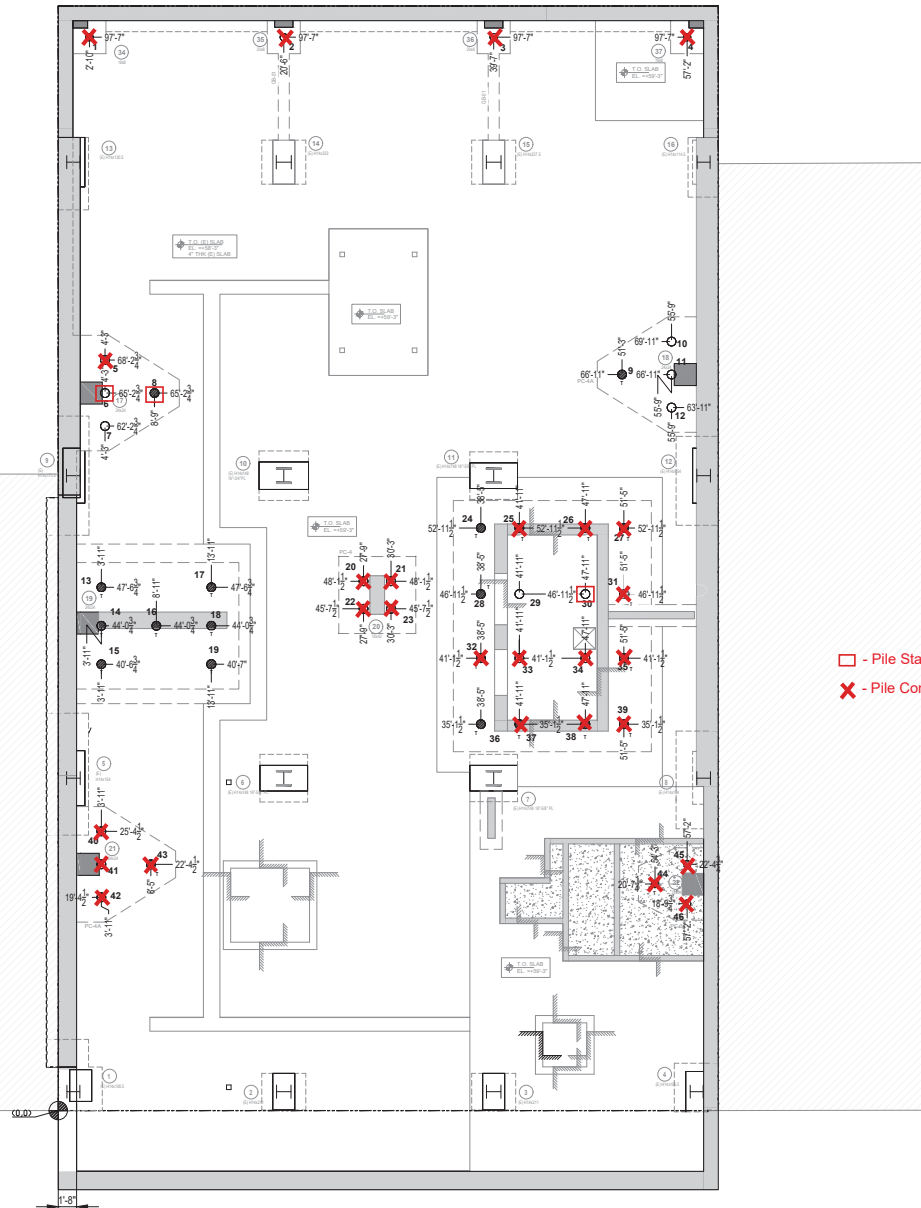
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m³).

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

- - Pile Started
- ⊗ - Pile Completed

XX'-XX"
YY'-YY"

W 55TH STREET

STRUCTURAL PILE COORDINATION

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

REV: 01	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: JS	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 – August 5, 2025

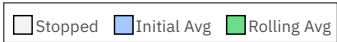
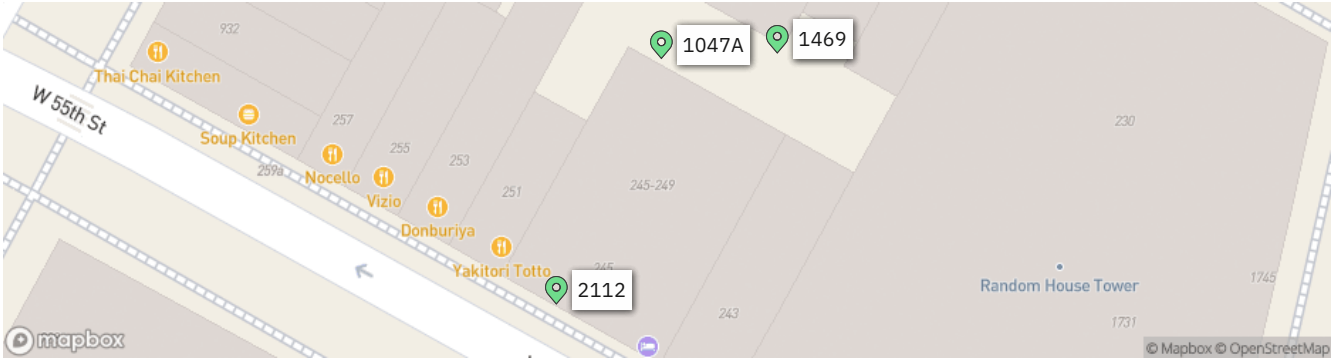


Photo 1: Drilling operations began at Pile #8, along the west wall of the building.

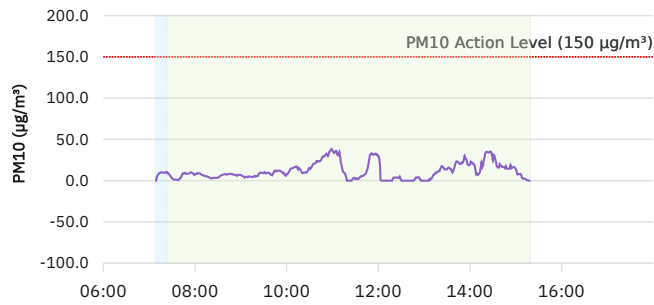
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	8/5/2025 06:00
		To:	8/5/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/05/2025	75.6 - 83.8	46.9 - 70.4	30.2 - 30.2	0.3 - 2.5	WNW

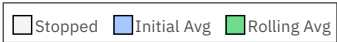
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/5/2025	0.0	12:15	0.0000	07:15
Max Contribution (15 min avg.) - 8/5/2025	36.6	11:00	0.0273	07:45
Daily Avg. Contribution (15 min avg.) - 8/5/2025	11.4	-	0.0048	-



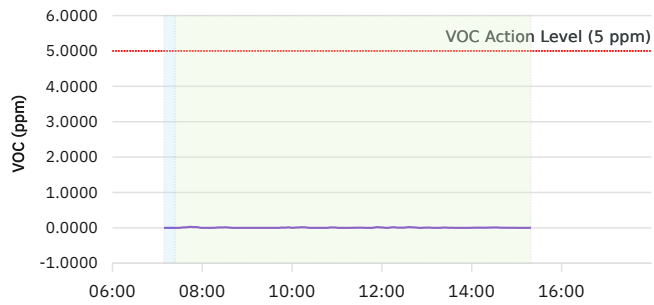
PM10 Average Contribution (µg/m³)



● 15 Min Rolling Avg PM10 Contribution

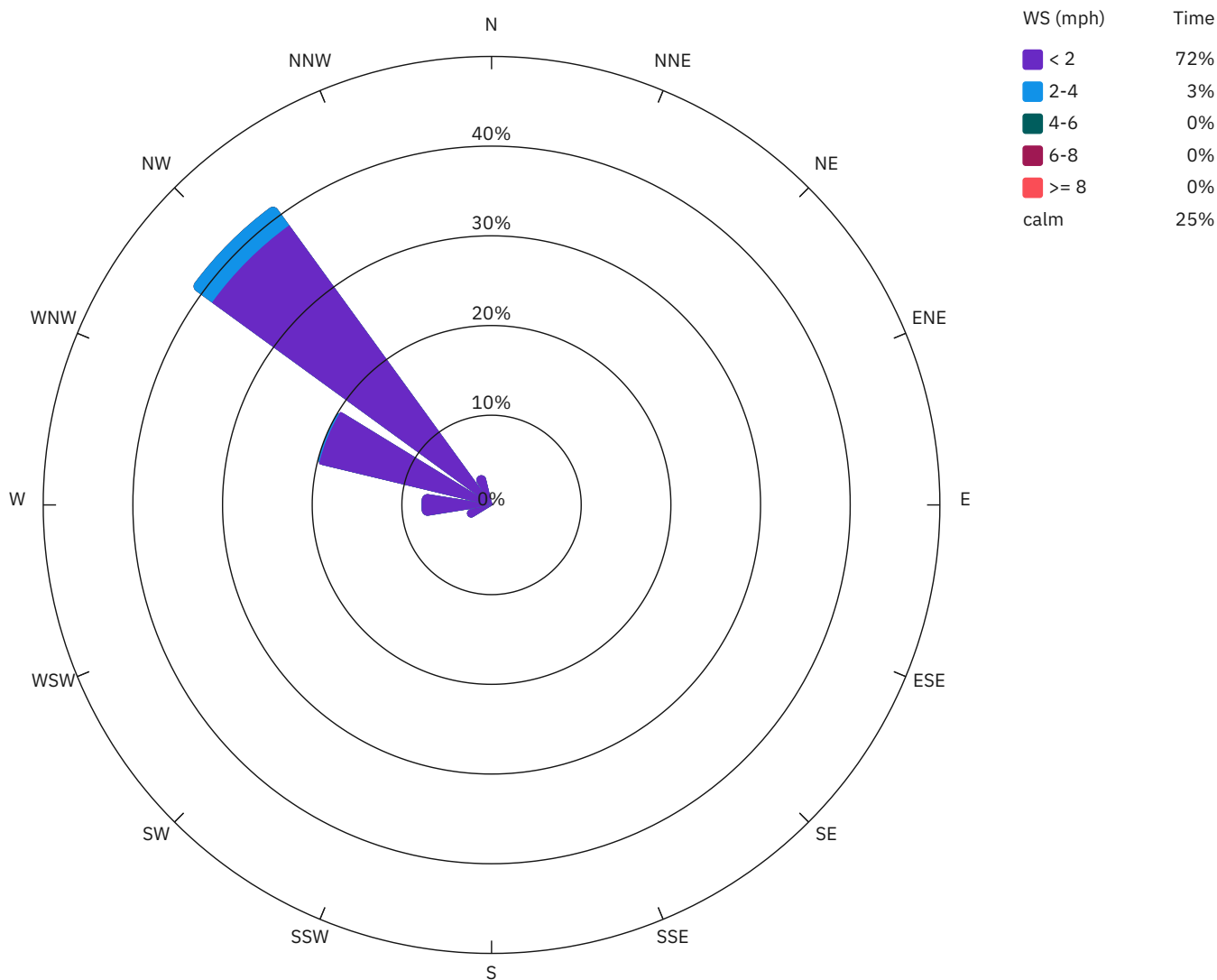


VOC Average Contribution (ppm)

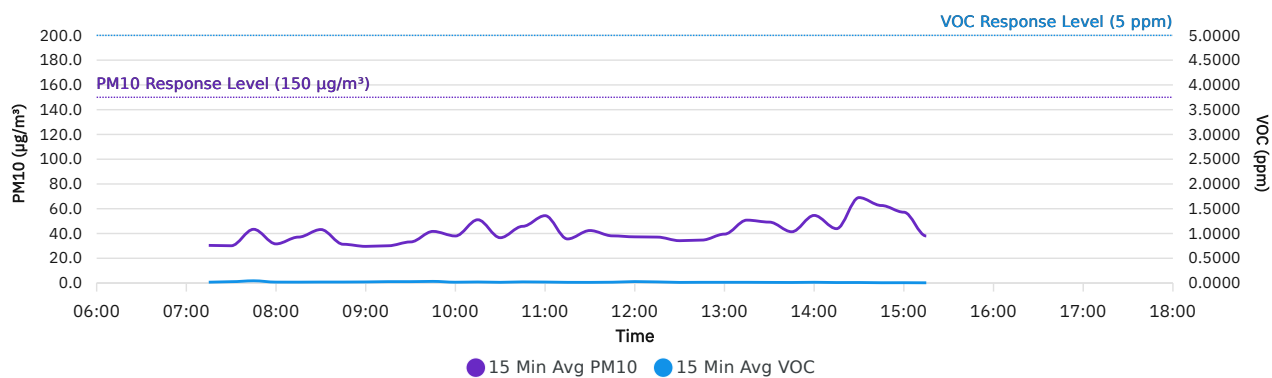


● 15 Min Rolling Avg VOC Contribution

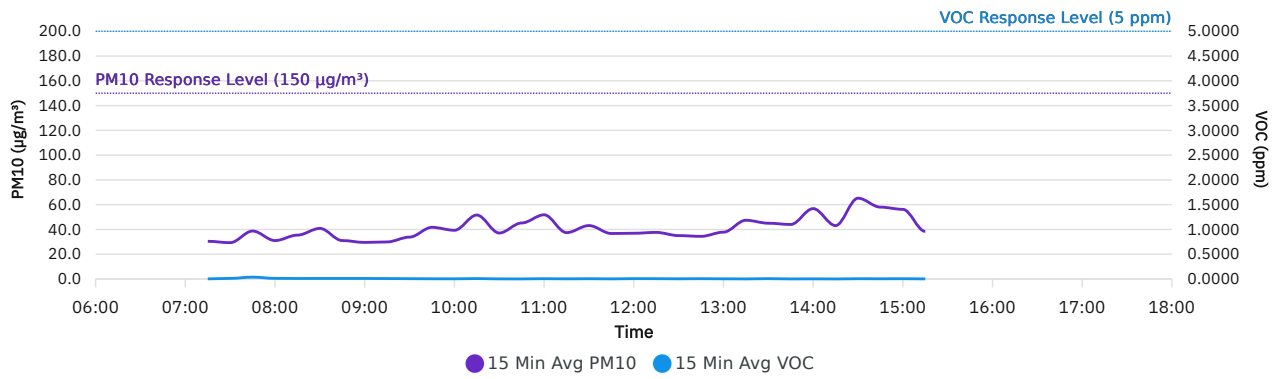
Wind rose (mph)



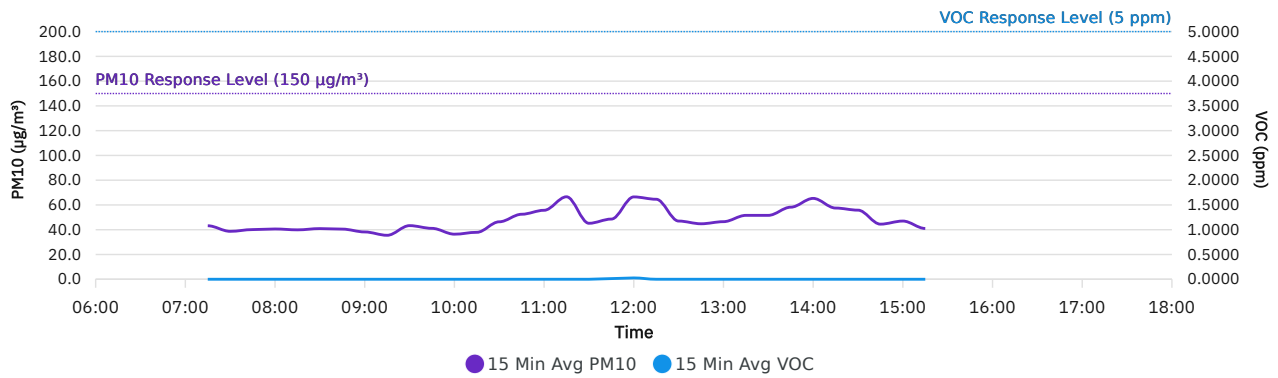
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/5/2025 07:15	30.4	40.3	10.0	0.0171	0.0014	0.0000	1.1	NW
8/5/2025 07:30	33.0	35.8	2.8	0.0167	0.0167	0.0000	1.2	NW
8/5/2025 07:45	37.4	46.2	8.8	0.0173	0.0447	0.0273	0.9	WNW
8/5/2025 08:00	32.3	40.0	7.7	0.0173	0.0120	0.0000	1.1	NW
8/5/2025 08:15	35.9	41.2	5.3	0.0113	0.0127	0.0013	1.4	WNW
8/5/2025 08:30	40.5	44.1	3.6	0.0027	0.0187	0.0160	1.0	W
8/5/2025 08:45	31.8	40.1	8.3	0.0187	0.0107	0.0000	1.1	NW
8/5/2025 09:00	30.5	37.3	6.8	0.0193	0.0113	0.0000	1.4	NW
8/5/2025 09:15	30.6	35.0	4.4	0.0233	0.0107	0.0000	1.1	NW
8/5/2025 09:30	33.8	43.5	9.7	0.0187	0.0133	0.0000	1.0	NW
8/5/2025 09:45	35.5	47.7	12.2	0.0133	0.0200	0.0067	1.0	WNW
8/5/2025 10:00	34.4	42.4	8.1	0.0067	0.0107	0.0040	1.0	WNW
8/5/2025 10:15	39.0	52.7	13.6	0.0040	0.0187	0.0147	0.9	W
8/5/2025 10:30	34.2	49.6	15.4	0.0127	0.0027	0.0000	1.1	NW
8/5/2025 10:45	37.4	62.4	24.9	0.0140	0.0093	0.0000	0.9	NW
8/5/2025 11:00	36.8	73.3	36.6	0.0087	0.0120	0.0033	1.1	WNW
8/5/2025 11:15	47.3	57.1	9.8	0.0100	0.0053	0.0000	0.9	NW
8/5/2025 11:30	43.9	45.8	1.8	0.0047	0.0100	0.0053	0.5	WNW
8/5/2025 11:45	37.4	49.5	12.1	0.0200	0.0107	0.0000	1.3	NW
8/5/2025 12:00	36.8	67.0	30.2	0.0240	0.0360	0.0120	1.5	NW
8/5/2025 12:15	60.4	41.8	0.0	0.0033	0.0200	0.0167	1.0	WNW
8/5/2025 12:30	40.6	41.0	0.3	0.0027	0.0100	0.0073	1.3	WNW
8/5/2025 12:45	40.1	39.8	0.0	0.0020	0.0127	0.0107	1.2	WNW
8/5/2025 13:00	44.4	41.8	0.0	0.0040	0.0107	0.0067	1.0	WNW
8/5/2025 13:15	46.4	56.1	9.7	0.0067	0.0080	0.0013	1.6	WNW
8/5/2025 13:30	43.5	57.3	13.8	0.0080	0.0087	0.0007	1.4	WNW
8/5/2025 13:45	39.6	61.9	22.3	0.0080	0.0033	0.0000	1.5	NW
8/5/2025 14:00	51.6	71.0	19.4	0.0067	0.0093	0.0027	1.4	WNW
8/5/2025 14:15	39.6	62.0	22.3	0.0027	0.0073	0.0047	1.4	WNW
8/5/2025 14:30	50.4	74.7	24.3	0.0000	0.0107	0.0107	1.2	WNW
8/5/2025 14:45	47.2	63.3	16.1	0.0020	0.0053	0.0033	1.4	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	Wind Direction
8/5/2025 15:00	47.6	61.6	14.0	0.0040	0.0053	0.0013	1.5	NW
8/5/2025 15:15	39.9	40.2	0.3	0.0020	0.0027	0.0007	1.4	WNW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/05/2025 07:15	30.4	0.0171	30.4	0.0014	43.2	0.0000	NW	1.1	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 07:30	30.1	0.0273	29.3	0.0113	38.7	0.0000	NW	1.2	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 07:45	43.4	0.0453	38.7	0.0367	40.1	0.0000	WNW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/05/2025 08:00	31.6	0.0187	31.0	0.0120	40.6	0.0000	NW	1.1	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 08:15	37.1	0.0180	35.4	0.0093	39.9	0.0000	WNW	1.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 08:30	43.2	0.0200	40.8	0.0100	40.9	0.0000	W	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/05/2025 08:45	31.3	0.0200	31.0	0.0100	40.5	0.0000	NW	1.1	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 09:00	29.6	0.0220	29.5	0.0100	38.2	0.0000	NW	1.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 09:15	30.1	0.0280	29.9	0.0080	35.5	0.0000	NW	1.1	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 09:30	33.2	0.0280	33.8	0.0053	43.3	0.0000	NW	1.0	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 09:45	41.7	0.0333	41.7	0.0033	41.1	0.0000	WNW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/05/2025 10:00	38.0	0.0167	39.3	0.0027	36.4	0.0000	WNW	1.0	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 10:15	51.1	0.0213	51.6	0.0073	37.9	0.0000	W	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/05/2025 10:30	36.6	0.0147	37.1	0.0013	46.4	0.0000	NW	1.1	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 10:45	45.8	0.0233	45.2	0.0007	52.5	0.0000	NW	0.9	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 11:00	54.4	0.0200	51.8	0.0053	55.7	0.0000	WNW	1.1	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 11:15	35.6	0.0140	37.4	0.0020	66.6	0.0000	NW	0.9	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 11:30	42.4	0.0133	43.1	0.0047	45.2	0.0000	WNW	0.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/05/2025 11:45	38.1	0.0167	36.7	0.0013	48.6	0.0133	NW	1.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 12:00	37.3	0.0293	36.9	0.0060	66.5	0.0267	NW	1.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 12:15	37.1	0.0227	37.6	0.0053	64.6	0.0000	WNW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/05/2025 12:30	34.2	0.0127	35.0	0.0027	47.0	0.0000	WNW	1.3	2112 (PM10; VOC); 1047A (PM10; VOC)	1469 (PM10; VOC)
08/05/2025 12:45	34.7	0.0147	34.4	0.0053	44.8	0.0000	WNW	1.2	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 13:00	39.5	0.0147	37.8	0.0027	46.5	0.0000	WNW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/05/2025 13:15	50.8	0.0147	47.4	0.0007	51.6	0.0000	WNW	1.6	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 13:30	49.2	0.0127	45.0	0.0060	51.6	0.0000	WNW	1.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 13:45	41.4	0.0113	44.0	0.0007	58.2	0.0000	NW	1.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 14:00	54.6	0.0153	56.8	0.0020	65.3	0.0000	WNW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/05/2025 14:15	43.9	0.0100	43.1	0.0000	57.5	0.0000	WNW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/05/2025 14:30	69.0	0.0107	65.2	0.0047	55.8	0.0000	WNW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/05/2025 14:45	62.6	0.0060	58.0	0.0033	44.5	0.0000	WNW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/05/2025 15:00	57.2	0.0067	56.2	0.0047	47.0	0.0000	NW	1.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/05/2025 15:15	38.0	0.0047	38.4	0.0013	41.0	0.0000	WNW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

Daily Progress Report #79
Change of Use Approval – Pile Installation Activities
August 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 August 6, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling of Pile #8 continued and was completed. Drilling operations on Pile #7 is anticipated to begin on August 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/m³).

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/FO-111.

LEGEND:

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

- - Pile Started
- ⊗ - Pile Completed

XX'-XX"
YY'-YY"

REV: 01	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

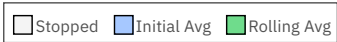
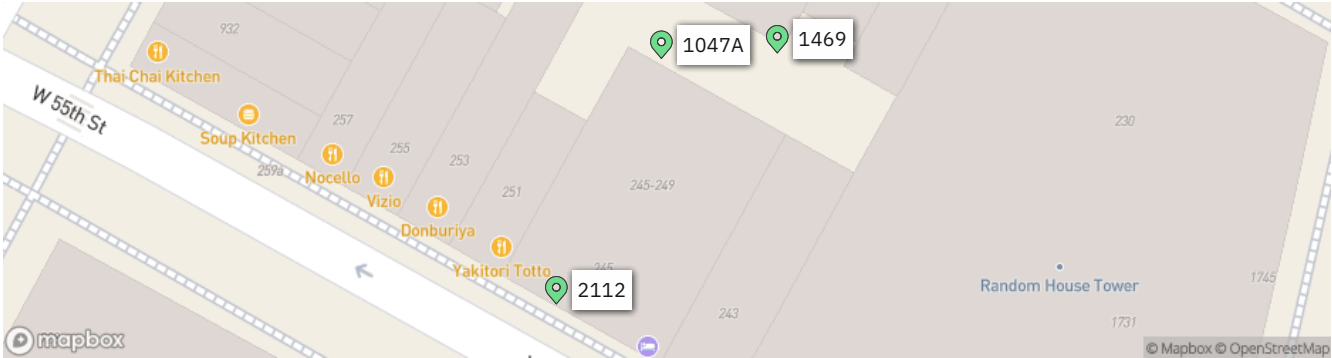


Photo 1: Drilling operations continued and were completed at Pile #8, along the west wall of the building.

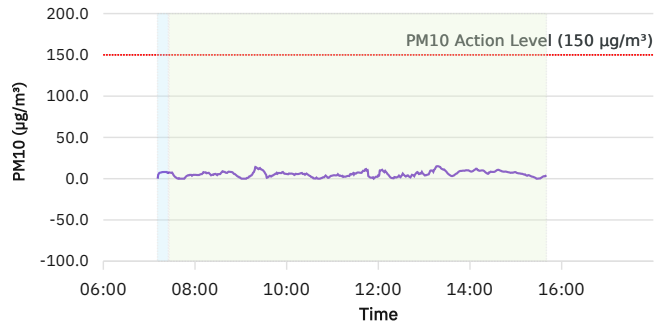
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	8/6/2025 06:00
		To:	8/6/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/06/2025	73.0 - 78.6	59.2 - 77.8	30.3 - 30.3	0.5 - 2.4	NW

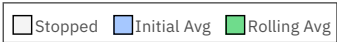
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/6/2025	0.0	07:45	0.0000	07:15
Max Contribution (15 min avg.) - 8/6/2025	13.4	13:15	0.0060	15:30
Daily Avg. Contribution (15 min avg.) - 8/6/2025	5.7	-	0.0009	-



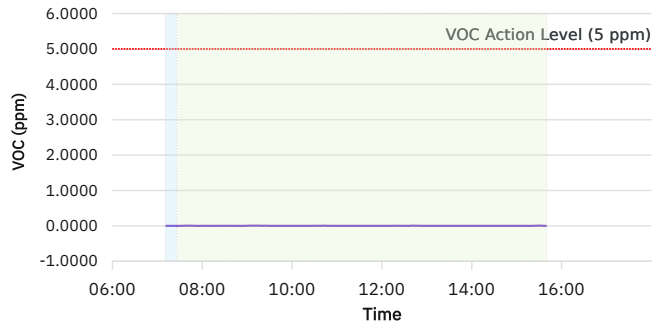
PM10 Average Contribution (µg/m³)



15 Min Rolling Avg PM10 Contribution

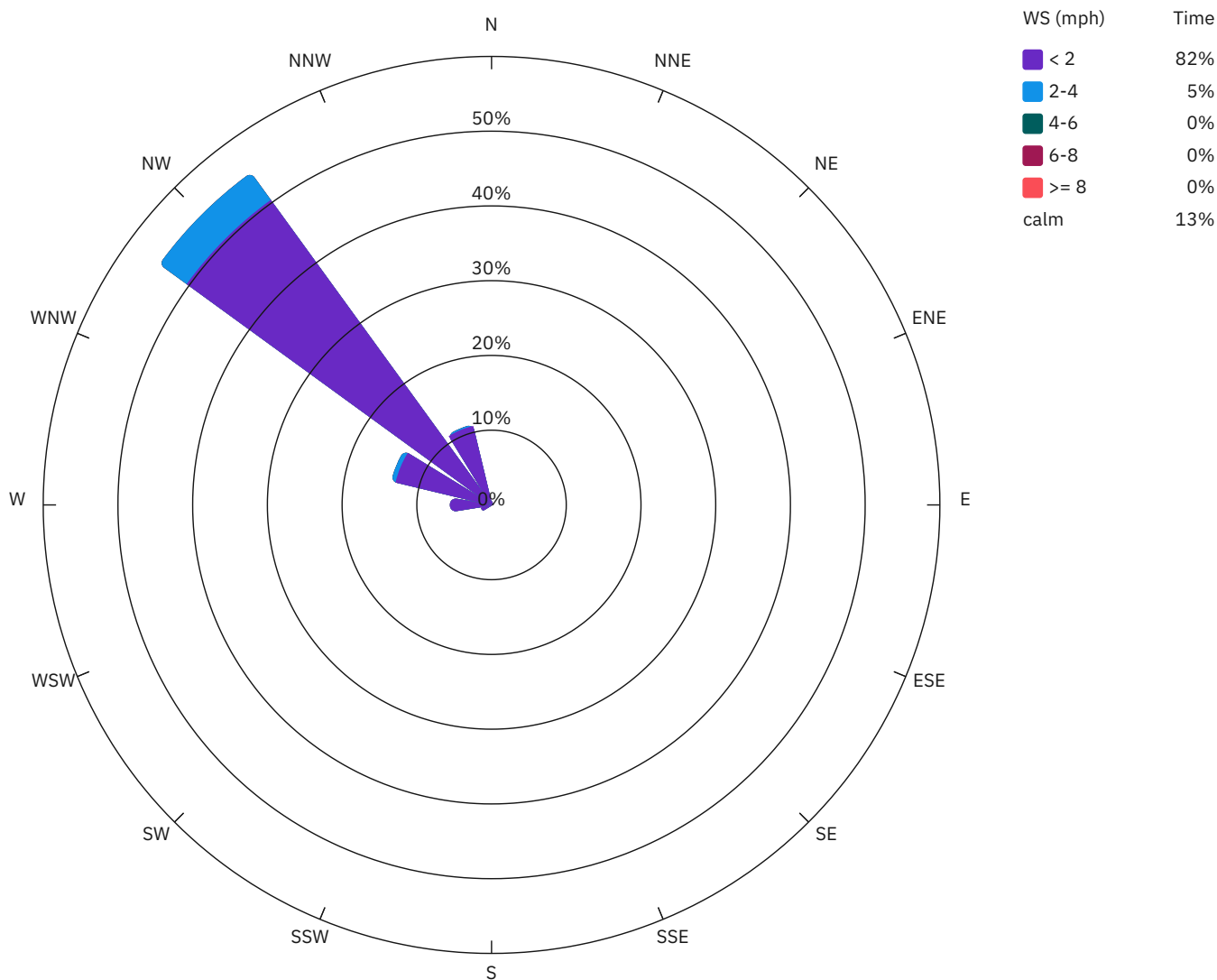


VOC Average Contribution (ppm)

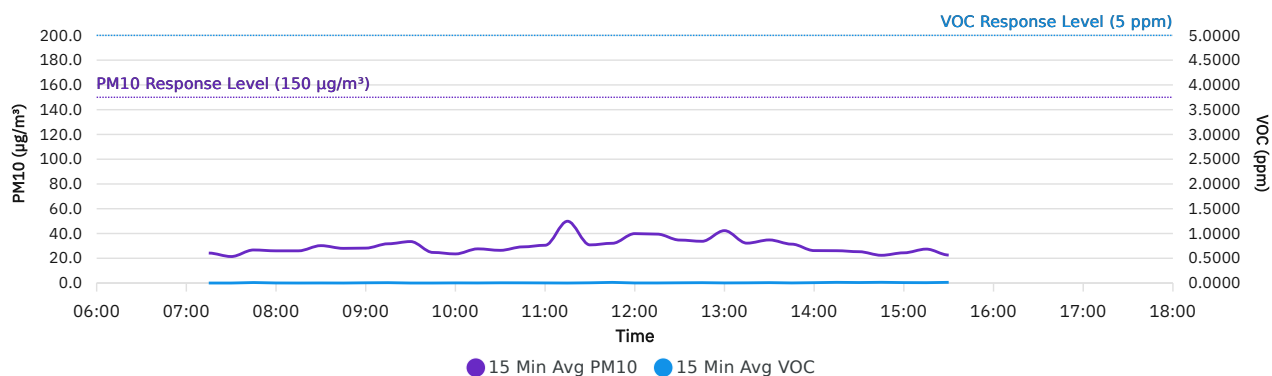


15 Min Rolling Avg VOC Contribution

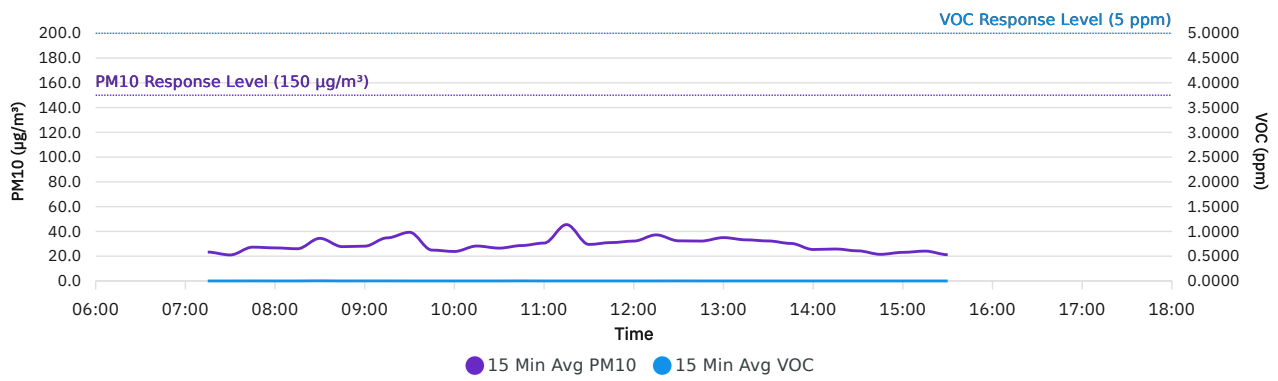
Wind rose (mph)



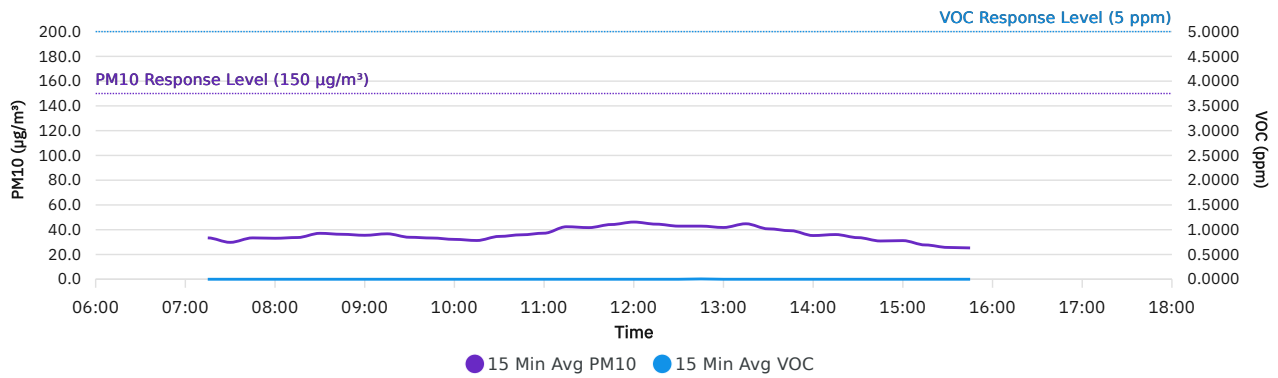
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/6/2025 07:15	24.2	31.6	7.4	0.0000	0.0000	0.0000	1.5	NW
8/6/2025 07:30	21.9	29.3	7.4	0.0000	0.0000	0.0000	1.3	NW
8/6/2025 07:45	31.6	29.6	0.0	0.0033	0.0073	0.0040	1.2	WNW
8/6/2025 08:00	27.5	32.2	4.7	0.0000	0.0013	0.0013	1.2	NW
8/6/2025 08:15	26.5	33.1	6.6	0.0000	0.0000	0.0000	1.2	NW
8/6/2025 08:30	33.0	38.6	5.5	0.0013	0.0027	0.0013	0.9	WNW
8/6/2025 08:45	28.0	36.3	8.4	0.0000	0.0000	0.0000	1.2	NW
8/6/2025 09:00	31.6	32.1	0.5	0.0007	0.0047	0.0040	0.9	WNW
8/6/2025 09:15	33.1	38.2	5.2	0.0013	0.0060	0.0047	1.1	WNW
8/6/2025 09:30	32.0	41.1	9.1	0.0000	0.0000	0.0000	0.9	WNW
8/6/2025 09:45	25.9	31.8	5.9	0.0000	0.0000	0.0000	1.5	NW
8/6/2025 10:00	25.0	30.7	5.7	0.0027	0.0000	0.0000	1.3	NW
8/6/2025 10:15	27.8	33.4	5.6	0.0007	0.0007	0.0000	1.2	NW
8/6/2025 10:30	28.8	32.3	3.5	0.0013	0.0033	0.0020	1.0	NW
8/6/2025 10:45	32.3	32.9	0.6	0.0013	0.0033	0.0020	1.2	WNW
8/6/2025 11:00	32.0	35.8	3.8	0.0013	0.0007	0.0000	1.6	NW
8/6/2025 11:15	49.0	51.4	2.4	0.0000	0.0000	0.0000	1.4	NW
8/6/2025 11:30	33.1	39.4	6.3	0.0027	0.0020	0.0000	1.3	NW
8/6/2025 11:45	33.2	43.1	9.9	0.0127	0.0007	0.0000	1.5	NW
8/6/2025 12:00	41.0	45.2	4.2	0.0013	0.0000	0.0000	1.5	NW
8/6/2025 12:15	40.8	43.2	2.4	0.0000	0.0013	0.0013	1.5	NW
8/6/2025 12:30	37.3	40.3	3.0	0.0027	0.0027	0.0000	1.6	WNW
8/6/2025 12:45	36.1	40.5	4.4	0.0053	0.0087	0.0033	1.3	NW
8/6/2025 13:00	40.0	44.7	4.7	0.0020	0.0000	0.0000	1.7	NW
8/6/2025 13:15	32.3	45.7	13.4	0.0033	0.0007	0.0000	1.7	NW
8/6/2025 13:30	34.1	41.4	7.3	0.0067	0.0013	0.0000	1.7	NW
8/6/2025 13:45	31.1	39.4	8.3	0.0020	0.0000	0.0000	1.5	NW
8/6/2025 14:00	26.2	35.3	9.1	0.0073	0.0000	0.0000	1.5	NW
8/6/2025 14:15	26.4	36.4	10.0	0.0127	0.0013	0.0000	1.1	NW
8/6/2025 14:30	25.3	33.6	8.2	0.0100	0.0000	0.0000	1.4	NW
8/6/2025 14:45	22.3	30.9	8.5	0.0133	0.0013	0.0000	1.5	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	Wind Direction
8/6/2025 15:00	23.9	31.7	7.8	0.0080	0.0007	0.0000	1.5	NW
8/6/2025 15:15	25.8	29.4	3.6	0.0060	0.0013	0.0000	1.2	NW
8/6/2025 15:30	24.0	24.3	0.2	0.0040	0.0100	0.0060	1.2	WNW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/06/2025 07:15	24.2	0.0000	23.3	0.0000	33.4	0.0000	NW	1.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 07:30	21.4	0.0000	21.0	0.0000	29.8	0.0000	NW	1.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 07:45	26.7	0.0100	27.3	0.0007	33.4	0.0000	WNW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/06/2025 08:00	26.0	0.0013	26.7	0.0000	33.1	0.0000	NW	1.2	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 08:15	26.0	0.0000	26.0	0.0000	33.7	0.0000	NW	1.2	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 08:30	30.2	0.0013	34.4	0.0027	37.1	0.0000	WNW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/06/2025 08:45	28.0	0.0000	27.7	0.0000	36.3	0.0000	NW	1.2	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 09:00	28.2	0.0047	28.1	0.0007	35.5	0.0000	WNW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/06/2025 09:15	31.7	0.0073	34.8	0.0007	36.7	0.0000	WNW	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/06/2025 09:30	33.5	0.0000	39.3	0.0000	33.9	0.0000	WNW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/06/2025 09:45	24.7	0.0000	24.9	0.0000	33.3	0.0000	NW	1.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 10:00	23.5	0.0027	23.8	0.0000	32.2	0.0000	NW	1.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 10:15	27.6	0.0013	28.2	0.0000	31.3	0.0000	NW	1.2	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 10:30	26.4	0.0047	26.5	0.0000	34.6	0.0000	NW	1.0	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 10:45	29.2	0.0040	28.6	0.0013	35.9	0.0000	WNW	1.2	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 11:00	30.5	0.0020	30.6	0.0000	37.2	0.0000	NW	1.6	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 11:15	49.9	0.0000	45.5	0.0000	42.4	0.0000	NW	1.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 11:30	30.8	0.0047	29.5	0.0000	41.7	0.0000	NW	1.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 11:45	32.1	0.0133	31.0	0.0000	44.2	0.0000	NW	1.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 12:00	39.9	0.0013	32.2	0.0000	46.2	0.0000	NW	1.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 12:15	39.5	0.0013	37.2	0.0000	44.5	0.0000	NW	1.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 12:30	34.7	0.0047	32.4	0.0007	42.9	0.0000	WNW	1.6	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 12:45	33.7	0.0073	32.2	0.0000	42.9	0.0067	NW	1.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 13:00	42.3	0.0020	35.0	0.0000	41.8	0.0000	NW	1.7	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 13:15	32.2	0.0040	33.2	0.0000	44.8	0.0000	NW	1.7	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 13:30	34.8	0.0080	32.3	0.0000	40.7	0.0000	NW	1.7	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 13:45	31.4	0.0020	30.3	0.0000	39.2	0.0000	NW	1.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 14:00	26.2	0.0073	25.4	0.0000	35.3	0.0000	NW	1.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 14:15	26.1	0.0140	25.8	0.0000	36.1	0.0000	NW	1.1	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 14:30	25.3	0.0100	24.3	0.0000	33.6	0.0000	NW	1.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/06/2025 14:45	22.4	0.0147	21.5	0.0000	30.9	0.0000	NNW	1.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 15:00	24.4	0.0087	23.1	0.0000	31.2	0.0000	NW	1.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 15:15	27.4	0.0073	24.1	0.0000	27.7	0.0000	NW	1.2	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/06/2025 15:30	22.6	0.0140	21.2	0.0000	25.7	0.0000	WNW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/06/2025 15:45					25.3	0.0000				

Daily Progress Report #80
Change of Use Approval – Pile Installation Activities
August 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 August 7, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling operations started on Pile #7. Pile #7 is anticipated to be completed on August 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/m³).

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

XX'-XX"
YY'-YY"

REV: 01	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

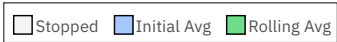
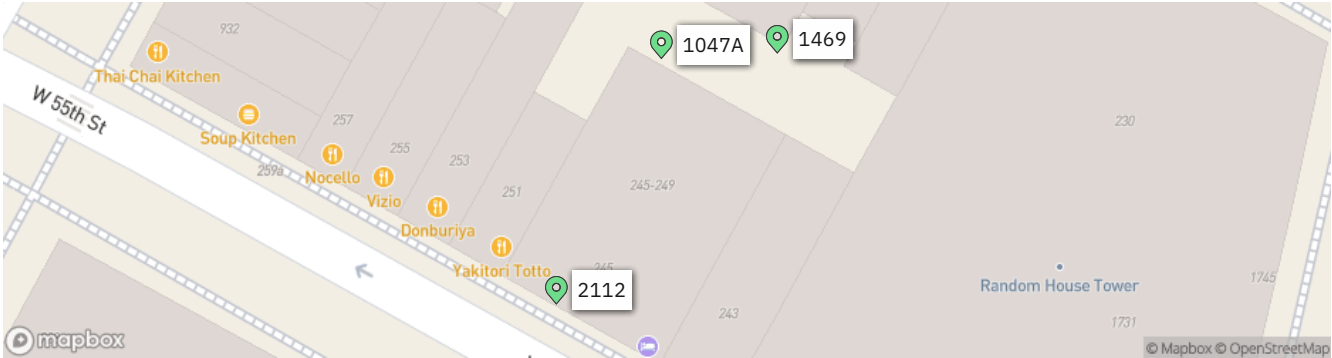


Photo 1: Drilling operations started on Pile #7, along the west wall of the building.

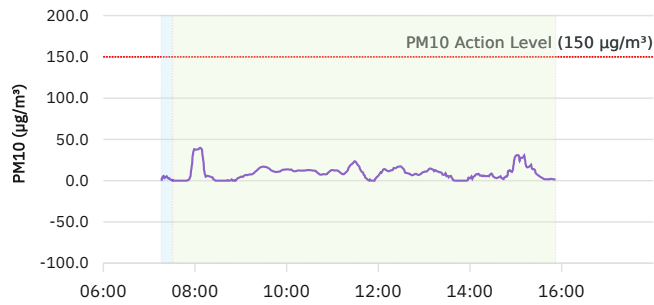
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	8/7/2025 06:00
		To:	8/7/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/07/2025	71.4 - 78.3	41.4 - 77.9	30.2 - 30.3	0.2 - 1.8	NE

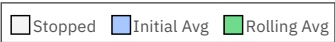
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/7/2025	0.0	07:45	0.0000	08:15
Max Contribution (15 min avg.) - 8/7/2025	37.8	08:00	0.0260	15:30
Daily Avg. Contribution (15 min avg.) - 8/7/2025	9.4	-	0.0045	-



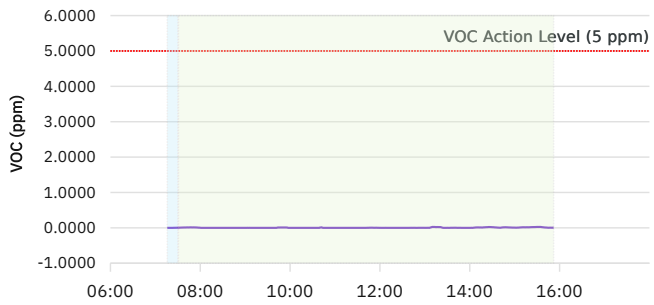
PM10 Average Contribution (µg/m³)



● 15 Min Rolling Avg PM10 Contribution

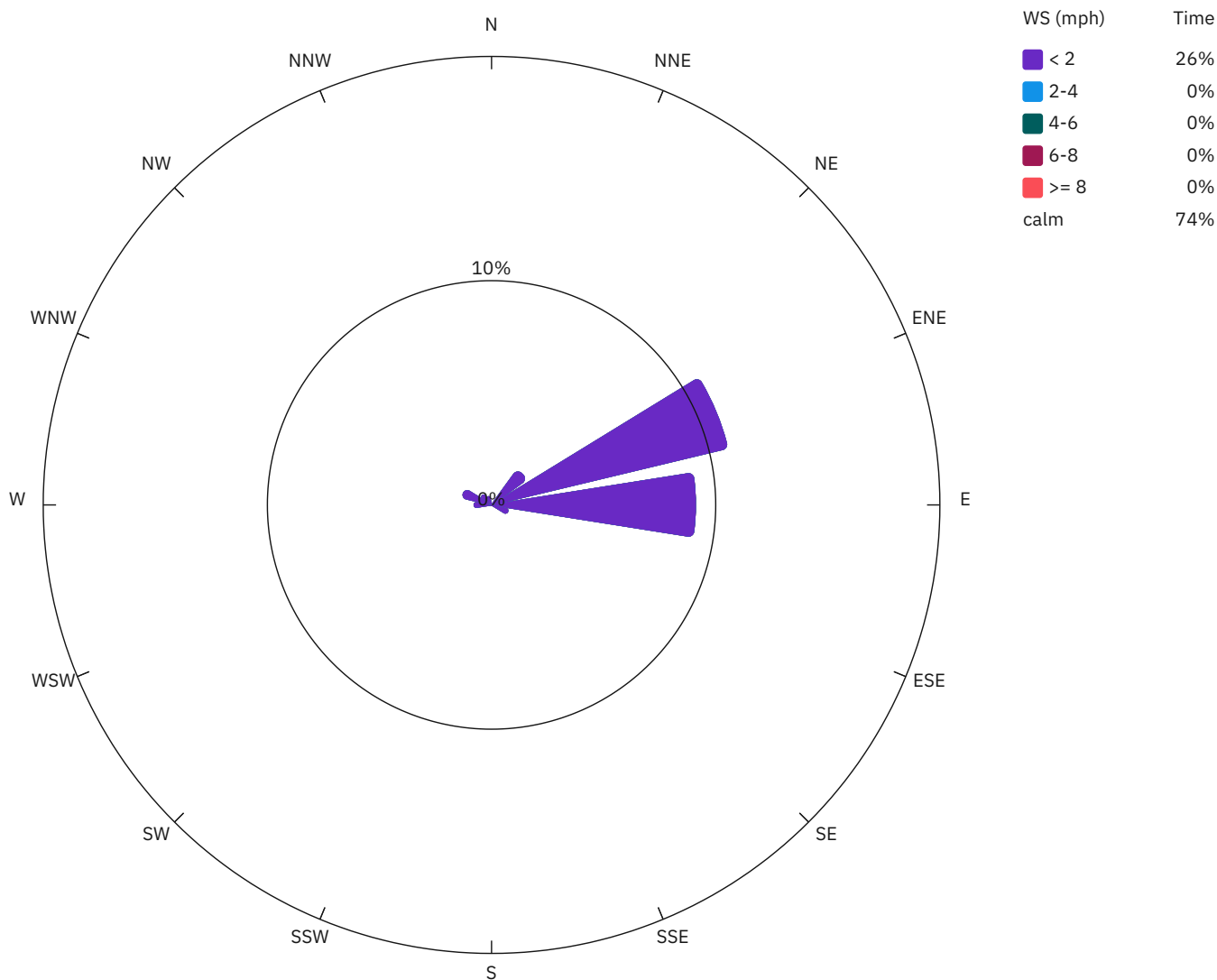


VOC Average Contribution (ppm)

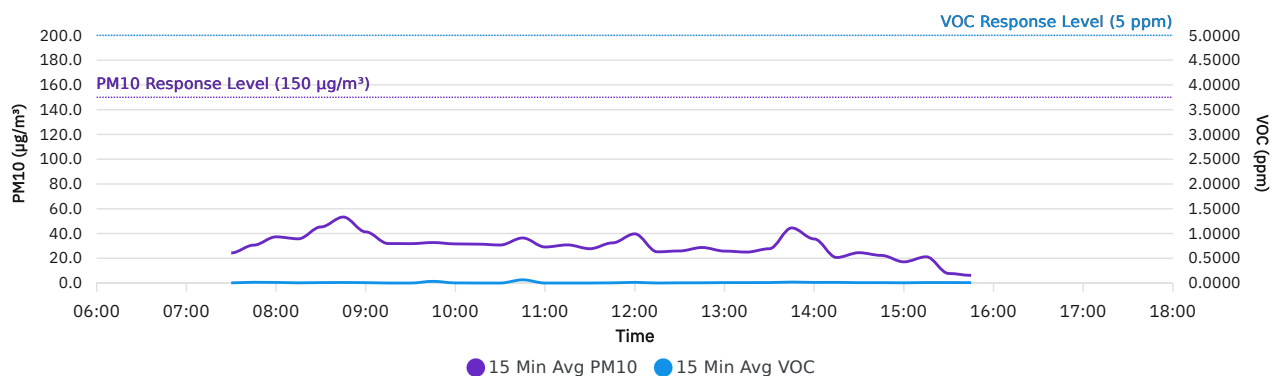


● 15 Min Rolling Avg VOC Contribution

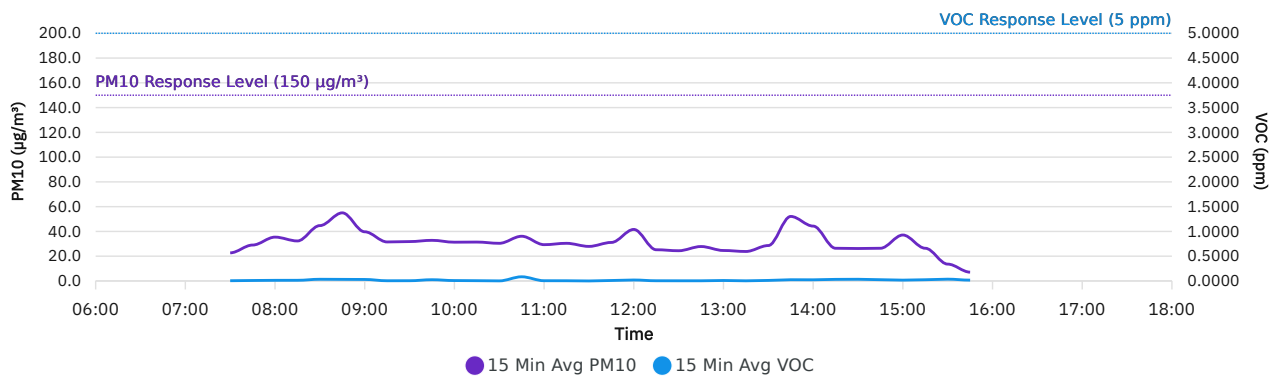
Wind rose (mph)



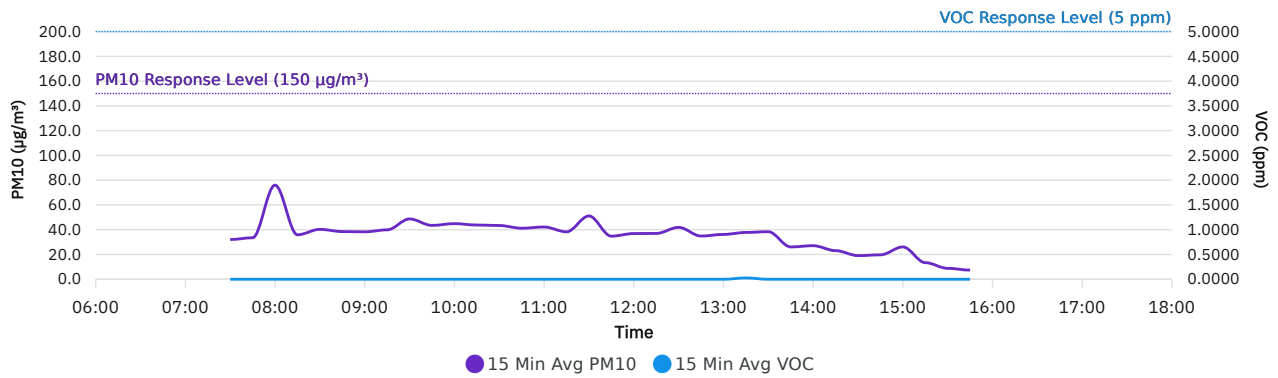
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/7/2025 07:30	27.8	28.1	0.3	0.0007	0.0047	0.0040	0.9	WNW
8/7/2025 07:45	32.9	31.4	0.0	0.0027	0.0147	0.0120	0.8	WNW
8/7/2025 08:00	37.9	75.7	37.8	0.0093	0.0120	0.0027	0.3	NNW
8/7/2025 08:15	32.6	38.3	5.6	0.0120	0.0047	0.0000	0.5	NE
8/7/2025 08:30	46.2	45.2	0.0	0.0240	0.0180	0.0000	0.3	NNE
8/7/2025 08:45	53.4	53.2	0.0	0.0260	0.0160	0.0000	0.2	NE
8/7/2025 09:00	39.2	44.0	4.8	0.0187	0.0167	0.0000	0.4	E
8/7/2025 09:15	32.0	39.9	7.9	0.0027	0.0013	0.0000	0.7	ENE
8/7/2025 09:30	31.8	48.7	16.9	0.0047	0.0000	0.0000	1.0	ENE
8/7/2025 09:45	32.8	43.5	10.7	0.0247	0.0340	0.0093	0.7	ENE
8/7/2025 10:00	31.3	44.9	13.6	0.0080	0.0027	0.0000	0.9	ENE
8/7/2025 10:15	31.4	43.8	12.4	0.0053	0.0000	0.0000	0.8	ENE
8/7/2025 10:30	30.6	43.4	12.8	0.0013	0.0000	0.0000	1.0	ENE
8/7/2025 10:45	36.4	43.5	7.2	0.0793	0.0693	0.0000	0.7	ENE
8/7/2025 11:00	29.3	42.2	12.9	0.0047	0.0000	0.0000	1.1	ENE
8/7/2025 11:15	30.4	38.5	8.0	0.0040	0.0000	0.0000	1.1	ENE
8/7/2025 11:30	27.9	51.1	23.2	0.0000	0.0000	0.0000	1.0	ENE
8/7/2025 11:45	33.4	35.6	2.2	0.0060	0.0073	0.0013	0.5	ENE
8/7/2025 12:00	41.3	47.2	6.0	0.0160	0.0173	0.0013	0.6	ENE
8/7/2025 12:15	25.2	37.0	11.8	0.0040	0.0000	0.0000	0.9	ENE
8/7/2025 12:30	25.0	41.9	17.0	0.0040	0.0033	0.0000	0.6	ENE
8/7/2025 12:45	28.2	34.7	6.6	0.0033	0.0047	0.0013	0.5	NE
8/7/2025 13:00	25.4	36.1	10.6	0.0080	0.0087	0.0007	0.6	ENE
8/7/2025 13:15	24.6	37.2	12.7	0.0077	0.0280	0.0203	0.7	ENE
8/7/2025 13:30	30.6	36.6	6.0	0.0093	0.0107	0.0013	0.4	ENE
8/7/2025 13:45	48.1	46.9	0.0	0.0207	0.0220	0.0013	0.3	N
8/7/2025 14:00	37.9	40.7	2.8	0.0193	0.0147	0.0000	0.3	NNE
8/7/2025 14:15	21.4	27.2	5.8	0.0160	0.0280	0.0120	0.4	NNW
8/7/2025 14:30	22.9	28.6	5.7	0.0113	0.0300	0.0187	0.3	NNW
8/7/2025 14:45	22.7	26.5	3.8	0.0093	0.0240	0.0147	0.4	NNW
8/7/2025 15:00	17.0	47.2	30.2	0.0073	0.0140	0.0067	0.3	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	Wind Direction
8/7/2025 15:15	14.7	30.8	16.1	0.0087	0.0247	0.0160	0.5	NW
8/7/2025 15:30	7.7	13.7	6.0	0.0100	0.0360	0.0260	0.5	NW
8/7/2025 15:45	6.2	8.3	2.1	0.0107	0.0140	0.0033	0.4	NNW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/07/2025 07:30	24.3	0.0040	22.7	0.0047	32.1	0.0000	WNW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 07:45	30.6	0.0153	29.0	0.0093	33.5	0.0000	WNW	0.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 08:00	37.3	0.0120	35.4	0.0127	76.0	0.0000	NNW	0.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/07/2025 08:15	35.7	0.0040	32.3	0.0133	35.9	0.0000	NE	0.5	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 08:30	45.3	0.0087	44.7	0.0340	40.3	0.0000	NNE	0.3	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 08:45	53.3	0.0113	55.0	0.0320	38.5	0.0000	NE	0.2	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 09:00	41.3	0.0073	39.7	0.0300	38.3	0.0000	E	0.4	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 09:15	31.9	0.0000	31.5	0.0040	39.9	0.0000	ENE	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 09:30	31.8	0.0000	31.8	0.0047	48.7	0.0000	ENE	1.0	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 09:45	32.7	0.0340	32.8	0.0247	43.5	0.0000	ENE	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 10:00	31.6	0.0027	31.3	0.0080	44.9	0.0000	ENE	0.9	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 10:15	31.4	0.0000	31.4	0.0053	43.8	0.0000	ENE	0.8	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 10:30	30.7	0.0000	30.4	0.0013	43.4	0.0000	ENE	1.0	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 10:45	36.4	0.0647	36.1	0.0840	41.2	0.0000	ENE	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 11:00	29.1	0.0000	29.3	0.0047	42.2	0.0000	ENE	1.1	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 11:15	30.8	0.0000	30.4	0.0040	38.3	0.0000	ENE	1.1	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 11:30	27.7	0.0000	27.9	0.0000	51.1	0.0000	ENE	1.0	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 11:45	32.4	0.0040	31.1	0.0093	34.8	0.0000	ENE	0.5	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 12:00	39.7	0.0140	41.6	0.0193	36.9	0.0000	ENE	0.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 12:15	25.2	0.0000	25.2	0.0040	37.0	0.0000	ENE	0.9	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 12:30	25.9	0.0040	24.4	0.0033	41.9	0.0000	ENE	0.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 12:45	28.7	0.0047	27.8	0.0033	34.9	0.0000	NE	0.5	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 13:00	25.8	0.0087	24.6	0.0093	36.2	0.0000	ENE	0.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 13:15	25.0	0.0087	23.8	0.0027	37.8	0.0267	ENE	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 13:30	27.7	0.0100	28.6	0.0107	38.4	0.0000	ENE	0.4	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 13:45	44.5	0.0193	52.1	0.0247	26.1	0.0000	N	0.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/07/2025 14:00	35.6	0.0127	44.3	0.0233	27.1	0.0000	NNE	0.3	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 14:15	20.6	0.0133	26.4	0.0320	23.1	0.0000	NNW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/07/2025 14:30	24.5	0.0073	26.2	0.0340	19.1	0.0000	NNW	0.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/07/2025 14:45	22.3	0.0080	26.4	0.0253	19.7	0.0000	NNW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/07/2025 15:00	17.1	0.0047	37.1	0.0167	26.1	0.0000	NNE	0.3	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/07/2025 15:15	21.2	0.0100	26.4	0.0247	13.4	0.0000	NW	0.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/07/2025 15:30	7.7	0.0100	13.6	0.0360	8.8	0.0000	NW	0.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/07/2025 15:45	6.2	0.0080	7.1	0.0167	7.4	0.0000	NNW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)

**Daily Progress Report #81
Change of Use Approval – Pile Installation Activities
August 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 August 8, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling operations continued on Pile #7. Pile #7 is anticipated to be completed on August 11, 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/m³).

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

XX'-XX"
YY'-YY"

REV: 01	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

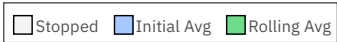
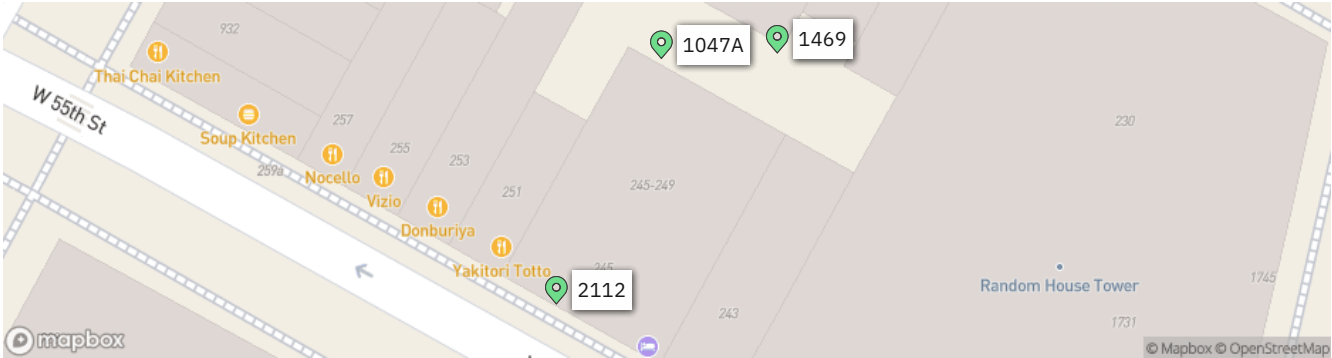


Photo 1: Drilling operations started on Pile #7, along the west wall of the building.

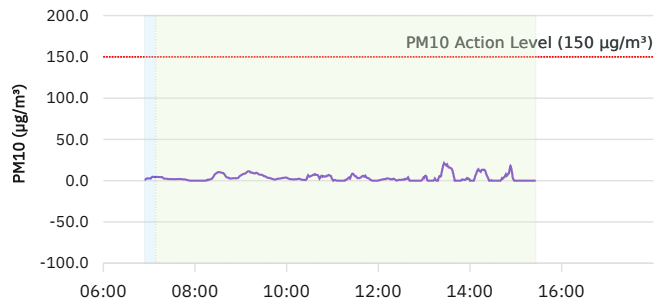
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	8/8/2025 06:00
		To:	8/8/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/08/2025	68.9 - 77.9	36.8 - 68.8	30.1 - 30.2	0.2 - 1.7	NE

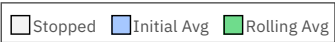
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/8/2025	0.0	08:00	0.0000	07:00
Max Contribution (15 min avg.) - 8/8/2025	19.7	13:30	0.0607	11:00
Daily Avg. Contribution (15 min avg.) - 8/8/2025	3.5	-	0.0066	-



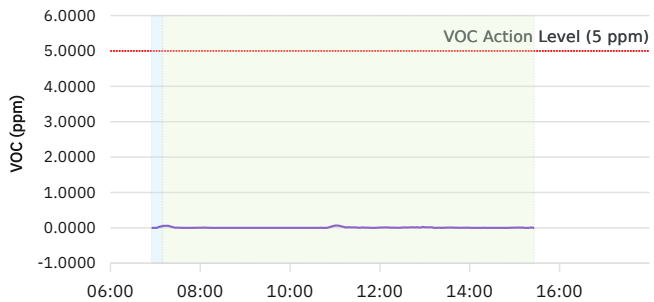
PM10 Average Contribution (µg/m³)



● 15 Min Rolling Avg PM10 Contribution

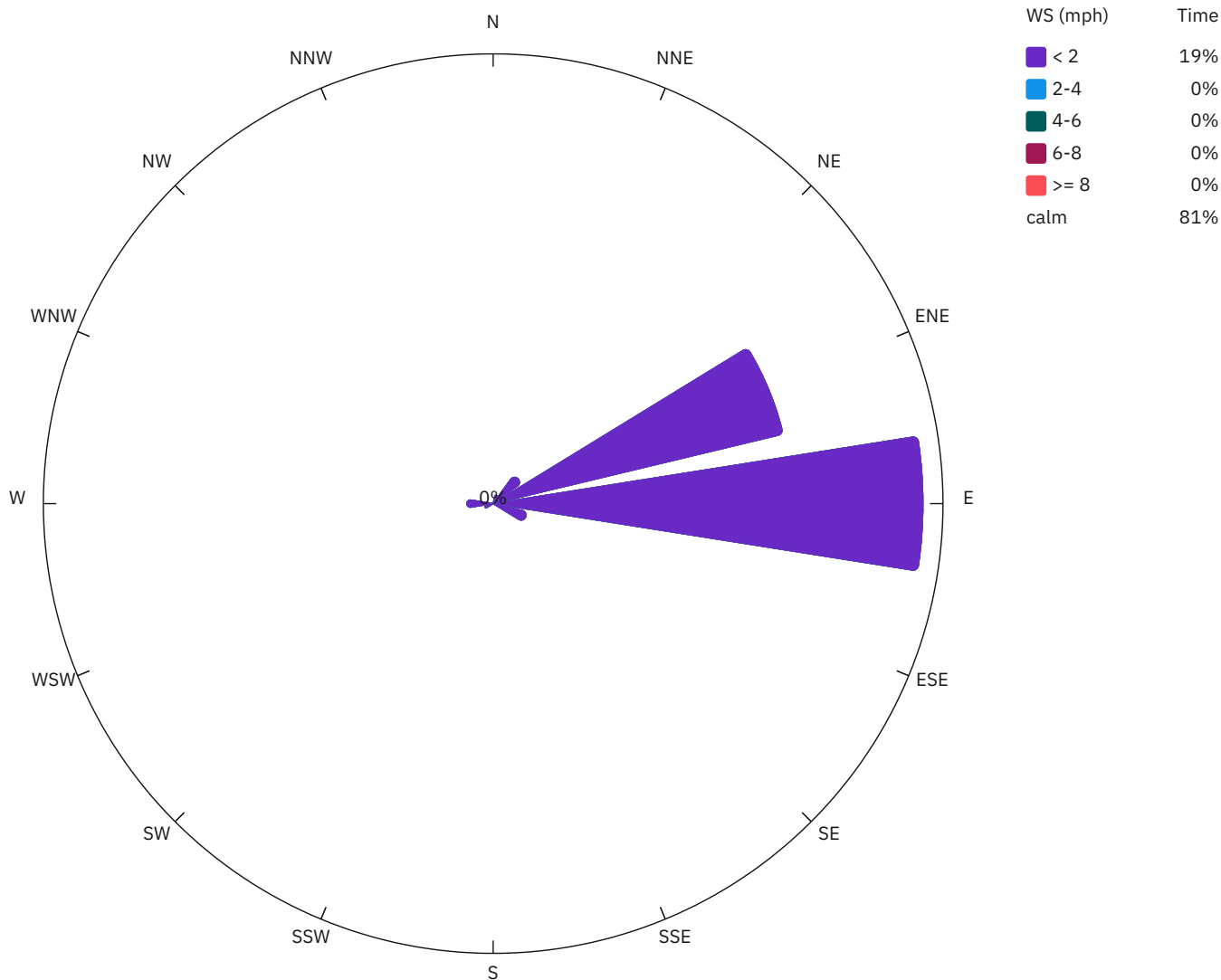


VOC Average Contribution (ppm)

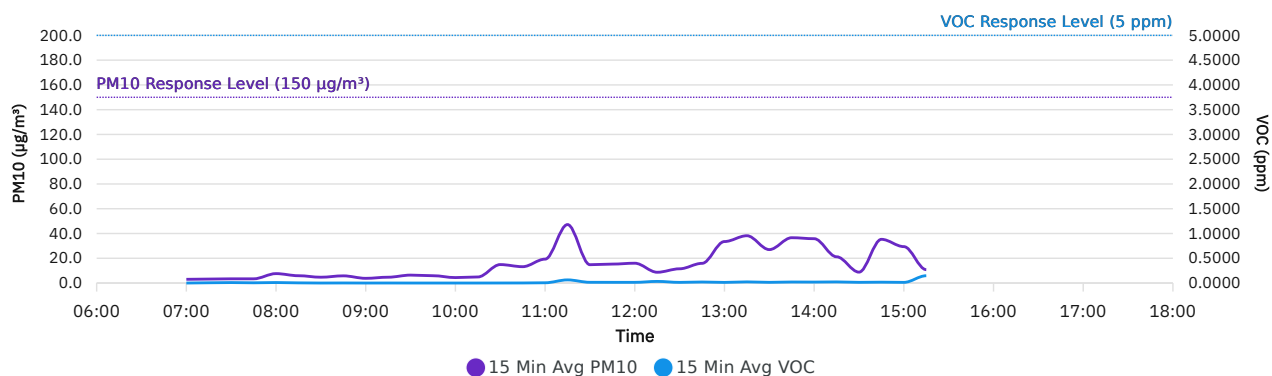


● 15 Min Rolling Avg VOC Contribution

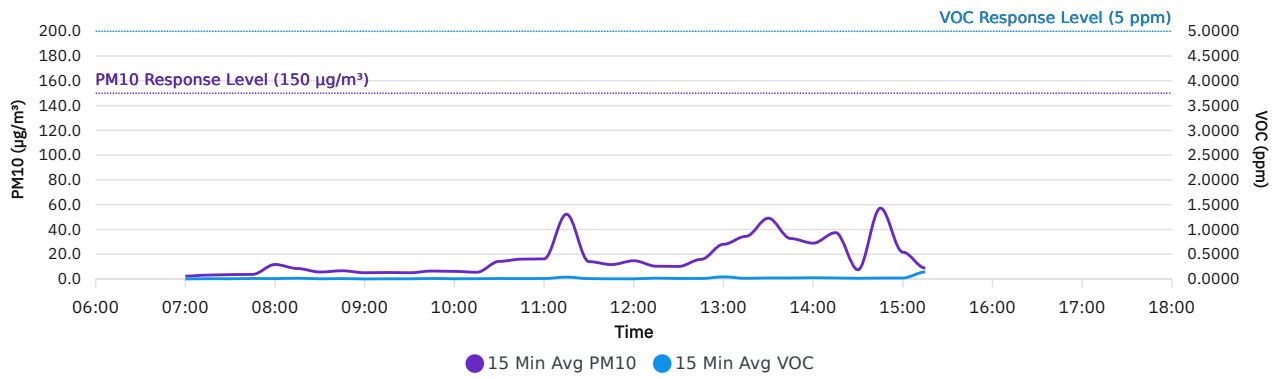
Wind rose (mph)



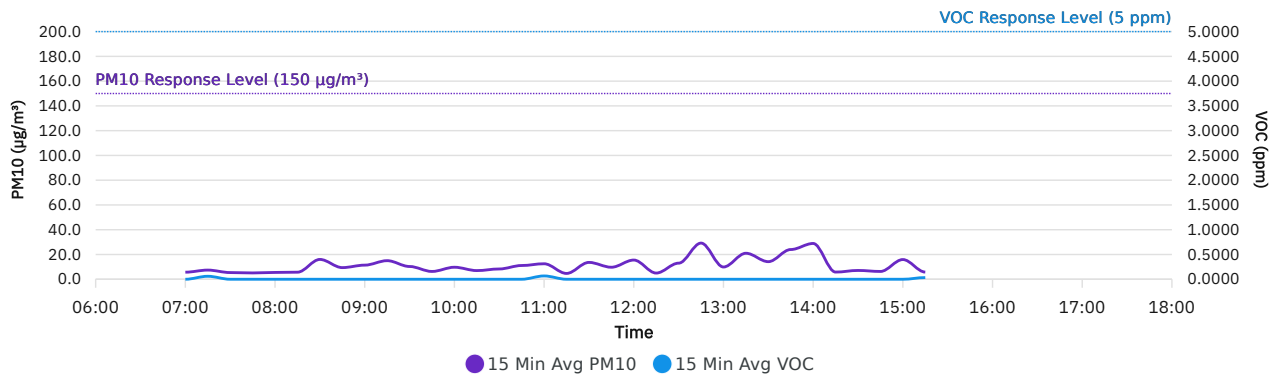
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/8/2025 07:00	2.3	5.0	2.7	0.0000	0.0000	0.0000	0.9	E
8/8/2025 07:15	3.1	7.4	4.3	0.0053	0.0627	0.0573	1.0	E
8/8/2025 07:30	3.5	5.4	1.9	0.0040	0.0093	0.0053	1.0	E
8/8/2025 07:45	3.6	5.2	1.6	0.0080	0.0053	0.0000	0.7	ENE
8/8/2025 08:00	11.7	7.7	0.0	0.0073	0.0100	0.0027	0.7	ENE
8/8/2025 08:15	7.3	7.9	0.6	0.0087	0.0093	0.0007	0.5	ENE
8/8/2025 08:30	5.6	16.0	10.4	0.0027	0.0000	0.0000	0.8	ENE
8/8/2025 08:45	6.7	9.4	2.8	0.0067	0.0020	0.0000	0.7	ENE
8/8/2025 09:00	5.0	11.4	6.4	0.0000	0.0000	0.0000	1.1	E
8/8/2025 09:15	5.2	15.0	9.8	0.0033	0.0007	0.0000	0.8	ENE
8/8/2025 09:30	5.2	10.8	5.6	0.0020	0.0007	0.0000	0.9	ENE
8/8/2025 09:45	6.3	7.6	1.3	0.0100	0.0000	0.0000	0.7	E
8/8/2025 10:00	6.1	9.8	3.7	0.0040	0.0000	0.0000	0.6	ENE
8/8/2025 10:15	5.4	7.5	2.1	0.0047	0.0000	0.0000	0.8	ENE
8/8/2025 10:30	11.8	16.6	4.8	0.0073	0.0020	0.0000	0.6	ENE
8/8/2025 10:45	12.3	17.8	5.5	0.0040	0.0040	0.0000	0.4	NE
8/8/2025 11:00	18.9	20.3	1.4	0.0100	0.0707	0.0607	0.6	ENE
8/8/2025 11:15	50.6	48.9	0.0	0.0433	0.0573	0.0140	0.2	NNE
8/8/2025 11:30	13.6	18.9	5.3	0.0073	0.0147	0.0073	0.5	NE
8/8/2025 11:45	12.3	15.8	3.5	0.0060	0.0107	0.0047	0.3	NE
8/8/2025 12:00	16.8	16.9	0.1	0.0040	0.0120	0.0080	0.2	WSW
8/8/2025 12:15	7.8	9.9	2.1	0.0200	0.0253	0.0053	0.1	NNW
8/8/2025 12:30	11.9	12.9	1.0	0.0053	0.0140	0.0087	0.3	WNW
8/8/2025 12:45	28.2	19.0	0.0	0.0060	0.0200	0.0140	0.1	WSW
8/8/2025 13:00	28.7	31.8	3.2	0.0173	0.0347	0.0173	0.3	WNW
8/8/2025 13:15	40.2	41.2	1.1	0.0173	0.0180	0.0007	0.2	NNW
8/8/2025 13:30	27.7	47.4	19.7	0.0120	0.0193	0.0073	0.3	WNW
8/8/2025 13:45	36.1	35.8	0.0	0.0187	0.0207	0.0020	0.3	NNW
8/8/2025 14:00	36.5	35.6	0.0	0.0193	0.0233	0.0040	0.3	NNW
8/8/2025 14:15	22.3	35.1	12.9	0.0207	0.0193	0.0000	0.3	NNW
8/8/2025 14:30	8.8	8.1	0.0	0.0140	0.0133	0.0000	0.4	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	Wind Direction
8/8/2025 14:45	44.2	48.3	4.1	0.0187	0.0167	0.0000	0.4	NNW
8/8/2025 15:00	29.4	28.6	0.0	0.0133	0.0187	0.0053	0.6	NW
8/8/2025 15:15	10.8	9.2	0.0	0.1473	0.1400	0.0000	0.6	NW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/08/2025 07:00	3.0	0.0000	2.3	0.0000	5.7	0.0000	E	0.9	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 07:15	3.2	0.0053	3.1	0.0053	7.4	0.0600	E	1.0	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 07:30	3.4	0.0093	3.5	0.0040	5.4	0.0000	E	1.0	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 07:45	3.4	0.0047	3.7	0.0093	5.1	0.0000	ENE	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 08:00	7.6	0.0100	11.7	0.0073	5.5	0.0000	ENE	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 08:15	5.9	0.0033	8.4	0.0153	5.7	0.0000	ENE	0.5	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 08:30	4.7	0.0000	5.6	0.0027	16.0	0.0000	ENE	0.8	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 08:45	5.8	0.0013	6.6	0.0073	9.4	0.0000	ENE	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 09:00	3.8	0.0000	5.0	0.0000	11.4	0.0000	E	1.1	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 09:15	4.7	0.0007	5.2	0.0033	15.0	0.0000	ENE	0.8	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 09:30	6.4	0.0000	5.0	0.0027	10.3	0.0000	ENE	0.9	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 09:45	5.9	0.0000	6.4	0.0100	6.3	0.0000	E	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 10:00	4.4	0.0000	6.1	0.0040	9.7	0.0000	ENE	0.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 10:15	4.9	0.0000	5.4	0.0047	7.0	0.0000	ENE	0.8	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 10:30	14.9	0.0007	14.2	0.0093	8.3	0.0000	ENE	0.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 10:45	13.2	0.0013	16.0	0.0067	11.1	0.0000	NE	0.4	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 11:00	19.3	0.0053	16.2	0.0093	12.5	0.0667	ENE	0.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 11:15	47.2	0.0633	52.3	0.0373	4.7	0.0000	NNE	0.2	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 11:30	14.8	0.0147	14.0	0.0073	13.6	0.0000	NE	0.5	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 11:45	15.3	0.0140	11.6	0.0027	9.7	0.0000	NE	0.3	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 12:00	16.0	0.0140	14.7	0.0027	15.5	0.0000	WSW	0.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 12:15	8.7	0.0327	10.3	0.0167	5.0	0.0000	NNW	0.1	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/08/2025 12:30	11.5	0.0133	10.1	0.0100	13.0	0.0000	WNW	0.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 12:45	15.9	0.0207	15.8	0.0093	29.2	0.0000	WSW	0.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 13:00	33.5	0.0127	28.0	0.0420	9.9	0.0000	WNW	0.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/08/2025 13:15	38.2	0.0233	34.4	0.0127	21.0	0.0000	NNW	0.2	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/08/2025 13:30	27.0	0.0140	49.1	0.0200	14.2	0.0000	WNW	0.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/08/2025 13:45	36.6	0.0207	32.6	0.0193	24.0	0.0000	NNW	0.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/08/2025 14:00	35.8	0.0193	28.9	0.0247	28.9	0.0000	NNW	0.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/08/2025 14:15	21.2	0.0227	37.4	0.0193	5.8	0.0000	NNW	0.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/08/2025 14:30	8.8	0.0140	7.4	0.0133	7.1	0.0000	NNW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/08/2025 14:45	35.3	0.0173	57.2	0.0180	6.3	0.0000	NNW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/08/2025 15:00	29.4	0.0133	21.6	0.0187	15.9	0.0000	NW	0.6	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/08/2025 15:15	10.8	0.1473	8.8	0.1400	5.8	0.0333	NW	0.6	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)

Daily Progress Report #82
Change of Use Approval – Pile Installation Activities
August 11, 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 August 11, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling operations were completed for Pile #7. Drilling will resume on a new pile location on August 12, 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/m³).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



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



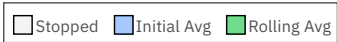
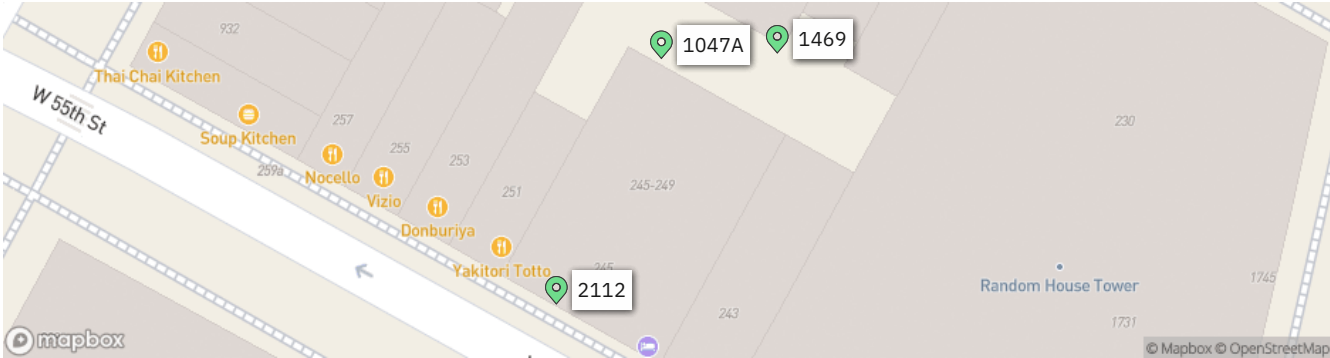
Photo 1: Drilling operations for Pile #7, along the west wall of the building.

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

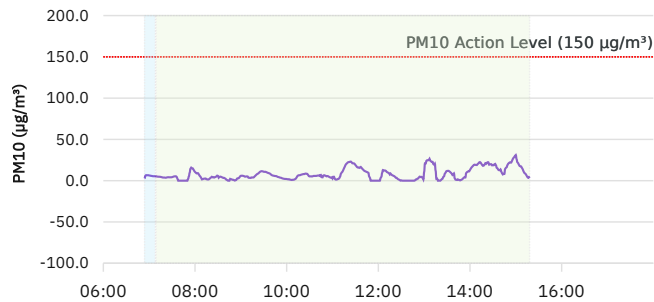
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	8/11/2025 06:00
		To:	8/11/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/11/2025	76.3 - 87.1	38.5 - 55.0	30.1 - 30.2	0.2 - 2.9	E

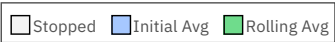
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/11/2025	0.0	07:45	0.0000	07:00
Max Contribution (15 min avg.) - 8/11/2025	31.1	15:00	0.0667	13:30
Daily Avg. Contribution (15 min avg.) - 8/11/2025	7.8	-	0.0104	-



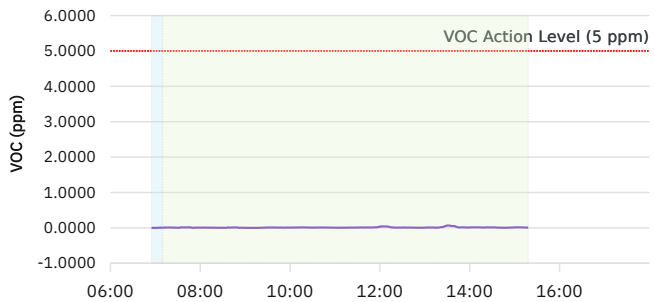
PM10 Average Contribution (µg/m³)



● 15 Min Rolling Avg PM10 Contribution

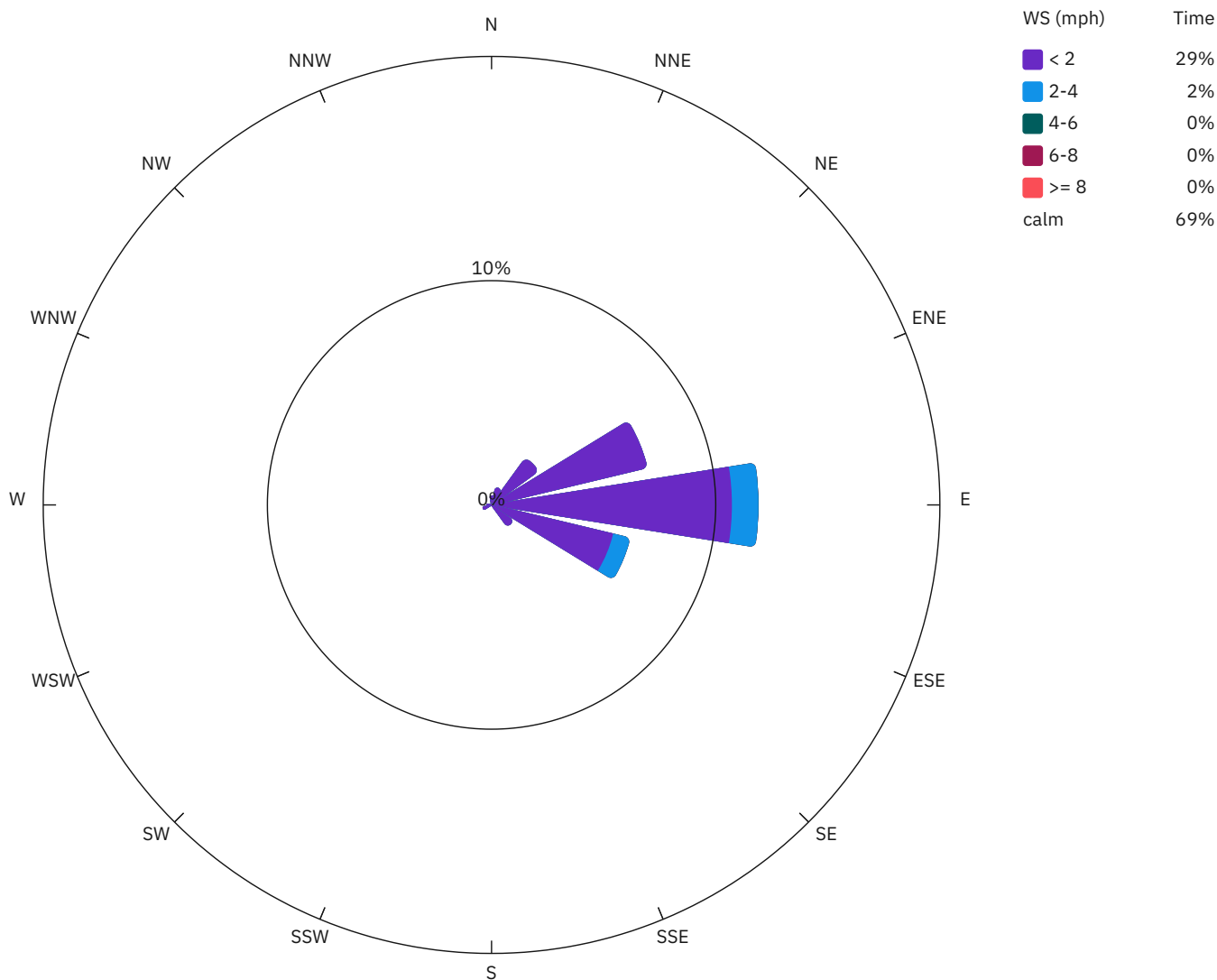


VOC Average Contribution (ppm)

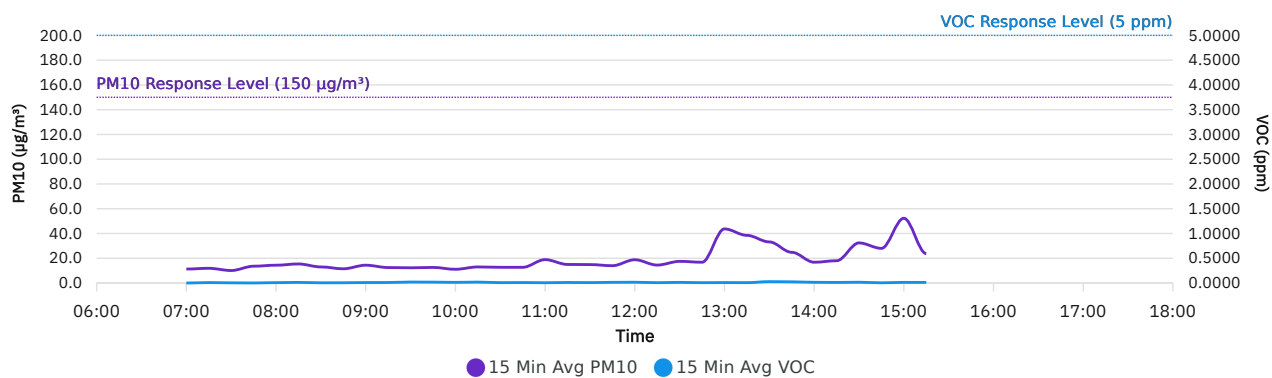


● 15 Min Rolling Avg VOC Contribution

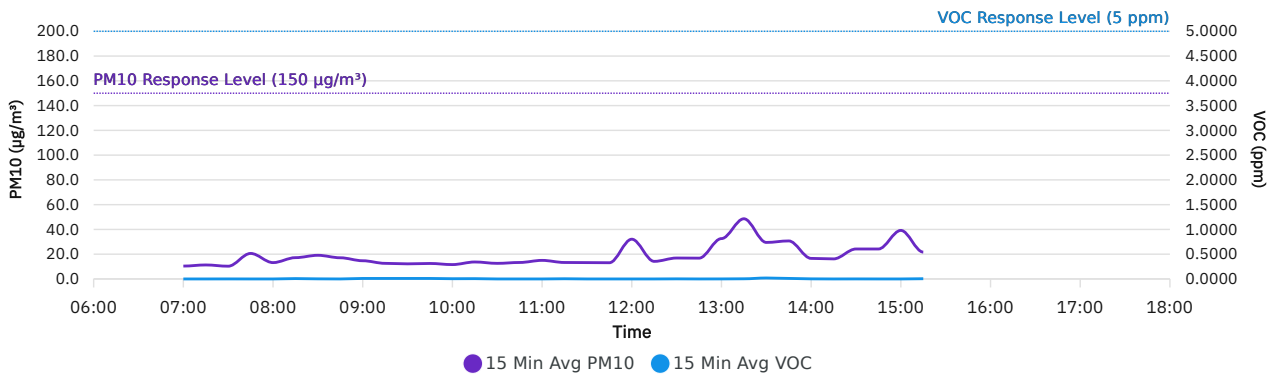
Wind rose (mph)



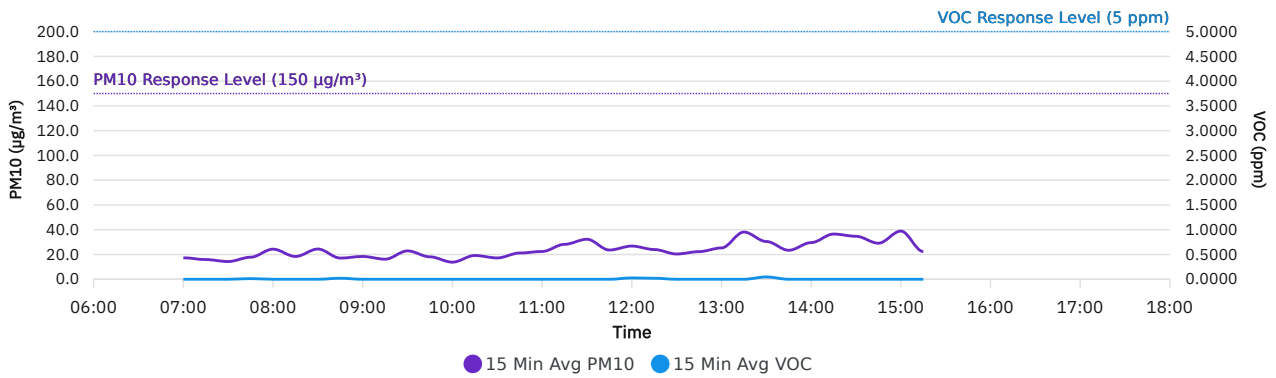
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/11/2025 07:00	10.4	16.8	6.3	0.0000	0.0000	0.0000	0.8	E
8/11/2025 07:15	11.3	15.9	4.6	0.0000	0.0093	0.0093	0.7	E
8/11/2025 07:30	10.2	14.5	4.3	0.0007	0.0040	0.0033	0.6	ENE
8/11/2025 07:45	20.6	19.2	0.0	0.0000	0.0147	0.0147	0.7	E
8/11/2025 08:00	14.2	24.8	10.6	0.0013	0.0067	0.0053	0.6	E
8/11/2025 08:15	17.2	19.0	1.8	0.0073	0.0127	0.0053	0.7	E
8/11/2025 08:30	18.6	24.4	5.8	0.0020	0.0047	0.0027	0.7	ENE
8/11/2025 08:45	17.3	16.9	0.0	0.0067	0.0187	0.0120	0.9	ENE
8/11/2025 09:00	14.1	19.9	5.9	0.0100	0.0100	0.0000	0.6	ENE
8/11/2025 09:15	12.5	16.4	3.9	0.0107	0.0100	0.0000	0.6	NE
8/11/2025 09:30	12.2	22.9	10.8	0.0100	0.0200	0.0100	1.2	E
8/11/2025 09:45	12.5	18.1	5.6	0.0100	0.0180	0.0080	1.2	E
8/11/2025 10:00	11.7	13.7	2.0	0.0043	0.0120	0.0077	0.6	ENE
8/11/2025 10:15	13.5	19.8	6.3	0.0060	0.0187	0.0127	0.6	E
8/11/2025 10:30	12.5	17.7	5.2	0.0007	0.0073	0.0067	1.0	ENE
8/11/2025 10:45	13.9	20.6	6.7	0.0000	0.0100	0.0100	0.8	ENE
8/11/2025 11:00	18.6	21.2	2.6	0.0007	0.0053	0.0047	0.2	NNE
8/11/2025 11:15	13.8	28.7	14.9	0.0047	0.0100	0.0053	0.5	E
8/11/2025 11:30	13.2	32.3	19.0	0.0000	0.0087	0.0087	0.8	E
8/11/2025 11:45	13.2	23.6	10.5	0.0013	0.0127	0.0113	0.8	E
8/11/2025 12:00	31.0	30.2	0.0	0.0013	0.0387	0.0373	0.5	E
8/11/2025 12:15	15.4	22.9	7.5	0.0073	0.0193	0.0120	0.6	ENE
8/11/2025 12:30	18.7	19.1	0.4	0.0027	0.0113	0.0087	0.1	WSW
8/11/2025 12:45	20.5	18.8	0.0	0.0007	0.0067	0.0060	0.1	ESE
8/11/2025 13:00	34.3	45.0	10.6	0.0013	0.0080	0.0067	0.1	NW
8/11/2025 13:15	40.6	52.7	12.1	0.0013	0.0073	0.0060	0.4	W
8/11/2025 13:30	26.4	38.1	11.8	0.0047	0.0713	0.0667	0.4	ESE
8/11/2025 13:45	26.8	27.9	1.1	0.0087	0.0227	0.0140	0.3	ESE
8/11/2025 14:00	16.6	29.6	13.0	0.0033	0.0133	0.0100	1.4	E
8/11/2025 14:15	16.2	36.5	20.3	0.0000	0.0120	0.0120	1.5	E
8/11/2025 14:30	23.5	42.4	18.9	0.0020	0.0140	0.0120	0.1	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	Wind Direction
8/11/2025 14:45	24.1	32.3	8.2	0.0007	0.0040	0.0033	0.8	ENE
8/11/2025 15:00	28.9	60.0	31.1	0.0000	0.0133	0.0133	0.6	ESE
8/11/2025 15:15	21.0	25.6	4.6	0.0027	0.0113	0.0087	0.1	ESE

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/11/2025 07:00	11.3	0.0000	10.4	0.0000	17.3	0.0000	E	0.8	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 07:15	11.9	0.0093	11.3	0.0000	15.9	0.0000	E	0.7	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 07:30	10.1	0.0040	10.3	0.0007	14.3	0.0000	ENE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 07:45	13.6	0.0013	20.6	0.0000	17.8	0.0133	E	0.7	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 08:00	14.4	0.0080	13.2	0.0000	24.3	0.0000	E	0.6	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 08:15	15.4	0.0127	17.2	0.0073	18.4	0.0000	E	0.7	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 08:30	13.0	0.0047	19.1	0.0020	24.4	0.0000	ENE	0.7	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 08:45	11.5	0.0053	17.1	0.0000	17.1	0.0200	ENE	0.9	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 09:00	14.4	0.0100	14.7	0.0100	18.4	0.0000	ENE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 09:15	12.5	0.0107	12.6	0.0100	16.2	0.0000	NE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 09:30	12.3	0.0200	12.2	0.0100	22.9	0.0000	E	1.2	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 09:45	12.6	0.0180	12.5	0.0100	18.1	0.0000	E	1.2	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 10:00	11.1	0.0133	11.6	0.0047	13.8	0.0000	ENE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 10:15	13.0	0.0187	13.7	0.0060	19.2	0.0000	E	0.6	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 10:30	12.7	0.0080	12.6	0.0000	17.2	0.0000	ENE	1.0	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 10:45	12.7	0.0100	13.3	0.0000	21.2	0.0000	ENE	0.8	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 11:00	18.9	0.0060	15.0	0.0000	22.4	0.0000	NNE	0.2	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 11:15	15.0	0.0113	13.3	0.0040	28.2	0.0000	E	0.5	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 11:30	14.9	0.0087	13.2	0.0000	32.3	0.0000	E	0.8	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 11:45	14.0	0.0140	13.1	0.0000	23.6	0.0000	E	0.8	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 12:00	18.8	0.0160	32.1	0.0000	26.8	0.0267	E	0.5	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 12:15	14.5	0.0073	14.2	0.0000	24.0	0.0200	ENE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 12:30	17.5	0.0133	16.9	0.0020	20.4	0.0000	WSW	0.1	2112 (PM10; VOC);	1469 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 12:45	16.8	0.0073	16.8	0.0000	22.3	0.0000	ESE	0.1	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 13:00	43.7	0.0093	32.6	0.0007	25.3	0.0000	NW	0.1	1047A (PM10; VOC);	1469 (PM10; VOC); 2112 (PM10; VOC)
08/11/2025 13:15	38.5	0.0080	48.6	0.0033	38.1	0.0000	W	0.4	2112 (PM10; VOC);	1469 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 13:30	33.2	0.0280	29.5	0.0193	30.5	0.0467	ESE	0.4	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 13:45	24.8	0.0247	30.7	0.0107	23.4	0.0000	ESE	0.3	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 14:00	16.8	0.0147	16.6	0.0020	29.6	0.0000	E	1.4	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 14:15	18.0	0.0120	16.2	0.0000	36.5	0.0000	E	1.5	1469 (PM10; VOC);	2112 (PM10; VOC); 1047A (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/11/2025 14:30	32.4	0.0160	24.2	0.0007	34.7	0.0000	ENE	0.1	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 14:45	28.0	0.0047	24.2	0.0000	29.1	0.0000	ENE	0.8	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 15:00	52.3	0.0133	39.2	0.0000	38.9	0.0000	ESE	0.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/11/2025 15:15	23.8	0.0120	21.7	0.0047	22.4	0.0000	ESE	0.1	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)

**Daily Progress Report #83
Change of Use Approval – Pile Installation Activities
August 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 August 12, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling operations for Pile #7 were resumed due to borehole cave-in overnight. This pile was finished at the end of the day. Drilling is anticipated to begin on a new pile location on August 13, 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/m³).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



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

- - Pile Started
- ✗ - Pile Completed

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 – August 12, 2025

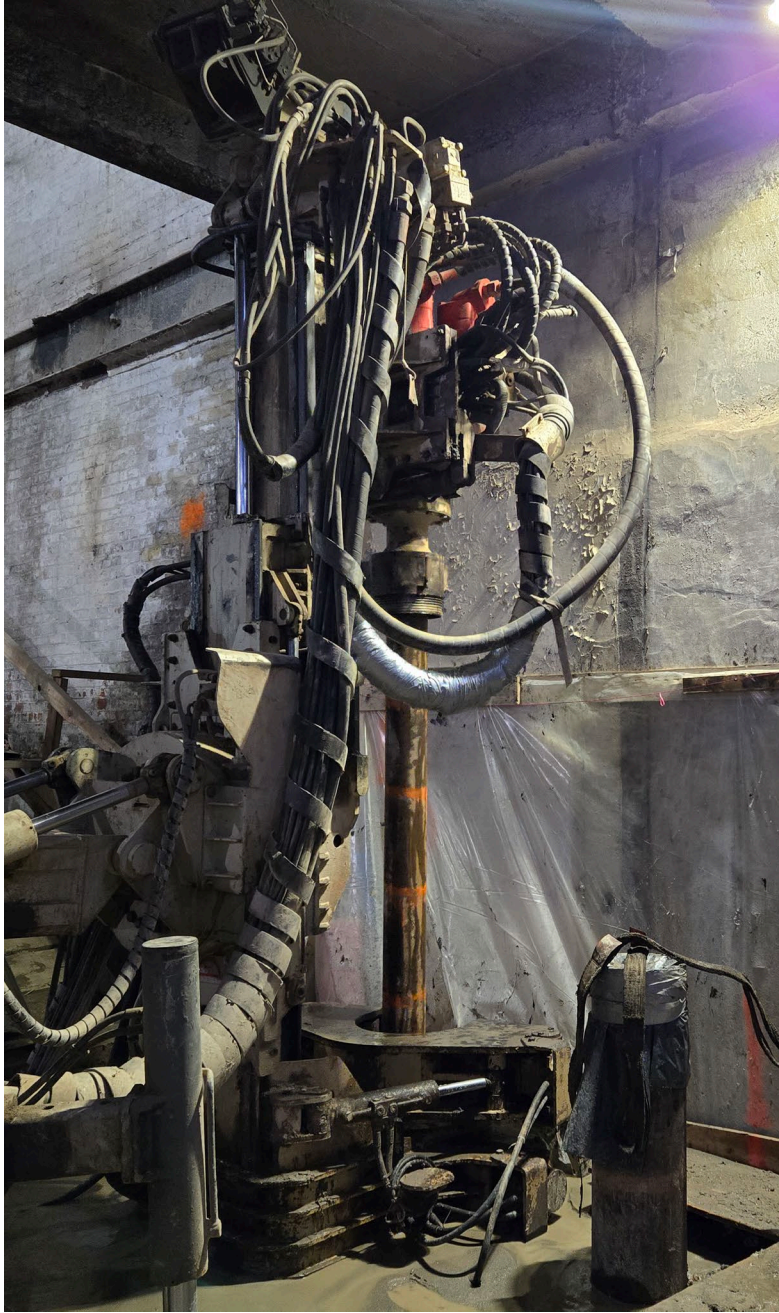


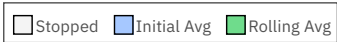
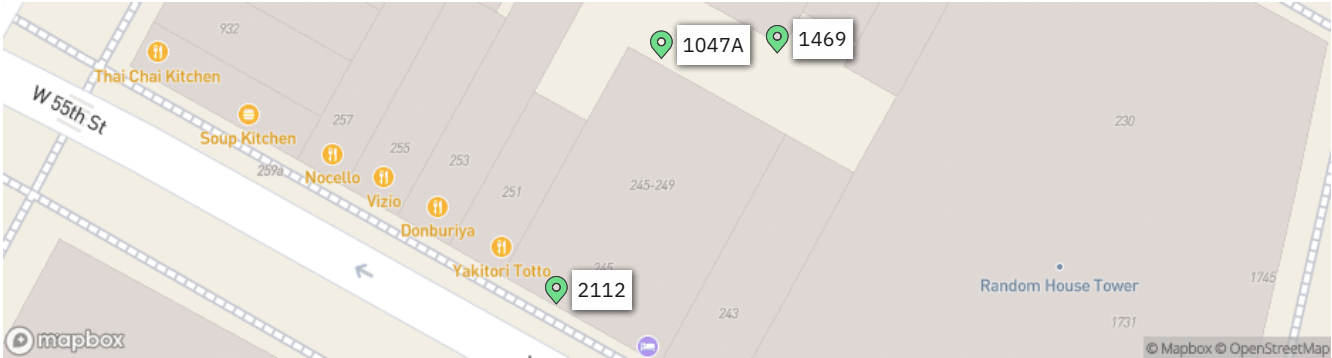
Photo 1: Drilling operations for Pile #7, along the west wall of the building.

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

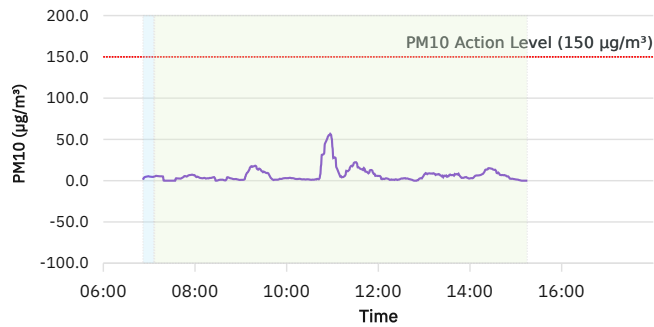
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	8/12/2025 06:00
		To:	8/12/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/12/2025	74.5 - 87.4	44.0 - 76.2	29.9 - 30.0	0.2 - 1.7	NW

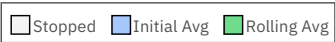
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/12/2025	0.0	07:30	0.0000	08:00
Max Contribution (15 min avg.) - 8/12/2025	40.1	11:00	0.0313	09:00
Daily Avg. Contribution (15 min avg.) - 8/12/2025	6.8	-	0.0068	-



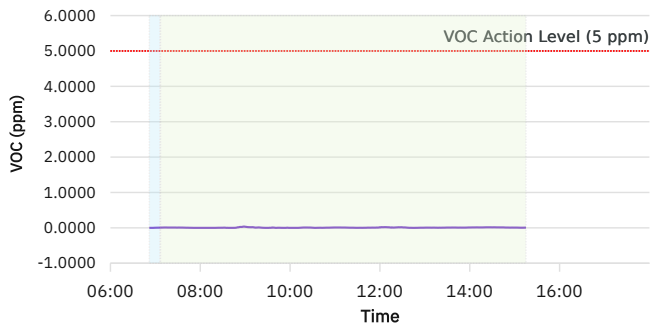
PM10 Average Contribution (µg/m³)



● 15 Min Rolling Avg PM10 Contribution

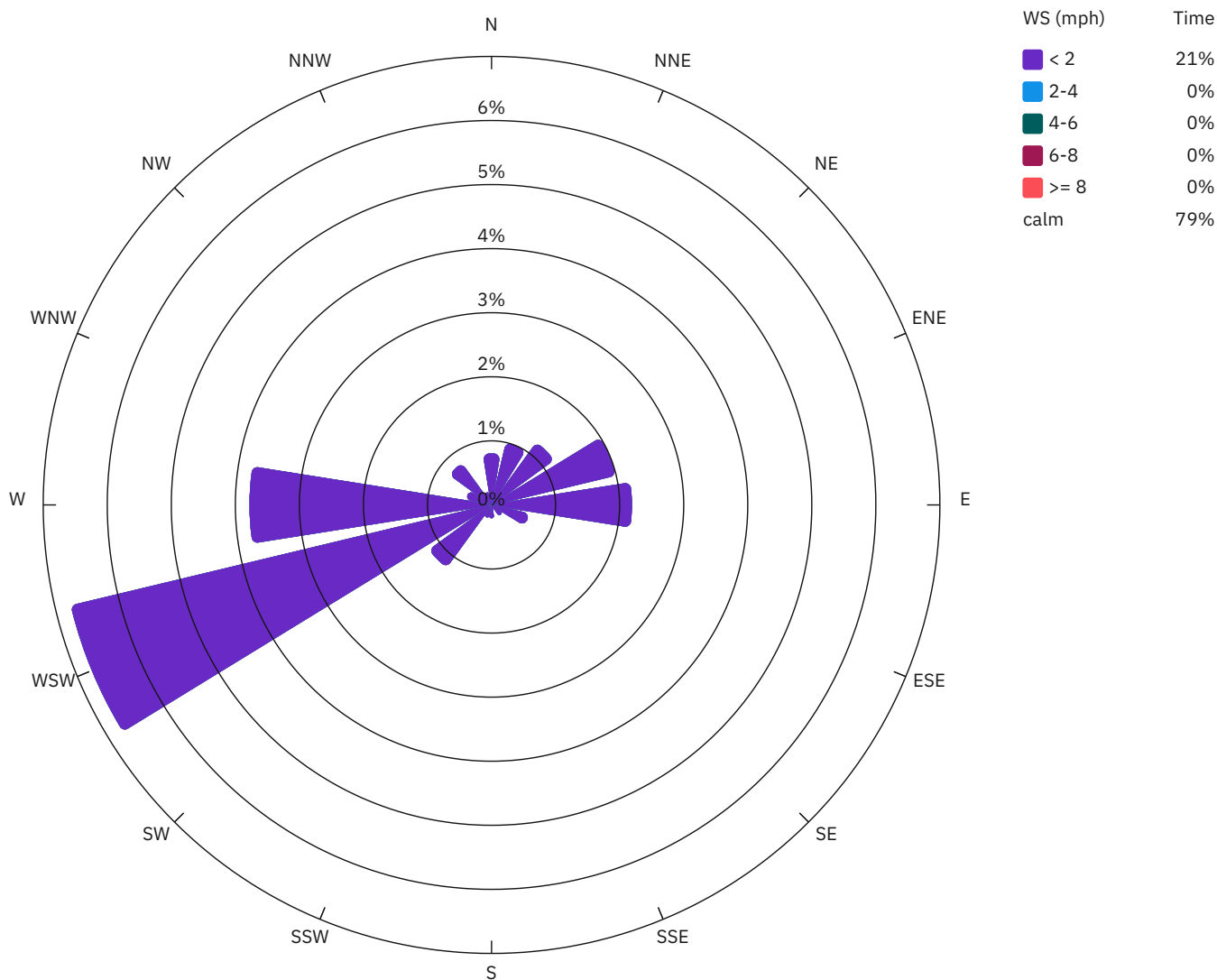


VOC Average Contribution (ppm)

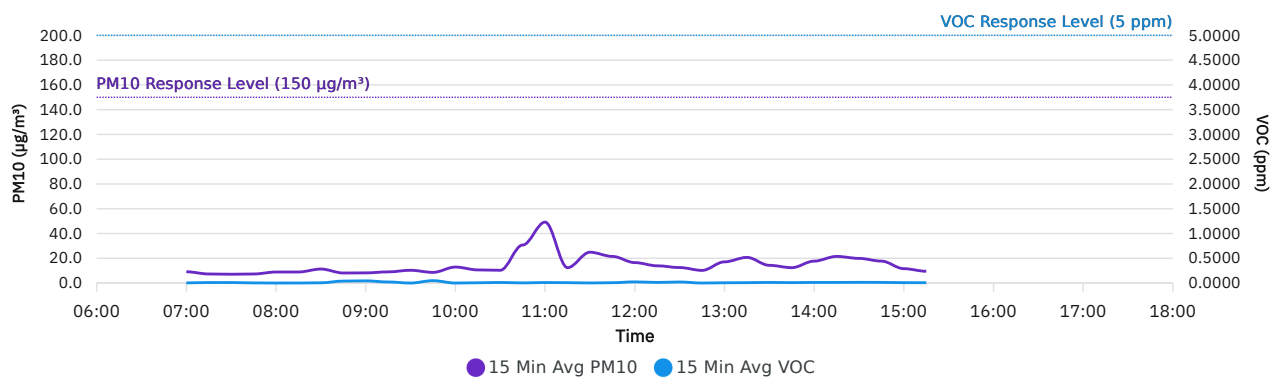


● 15 Min Rolling Avg VOC Contribution

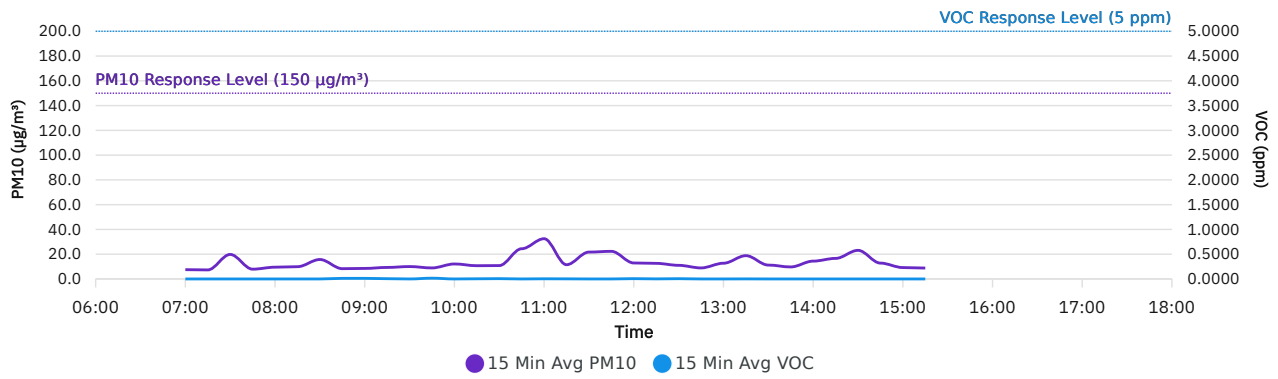
Wind rose (mph)



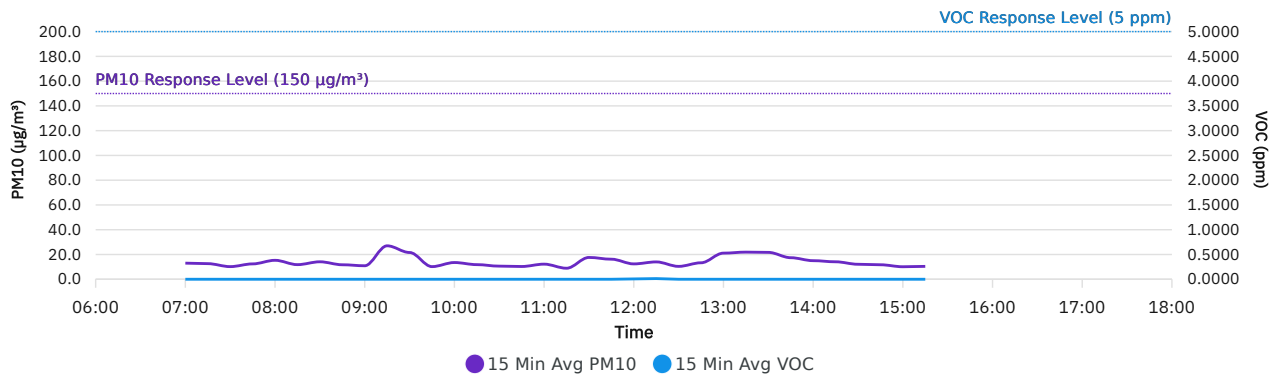
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/12/2025 07:00	7.5	12.6	5.1	0.0000	0.0033	0.0033	0.8	ENE
8/12/2025 07:15	7.3	12.6	5.3	0.0000	0.0100	0.0100	0.8	ENE
8/12/2025 07:30	19.7	10.2	0.0	0.0013	0.0087	0.0073	0.7	NE
8/12/2025 07:45	7.9	12.4	4.5	0.0000	0.0027	0.0027	0.5	ENE
8/12/2025 08:00	9.2	15.3	6.2	0.0000	0.0000	0.0000	0.7	ENE
8/12/2025 08:15	9.5	12.2	2.7	0.0007	0.0000	0.0000	0.7	NE
8/12/2025 08:30	15.6	16.0	0.4	0.0007	0.0040	0.0033	0.6	NE
8/12/2025 08:45	8.2	11.7	3.4	0.0253	0.0260	0.0007	0.7	N
8/12/2025 09:00	9.2	10.2	1.0	0.0100	0.0413	0.0313	0.3	N
8/12/2025 09:15	9.6	26.4	16.8	0.0093	0.0173	0.0080	0.5	NNE
8/12/2025 09:30	10.3	21.3	11.0	0.0000	0.0000	0.0000	0.3	NE
8/12/2025 09:45	8.9	10.1	1.2	0.0287	0.0313	0.0027	0.5	N
8/12/2025 10:00	12.1	15.1	3.0	0.0000	0.0000	0.0000	0.6	NE
8/12/2025 10:15	10.2	12.3	2.1	0.0000	0.0053	0.0053	0.3	N
8/12/2025 10:30	10.1	11.4	1.3	0.0053	0.0093	0.0040	0.4	NNW
8/12/2025 10:45	13.1	31.4	18.3	0.0000	0.0027	0.0027	0.2	NNE
8/12/2025 11:00	12.2	52.3	40.1	0.0000	0.0100	0.0100	0.6	W
8/12/2025 11:15	8.9	13.9	5.0	0.0000	0.0073	0.0073	0.7	W
8/12/2025 11:30	11.9	34.2	22.3	0.0000	0.0013	0.0013	0.3	W
8/12/2025 11:45	15.8	26.6	10.7	0.0007	0.0060	0.0053	0.3	NW
8/12/2025 12:00	12.0	17.7	5.8	0.0060	0.0233	0.0173	0.4	W
8/12/2025 12:15	14.6	15.6	1.0	0.0087	0.0153	0.0067	0.3	NW
8/12/2025 12:30	10.1	12.7	2.6	0.0033	0.0180	0.0147	0.5	WNW
8/12/2025 12:45	11.1	11.8	0.7	0.0000	0.0000	0.0000	0.2	WNW
8/12/2025 13:00	14.7	22.0	7.3	0.0000	0.0053	0.0053	0.6	ESE
8/12/2025 13:15	18.6	25.4	6.9	0.0020	0.0067	0.0047	0.1	NW
8/12/2025 13:30	15.5	20.2	4.7	0.0020	0.0100	0.0080	0.1	NE
8/12/2025 13:45	10.2	18.7	8.4	0.0007	0.0073	0.0067	0.4	E
8/12/2025 14:00	15.0	17.8	2.8	0.0007	0.0113	0.0107	0.6	WSW
8/12/2025 14:15	14.1	21.5	7.4	0.0000	0.0120	0.0120	0.8	W
8/12/2025 14:30	12.4	26.0	13.6	0.0000	0.0140	0.0140	1.0	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	Wind Direction
8/12/2025 14:45	11.7	18.6	6.8	0.0000	0.0127	0.0127	1.1	WSW
8/12/2025 15:00	10.1	11.6	1.5	0.0000	0.0073	0.0073	1.2	WSW
8/12/2025 15:15	10.4	9.5	0.0	0.0000	0.0067	0.0067	1.3	WSW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/12/2025 07:00	9.1	0.0033	7.5	0.0000	13.0	0.0000	ENE	0.8	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 07:15	7.3	0.0100	7.3	0.0000	12.6	0.0000	ENE	0.8	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 07:30	7.1	0.0100	19.8	0.0000	10.2	0.0000	NE	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 07:45	7.3	0.0027	7.9	0.0000	12.4	0.0000	ENE	0.5	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 08:00	8.9	0.0000	9.5	0.0000	15.3	0.0000	ENE	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 08:15	8.9	0.0007	9.9	0.0000	11.8	0.0000	NE	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 08:30	11.3	0.0047	15.7	0.0000	14.1	0.0000	NE	0.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 08:45	8.1	0.0393	8.3	0.0120	11.7	0.0000	N	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 09:00	8.2	0.0440	8.5	0.0120	10.9	0.0000	N	0.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/12/2025 09:15	9.0	0.0213	9.3	0.0053	27.0	0.0000	NNE	0.5	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 09:30	10.3	0.0000	10.0	0.0000	21.6	0.0000	NE	0.3	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 09:45	8.6	0.0480	8.9	0.0153	10.2	0.0000	N	0.5	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/12/2025 10:00	12.9	0.0000	12.1	0.0000	13.5	0.0000	NE	0.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 10:15	10.6	0.0053	10.7	0.0033	11.8	0.0000	N	0.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/12/2025 10:30	10.3	0.0113	10.8	0.0060	10.6	0.0000	NNW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/12/2025 10:45	30.7	0.0027	24.4	0.0000	10.3	0.0000	NNE	0.2	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 11:00	49.2	0.0100	32.5	0.0033	12.2	0.0000	W	0.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 11:15	12.4	0.0073	11.5	0.0020	8.9	0.0000	W	0.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 11:30	24.9	0.0013	21.7	0.0000	17.6	0.0000	W	0.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 11:45	21.5	0.0067	22.3	0.0000	16.2	0.0000	NW	0.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/12/2025 12:00	16.5	0.0233	12.9	0.0060	12.4	0.0067	W	0.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 12:15	13.9	0.0120	12.6	0.0013	14.0	0.0133	NW	0.3	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/12/2025 12:30	12.5	0.0207	11.0	0.0053	10.4	0.0000	WNW	0.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 12:45	10.2	0.0000	8.9	0.0000	13.3	0.0000	WNW	0.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 13:00	17.1	0.0053	12.7	0.0000	21.1	0.0000	ESE	0.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 13:15	20.7	0.0073	18.8	0.0013	21.9	0.0000	NW	0.1	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/12/2025 13:30	14.3	0.0120	11.2	0.0000	21.7	0.0000	NE	0.1	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 13:45	12.4	0.0080	9.7	0.0000	17.4	0.0000	E	0.4	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 14:00	17.7	0.0120	14.4	0.0000	15.0	0.0000	WSW	0.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 14:15	21.5	0.0120	16.6	0.0000	14.1	0.0000	W	0.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/12/2025 14:30	19.9	0.0140	23.1	0.0000	12.1	0.0000	WSW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 14:45	17.7	0.0127	12.8	0.0000	11.7	0.0000	WSW	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 15:00	11.6	0.0073	9.2	0.0000	10.1	0.0000	WSW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/12/2025 15:15	9.5	0.0067	8.8	0.0000	10.4	0.0000	WSW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

**Daily Progress Report #84
Change of Use Approval – Pile Installation Activities
August 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 August 13, 2025.

2.0 Update of Progress Made During the Reporting Day

Plastic sheeting and filter fabric to redirect water to the containment trench was repositioned around Pile #30. Drilling of Pile #30 began is anticipated to be completed on August 14, 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/m³).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



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

- - Pile Started
- ✗ - Pile Completed

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 – August 13, 2025

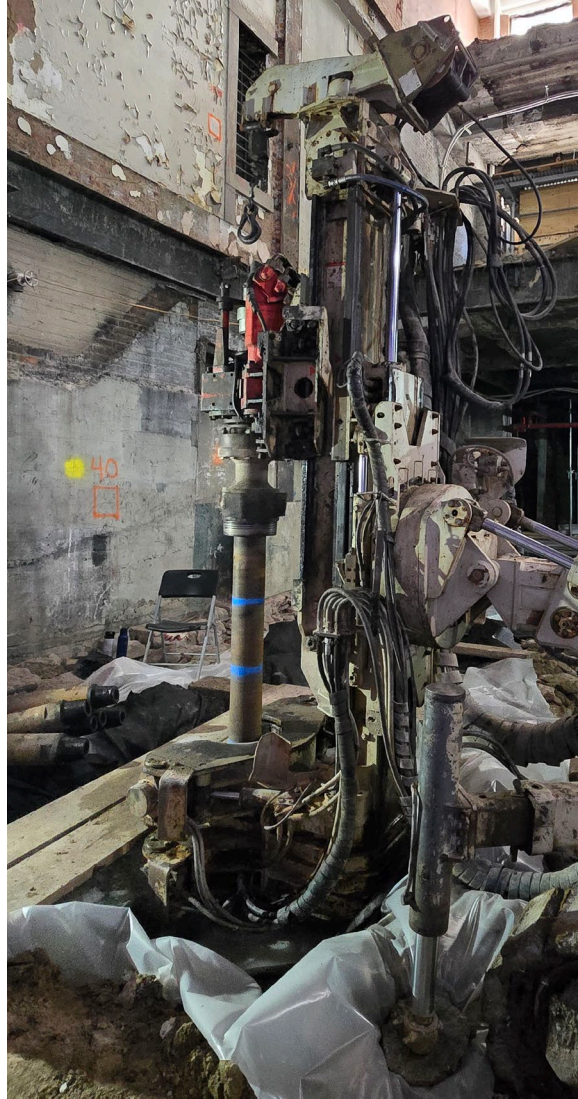


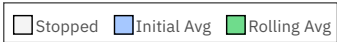
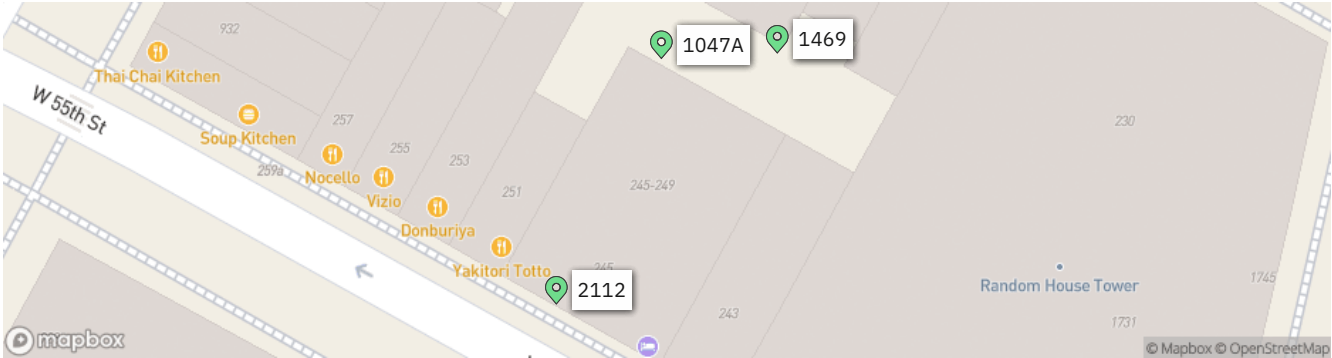
Photo 1: Drilling operations for Pile #30.

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

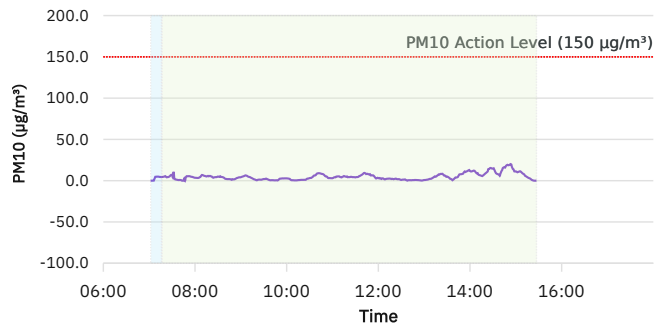
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	8/13/2025 06:00
		To:	8/13/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/13/2025	78.6 - 89.2	51.1 - 79.8	29.7 - 29.9	0.3 - 2.3	ENE

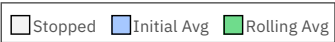
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/13/2025	0.0	07:45	0.0000	08:00
Max Contribution (15 min avg.) - 8/13/2025	16.1	14:45	0.0107	11:30
Daily Avg. Contribution (15 min avg.) - 8/13/2025	4.9	-	0.0024	-



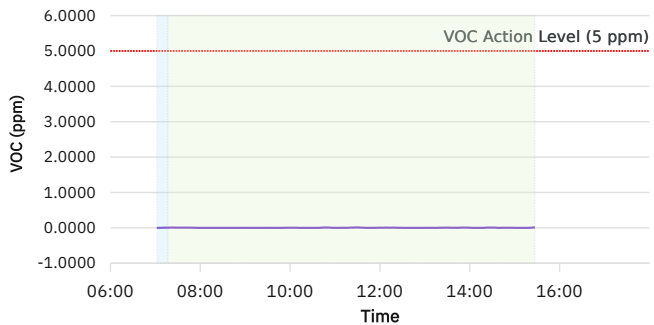
PM10 Average Contribution (µg/m³)



● 15 Min Rolling Avg PM10 Contribution

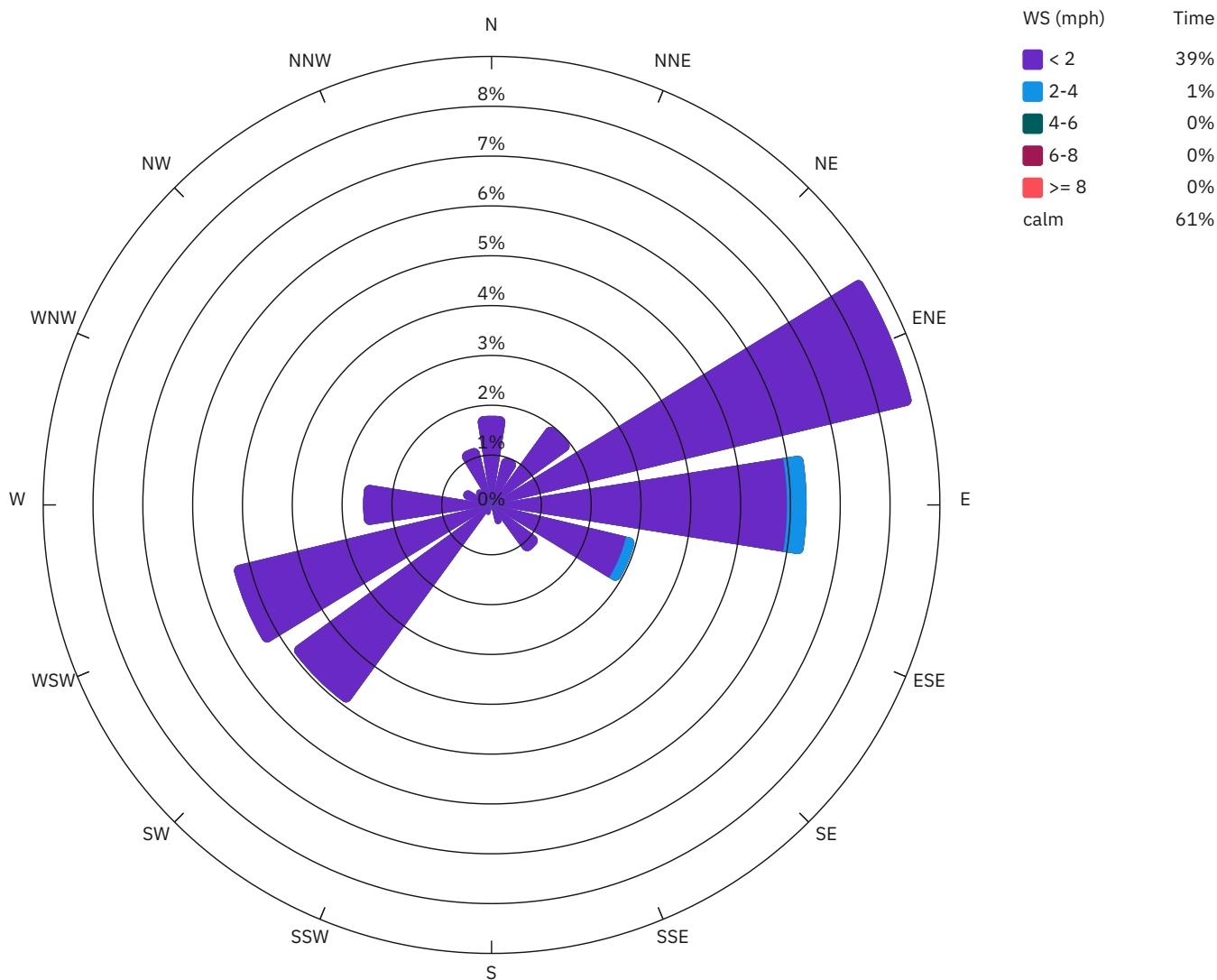


VOC Average Contribution (ppm)

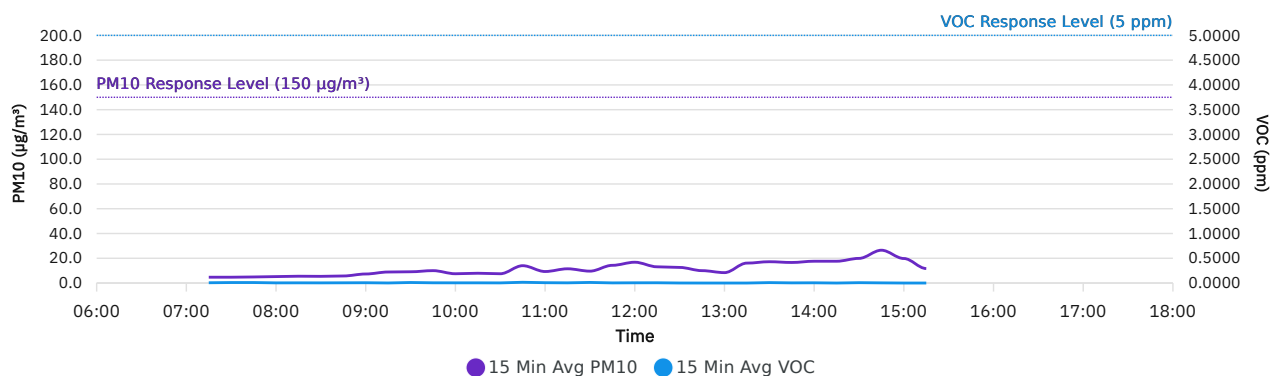


● 15 Min Rolling Avg VOC Contribution

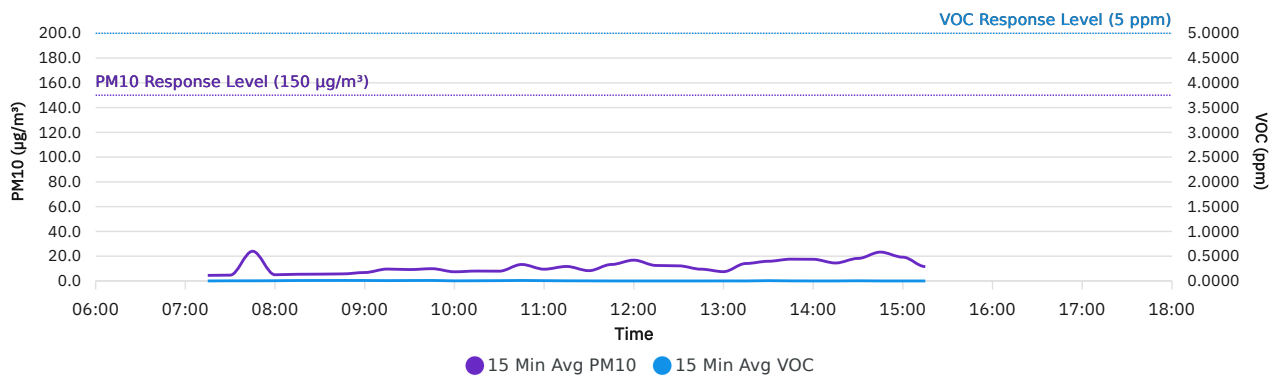
Wind rose (mph)



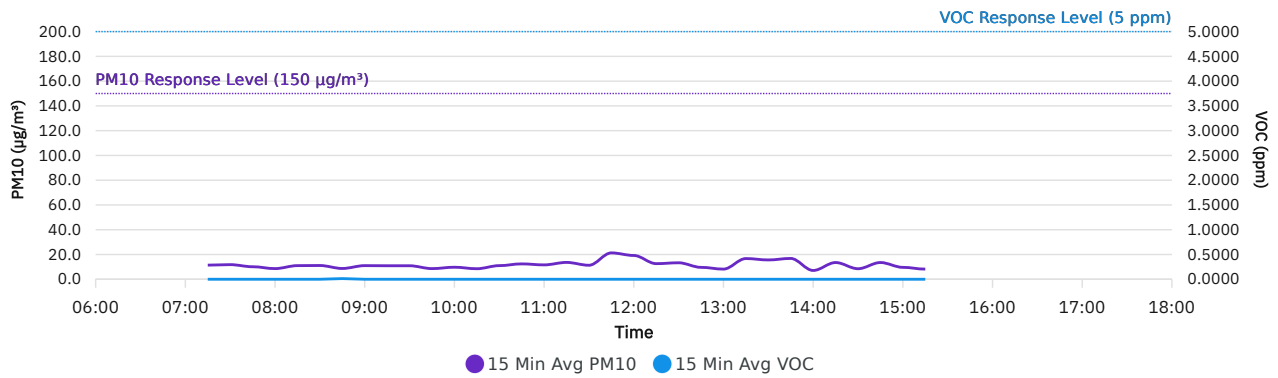
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/13/2025 07:15	4.5	9.0	4.5	0.0000	0.0057	0.0057	0.5	NNE
8/13/2025 07:30	4.7	11.8	7.1	0.0033	0.0093	0.0060	0.6	ENE
8/13/2025 07:45	17.1	16.9	0.0	0.0033	0.0093	0.0060	0.7	NE
8/13/2025 08:00	5.1	8.6	3.5	0.0047	0.0033	0.0000	0.5	N
8/13/2025 08:15	5.7	10.8	5.1	0.0067	0.0053	0.0000	0.5	NE
8/13/2025 08:30	5.8	10.8	5.0	0.0073	0.0053	0.0000	0.6	NE
8/13/2025 08:45	6.2	8.1	1.9	0.0147	0.0127	0.0000	0.4	ENE
8/13/2025 09:00	6.8	11.0	4.2	0.0093	0.0060	0.0000	0.8	NE
8/13/2025 09:15	9.4	12.2	2.8	0.0053	0.0027	0.0000	0.6	NNE
8/13/2025 09:30	9.3	11.3	2.0	0.0093	0.0100	0.0007	0.6	NNE
8/13/2025 09:45	9.9	10.3	0.4	0.0087	0.0060	0.0000	0.5	NE
8/13/2025 10:00	7.4	10.2	2.8	0.0007	0.0047	0.0040	0.6	N
8/13/2025 10:15	8.0	8.6	0.7	0.0047	0.0033	0.0000	0.8	NE
8/13/2025 10:30	7.9	11.0	3.1	0.0060	0.0027	0.0000	1.0	ENE
8/13/2025 10:45	9.4	17.9	8.5	0.0060	0.0147	0.0087	0.2	NE
8/13/2025 11:00	9.2	12.2	3.0	0.0060	0.0067	0.0007	0.5	ENE
8/13/2025 11:15	10.8	16.4	5.6	0.0027	0.0040	0.0013	0.8	ENE
8/13/2025 11:30	8.3	12.3	4.0	0.0013	0.0120	0.0107	1.1	ENE
8/13/2025 11:45	13.7	21.9	8.3	0.0013	0.0013	0.0000	1.1	ENE
8/13/2025 12:00	17.4	20.5	3.2	0.0000	0.0047	0.0047	1.4	E
8/13/2025 12:15	11.8	14.3	2.5	0.0000	0.0053	0.0053	0.2	SE
8/13/2025 12:30	13.0	13.9	0.9	0.0000	0.0007	0.0007	0.2	NNW
8/13/2025 12:45	9.5	10.2	0.7	0.0000	0.0000	0.0000	0.6	W
8/13/2025 13:00	8.0	8.7	0.8	0.0000	0.0007	0.0007	0.7	SW
8/13/2025 13:15	14.1	18.9	4.8	0.0000	0.0000	0.0000	1.1	E
8/13/2025 13:30	14.0	19.0	5.0	0.0027	0.0087	0.0060	0.4	SSW
8/13/2025 13:45	14.3	20.3	6.0	0.0007	0.0033	0.0027	0.7	SE
8/13/2025 14:00	7.1	18.9	11.8	0.0000	0.0047	0.0047	1.1	SW
8/13/2025 14:15	12.6	18.4	5.9	0.0000	0.0000	0.0000	0.7	SW
8/13/2025 14:30	8.1	22.8	14.7	0.0000	0.0073	0.0073	0.7	SW
8/13/2025 14:45	12.4	28.5	16.1	0.0000	0.0033	0.0033	0.9	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	Wind Direction
8/13/2025 15:00	10.2	21.4	11.2	0.0000	0.0000	0.0000	0.7	SW
8/13/2025 15:15	8.2	12.4	4.3	0.0000	0.0000	0.0000	1.2	WSW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/13/2025 07:15	4.7	0.0057	4.5	0.0000	11.4	0.0000	NNE	0.5	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 07:30	4.7	0.0100	4.7	0.0027	11.8	0.0000	ENE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 07:45	4.9	0.0100	24.0	0.0027	10.1	0.0000	NE	0.7	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 08:00	5.2	0.0033	5.0	0.0047	8.6	0.0000	N	0.5	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 08:15	5.5	0.0040	5.4	0.0087	11.0	0.0000	NE	0.5	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 08:30	5.4	0.0033	5.5	0.0093	11.1	0.0000	NE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 08:45	5.7	0.0047	5.7	0.0100	8.7	0.0133	ENE	0.4	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 09:00	7.3	0.0060	6.8	0.0093	11.0	0.0000	NE	0.8	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 09:15	8.9	0.0013	9.6	0.0067	10.9	0.0000	NNE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 09:30	9.1	0.0107	9.2	0.0087	10.9	0.0000	NNE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 09:45	10.0	0.0047	9.9	0.0100	8.6	0.0000	NE	0.5	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 10:00	7.5	0.0040	7.4	0.0020	9.7	0.0000	N	0.6	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 10:15	7.9	0.0040	8.0	0.0040	8.5	0.0000	NE	0.8	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 10:30	7.5	0.0027	7.9	0.0060	11.0	0.0000	ENE	1.0	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 10:45	14.0	0.0153	13.3	0.0100	12.4	0.0000	NE	0.2	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 11:00	9.3	0.0067	9.5	0.0060	11.6	0.0000	ENE	0.5	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 11:15	11.5	0.0040	11.7	0.0027	13.6	0.0000	ENE	0.8	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 11:30	9.6	0.0120	8.3	0.0013	11.3	0.0000	ENE	1.1	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 11:45	14.3	0.0027	13.3	0.0000	21.3	0.0000	ENE	1.1	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 12:00	16.8	0.0047	16.8	0.0000	19.2	0.0000	E	1.4	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 12:15	13.1	0.0053	12.5	0.0000	12.6	0.0000	SE	0.2	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 12:30	12.6	0.0007	12.2	0.0000	13.3	0.0000	NNW	0.2	1047A (PM10; VOC);	1469 (PM10; VOC);
08/13/2025 12:45	10.0	0.0000	9.5	0.0000	9.6	0.0000	W	0.6	2112 (PM10; VOC);	1469 (PM10; VOC);
08/13/2025 13:00	8.4	0.0000	7.5	0.0007	8.2	0.0000	SW	0.7	2112 (PM10; VOC);	1469 (PM10; VOC);
08/13/2025 13:15	16.1	0.0000	14.1	0.0000	16.7	0.0000	E	1.1	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 13:30	17.2	0.0087	15.9	0.0060	15.6	0.0000	SSW	0.4	2112 (PM10; VOC);	1469 (PM10; VOC);
08/13/2025 13:45	16.6	0.0033	17.6	0.0013	16.8	0.0000	SE	0.7	1469 (PM10; VOC);	2112 (PM10; VOC);
08/13/2025 14:00	17.6	0.0047	17.5	0.0000	7.1	0.0000	SW	1.1	2112 (PM10; VOC);	1469 (PM10; VOC);
08/13/2025 14:15	17.6	0.0000	14.5	0.0000	13.5	0.0000	SW	0.7	2112 (PM10; VOC);	1469 (PM10; VOC);
08/13/2025 14:30	19.9	0.0073	18.2	0.0033	8.5	0.0000	SW	0.7	2112 (PM10; VOC);	1469 (PM10; VOC);

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/13/2025 14:45	26.5	0.0033	23.3	0.0000	13.5	0.0000	WSW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/13/2025 15:00	19.8	0.0000	19.2	0.0000	9.6	0.0000	SW	0.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/13/2025 15:15	11.7	0.0000	11.6	0.0000	8.2	0.0000	WSW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

**Daily Progress Report #85
Change of Use Approval – Pile Installation Activities
August 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 August 14, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling of Pile #30 continued and is anticipated to be completed on August 15, 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/FO-111.

LEGEND:

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

- - Pile Started
- ✗ - Pile Completed

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 – August 14, 2025

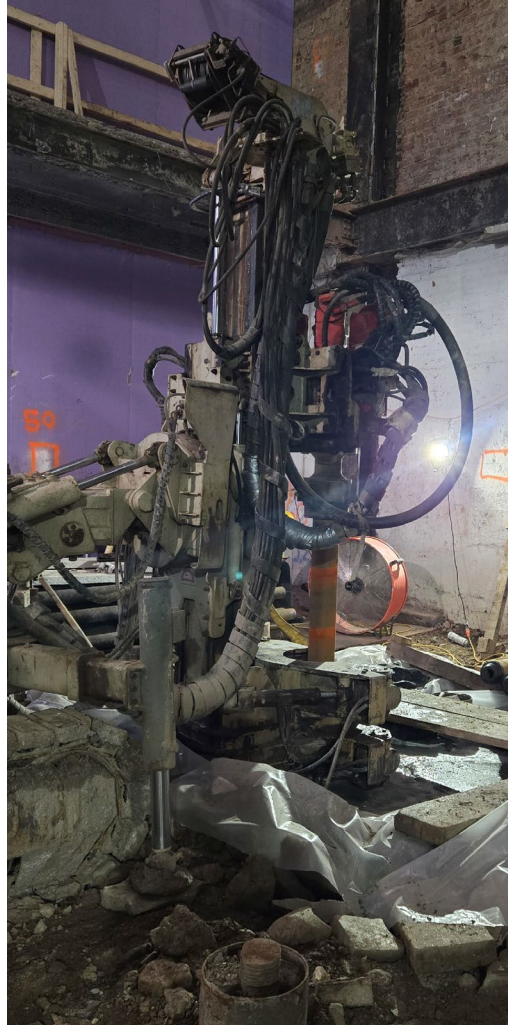


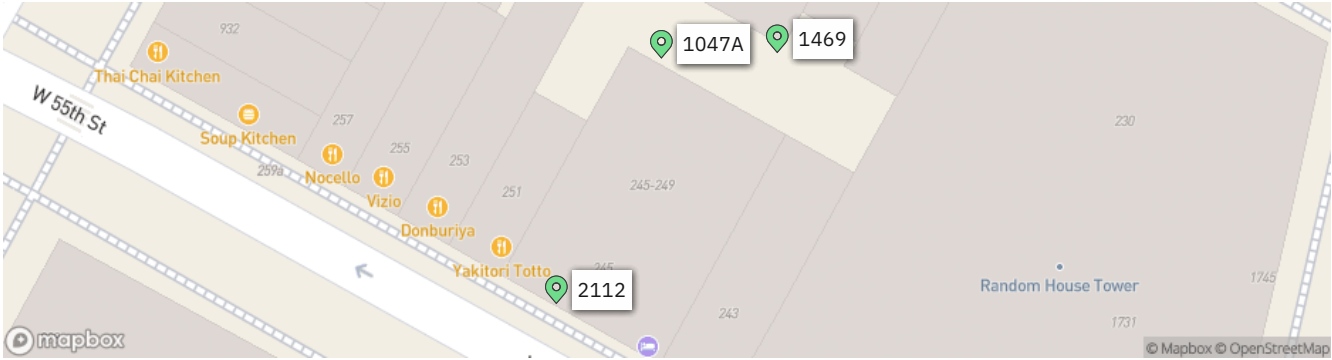
Photo 1: Drilling operations for Pile #30.

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

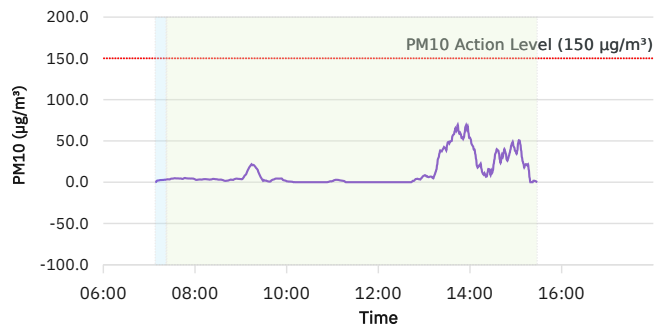
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	08/14/2025 06:00
		To:	08/14/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/14/2025	76.1 - 87.4	54.6 - 84.1	29.8 - 29.8	0.2 - 2.2	NW

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/14/2025	0.0	10:15	0.0000	09:15
Max Contribution (15 min avg.) - 8/14/2025	62.1	13:45	0.0133	10:45
Daily Avg. Contribution (15 min avg.) - 8/14/2025	11.2	-	0.0030	-



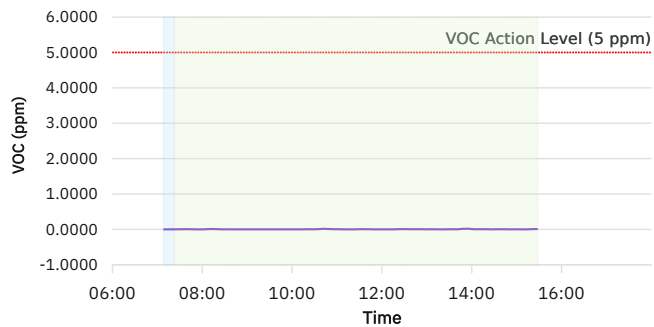
PM10 Average Contribution (µg/m³)



● 15 Min Rolling Avg PM10 Contribution

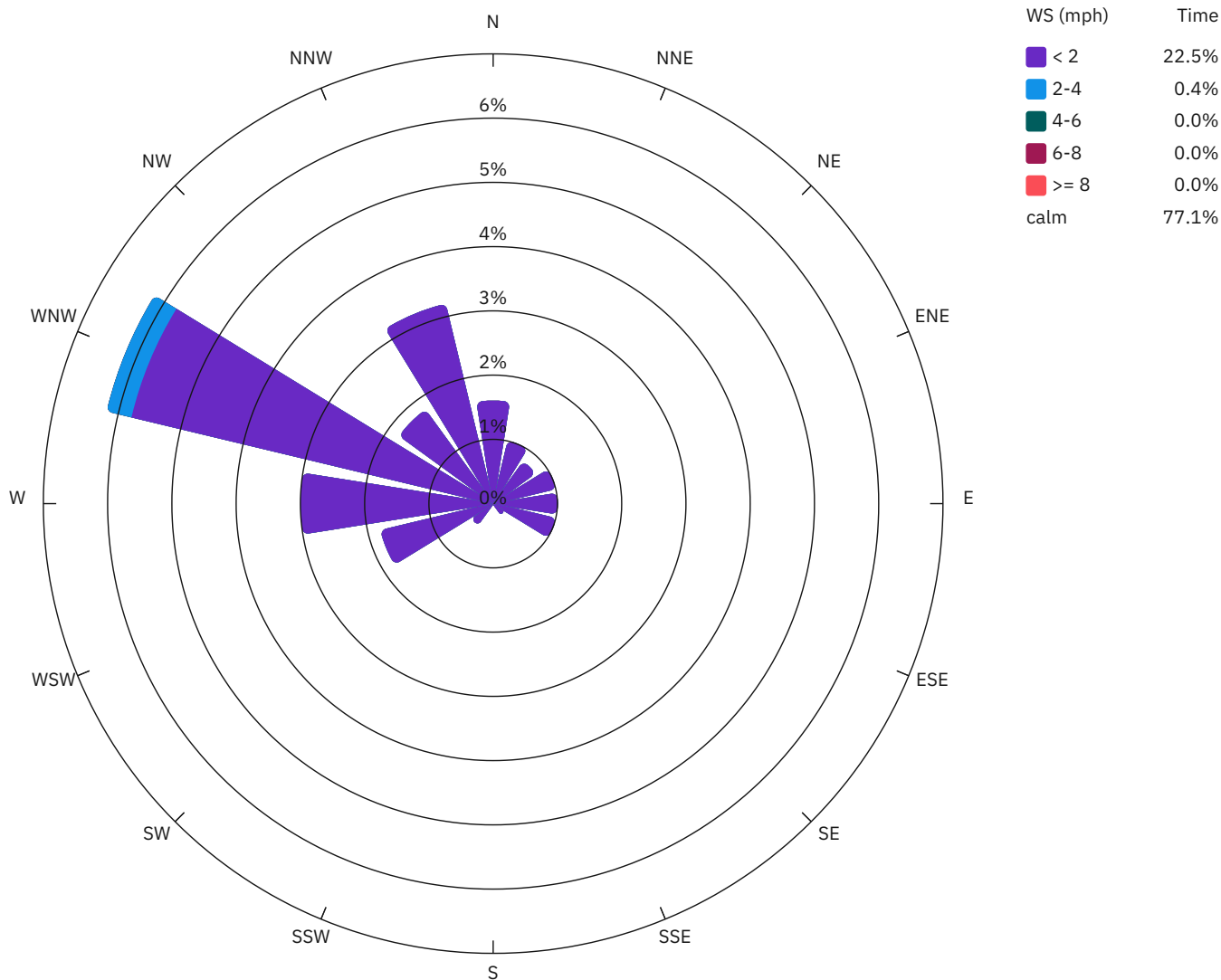


VOC Average Contribution (ppm)

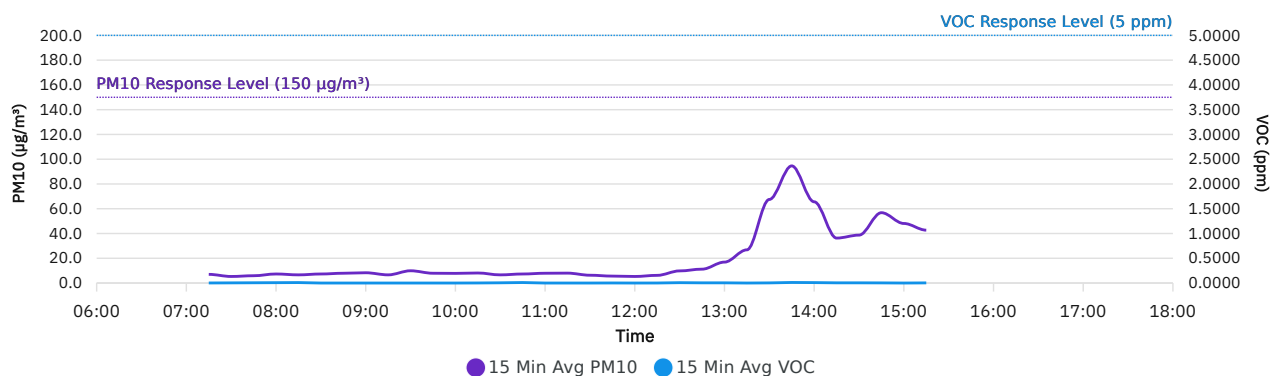


● 15 Min Rolling Avg VOC Contribution

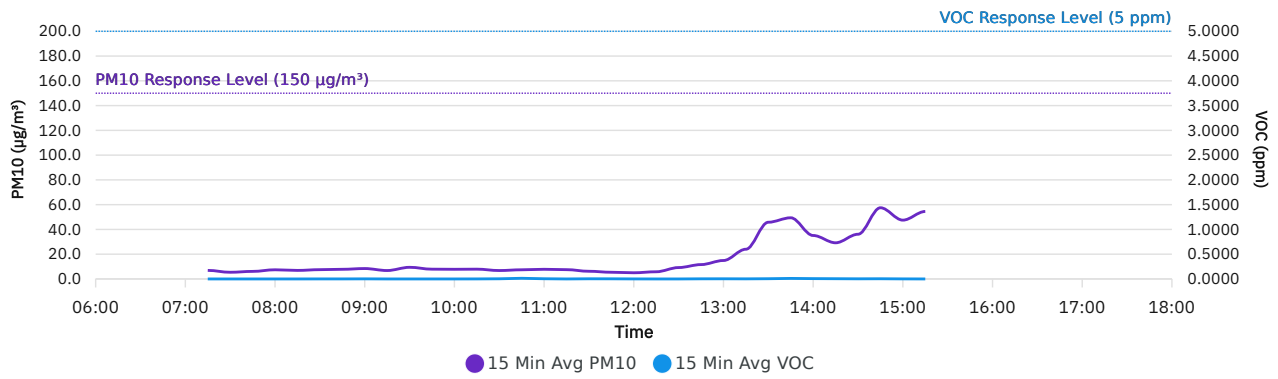
Wind rose (mph)



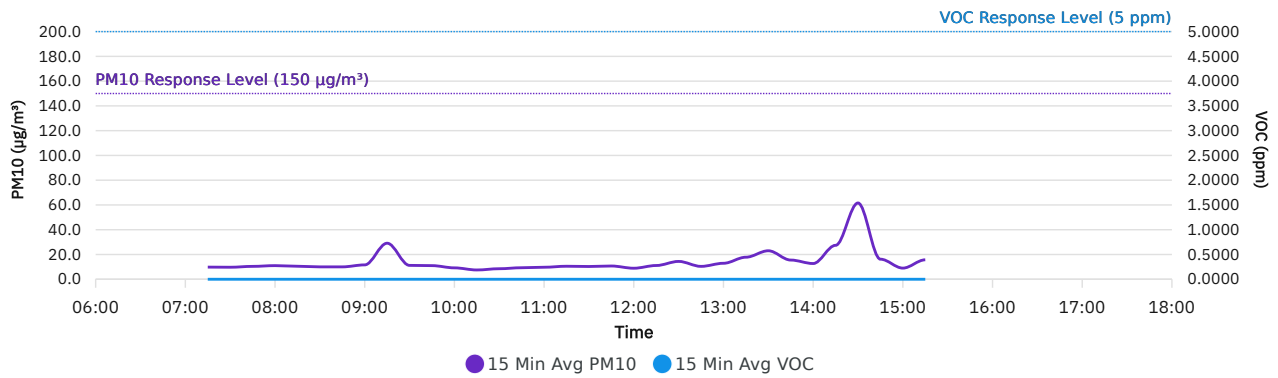
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/14/2025 07:15	6.6	9.3	2.6	0.0000	0.0012	0.0012	0.8	ENE
8/14/2025 07:30	5.4	9.7	4.3	0.0007	0.0027	0.0020	0.6	NNE
8/14/2025 07:45	6.1	10.4	4.4	0.0007	0.0047	0.0040	0.6	NNE
8/14/2025 08:00	7.5	11.0	3.5	0.0033	0.0040	0.0007	0.6	NNE
8/14/2025 08:15	6.9	10.5	3.6	0.0000	0.0093	0.0093	0.5	ENE
8/14/2025 08:30	7.3	10.6	3.2	0.0000	0.0007	0.0007	0.4	N
8/14/2025 08:45	7.8	10.4	2.6	0.0000	0.0007	0.0007	0.6	NNE
8/14/2025 09:00	8.2	11.9	3.8	0.0007	0.0013	0.0007	0.4	NNE
8/14/2025 09:15	7.7	28.3	20.6	0.0000	0.0000	0.0000	0.8	N
8/14/2025 09:30	9.2	11.8	2.7	0.0000	0.0000	0.0000	0.5	NE
8/14/2025 09:45	7.7	11.9	4.2	0.0000	0.0000	0.0000	0.6	NE
8/14/2025 10:00	8.0	9.1	1.1	0.0000	0.0000	0.0000	0.6	NE
8/14/2025 10:15	8.4	8.2	0.0	0.0000	0.0020	0.0020	0.5	WNW
8/14/2025 10:30	8.2	7.2	0.0	0.0007	0.0040	0.0033	0.6	W
8/14/2025 10:45	9.2	7.6	0.0	0.0007	0.0140	0.0133	0.6	W
8/14/2025 11:00	8.0	9.5	1.5	0.0000	0.0040	0.0040	0.5	N
8/14/2025 11:15	8.3	9.9	1.5	0.0000	0.0000	0.0000	0.5	NW
8/14/2025 11:30	9.4	7.2	0.0	0.0000	0.0033	0.0033	1.0	W
8/14/2025 11:45	9.5	6.8	0.0	0.0000	0.0027	0.0027	1.4	WNW
8/14/2025 12:00	7.7	6.5	0.0	0.0000	0.0007	0.0007	1.1	WNW
8/14/2025 12:15	10.2	7.1	0.0	0.0000	0.0007	0.0007	1.1	WNW
8/14/2025 12:30	14.4	9.9	0.0	0.0000	0.0073	0.0073	0.8	WSW
8/14/2025 12:45	10.4	12.1	1.6	0.0000	0.0047	0.0047	0.6	WSW
8/14/2025 13:00	10.8	18.8	8.0	0.0020	0.0040	0.0020	0.3	NW
8/14/2025 13:15	16.6	29.0	12.4	0.0007	0.0013	0.0007	0.3	NW
8/14/2025 13:30	25.6	70.4	44.8	0.0013	0.0047	0.0033	0.5	SW
8/14/2025 13:45	28.2	90.4	62.1	0.0027	0.0127	0.0100	0.5	W
8/14/2025 14:00	12.7	66.6	53.9	0.0000	0.0093	0.0093	0.8	W
8/14/2025 14:15	24.9	41.1	16.2	0.0007	0.0053	0.0047	0.3	SSW
8/14/2025 14:30	47.6	62.0	14.4	0.0027	0.0033	0.0007	0.0	W
8/14/2025 14:45	22.1	62.4	40.2	0.0000	0.0040	0.0040	0.6	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	Wind Direction
8/14/2025 15:00	15.9	52.8	36.8	0.0000	0.0013	0.0013	0.4	W
8/14/2025 15:15	31.0	51.4	20.4	0.0007	0.0020	0.0013	0.2	NNW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/14/2025 07:15	7.0	0.0012	6.9	0.0000	9.8	0.0000	ENE	0.8	1469 (PM10; VOC);	2112 (PM10; VOC);
08/14/2025 07:30	5.3	0.0033	5.4	0.0000	9.7	0.0000	NNE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC);
08/14/2025 07:45	5.9	0.0053	6.1	0.0000	10.4	0.0000	NNE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC);
08/14/2025 08:00	7.3	0.0073	7.4	0.0000	11.0	0.0000	NNE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC);
08/14/2025 08:15	6.6	0.0093	6.9	0.0000	10.5	0.0000	ENE	0.5	1469 (PM10; VOC);	2112 (PM10; VOC);
08/14/2025 08:30	7.3	0.0000	7.5	0.0007	10.0	0.0000	N	0.4	1469 (PM10; VOC);	2112 (PM10; VOC);
08/14/2025 08:45	7.9	0.0000	7.8	0.0007	10.0	0.0000	NNE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC);
08/14/2025 09:00	8.3	0.0000	8.4	0.0020	11.6	0.0000	NNE	0.4	1469 (PM10; VOC);	2112 (PM10; VOC);
08/14/2025 09:15	6.6	0.0000	6.8	0.0000	29.1	0.0000	N	0.8	1469 (PM10; VOC);	2112 (PM10; VOC);
08/14/2025 09:30	9.9	0.0000	9.4	0.0000	11.2	0.0000	NE	0.5	1469 (PM10; VOC);	2112 (PM10; VOC);
08/14/2025 09:45	7.9	0.0000	7.9	0.0000	11.0	0.0000	NE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC);
08/14/2025 10:00	7.8	0.0000	7.8	0.0000	9.2	0.0000	NE	0.6	1469 (PM10; VOC);	2112 (PM10; VOC);
08/14/2025 10:15	8.1	0.0013	7.9	0.0007	7.5	0.0000	WNW	0.5	2112 (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 10:30	6.6	0.0047	6.8	0.0033	8.5	0.0000	W	0.6	2112 (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 10:45	7.3	0.0100	7.4	0.0133	9.3	0.0000	W	0.6	2112 (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 11:00	7.9	0.0000	7.8	0.0040	9.7	0.0000	N	0.5	1047A (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 11:15	8.0	0.0000	7.5	0.0000	10.5	0.0000	NW	0.5	1047A (PM10; VOC);	2112 (PM10; VOC);
08/14/2025 11:30	6.3	0.0000	6.2	0.0033	10.3	0.0000	W	1.0	2112 (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 11:45	5.6	0.0013	5.4	0.0027	10.7	0.0000	WNW	1.4	2112 (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 12:00	5.3	0.0000	5.0	0.0007	8.9	0.0000	WNW	1.1	2112 (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 12:15	6.2	0.0007	5.8	0.0000	11.1	0.0000	WNW	1.1	2112 (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 12:30	9.8	0.0073	9.2	0.0000	14.4	0.0000	WSW	0.8	2112 (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 12:45	11.2	0.0040	11.6	0.0027	10.4	0.0000	WSW	0.6	2112 (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 13:00	16.9	0.0040	14.9	0.0033	12.9	0.0000	NW	0.3	1047A (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 13:15	26.8	0.0000	24.0	0.0020	17.8	0.0000	NW	0.3	1047A (PM10; VOC);	2112 (PM10; VOC);
08/14/2025 13:30	67.5	0.0027	45.8	0.0047	23.0	0.0000	SW	0.5	2112 (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 13:45	94.6	0.0113	49.4	0.0107	15.5	0.0000	W	0.5	2112 (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 14:00	65.6	0.0087	35.1	0.0067	12.7	0.0000	W	0.8	2112 (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 14:15	36.3	0.0040	29.2	0.0047	27.4	0.0000	SSW	0.3	2112 (PM10; VOC);	1469 (PM10; VOC);
08/14/2025 14:30	38.7	0.0040	36.1	0.0027	61.6	0.0000	W	0.0	2112 (PM10; VOC);	1469 (PM10; VOC);

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/14/2025 14:45	56.8	0.0027	57.5	0.0040	16.2	0.0000	W	0.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/14/2025 15:00	48.1	0.0000	47.5	0.0013	9.0	0.0000	W	0.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/14/2025 15:15	42.7	0.0027	54.5	0.0000	15.7	0.0000	NNW	0.2	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)

**Daily Progress Report #86
Change of Use Approval – Pile Installation Activities
August 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 August 15, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling of Pile #30 was completed. Plastic sheeting and filter fabric to redirect water to the containment trench was repositioned around Pile #29. Drilling of Pile #29 is anticipated to begin on August 18, 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/FO-111.

LEGEND:

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

- - Pile Started
- ✗ - Pile Completed

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 – August 14, 2025

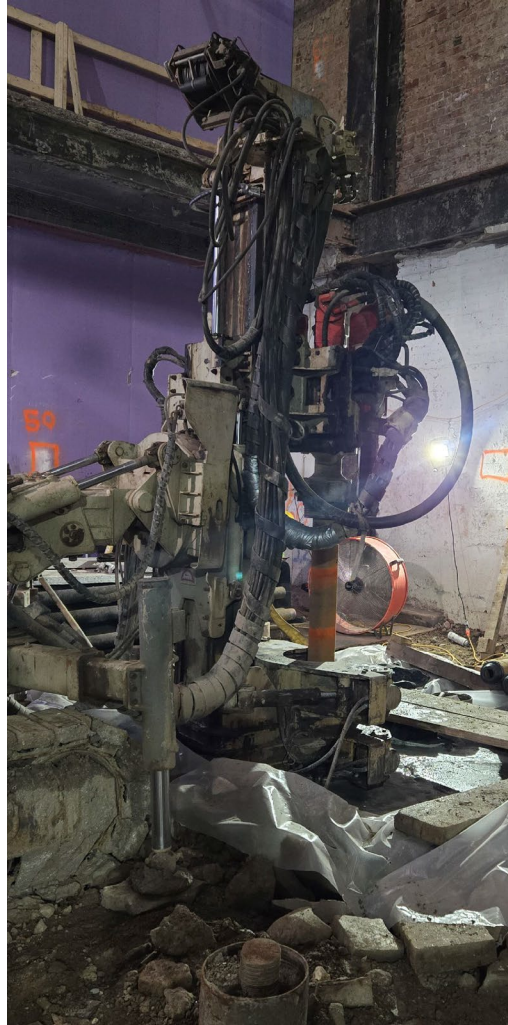


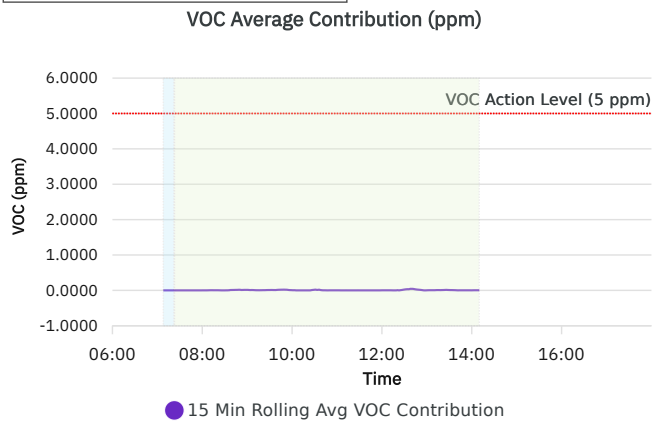
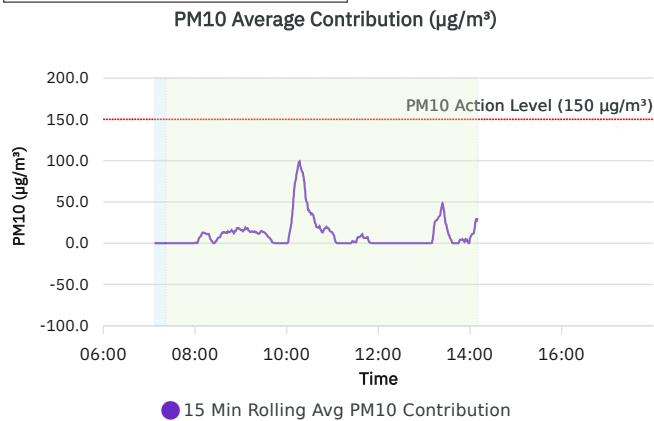
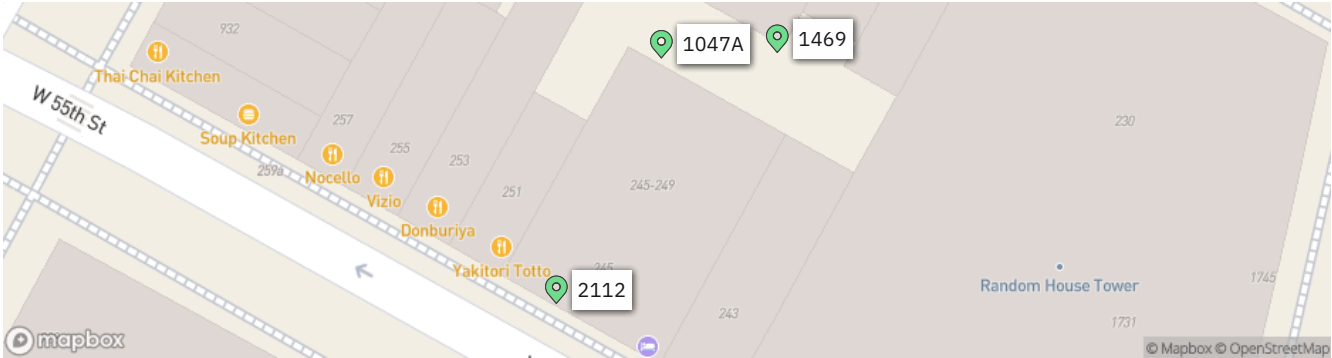
Photo 1: Drilling operations for Pile #30.

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

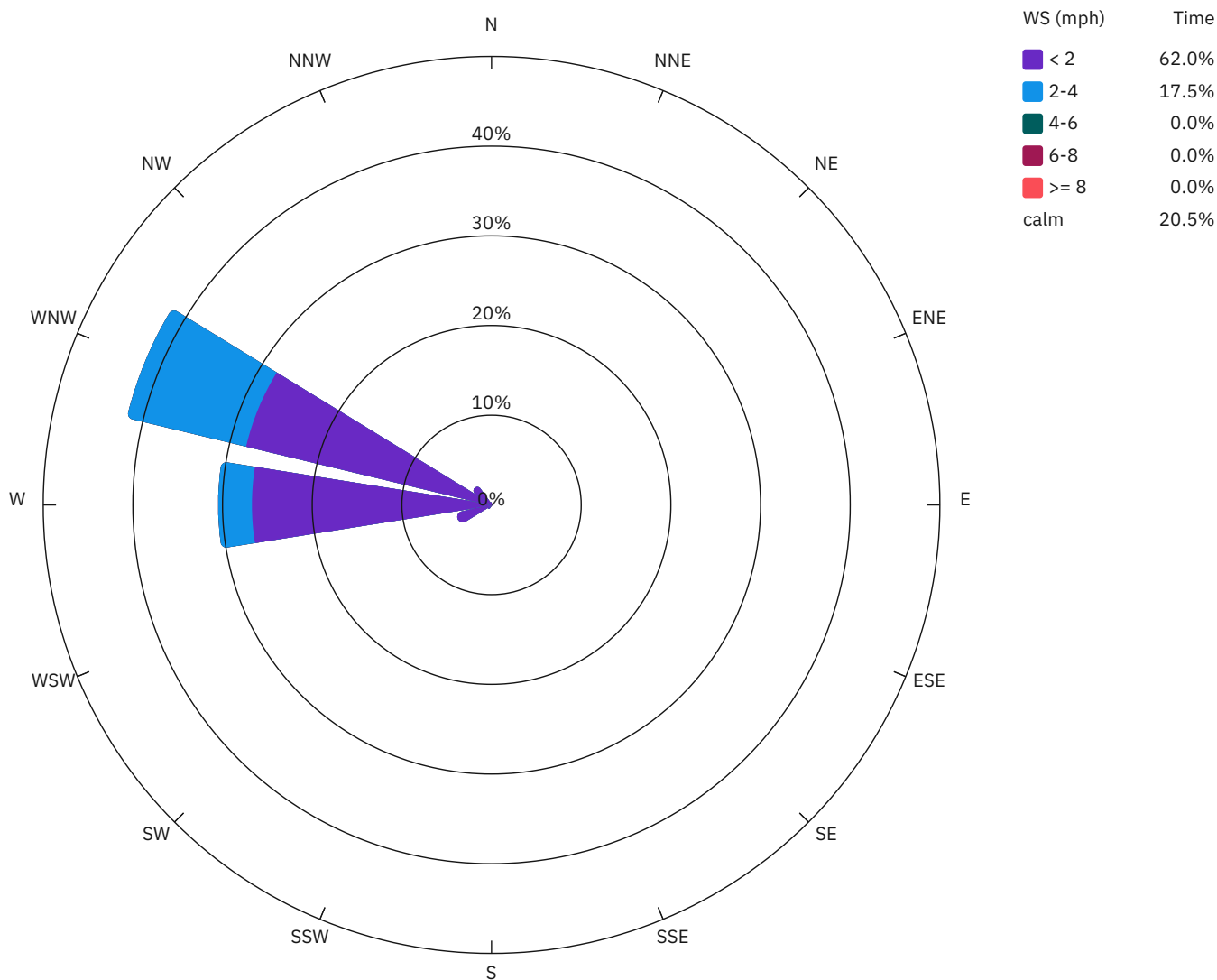
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	08/15/2025 06:00
		To:	08/15/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/15/2025	77.9 - 84.9	42.7 - 56.6	30.0 - 30.1	0.5 - 3.3	W

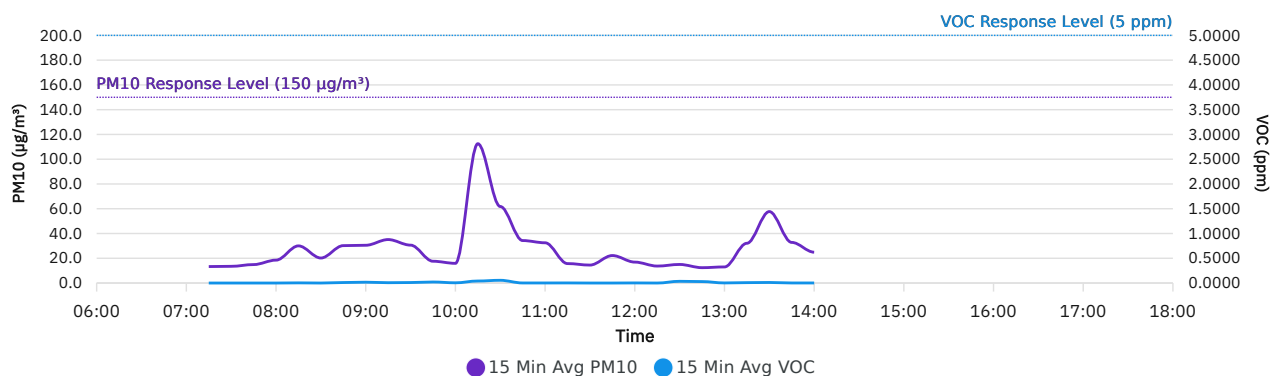
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/15/2025	0.0	07:15	0.0000	07:15
Max Contribution (15 min avg.) - 8/15/2025	93.6	10:15	0.0293	12:45
Daily Avg. Contribution (15 min avg.) - 8/15/2025	10.5	-	0.0061	-



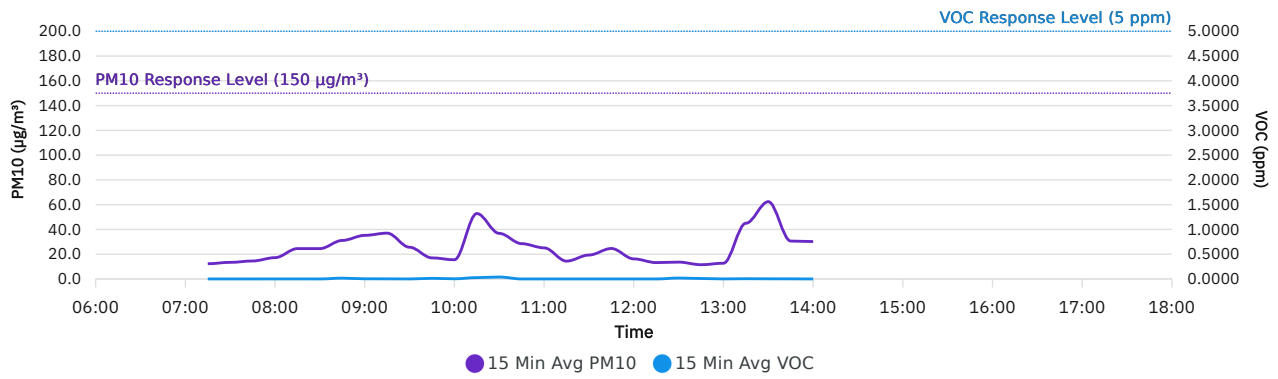
Wind rose (mph)



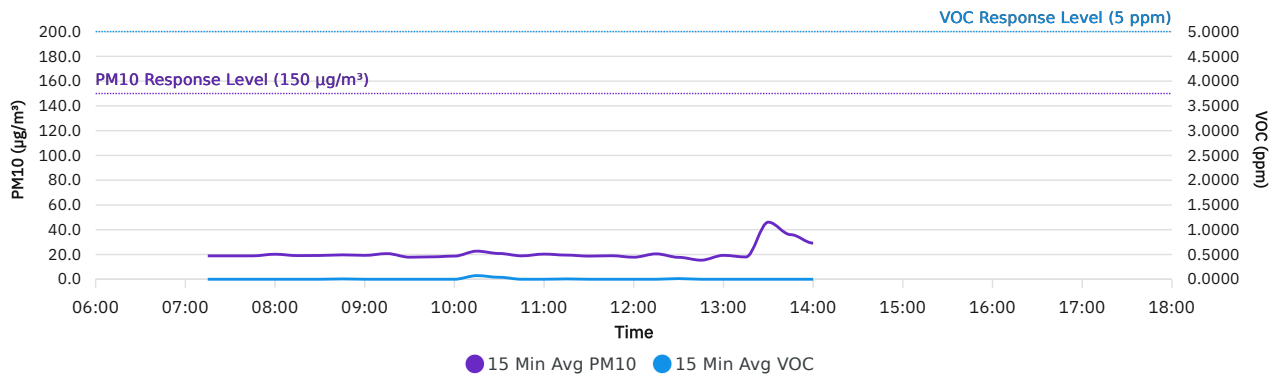
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/15/2025 07:15	15.8	15.0	0.0	0.0000	0.0000	0.0000	1.6	WNW
8/15/2025 07:30	18.9	13.6	0.0	0.0000	0.0000	0.0000	1.8	WNW
8/15/2025 07:45	18.5	15.6	0.0	0.0000	0.0000	0.0000	1.7	WNW
8/15/2025 08:00	19.4	20.0	0.6	0.0000	0.0007	0.0007	1.5	WNW
8/15/2025 08:15	19.1	30.1	10.9	0.0000	0.0033	0.0033	1.5	WNW
8/15/2025 08:30	18.9	25.3	6.4	0.0000	0.0000	0.0000	1.5	WNW
8/15/2025 08:45	19.7	33.0	13.3	0.0067	0.0207	0.0140	1.1	W
8/15/2025 09:00	19.8	35.7	15.8	0.0013	0.0153	0.0140	1.3	W
8/15/2025 09:15	24.8	39.2	14.4	0.0013	0.0053	0.0040	1.2	WNW
8/15/2025 09:30	17.8	31.2	13.4	0.0000	0.0100	0.0100	0.6	WSW
8/15/2025 09:45	18.0	17.7	0.0	0.0020	0.0207	0.0187	1.0	W
8/15/2025 10:00	18.0	16.6	0.0	0.0000	0.0053	0.0053	1.1	WNW
8/15/2025 10:15	22.7	116.3	93.6	0.0733	0.0407	0.0000	0.8	WSW
8/15/2025 10:30	23.9	61.7	37.8	0.0393	0.0573	0.0180	1.3	WNW
8/15/2025 10:45	18.9	34.9	16.0	0.0000	0.0013	0.0013	1.6	W
8/15/2025 11:00	20.3	32.6	12.3	0.0000	0.0013	0.0013	1.9	W
8/15/2025 11:15	19.0	16.5	0.0	0.0067	0.0020	0.0000	1.8	WNW
8/15/2025 11:30	18.7	19.7	1.0	0.0000	0.0000	0.0000	2.0	WNW
8/15/2025 11:45	19.0	26.2	7.2	0.0000	0.0000	0.0000	1.5	W
8/15/2025 12:00	17.8	16.9	0.0	0.0000	0.0020	0.0020	1.5	W
8/15/2025 12:15	19.8	14.3	0.0	0.0000	0.0000	0.0000	1.9	WNW
8/15/2025 12:30	17.7	15.0	0.0	0.0133	0.0373	0.0240	1.2	W
8/15/2025 12:45	15.4	12.4	0.0	0.0000	0.0293	0.0293	1.4	W
8/15/2025 13:00	19.3	13.1	0.0	0.0000	0.0020	0.0020	1.5	W
8/15/2025 13:15	18.0	45.3	27.2	0.0000	0.0087	0.0087	1.5	W
8/15/2025 13:30	47.2	65.0	17.8	0.0007	0.0107	0.0100	1.1	W
8/15/2025 13:45	36.0	34.9	0.0	0.0000	0.0020	0.0020	1.6	W
8/15/2025 14:00	27.0	32.9	5.9	0.0000	0.0013	0.0013	1.7	W

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/15/2025 07:15	13.3	0.0000	12.3	0.0000	18.9	0.0000	WNW	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 07:30	13.5	0.0000	13.4	0.0000	18.9	0.0000	WNW	1.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 07:45	14.9	0.0000	14.5	0.0000	18.9	0.0000	WNW	1.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 08:00	18.5	0.0000	17.2	0.0007	20.2	0.0000	WNW	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 08:15	30.0	0.0033	24.5	0.0007	19.1	0.0000	WNW	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 08:30	20.2	0.0000	24.5	0.0000	19.2	0.0000	WNW	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 08:45	30.2	0.0100	31.1	0.0160	19.7	0.0067	W	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 09:00	30.5	0.0167	35.2	0.0033	19.3	0.0000	W	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 09:15	35.1	0.0067	37.0	0.0020	20.7	0.0000	WNW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 09:30	30.6	0.0100	25.6	0.0000	17.8	0.0000	WSW	0.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 09:45	17.6	0.0207	17.0	0.0127	18.1	0.0000	W	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 10:00	15.9	0.0047	15.5	0.0033	18.7	0.0000	WNW	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 10:15	112.5	0.0407	52.8	0.0267	22.7	0.0733	WSW	0.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 10:30	61.8	0.0553	36.8	0.0393	20.8	0.0400	WNW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 10:45	34.3	0.0013	28.5	0.0000	18.9	0.0000	W	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 11:00	32.5	0.0013	25.1	0.0000	20.3	0.0000	W	1.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 11:15	15.7	0.0020	14.4	0.0000	19.5	0.0067	WNW	1.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 11:30	14.5	0.0000	19.3	0.0000	18.7	0.0000	WNW	2.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 11:45	22.2	0.0000	24.6	0.0000	19.0	0.0000	W	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 12:00	16.9	0.0020	16.2	0.0000	17.8	0.0000	W	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 12:15	13.7	0.0000	13.2	0.0000	20.5	0.0000	WNW	1.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
									VOC)	
08/15/2025 12:30	15.0	0.0347	13.6	0.0180	17.7	0.0133	W	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 12:45	12.4	0.0293	11.5	0.0093	15.4	0.0000	W	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 13:00	13.0	0.0020	12.7	0.0007	19.3	0.0000	W	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 13:15	32.1	0.0080	45.0	0.0047	18.0	0.0000	W	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 13:30	57.7	0.0113	62.4	0.0027	46.1	0.0000	W	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 13:45	32.8	0.0013	30.6	0.0020	36.0	0.0000	W	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/15/2025 14:00	24.9	0.0013	30.2	0.0000	29.2	0.0000	W	1.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

Daily Progress Report #87
Change of Use Approval – Pile Installation Activities
August 18, 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 August 18, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling operations began on Pile #29 began. Drilling of Pile #29 is anticipated to completed on August 19, 2025.

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.

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.



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

- - Pile Started
- ⊗ - Pile Completed

XX'-XX"
YY'-YY"

REV: 01	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

BILL OF LADING

3. Customer's Name and Mailing Address		1. Customer's US EPA ID No.	Document No. MCV48802	2. Page 1	Information in the shaded areas is not required by Federal law.		
4. Phone ()		MADIGAN DEV. STRUCTURE TECH FLOOR 10 TTH AVE NEW YORK, NY			A. Document Number		
5. Transporter 1 Company Name		6. US EPA ID Number	B. State ID				
7. Transporter 2 Company Name		8. US EPA ID Number	C. State Transporter's ID				
9. Designated Facility Name and Site Address		10. US EPA ID Number	D. Transporter's Phone 203.498.1427				
CLEAN WATER 3249 RICHMOND TER STATEN ISLAND, NY			E. State Transporter's ID				
			F. Transporter's Phone				
			G. State Facility's ID				
			H. Facility's Phone				
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)		12. Containers	13. Total Quantity	14. Unit Wt/Vol	L. Waste No.		
a. HM		No. Type					
NON DOT / NON RCRA REG MAT		001	TT. 6.349		G		
b.							
c.							
d.							
J. Additional Descriptions for Materials Listed Above		K. Handling Codes for Wastes Listed Above					
SITE LOC 245 W 55TH ST NEW YORK, NY 10019							
15. Special Handling Instructions and Additional Information							
APP 1040-032							
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			
Tremell Kallikar				Month Day Year 8/18/25			
17. Transporter 1 Acknowledgement of receipt of Materials		Signature		Date			
Printed/Typed Name		Signature		Month Day Year			
Jimmy Williams				8/18/25			
18. Transporter 2 Acknowledgement of receipt of Materials		Signature		Date			
Printed/Typed Name		Signature		Month Day Year			
				. . .			
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			
				. . .			

Attachment - Photograph Log – August 18, 2025



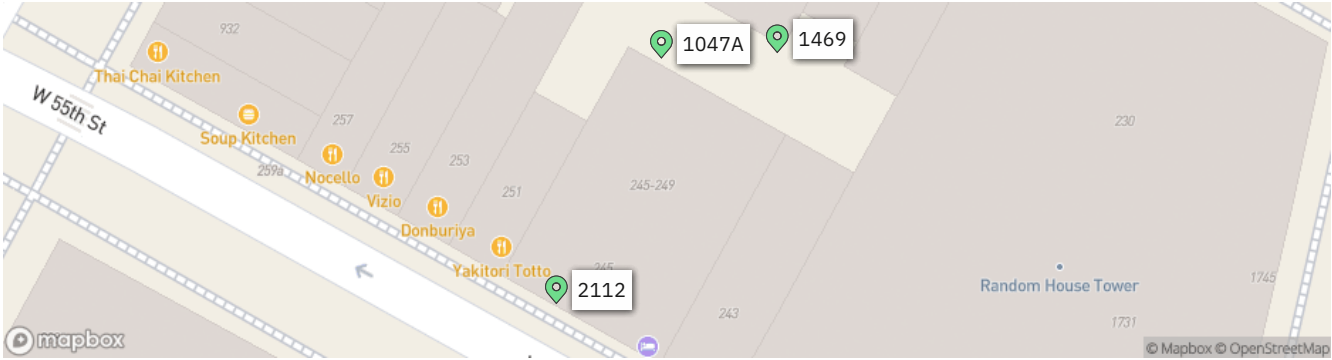
Photo 1: Drilling operations for Pile #29.

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

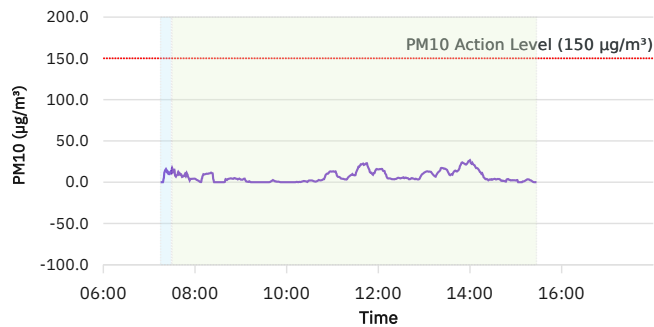
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	08/18/2025 06:00
		To:	08/18/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/18/2025	67.5 - 73.4	56.5 - 68.7	30.0 - 30.1	0.5 - 3.1	WNW

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/18/2025	0.0	07:15	0.0000	07:15
Max Contribution (15 min avg.) - 8/18/2025	26.7	14:00	0.0113	14:00
Daily Avg. Contribution (15 min avg.) - 8/18/2025	6.8	-	0.0027	-



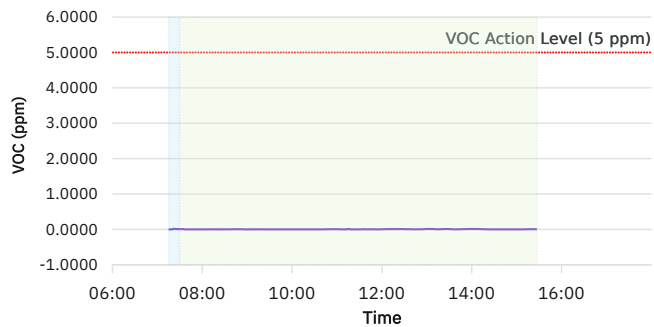
PM10 Average Contribution ($\mu\text{g}/\text{m}^3$)



● 15 Min Rolling Avg PM10 Contribution

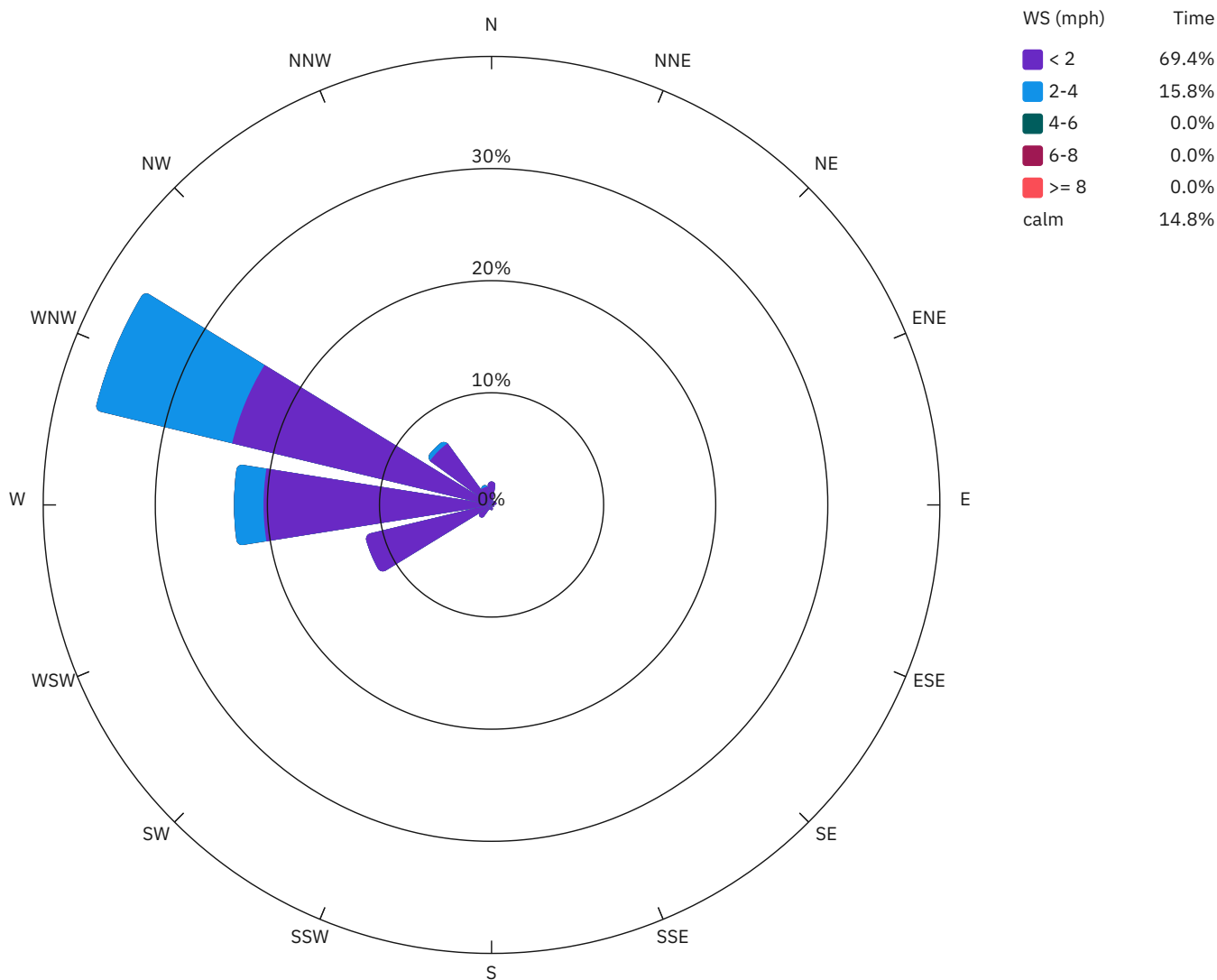


VOC Average Contribution (ppm)

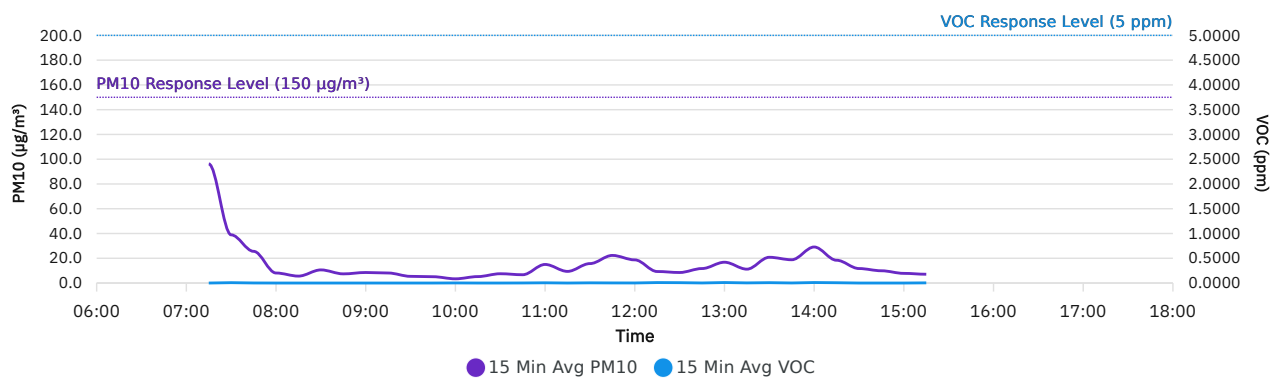


● 15 Min Rolling Avg VOC Contribution

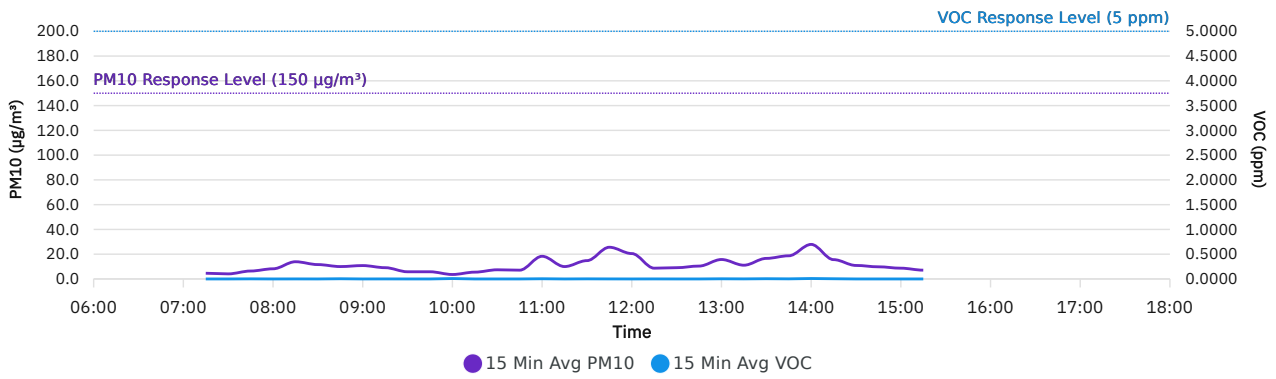
Wind rose (mph)



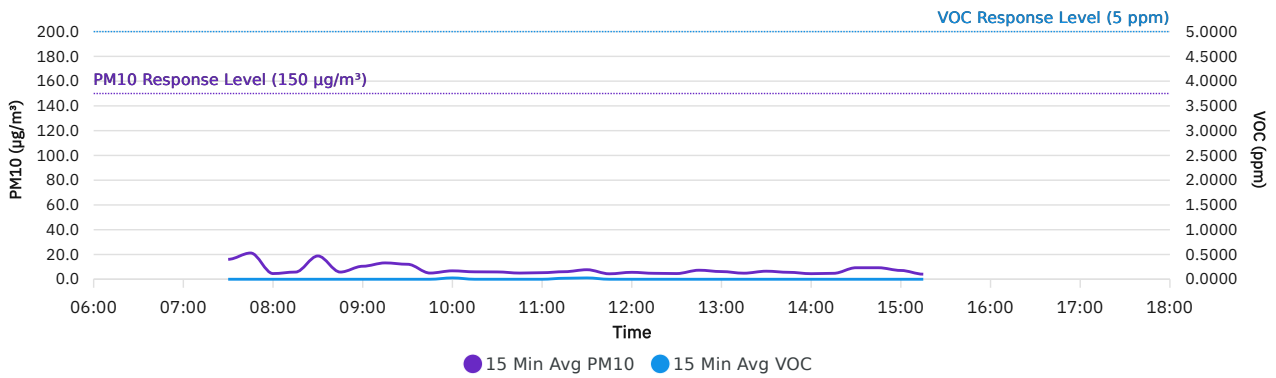
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/18/2025 07:15	96.2	4.6	0.0	0.0000	0.0000	0.0000	1.5	N
8/18/2025 07:30	16.9	34.4	17.4	0.0000	0.0073	0.0073	1.0	NW
8/18/2025 07:45	19.8	26.9	7.1	0.0013	0.0013	0.0000	0.9	NW
8/18/2025 08:00	4.9	9.1	4.2	0.0000	0.0000	0.0000	0.9	W
8/18/2025 08:15	4.7	15.0	10.3	0.0000	0.0007	0.0007	1.6	WNW
8/18/2025 08:30	18.2	12.7	0.0	0.0000	0.0000	0.0000	0.9	W
8/18/2025 08:45	5.8	10.1	4.3	0.0000	0.0040	0.0040	1.3	WSW
8/18/2025 09:00	9.2	12.3	3.1	0.0000	0.0000	0.0000	0.9	WNW
8/18/2025 09:15	12.8	10.2	0.0	0.0000	0.0007	0.0007	1.7	WNW
8/18/2025 09:30	9.9	7.8	0.0	0.0000	0.0000	0.0000	1.5	WNW
8/18/2025 09:45	5.0	5.9	0.9	0.0000	0.0000	0.0000	0.9	WNW
8/18/2025 10:00	6.3	4.2	0.0	0.0267	0.0080	0.0000	1.9	WNW
8/18/2025 10:15	5.9	5.8	0.0	0.0000	0.0000	0.0000	1.7	WNW
8/18/2025 10:30	5.9	7.9	2.1	0.0000	0.0000	0.0000	1.8	W
8/18/2025 10:45	4.9	7.2	2.3	0.0000	0.0013	0.0013	1.4	WNW
8/18/2025 11:00	5.9	18.9	13.0	0.0007	0.0047	0.0040	1.3	W
8/18/2025 11:15	6.6	10.4	3.8	0.0067	0.0133	0.0067	1.8	WNW
8/18/2025 11:30	7.8	16.3	8.5	0.0200	0.0107	0.0000	1.5	WNW
8/18/2025 11:45	4.4	27.3	23.0	0.0000	0.0027	0.0027	1.7	W
8/18/2025 12:00	6.0	21.4	15.5	0.0000	0.0013	0.0013	1.2	W
8/18/2025 12:15	4.9	9.5	4.6	0.0007	0.0087	0.0080	0.9	W
8/18/2025 12:30	4.6	9.6	5.0	0.0000	0.0073	0.0073	1.0	WSW
8/18/2025 12:45	7.3	11.8	4.5	0.0000	0.0013	0.0013	1.8	WNW
8/18/2025 13:00	6.2	17.7	11.6	0.0000	0.0107	0.0107	1.4	W
8/18/2025 13:15	4.9	11.6	6.7	0.0000	0.0027	0.0027	1.6	W
8/18/2025 13:30	6.4	21.2	14.8	0.0000	0.0080	0.0080	1.6	W
8/18/2025 13:45	5.8	20.4	14.6	0.0000	0.0020	0.0020	1.2	WNW
8/18/2025 14:00	4.5	31.2	26.7	0.0000	0.0113	0.0113	1.0	W
8/18/2025 14:15	8.0	18.1	10.1	0.0007	0.0060	0.0053	1.2	WNW
8/18/2025 14:30	9.5	13.0	3.5	0.0000	0.0000	0.0000	1.4	WNW
8/18/2025 14:45	9.5	10.9	1.4	0.0000	0.0000	0.0000	1.6	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	Wind Direction
8/18/2025 15:00	7.1	9.2	2.1	0.0000	0.0000	0.0000	1.4	WNW
8/18/2025 15:15	4.1	7.6	3.5	0.0000	0.0033	0.0033	1.1	W

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/18/2025 07:15	96.2	0.0000	4.6	0.0000			N	1.5	1047A (PM10; VOC)	1469 (PM10; VOC)
08/18/2025 07:30	38.9	0.0073	4.1	0.0000	16.1	0.0000	NW	1.0	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/18/2025 07:45	25.6	0.0013	6.4	0.0020	21.2	0.0000	NW	0.9	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/18/2025 08:00	8.1	0.0000	8.2	0.0000	4.6	0.0000	W	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 08:15	5.6	0.0000	13.9	0.0007	5.8	0.0000	WNW	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 08:30	10.6	0.0000	11.6	0.0000	18.8	0.0000	W	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 08:45	7.4	0.0000	10.0	0.0040	5.8	0.0000	WSW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 09:00	8.5	0.0000	10.8	0.0000	10.5	0.0000	WNW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 09:15	8.1	0.0000	9.1	0.0007	13.2	0.0000	WNW	1.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 09:30	5.4	0.0000	5.8	0.0000	12.1	0.0000	WNW	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 09:45	5.1	0.0000	5.8	0.0000	5.0	0.0000	WNW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 10:00	3.4	0.0020	3.6	0.0080	6.8	0.0267	WNW	1.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 10:15	5.2	0.0000	5.5	0.0000	6.0	0.0000	WNW	1.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 10:30	7.5	0.0000	7.4	0.0000	5.9	0.0000	W	1.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 10:45	6.7	0.0013	7.1	0.0000	5.0	0.0000	WNW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 11:00	15.0	0.0047	18.3	0.0040	5.3	0.0000	W	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 11:15	9.4	0.0000	10.0	0.0000	6.1	0.0200	WNW	1.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 11:30	15.7	0.0040	14.8	0.0020	7.7	0.0267	WNW	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 11:45	22.3	0.0020	25.6	0.0007	4.4	0.0000	W	1.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 12:00	18.7	0.0013	20.5	0.0000	5.6	0.0000	W	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 12:15	9.3	0.0093	8.7	0.0007	4.8	0.0000	W	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 12:30	8.5	0.0073	9.1	0.0000	4.6	0.0000	WSW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 12:45	11.7	0.0013	10.4	0.0000	7.3	0.0000	WNW	1.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 13:00	16.8	0.0100	15.7	0.0033	6.2	0.0000	W	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 13:15	11.2	0.0027	11.1	0.0013	4.9	0.0000	W	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 13:30	20.8	0.0073	16.6	0.0047	6.5	0.0000	W	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 13:45	18.8	0.0013	18.7	0.0020	5.6	0.0000	WNW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 14:00	29.1	0.0100	27.9	0.0087	4.5	0.0000	W	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 14:15	18.4	0.0060	15.6	0.0040	4.8	0.0000	WNW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 14:30	11.7	0.0000	10.9	0.0000	9.3	0.0000	WNW	1.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/18/2025 14:45	9.9	0.0000	9.8	0.0000	9.3	0.0000	WNW	1.6	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/18/2025 15:00	7.8	0.0000	8.7	0.0000	7.1	0.0000	WNW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/18/2025 15:15	7.1	0.0033	7.1	0.0000	4.1	0.0000	W	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

Daily Progress Report #88
Change of Use Approval – Pile Installation Activities
August 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 August 19, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling of Pile #29 was completed. Plastic sheeting and filter fabric to redirect water to the containment trench was repositioned around Pile #28 and drilling was started. Drilling of Pile #28 is anticipated to be completed on August 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/m³).

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/FO-111.

LEGEND:

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

- - Pile Started
- ✗ - Pile Completed

XX'-XX"
YY'-YY"

REV: 01	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 – August 19, 2025



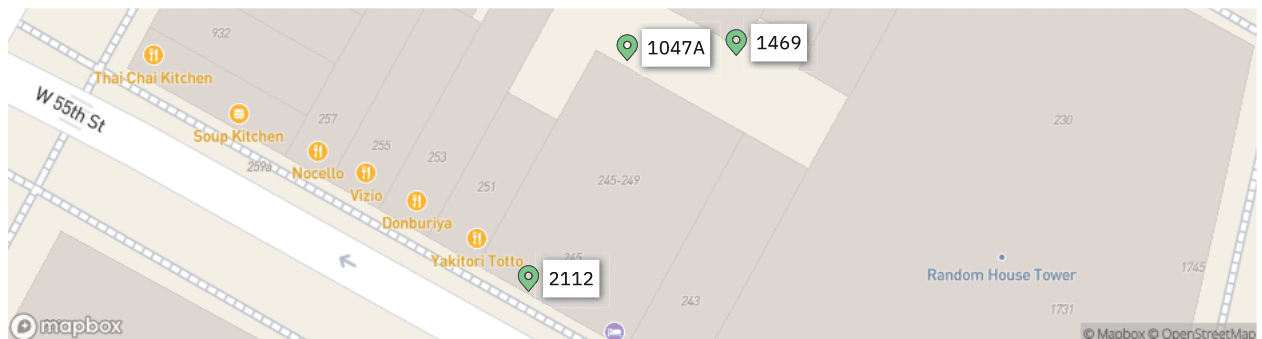
Photo 1: Drilling operations for Pile #28.

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

	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	08/19/2025 06:00
		To:	08/19/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

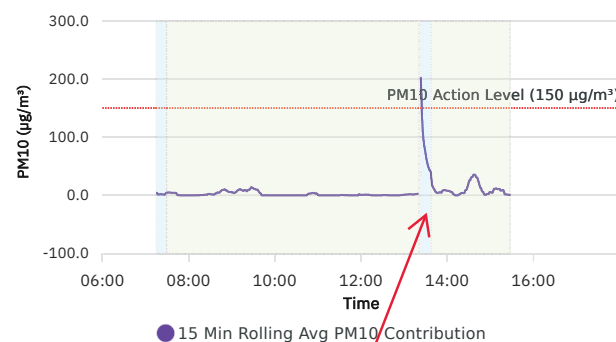
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/19/2025	67.6 - 76.3	33.9 - 57.9	30.1 - 30.2	0.4 - 2.5	WSW

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/19/2025	0.0	08:00	0.0000	07:15
Max Contribution (15 min avg.) - 8/19/2025	70.2	13:30	0.3127	12:30
Daily Avg. Contribution (15 min avg.) - 8/19/2025	5.7	-	0.0271	-



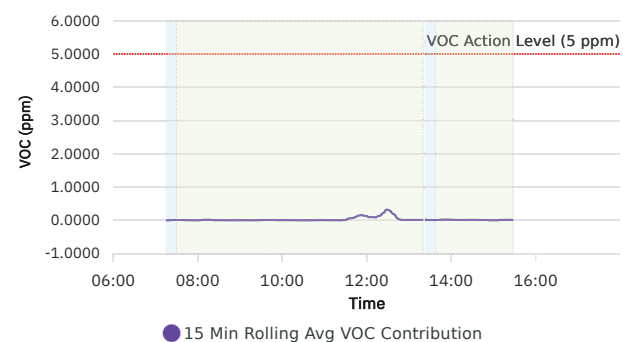
☐ Stopped
 ☐ Initial Avg
 ☐ Rolling Avg

PM10 Average Contribution ($\mu\text{g}/\text{m}^3$)



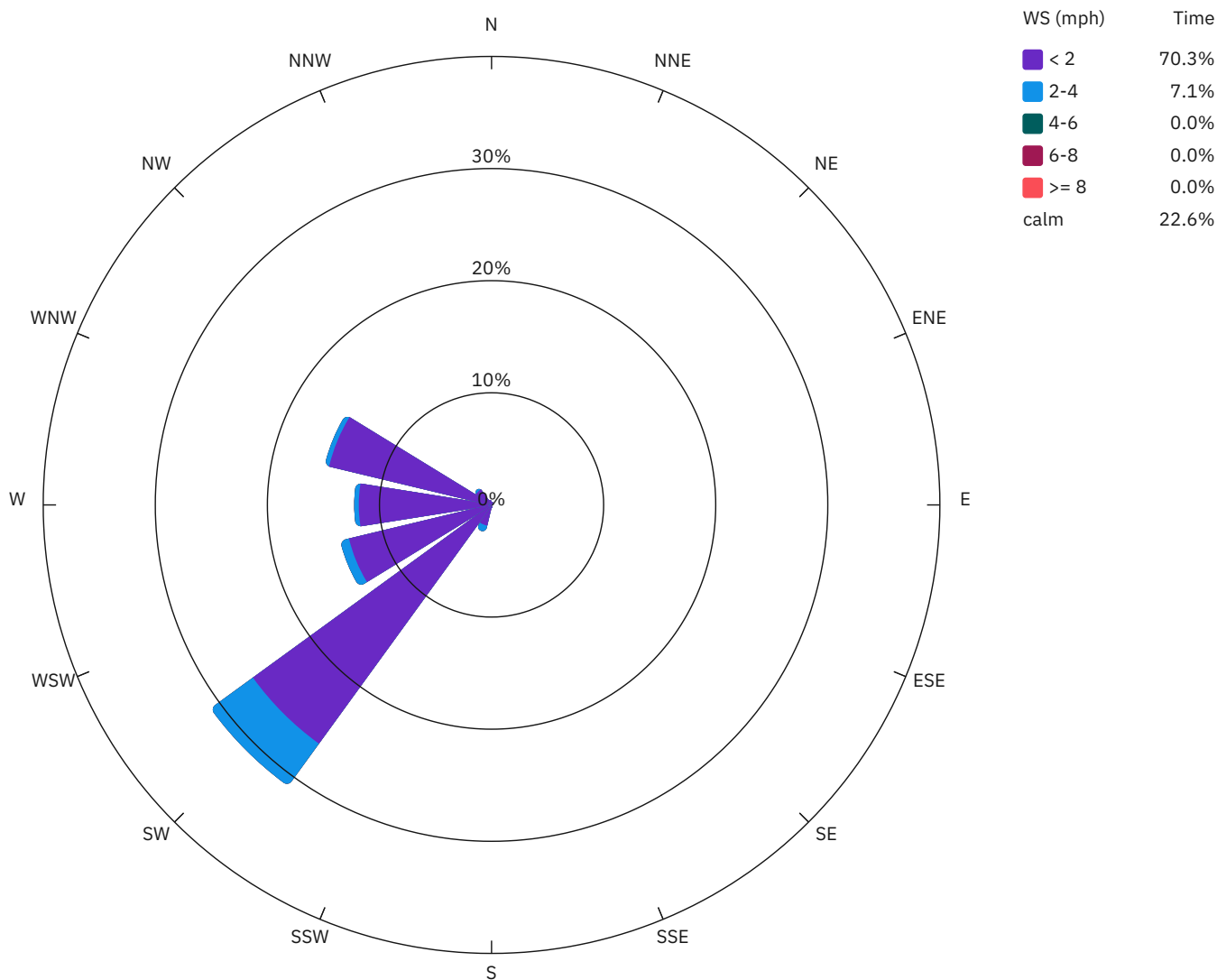
☐ Stopped
 ☐ Initial Avg
 ☐ Rolling Avg

VOC Average Contribution (ppm)

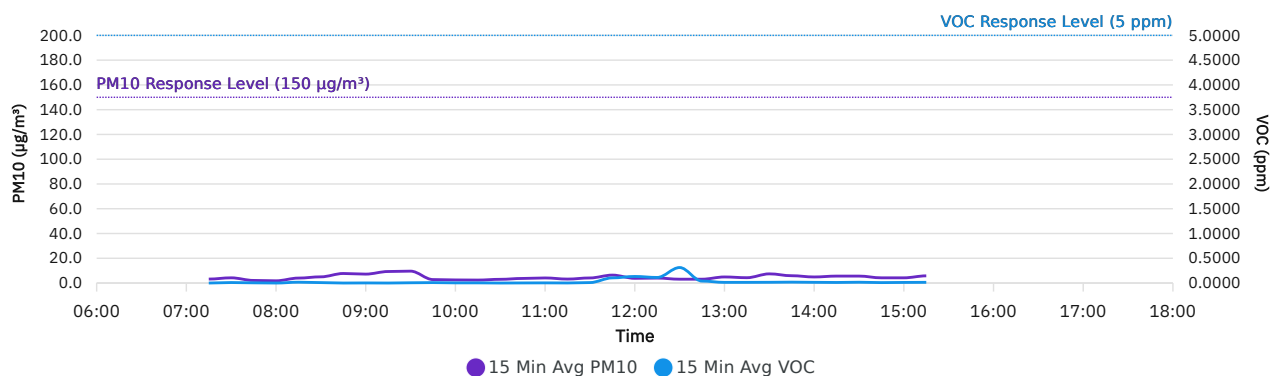


See Data Below. Station 1469 was off line for 2 minutes between 13:21 and 13:23 causing the anomalous graph here. No exceedance of the PM10 Action Level actually occurred

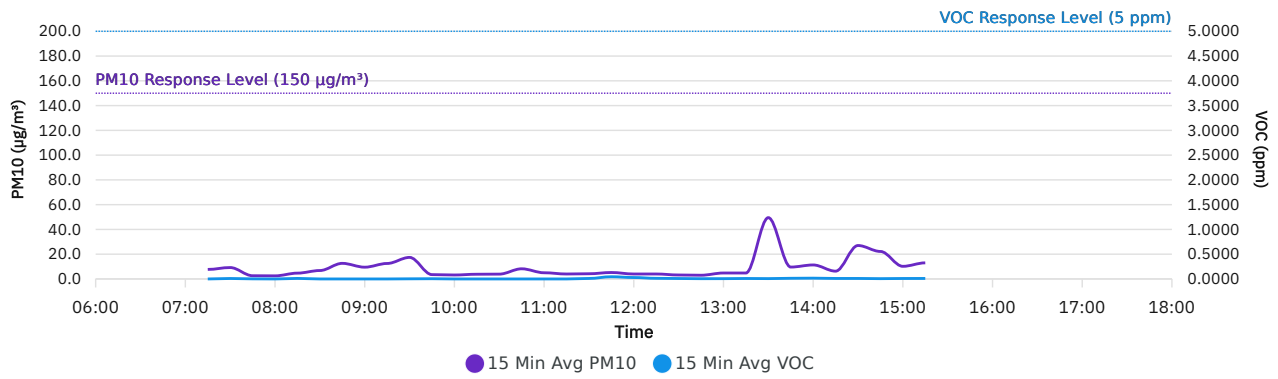
Wind rose (mph)



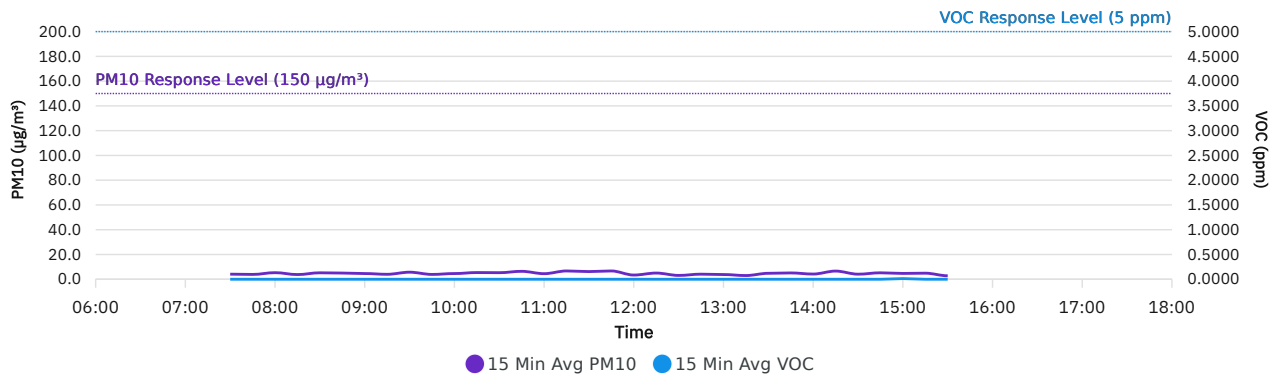
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/19/2025 07:15	3.2	7.7	4.5	0.0000	0.0000	0.0000	0.8	WSW
8/19/2025 07:30	4.3	9.2	4.9	0.0007	0.0093	0.0087	0.8	W
8/19/2025 07:45	3.1	3.3	0.2	0.0013	0.0040	0.0027	0.8	WNW
8/19/2025 08:00	4.4	3.2	0.0	0.0000	0.0000	0.0000	1.0	WNW
8/19/2025 08:15	4.4	4.7	0.3	0.0013	0.0187	0.0173	1.0	W
8/19/2025 08:30	5.0	7.1	2.1	0.0027	0.0060	0.0033	0.9	WNW
8/19/2025 08:45	5.0	12.7	7.8	0.0000	0.0000	0.0000	1.2	WSW
8/19/2025 09:00	4.6	9.6	5.0	0.0000	0.0020	0.0020	1.5	WSW
8/19/2025 09:15	4.0	12.5	8.6	0.0000	0.0000	0.0000	1.6	WSW
8/19/2025 09:30	5.7	17.4	11.8	0.0000	0.0053	0.0053	1.2	WSW
8/19/2025 09:45	3.7	3.6	0.0	0.0007	0.0080	0.0073	0.9	WSW
8/19/2025 10:00	4.5	3.3	0.0	0.0000	0.0033	0.0033	1.0	W
8/19/2025 10:15	5.1	4.0	0.0	0.0000	0.0033	0.0033	1.3	W
8/19/2025 10:30	4.6	4.4	0.0	0.0000	0.0000	0.0000	1.6	WNW
8/19/2025 10:45	6.6	7.7	1.1	0.0000	0.0020	0.0020	1.3	WNW
8/19/2025 11:00	4.3	5.2	0.9	0.0000	0.0033	0.0033	1.3	WNW
8/19/2025 11:15	6.7	4.0	0.0	0.0000	0.0013	0.0013	1.2	WNW
8/19/2025 11:30	5.5	5.4	0.0	0.0000	0.0140	0.0140	0.8	W
8/19/2025 11:45	6.7	6.5	0.0	0.0000	0.1073	0.1073	0.8	WSW
8/19/2025 12:00	3.4	4.2	0.8	0.0020	0.1320	0.1300	1.1	SW
8/19/2025 12:15	4.7	4.5	0.0	0.0000	0.1133	0.1133	1.1	WSW
8/19/2025 12:30	3.1	3.4	0.3	0.0000	0.3127	0.3127	1.4	SW
8/19/2025 12:45	4.1	3.2	0.0	0.0000	0.0393	0.0393	1.3	SW
8/19/2025 13:00	4.0	5.2	1.1	0.0007	0.0133	0.0127	1.3	SW
8/19/2025 13:15	3.0	4.9	1.9	0.0007	0.0127	0.0120	1.1	WSW
8/19/2025 13:30	4.8	75.0	70.2	0.0000	0.0088	0.0088	1.2	WSW
8/19/2025 13:45	5.2	9.8	4.6	0.0007	0.0180	0.0173	1.4	SW
8/19/2025 14:00	4.2	12.2	8.0	0.0000	0.0180	0.0180	1.2	SW
8/19/2025 14:15	6.6	6.7	0.0	0.0000	0.0113	0.0113	1.3	SW
8/19/2025 14:30	4.1	27.2	23.0	0.0000	0.0160	0.0160	1.6	SW
8/19/2025 14:45	5.2	22.2	17.0	0.0000	0.0087	0.0087	1.7	SW

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	Wind Direction
8/19/2025 15:00	4.7	10.2	5.4	0.0133	0.0140	0.0007	1.8	SW
8/19/2025 15:15	4.9	13.2	8.3	0.0000	0.0140	0.0140	1.6	SW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/19/2025 07:15	3.2	0.0000	7.7	0.0000			WSW	0.8	1047A (PM10; VOC)	1469 (PM10; VOC)
08/19/2025 07:30	4.2	0.0100	9.2	0.0093	4.1	0.0000	W	0.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 07:45	2.1	0.0040	2.6	0.0020	3.9	0.0000	WNW	0.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 08:00	1.8	0.0000	2.5	0.0000	5.3	0.0000	WNW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 08:15	4.0	0.0167	4.7	0.0107	3.8	0.0000	W	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 08:30	5.0	0.0087	6.8	0.0000	5.2	0.0000	WNW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 08:45	7.7	0.0000	12.6	0.0000	5.0	0.0000	WSW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 09:00	7.2	0.0020	9.5	0.0000	4.6	0.0000	WSW	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 09:15	9.3	0.0000	12.5	0.0000	4.0	0.0000	WSW	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 09:30	9.6	0.0053	17.4	0.0027	5.7	0.0000	WSW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 09:45	2.8	0.0087	3.5	0.0047	3.9	0.0000	WSW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 10:00	2.5	0.0033	3.2	0.0000	4.6	0.0000	W	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 10:15	2.4	0.0033	3.8	0.0000	5.4	0.0000	W	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 10:30	3.0	0.0000	3.9	0.0000	5.3	0.0000	WNW	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 10:45	3.7	0.0020	8.2	0.0000	6.4	0.0000	WNW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 11:00	4.1	0.0033	5.0	0.0000	4.5	0.0000	WNW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 11:15	3.2	0.0013	4.0	0.0000	6.7	0.0000	WNW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 11:30	4.1	0.0093	4.2	0.0100	6.2	0.0000	W	0.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 11:45	6.4	0.1040	5.2	0.0447	6.7	0.0000	WSW	0.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 12:00	3.8	0.1327	4.0	0.0287	3.4	0.0000	SW	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 12:15	4.0	0.1127	4.0	0.0127	5.0	0.0000	WSW	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 12:30	3.1	0.3127	3.2	0.0087	3.1	0.0000	SW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 12:45	3.1	0.0393	3.0	0.0053	4.1	0.0000	SW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 13:00	4.9	0.0133	4.8	0.0060	3.8	0.0000	SW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 13:15	4.3	0.0133	4.8	0.0093	3.0	0.0000	WSW	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 13:30	7.4	0.0147	49.5	0.0069	4.8	0.0000	WSW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 13:45	5.9	0.0180	9.6	0.0133	5.1	0.0000	SW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 14:00	4.9	0.0140	11.3	0.0160	4.2	0.0000	SW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 14:15	5.6	0.0113	6.3	0.0100	6.6	0.0000	SW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 14:30	5.6	0.0160	27.0	0.0100	4.1	0.0000	SW	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/19/2025 14:45	4.2	0.0087	22.2	0.0060	5.2	0.0000	SW	1.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 15:00	4.2	0.0120	10.2	0.0093	4.7	0.0133	SW	1.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 15:15	5.8	0.0140	13.0	0.0100	4.9	0.0000	SW	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/19/2025 15:30					2.8	0.0000				

Daily Progress Report #89
Change of Use Approval – Pile Installation Activities
August 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 August 20, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling of Pile #28 was completed. Preparations (i.e. placement of plastic sheeting and filter fabric) and drilling of Pile #36 are anticipated to commence on August 21, 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/m³).

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/FO-111.

LEGEND:

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

- - Pile Started
- ⊗ - Pile Completed

XX'-XX"
YY'-YY"

REV: 01	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 – August 20, 2025



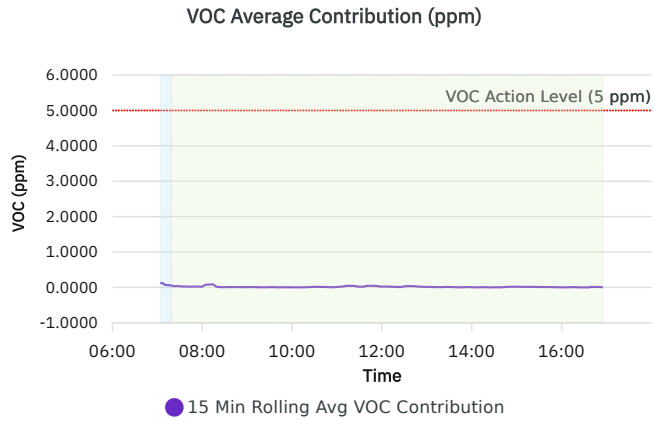
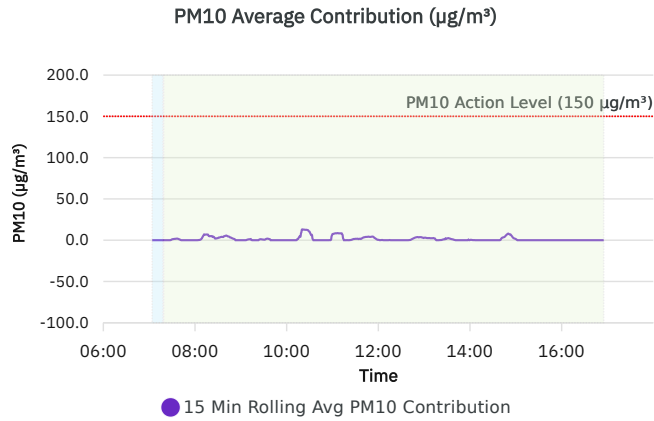
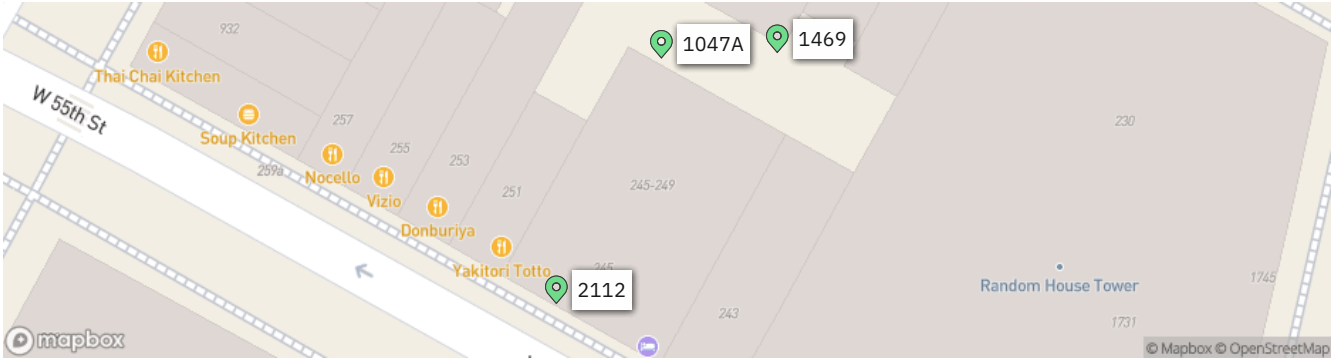
Photo 1: Drilling operations for Pile #28.

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

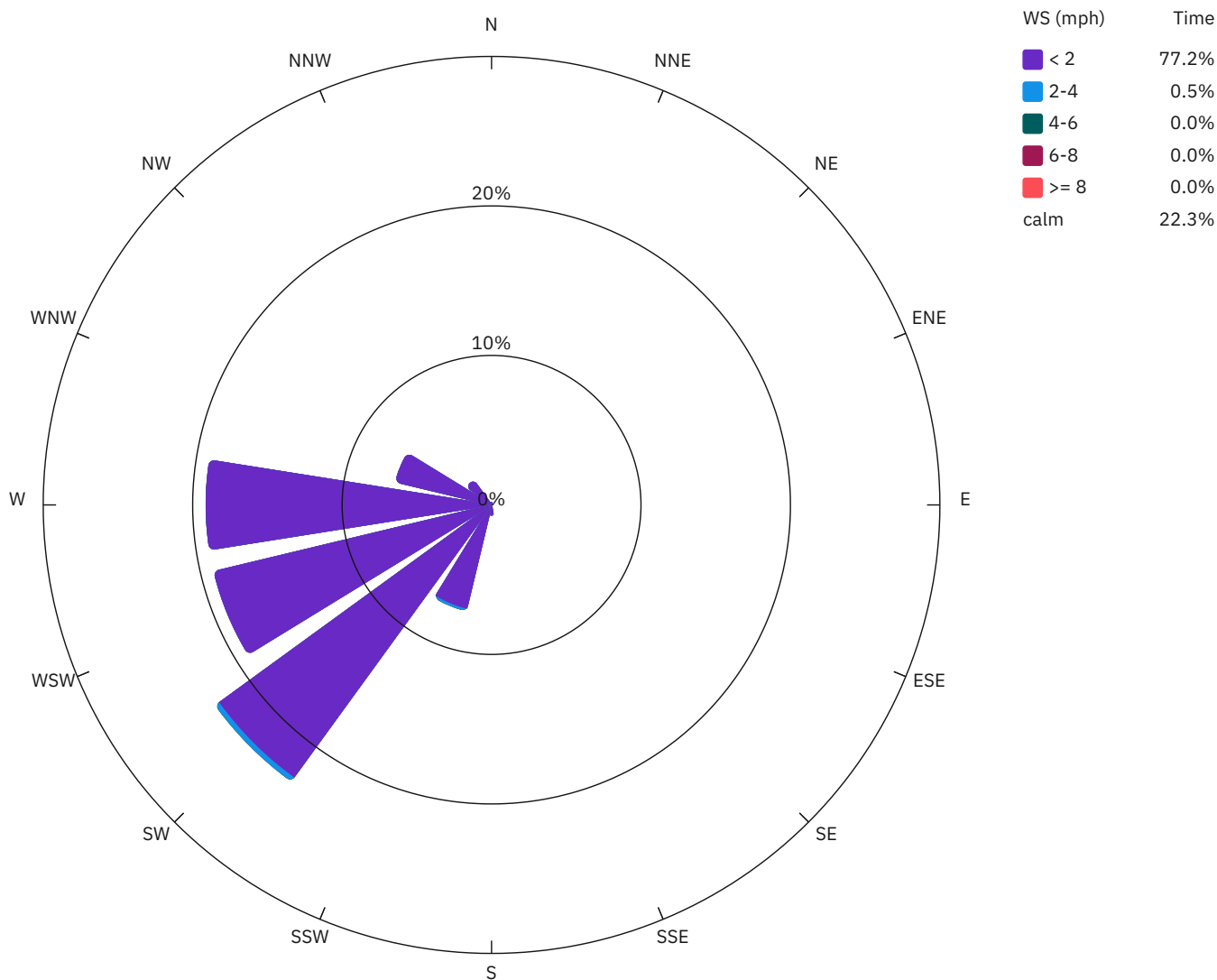
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	08/20/2025 06:00
		To:	08/20/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/20/2025	69.1 - 72.5	68.6 - 90.5	29.9 - 30.0	0.3 - 2.3	WSW

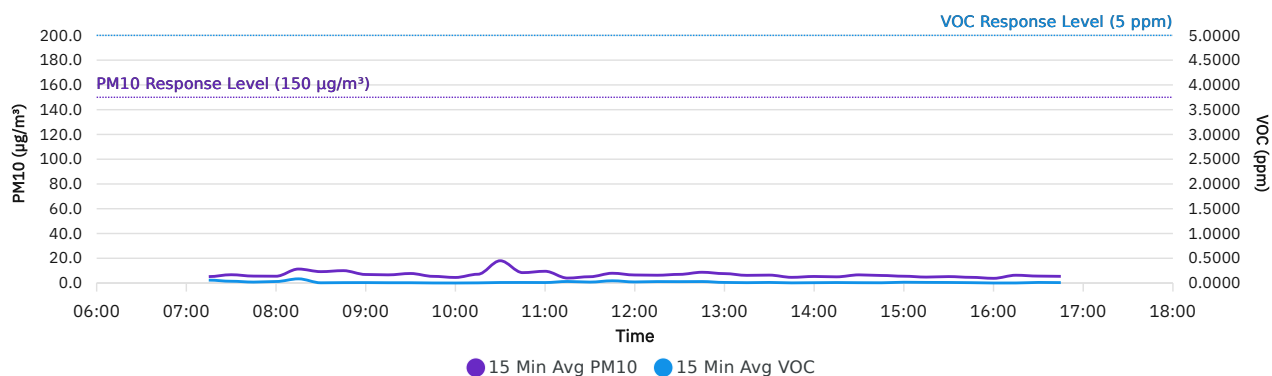
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/20/2025	0.0	07:15	0.0000	16:30
Max Contribution (15 min avg.) - 8/20/2025	10.3	10:30	0.0773	08:15
Daily Avg. Contribution (15 min avg.) - 8/20/2025	1.4	-	0.0158	-



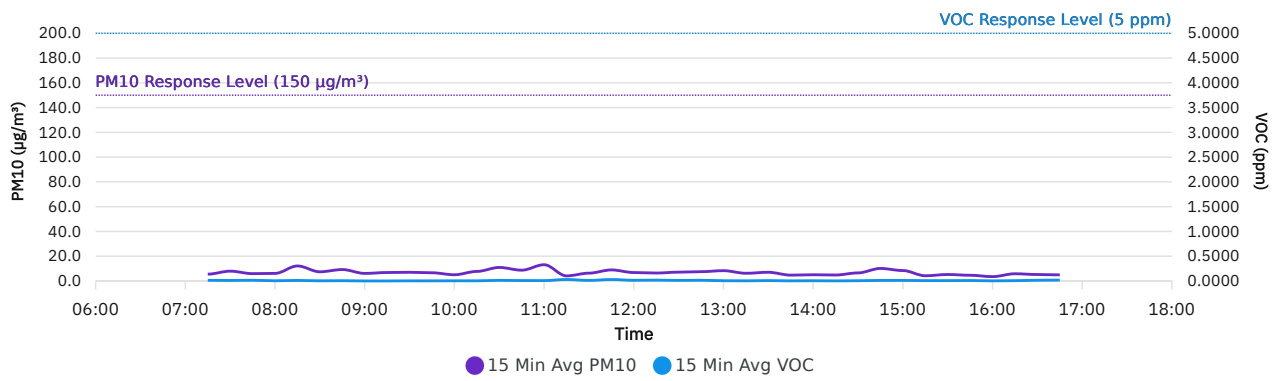
Wind rose (mph)



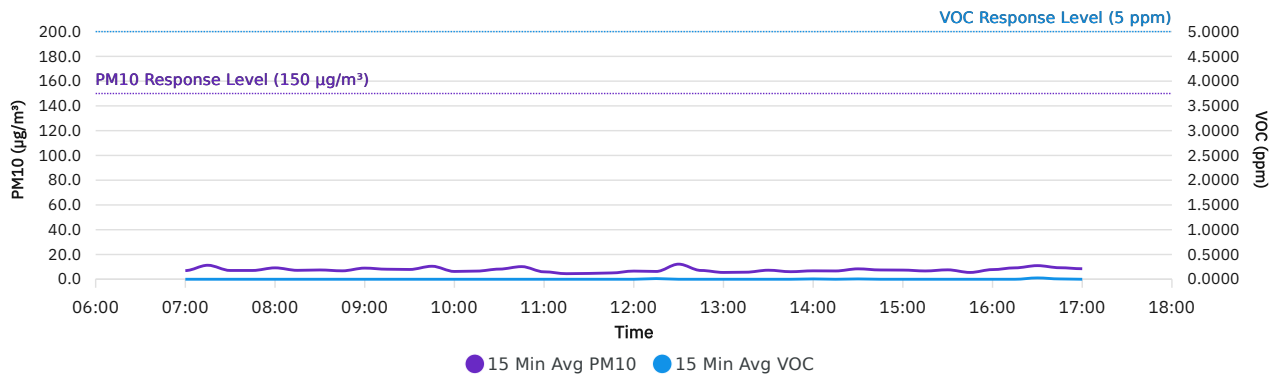
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/20/2025 07:15	12.1	5.6	0.0	0.0000	0.0592	0.0592	0.9	WSW
8/20/2025 07:30	7.0	8.1	1.1	0.0020	0.0347	0.0327	1.0	W
8/20/2025 07:45	7.1	6.0	0.0	0.0000	0.0213	0.0213	1.0	WSW
8/20/2025 08:00	8.6	6.7	0.0	0.0040	0.0267	0.0227	0.7	W
8/20/2025 08:15	6.9	13.9	6.9	0.0047	0.0820	0.0773	0.6	WSW
8/20/2025 08:30	7.1	9.7	2.6	0.0000	0.0047	0.0047	0.8	W
8/20/2025 08:45	6.9	11.0	4.1	0.0007	0.0093	0.0087	0.8	W
8/20/2025 09:00	9.0	7.3	0.0	0.0000	0.0087	0.0087	1.0	W
8/20/2025 09:15	7.5	7.5	0.0	0.0007	0.0053	0.0047	0.9	W
8/20/2025 09:30	7.6	8.4	0.7	0.0000	0.0060	0.0060	0.6	W
8/20/2025 09:45	9.7	7.0	0.0	0.0000	0.0020	0.0020	0.9	W
8/20/2025 10:00	6.0	5.2	0.0	0.0007	0.0033	0.0027	1.0	W
8/20/2025 10:15	6.7	8.3	1.6	0.0007	0.0033	0.0027	0.8	WNW
8/20/2025 10:30	8.2	18.4	10.3	0.0000	0.0140	0.0140	1.0	WSW
8/20/2025 10:45	10.2	8.9	0.0	0.0000	0.0113	0.0113	1.3	W
8/20/2025 11:00	5.8	13.2	7.4	0.0000	0.0107	0.0107	1.3	WSW
8/20/2025 11:15	4.5	4.4	0.0	0.0000	0.0433	0.0433	1.0	SW
8/20/2025 11:30	4.7	6.3	1.7	0.0000	0.0193	0.0193	1.2	SW
8/20/2025 11:45	5.1	9.1	4.0	0.0000	0.0453	0.0453	1.1	SW
8/20/2025 12:00	6.6	7.0	0.5	0.0000	0.0220	0.0220	1.0	WSW
8/20/2025 12:15	6.3	6.5	0.2	0.0133	0.0293	0.0160	1.2	SW
8/20/2025 12:30	12.2	7.4	0.0	0.0000	0.0280	0.0280	1.4	WSW
8/20/2025 12:45	7.1	8.9	1.8	0.0000	0.0300	0.0300	1.3	SW
8/20/2025 13:00	5.5	8.4	2.9	0.0000	0.0120	0.0120	1.1	WSW
8/20/2025 13:15	5.7	6.5	0.8	0.0000	0.0073	0.0073	1.1	WSW
8/20/2025 13:30	6.2	8.3	2.1	0.0007	0.0113	0.0107	1.2	WSW
8/20/2025 13:45	6.1	4.8	0.0	0.0000	0.0033	0.0033	1.3	WSW
8/20/2025 14:00	6.0	6.2	0.2	0.0067	0.0073	0.0007	1.2	WSW
8/20/2025 14:15	6.7	5.1	0.0	0.0000	0.0100	0.0100	1.3	WSW
8/20/2025 14:30	8.3	6.9	0.0	0.0067	0.0073	0.0007	1.3	WSW
8/20/2025 14:45	7.0	10.8	3.9	0.0000	0.0107	0.0107	1.3	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	Wind Direction
8/20/2025 15:00	7.4	8.7	1.4	0.0000	0.0167	0.0167	1.3	SW
8/20/2025 15:15	6.7	4.9	0.0	0.0000	0.0133	0.0133	1.1	WSW
8/20/2025 15:30	7.6	5.4	0.0	0.0000	0.0113	0.0113	1.4	SW
8/20/2025 15:45	5.5	4.7	0.0	0.0000	0.0087	0.0087	1.2	SW
8/20/2025 16:00	7.8	3.9	0.0	0.0000	0.0027	0.0027	1.2	WSW
8/20/2025 16:15	9.2	6.3	0.0	0.0000	0.0060	0.0060	1.3	WSW
8/20/2025 16:30	11.0	5.7	0.0	0.0267	0.0147	0.0000	1.4	SW
8/20/2025 16:45	9.3	5.4	0.0	0.0067	0.0173	0.0107	1.6	SW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/20/2025 07:00					7.0	0.0000				
08/20/2025 07:15	5.2	0.0586	5.5	0.0125	11.3	0.0000	WSW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 07:30	6.7	0.0360	7.9	0.0100	7.1	0.0000	W	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 07:45	5.6	0.0193	5.9	0.0140	7.1	0.0000	WSW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 08:00	5.5	0.0307	6.1	0.0040	9.2	0.0000	W	0.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 08:15	11.3	0.0847	12.1	0.0107	7.2	0.0000	WSW	0.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 08:30	9.2	0.0047	7.4	0.0027	7.5	0.0000	W	0.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 08:45	10.0	0.0080	9.2	0.0053	6.8	0.0000	W	0.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 09:00	6.9	0.0087	6.1	0.0000	9.0	0.0000	W	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 09:15	6.6	0.0060	6.8	0.0000	8.1	0.0000	W	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 09:30	7.7	0.0060	7.0	0.0020	7.9	0.0000	W	0.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 09:45	5.4	0.0013	6.6	0.0020	10.5	0.0000	W	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 10:00	4.5	0.0007	5.0	0.0033	6.3	0.0000	W	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 10:15	7.1	0.0033	7.7	0.0027	6.6	0.0000	WNW	0.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 10:30	18.0	0.0107	10.9	0.0120	8.2	0.0000	WSW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 10:45	8.4	0.0113	8.7	0.0080	10.2	0.0000	W	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 11:00	9.5	0.0100	13.1	0.0073	6.0	0.0000	WSW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 11:15	4.0	0.0313	4.1	0.0293	4.5	0.0000	SW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 11:30	5.1	0.0193	6.3	0.0107	4.7	0.0000	SW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 11:45	7.9	0.0453	8.9	0.0287	5.1	0.0000	SW	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 12:00	6.5	0.0220	6.8	0.0133	6.6	0.0000	WSW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/20/2025 12:15	6.3	0.0293	6.4	0.0167	6.3	0.0133	SW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 12:30	7.0	0.0280	7.1	0.0107	12.2	0.0000	WSW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 12:45	8.7	0.0300	7.5	0.0140	7.1	0.0000	SW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 13:00	7.6	0.0120	8.3	0.0047	5.5	0.0000	WSW	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 13:15	6.2	0.0073	6.2	0.0027	5.7	0.0000	WSW	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 13:30	6.4	0.0120	7.0	0.0073	7.3	0.0000	WSW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 13:45	4.6	0.0033	4.7	0.0020	6.1	0.0000	WSW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 14:00	5.3	0.0067	5.0	0.0047	6.8	0.0067	WSW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 14:15	5.0	0.0100	4.8	0.0013	6.7	0.0000	WSW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 14:30	6.6	0.0067	6.5	0.0047	8.4	0.0067	WSW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 14:45	6.1	0.0053	10.1	0.0107	7.5	0.0000	WSW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 15:00	5.5	0.0160	8.4	0.0107	7.4	0.0000	SW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 15:15	4.8	0.0127	4.2	0.0067	6.7	0.0000	WSW	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 15:30	5.2	0.0113	5.2	0.0067	7.6	0.0000	SW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 15:45	4.6	0.0073	4.6	0.0087	5.5	0.0000	SW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 16:00	3.8	0.0007	3.5	0.0020	7.8	0.0000	WSW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 16:15	6.3	0.0013	5.8	0.0060	9.2	0.0000	WSW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 16:30	5.6	0.0120	5.2	0.0140	11.0	0.0267	SW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 16:45	5.4	0.0087	4.9	0.0173	9.3	0.0067	SW	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/20/2025 17:00					8.5	0.0000				

Daily Progress Report #90
Change of Use Approval – Pile Installation Activities
August 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 August 21, 2025.

2.0 Update of Progress Made During the Reporting Day

No drilling was conducted today because the water recirculation pump and lines were clogged. The pump and lines were cleaned. Preparations (i.e. placement of plastic sheeting and filter fabric) for drilling of Pile #36 were finished. Drilling of Pile 36 is anticipated to commence on August 22, 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/m³).

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/FO-111.

LEGEND:

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

- - Pile Started
- ✗ - Pile Completed

XX'-XX"
YY'-YY"

REV: 01	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 – August 21, 2025



Photo 1: Lining pit with new plastic before drilling of next pile



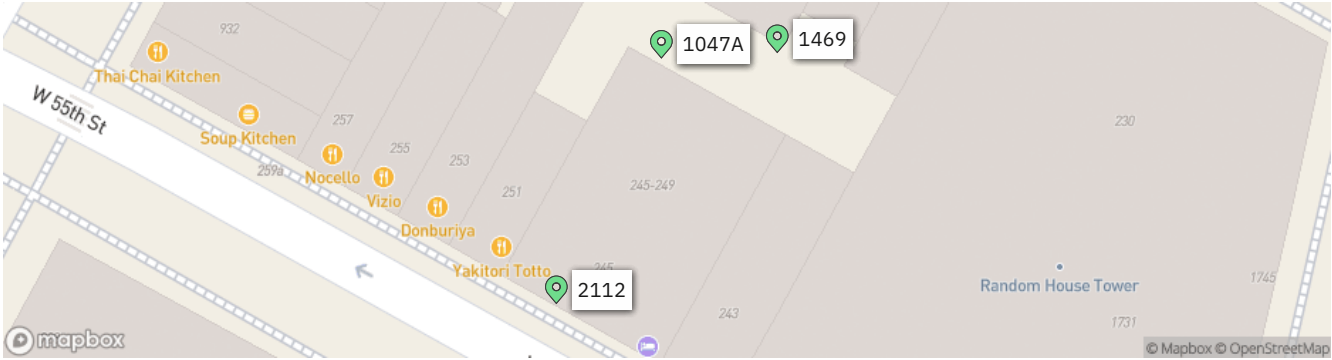
Photo 2: Lining pit with new plastic before drilling of next pile

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

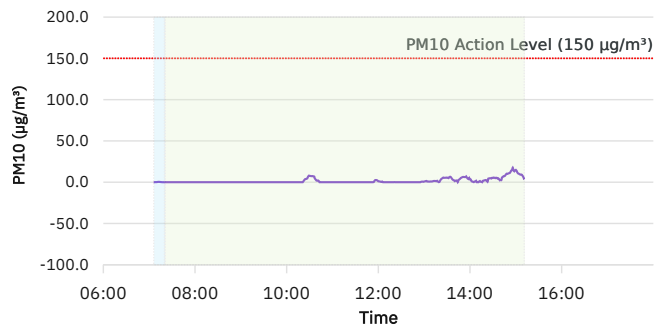
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	08/21/2025 06:00
		To:	08/21/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/21/2025	60.4 - 70.5	63.7 - 92.9	29.8 - 29.9	0.5 - 4.0	SSW

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/21/2025	0.0	07:30	0.0000	07:15
Max Contribution (15 min avg.) - 8/21/2025	14.9	15:00	0.0267	14:45
Daily Avg. Contribution (15 min avg.) - 8/21/2025	1.6	-	0.0033	-



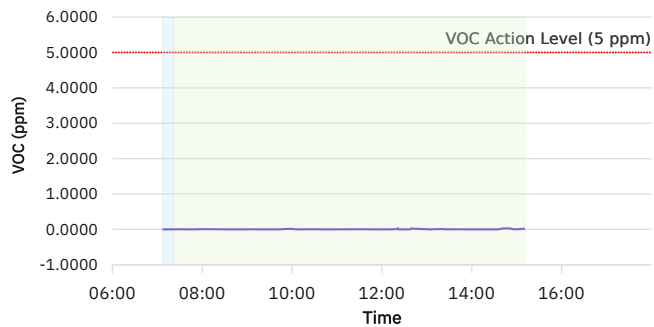
PM10 Average Contribution ($\mu\text{g}/\text{m}^3$)



● 15 Min Rolling Avg PM10 Contribution

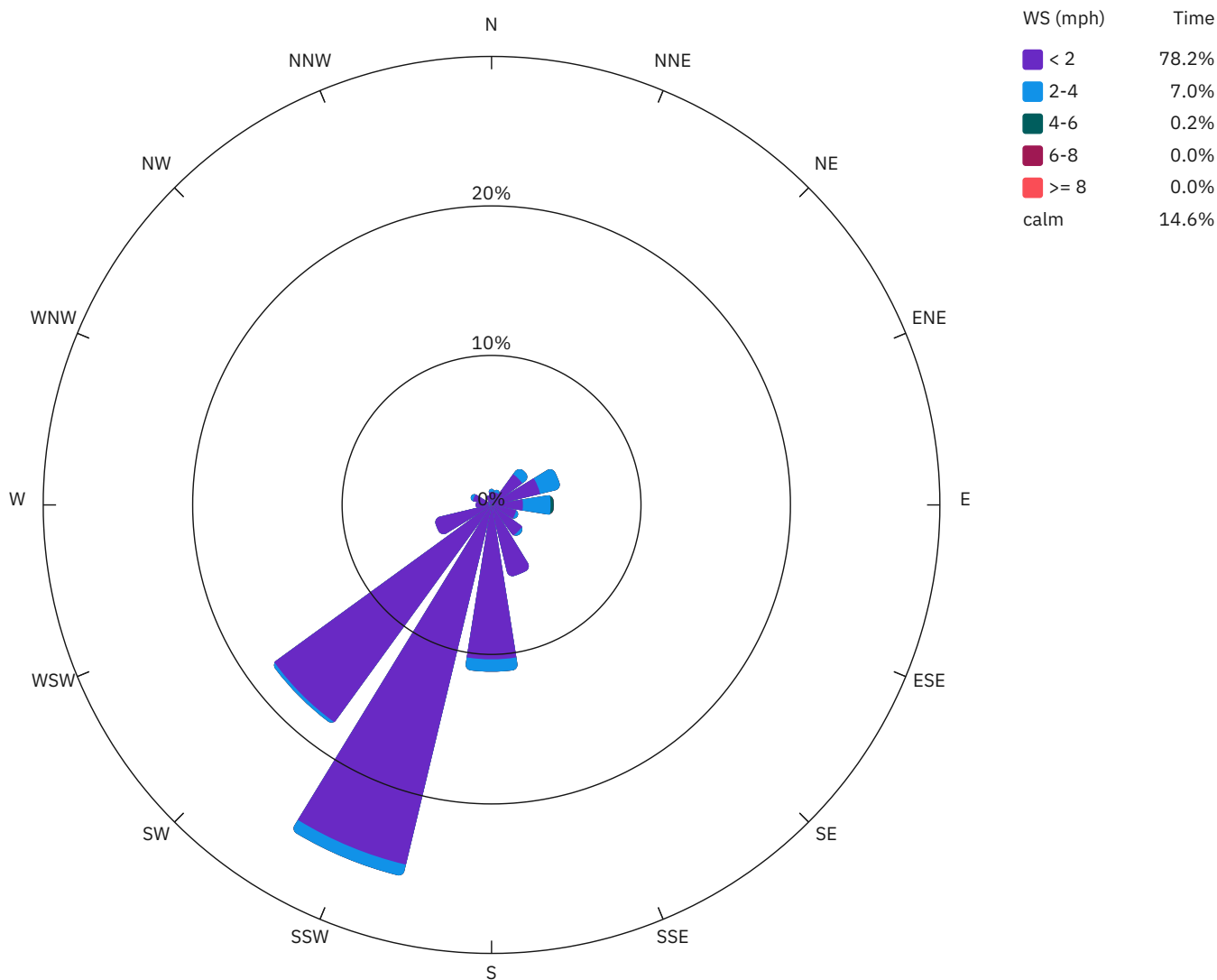


VOC Average Contribution (ppm)

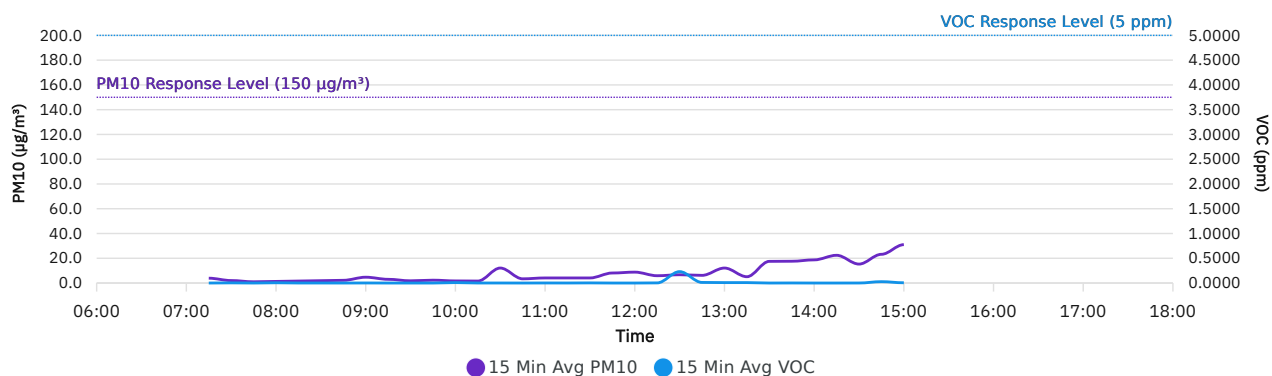


● 15 Min Rolling Avg VOC Contribution

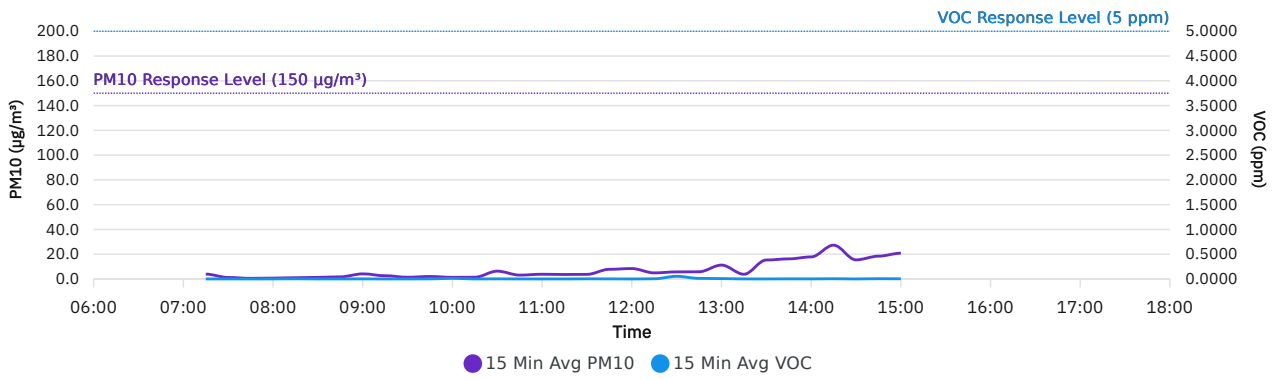
Wind rose (mph)



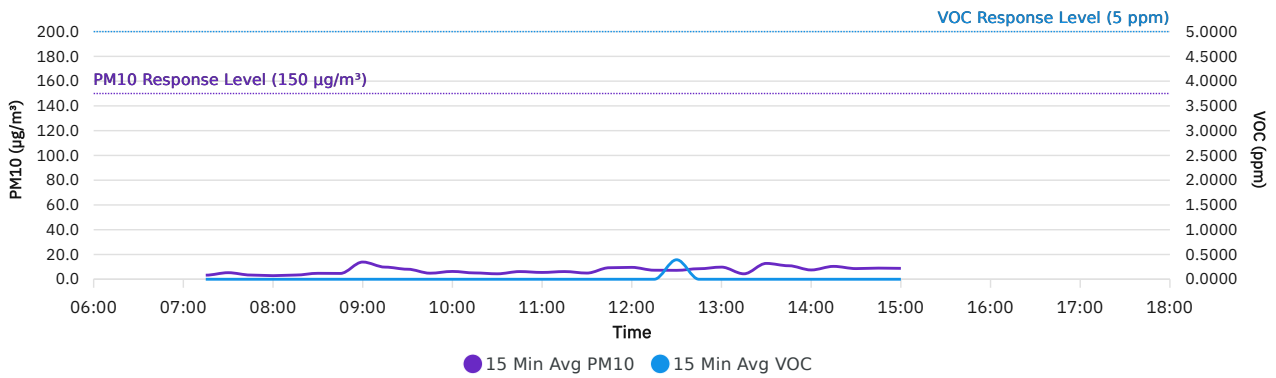
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/21/2025 07:15	3.9	4.1	0.2	0.0000	0.0000	0.0000	1.3	SW
8/21/2025 07:30	4.2	3.0	0.0	0.0000	0.0033	0.0033	1.1	S
8/21/2025 07:45	3.4	1.0	0.0	0.0000	0.0000	0.0000	1.4	SSW
8/21/2025 08:00	2.5	1.6	0.0	0.0000	0.0053	0.0053	1.0	SSW
8/21/2025 08:15	3.1	2.0	0.0	0.0000	0.0040	0.0040	1.1	S
8/21/2025 08:30	4.5	2.2	0.0	0.0000	0.0007	0.0007	1.3	SSW
8/21/2025 08:45	4.7	2.2	0.0	0.0000	0.0000	0.0000	1.5	SSW
8/21/2025 09:00	13.9	4.8	0.0	0.0000	0.0013	0.0013	1.4	SSW
8/21/2025 09:15	8.3	4.5	0.0	0.0000	0.0000	0.0000	0.9	SW
8/21/2025 09:30	5.5	4.3	0.0	0.0000	0.0000	0.0000	0.7	S
8/21/2025 09:45	4.9	2.3	0.0	0.0000	0.0013	0.0013	1.4	SSW
8/21/2025 10:00	6.3	1.7	0.0	0.0000	0.0127	0.0127	1.5	SSW
8/21/2025 10:15	5.1	1.7	0.0	0.0000	0.0007	0.0007	1.4	SSW
8/21/2025 10:30	4.4	12.1	7.8	0.0000	0.0027	0.0027	1.2	SSW
8/21/2025 10:45	5.9	3.8	0.0	0.0000	0.0000	0.0000	1.3	SSW
8/21/2025 11:00	5.2	4.6	0.0	0.0000	0.0013	0.0013	1.0	S
8/21/2025 11:15	6.1	4.2	0.0	0.0000	0.0007	0.0007	1.4	S
8/21/2025 11:30	5.0	4.1	0.0	0.0000	0.0040	0.0040	1.2	SSW
8/21/2025 11:45	9.3	8.4	0.0	0.0000	0.0013	0.0013	1.4	SSW
8/21/2025 12:00	8.8	9.9	1.1	0.0000	0.0000	0.0000	1.3	S
8/21/2025 12:15	7.3	5.9	0.0	0.0000	0.0033	0.0033	1.3	SSW
8/21/2025 12:30	7.2	6.8	0.0	0.3933	0.2300	0.0000	1.4	SSW
8/21/2025 12:45	8.5	6.3	0.0	0.0000	0.0153	0.0153	1.5	SW
8/21/2025 13:00	11.2	12.1	0.8	0.0033	0.0080	0.0047	0.7	NNE
8/21/2025 13:15	3.8	5.2	1.4	0.0007	0.0087	0.0080	1.6	ENE
8/21/2025 13:30	14.1	19.4	5.3	0.0000	0.0000	0.0000	0.6	WNW
8/21/2025 13:45	15.2	17.7	2.5	0.0007	0.0027	0.0020	0.6	ESE
8/21/2025 14:00	16.0	19.3	3.3	0.0007	0.0007	0.0000	1.1	E
8/21/2025 14:15	23.2	23.5	0.4	0.0027	0.0013	0.0000	0.3	ESE
8/21/2025 14:30	11.7	16.8	5.1	0.0000	0.0007	0.0007	1.4	E
8/21/2025 14:45	16.0	23.3	7.3	0.0013	0.0280	0.0267	0.7	SSW

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	Wind Direction
8/21/2025 15:00	16.1	31.0	14.9	0.0020	0.0067	0.0047	0.6	ESE

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 ($\mu\text{g}/\text{m}^3$)	1047A VOC (ppm)	1469 PM10 ($\mu\text{g}/\text{m}^3$)	1469 VOC (ppm)	2112 PM10 ($\mu\text{g}/\text{m}^3$)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/21/2025 07:15	3.9	0.0000	3.9	0.0000	3.3	0.0000	SW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 07:30	2.0	0.0033	1.2	0.0007	5.3	0.0000	S	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 07:45	1.0	0.0000	0.5	0.0000	3.4	0.0000	SSW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 08:00	1.3	0.0053	0.7	0.0007	2.9	0.0000	SSW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 08:15	1.6	0.0007	1.0	0.0033	3.4	0.0000	S	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 08:30	1.9	0.0007	1.3	0.0000	4.8	0.0000	SSW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 08:45	2.2	0.0000	1.7	0.0000	4.7	0.0000	SSW	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 09:00	4.7	0.0013	4.1	0.0013	13.9	0.0000	SSW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 09:15	3.0	0.0000	2.6	0.0000	9.8	0.0000	SW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 09:30	1.8	0.0000	1.4	0.0000	8.1	0.0000	S	0.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 09:45	2.3	0.0000	2.0	0.0013	4.9	0.0000	SSW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 10:00	1.7	0.0087	1.3	0.0127	6.3	0.0000	SSW	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 10:15	1.6	0.0007	1.4	0.0000	5.1	0.0000	SSW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 10:30	12.1	0.0007	6.3	0.0020	4.4	0.0000	SSW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 10:45	3.4	0.0000	3.1	0.0000	6.2	0.0000	SSW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 11:00	4.1	0.0013	3.8	0.0000	5.5	0.0000	S	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 11:15	4.1	0.0007	3.6	0.0000	6.2	0.0000	S	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 11:30	4.1	0.0027	3.7	0.0027	5.0	0.0000	SSW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 11:45	8.1	0.0000	7.8	0.0013	9.3	0.0000	SSW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 12:00	8.8	0.0000	8.4	0.0000	9.6	0.0000	S	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 12:15	5.9	0.0027	4.9	0.0033	7.3	0.0000	SSW	1.3	2112 (PM10;	1469 (PM10; VOC); 1047A (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
									VOC)	
08/21/2025 12:30	6.7	0.2300	5.7	0.0533	7.2	0.3933	SSW	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 12:45	6.2	0.0120	5.8	0.0113	8.5	0.0000	SW	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 13:00	12.1	0.0087	11.2	0.0073	9.8	0.0000	NNE	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 13:15	5.1	0.0087	3.8	0.0007	4.4	0.0000	ENE	1.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 13:30	17.5	0.0000	15.3	0.0000	12.8	0.0000	WNW	0.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 13:45	17.6	0.0013	16.2	0.0020	10.9	0.0000	ESE	0.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 14:00	18.7	0.0000	17.8	0.0013	7.5	0.0000	E	1.1	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 14:15	22.4	0.0000	27.3	0.0040	10.4	0.0000	ESE	0.3	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 14:30	15.3	0.0007	15.4	0.0000	8.6	0.0000	E	1.4	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 14:45	23.2	0.0273	18.4	0.0053	9.0	0.0000	SSW	0.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/21/2025 15:00	31.0	0.0053	20.8	0.0033	8.8	0.0000	ESE	0.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)

Daily Progress Report #91
Change of Use Approval – Pile Installation Activities
August 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 August 22, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling of Pile 36 began but was not completed. Drilling of Pile 36 is expected to resume on Monday August 25.

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

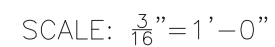
During work activities, CAMP monitoring activities were initiated. See attached. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m³).

6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.



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
		
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 – August 22, 2025



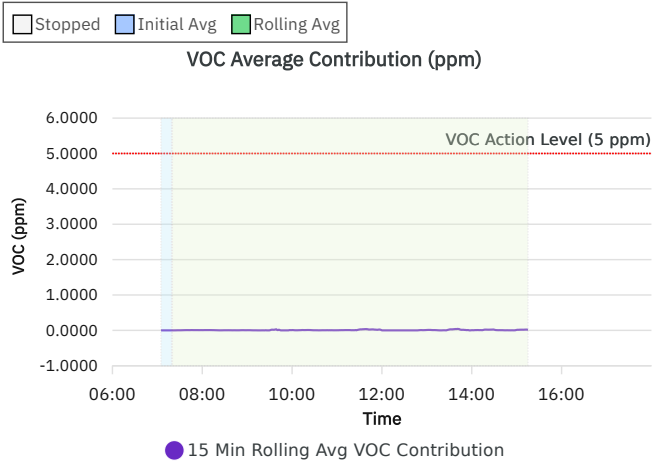
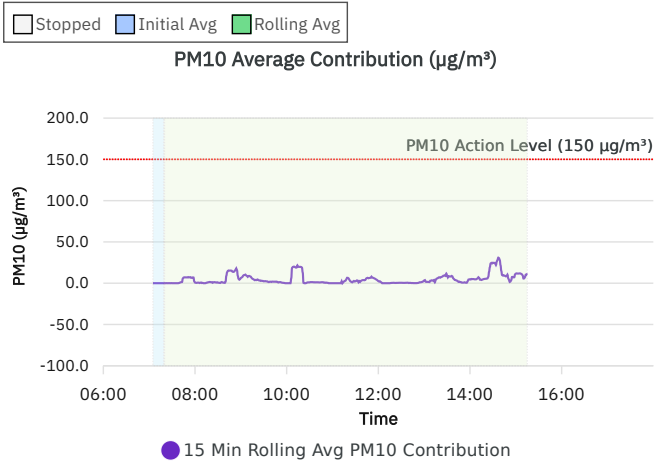
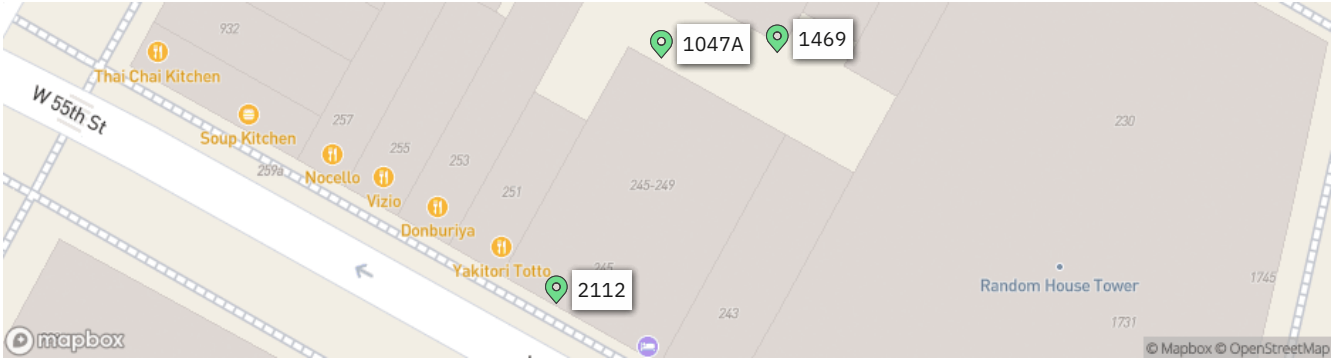
Photo 1: Drilling operations for Pile #36

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

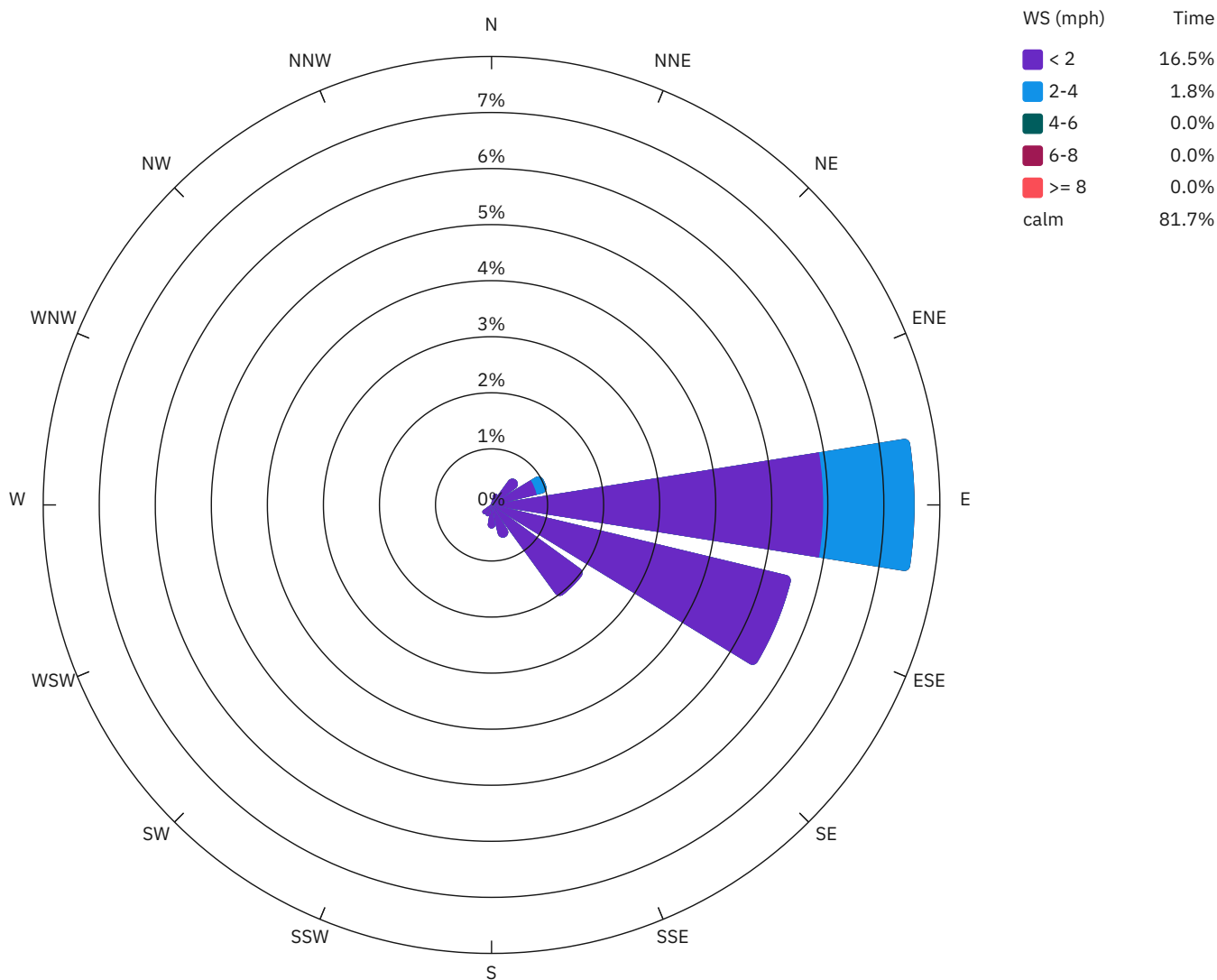
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	08/22/2025 06:00
		To:	08/22/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/22/2025	63.9 - 77.0	38.3 - 69.1	29.9 - 30.0	0.2 - 2.7	ENE

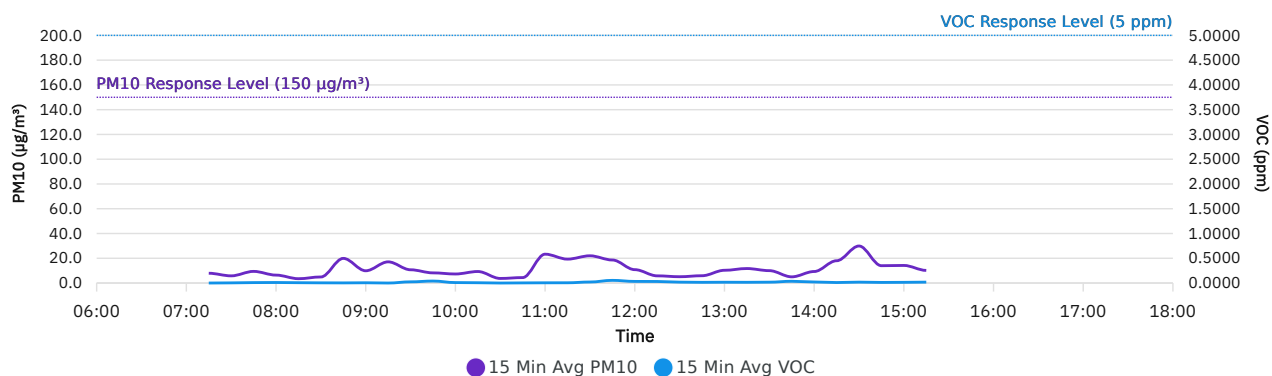
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/22/2025	0.0	07:15	0.0000	07:15
Max Contribution (15 min avg.) - 8/22/2025	24.8	14:30	0.0253	11:45
Daily Avg. Contribution (15 min avg.) - 8/22/2025	4.8	-	0.0074	-



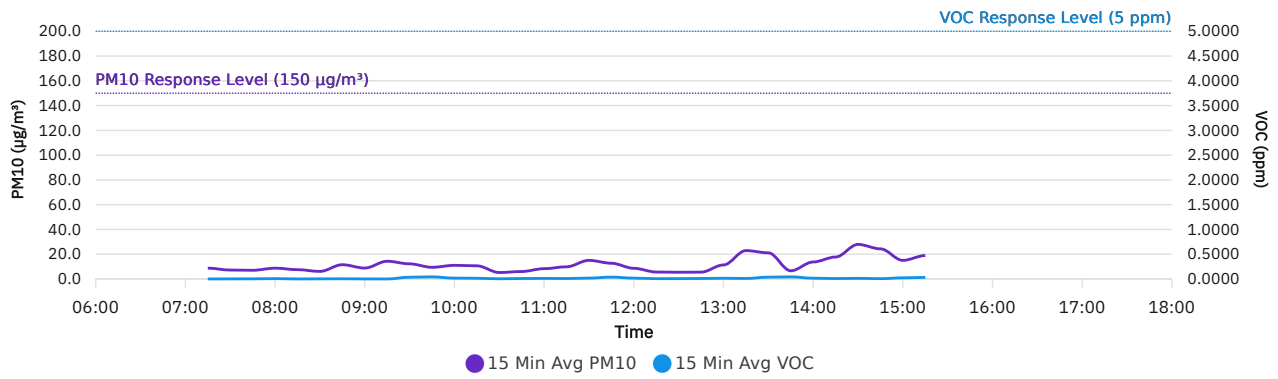
Wind rose (mph)



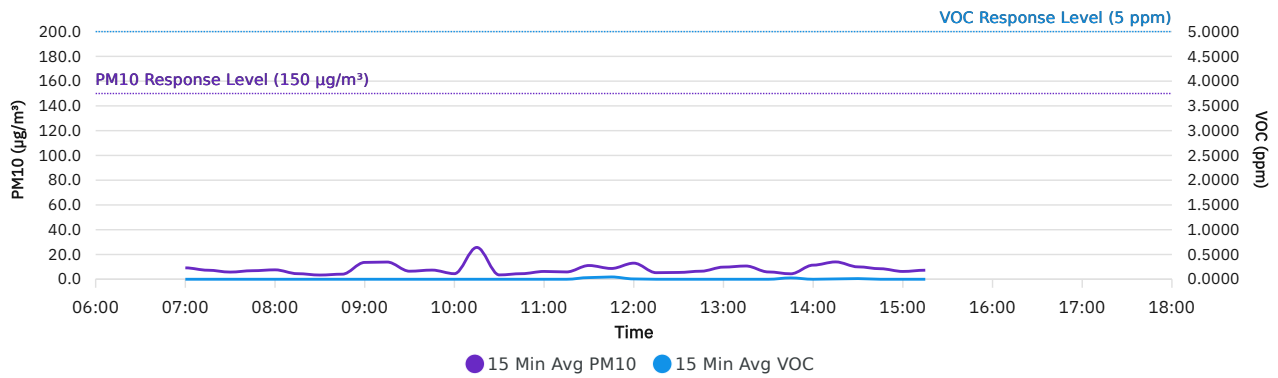
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/22/2025 07:15	8.7	7.7	0.0	0.0000	0.0000	0.0000	1.6	ESE
8/22/2025 07:30	7.1	7.1	0.0	0.0007	0.0033	0.0027	1.3	ESE
8/22/2025 07:45	5.5	12.3	6.8	0.0007	0.0087	0.0080	1.1	ESE
8/22/2025 08:00	8.3	9.2	0.8	0.0040	0.0107	0.0067	0.8	SE
8/22/2025 08:15	5.7	6.3	0.6	0.0000	0.0067	0.0067	0.7	SE
8/22/2025 08:30	5.1	5.9	0.7	0.0007	0.0040	0.0033	0.7	ESE
8/22/2025 08:45	5.9	21.1	15.2	0.0013	0.0033	0.0020	0.5	SE
8/22/2025 09:00	9.8	16.2	6.3	0.0007	0.0053	0.0047	0.8	ESE
8/22/2025 09:15	13.3	18.9	5.5	0.0000	0.0000	0.0000	0.9	ESE
8/22/2025 09:30	9.3	11.6	2.3	0.0287	0.0300	0.0013	0.5	ESE
8/22/2025 09:45	8.1	10.0	1.9	0.0427	0.0387	0.0000	0.7	E
8/22/2025 10:00	9.4	8.6	0.0	0.0080	0.0160	0.0080	0.3	ENE
8/22/2025 10:15	9.4	29.4	20.0	0.0053	0.0140	0.0087	0.4	NW
8/22/2025 10:30	3.9	4.9	1.0	0.0000	0.0033	0.0033	0.6	NNW
8/22/2025 10:45	4.8	6.0	1.1	0.0040	0.0073	0.0033	0.4	NW
8/22/2025 11:00	22.1	10.0	0.0	0.0060	0.0093	0.0033	0.4	NNW
8/22/2025 11:15	12.5	14.5	2.1	0.0020	0.0100	0.0080	0.3	WSW
8/22/2025 11:30	17.5	19.8	2.3	0.0160	0.0407	0.0247	0.0	WSW
8/22/2025 11:45	11.9	18.1	6.2	0.0407	0.0660	0.0253	0.4	E
8/22/2025 12:00	10.9	13.3	2.5	0.0240	0.0253	0.0013	0.4	NW
8/22/2025 12:15	5.8	5.8	0.0	0.0313	0.0060	0.0000	0.4	NW
8/22/2025 12:30	5.1	5.6	0.5	0.0167	0.0080	0.0000	0.6	NW
8/22/2025 12:45	6.1	6.3	0.2	0.0120	0.0100	0.0000	0.4	NW
8/22/2025 13:00	9.2	12.5	3.3	0.0067	0.0180	0.0113	0.4	ENE
8/22/2025 13:15	15.9	19.6	3.7	0.0100	0.0127	0.0027	0.2	NNW
8/22/2025 13:30	10.7	19.8	9.1	0.0140	0.0380	0.0240	0.4	NNW
8/22/2025 13:45	5.0	6.6	1.6	0.0373	0.0580	0.0207	0.4	NW
8/22/2025 14:00	10.2	15.0	4.8	0.0140	0.0187	0.0047	0.1	NE
8/22/2025 14:15	15.4	19.3	3.9	0.0053	0.0153	0.0100	0.3	ESE
8/22/2025 14:30	14.9	39.6	24.8	0.0083	0.0280	0.0197	0.0	WSW
8/22/2025 14:45	14.2	23.3	9.1	0.0073	0.0093	0.0020	0.3	N

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	Wind Direction
8/22/2025 15:00	8.4	20.0	11.6	0.0107	0.0240	0.0133	0.2	NNW
8/22/2025 15:15	9.2	19.4	10.2	0.0153	0.0300	0.0147	0.4	NW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/22/2025 07:00					9.2	0.0000				
08/22/2025 07:15	7.9	0.0000	8.7	0.0000	7.3	0.0000	ESE	1.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 07:30	5.8	0.0033	7.2	0.0013	5.8	0.0000	ESE	1.3	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 07:45	9.4	0.0087	7.0	0.0020	6.9	0.0000	ESE	1.1	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 08:00	6.4	0.0107	8.7	0.0067	7.6	0.0000	SE	0.8	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 08:15	3.5	0.0067	7.5	0.0000	4.5	0.0000	SE	0.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 08:30	4.9	0.0040	6.1	0.0020	3.4	0.0000	ESE	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 08:45	19.9	0.0027	11.5	0.0033	4.1	0.0000	SE	0.5	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 09:00	9.9	0.0053	8.8	0.0007	13.6	0.0000	ESE	0.8	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 09:15	17.1	0.0000	14.3	0.0000	13.9	0.0000	ESE	0.9	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 09:30	10.7	0.0240	12.2	0.0347	6.5	0.0000	ESE	0.5	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 09:45	8.2	0.0400	9.4	0.0420	7.4	0.0000	E	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 10:00	7.3	0.0093	11.0	0.0167	4.5	0.0000	ENE	0.3	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 10:15	9.3	0.0060	10.6	0.0140	25.7	0.0000	NW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/22/2025 10:30	3.7	0.0000	5.2	0.0033	3.5	0.0000	NNW	0.6	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/22/2025 10:45	4.4	0.0027	6.0	0.0087	4.5	0.0000	NW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/22/2025 11:00	23.3	0.0047	8.3	0.0113	6.3	0.0000	NNW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/22/2025 11:15	19.3	0.0053	9.8	0.0087	5.9	0.0000	WSW	0.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 11:30	22.0	0.0207	15.0	0.0173	11.1	0.0333	WSW	0.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 11:45	18.6	0.0540	12.7	0.0373	8.7	0.0467	E	0.4	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 12:00	10.8	0.0327	8.6	0.0167	13.0	0.0067	NW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/22/2025 12:15	5.8	0.0313	5.6	0.0060	5.3	0.0000	NW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/22/2025 12:30	5.1	0.0180	5.4	0.0067	5.5	0.0000	NW	0.6	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/22/2025 12:45	5.9	0.0140	5.5	0.0093	6.5	0.0000	NW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/22/2025 13:00	10.3	0.0160	11.3	0.0140	9.8	0.0000	ENE	0.4	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 13:15	11.7	0.0147	22.9	0.0100	10.7	0.0000	NNW	0.2	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/22/2025 13:30	10.0	0.0173	21.1	0.0360	5.9	0.0000	NNW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/22/2025 13:45	5.0	0.0353	6.6	0.0420	4.4	0.0267	NW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/22/2025 14:00	9.3	0.0213	13.7	0.0153	11.4	0.0000	NE	0.1	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 14:15	18.0	0.0100	17.7	0.0080	14.0	0.0067	ESE	0.3	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/22/2025 14:30	29.9	0.0180	27.9	0.0120	10.0	0.0133	WSW	0.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 14:45	14.0	0.0120	24.3	0.0060	8.5	0.0000	N	0.3	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/22/2025 15:00	14.2	0.0140	15.0	0.0227	6.3	0.0000	NNW	0.2	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/22/2025 15:15	10.2	0.0180	18.9	0.0307	7.3	0.0000	NW	0.4	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)

Daily Progress Report #92
Change of Use Approval – Pile Installation Activities
August 25, 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 August 25, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling of Pile 36 continued but was not completed. Drilling of Pile 36 is expected to be completed on Tuesday August 26, 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/m³).

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

- - Pile Started
- ⊗ - Pile Completed

XX'-XX"
YY'-YY"

W 55TH STREET

STRUCTURAL PILE COORDINATION

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

REV: 01	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 – August 25, 2025



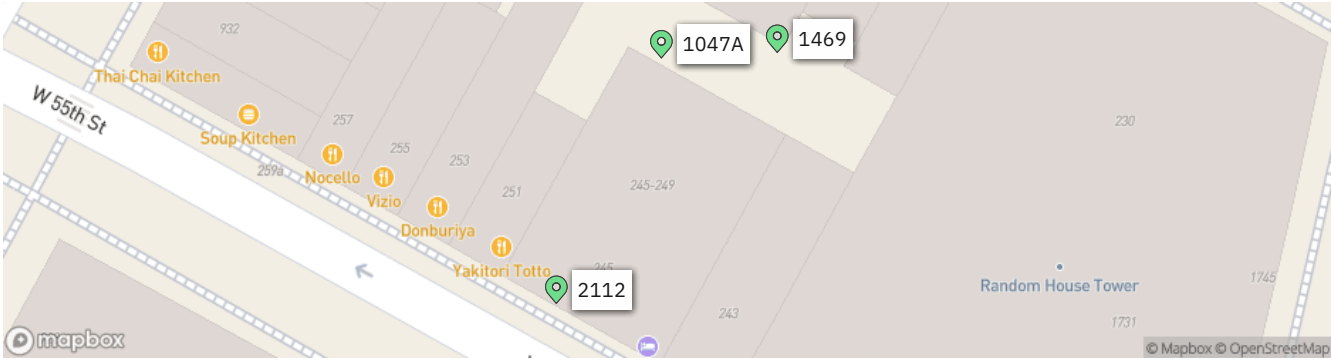
Photo 1: Drilling operations for Pile #36

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

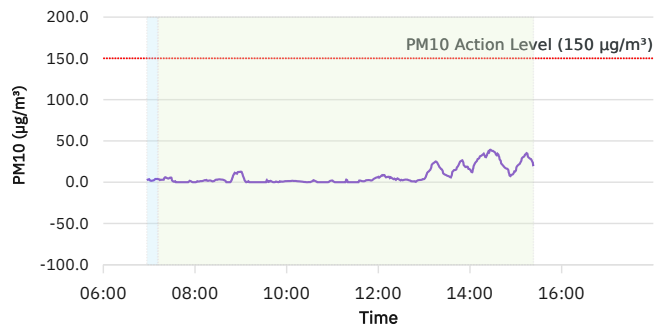
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	08/25/2025 06:00
		To:	08/25/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/25/2025	73.6 - 84.4	28.9 - 78.0	29.7 - 29.7	0.5 - 6.0	ESE

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/25/2025	0.0	07:45	0.0000	07:00
Max Contribution (15 min avg.) - 8/25/2025	37.9	14:30	0.0393	11:30
Daily Avg. Contribution (15 min avg.) - 8/25/2025	7.6	-	0.0032	-



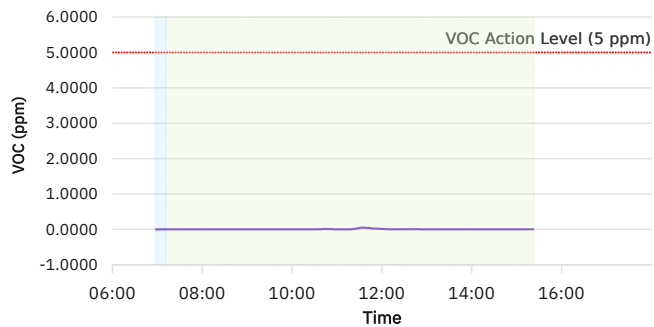
PM10 Average Contribution ($\mu\text{g}/\text{m}^3$)



● 15 Min Rolling Avg PM10 Contribution

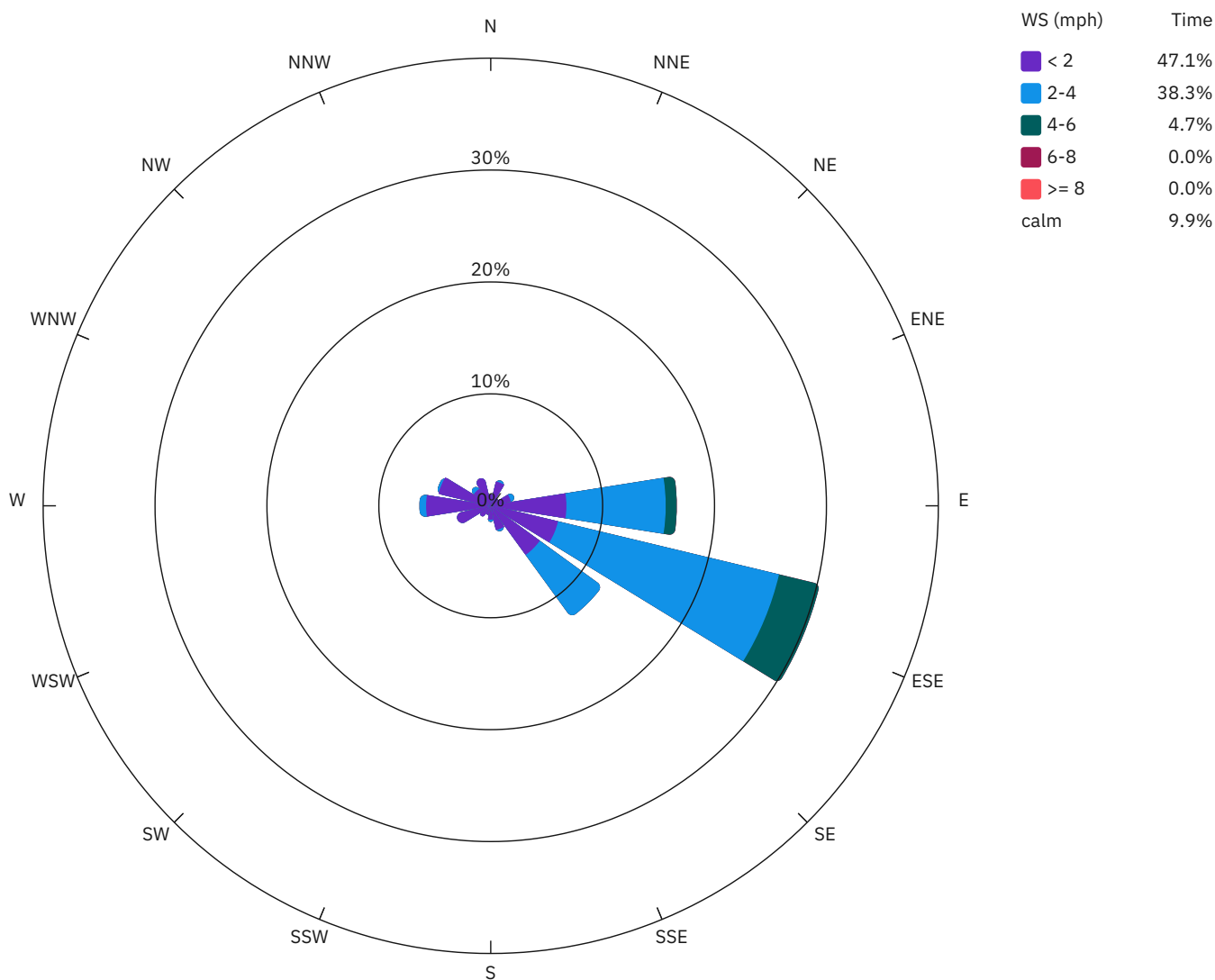


VOC Average Contribution (ppm)

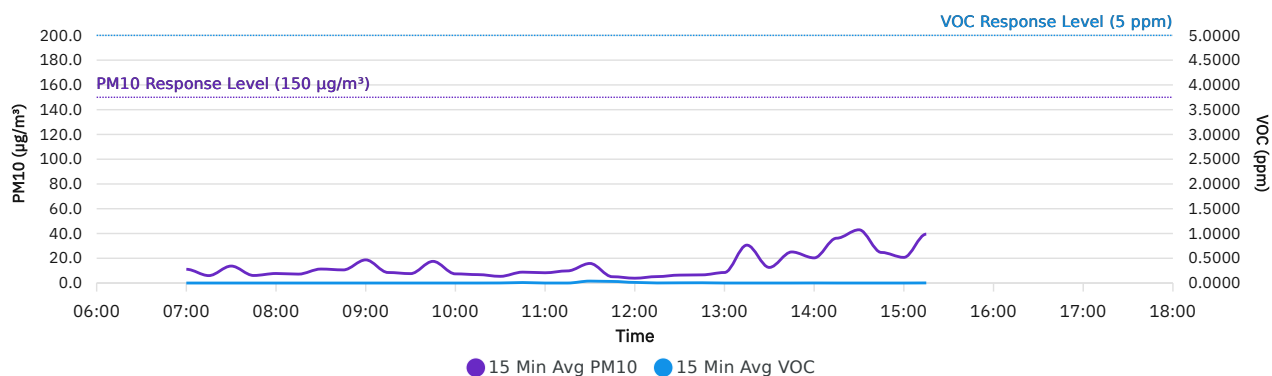


● 15 Min Rolling Avg VOC Contribution

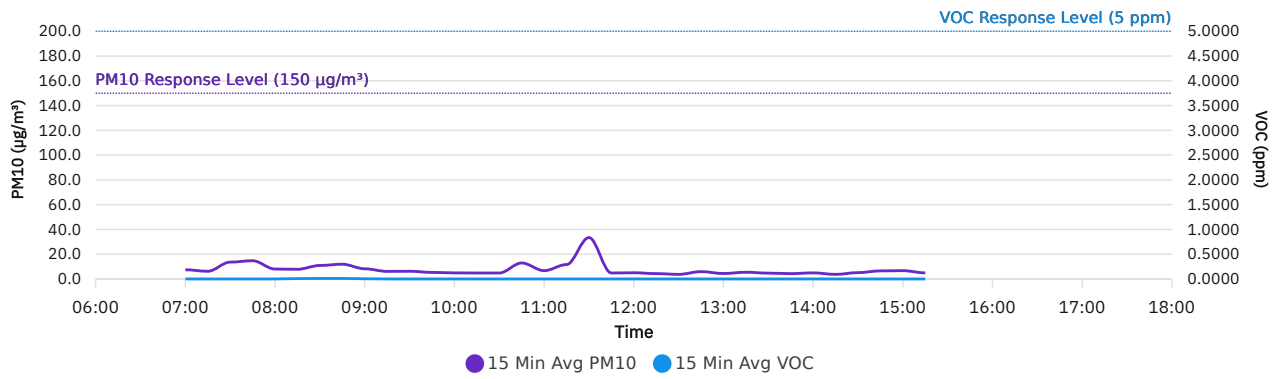
Wind rose (mph)



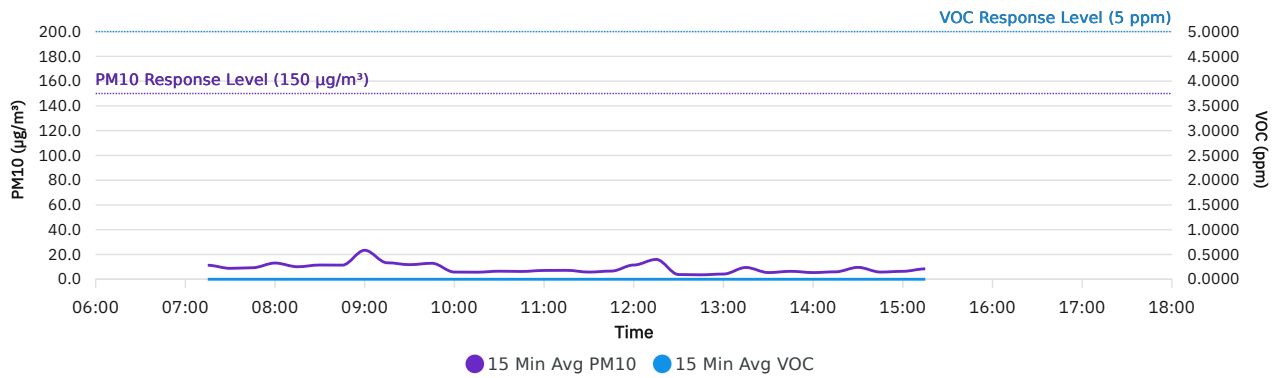
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/25/2025 07:00	7.4	11.0	3.6	0.0000	0.0000	0.0000	0.6	SE
8/25/2025 07:15	7.5	10.4	3.0	0.0000	0.0000	0.0000	1.0	ESE
8/25/2025 07:30	12.4	14.6	2.1	0.0000	0.0000	0.0000	0.8	SE
8/25/2025 07:45	13.6	10.0	0.0	0.0000	0.0000	0.0000	1.0	E
8/25/2025 08:00	11.6	10.3	0.0	0.0000	0.0000	0.0000	0.6	W
8/25/2025 08:15	7.8	10.4	2.7	0.0047	0.0027	0.0000	0.4	NE
8/25/2025 08:30	11.2	14.5	3.3	0.0093	0.0007	0.0000	1.0	E
8/25/2025 08:45	13.4	12.1	0.0	0.0073	0.0027	0.0000	0.7	E
8/25/2025 09:00	14.2	27.0	12.8	0.0020	0.0020	0.0000	0.8	NW
8/25/2025 09:15	11.8	9.8	0.0	0.0000	0.0000	0.0000	1.0	WNW
8/25/2025 09:30	10.0	9.3	0.0	0.0000	0.0000	0.0000	0.6	WNW
8/25/2025 09:45	14.9	15.1	0.2	0.0000	0.0000	0.0000	0.7	WNW
8/25/2025 10:00	5.9	7.3	1.3	0.0000	0.0000	0.0000	1.4	W
8/25/2025 10:15	5.5	6.7	1.1	0.0000	0.0000	0.0000	1.1	WNW
8/25/2025 10:30	5.9	6.0	0.1	0.0000	0.0013	0.0013	1.2	WNW
8/25/2025 10:45	11.3	10.0	0.0	0.0000	0.0100	0.0100	1.2	ESE
8/25/2025 11:00	6.7	8.8	2.0	0.0000	0.0000	0.0000	3.0	E
8/25/2025 11:15	11.6	10.6	0.0	0.0000	0.0000	0.0000	2.2	E
8/25/2025 11:30	31.7	16.2	0.0	0.0000	0.0393	0.0393	2.3	E
8/25/2025 11:45	4.9	7.2	2.4	0.0000	0.0320	0.0320	2.0	E
8/25/2025 12:00	5.0	11.5	6.5	0.0000	0.0127	0.0127	2.5	ESE
8/25/2025 12:15	7.9	13.0	5.1	0.0000	0.0013	0.0013	1.5	SE
8/25/2025 12:30	3.7	6.6	2.9	0.0000	0.0040	0.0040	1.9	ESE
8/25/2025 12:45	5.9	6.8	1.0	0.0000	0.0053	0.0053	1.7	SE
8/25/2025 13:00	4.7	8.5	3.8	0.0000	0.0000	0.0000	2.6	SE
8/25/2025 13:15	5.5	30.6	25.1	0.0000	0.0000	0.0000	1.8	ESE
8/25/2025 13:30	4.7	12.6	7.9	0.0000	0.0000	0.0000	2.5	ESE
8/25/2025 13:45	4.4	25.1	20.7	0.0000	0.0000	0.0000	3.3	ESE
8/25/2025 14:00	4.9	20.3	15.4	0.0000	0.0013	0.0013	2.8	ESE
8/25/2025 14:15	4.1	36.2	32.1	0.0000	0.0000	0.0000	2.2	SE
8/25/2025 14:30	5.1	43.0	37.9	0.0000	0.0000	0.0000	3.1	ESE

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	Wind Direction
8/25/2025 14:45	6.4	24.7	18.2	0.0000	0.0000	0.0000	2.6	ESE
8/25/2025 15:00	6.7	20.7	14.0	0.0000	0.0000	0.0000	3.2	ESE
8/25/2025 15:15	4.9	39.5	34.7	0.0000	0.0020	0.0020	3.5	ESE

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/25/2025 07:00	11.1	0.0000	7.4	0.0000			SE	0.6	1469 (PM10; VOC)	1047A (PM10; VOC)
08/25/2025 07:15	6.0	0.0000	6.2	0.0000	11.3	0.0000	ESE	1.0	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 07:30	13.7	0.0000	13.6	0.0000	8.8	0.0000	SE	0.8	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 07:45	6.1	0.0000	14.7	0.0000	9.3	0.0000	E	1.0	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 08:00	7.7	0.0000	8.0	0.0000	13.1	0.0000	W	0.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 08:15	7.2	0.0000	7.8	0.0073	10.1	0.0000	NE	0.4	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 08:30	11.3	0.0000	10.9	0.0100	11.5	0.0000	E	1.0	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 08:45	10.6	0.0000	11.9	0.0100	11.4	0.0000	E	0.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 09:00	18.7	0.0000	8.2	0.0040	23.4	0.0000	NW	0.8	1047A (PM10; VOC)	1469 (PM10; VOC); 2112 (PM10; VOC)
08/25/2025 09:15	8.5	0.0000	6.1	0.0000	13.3	0.0000	WNW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 09:30	7.6	0.0000	6.2	0.0000	11.8	0.0000	WNW	0.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 09:45	17.5	0.0000	5.3	0.0000	12.9	0.0000	WNW	0.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 10:00	7.4	0.0000	4.9	0.0000	5.8	0.0000	W	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 10:15	6.8	0.0000	4.8	0.0000	5.7	0.0000	WNW	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 10:30	5.4	0.0013	4.8	0.0000	6.5	0.0000	WNW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 10:45	8.8	0.0100	12.9	0.0000	6.3	0.0000	ESE	1.2	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 11:00	8.3	0.0000	6.7	0.0000	7.1	0.0000	E	3.0	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 11:15	9.8	0.0000	11.6	0.0000	7.2	0.0000	E	2.2	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 11:30	15.8	0.0393	33.4	0.0000	5.8	0.0000	E	2.3	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 11:45	5.1	0.0320	4.8	0.0000	6.6	0.0000	E	2.0	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 12:00	3.9	0.0127	5.0	0.0000	11.5	0.0000	ESE	2.5	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 12:15	5.2	0.0013	4.3	0.0000	16.0	0.0000	SE	1.5	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 12:30	6.4	0.0040	3.7	0.0000	3.8	0.0000	ESE	1.9	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 12:45	6.6	0.0053	5.9	0.0000	3.6	0.0000	SE	1.7	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 13:00	8.5	0.0000	4.4	0.0000	4.2	0.0000	SE	2.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 13:15	30.6	0.0000	5.4	0.0000	9.5	0.0000	ESE	1.8	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 13:30	12.6	0.0000	4.7	0.0000	5.4	0.0000	ESE	2.5	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 13:45	25.1	0.0000	4.3	0.0000	6.4	0.0000	ESE	3.3	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 14:00	20.3	0.0013	4.9	0.0000	5.4	0.0000	ESE	2.8	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 14:15	36.2	0.0000	3.7	0.0000	6.0	0.0000	SE	2.2	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/25/2025 14:30	43.0	0.0000	5.1	0.0000	9.6	0.0000	ESE	3.1	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 14:45	24.7	0.0000	6.5	0.0000	5.8	0.0000	ESE	2.6	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 15:00	20.7	0.0000	6.7	0.0000	6.4	0.0000	ESE	3.2	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)
08/25/2025 15:15	39.5	0.0020	4.9	0.0000	8.4	0.0000	ESE	3.5	1469 (PM10; VOC)	2112 (PM10; VOC); 1047A (PM10; VOC)

Daily Progress Report #93
Change of Use Approval – Pile Installation Activities
August 26, 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 August 26, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling of Pile 36 continued and was completed. Plastic sheeting for the trench was repositioned around Pile 24. Drilling started on Pile 24 and is expected to be completed on Wednesday August 27, 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}
- ⊗ - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
 - 190 TON COMPRESSION
 - 150 TON TENSION
 - {COUNT=16}

- - Pile Started
- ⊗ - Pile Completed

XX'-XX"
YY'-YY"

W 55TH STREET

STRUCTURAL PILE COORDINATION

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

REV: 01	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 – August 26, 2025



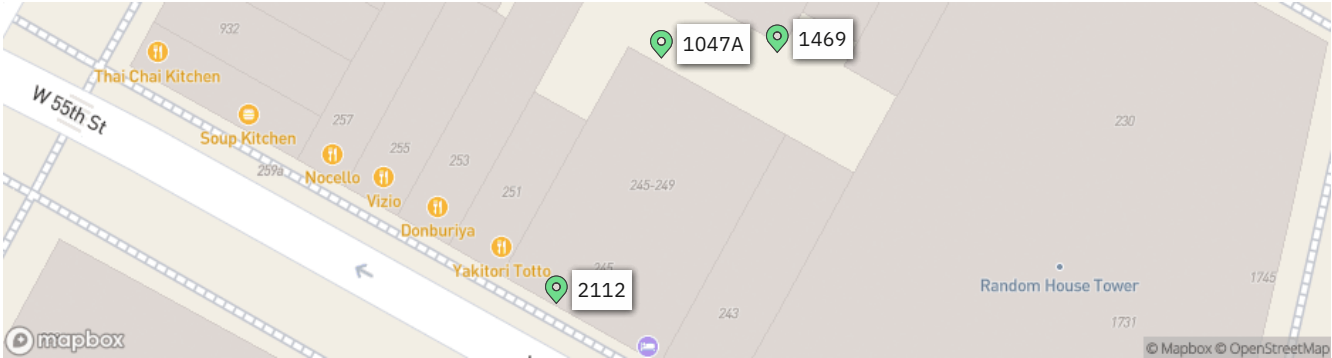
Photo 1: Drilling operations for Pile #24

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

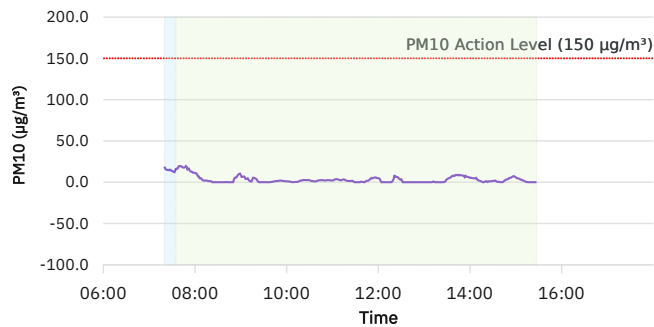
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	08/26/2025 06:00
		To:	08/26/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/26/2025	65.7 - 78.4	33.9 - 60.9	29.9 - 30.0	0.3 - 5.3	S

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/26/2025	0.0	08:30	0.0000	07:30
Max Contribution (15 min avg.) - 8/26/2025	17.6	07:45	0.0100	14:30
Daily Avg. Contribution (15 min avg.) - 8/26/2025	3.4	-	0.0009	-



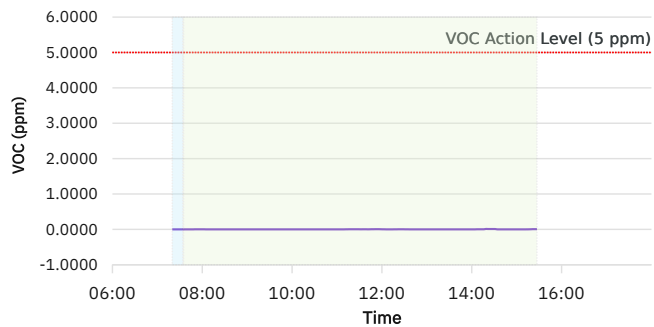
PM10 Average Contribution ($\mu\text{g}/\text{m}^3$)



● 15 Min Rolling Avg PM10 Contribution

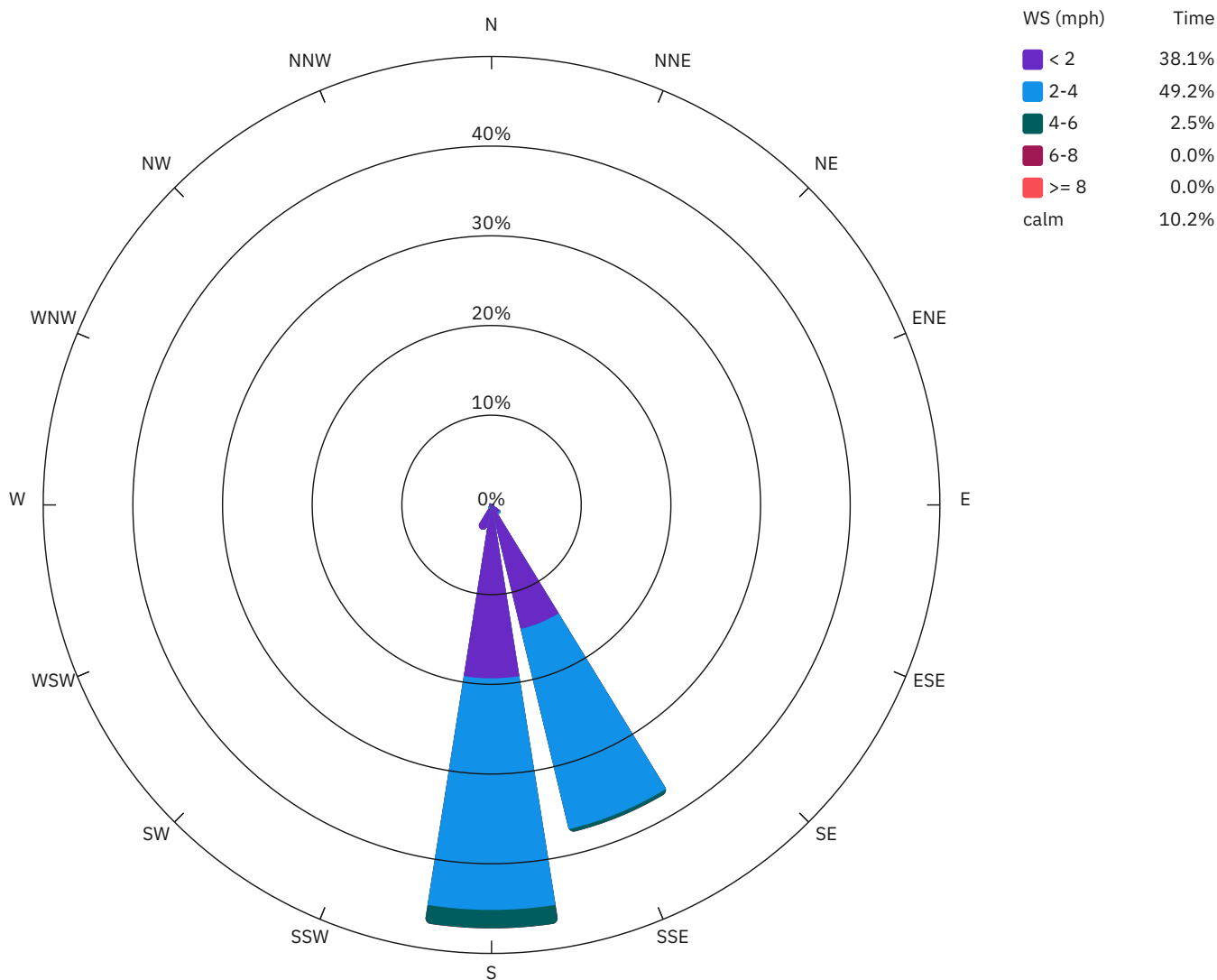


VOC Average Contribution (ppm)

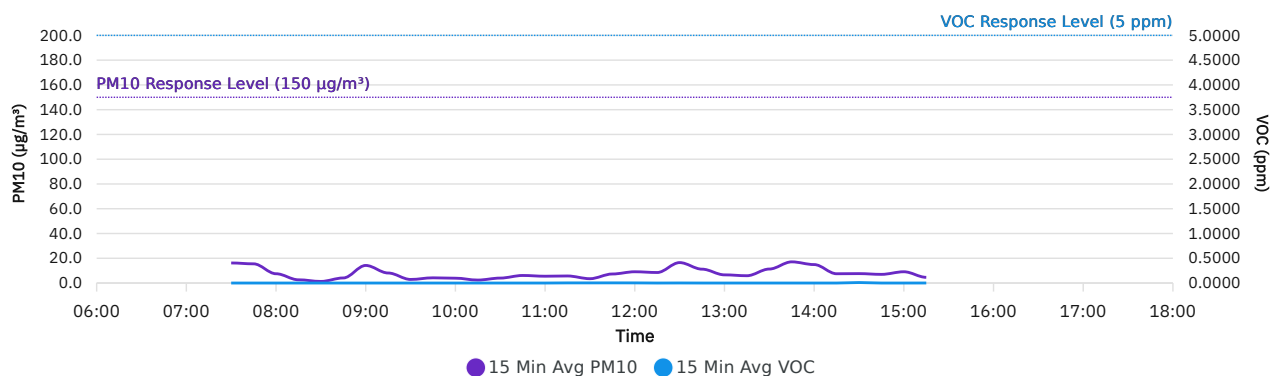


● 15 Min Rolling Avg VOC Contribution

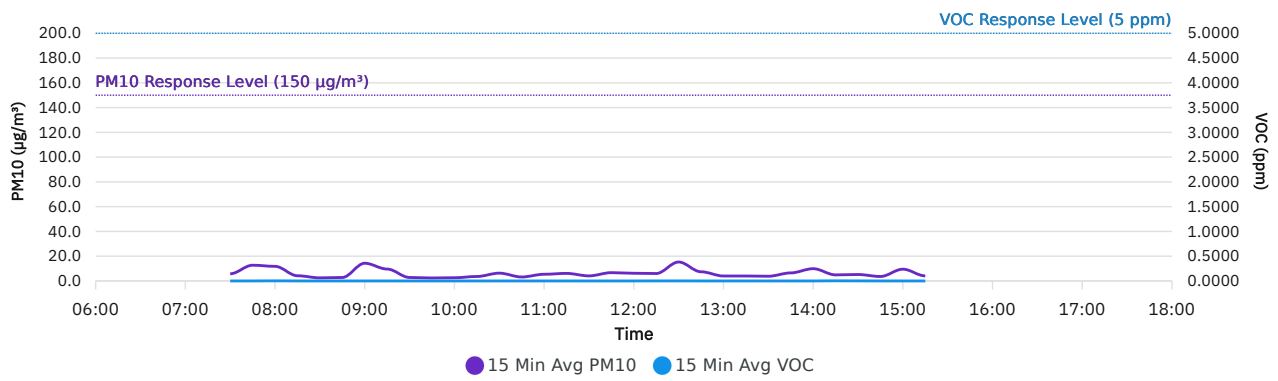
Wind rose (mph)



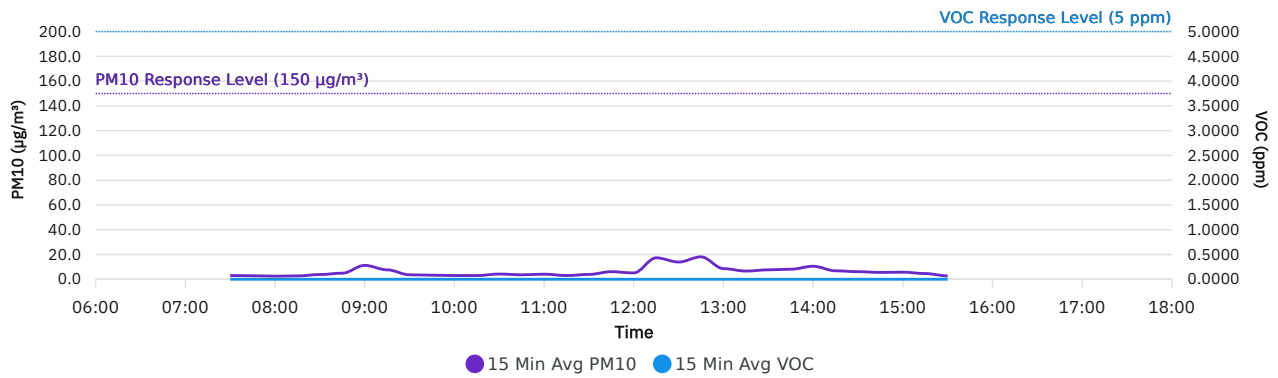
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/26/2025 07:30	3.2	16.8	13.6	0.0000	0.0000	0.0000	1.6	S
8/26/2025 07:45	2.8	20.5	17.6	0.0000	0.0000	0.0000	1.4	S
8/26/2025 08:00	2.5	13.8	11.3	0.0000	0.0020	0.0020	1.7	S
8/26/2025 08:15	2.7	4.7	2.0	0.0000	0.0000	0.0000	2.5	SSE
8/26/2025 08:30	3.8	2.5	0.0	0.0000	0.0000	0.0000	2.4	SSE
8/26/2025 08:45	4.9	4.6	0.0	0.0000	0.0000	0.0000	2.2	SSE
8/26/2025 09:00	11.2	19.8	8.6	0.0000	0.0000	0.0000	2.0	SSE
8/26/2025 09:15	7.6	10.7	3.2	0.0000	0.0000	0.0000	1.8	SSE
8/26/2025 09:30	3.6	3.2	0.0	0.0000	0.0000	0.0000	2.2	SSE
8/26/2025 09:45	3.3	4.5	1.2	0.0000	0.0000	0.0000	2.0	SSE
8/26/2025 10:00	3.0	4.2	1.1	0.0000	0.0000	0.0000	2.3	SSE
8/26/2025 10:15	3.0	3.6	0.6	0.0000	0.0000	0.0000	1.4	S
8/26/2025 10:30	4.2	6.6	2.3	0.0000	0.0000	0.0000	2.1	SSE
8/26/2025 10:45	3.6	6.1	2.5	0.0000	0.0000	0.0000	1.5	S
8/26/2025 11:00	4.1	6.2	2.1	0.0000	0.0000	0.0000	1.2	S
8/26/2025 11:15	3.1	6.4	3.3	0.0000	0.0027	0.0027	1.0	S
8/26/2025 11:30	4.3	4.2	0.0	0.0000	0.0027	0.0027	1.5	SSE
8/26/2025 11:45	6.1	7.7	1.6	0.0000	0.0033	0.0033	1.6	S
8/26/2025 12:00	4.8	9.6	4.8	0.0000	0.0027	0.0027	1.1	S
8/26/2025 12:15	15.7	10.6	0.0	0.0000	0.0007	0.0007	1.6	S
8/26/2025 12:30	13.9	17.5	3.6	0.0000	0.0020	0.0020	1.9	S
8/26/2025 12:45	18.1	11.2	0.0	0.0000	0.0000	0.0000	2.5	S
8/26/2025 13:00	8.6	6.6	0.0	0.0000	0.0000	0.0000	2.9	S
8/26/2025 13:15	6.6	5.9	0.0	0.0000	0.0000	0.0000	2.0	S
8/26/2025 13:30	7.6	11.3	3.7	0.0000	0.0000	0.0000	3.2	S
8/26/2025 13:45	8.1	17.1	9.0	0.0000	0.0000	0.0000	2.4	S
8/26/2025 14:00	10.3	15.7	5.3	0.0000	0.0000	0.0000	2.2	SSE
8/26/2025 14:15	6.8	7.5	0.8	0.0000	0.0027	0.0027	2.3	S
8/26/2025 14:30	6.1	7.6	1.5	0.0000	0.0100	0.0100	2.6	S
8/26/2025 14:45	5.5	7.1	1.6	0.0000	0.0000	0.0000	2.8	S
8/26/2025 15:00	5.7	11.6	5.9	0.0000	0.0000	0.0000	2.0	S

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	Wind Direction
8/26/2025 15:15	4.6	4.7	0.1	0.0000	0.0007	0.0007	2.9	S

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/26/2025 07:30	16.2	0.0000	5.8	0.0000	3.0	0.0000	S	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 07:45	15.5	0.0000	12.7	0.0000	2.8	0.0000	S	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 08:00	7.5	0.0000	11.8	0.0020	2.5	0.0000	S	1.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 08:15	2.6	0.0000	4.2	0.0000	2.7	0.0000	SSE	2.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 08:30	1.3	0.0000	2.5	0.0000	3.8	0.0000	SSE	2.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 08:45	4.1	0.0000	2.8	0.0000	4.9	0.0000	SSE	2.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 09:00	14.2	0.0000	14.3	0.0000	11.2	0.0000	SSE	2.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 09:15	8.1	0.0000	9.6	0.0000	7.6	0.0000	SSE	1.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 09:30	2.9	0.0000	2.8	0.0000	3.6	0.0000	SSE	2.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 09:45	4.2	0.0000	2.4	0.0000	3.3	0.0000	SSE	2.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 10:00	3.9	0.0000	2.6	0.0000	3.0	0.0000	SSE	2.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 10:15	2.4	0.0000	3.6	0.0000	3.0	0.0000	S	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 10:30	4.0	0.0000	6.3	0.0000	4.2	0.0000	SSE	2.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 10:45	6.1	0.0000	3.2	0.0000	3.6	0.0000	S	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 11:00	5.5	0.0000	5.4	0.0000	4.1	0.0000	S	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 11:15	5.7	0.0027	6.1	0.0000	3.0	0.0000	S	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 11:30	3.5	0.0027	4.1	0.0000	3.9	0.0000	SSE	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 11:45	7.3	0.0033	6.7	0.0000	6.1	0.0000	S	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 12:00	9.1	0.0027	6.2	0.0000	5.1	0.0000	S	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 12:15	8.5	0.0000	6.0	0.0007	17.3	0.0000	S	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 12:30	16.5	0.0013	15.3	0.0007	13.9	0.0000	S	1.9	2112 (PM10;	1469 (PM10; VOC); 1047A (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
									VOC)	
08/26/2025 12:45	11.2	0.0000	7.4	0.0000	18.1	0.0000	S	2.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 13:00	6.6	0.0000	4.0	0.0000	8.6	0.0000	S	2.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 13:15	5.9	0.0000	4.0	0.0000	6.6	0.0000	S	2.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 13:30	11.3	0.0000	3.8	0.0000	7.6	0.0000	S	3.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 13:45	17.1	0.0000	6.5	0.0000	8.1	0.0000	S	2.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 14:00	14.9	0.0000	9.9	0.0000	10.5	0.0000	SSE	2.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 14:15	7.5	0.0000	4.9	0.0027	6.8	0.0000	S	2.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 14:30	7.6	0.0100	5.2	0.0013	6.1	0.0000	S	2.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 14:45	7.0	0.0000	3.6	0.0000	5.5	0.0000	S	2.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 15:00	9.1	0.0000	9.5	0.0000	5.7	0.0000	S	2.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 15:15	4.6	0.0007	4.1	0.0000	4.6	0.0000	S	2.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/26/2025 15:30					2.7	0.0000				

Daily Progress Report #94
Change of Use Approval – Pile Installation Activities
August 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.

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 August 27, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling of Pile 24 continued and was completed at the end of 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/m³).

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

- - Pile Started
- ✗ - Pile Completed

XX'-XX"
YY'-YY"

W 55TH STREET

STRUCTURAL PILE COORDINATION

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

REV: 01	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 – August 27, 2025



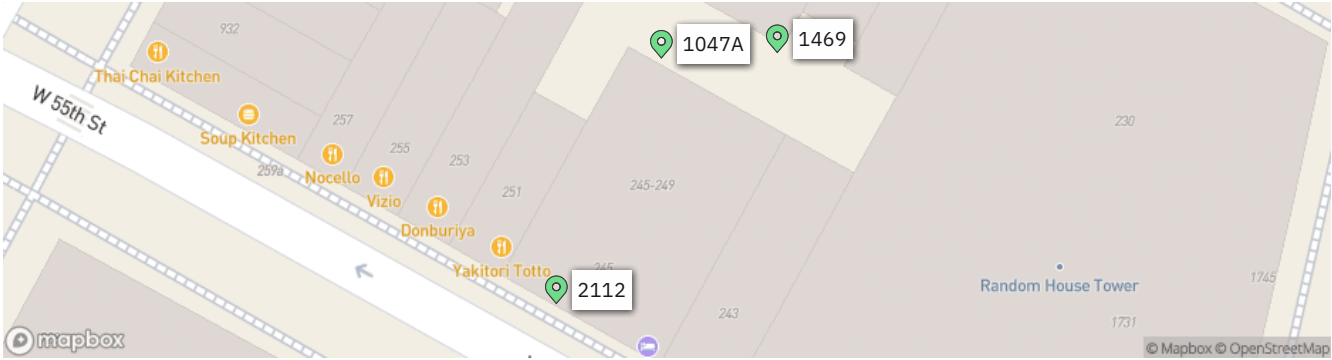
Photo 1: Drilling operations for Pile #24.

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

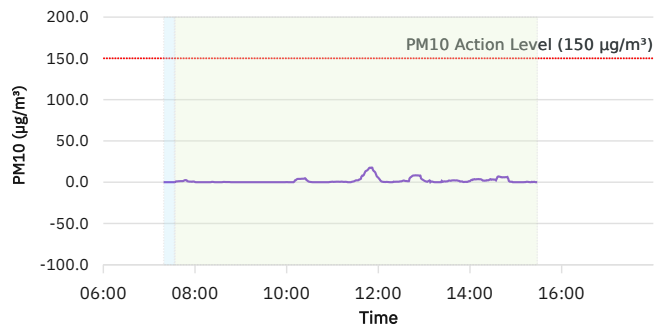
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	08/27/2025 06:00
		To:	08/27/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/27/2025	62.4 - 74.3	39.7 - 66.6	29.9 - 30.0	0.3 - 5.0	S

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/27/2025	0.0	07:30	0.0000	08:00
Max Contribution (15 min avg.) - 8/27/2025	14.1	11:45	0.0647	14:45
Daily Avg. Contribution (15 min avg.) - 8/27/2025	1.8	-	0.0051	-



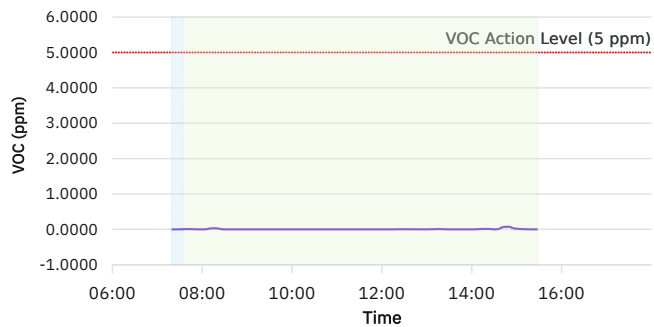
PM10 Average Contribution (µg/m³)



● 15 Min Rolling Avg PM10 Contribution

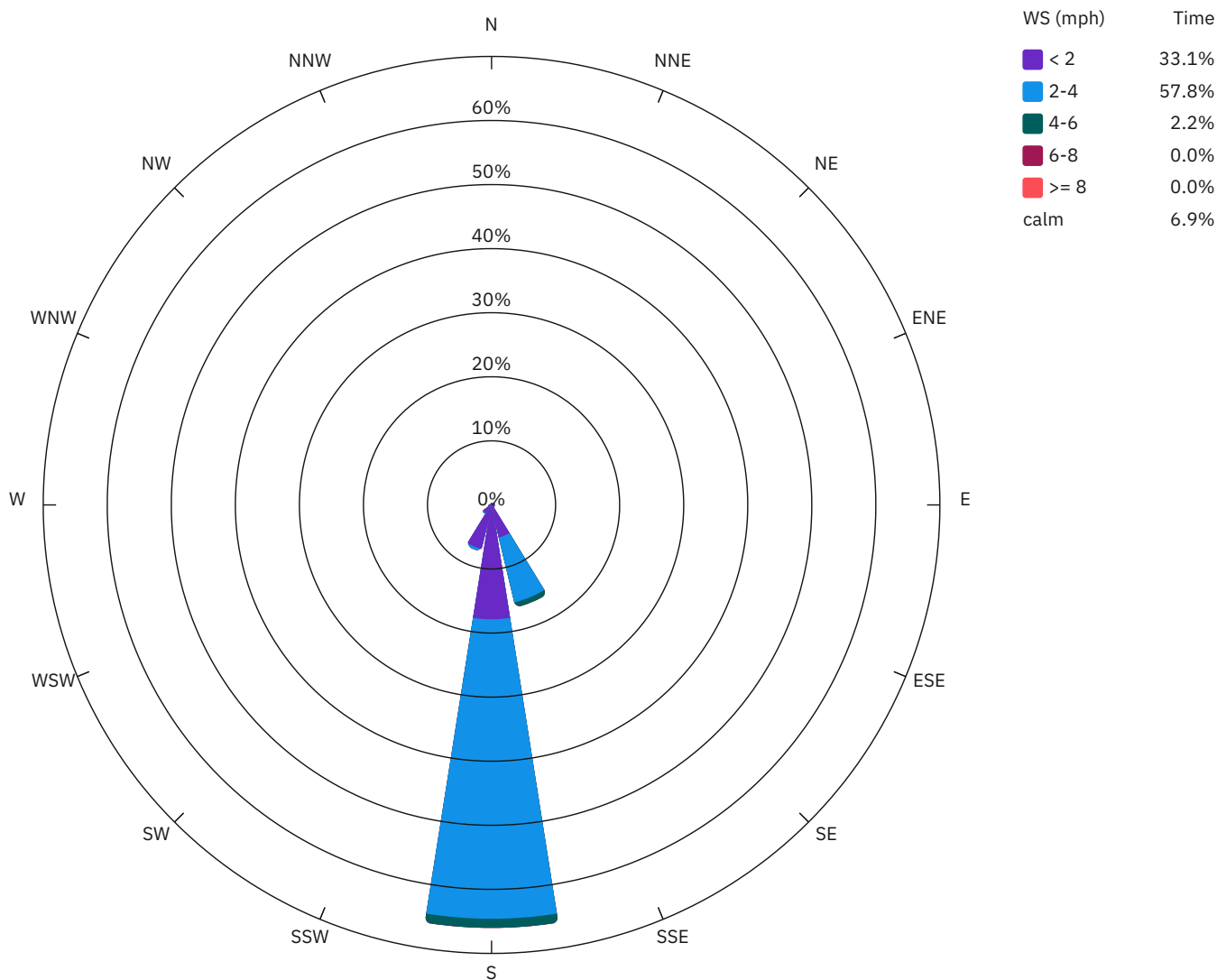


VOC Average Contribution (ppm)

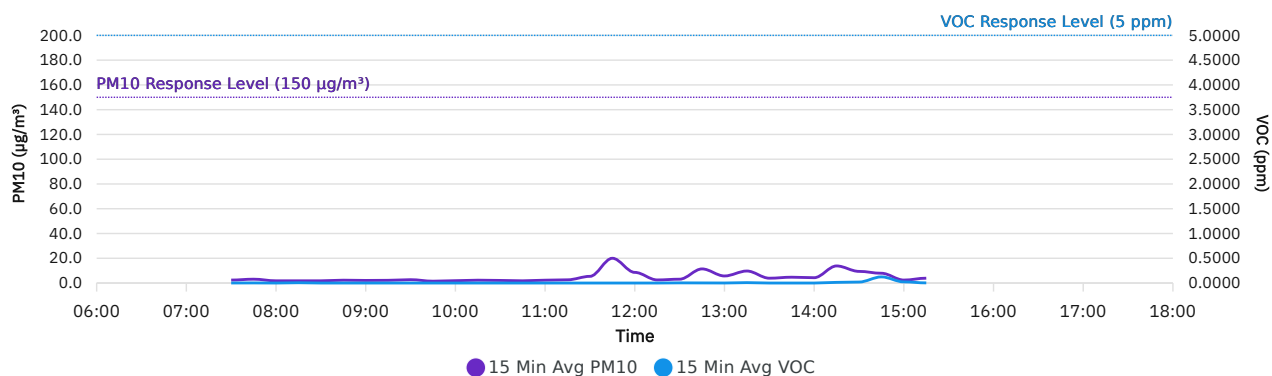


● 15 Min Rolling Avg VOC Contribution

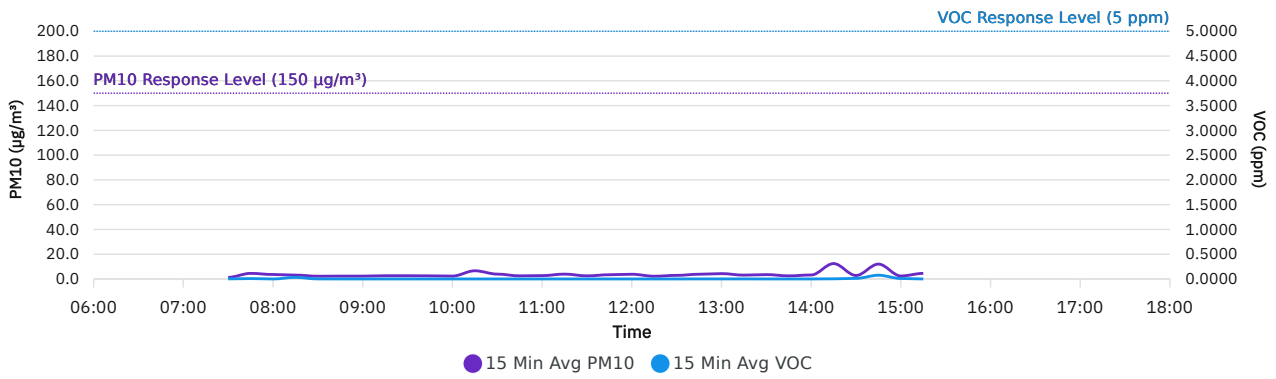
Wind rose (mph)



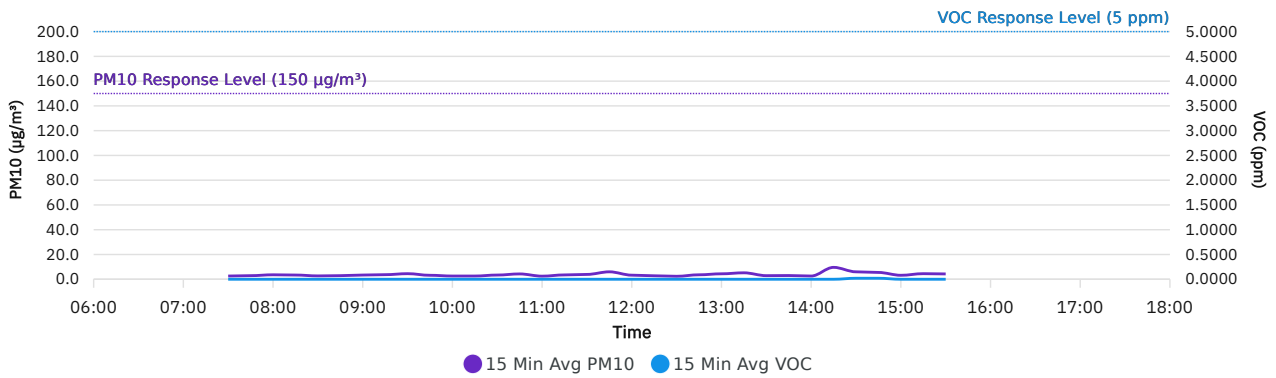
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/27/2025 07:30	2.7	2.2	0.0	0.0000	0.0017	0.0017	2.6	S
8/27/2025 07:45	2.9	4.5	1.6	0.0000	0.0073	0.0073	2.8	S
8/27/2025 08:00	3.6	3.8	0.2	0.0000	0.0000	0.0000	2.7	S
8/27/2025 08:15	3.4	3.3	0.0	0.0000	0.0313	0.0313	2.5	S
8/27/2025 08:30	2.7	2.4	0.0	0.0000	0.0007	0.0007	2.2	S
8/27/2025 08:45	2.9	3.1	0.2	0.0000	0.0000	0.0000	2.1	S
8/27/2025 09:00	3.4	2.5	0.0	0.0000	0.0000	0.0000	2.3	S
8/27/2025 09:15	3.6	3.0	0.0	0.0000	0.0000	0.0000	1.6	S
8/27/2025 09:30	4.5	3.2	0.0	0.0000	0.0000	0.0000	1.7	S
8/27/2025 09:45	3.2	2.5	0.0	0.0000	0.0000	0.0000	2.1	S
8/27/2025 10:00	2.6	2.7	0.1	0.0000	0.0000	0.0000	2.1	S
8/27/2025 10:15	2.6	6.6	4.0	0.0000	0.0000	0.0000	1.8	S
8/27/2025 10:30	3.4	3.9	0.5	0.0000	0.0000	0.0000	2.3	S
8/27/2025 10:45	4.3	2.5	0.0	0.0000	0.0000	0.0000	3.1	S
8/27/2025 11:00	2.5	3.0	0.6	0.0000	0.0000	0.0000	2.5	S
8/27/2025 11:15	3.5	3.9	0.4	0.0000	0.0000	0.0000	2.4	S
8/27/2025 11:30	3.9	5.8	2.0	0.0000	0.0000	0.0000	3.1	S
8/27/2025 11:45	6.0	20.0	14.1	0.0000	0.0000	0.0000	2.9	S
8/27/2025 12:00	3.3	8.7	5.4	0.0000	0.0000	0.0000	2.3	S
8/27/2025 12:15	2.8	2.7	0.0	0.0000	0.0000	0.0000	2.2	S
8/27/2025 12:30	2.4	3.4	1.0	0.0000	0.0033	0.0033	1.8	S
8/27/2025 12:45	3.6	11.5	7.9	0.0000	0.0027	0.0027	2.0	S
8/27/2025 13:00	4.4	6.3	1.9	0.0000	0.0013	0.0013	2.1	S
8/27/2025 13:15	7.4	7.2	0.0	0.0000	0.0080	0.0080	2.0	S
8/27/2025 13:30	3.1	4.1	1.0	0.0000	0.0000	0.0000	1.7	S
8/27/2025 13:45	3.0	4.7	1.7	0.0000	0.0000	0.0000	2.3	S
8/27/2025 14:00	3.1	4.4	1.3	0.0000	0.0000	0.0000	1.5	S
8/27/2025 14:15	11.3	14.6	3.3	0.0013	0.0127	0.0113	0.9	S
8/27/2025 14:30	6.0	9.4	3.4	0.0200	0.0247	0.0047	2.7	S
8/27/2025 14:45	6.5	12.4	5.9	0.0547	0.1193	0.0647	0.9	S
8/27/2025 15:00	3.2	2.6	0.0	0.0000	0.0233	0.0233	1.9	S

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	Wind Direction
8/27/2025 15:15	4.5	5.0	0.5	0.0000	0.0027	0.0027	2.2	S

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/27/2025 07:30	2.4	0.0008	1.3	0.0017	2.6	0.0000	S	2.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 07:45	3.1	0.0020	4.5	0.0073	2.9	0.0000	S	2.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 08:00	1.8	0.0000	3.6	0.0000	3.6	0.0000	S	2.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 08:15	1.8	0.0060	3.1	0.0313	3.4	0.0000	S	2.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 08:30	1.8	0.0000	2.2	0.0007	2.7	0.0000	S	2.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 08:45	2.3	0.0000	2.3	0.0000	2.9	0.0000	S	2.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 09:00	2.1	0.0000	2.3	0.0000	3.4	0.0000	S	2.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 09:15	2.2	0.0000	2.6	0.0000	3.7	0.0000	S	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 09:30	2.7	0.0000	2.6	0.0000	4.5	0.0000	S	1.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 09:45	1.5	0.0000	2.5	0.0000	3.2	0.0000	S	2.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 10:00	1.9	0.0000	2.3	0.0000	2.6	0.0000	S	2.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 10:15	2.3	0.0000	6.6	0.0000	2.6	0.0000	S	1.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 10:30	2.1	0.0000	3.9	0.0000	3.4	0.0000	S	2.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 10:45	1.8	0.0000	2.5	0.0000	4.3	0.0000	S	3.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 11:00	2.3	0.0000	2.7	0.0000	2.5	0.0000	S	2.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 11:15	2.6	0.0000	3.9	0.0000	3.5	0.0000	S	2.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 11:30	5.4	0.0000	2.5	0.0000	3.9	0.0000	S	3.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 11:45	20.0	0.0000	3.4	0.0000	6.0	0.0000	S	2.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 12:00	8.6	0.0000	3.8	0.0000	3.3	0.0000	S	2.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 12:15	2.5	0.0000	2.2	0.0000	2.8	0.0000	S	2.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 12:30	3.1	0.0033	2.9	0.0000	2.4	0.0000	S	1.8	2112 (PM10;	1469 (PM10; VOC); 1047A (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
									VOC)	
08/27/2025 12:45	11.4	0.0020	3.8	0.0007	3.6	0.0000	S	2.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 13:00	5.7	0.0007	4.3	0.0007	4.4	0.0000	S	2.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 13:15	9.7	0.0080	3.1	0.0007	5.2	0.0000	S	2.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 13:30	3.9	0.0000	3.5	0.0000	2.9	0.0000	S	1.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 13:45	4.7	0.0000	2.5	0.0000	3.0	0.0000	S	2.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 14:00	4.3	0.0000	3.2	0.0000	2.6	0.0000	S	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 14:15	13.8	0.0133	12.4	0.0027	9.6	0.0000	S	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 14:30	9.4	0.0200	2.8	0.0113	6.0	0.0200	S	2.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 14:45	7.9	0.1240	12.0	0.0753	5.5	0.0200	S	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 15:00	2.4	0.0233	2.4	0.0093	3.2	0.0000	S	1.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 15:15	3.9	0.0027	4.5	0.0000	4.5	0.0000	S	2.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/27/2025 15:30					4.3	0.0000				

**Daily Progress Report #95
Change of Use Approval – Pile Installation Activities
August 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.

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

2.0 Update of Progress Made During the Reporting Day

No drilling activities occurred. Plastic sheeting and filter fabric to redirect water to the containment trench was repositioned around Pile 7. Drilling of Pile 7 is anticipated to commence on Friday August 29, 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/m³).

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/FO-111.

LEGEND:

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

- - Pile Started
- ✗ - Pile Completed

XX'-XX"
YY'-YY"

REV: 01	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 – August 28, 2025



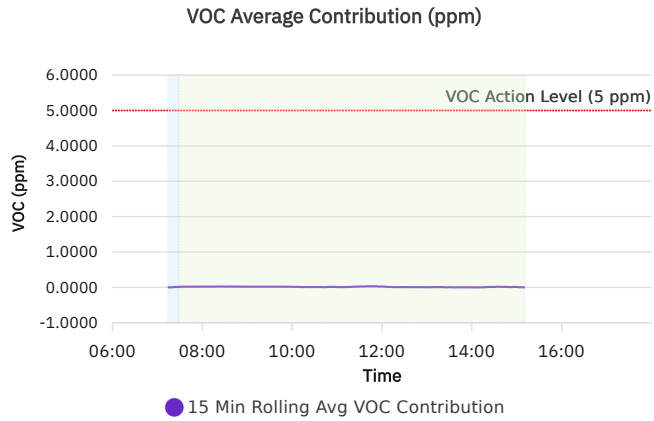
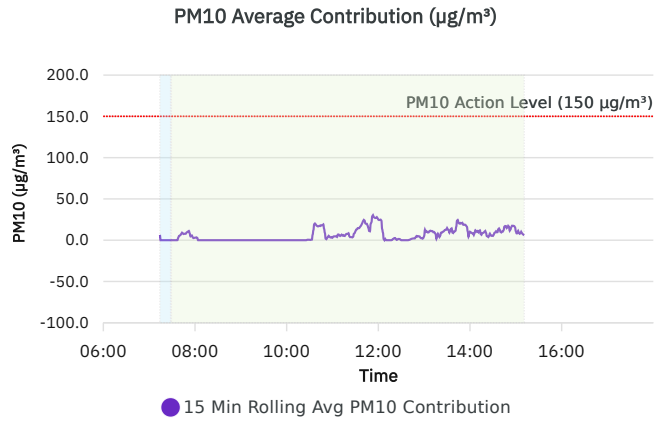
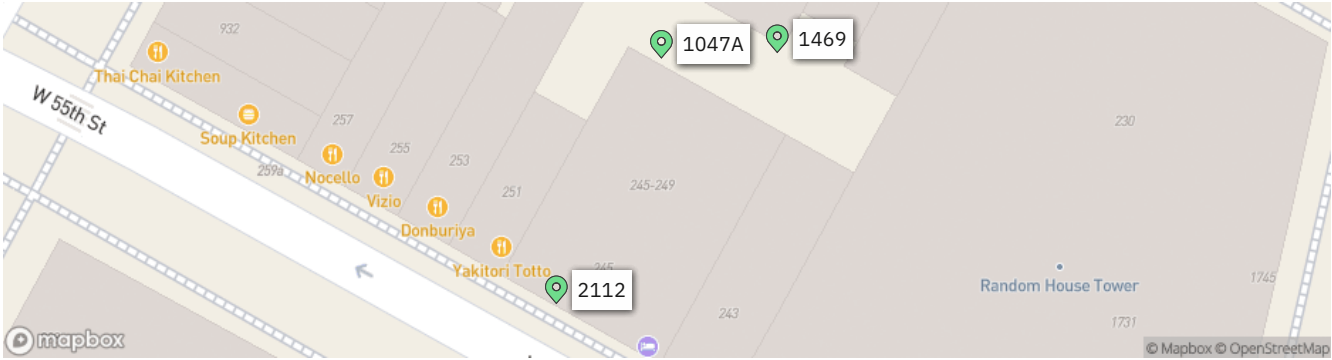
Photo 1: Plastic sheeting and filter fabric was repositioned around Pile 7.

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

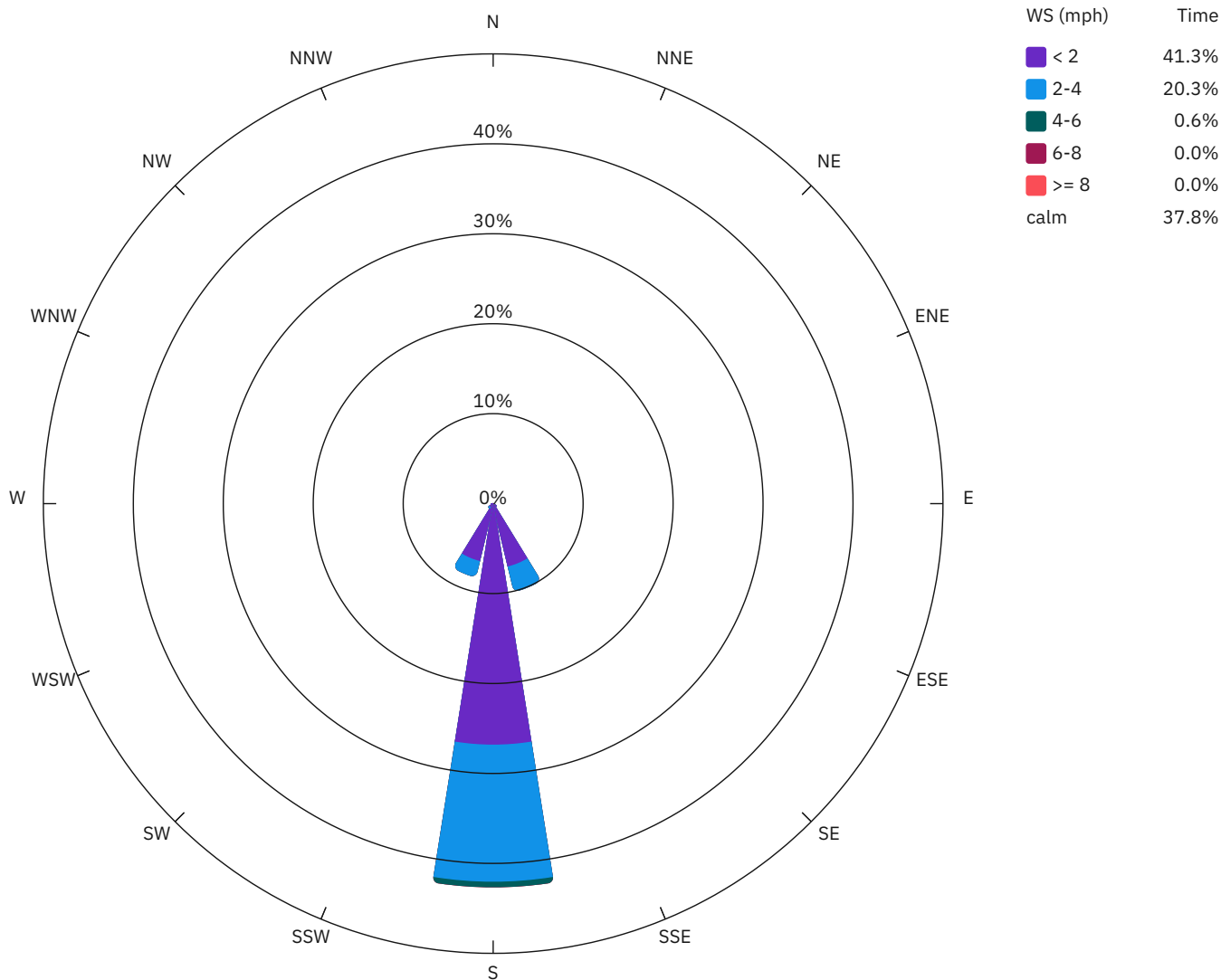
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	08/28/2025 06:00
		To:	08/28/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/28/2025	65.7 - 77.0	34.6 - 60.8	30.0 - 30.1	0.2 - 4.6	S

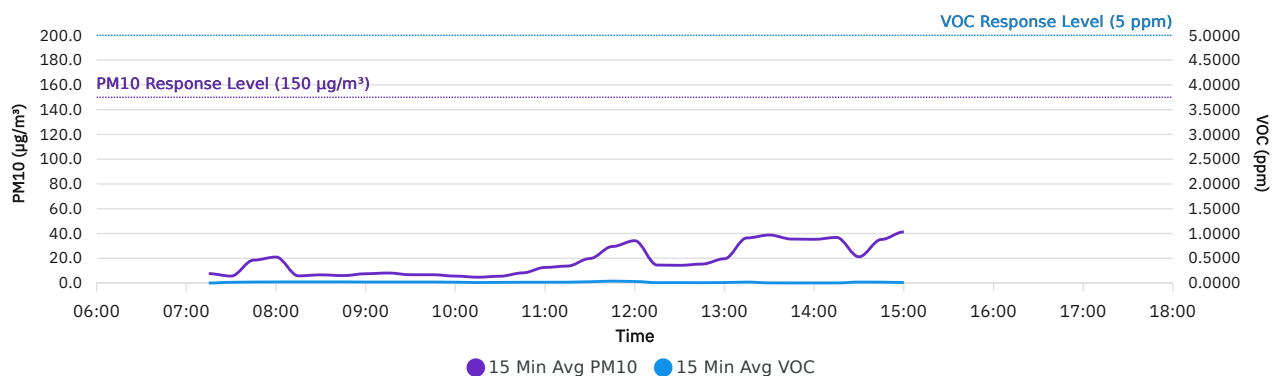
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/28/2025	0.0	07:15	0.0000	07:15
Max Contribution (15 min avg.) - 8/28/2025	24.9	12:00	0.0307	11:45
Daily Avg. Contribution (15 min avg.) - 8/28/2025	6.0	-	0.0134	-



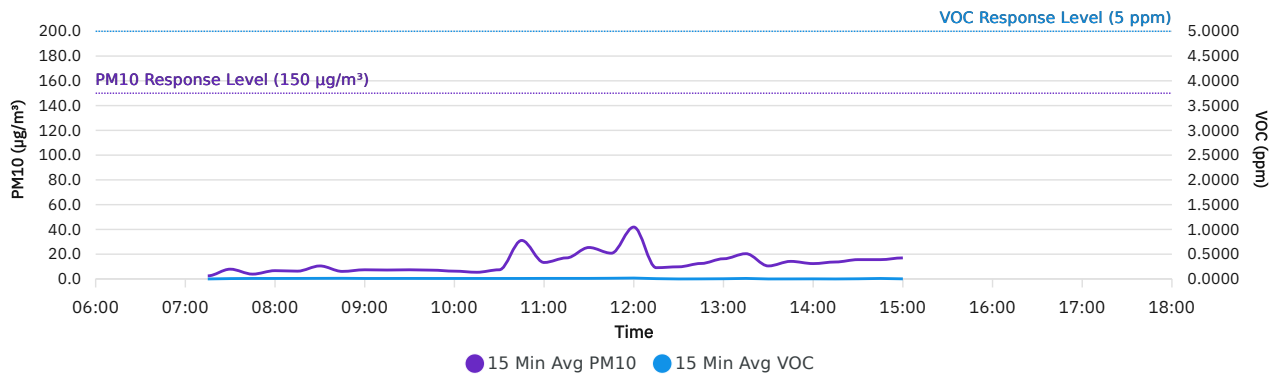
Wind rose (mph)



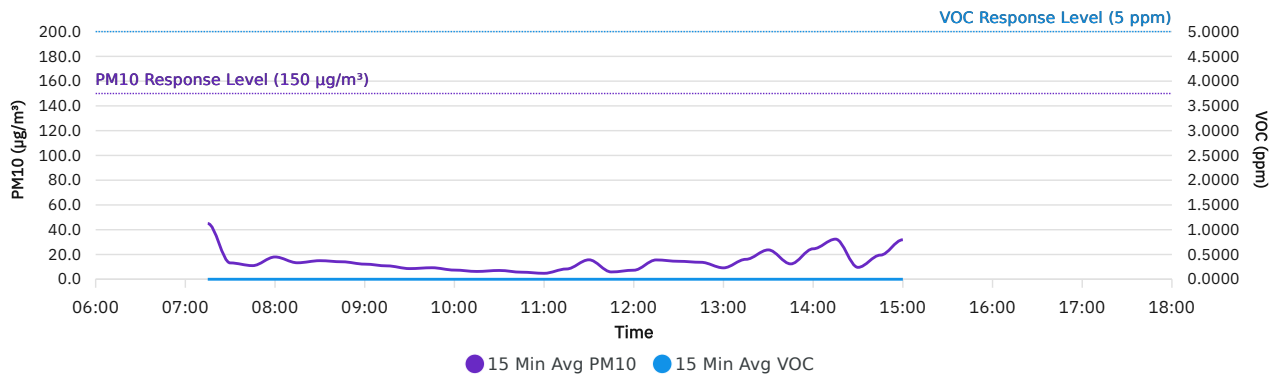
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/28/2025 07:15	23.6	7.6	0.0	0.0000	0.0000	0.0000	2.0	S
8/28/2025 07:30	13.2	9.7	0.0	0.0000	0.0147	0.0147	1.3	S
8/28/2025 07:45	11.0	18.5	7.5	0.0000	0.0200	0.0200	1.0	S
8/28/2025 08:00	18.0	21.2	3.1	0.0000	0.0220	0.0220	1.2	S
8/28/2025 08:15	13.3	6.7	0.0	0.0000	0.0227	0.0227	1.7	S
8/28/2025 08:30	15.0	10.8	0.0	0.0000	0.0227	0.0227	1.4	S
8/28/2025 08:45	14.1	6.4	0.0	0.0000	0.0227	0.0227	1.6	S
8/28/2025 09:00	12.2	8.0	0.0	0.0000	0.0200	0.0200	1.0	S
8/28/2025 09:15	10.8	8.4	0.0	0.0000	0.0200	0.0200	1.7	S
8/28/2025 09:30	8.6	7.5	0.0	0.0000	0.0200	0.0200	1.5	S
8/28/2025 09:45	9.3	7.2	0.0	0.0000	0.0200	0.0200	1.1	S
8/28/2025 10:00	7.4	6.3	0.0	0.0000	0.0167	0.0167	0.9	S
8/28/2025 10:15	6.3	5.5	0.0	0.0000	0.0100	0.0100	1.0	S
8/28/2025 10:30	7.0	7.5	0.5	0.0027	0.0127	0.0100	0.4	SSW
8/28/2025 10:45	10.2	28.3	18.1	0.0067	0.0147	0.0080	0.0	SW
8/28/2025 11:00	10.0	13.2	3.1	0.0060	0.0153	0.0093	0.4	SW
8/28/2025 11:15	12.5	17.8	5.3	0.0047	0.0160	0.0113	0.4	S
8/28/2025 11:30	17.0	27.8	10.8	0.0017	0.0267	0.0250	1.1	S
8/28/2025 11:45	10.8	30.5	19.8	0.0067	0.0373	0.0307	0.2	S
8/28/2025 12:00	16.7	41.6	24.9	0.0073	0.0313	0.0240	0.6	S
8/28/2025 12:15	15.6	14.5	0.0	0.0000	0.0073	0.0073	2.2	S
8/28/2025 12:30	14.5	14.5	0.0	0.0000	0.0087	0.0087	2.4	S
8/28/2025 12:45	13.7	15.6	2.0	0.0000	0.0067	0.0067	1.5	S
8/28/2025 13:00	14.8	20.0	5.2	0.0053	0.0087	0.0033	0.9	SSW
8/28/2025 13:15	27.1	34.4	7.3	0.0100	0.0173	0.0073	1.0	SSE
8/28/2025 13:30	23.9	38.6	14.7	0.0000	0.0033	0.0033	1.6	S
8/28/2025 13:45	14.9	36.2	21.3	0.0007	0.0020	0.0013	1.6	S
8/28/2025 14:00	25.7	35.8	10.2	0.0007	0.0020	0.0013	2.2	S
8/28/2025 14:15	30.9	37.5	6.6	0.0000	0.0020	0.0020	2.2	S
8/28/2025 14:30	16.4	21.6	5.2	0.0053	0.0173	0.0120	0.9	SSW
8/28/2025 14:45	19.5	36.0	16.4	0.0040	0.0187	0.0147	0.7	S

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	Wind Direction
8/28/2025 15:00	31.9	42.6	10.8	0.0000	0.0100	0.0100	2.9	S

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/28/2025 07:15	7.6	0.0000	2.5	0.0000	45.0	0.0000	S	2.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 07:30	5.6	0.0147	7.9	0.0073	13.2	0.0000	S	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 07:45	18.5	0.0200	3.9	0.0100	11.0	0.0000	S	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 08:00	21.0	0.0220	6.7	0.0100	18.0	0.0000	S	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 08:15	5.8	0.0227	6.3	0.0107	13.3	0.0000	S	1.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 08:30	6.6	0.0227	10.5	0.0120	15.0	0.0000	S	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 08:45	6.0	0.0227	6.1	0.0133	14.1	0.0000	S	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 09:00	7.5	0.0200	7.4	0.0100	12.2	0.0000	S	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 09:15	8.1	0.0200	7.2	0.0100	10.8	0.0000	S	1.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 09:30	6.7	0.0200	7.4	0.0107	8.6	0.0000	S	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 09:45	6.7	0.0200	7.1	0.0100	9.3	0.0000	S	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 10:00	5.6	0.0167	6.3	0.0100	7.4	0.0000	S	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 10:15	4.7	0.0100	5.4	0.0100	6.3	0.0000	S	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 10:30	5.5	0.0133	7.4	0.0100	7.1	0.0000	SSW	0.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 10:45	8.2	0.0160	31.1	0.0100	5.7	0.0000	SW	0.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 11:00	12.6	0.0160	13.3	0.0113	4.8	0.0000	SW	0.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 11:15	13.7	0.0167	17.0	0.0113	8.3	0.0000	S	0.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 11:30	19.8	0.0260	25.4	0.0113	15.7	0.0000	S	1.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 11:45	29.5	0.0393	20.8	0.0140	5.9	0.0000	S	0.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 12:00	34.2	0.0313	41.9	0.0180	7.3	0.0000	S	0.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 12:15	14.5	0.0073	9.1	0.0060	15.6	0.0000	S	2.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
									VOC)	
08/28/2025 12:30	14.3	0.0087	9.8	0.0000	14.5	0.0000	S	2.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 12:45	15.3	0.0067	12.5	0.0013	13.7	0.0000	S	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 13:00	19.6	0.0100	16.3	0.0040	9.2	0.0000	SSW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 13:15	36.4	0.0193	20.4	0.0107	16.1	0.0000	SSE	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 13:30	38.8	0.0033	10.5	0.0000	23.7	0.0000	S	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 13:45	35.5	0.0020	14.2	0.0007	12.4	0.0000	S	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 14:00	35.3	0.0020	12.4	0.0020	24.6	0.0000	S	2.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 14:15	36.8	0.0020	13.7	0.0000	32.4	0.0000	S	2.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 14:30	21.2	0.0193	15.6	0.0033	9.6	0.0000	SSW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 14:45	35.2	0.0180	15.6	0.0100	19.5	0.0000	S	0.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/28/2025 15:00	41.3	0.0100	17.0	0.0020	31.9	0.0000	S	2.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

**Daily Progress Report #96
Change of Use Approval – Pile Installation Activities
August 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.

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 August 29, 2025.

2.0 Update of Progress Made During the Reporting Day

Drilling started on Pile 7 but was not completed. Drilling operations on Pile 7 are anticipated to be completed on September 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/m³).

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/FO-111.

LEGEND:

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

- - Pile Started
- ✗ - Pile Completed

XX'-XX"
YY'-YY"

REV: 01	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 – August 29, 2025



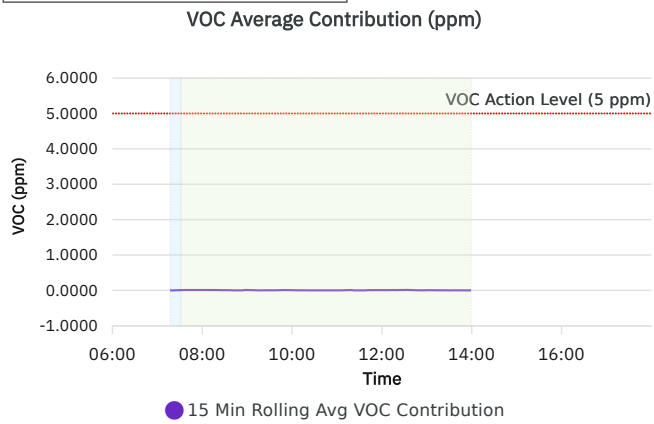
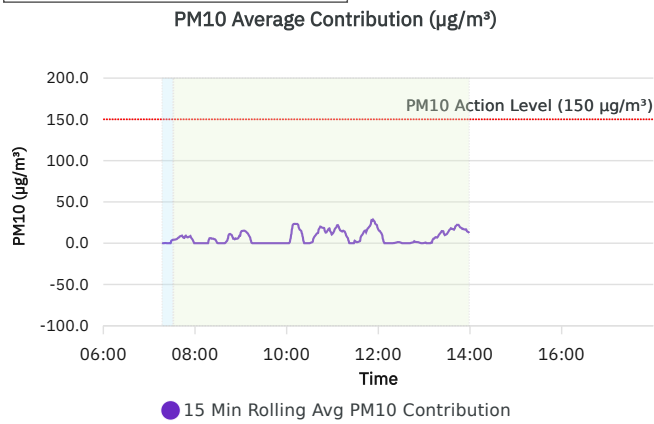
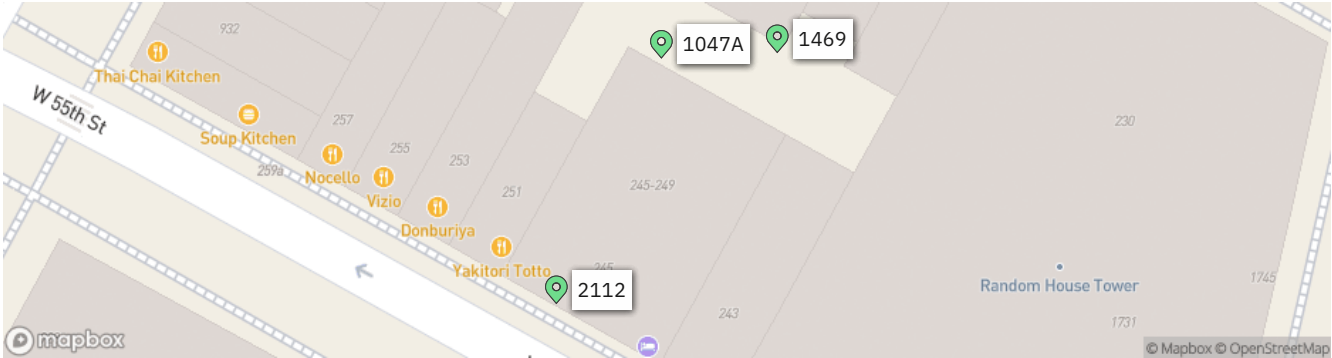
Photo 1: Drilling activities started on Pile 7.

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

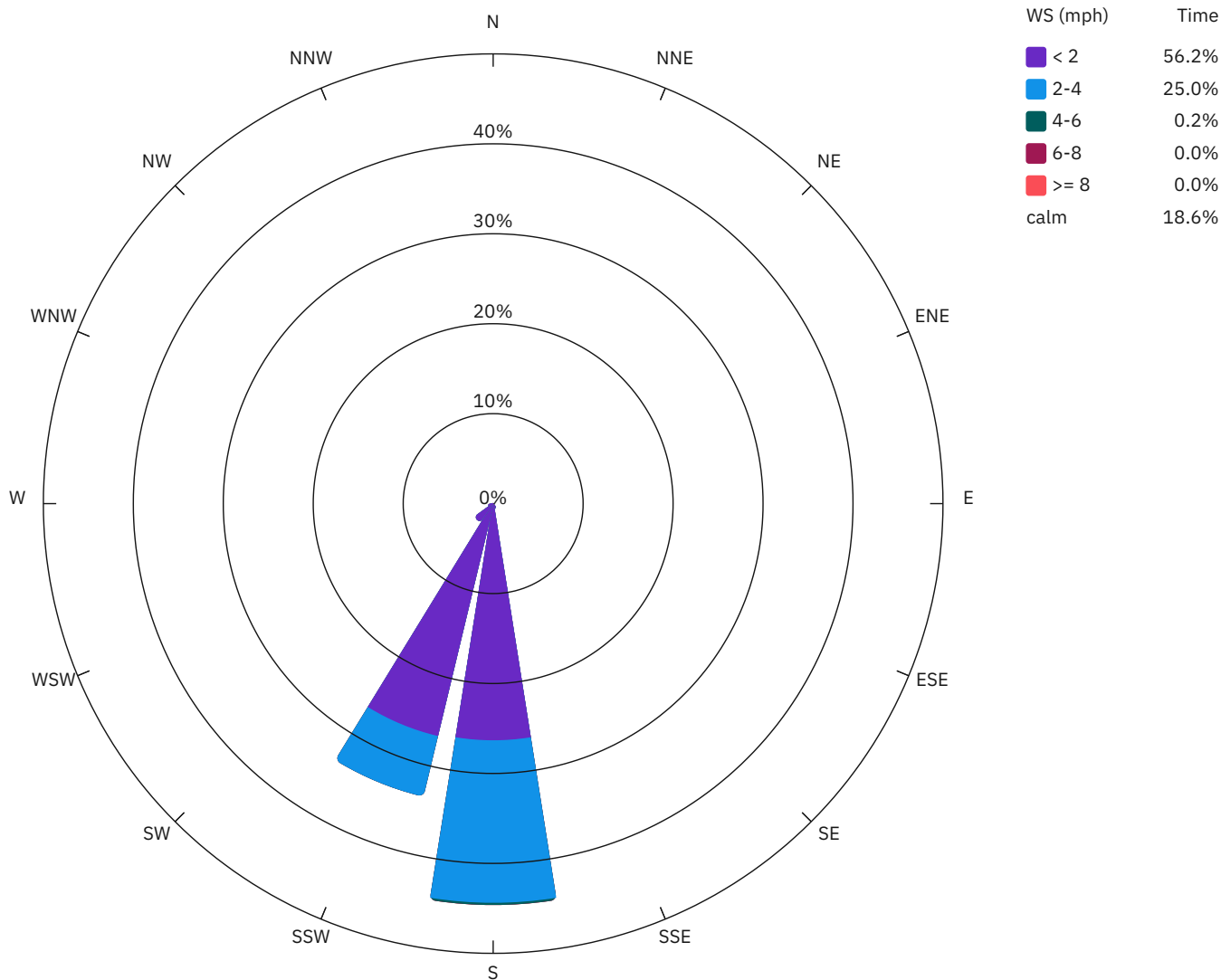
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	08/29/2025 06:00
		To:	08/29/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
08/29/2025	68.0 - 76.1	42.5 - 68.0	29.8 - 29.9	0.3 - 4.1	SSW

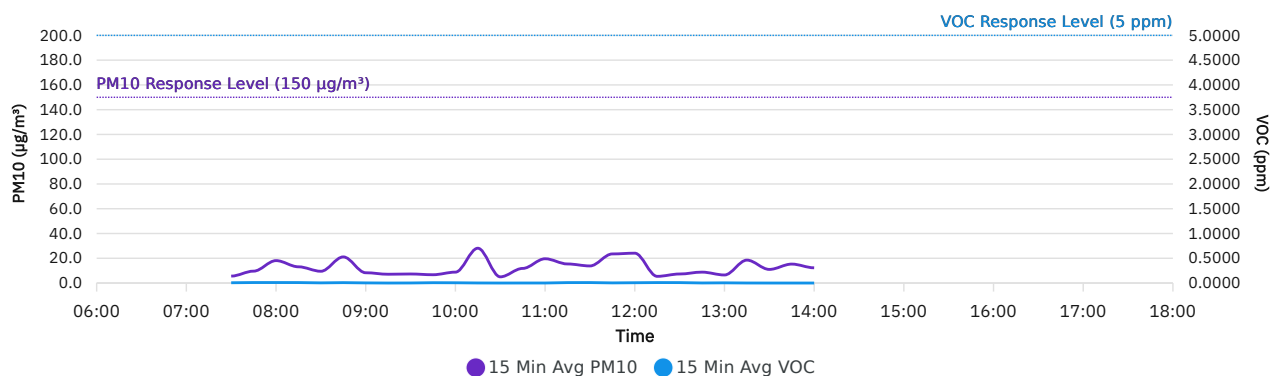
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 8/29/2025	0.0	08:00	0.0000	08:45
Max Contribution (15 min avg.) - 8/29/2025	22.3	10:15	0.0107	12:30
Daily Avg. Contribution (15 min avg.) - 8/29/2025	6.9	-	0.0046	-



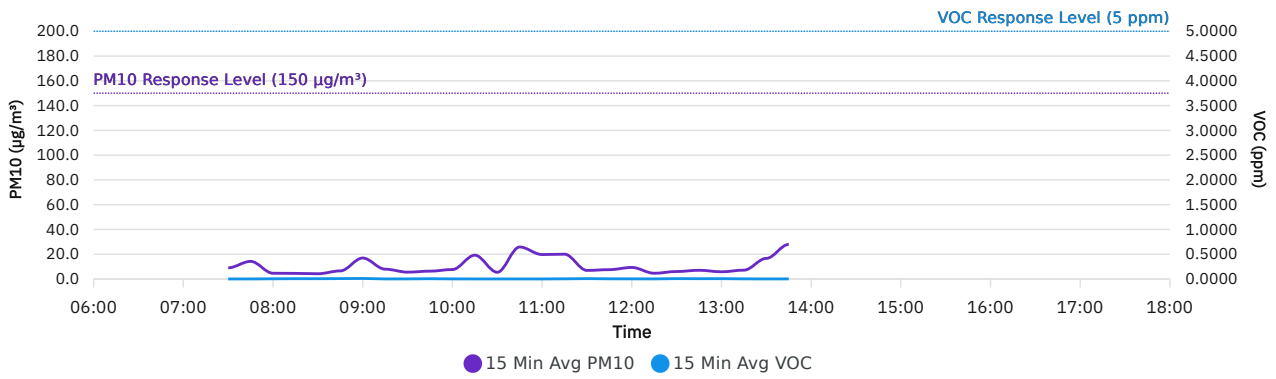
Wind rose (mph)



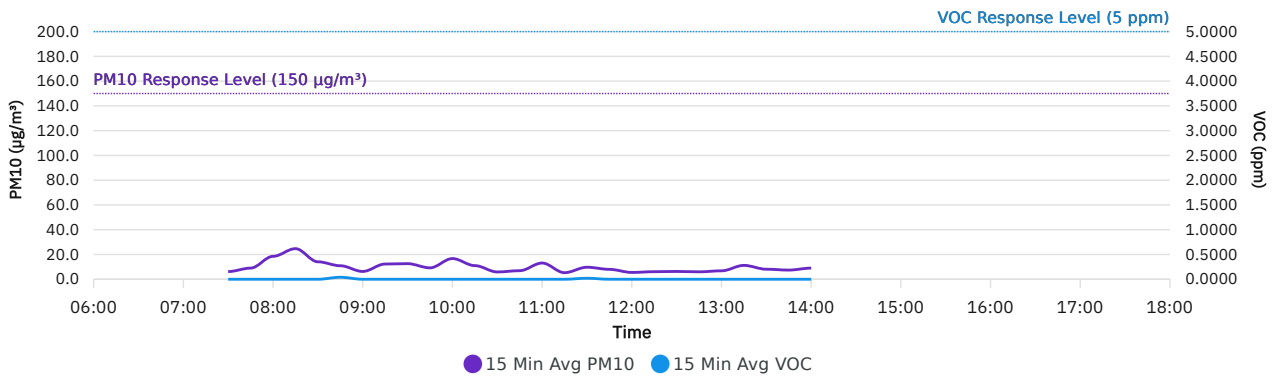
1047A



1469



2112



DER-10 Summary: 15 Min Rolling Avg Data

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	Wind Direction
8/29/2025 07:30	6.2	9.9	3.7	0.0000	0.0057	0.0057	1.8	S
8/29/2025 07:45	9.0	15.6	6.6	0.0000	0.0100	0.0100	2.3	S
8/29/2025 08:00	18.5	18.1	0.0	0.0000	0.0100	0.0100	2.1	S
8/29/2025 08:15	24.7	13.1	0.0	0.0000	0.0093	0.0093	1.8	S
8/29/2025 08:30	14.1	9.5	0.0	0.0000	0.0060	0.0060	1.9	S
8/29/2025 08:45	10.9	22.1	11.1	0.0400	0.0080	0.0000	1.2	SSW
8/29/2025 09:00	6.3	19.5	13.2	0.0000	0.0100	0.0100	1.5	SSW
8/29/2025 09:15	12.3	8.6	0.0	0.0000	0.0007	0.0007	1.6	SSW
8/29/2025 09:30	12.6	7.3	0.0	0.0000	0.0020	0.0020	2.3	S
8/29/2025 09:45	9.2	7.0	0.0	0.0000	0.0067	0.0067	1.7	SSW
8/29/2025 10:00	16.7	9.5	0.0	0.0000	0.0053	0.0053	2.0	S
8/29/2025 10:15	11.0	33.2	22.3	0.0000	0.0013	0.0013	1.3	SSW
8/29/2025 10:30	5.9	5.5	0.0	0.0000	0.0000	0.0000	1.3	S
8/29/2025 10:45	6.9	26.6	19.8	0.0000	0.0007	0.0007	1.2	SSW
8/29/2025 11:00	13.1	24.5	11.4	0.0000	0.0007	0.0007	1.6	SSW
8/29/2025 11:15	6.3	20.9	14.6	0.0007	0.0080	0.0073	1.0	SSW
8/29/2025 11:30	11.1	13.5	2.4	0.0233	0.0107	0.0000	0.8	SSW
8/29/2025 11:45	8.0	23.6	15.6	0.0000	0.0053	0.0053	1.0	SSW
8/29/2025 12:00	7.0	23.5	16.5	0.0007	0.0067	0.0060	1.0	SSW
8/29/2025 12:15	6.2	5.5	0.0	0.0000	0.0093	0.0093	1.4	S
8/29/2025 12:30	6.7	7.2	0.5	0.0013	0.0120	0.0107	0.6	SSW
8/29/2025 12:45	7.1	8.0	0.9	0.0007	0.0053	0.0047	0.6	SW
8/29/2025 13:00	6.5	6.8	0.3	0.0013	0.0067	0.0053	0.9	SSW
8/29/2025 13:15	11.2	18.5	7.3	0.0000	0.0020	0.0020	1.5	S
8/29/2025 13:30	8.1	19.4	11.4	0.0000	0.0000	0.0000	2.4	SSW
8/29/2025 13:45	7.4	29.6	22.2	0.0000	0.0013	0.0013	2.1	SSW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
08/29/2025 07:30	5.6	0.0057	9.0	0.0000	6.2	0.0000	S	1.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 07:45	9.6	0.0100	14.2	0.0000	9.0	0.0000	S	2.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 08:00	18.1	0.0100	4.6	0.0033	18.5	0.0000	S	2.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 08:15	13.1	0.0093	4.5	0.0053	24.7	0.0000	S	1.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 08:30	9.5	0.0033	4.2	0.0047	14.1	0.0000	S	1.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 08:45	21.1	0.0080	6.5	0.0073	10.9	0.0400	SSW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 09:00	8.3	0.0027	16.9	0.0100	6.3	0.0000	SSW	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 09:15	7.1	0.0000	7.9	0.0007	12.3	0.0000	SSW	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 09:30	7.3	0.0013	5.5	0.0013	12.6	0.0000	S	2.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 09:45	6.7	0.0067	6.3	0.0047	9.2	0.0000	SSW	1.7	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 10:00	8.8	0.0053	7.6	0.0013	16.7	0.0000	S	2.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 10:15	28.1	0.0013	19.2	0.0000	11.0	0.0000	SSW	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 10:30	5.0	0.0000	5.4	0.0000	5.9	0.0000	S	1.3	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 10:45	11.8	0.0007	25.8	0.0000	6.9	0.0000	SSW	1.2	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 11:00	19.6	0.0007	19.7	0.0000	13.1	0.0000	SSW	1.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 11:15	15.4	0.0087	20.0	0.0027	5.3	0.0000	SSW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 11:30	13.8	0.0093	6.9	0.0067	9.7	0.0200	SSW	0.8	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 11:45	23.5	0.0027	7.5	0.0027	8.0	0.0000	SSW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 12:00	24.1	0.0060	9.3	0.0020	5.5	0.0000	SSW	1.0	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 12:15	5.4	0.0093	4.6	0.0013	6.1	0.0000	S	1.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 12:30	7.3	0.0087	6.0	0.0067	6.3	0.0000	SSW	0.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed	Upwind	Downwind
									VOC)	
08/29/2025 12:45	8.8	0.0013	7.0	0.0053	6.0	0.0000	SW	0.6	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 13:00	6.5	0.0040	5.8	0.0060	6.8	0.0000	SSW	0.9	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 13:15	18.5	0.0007	7.1	0.0020	11.2	0.0000	S	1.5	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 13:30	11.0	0.0000	16.6	0.0000	8.1	0.0000	SSW	2.4	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 13:45	15.3	0.0000	27.9	0.0013	7.4	0.0000	SSW	2.1	2112 (PM10; VOC)	1469 (PM10; VOC); 1047A (PM10; VOC)
08/29/2025 14:00	12.3	0.0000			9.0	0.0000				