

**Daily Progress Report #138**  
**Change of Use Approval – Pile Installation Activities**  
**December 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 12<sup>th</sup> 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 55<sup>th</sup> Street and additional mixed-use commercial/residential properties.

The Site was formerly owned and utilized by DuArt Media Services/DuArt Film Labs (DuArt) for cinematographic film cleaning and film processing from approximately 1922 through 2011. Film production including voiceover work, audio recording, and film editing continued to take place at the Site until 2021.

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 acceptance of the Change of Use application to proceed with these activities.

On September 3, 2025, a Change of Use application was submitted to NYDSEC for the installation of support of excavation (SOE) caissons in two specific areas of the Site – the new elevator area and the new injection pit. NYSDEC sent acceptance for installation of eight (8) of the twenty (20) proposed caissons (those in the northern portion of the elevator area) via email on September 22, 2025.

On November 24, 2025 (revised December 10, 2025) a Change of Use application was submitted to NYDSEC for the installation of the following foundation elements:

1. Drilling of the remaining Support of Excavation (SOE) piles;
2. Excavation and pouring of six (6) additional concrete pile caps;
3. Excavation and installation of the concrete elevator pit walls and mat foundation;
4. Backfilling of the previous freight elevator area (haunch mat area) to bring to area to current grade; and
5. Installation of gravel bed and vapor barrier for future SSDS beneath the proposed foundation elements.

On December 12, 2025, NYSDEC sent acceptance of the Change of Use application to proceed with these activities.

Construction activities covered by the change of use applications 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 and excavation 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 applications, 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 construction and CAMP activities that occurred on December 19, 2025.

## **2.0 Update of Progress Made During the Reporting Day**

Drilling operations began and were completed on SOE Piles Nos. 62C, 62D and 56. Drilling is expected to continue tomorrow, December 20, 2025, on SOE Pile No.55.

## **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<sup>3</sup>).



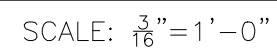
## **6.0 Summary of Issues or Concerns**

None.

## **7.0 Public Interactions/Interest**

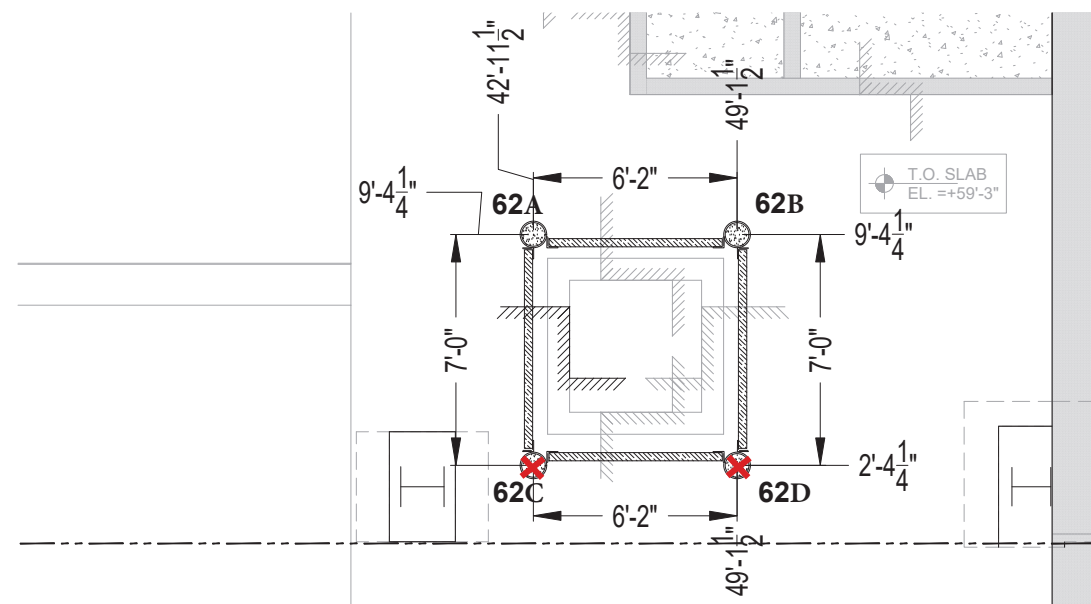
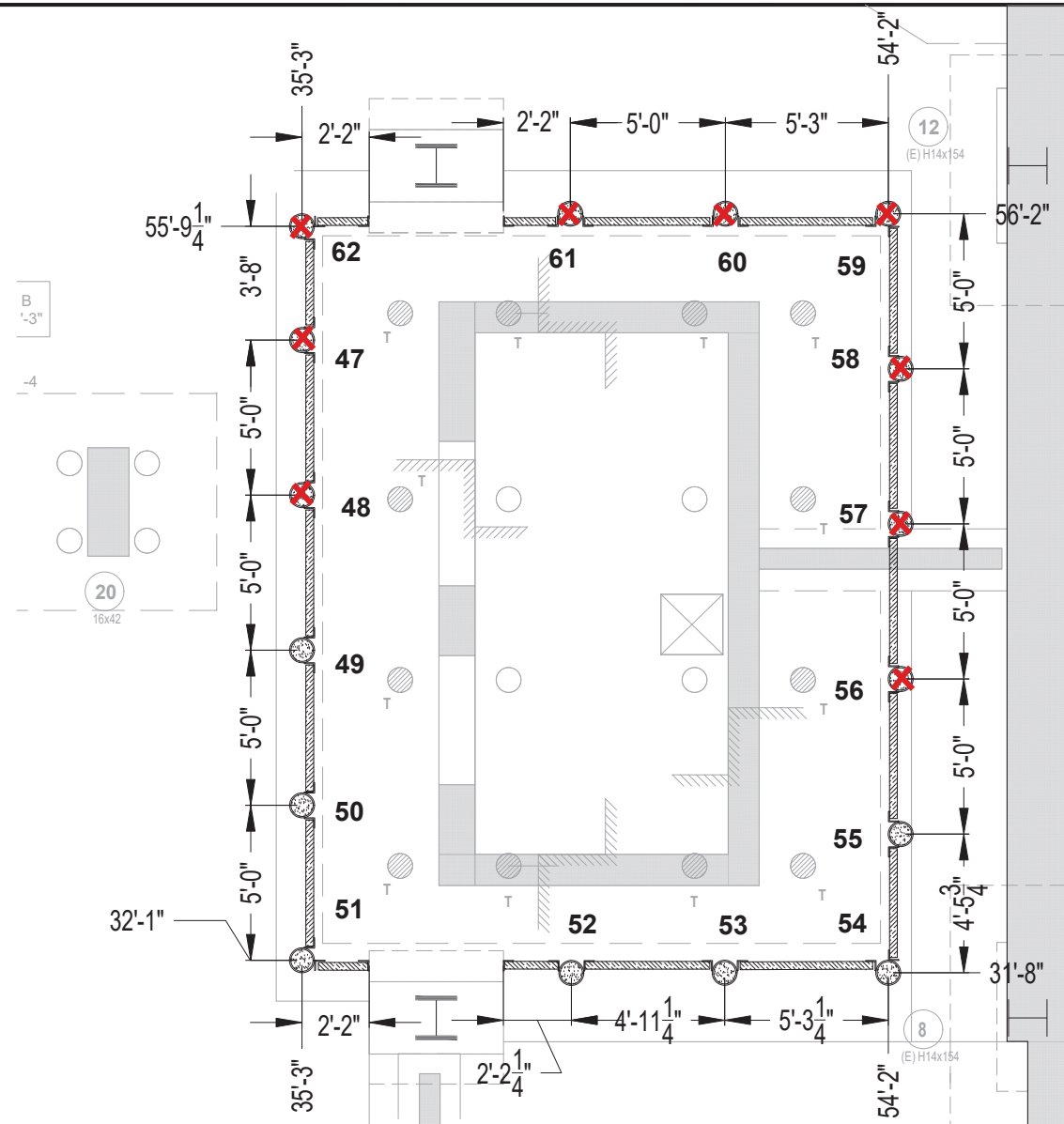
None.





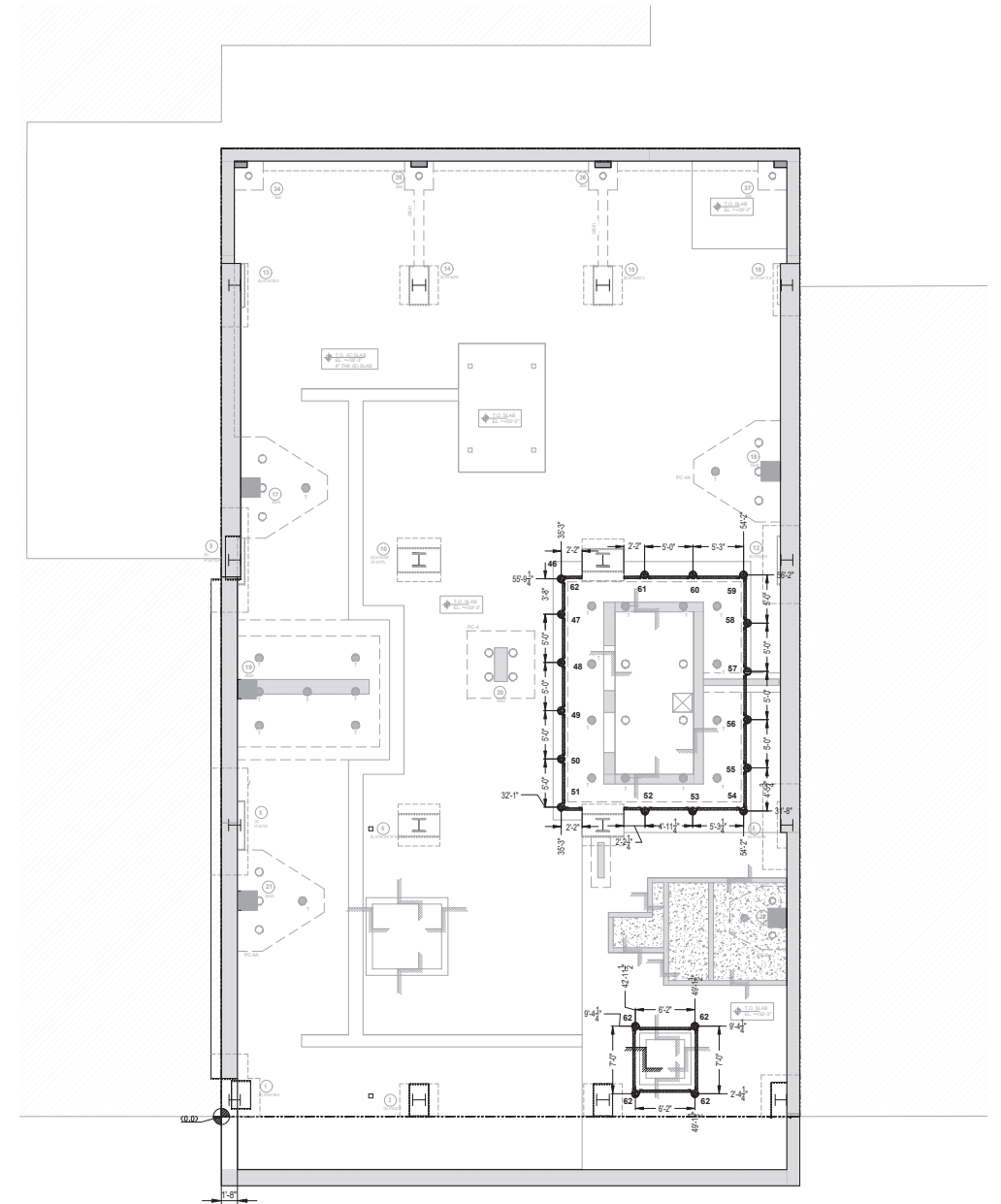
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. <b>PC-01</b>
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO--
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542





# SOE PILE COORDINATION

SCALE:  $\frac{3}{8}'' = 1'-0''$




SOE PILES KEY PLAN

REV: 02	04/29/2025	AS PER UPDATED COY PAA
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 4/30/25	BY: JS	CHECKED BY: JS
VOLK		
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. SC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	SOE COORDINATION SHOP DRAWING SOE PILES	PROJECT NO. J0542


## Attachment - Photograph Log – December 19, 2025



**Photo 1:** Drilling activities at SOE Pile #56.

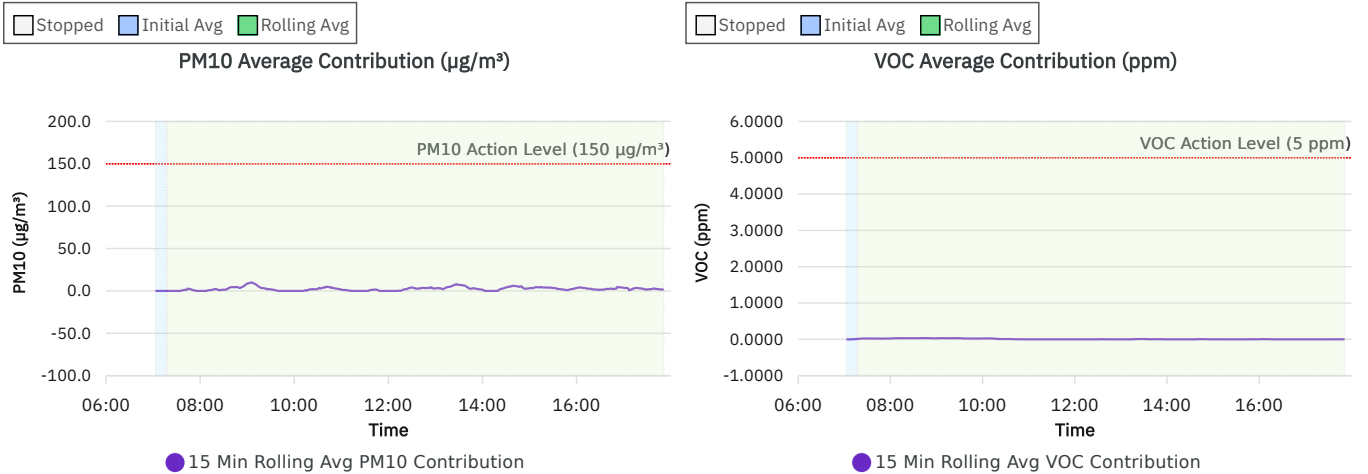
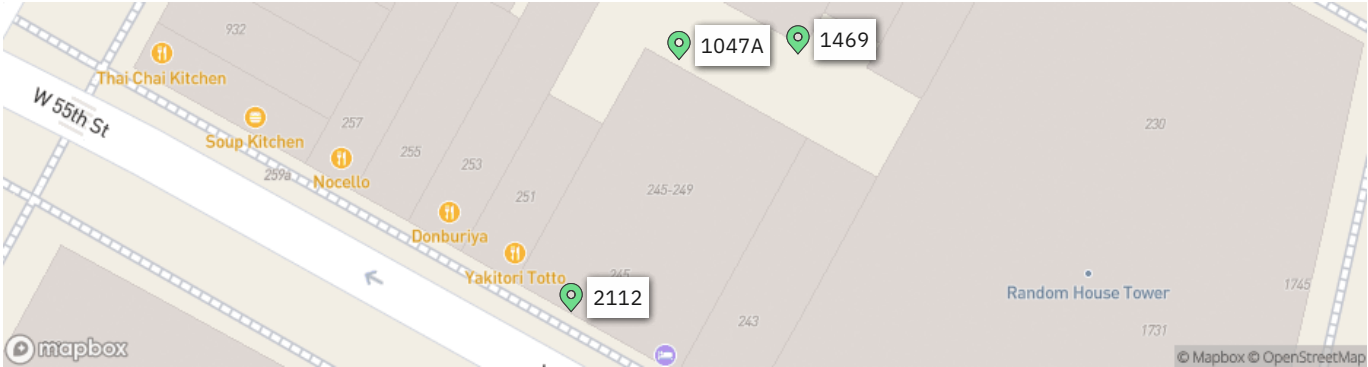
Site:	EL Project No.	Page No.	
245 West 55 <sup>th</sup> Street Manhattan, NY	23-0001	1 of 2	



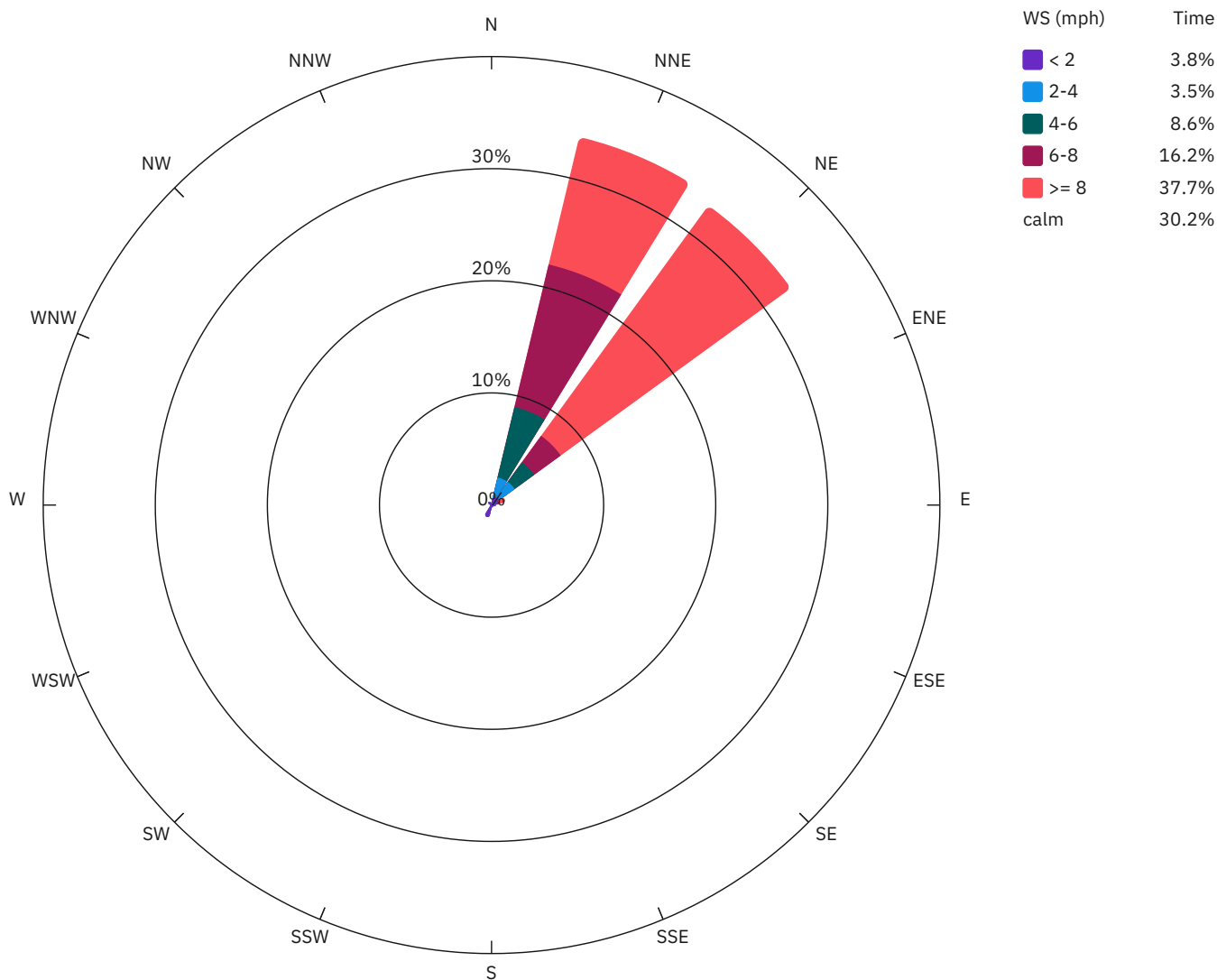
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	12/19/2025 06:00
		To:	12/19/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
12/19/2025	44.1 - 60.4	51.8 - 98.7	29.2 - 29.5	0.2 - 17.4	NE

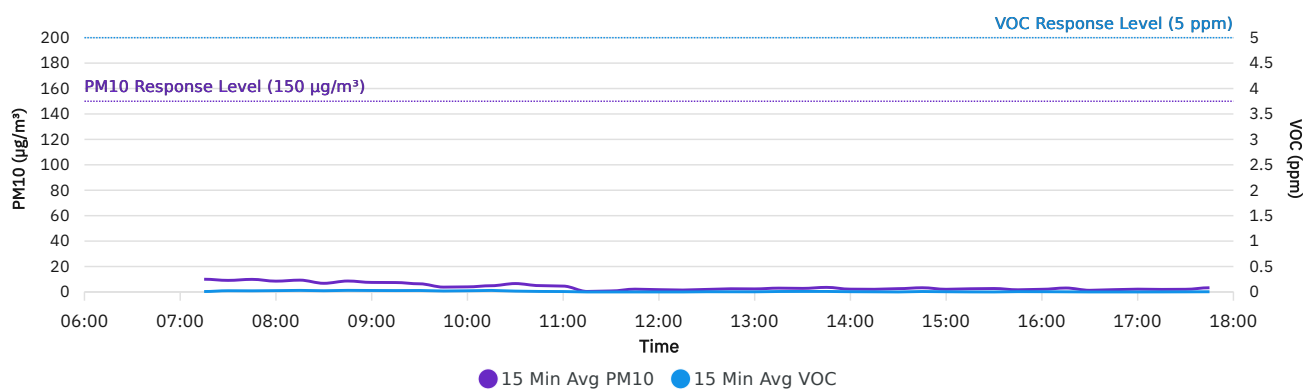
Daily Monitoring Summary	PM10 ( $\mu\text{g}/\text{m}^3$ )	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 12/19/2025	0.0	07:15	0.0000	11:00
Max Contribution (15 min avg.) - 12/19/2025	8.5	09:00	0.0353	08:45
Daily Avg. Contribution (15 min avg.) - 12/19/2025	2.4	-	0.0089	-



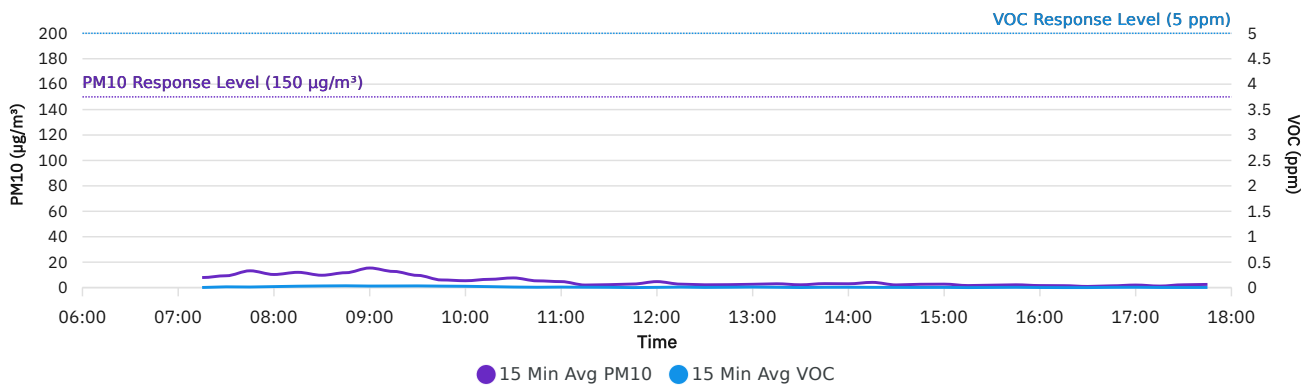
Wind rose (mph)



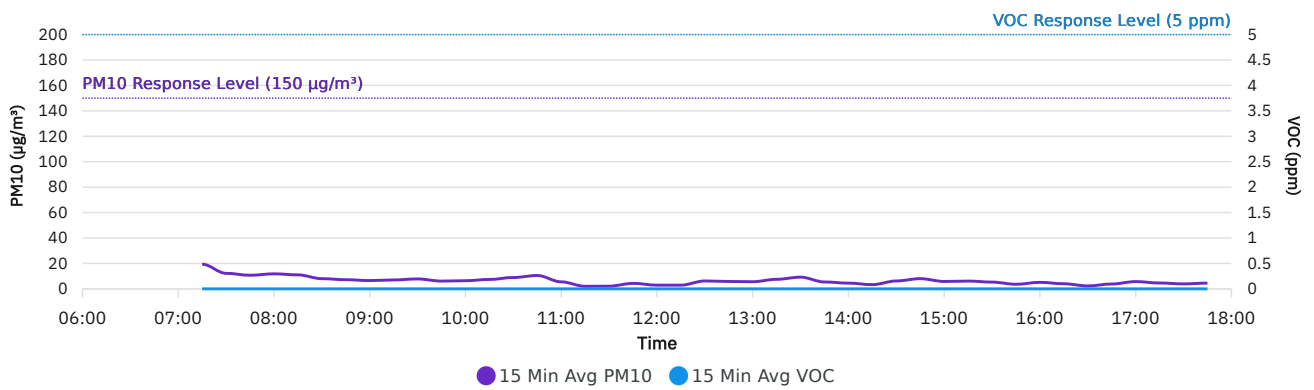
1047A



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
12/19/2025 07:15	16.8	11.4	0.0	0.0000	0.0085	0.0085	0.6	SSW
12/19/2025 07:30	12.2	9.8	0.0	0.0000	0.0240	0.0240	0.7	SSW
12/19/2025 07:45	10.7	13.3	2.6	0.0000	0.0220	0.0220	0.7	SSW
12/19/2025 08:00	11.8	10.3	0.0	0.0020	0.0260	0.0240	0.5	SSW
12/19/2025 08:15	11.0	12.1	1.0	0.0000	0.0333	0.0333	0.6	SSW
12/19/2025 08:30	8.0	9.7	1.6	0.0000	0.0320	0.0320	0.4	SSW
12/19/2025 08:45	7.2	11.7	4.5	0.0000	0.0353	0.0353	0.4	SSW
12/19/2025 09:00	6.7	15.3	8.5	0.0020	0.0320	0.0300	0.4	SSW
12/19/2025 09:15	7.4	12.3	4.9	0.0020	0.0320	0.0300	0.3	SSW
12/19/2025 09:30	7.7	9.7	1.9	0.0020	0.0333	0.0313	0.3	SSW
12/19/2025 09:45	6.1	5.9	0.0	0.0047	0.0267	0.0220	0.3	SSW
12/19/2025 10:00	6.4	5.5	0.0	0.0047	0.0293	0.0247	0.3	SSE
12/19/2025 10:15	6.5	7.4	0.9	0.0093	0.0300	0.0207	0.5	ENE
12/19/2025 10:30	7.2	9.5	2.3	0.0067	0.0167	0.0100	0.4	ENE
12/19/2025 10:45	5.7	10.2	4.5	0.0067	0.0093	0.0027	1.6	NE
12/19/2025 11:00	4.7	6.2	1.5	0.0093	0.0080	0.0000	4.8	NNE
12/19/2025 11:15	2.0	2.0	0.0	0.0067	0.0000	0.0000	7.5	NNE
12/19/2025 11:30	2.3	2.1	0.0	0.0053	0.0000	0.0000	5.7	NNE
12/19/2025 11:45	2.8	4.3	1.5	0.0000	0.0000	0.0000	7.6	NNE
12/19/2025 12:00	4.7	3.1	0.0	0.0047	0.0000	0.0000	6.4	NNE
12/19/2025 12:15	2.7	2.9	0.2	0.0093	0.0000	0.0000	4.8	NNE
12/19/2025 12:30	2.2	6.2	4.0	0.0033	0.0040	0.0007	6.1	NNE
12/19/2025 12:45	2.3	5.8	3.5	0.0060	0.0033	0.0000	7.2	NNE
12/19/2025 13:00	2.6	5.6	3.0	0.0100	0.0027	0.0000	7.5	NNE
12/19/2025 13:15	3.0	7.5	4.5	0.0060	0.0087	0.0027	6.2	NNE
12/19/2025 13:30	2.2	9.2	7.0	0.0013	0.0100	0.0087	7.2	NNE
12/19/2025 13:45	3.1	5.6	2.5	0.0060	0.0100	0.0040	7.5	NNE
12/19/2025 14:00	3.0	4.6	1.5	0.0067	0.0047	0.0000	7.9	NNE
12/19/2025 14:15	4.1	3.4	0.0	0.0047	0.0027	0.0000	9.2	NNE
12/19/2025 14:30	2.1	6.3	4.2	0.0033	0.0000	0.0000	8.7	NNE
12/19/2025 14:45	2.6	8.0	5.4	0.0027	0.0087	0.0060	8.4	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
12/19/2025 15:00	2.7	5.8	3.1	0.0040	0.0040	0.0000	8.2	NE
12/19/2025 15:15	1.6	6.1	4.5	0.0000	0.0007	0.0007	8.5	NE
12/19/2025 15:30	1.9	5.4	3.4	0.0027	0.0000	0.0000	9.0	NE
12/19/2025 15:45	2.2	3.6	1.4	0.0053	0.0060	0.0007	8.6	NE
12/19/2025 16:00	1.6	5.1	3.5	0.0013	0.0047	0.0033	9.1	NE
12/19/2025 16:15	1.5	4.2	2.6	0.0000	0.0027	0.0027	13.2	NE
12/19/2025 16:30	0.9	2.3	1.4	0.0000	0.0000	0.0000	14.0	NE
12/19/2025 16:45	1.4	3.8	2.4	0.0040	0.0000	0.0000	11.4	NE
12/19/2025 17:00	2.0	5.7	3.7	0.0060	0.0000	0.0000	11.3	NE
12/19/2025 17:15	1.2	4.6	3.4	0.0020	0.0007	0.0000	12.8	NE
12/19/2025 17:30	2.2	3.9	1.6	0.0020	0.0020	0.0000	14.2	NE
12/19/2025 17:45	2.5	4.6	2.1	0.0027	0.0040	0.0013	13.7	NE

**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
12/19/2025 07:15	10.0	0.0085	7.9	0.0021	19.4	0.0000	SSW	0.6
12/19/2025 07:30	9.1	0.0240	9.3	0.0147	12.2	0.0000	SSW	0.7
12/19/2025 07:45	9.9	0.0220	13.2	0.0113	10.7	0.0000	SSW	0.7
12/19/2025 08:00	8.5	0.0260	10.3	0.0193	11.8	0.0000	SSW	0.5
12/19/2025 08:15	9.3	0.0307	12.0	0.0273	11.0	0.0000	SSW	0.6
12/19/2025 08:30	6.8	0.0240	9.7	0.0320	8.0	0.0000	SSW	0.4
12/19/2025 08:45	8.6	0.0313	11.7	0.0353	7.2	0.0000	SSW	0.4
12/19/2025 09:00	7.5	0.0287	15.4	0.0300	6.5	0.0000	SSW	0.4
12/19/2025 09:15	7.4	0.0273	12.7	0.0313	7.0	0.0000	SSW	0.3
12/19/2025 09:30	6.4	0.0287	9.6	0.0333	7.8	0.0000	SSW	0.3
12/19/2025 09:45	3.8	0.0187	6.0	0.0287	6.1	0.0000	SSW	0.3
12/19/2025 10:00	4.0	0.0233	5.4	0.0253	6.4	0.0000	SSE	0.3
12/19/2025 10:15	4.9	0.0300	6.5	0.0187	7.4	0.0000	ENE	0.5
12/19/2025 10:30	6.6	0.0167	7.6	0.0107	8.9	0.0000	ENE	0.4
12/19/2025 10:45	5.0	0.0100	5.3	0.0067	10.5	0.0000	NE	1.6
12/19/2025 11:00	4.6	0.0080	4.7	0.0100	5.5	0.0000	NNE	4.8
12/19/2025 11:15	0.4	0.0000	2.0	0.0067	2.0	0.0000	NNE	7.5
12/19/2025 11:30	0.8	0.0000	2.3	0.0053	2.1	0.0000	NNE	5.7
12/19/2025 11:45	2.2	0.0000	2.8	0.0000	4.3	0.0000	NNE	7.6
12/19/2025 12:00	1.8	0.0000	4.7	0.0047	2.9	0.0000	NNE	6.4
12/19/2025 12:15	1.5	0.0000	2.7	0.0093	2.9	0.0000	NNE	4.8
12/19/2025 12:30	2.0	0.0040	2.2	0.0033	6.2	0.0000	NNE	6.1
12/19/2025 12:45	2.5	0.0033	2.3	0.0060	5.8	0.0000	NNE	7.2
12/19/2025 13:00	2.4	0.0027	2.6	0.0100	5.6	0.0000	NNE	7.5
12/19/2025 13:15	3.0	0.0087	3.0	0.0060	7.5	0.0000	NNE	6.2
12/19/2025 13:30	2.8	0.0100	2.2	0.0013	9.2	0.0000	NNE	7.2
12/19/2025 13:45	3.6	0.0100	3.1	0.0060	5.4	0.0000	NNE	7.5
12/19/2025 14:00	2.2	0.0047	3.0	0.0067	4.5	0.0000	NNE	7.9
12/19/2025 14:15	2.1	0.0027	4.1	0.0047	3.3	0.0000	NNE	9.2
12/19/2025 14:30	2.6	0.0000	2.1	0.0033	6.2	0.0000	NNE	8.7



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
12/19/2025 14:45	3.3	0.0087	2.6	0.0027	8.0	0.0000	NNE	8.4
12/19/2025 15:00	2.1	0.0040	2.7	0.0040	5.8	0.0000	NE	8.2
12/19/2025 15:15	2.5	0.0007	1.6	0.0000	6.1	0.0000	NE	8.5
12/19/2025 15:30	2.7	0.0000	1.9	0.0027	5.3	0.0000	NE	9.0
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12/19/2025 16:00	2.1	0.0047	1.6	0.0013	5.1	0.0000	NE	9.1
12/19/2025 16:15	3.1	0.0027	1.5	0.0000	4.0	0.0000	NE	13.2
12/19/2025 16:30	1.3	0.0000	0.9	0.0000	2.3	0.0000	NE	14.0
12/19/2025 16:45	1.8	0.0000	1.4	0.0040	3.8	0.0000	NE	11.4
12/19/2025 17:00	2.2	0.0000	2.0	0.0060	5.7	0.0000	NE	11.3
12/19/2025 17:15	2.0	0.0007	1.2	0.0020	4.6	0.0000	NE	12.8
12/19/2025 17:30	2.1	0.0020	2.2	0.0020	3.9	0.0000	NE	14.2
12/19/2025 17:45	3.3	0.0040	2.5	0.0027	4.5	0.0000	NE	13.7

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Block 1027, Lot 7  
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The Site is located in a C6-4/C6-6 Commercial District in Manhattan, approximately 1,000 feet southwest of Central Park. The Site is bordered to the north, east, and west by mixed-use commercial/residential properties, and is bordered to the south by West 55<sup>th</sup> Street and additional mixed-use commercial/residential properties.

The Site was formerly owned and utilized by DuArt Media Services/DuArt Film Labs (DuArt) for cinematographic film cleaning and film processing from approximately 1922 through 2011. Film production including voiceover work, audio recording, and film editing continued to take place at the Site until 2021.

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On November 24, 2025 (revised December 10, 2025) a Change of Use application was submitted to NYDSEC for the installation of the following foundation elements:

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The drilling and excavation 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 applications, 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 construction and CAMP activities that occurred on December 20, 2025.

## **2.0 Update of Progress Made During the Reporting Day**

Drilling operations began and were completed on SOE Pile #55. Drilling began on SOE Pile #54. SOE Pile #54 is anticipated to be completed on Monday December 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/m<sup>3</sup>).



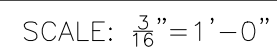
## **6.0 Summary of Issues or Concerns**

None.

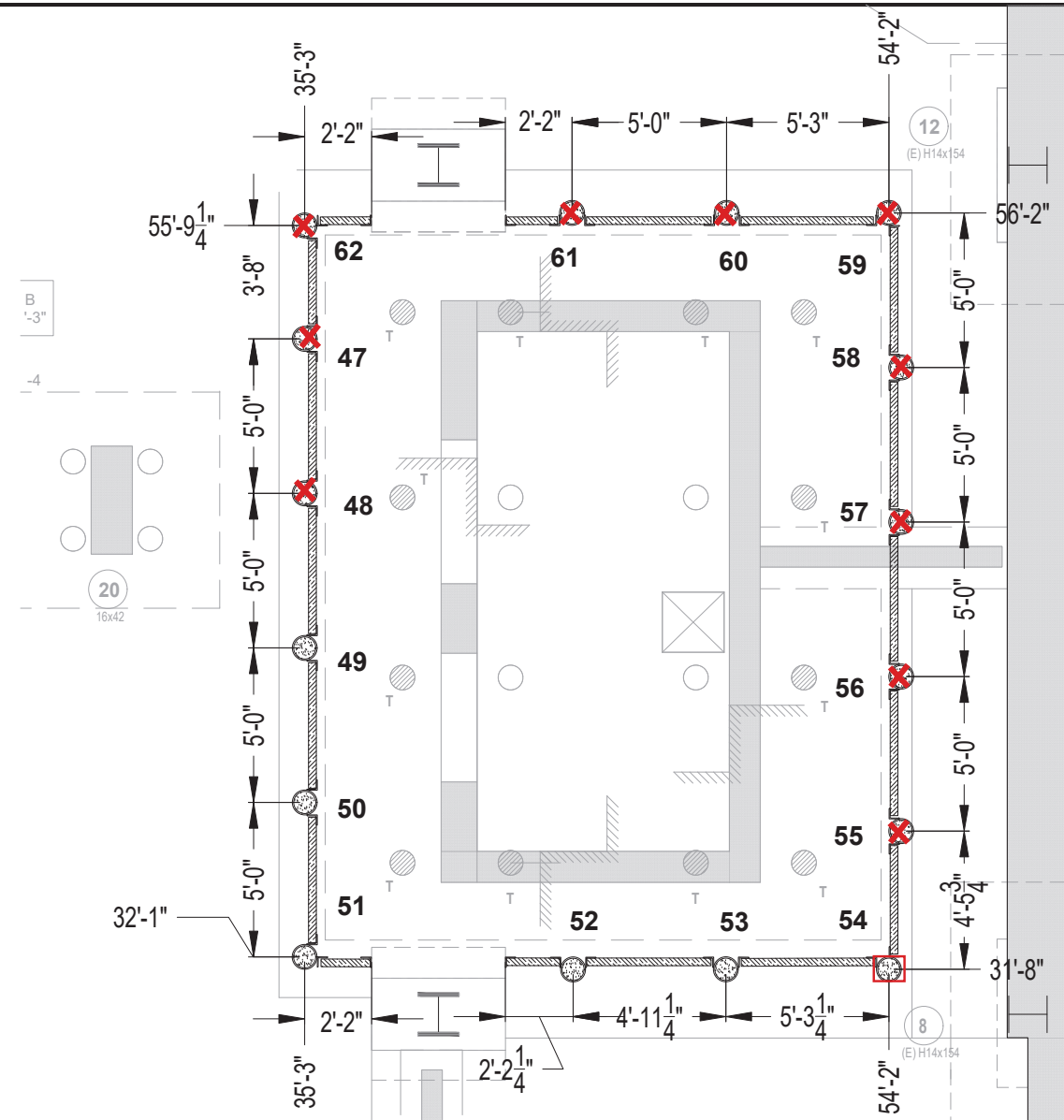
## **7.0 Public Interactions/Interest**

None.

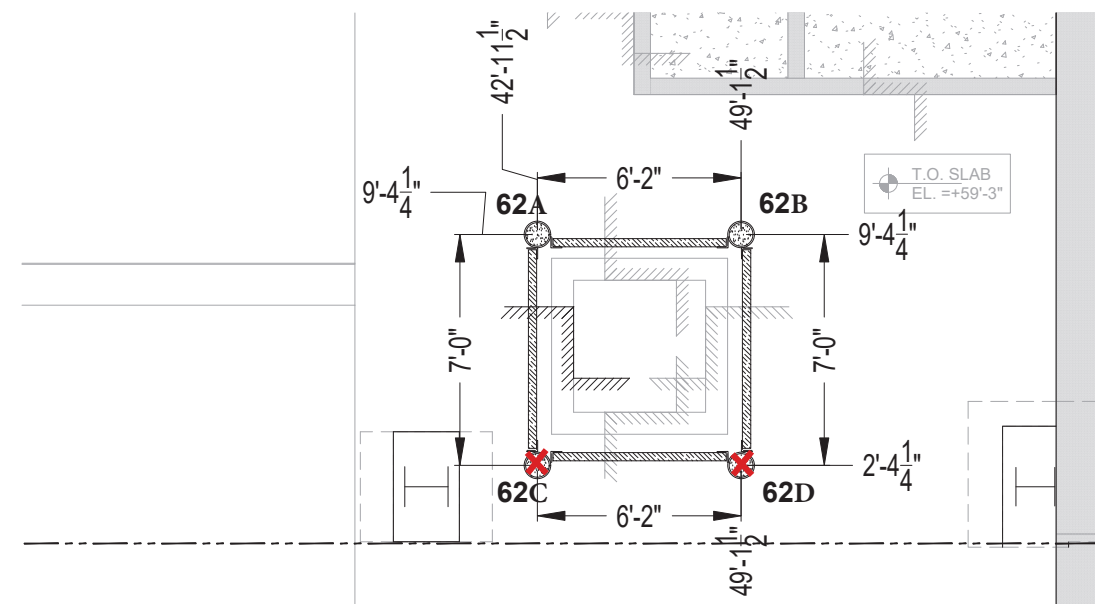




PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. <b>PC-01</b>
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO--
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

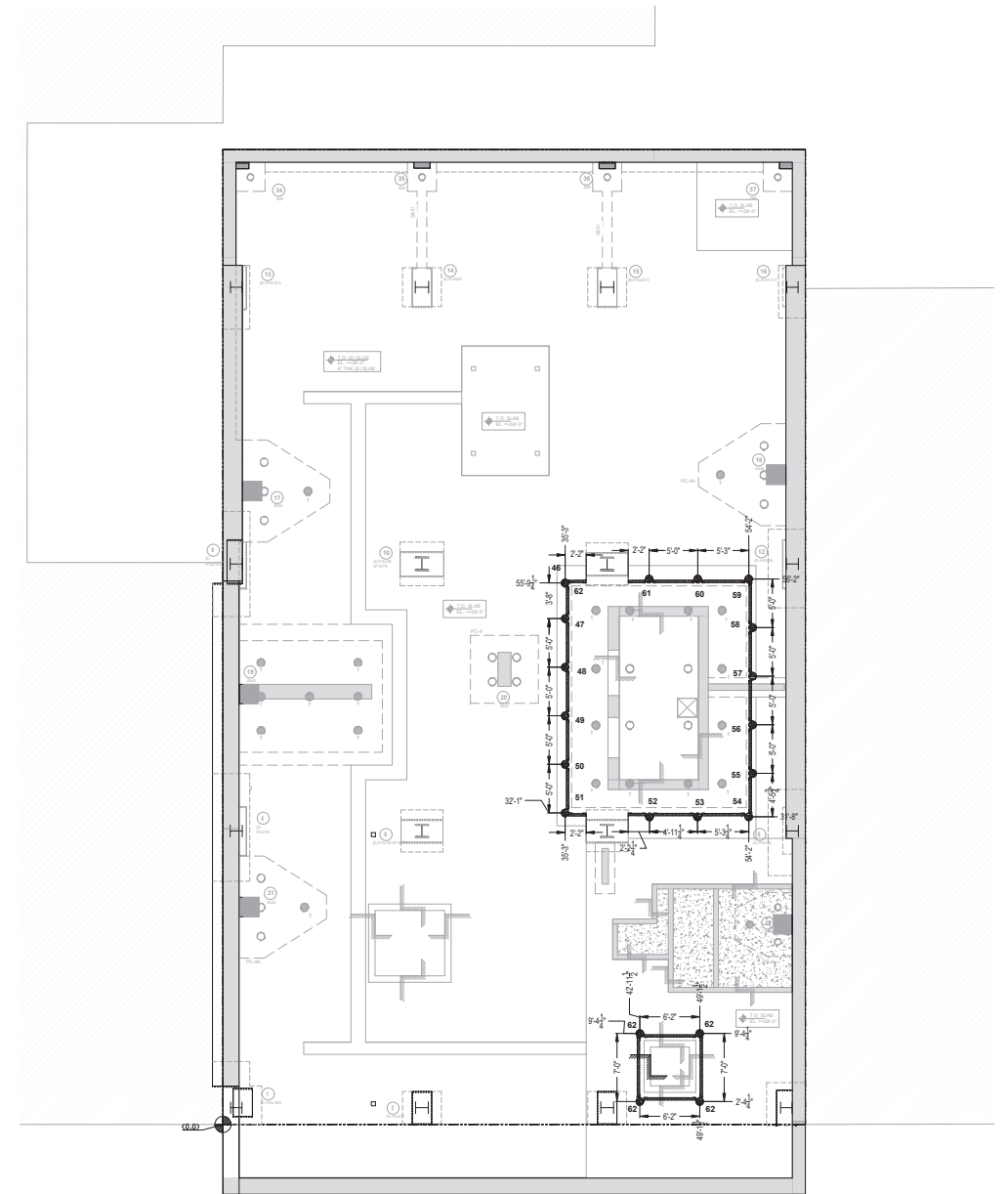


□ - Pile Started  
 X - Pile Completed



# SOE PILE COORDINATION

SCALE:  $\frac{3}{8}" = 1'-0"$




SOE PILES KEY PLAN

REV: 02	04/29/2025	AS PER UPDATED COY PAA
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 4/30/25	BY: JS	CHECKED BY: JS
<b>VOLK</b>		
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. SC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	SOE COORDINATION SHOP DRAWING SOE PILES	PROJECT NO. J0542






Photo 1: Drilling activities at SOE Pile #55

Site:	EL Project No.	Page No.	
245 West 55 <sup>th</sup> Street Manhattan, NY	23-0001	1 of 2	






**Photo 2:** Drilling activities were started but not completed on SOE Pile #54

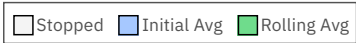
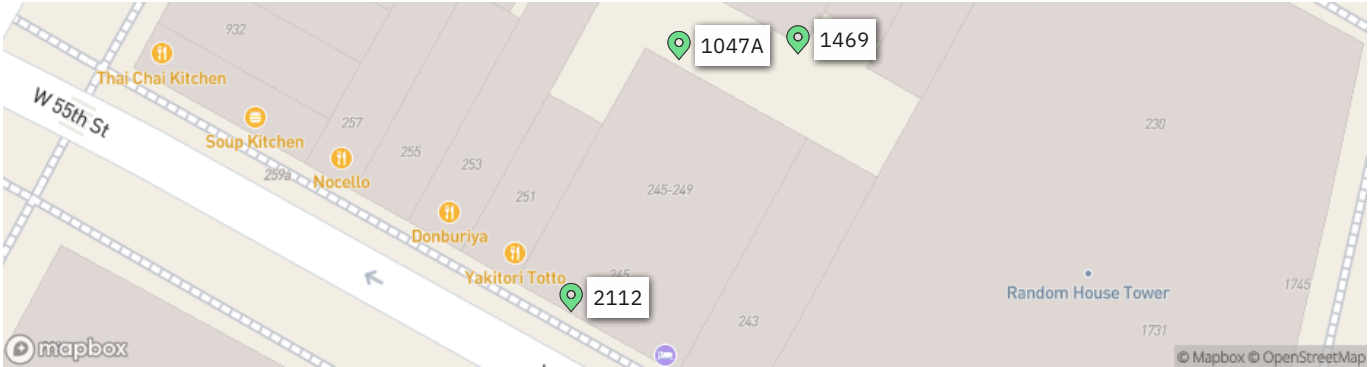
Site:	EL Project No.	Page No.	
245 West 55 <sup>th</sup> Street Manhattan, NY	23-0001	2 of 2	



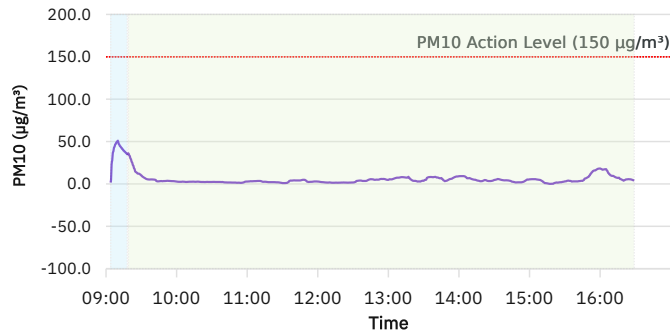
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	12/20/2025 09:00
		To:	12/20/2025 17:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
12/20/2025	32.4 - 42.1	43.8 - 64.7	30.0 - 30.2	0.2 - 9.2	ENE

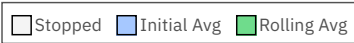
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 12/20/2025	0.7	15:15	0.0000	09:15
Max Contribution (15 min avg.) - 12/20/2025	39.3	09:15	0.0127	13:15
Daily Avg. Contribution (15 min avg.) - 12/20/2025	5.7	-	0.0046	-



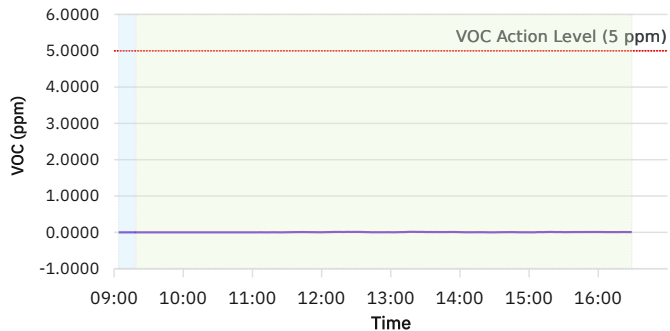
PM10 Average Contribution (µg/m³)



● 15 Min Rolling Avg PM10 Contribution

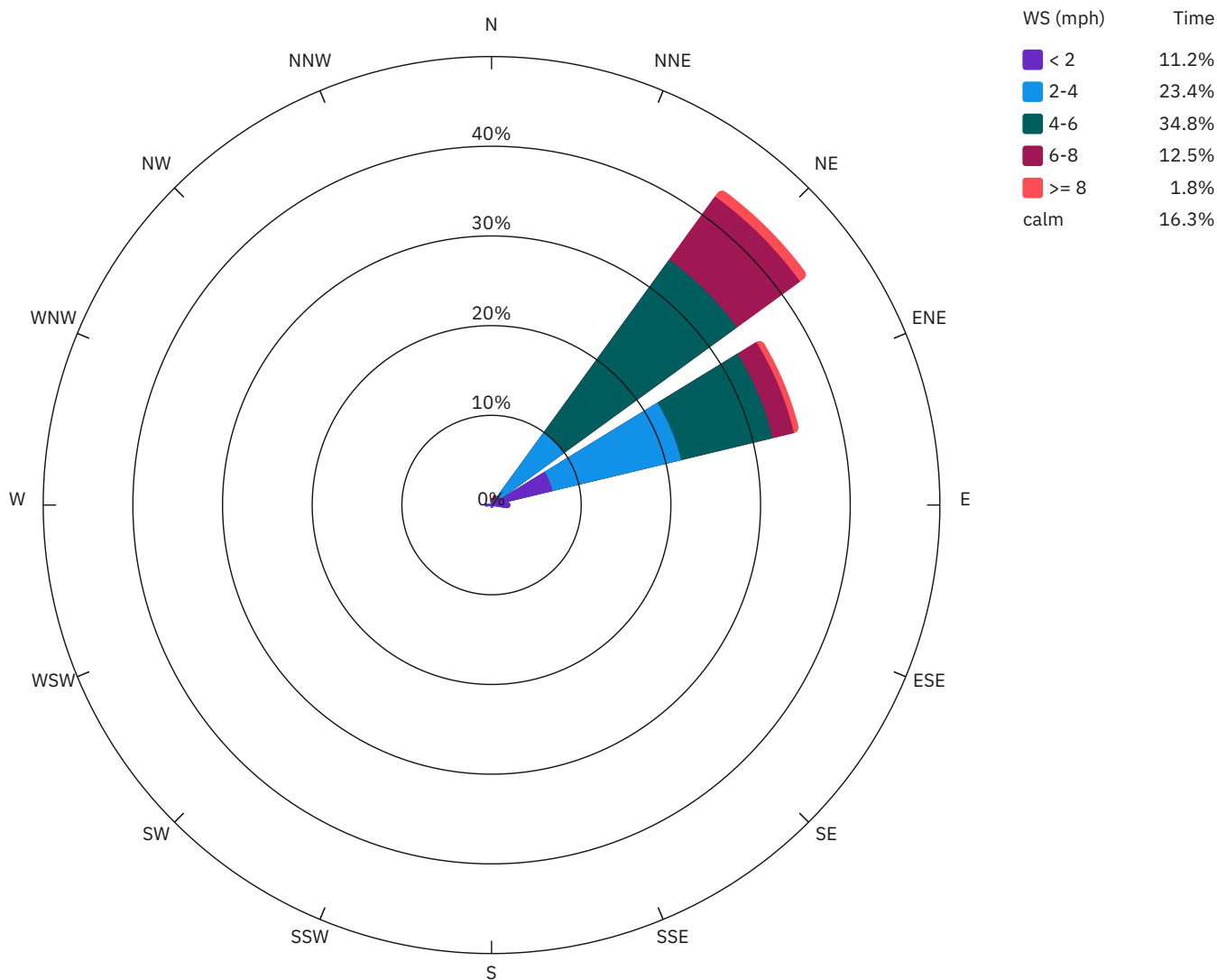


VOC Average Contribution (ppm)

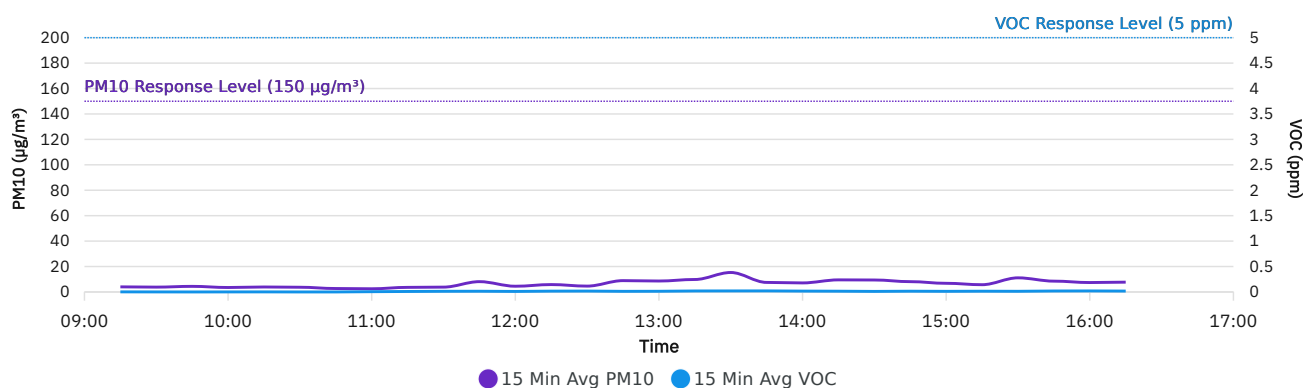


● 15 Min Rolling Avg VOC Contribution

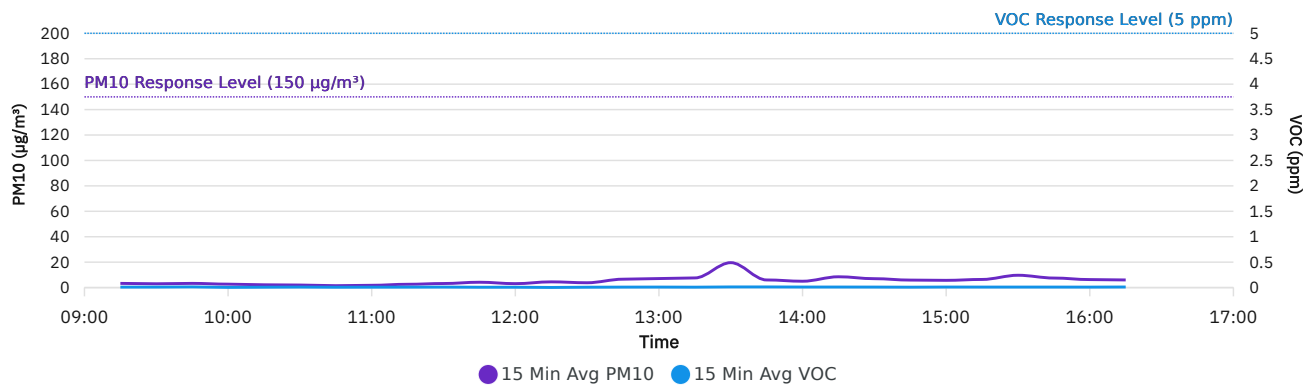
Wind rose (mph)



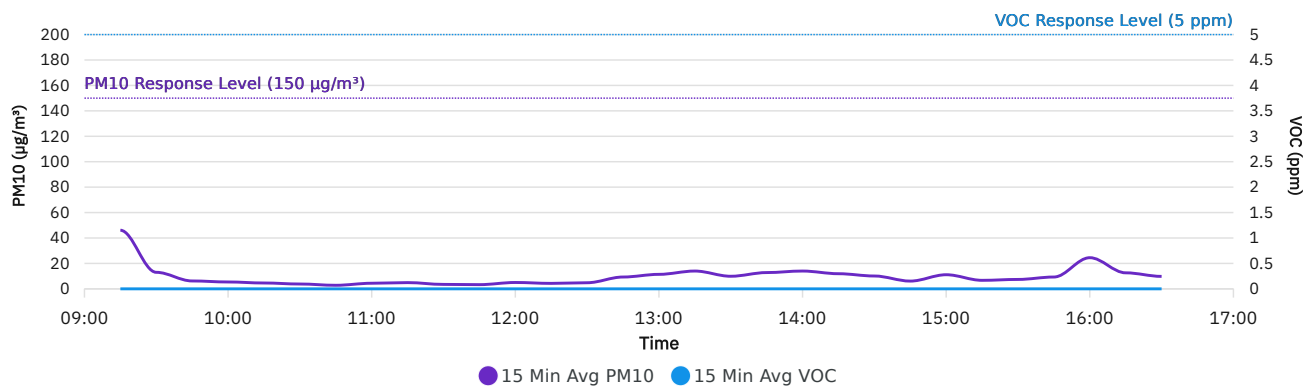
1047A



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
12/20/2025 09:15	3.4	42.7	39.3	0.0100	0.0017	0.0000	5.7	NE
12/20/2025 09:30	3.0	13.0	10.0	0.0100	0.0007	0.0000	6.2	NE
12/20/2025 09:45	3.3	6.4	3.1	0.0133	0.0000	0.0000	5.1	NE
12/20/2025 10:00	2.7	5.4	2.8	0.0040	0.0007	0.0000	5.0	NE
12/20/2025 10:15	2.2	4.9	2.6	0.0073	0.0013	0.0000	4.7	ENE
12/20/2025 10:30	2.0	4.3	2.3	0.0100	0.0000	0.0000	4.9	NE
12/20/2025 10:45	1.5	3.2	1.7	0.0067	0.0000	0.0000	4.7	NE
12/20/2025 11:00	1.9	4.6	2.8	0.0080	0.0053	0.0000	3.4	ENE
12/20/2025 11:15	2.6	5.3	2.6	0.0087	0.0093	0.0007	4.8	NE
12/20/2025 11:30	3.2	4.2	1.0	0.0100	0.0127	0.0027	1.9	ENE
12/20/2025 11:45	4.1	8.2	4.1	0.0060	0.0140	0.0080	1.2	ENE
12/20/2025 12:00	3.1	6.0	2.8	0.0073	0.0100	0.0027	1.9	ENE
12/20/2025 12:15	4.4	5.9	1.5	0.0033	0.0153	0.0120	1.1	ENE
12/20/2025 12:30	3.8	5.5	1.7	0.0060	0.0173	0.0113	1.0	ENE
12/20/2025 12:45	6.6	12.1	5.6	0.0093	0.0120	0.0027	3.2	ENE
12/20/2025 13:00	7.1	11.9	4.8	0.0100	0.0133	0.0033	3.2	ENE
12/20/2025 13:15	7.4	14.9	7.5	0.0067	0.0193	0.0127	2.8	ENE
12/20/2025 13:30	15.4	19.1	3.7	0.0100	0.0193	0.0093	1.3	ENE
12/20/2025 13:45	6.0	13.0	6.9	0.0127	0.0207	0.0080	5.1	ENE
12/20/2025 14:00	5.0	14.0	9.1	0.0107	0.0167	0.0060	6.0	ENE
12/20/2025 14:15	8.5	12.9	4.3	0.0107	0.0147	0.0040	5.2	ENE
12/20/2025 14:30	7.0	11.7	4.7	0.0100	0.0107	0.0007	4.8	ENE
12/20/2025 14:45	5.9	8.6	2.7	0.0080	0.0147	0.0067	3.9	ENE
12/20/2025 15:00	5.7	11.1	5.4	0.0107	0.0120	0.0013	4.8	NE
12/20/2025 15:15	6.5	7.2	0.7	0.0053	0.0147	0.0093	0.3	ENE
12/20/2025 15:30	8.8	11.8	3.0	0.0073	0.0127	0.0053	2.0	ENE
12/20/2025 15:45	7.5	11.1	3.6	0.0100	0.0187	0.0087	3.3	ENE
12/20/2025 16:00	6.3	24.5	18.2	0.0093	0.0200	0.0107	5.6	NE
12/20/2025 16:15	6.3	13.4	7.1	0.0107	0.0173	0.0067	2.6	ENE

## 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
12/20/2025 09:15	4.0	0.0017	3.3	0.0092	46.1	0.0000	NE	5.7
12/20/2025 09:30	3.8	0.0007	3.0	0.0100	13.0	0.0000	NE	6.2
12/20/2025 09:45	4.4	0.0000	3.3	0.0133	6.2	0.0000	NE	5.1
12/20/2025 10:00	3.5	0.0007	2.7	0.0040	5.4	0.0000	NE	5.0
12/20/2025 10:15	3.9	0.0013	2.2	0.0073	4.6	0.0000	ENE	4.7
12/20/2025 10:30	3.7	0.0000	2.0	0.0100	3.8	0.0000	NE	4.9
12/20/2025 10:45	2.7	0.0000	1.5	0.0067	2.8	0.0000	NE	4.7
12/20/2025 11:00	2.5	0.0053	1.8	0.0080	4.4	0.0000	ENE	3.4
12/20/2025 11:15	3.6	0.0093	2.6	0.0087	4.9	0.0000	NE	4.8
12/20/2025 11:30	3.8	0.0127	3.2	0.0100	3.5	0.0000	ENE	1.9
12/20/2025 11:45	8.1	0.0140	4.2	0.0067	3.3	0.0000	ENE	1.2
12/20/2025 12:00	4.5	0.0100	3.1	0.0073	5.0	0.0000	ENE	1.9
12/20/2025 12:15	5.8	0.0160	4.5	0.0027	4.3	0.0000	ENE	1.1
12/20/2025 12:30	4.6	0.0173	3.8	0.0073	4.8	0.0000	ENE	1.0
12/20/2025 12:45	8.9	0.0120	6.6	0.0093	9.3	0.0000	ENE	3.2
12/20/2025 13:00	8.6	0.0133	7.1	0.0100	11.4	0.0000	ENE	3.2
12/20/2025 13:15	9.8	0.0193	7.6	0.0080	14.0	0.0000	ENE	2.8
12/20/2025 13:30	15.3	0.0200	19.6	0.0127	9.9	0.0000	ENE	1.3
12/20/2025 13:45	7.5	0.0207	6.0	0.0127	12.8	0.0000	ENE	5.1
12/20/2025 14:00	7.1	0.0167	5.0	0.0107	14.0	0.0000	ENE	6.0
12/20/2025 14:15	9.5	0.0147	8.5	0.0107	11.9	0.0000	ENE	5.2
12/20/2025 14:30	9.4	0.0107	7.0	0.0100	10.1	0.0000	ENE	4.8
12/20/2025 14:45	8.1	0.0147	5.9	0.0080	6.1	0.0000	ENE	3.9
12/20/2025 15:00	6.8	0.0120	5.7	0.0107	11.1	0.0000	NE	4.8
12/20/2025 15:15	5.7	0.0147	6.4	0.0100	6.7	0.0000	ENE	0.3
12/20/2025 15:30	11.1	0.0127	9.7	0.0100	7.4	0.0000	ENE	2.0
12/20/2025 15:45	8.5	0.0187	7.5	0.0100	9.3	0.0000	ENE	3.3
12/20/2025 16:00	7.4	0.0200	6.3	0.0093	24.5	0.0000	NE	5.6
12/20/2025 16:15	7.7	0.0173	6.0	0.0113	12.6	0.0000	ENE	2.6
12/20/2025 16:30					9.8	0.0000		

**Daily Progress Report #140**  
**Change of Use Approval – Pile Installation Activities**  
**December 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 12<sup>th</sup> 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 55<sup>th</sup> Street and additional mixed-use commercial/residential properties.

The Site was formerly owned and utilized by DuArt Media Services/DuArt Film Labs (DuArt) for cinematographic film cleaning and film processing from approximately 1922 through 2011. Film production including voiceover work, audio recording, and film editing continued to take place at the Site until 2021.

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 acceptance of the Change of Use application to proceed with these activities.

On September 3, 2025, a Change of Use application was submitted to NYDSEC for the installation of support of excavation (SOE) caissons in two specific areas of the Site – the new elevator area and the new injection pit. NYSDEC sent acceptance for installation of eight (8) of the twenty (20) proposed caissons (those in the northern portion of the elevator area) via email on September 22, 2025.

On November 24, 2025 (revised December 10, 2025) a Change of Use application was submitted to NYDSEC for the installation of the following foundation elements:

1. Drilling of the remaining Support of Excavation (SOE) piles;
2. Excavation and pouring of six (6) additional concrete pile caps;
3. Excavation and installation of the concrete elevator pit walls and mat foundation;
4. Backfilling of the previous freight elevator area (haunch mat area) to bring to area to current grade; and
5. Installation of gravel bed and vapor barrier for future SSDS beneath the proposed foundation elements.

On December 12, 2025, NYSDEC sent acceptance of the Change of Use application to proceed with these activities.

Construction activities covered by the change of use applications 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 and excavation 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 applications, 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 construction and CAMP activities that occurred on December 22, 2025.

## **2.0 Update of Progress Made During the Reporting Day**

Drilling operations of SOE Pile #54 continued and were completed. Drilling operations of SOE Piles #53 and #62B were completed. Drilling operations of SOE Pile #52 began, and are anticipated to be completed on Tuesday, December 23, 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<sup>3</sup>).

## **6.0 Summary of Issues or Concerns**

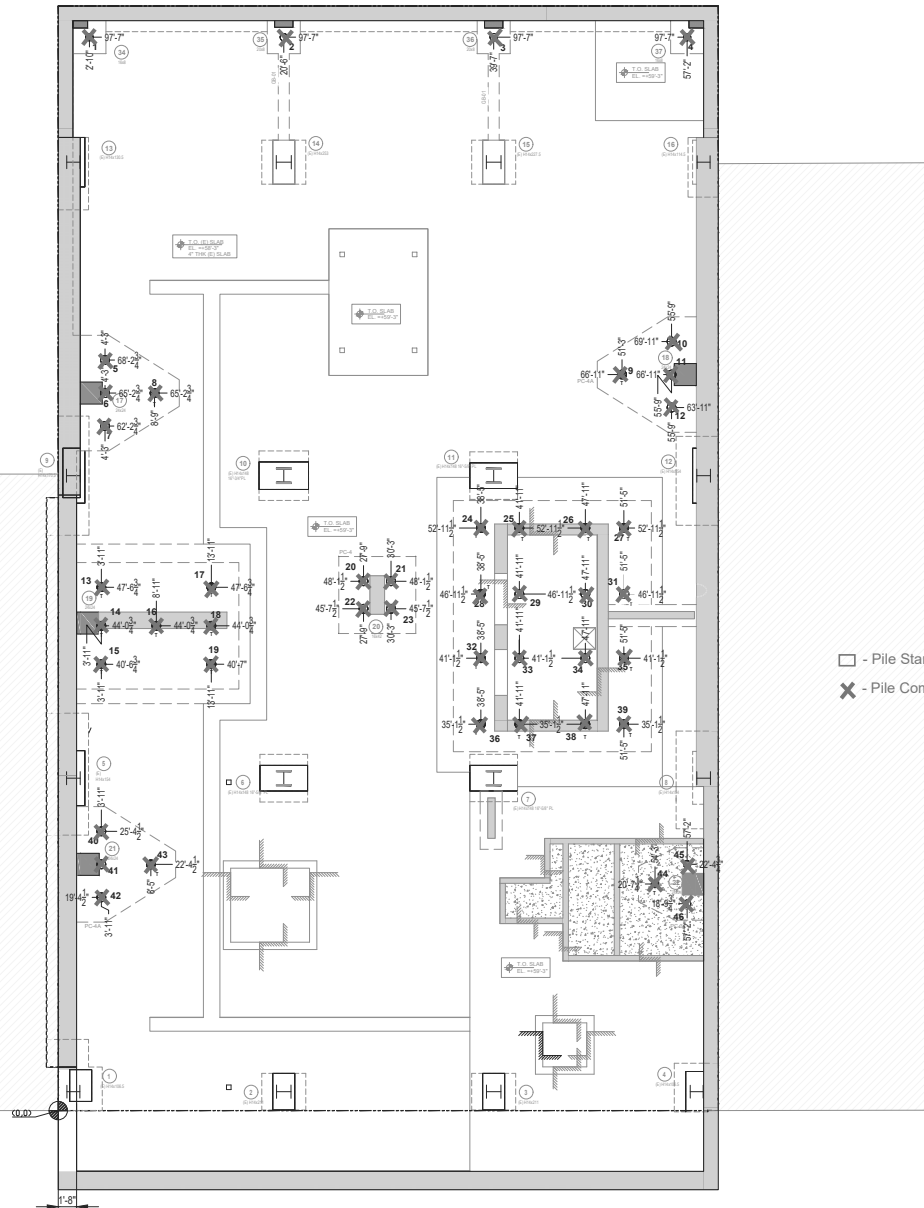
None.

## **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.

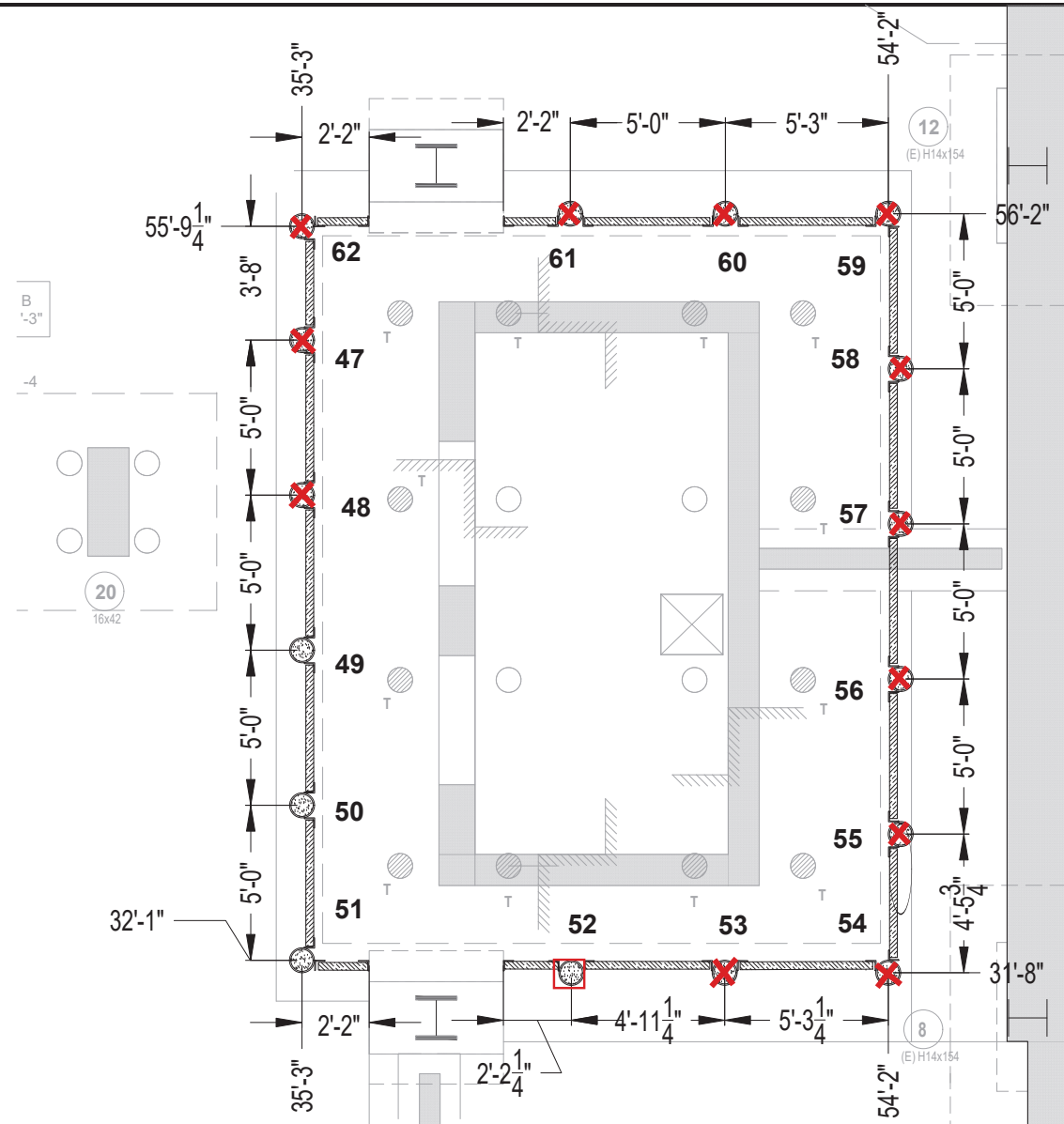
## LEGEND:

- - 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}

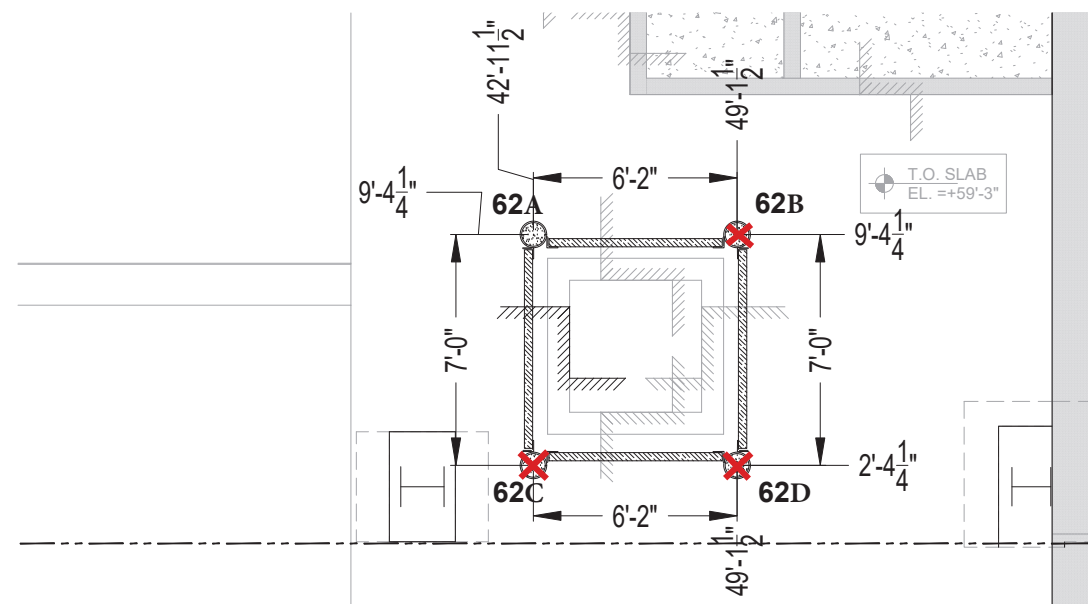
- - Pile Started
- ⊗ - Pile Completed

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
<b>VOLK</b>		
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

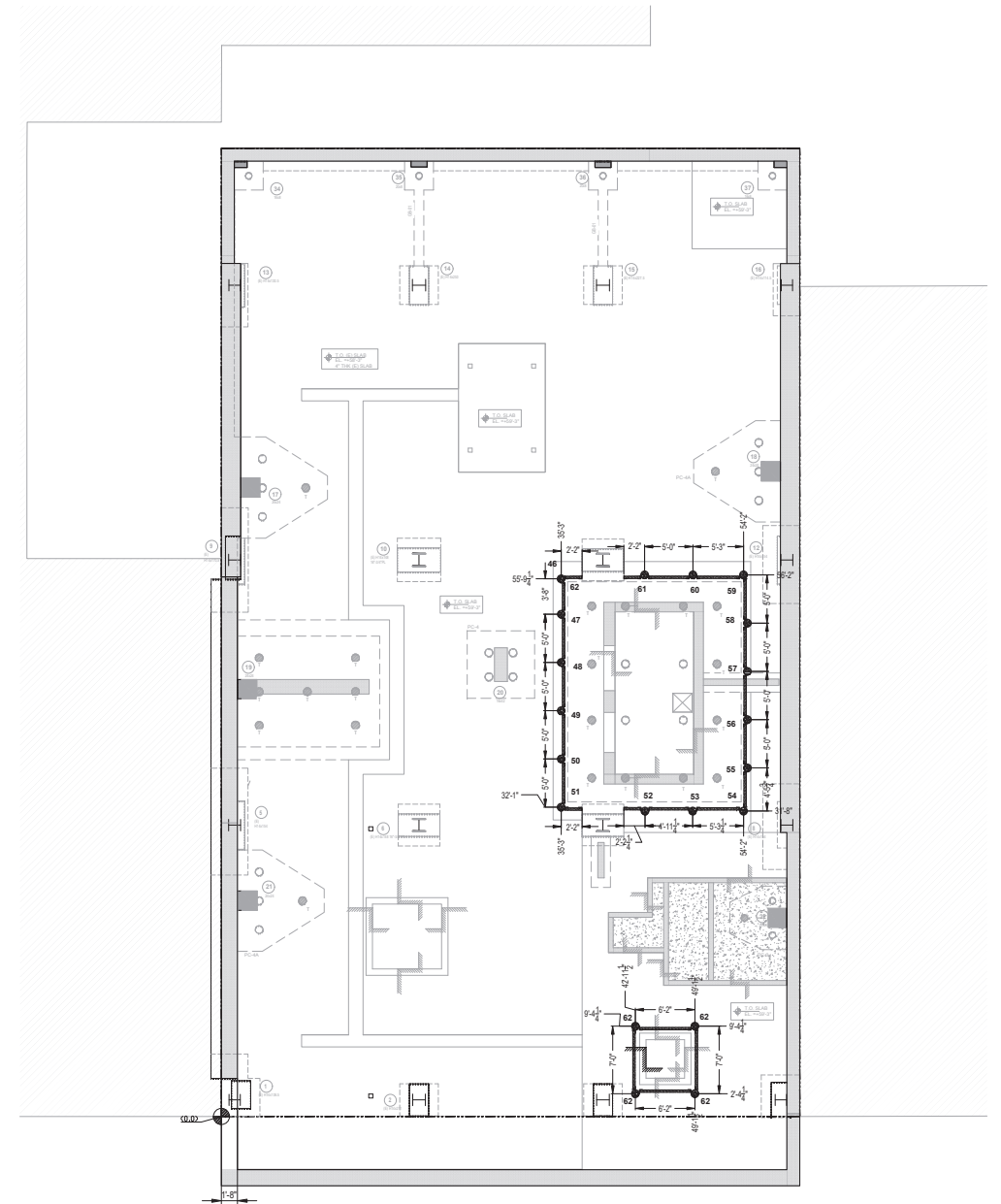


- - Pile Started
- ✕ - Pile Completed



## SOE PILE COORDINATION

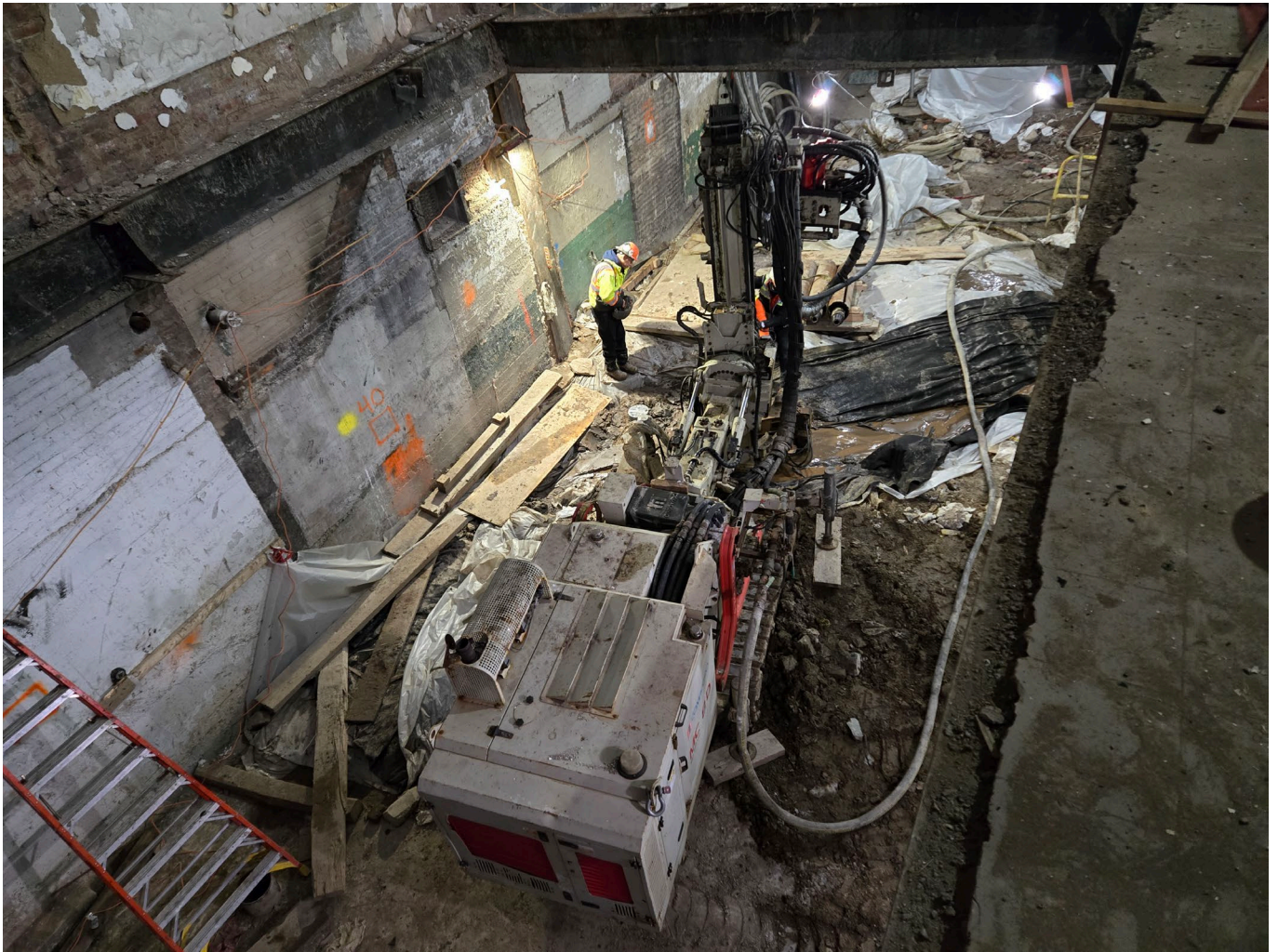
SCALE:  $\frac{3}{8}" = 1'-0"$




SOE PILES KEY PLAN

REV: 02	04/29/2025	AS PER UPDATED COY PAA
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 4/30/25	BY: JS	CHECKED BY: JS
<b>VOLK</b>		
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. SC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	SOE COORDINATION SHOP DRAWING SOE PILES	PROJECT NO. J0542

## Attachment - Photograph Log – December 22, 2025



**Photo 1:** View of drill rig from first floor of building


Site:	EL Project No.	Page No.	
245 West 55 <sup>th</sup> Street Manhattan, NY	23-0001	1 of 2	




## Attachment - Photograph Log – December 22, 2025



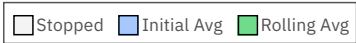
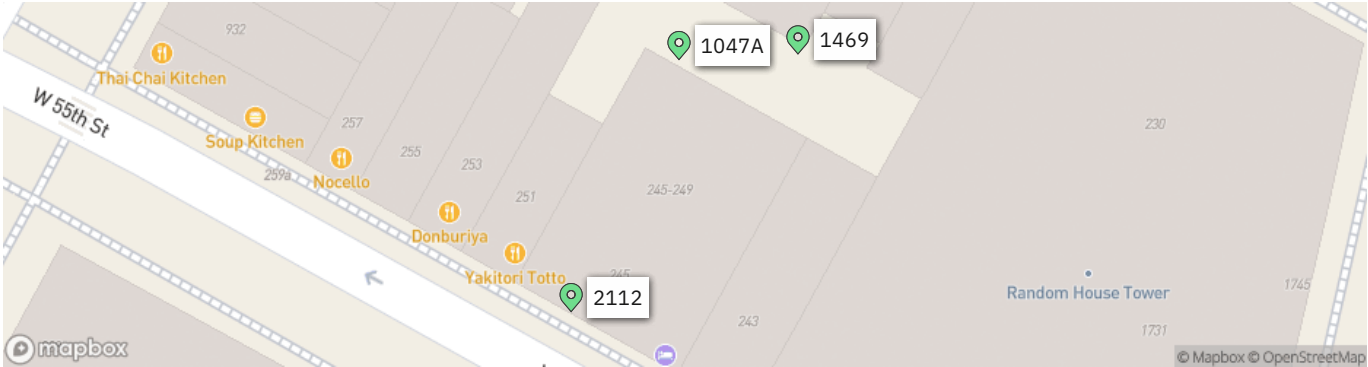
**Photo 2:** Drilling activities on SOE Pile #53

Site:	EL Project No.	Page No.	
245 West 55 <sup>th</sup> Street Manhattan, NY	23-0001	2 of 2	

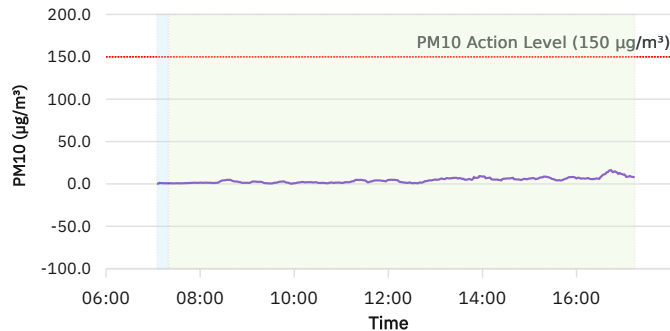
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	12/22/2025 06:00
		To:	12/22/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
12/22/2025	31.1 - 42.3	38.9 - 60.0	30.4 - 30.4	0.3 - 6.8	ENE

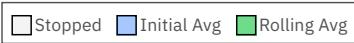
Daily Monitoring Summary	PM10 ( $\mu\text{g}/\text{m}^3$ )	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 12/22/2025	0.6	09:30	0.0000	07:15
Max Contribution (15 min avg.) - 12/22/2025	15.1	16:45	0.0147	11:15
Daily Avg. Contribution (15 min avg.) - 12/22/2025	4.2	-	0.0036	-



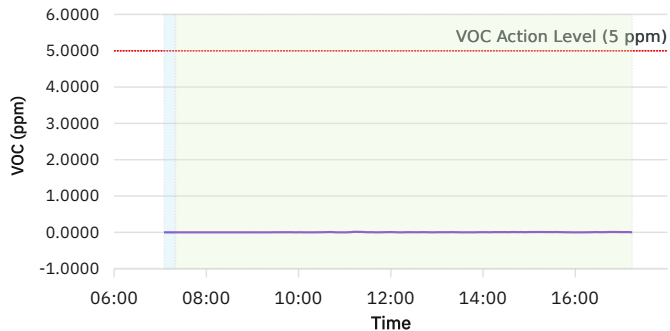
PM10 Average Contribution ( $\mu\text{g}/\text{m}^3$ )



● 15 Min Rolling Avg PM10 Contribution

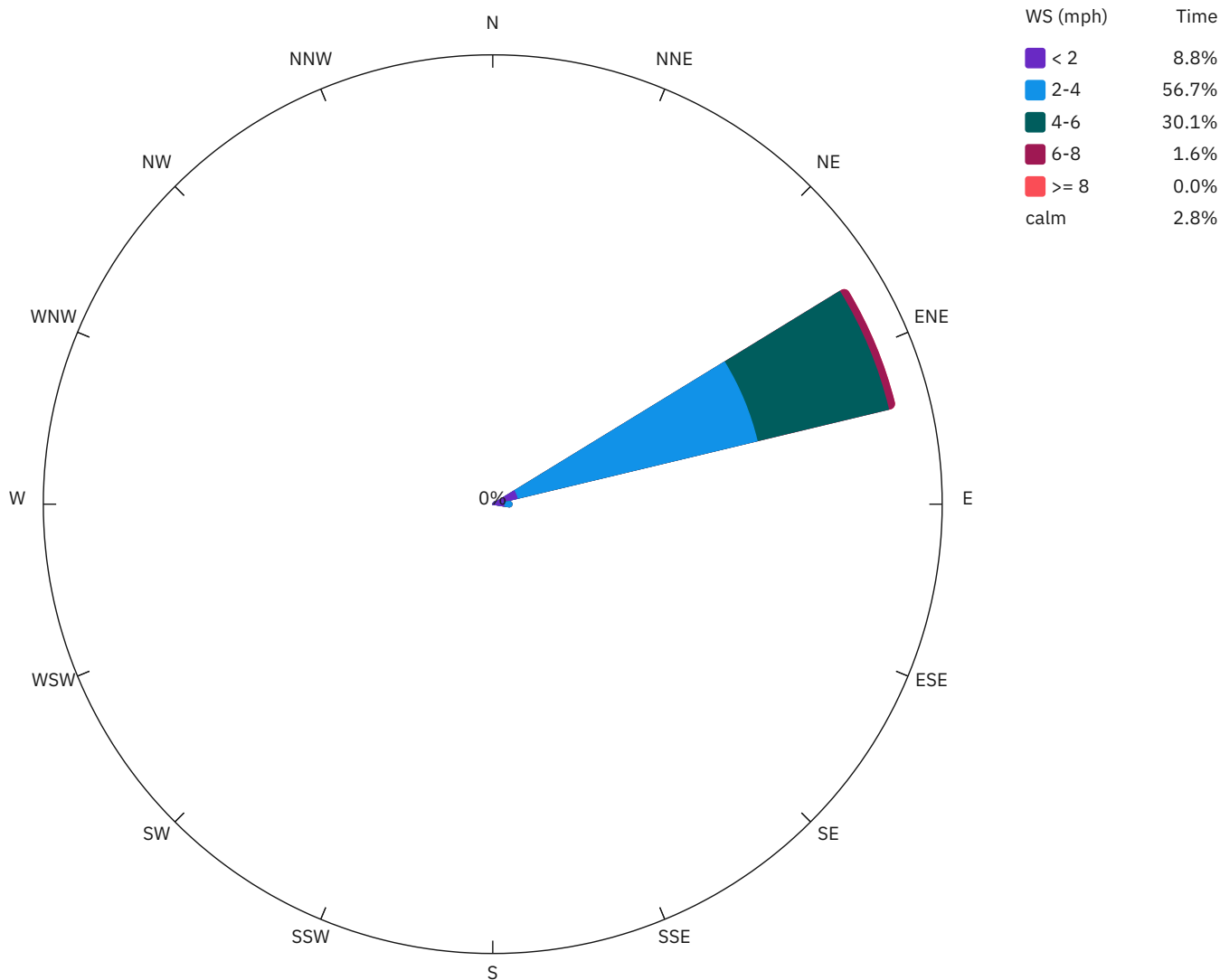


VOC Average Contribution (ppm)

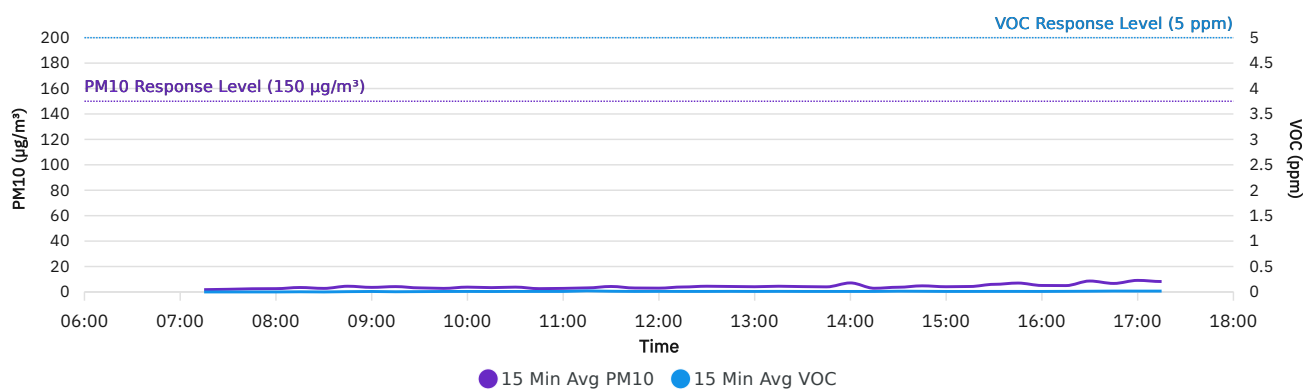


● 15 Min Rolling Avg VOC Contribution

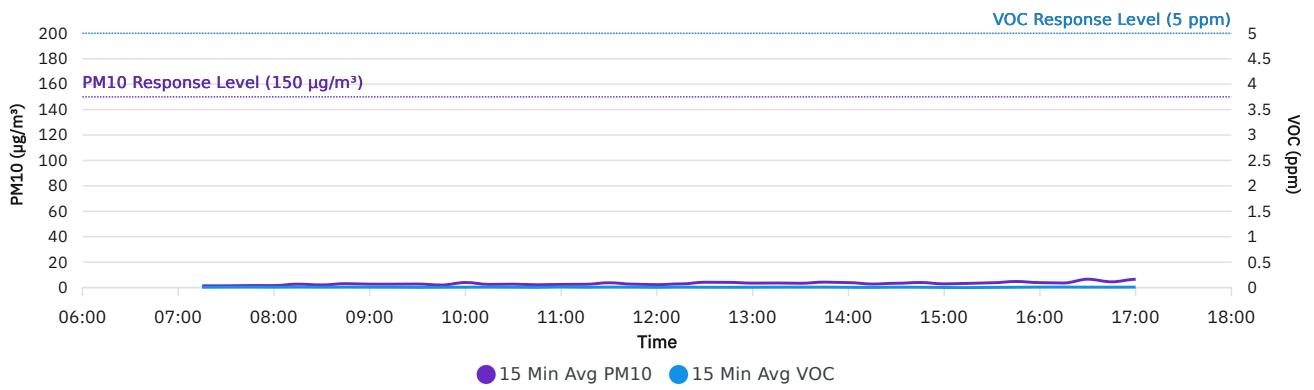
Wind rose (mph)



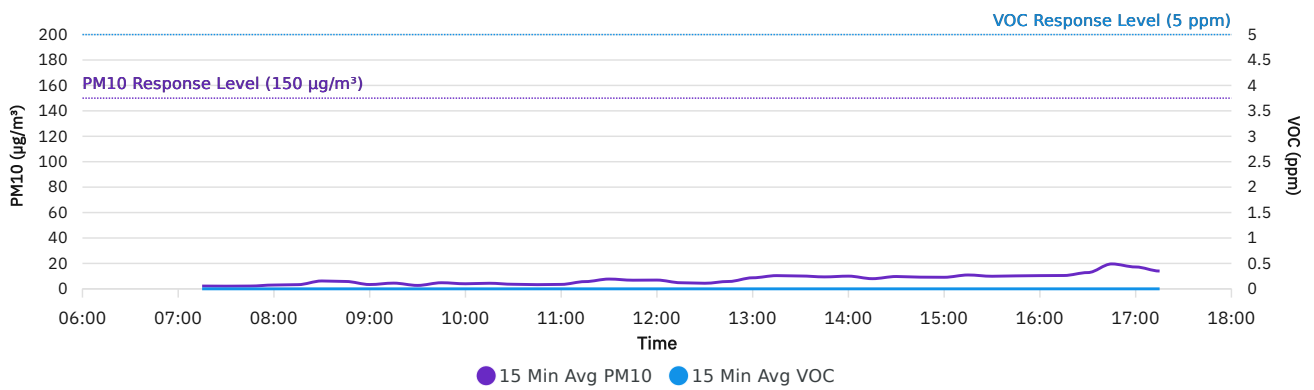
1047A



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
12/22/2025 07:15	1.4	2.2	0.8	0.0082	0.0000	0.0000	4.4	ENE
12/22/2025 07:30	1.4	2.2	0.8	0.0087	0.0000	0.0000	3.2	ENE
12/22/2025 07:45	1.6	2.6	1.0	0.0093	0.0000	0.0000	3.2	ENE
12/22/2025 08:00	1.6	3.1	1.5	0.0073	0.0000	0.0000	3.5	ENE
12/22/2025 08:15	2.7	3.8	1.1	0.0100	0.0033	0.0000	2.4	ENE
12/22/2025 08:30	2.1	6.3	4.2	0.0080	0.0000	0.0000	2.3	ENE
12/22/2025 08:45	3.1	6.0	2.9	0.0093	0.0060	0.0000	2.8	ENE
12/22/2025 09:00	2.7	4.0	1.3	0.0080	0.0093	0.0013	2.4	ENE
12/22/2025 09:15	2.7	5.2	2.5	0.0073	0.0040	0.0000	2.8	ENE
12/22/2025 09:30	2.8	3.4	0.6	0.0040	0.0067	0.0027	2.5	ENE
12/22/2025 09:45	2.0	4.9	2.9	0.0060	0.0093	0.0033	3.1	ENE
12/22/2025 10:00	4.0	4.7	0.8	0.0080	0.0100	0.0020	2.8	ENE
12/22/2025 10:15	2.5	4.5	2.0	0.0087	0.0087	0.0000	3.7	ENE
12/22/2025 10:30	2.7	4.1	1.4	0.0067	0.0100	0.0033	3.8	ENE
12/22/2025 10:45	2.2	3.5	1.3	0.0040	0.0100	0.0060	3.3	ENE
12/22/2025 11:00	2.5	3.7	1.2	0.0113	0.0100	0.0000	2.7	ENE
12/22/2025 11:15	2.6	5.7	3.1	0.0060	0.0207	0.0147	3.2	ENE
12/22/2025 11:30	3.8	7.9	4.1	0.0093	0.0133	0.0040	3.4	ENE
12/22/2025 11:45	2.7	6.8	4.1	0.0087	0.0100	0.0013	3.8	ENE
12/22/2025 12:00	2.3	7.0	4.7	0.0040	0.0113	0.0073	4.0	ENE
12/22/2025 12:15	2.9	5.2	2.3	0.0093	0.0100	0.0007	3.7	ENE
12/22/2025 12:30	4.2	5.1	0.9	0.0067	0.0100	0.0033	3.4	ENE
12/22/2025 12:45	4.1	6.3	2.2	0.0060	0.0113	0.0053	3.3	ENE
12/22/2025 13:00	3.5	8.7	5.3	0.0067	0.0100	0.0033	3.4	ENE
12/22/2025 13:15	3.6	10.4	6.8	0.0080	0.0113	0.0033	3.6	ENE
12/22/2025 13:30	3.4	10.1	6.7	0.0087	0.0100	0.0013	3.7	ENE
12/22/2025 13:45	4.3	9.4	5.2	0.0087	0.0100	0.0013	4.0	ENE
12/22/2025 14:00	3.9	12.5	8.6	0.0053	0.0100	0.0047	3.7	ENE
12/22/2025 14:15	2.8	8.0	5.2	0.0033	0.0100	0.0067	3.1	ENE
12/22/2025 14:30	3.4	9.8	6.4	0.0080	0.0147	0.0067	2.6	ENE
12/22/2025 14:45	4.0	9.3	5.3	0.0067	0.0127	0.0060	3.1	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
12/22/2025 15:00	2.9	9.1	6.3	0.0020	0.0100	0.0080	2.5	ENE
12/22/2025 15:15	3.3	10.9	7.7	0.0000	0.0100	0.0100	3.7	ENE
12/22/2025 15:30	4.4	10.1	5.7	0.0027	0.0107	0.0080	3.2	ENE
12/22/2025 15:45	4.8	10.7	5.9	0.0067	0.0107	0.0040	4.4	ENE
12/22/2025 16:00	3.9	10.4	6.5	0.0100	0.0100	0.0000	4.7	ENE
12/22/2025 16:15	3.6	10.5	6.9	0.0100	0.0120	0.0020	5.0	ENE
12/22/2025 16:30	6.6	14.0	7.4	0.0087	0.0140	0.0053	4.3	ENE
12/22/2025 16:45	4.5	19.6	15.1	0.0080	0.0173	0.0093	5.1	ENE
12/22/2025 17:00	6.5	17.4	10.9	0.0093	0.0167	0.0073	4.7	ENE

## 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
12/22/2025 07:15	1.8	0.0000	1.4	0.0069	2.2	0.0000	ENE	4.4
12/22/2025 07:30	2.1	0.0000	1.4	0.0087	2.1	0.0000	ENE	3.2
12/22/2025 07:45	2.5	0.0000	1.6	0.0093	2.2	0.0000	ENE	3.2
12/22/2025 08:00	2.6	0.0000	1.6	0.0073	3.0	0.0000	ENE	3.5
12/22/2025 08:15	3.5	0.0033	2.7	0.0100	3.3	0.0000	ENE	2.4
12/22/2025 08:30	2.8	0.0000	2.1	0.0080	6.2	0.0000	ENE	2.3
12/22/2025 08:45	4.5	0.0060	3.1	0.0093	5.8	0.0000	ENE	2.8
12/22/2025 09:00	3.6	0.0093	2.7	0.0080	3.4	0.0000	ENE	2.4
12/22/2025 09:15	4.2	0.0040	2.7	0.0073	4.5	0.0000	ENE	2.8
12/22/2025 09:30	3.2	0.0067	2.8	0.0040	2.7	0.0000	ENE	2.5
12/22/2025 09:45	2.8	0.0093	2.0	0.0060	4.8	0.0000	ENE	3.1
12/22/2025 10:00	3.8	0.0100	4.0	0.0080	4.0	0.0000	ENE	2.8
12/22/2025 10:15	3.4	0.0087	2.5	0.0087	4.4	0.0000	ENE	3.7
12/22/2025 10:30	3.8	0.0100	2.7	0.0067	3.6	0.0000	ENE	3.8
12/22/2025 10:45	2.6	0.0100	2.2	0.0040	3.3	0.0000	ENE	3.3
12/22/2025 11:00	2.8	0.0100	2.5	0.0113	3.5	0.0000	ENE	2.7
12/22/2025 11:15	3.2	0.0207	2.6	0.0060	5.7	0.0000	ENE	3.2
12/22/2025 11:30	4.3	0.0133	3.8	0.0093	7.7	0.0000	ENE	3.4
12/22/2025 11:45	3.1	0.0100	2.7	0.0087	6.8	0.0000	ENE	3.8
12/22/2025 12:00	3.0	0.0113	2.3	0.0040	6.9	0.0000	ENE	4.0
12/22/2025 12:15	3.9	0.0100	2.9	0.0093	4.8	0.0000	ENE	3.7
12/22/2025 12:30	4.5	0.0100	4.2	0.0067	4.4	0.0000	ENE	3.4
12/22/2025 12:45	4.3	0.0113	4.1	0.0060	5.8	0.0000	ENE	3.3
12/22/2025 13:00	4.1	0.0100	3.5	0.0067	8.7	0.0000	ENE	3.4
12/22/2025 13:15	4.5	0.0113	3.6	0.0080	10.4	0.0000	ENE	3.6
12/22/2025 13:30	4.2	0.0100	3.4	0.0087	10.1	0.0000	ENE	3.7
12/22/2025 13:45	4.0	0.0100	4.3	0.0087	9.4	0.0000	ENE	4.0
12/22/2025 14:00	7.1	0.0100	3.9	0.0053	10.0	0.0000	ENE	3.7
12/22/2025 14:15	2.9	0.0100	2.8	0.0033	8.0	0.0000	ENE	3.1
12/22/2025 14:30	3.7	0.0147	3.4	0.0080	9.7	0.0000	ENE	2.6

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
12/22/2025 14:45	4.8	0.0127	4.0	0.0067	9.2	0.0000	ENE	3.1
12/22/2025 15:00	4.1	0.0100	2.9	0.0020	9.1	0.0000	ENE	2.5
12/22/2025 15:15	4.3	0.0100	3.3	0.0000	10.9	0.0000	ENE	3.7
12/22/2025 15:30	6.0	0.0107	3.8	0.0040	9.9	0.0000	ENE	3.2
12/22/2025 15:45	7.0	0.0107	4.8	0.0067	10.2	0.0000	ENE	4.4
12/22/2025 16:00	5.1	0.0100	3.9	0.0100	10.4	0.0000	ENE	4.7
12/22/2025 16:15	5.0	0.0120	3.6	0.0100	10.5	0.0000	ENE	5.0
12/22/2025 16:30	8.6	0.0140	6.6	0.0087	12.8	0.0000	ENE	4.3
12/22/2025 16:45	6.7	0.0173	4.5	0.0080	19.6	0.0000	ENE	5.1
12/22/2025 17:00	9.1	0.0167	6.5	0.0093	17.2	0.0000	ENE	4.7
12/22/2025 17:15	8.2	0.0167			14.0	0.0000		

**Daily Progress Report #141**  
**Change of Use Approval – Pile Installation Activities**  
**December 23, 2025**

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

**1.0 Introduction**

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12<sup>th</sup> 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 55<sup>th</sup> Street and additional mixed-use commercial/residential properties.

The Site was formerly owned and utilized by DuArt Media Services/DuArt Film Labs (DuArt) for cinematographic film cleaning and film processing from approximately 1922 through 2011. Film production including voiceover work, audio recording, and film editing continued to take place at the Site until 2021.

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 acceptance of the Change of Use application to proceed with these activities.

On September 3, 2025, a Change of Use application was submitted to NYDSEC for the installation of support of excavation (SOE) caissons in two specific areas of the Site – the new elevator area and the new injection pit. NYSDEC sent acceptance for installation of eight (8) of the twenty (20) proposed caissons (those in the northern portion of the elevator area) via email on September 22, 2025.

On November 24, 2025 (revised December 10, 2025) a Change of Use application was submitted to NYDSEC for the installation of the following foundation elements:

1. Drilling of the remaining Support of Excavation (SOE) piles;
2. Excavation and pouring of six (6) additional concrete pile caps;
3. Excavation and installation of the concrete elevator pit walls and mat foundation;
4. Backfilling of the previous freight elevator area (haunch mat area) to bring to area to current grade; and
5. Installation of gravel bed and vapor barrier for future SSDS beneath the proposed foundation elements.

On December 12, 2025, NYSDEC sent acceptance of the Change of Use application to proceed with these activities.

Construction activities covered by the change of use applications 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 and excavation 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 applications, 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 construction and CAMP activities that occurred on December 23, 2025.

## **2.0 Update of Progress Made During the Reporting Day**

Drilling operations were completed on Piles 62A and 52. Drilling of pile 51 is expected to begin on Wednesday December 24.

## **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<sup>3</sup>).



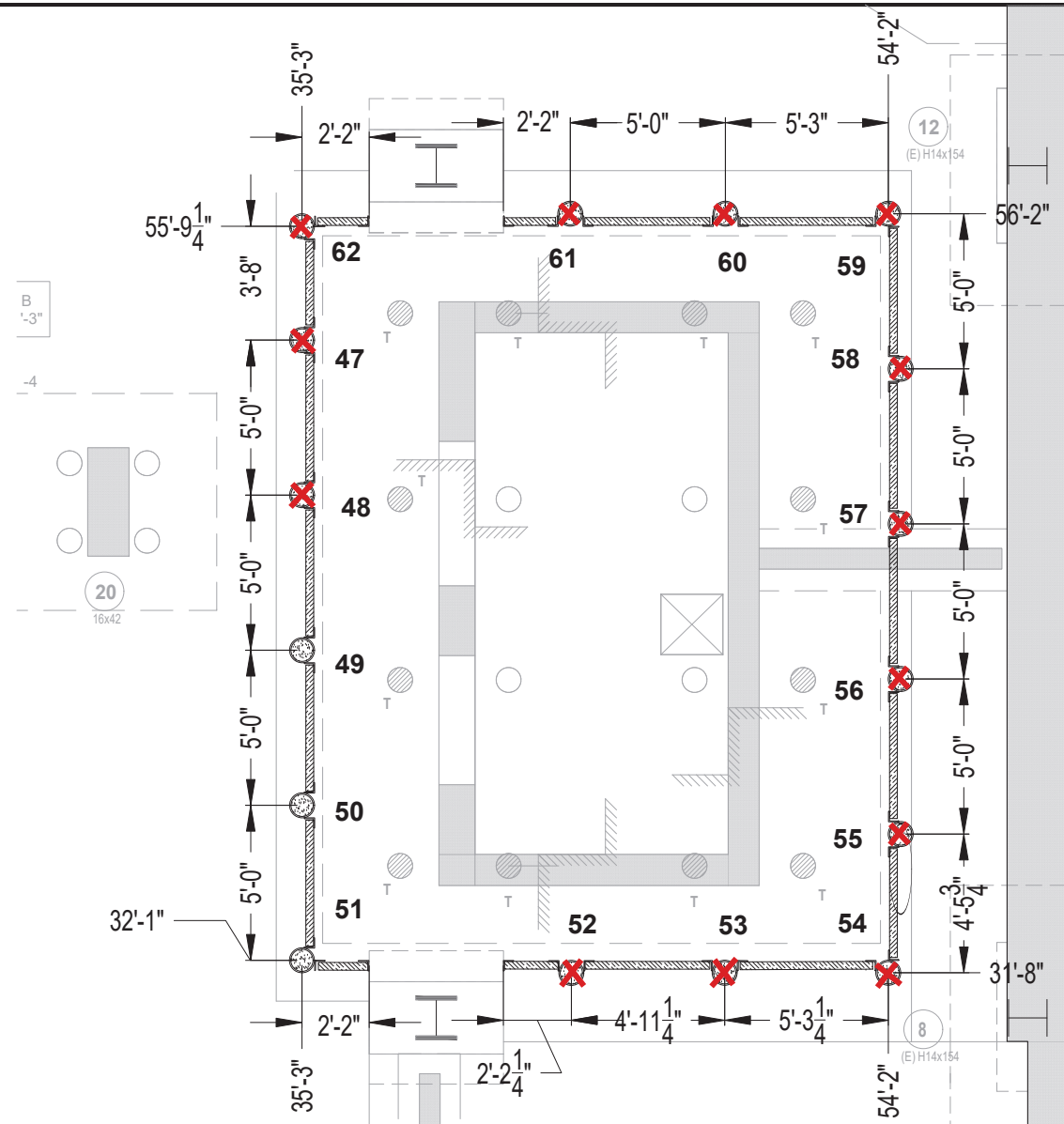
## **6.0 Summary of Issues or Concerns**

None.

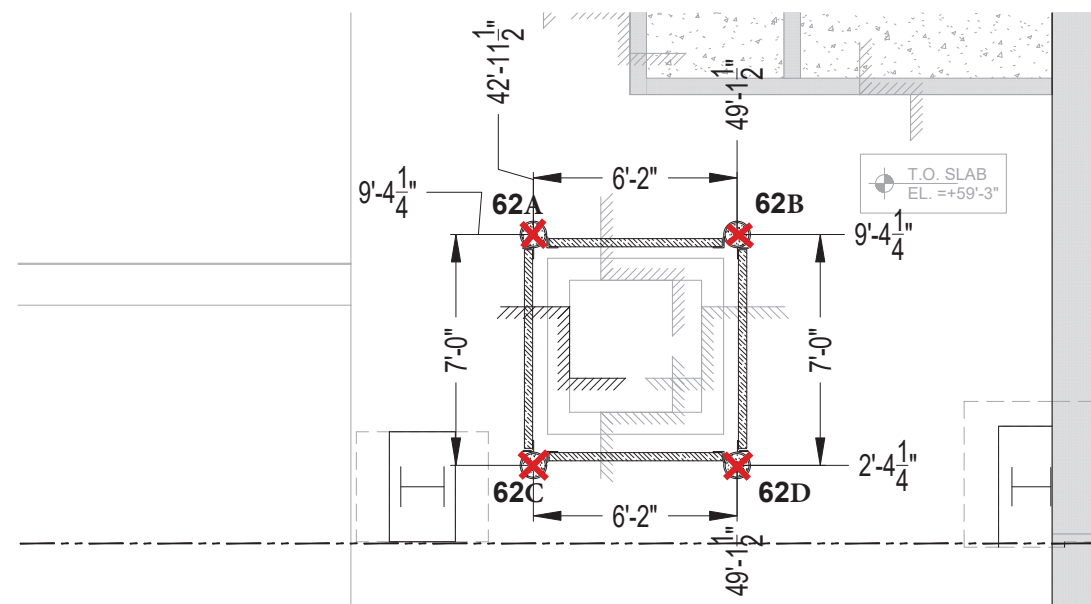
## **7.0 Public Interactions/Interest**

None.



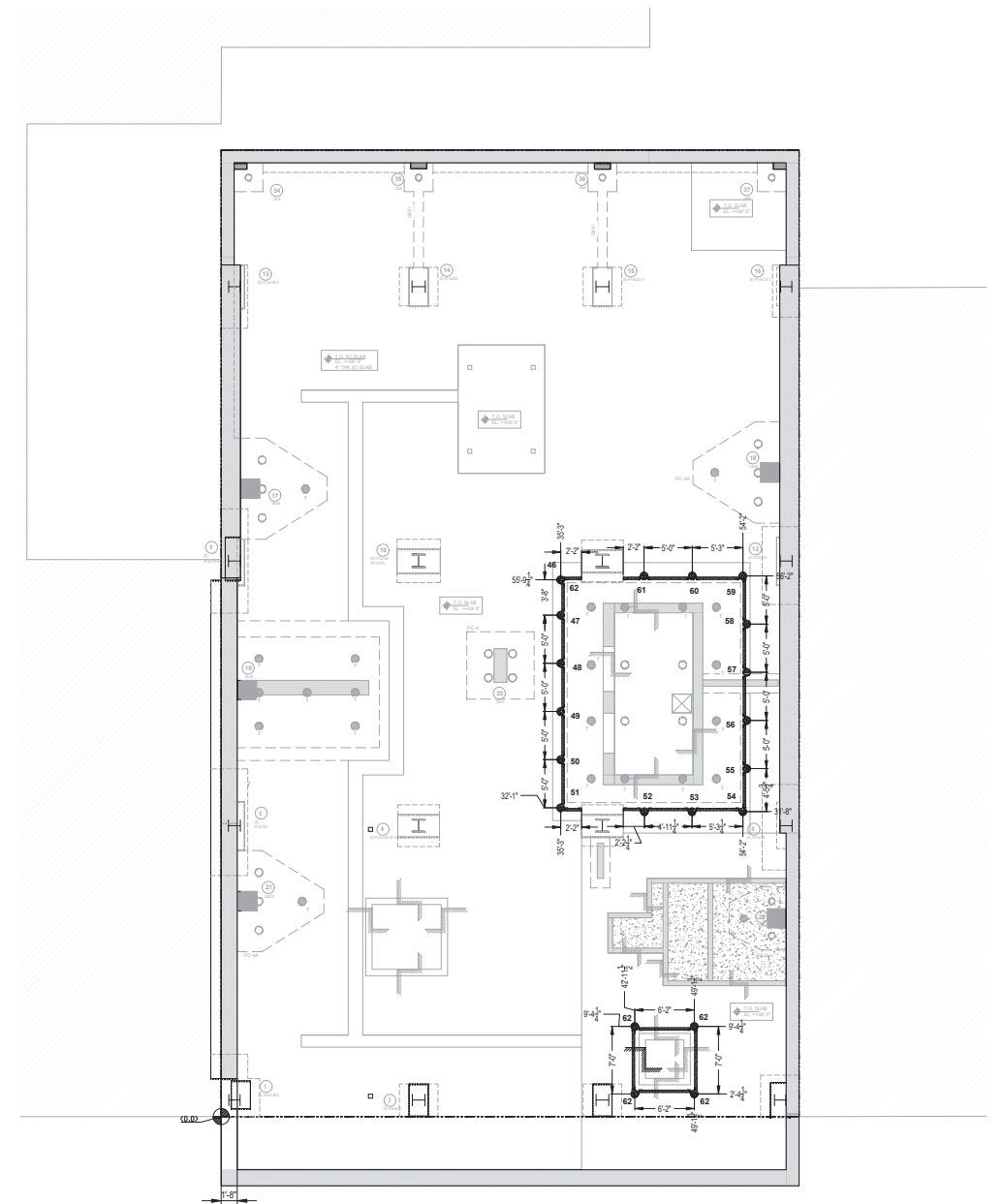


- - Pile Started
- ✗ - Pile Completed



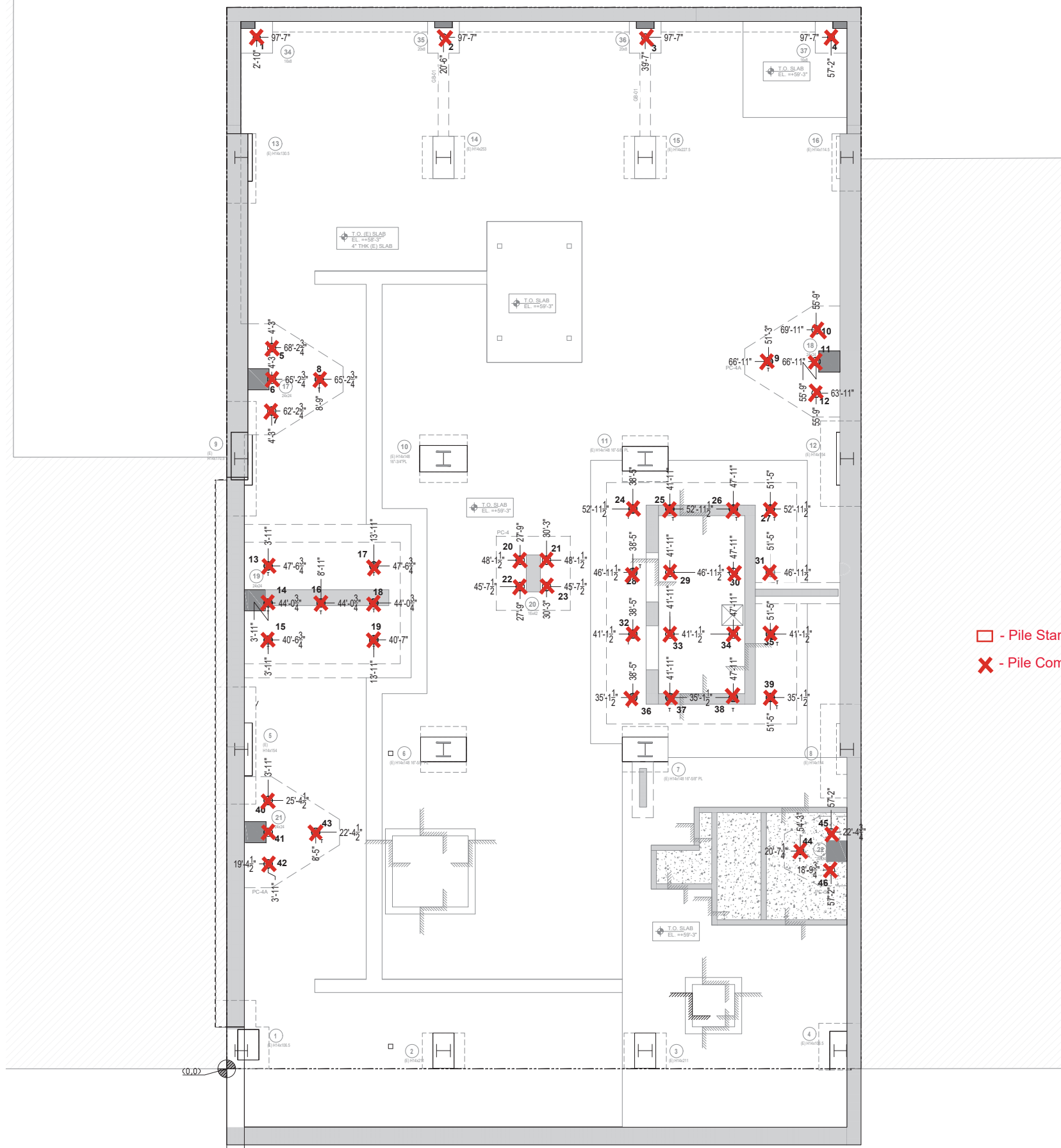
## SOE PILE COORDINATION

SCALE:  $\frac{3}{8}" = 1'-0"$



SOE PILES KEY PLAN

REV: 02	04/29/2025	AS PER UPDATED COY PAA
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 4/30/25	BY: JS	CHECKED BY: JS
<b>VOLK</b>		
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. SC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	SOE COORDINATION SHOP DRAWING SOE PILES	PROJECT NO. J0542



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: 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 – December 23, 2025



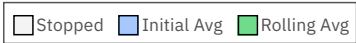
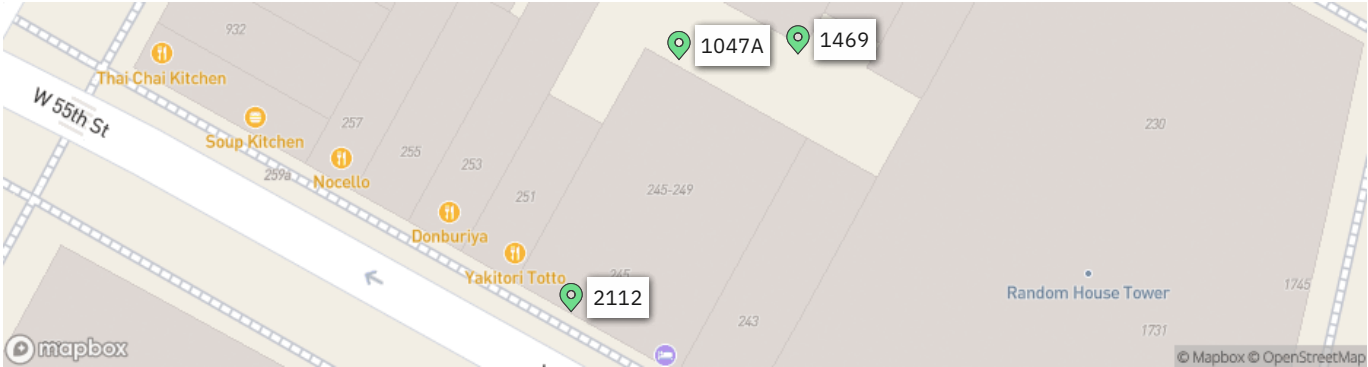
**Photo 1:** View of drill rig from first floor of building starting SOE pile 52. Completed SOE piles 53 and 54 shown to left of drill rig.

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

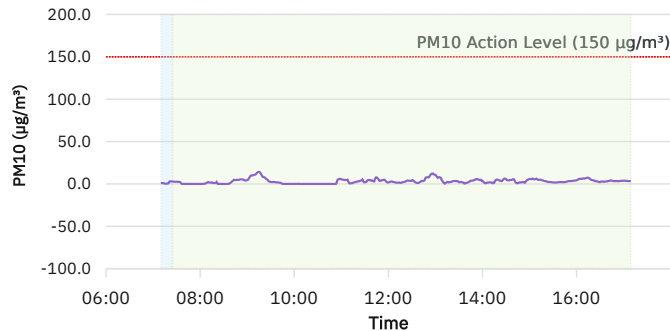
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	12/23/2025 06:00
		To:	12/23/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
12/23/2025	38.1 - 44.2	75.7 - 91.8	29.9 - 30.2	0.2 - 5.9	ENE

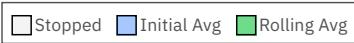
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 12/23/2025	0.0	07:45	0.0000	07:15
Max Contribution (15 min avg.) - 12/23/2025	14.2	09:15	0.0213	12:15
Daily Avg. Contribution (15 min avg.) - 12/23/2025	3.1	-	0.0077	-



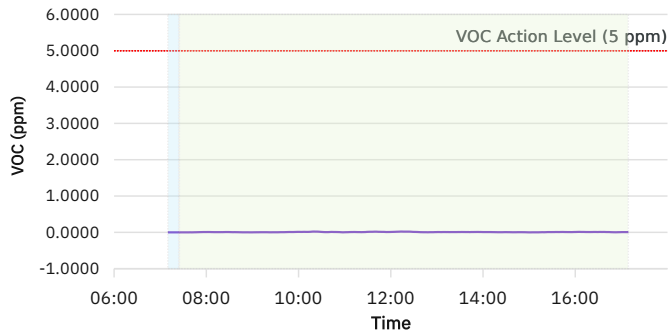
PM10 Average Contribution (µg/m³)



● 15 Min Rolling Avg PM10 Contribution

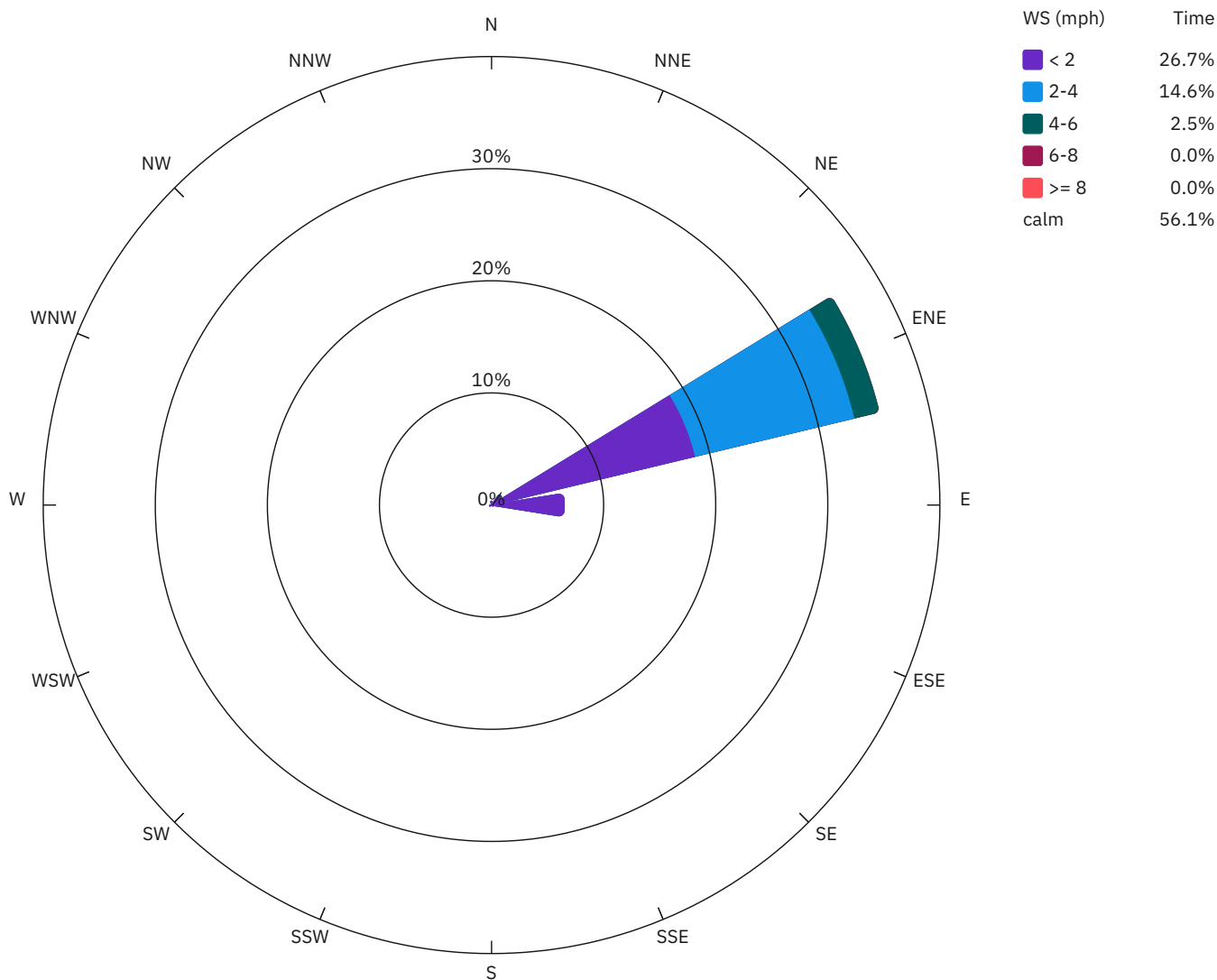


VOC Average Contribution (ppm)

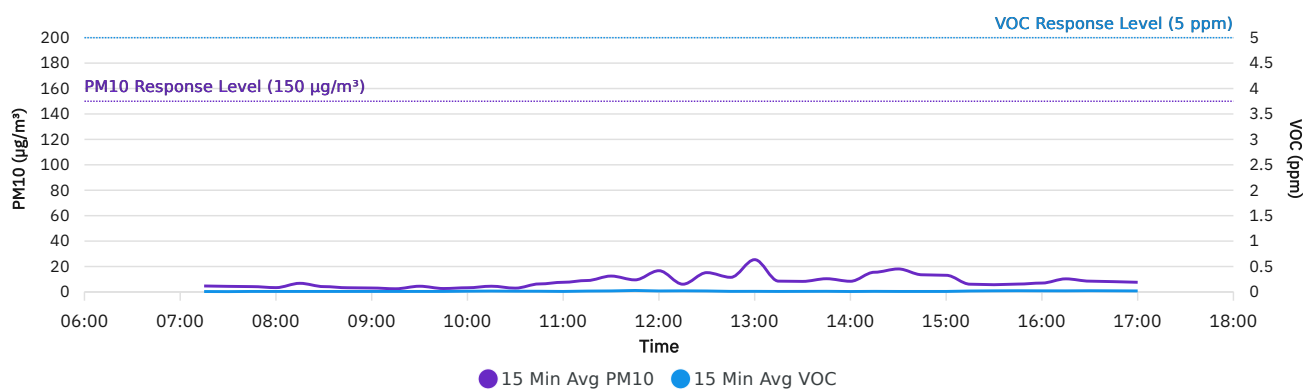


● 15 Min Rolling Avg VOC Contribution

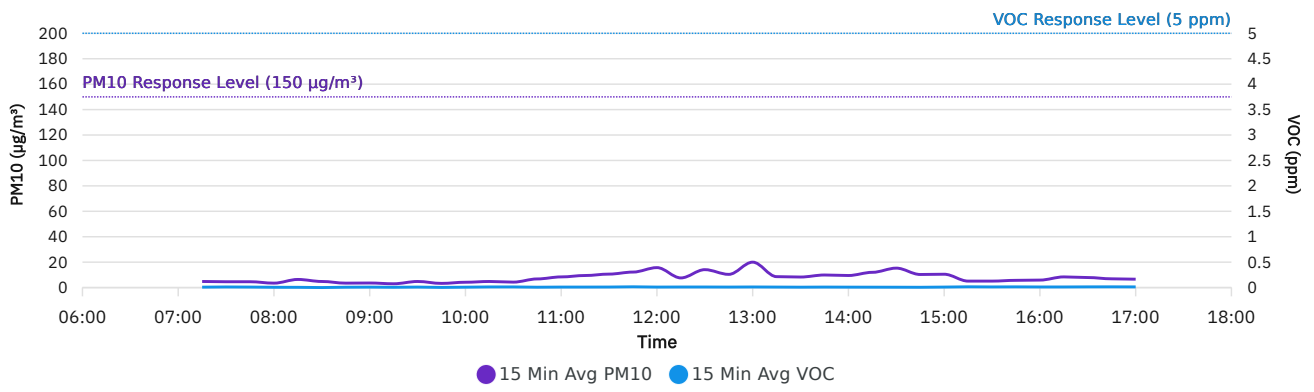
Wind rose (mph)



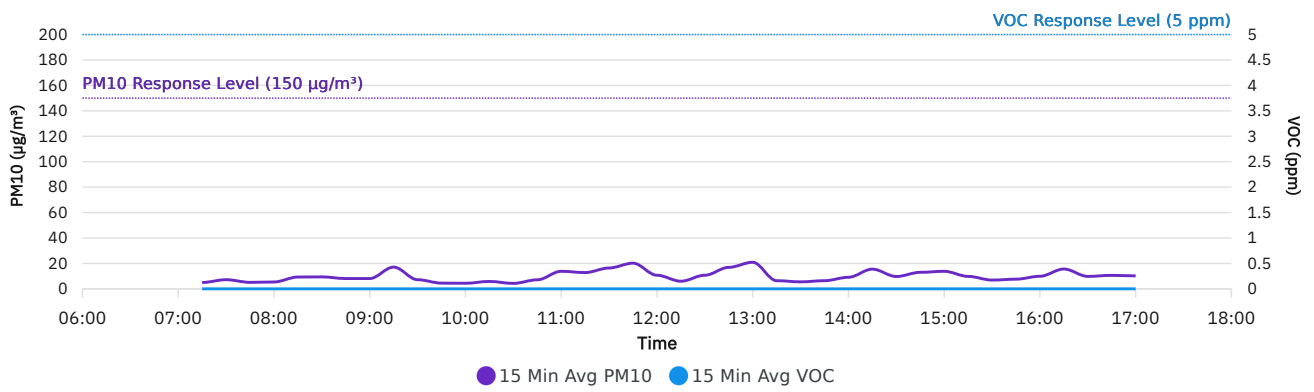
1047A



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
12/23/2025 07:15	4.7	5.1	0.4	0.0100	0.0083	0.0000	2.8	ENE
12/23/2025 07:30	4.7	7.3	2.6	0.0107	0.0073	0.0000	1.3	ENE
12/23/2025 07:45	5.0	4.8	0.0	0.0073	0.0100	0.0027	0.7	ENE
12/23/2025 08:00	5.1	4.1	0.0	0.0013	0.0100	0.0087	0.3	S
12/23/2025 08:15	7.3	9.1	1.8	0.0040	0.0100	0.0060	0.5	E
12/23/2025 08:30	7.6	6.6	0.0	0.0013	0.0093	0.0080	0.1	SSE
12/23/2025 08:45	3.5	8.1	4.6	0.0073	0.0100	0.0027	1.3	ENE
12/23/2025 09:00	3.6	8.1	4.5	0.0093	0.0100	0.0007	4.4	ENE
12/23/2025 09:15	3.0	17.1	14.2	0.0060	0.0100	0.0040	2.8	ENE
12/23/2025 09:30	5.1	7.3	2.3	0.0073	0.0100	0.0027	1.1	ENE
12/23/2025 09:45	3.9	4.0	0.1	0.0020	0.0100	0.0080	0.3	SE
12/23/2025 10:00	4.3	4.3	0.0	0.0013	0.0147	0.0133	0.2	S
12/23/2025 10:15	6.0	5.0	0.0	0.0020	0.0173	0.0153	0.2	ESE
12/23/2025 10:30	4.8	3.9	0.0	0.0033	0.0153	0.0120	0.2	E
12/23/2025 10:45	7.5	7.0	0.0	0.0027	0.0133	0.0107	0.1	ESE
12/23/2025 11:00	8.5	14.0	5.4	0.0067	0.0100	0.0033	0.2	ENE
12/23/2025 11:15	10.8	12.3	1.5	0.0073	0.0160	0.0087	0.5	NE
12/23/2025 11:30	14.1	16.0	1.9	0.0063	0.0200	0.0137	0.1	ESE
12/23/2025 11:45	12.3	20.0	7.7	0.0140	0.0293	0.0153	1.1	ENE
12/23/2025 12:00	15.7	17.4	1.8	0.0080	0.0193	0.0113	0.6	ENE
12/23/2025 12:15	6.2	7.5	1.3	0.0007	0.0220	0.0213	0.3	SW
12/23/2025 12:30	11.8	15.7	4.0	0.0067	0.0193	0.0127	0.5	E
12/23/2025 12:45	12.0	15.5	3.5	0.0073	0.0113	0.0040	0.8	E
12/23/2025 13:00	18.4	29.0	10.7	0.0060	0.0140	0.0080	0.5	E
12/23/2025 13:15	7.4	9.7	2.3	0.0020	0.0100	0.0080	0.2	SSW
12/23/2025 13:30	6.7	8.7	2.0	0.0027	0.0113	0.0087	0.1	SSE
12/23/2025 13:45	7.2	10.9	3.7	0.0027	0.0120	0.0093	0.2	SSW
12/23/2025 14:00	7.8	11.5	3.7	0.0020	0.0100	0.0080	0.1	ESE
12/23/2025 14:15	14.9	16.4	1.5	0.0060	0.0120	0.0060	0.4	ESE
12/23/2025 14:30	12.4	18.1	5.7	0.0040	0.0100	0.0060	0.3	E
12/23/2025 14:45	13.0	14.1	1.1	0.0053	0.0100	0.0047	1.0	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
12/23/2025 15:00	10.5	16.2	5.7	0.0100	0.0100	0.0000	2.0	ENE
12/23/2025 15:15	5.1	9.8	4.7	0.0153	0.0187	0.0033	1.8	ENE
12/23/2025 15:30	5.1	6.9	1.8	0.0133	0.0213	0.0080	1.1	ENE
12/23/2025 15:45	5.7	7.7	2.1	0.0140	0.0240	0.0100	2.3	ENE
12/23/2025 16:00	5.9	10.0	4.2	0.0120	0.0220	0.0100	3.1	ENE
12/23/2025 16:15	8.4	15.7	7.3	0.0120	0.0213	0.0093	2.6	ENE
12/23/2025 16:30	7.9	10.1	2.2	0.0140	0.0240	0.0100	1.4	ENE
12/23/2025 16:45	6.9	10.7	3.8	0.0147	0.0220	0.0073	1.4	ENE
12/23/2025 17:00	6.6	10.5	3.9	0.0133	0.0200	0.0067	1.4	E

## 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
12/23/2025 07:15	4.7	0.0083	4.8	0.0086	5.0	0.0000	ENE	2.8
12/23/2025 07:30	4.4	0.0067	4.6	0.0120	7.2	0.0000	ENE	1.3
12/23/2025 07:45	4.2	0.0100	4.6	0.0100	5.1	0.0000	ENE	0.7
12/23/2025 08:00	3.4	0.0100	3.5	0.0060	5.4	0.0000	S	0.3
12/23/2025 08:15	6.8	0.0100	6.4	0.0053	9.3	0.0000	E	0.5
12/23/2025 08:30	4.2	0.0100	4.8	0.0007	9.4	0.0000	SSE	0.1
12/23/2025 08:45	3.3	0.0100	3.5	0.0073	8.1	0.0000	ENE	1.3
12/23/2025 09:00	3.1	0.0100	3.6	0.0093	8.1	0.0000	ENE	4.4
12/23/2025 09:15	2.5	0.0100	3.0	0.0060	17.1	0.0000	ENE	2.8
12/23/2025 09:30	4.5	0.0100	4.8	0.0100	7.2	0.0000	ENE	1.1
12/23/2025 09:45	2.7	0.0100	3.3	0.0033	4.5	0.0000	SE	0.3
12/23/2025 10:00	3.3	0.0147	4.2	0.0080	4.4	0.0000	S	0.2
12/23/2025 10:15	4.5	0.0173	4.8	0.0127	5.8	0.0000	ESE	0.2
12/23/2025 10:30	3.0	0.0147	4.3	0.0127	4.3	0.0000	E	0.2
12/23/2025 10:45	6.3	0.0140	6.8	0.0073	7.1	0.0000	ESE	0.1
12/23/2025 11:00	7.6	0.0100	8.4	0.0100	13.8	0.0000	ENE	0.2
12/23/2025 11:15	9.0	0.0173	9.5	0.0100	12.8	0.0000	NE	0.5
12/23/2025 11:30	12.5	0.0200	10.6	0.0107	16.4	0.0000	ESE	0.1
12/23/2025 11:45	9.5	0.0293	12.2	0.0153	20.2	0.0000	ENE	1.1
12/23/2025 12:00	16.7	0.0193	15.7	0.0100	10.7	0.0000	ENE	0.6
12/23/2025 12:15	6.1	0.0220	7.6	0.0113	6.0	0.0000	SW	0.3
12/23/2025 12:30	15.2	0.0193	14.1	0.0113	10.7	0.0000	E	0.5
12/23/2025 12:45	11.5	0.0113	10.4	0.0100	16.9	0.0000	E	0.8
12/23/2025 13:00	25.4	0.0120	20.0	0.0120	20.9	0.0000	E	0.5
12/23/2025 13:15	8.5	0.0100	8.6	0.0100	6.4	0.0000	SSW	0.2
12/23/2025 13:30	8.3	0.0113	8.3	0.0080	5.5	0.0000	SSE	0.1
12/23/2025 13:45	10.4	0.0127	9.9	0.0100	6.4	0.0000	SSW	0.2
12/23/2025 14:00	8.4	0.0087	9.5	0.0087	9.1	0.0000	ESE	0.1
12/23/2025 14:15	15.5	0.0120	12.0	0.0080	15.5	0.0000	ESE	0.4
12/23/2025 14:30	18.1	0.0100	15.3	0.0073	9.7	0.0000	E	0.3



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
12/23/2025 14:45	13.5	0.0100	10.3	0.0060	13.0	0.0000	ENE	1.0
12/23/2025 15:00	13.1	0.0100	10.5	0.0100	13.8	0.0000	ENE	2.0
12/23/2025 15:15	6.1	0.0187	5.1	0.0153	9.8	0.0000	ENE	1.8
12/23/2025 15:30	5.7	0.0220	5.1	0.0127	6.9	0.0000	ENE	1.1
12/23/2025 15:45	6.2	0.0240	5.7	0.0140	7.6	0.0000	ENE	2.3
12/23/2025 16:00	7.0	0.0220	5.9	0.0120	9.9	0.0000	ENE	3.1
12/23/2025 16:15	10.3	0.0213	8.4	0.0120	15.6	0.0000	ENE	2.6
12/23/2025 16:30	8.5	0.0240	7.9	0.0140	9.8	0.0000	ENE	1.4
12/23/2025 16:45	8.1	0.0220	6.9	0.0147	10.6	0.0000	ENE	1.4
12/23/2025 17:00	7.6	0.0200	6.6	0.0133	10.2	0.0000	E	1.4

**Daily Progress Report #142**  
**Change of Use Approval – Pile Installation Activities**  
**December 24, 2025**

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

**1.0 Introduction**

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12<sup>th</sup> story and bulkhead, construction of an additional 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 55<sup>th</sup> Street and additional mixed-use commercial/residential properties.

The Site was formerly owned and utilized by DuArt Media Services/DuArt Film Labs (DuArt) for cinematographic film cleaning and film processing from approximately 1922 through 2011. Film production including voiceover work, audio recording, and film editing continued to take place at the Site until 2021.

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 acceptance of the Change of Use application to proceed with these activities.

On September 3, 2025, a Change of Use application was submitted to NYDSEC for the installation of support of excavation (SOE) caissons in two specific areas of the Site – the new elevator area and the new injection pit. NYSDEC sent acceptance for installation of eight (8) of the twenty (20) proposed caissons (those in the northern portion of the elevator area) via email on September 22, 2025.

On November 24, 2025 (revised December 10, 2025) a Change of Use application was submitted to NYDSEC for the installation of the following foundation elements:

1. Drilling of the remaining Support of Excavation (SOE) piles;
2. Excavation and pouring of six (6) additional concrete pile caps;
3. Excavation and installation of the concrete elevator pit walls and mat foundation;
4. Backfilling of the previous freight elevator area (haunch mat area) to bring to area to current grade; and
5. Installation of gravel bed and vapor barrier for future SSDS beneath the proposed foundation elements.

On December 12, 2025, NYSDEC sent acceptance of the Change of Use application to proceed with these activities.

Construction activities covered by the change of use applications 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 and excavation 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 applications, 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 construction and CAMP activities that occurred on December 24, 2025.

## **2.0 Update of Progress Made During the Reporting Day**

Drilling operations were completed on Pile 51. Drilling operations of Pile 50 began and are anticipated to be completed on Monday December 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/m<sup>3</sup>).



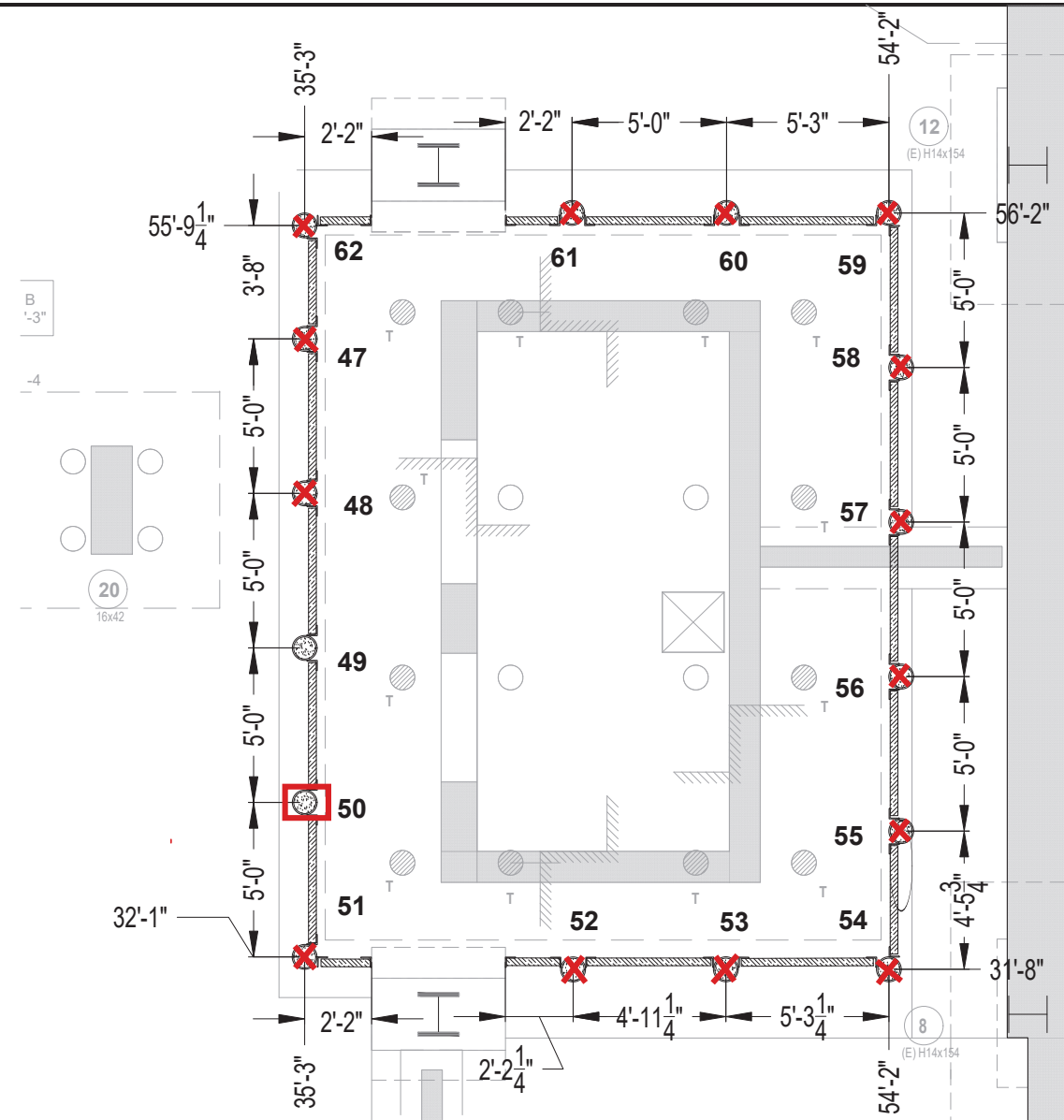
## **6.0 Summary of Issues or Concerns**

None.

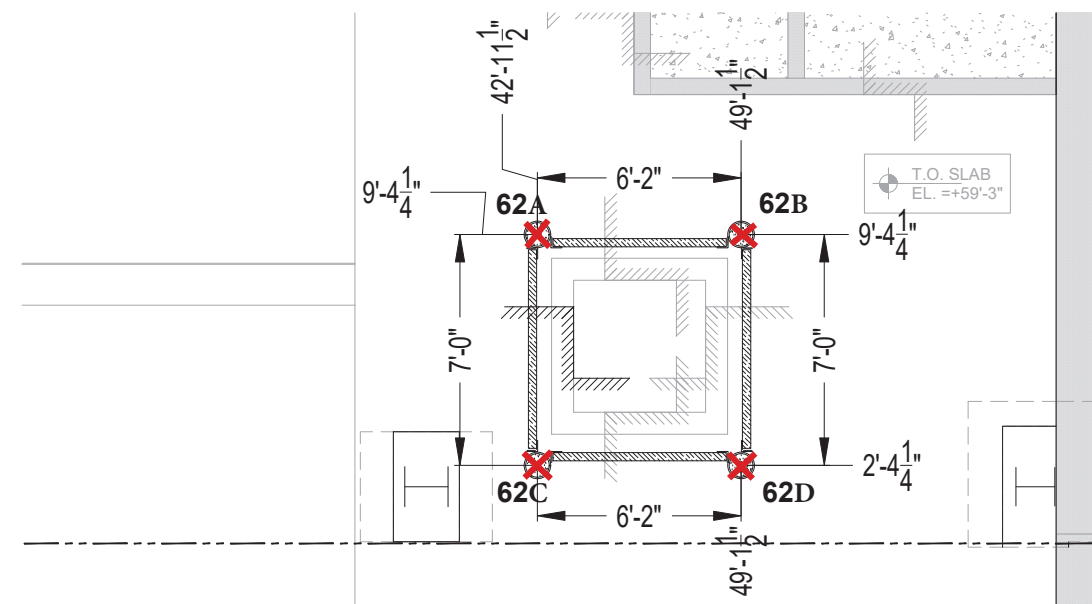
## **7.0 Public Interactions/Interest**

None.



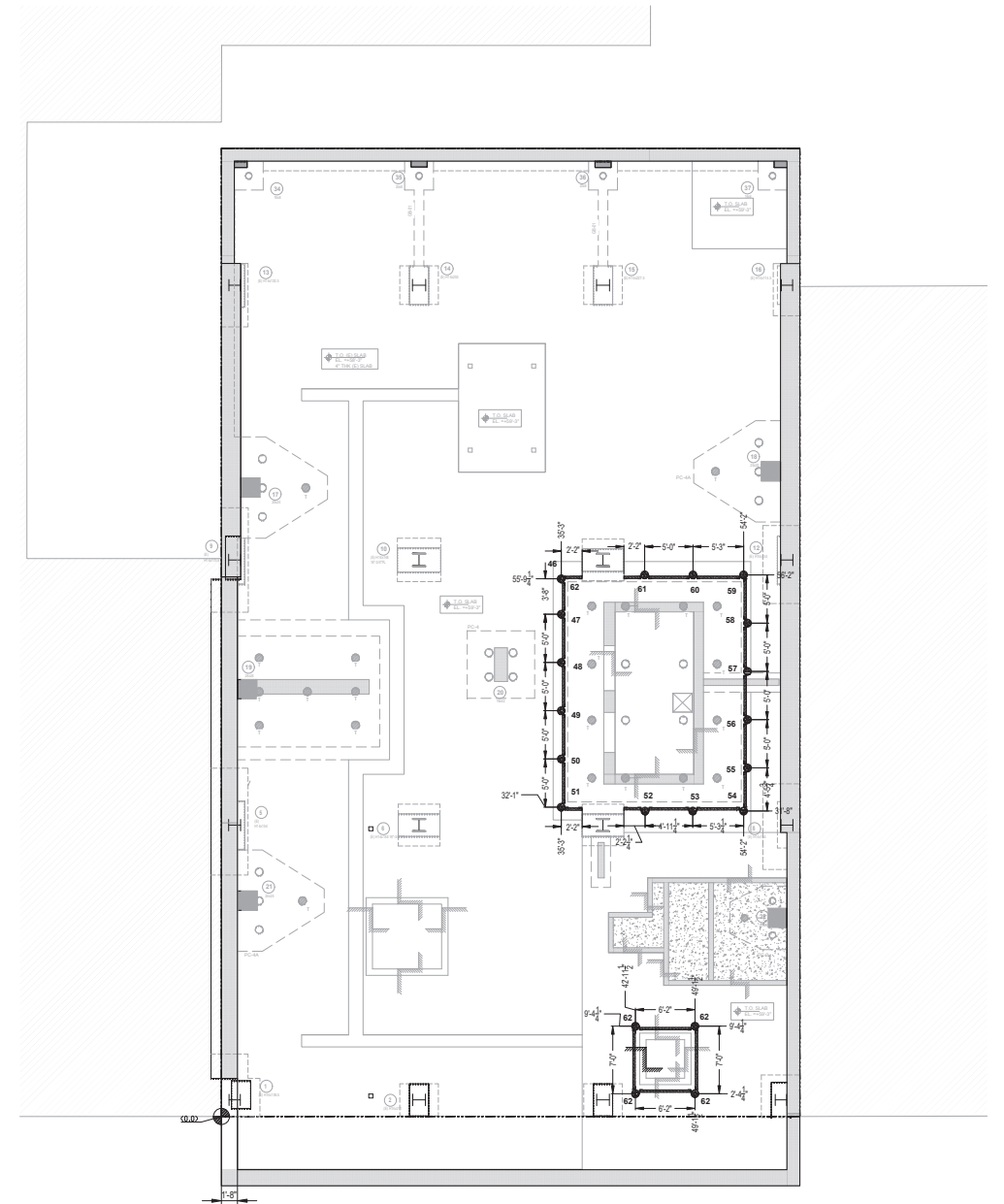


- - Pile Started
- ✕ - Pile Completed



## SOE PILE COORDINATION

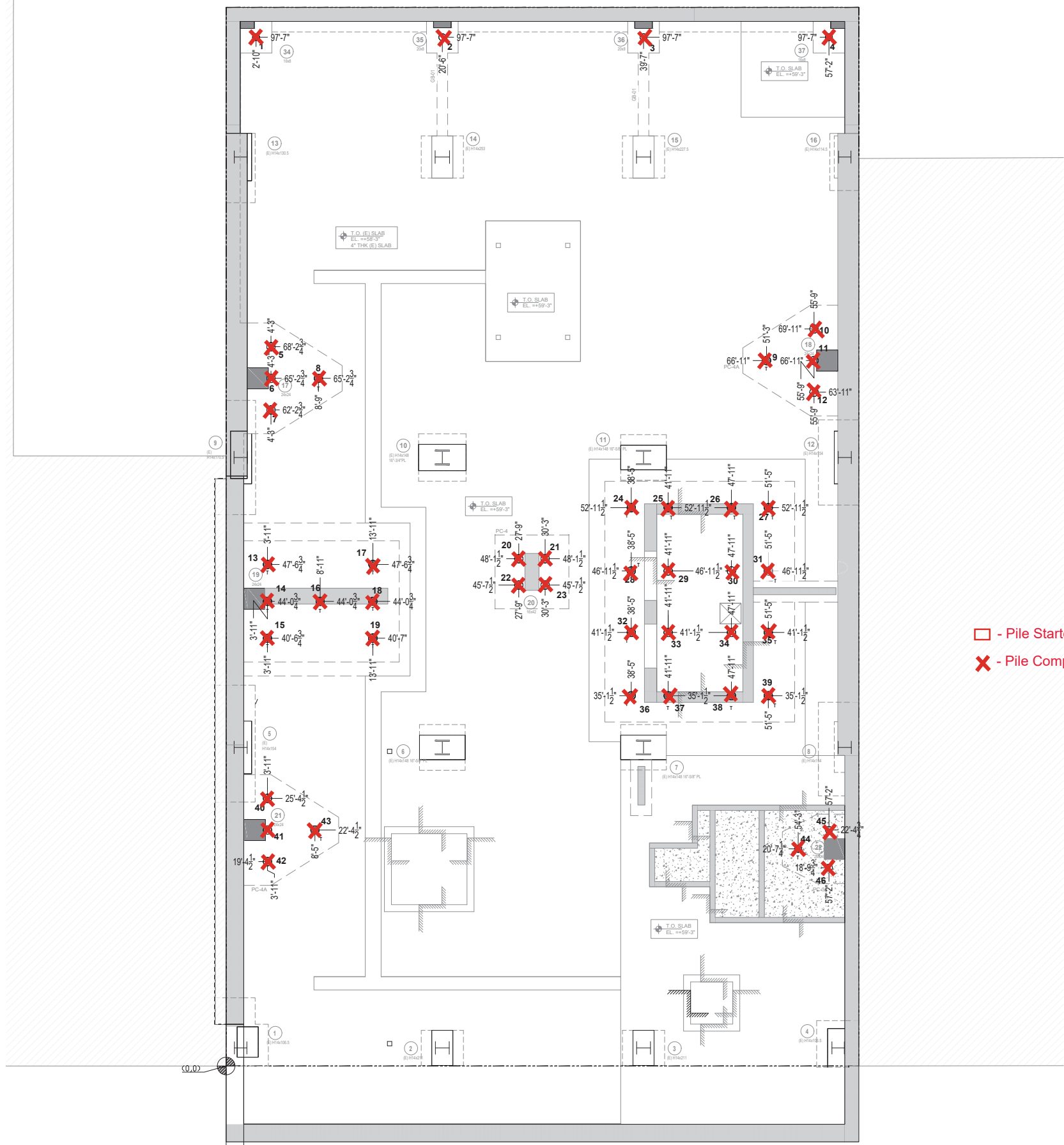
SCALE:  $\frac{3}{8}'' = 1'-0''$



SOE PILES KEY PLAN

REV: 02	04/29/2025	AS PER UPDATED COY PAA
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 4/30/25	BY: JS	CHECKED BY: JS
<b>VOLK</b>		
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. SC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	SOE COORDINATION SHOP DRAWING SOE PILES	PROJECT NO. J0542





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"

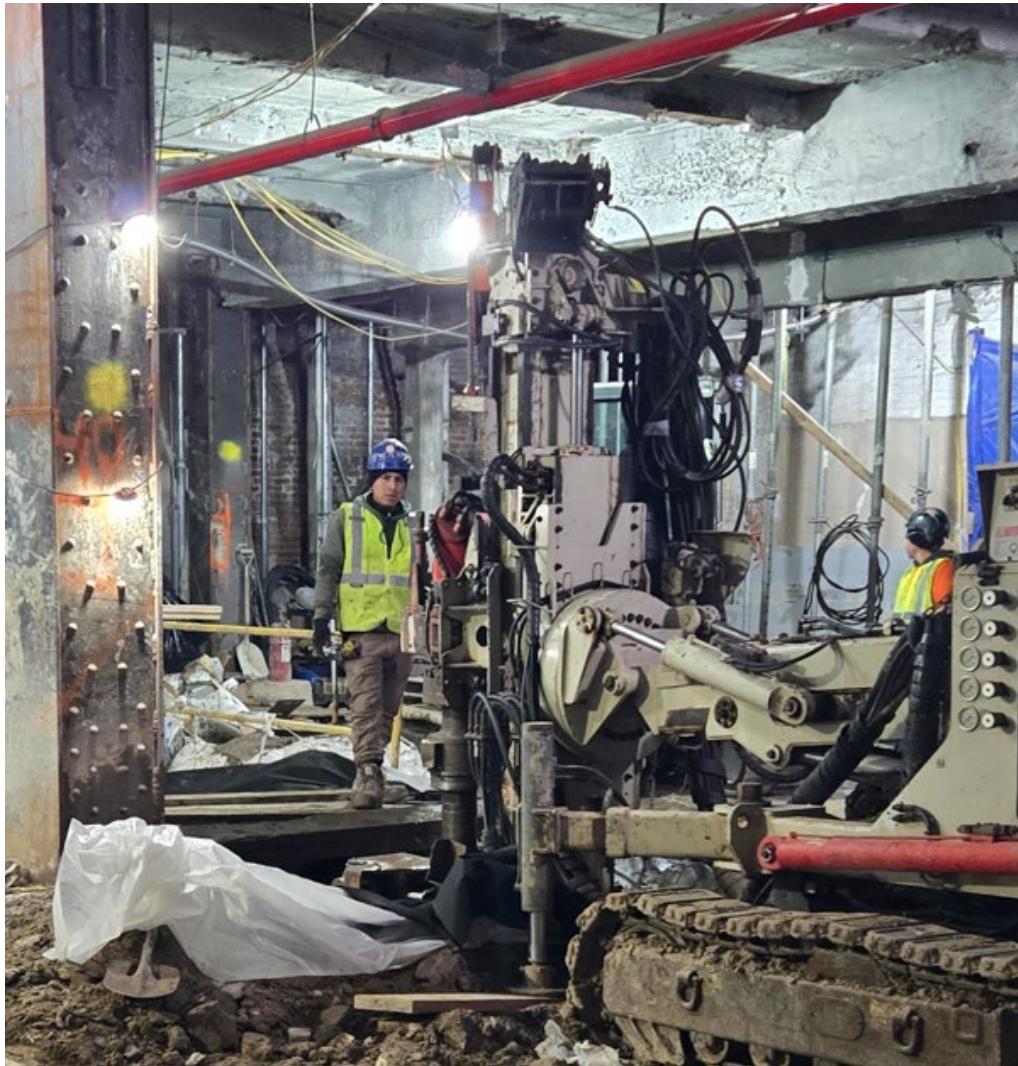
W 55TH STREET

STRUCTURAL PILE COORDINATION


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

REV: 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

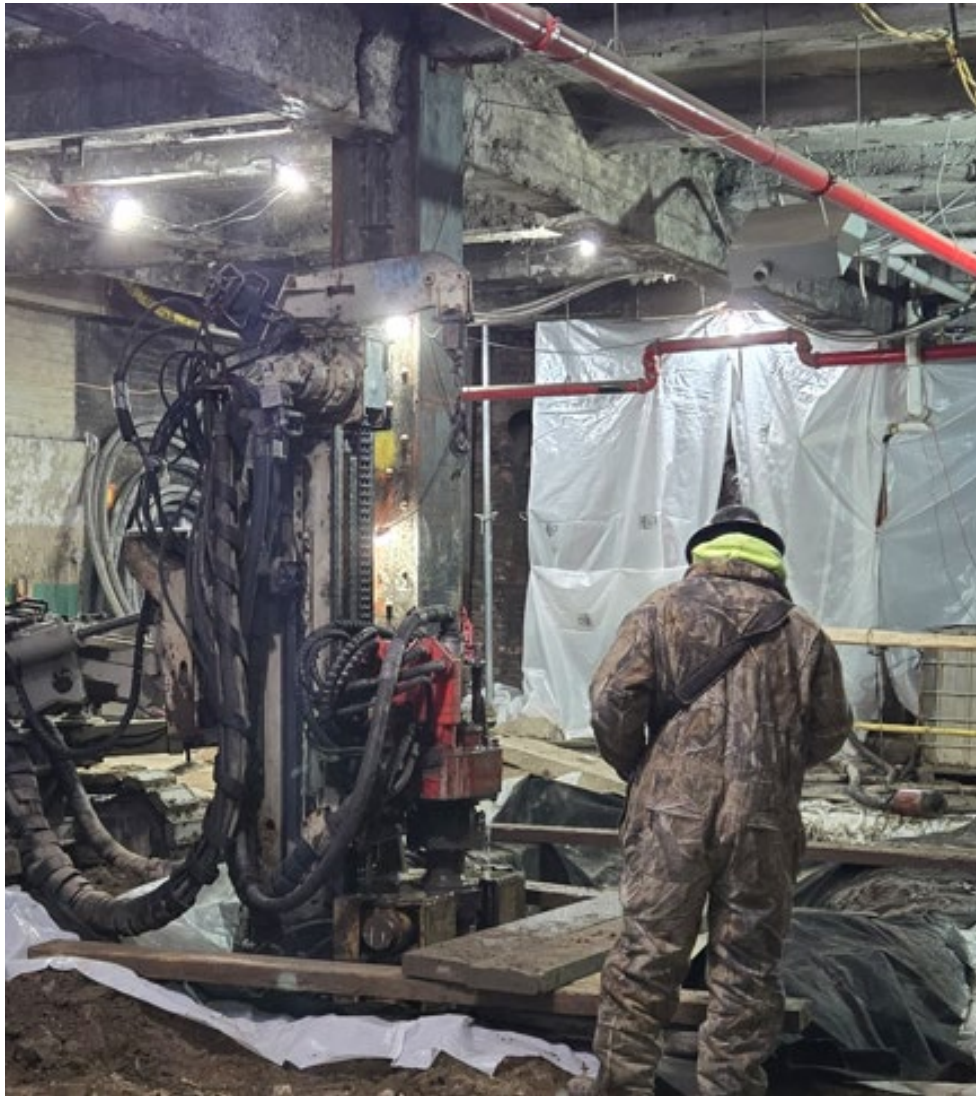
## Attachment - Photograph Log – December 24, 2025




**Photo 1:** Drilling activities on SOE #51

Site:	EL Project No.	Page No.	
245 West 55 <sup>th</sup> Street Manhattan, NY	23-0001	1 of 2	


## Attachment - Photograph Log – December 24, 2025



**Photo 2:** Drilling activities on SOE #50

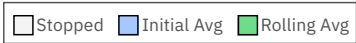
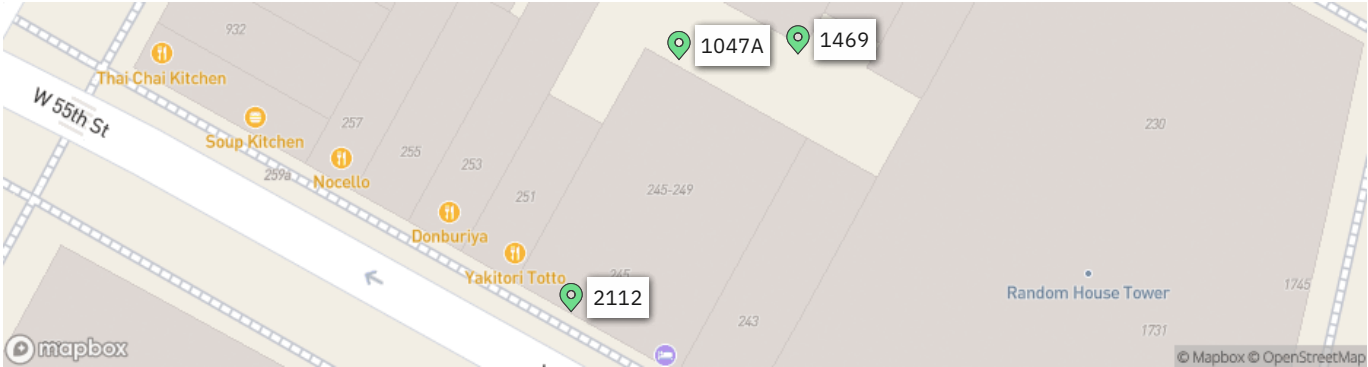
Site:	EL Project No.	Page No.	
245 West 55 <sup>th</sup> Street Manhattan, NY	23-0001	2 of 2	



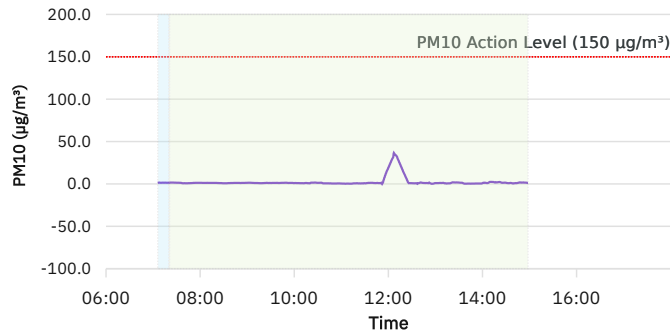
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	12/24/2025 06:00
		To:	12/24/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
12/24/2025	43.5 - 47.7	41.6 - 53.3	29.9 - 30.1	0.3 - 6.9	ENE

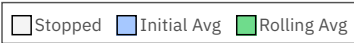
Daily Monitoring Summary	PM10 ( $\mu\text{g}/\text{m}^3$ )	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 12/24/2025	0.3	13:45	0.0000	07:15
Max Contribution (15 min avg.) - 12/24/2025	23.2	12:15	0.0100	11:45
Daily Avg. Contribution (15 min avg.) - 12/24/2025	2.4	-	0.0033	-



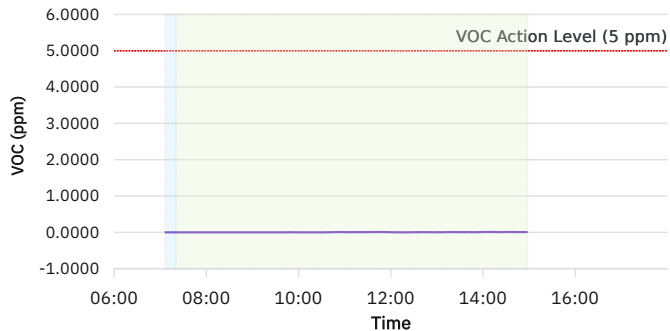
PM10 Average Contribution ( $\mu\text{g}/\text{m}^3$ )



● 15 Min Rolling Avg PM10 Contribution

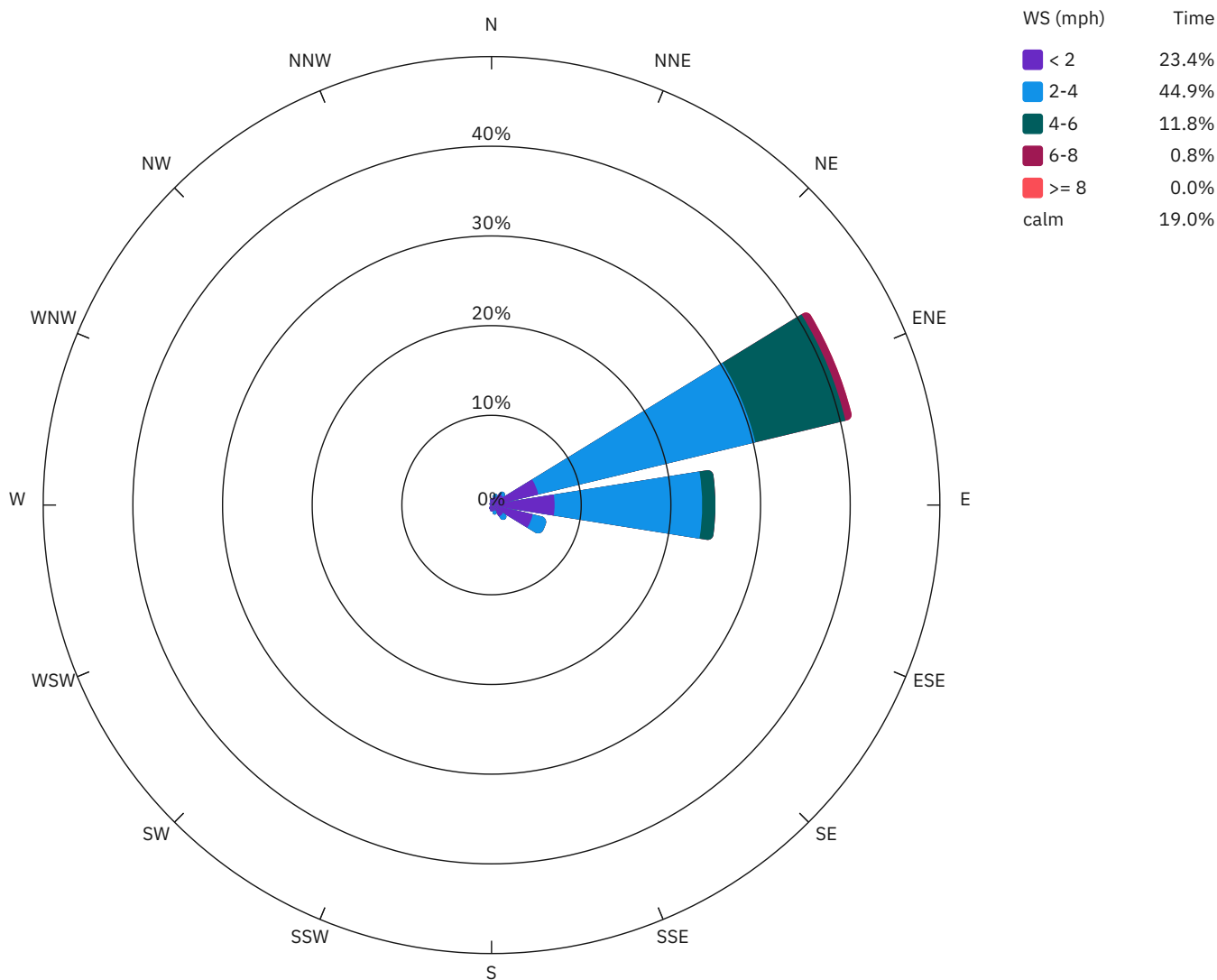


VOC Average Contribution (ppm)

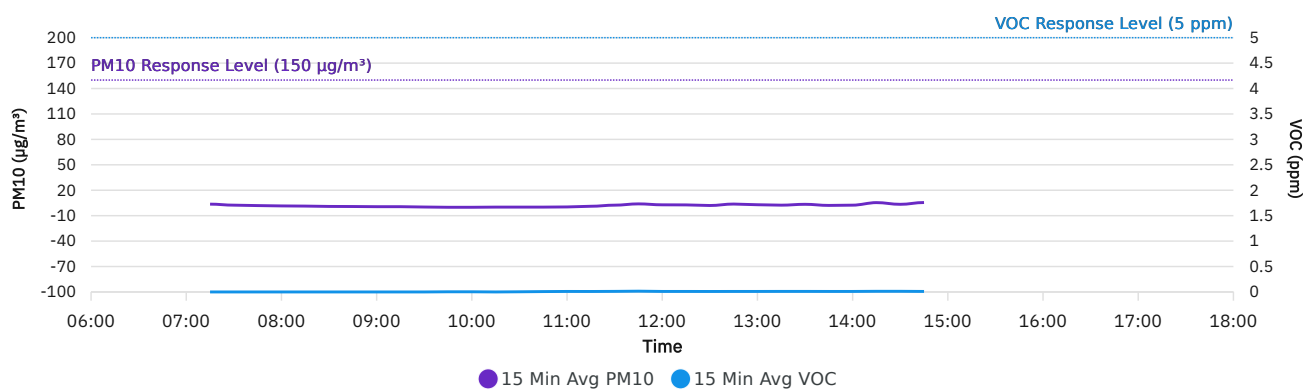


● 15 Min Rolling Avg VOC Contribution

Wind rose (mph)

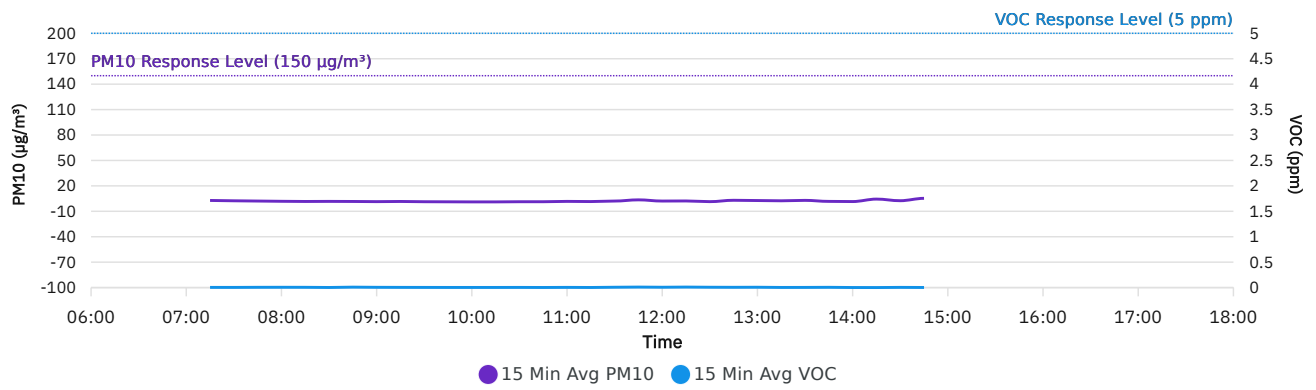


1047A

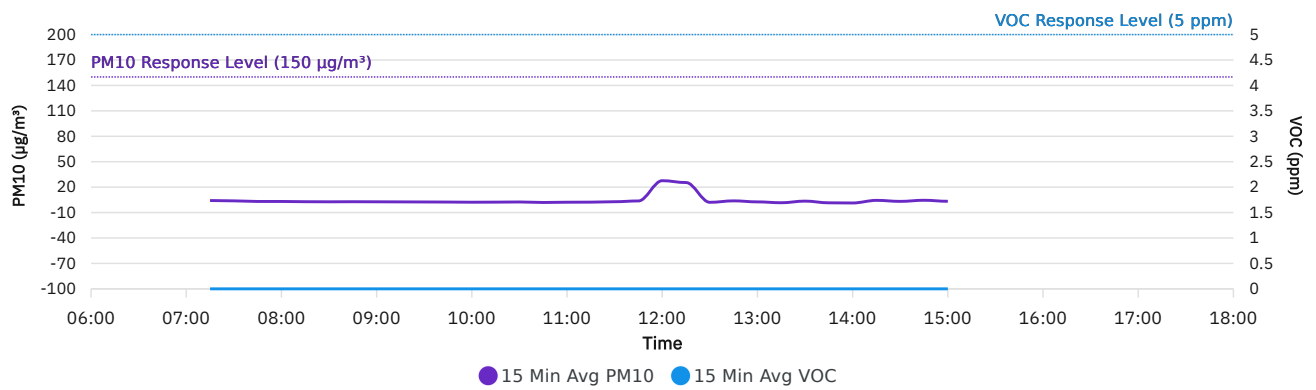




1469



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
12/24/2025 07:15	2.8	4.2	1.5	0.0040	0.0000	0.0000	2.5	ENE
12/24/2025 07:30	2.4	3.8	1.4	0.0033	0.0000	0.0000	2.4	ENE
12/24/2025 07:45	2.2	3.1	0.9	0.0047	0.0007	0.0000	2.6	ENE
12/24/2025 08:00	1.8	3.1	1.3	0.0060	0.0000	0.0000	2.4	ENE
12/24/2025 08:15	1.6	2.8	1.2	0.0053	0.0000	0.0000	3.2	ENE
12/24/2025 08:30	1.8	2.6	0.8	0.0020	0.0000	0.0000	2.8	E
12/24/2025 08:45	1.6	2.8	1.2	0.0087	0.0000	0.0000	3.0	ENE
12/24/2025 09:00	1.4	2.7	1.3	0.0053	0.0000	0.0000	3.1	ENE
12/24/2025 09:15	1.6	2.6	1.0	0.0040	0.0000	0.0000	3.4	ENE
12/24/2025 09:30	1.3	2.4	1.1	0.0033	0.0000	0.0000	2.8	E
12/24/2025 09:45	1.2	2.4	1.3	0.0027	0.0033	0.0007	3.0	ENE
12/24/2025 10:00	1.1	2.2	1.0	0.0027	0.0033	0.0007	3.8	ENE
12/24/2025 10:15	1.1	2.3	1.1	0.0027	0.0000	0.0000	4.1	ENE
12/24/2025 10:30	1.3	2.5	1.3	0.0033	0.0033	0.0000	3.2	ENE
12/24/2025 10:45	1.3	1.9	0.6	0.0020	0.0073	0.0053	2.5	ENE
12/24/2025 11:00	1.7	2.2	0.5	0.0040	0.0100	0.0060	2.6	E
12/24/2025 11:15	1.6	2.1	0.6	0.0027	0.0087	0.0060	2.2	E
12/24/2025 11:30	2.2	3.0	0.8	0.0047	0.0113	0.0067	1.5	E
12/24/2025 11:45	3.2	4.3	1.1	0.0053	0.0153	0.0100	0.7	ESE
12/24/2025 12:00	5.4	24.5	19.1	0.0060	0.0100	0.0040	2.4	E
12/24/2025 12:15	2.2	25.4	23.2	0.0100	0.0100	0.0000	2.4	ENE
12/24/2025 12:30	1.4	2.3	0.9	0.0060	0.0093	0.0033	3.0	ENE
12/24/2025 12:45	3.5	4.6	1.1	0.0040	0.0093	0.0053	1.1	E
12/24/2025 13:00	2.8	3.7	1.0	0.0067	0.0100	0.0033	2.5	E
12/24/2025 13:15	2.0	2.6	0.6	0.0033	0.0100	0.0067	0.5	E
12/24/2025 13:30	2.7	4.3	1.6	0.0040	0.0100	0.0060	1.5	E
12/24/2025 13:45	1.7	2.1	0.3	0.0053	0.0100	0.0047	2.0	ENE
12/24/2025 14:00	1.5	2.4	0.9	0.0013	0.0100	0.0087	1.1	ENE
12/24/2025 14:15	4.1	6.1	2.0	0.0020	0.0113	0.0093	0.6	E
12/24/2025 14:30	2.7	4.0	1.4	0.0033	0.0113	0.0080	0.4	E
12/24/2025 14:45	4.8	6.0	1.2	0.0013	0.0087	0.0073	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
12/24/2025 07:15	3.6	0.0000	2.8	0.0036	4.2	0.0000	ENE	2.5
12/24/2025 07:30	2.4	0.0000	2.4	0.0033	3.8	0.0000	ENE	2.4
12/24/2025 07:45	1.9	0.0000	2.1	0.0053	3.1	0.0000	ENE	2.6
12/24/2025 08:00	1.5	0.0000	1.8	0.0060	3.1	0.0000	ENE	2.4
12/24/2025 08:15	1.3	0.0000	1.6	0.0053	2.8	0.0000	ENE	3.2
12/24/2025 08:30	0.9	0.0000	1.7	0.0020	2.7	0.0000	E	2.8
12/24/2025 08:45	0.8	0.0000	1.6	0.0087	2.8	0.0000	ENE	3.0
12/24/2025 09:00	0.6	0.0000	1.4	0.0053	2.7	0.0000	ENE	3.1
12/24/2025 09:15	0.6	0.0000	1.6	0.0040	2.6	0.0000	ENE	3.4
12/24/2025 09:30	0.2	0.0000	1.3	0.0033	2.5	0.0000	E	2.8
12/24/2025 09:45	-0.1	0.0033	1.2	0.0027	2.4	0.0000	ENE	3.0
12/24/2025 10:00	-0.1	0.0033	1.1	0.0027	2.2	0.0000	ENE	3.8
12/24/2025 10:15	0.1	0.0000	1.1	0.0027	2.3	0.0000	ENE	4.1
12/24/2025 10:30	0.1	0.0033	1.3	0.0033	2.5	0.0000	ENE	3.2
12/24/2025 10:45	0.1	0.0073	1.3	0.0020	1.9	0.0000	ENE	2.5
12/24/2025 11:00	0.3	0.0100	1.7	0.0040	2.2	0.0000	E	2.6
12/24/2025 11:15	1.1	0.0093	1.5	0.0020	2.3	0.0000	E	2.2
12/24/2025 11:30	2.4	0.0113	2.1	0.0067	2.8	0.0000	E	1.5
12/24/2025 11:45	3.9	0.0153	3.5	0.0100	3.7	0.0000	ESE	0.7
12/24/2025 12:00	2.8	0.0100	2.1	0.0067	27.6	0.0000	E	2.4
12/24/2025 12:15	2.7	0.0100	2.2	0.0100	25.4	0.0000	ENE	2.4
12/24/2025 12:30	2.0	0.0093	1.4	0.0067	2.1	0.0000	ENE	3.0
12/24/2025 12:45	3.7	0.0100	3.0	0.0053	3.8	0.0000	E	1.1
12/24/2025 13:00	2.9	0.0100	2.7	0.0067	2.6	0.0000	E	2.5
12/24/2025 13:15	2.4	0.0107	2.4	0.0027	1.6	0.0000	E	0.5
12/24/2025 13:30	3.4	0.0107	2.9	0.0033	3.5	0.0000	E	1.5
12/24/2025 13:45	2.1	0.0100	1.7	0.0053	1.5	0.0000	ENE	2.0
12/24/2025 14:00	2.4	0.0100	1.5	0.0013	1.3	0.0000	ENE	1.1
12/24/2025 14:15	5.4	0.0127	4.4	0.0007	4.4	0.0000	E	0.6
12/24/2025 14:30	3.4	0.0127	2.5	0.0040	3.2	0.0000	E	0.4

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
12/24/2025 14:45	5.5	0.0100	5.3	0.0020	4.5	0.0000	WSW	0.3
12/24/2025 15:00					3.3	0.0000		

**Daily Progress Report #143**  
**Change of Use Approval – Pile Installation Activities**  
**December 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 12<sup>th</sup> 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 55<sup>th</sup> Street and additional mixed-use commercial/residential properties.

The Site was formerly owned and utilized by DuArt Media Services/DuArt Film Labs (DuArt) for cinematographic film cleaning and film processing from approximately 1922 through 2011. Film production including voiceover work, audio recording, and film editing continued to take place at the Site until 2021.

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 acceptance of the Change of Use application to proceed with these activities.

On September 3, 2025, a Change of Use application was submitted to NYDSEC for the installation of support of excavation (SOE) caissons in two specific areas of the Site – the new elevator area and the new injection pit. NYSDEC sent acceptance for installation of eight (8) of the twenty (20) proposed caissons (those in the northern portion of the elevator area) via email on September 22, 2025.

On November 24, 2025 (revised December 10, 2025) a Change of Use application was submitted to NYDSEC for the installation of the following foundation elements:

1. Drilling of the remaining Support of Excavation (SOE) piles;
2. Excavation and pouring of six (6) additional concrete pile caps;
3. Excavation and installation of the concrete elevator pit walls and mat foundation;
4. Backfilling of the previous freight elevator area (haunch mat area) to bring to area to current grade; and
5. Installation of gravel bed and vapor barrier for future SSDS beneath the proposed foundation elements.

On December 12, 2025, NYSDEC sent acceptance of the Change of Use application to proceed with these activities.

Construction activities covered by the change of use applications 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 and excavation 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 applications, 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 construction and CAMP activities that occurred on December 29, 2025.

## **2.0 Update of Progress Made During the Reporting Day**

Drilling operations were completed on Piles 50 & 49.

## **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<sup>3</sup>).





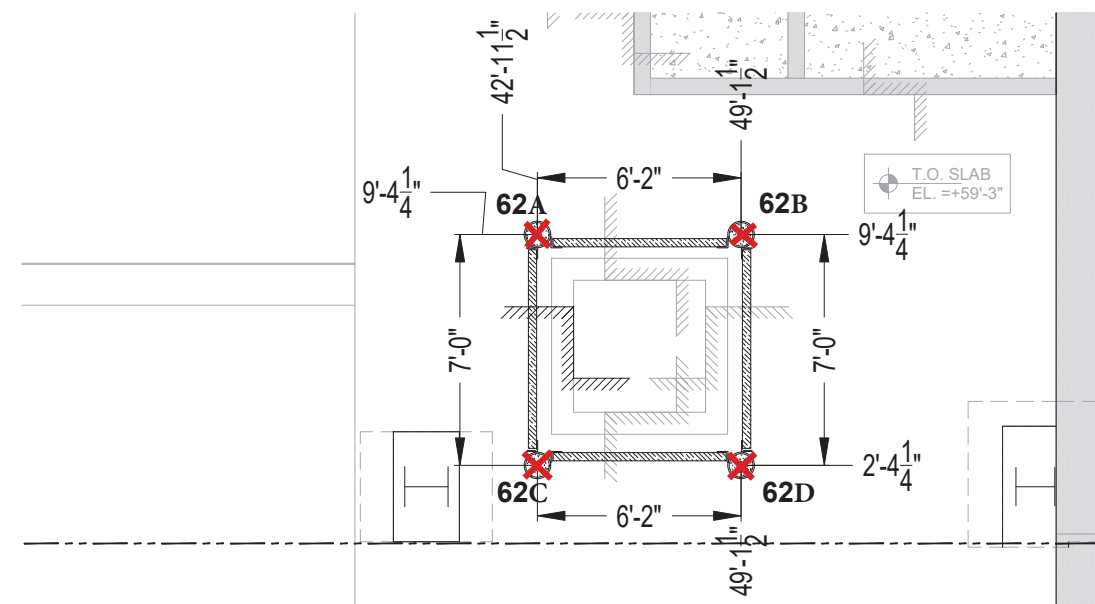
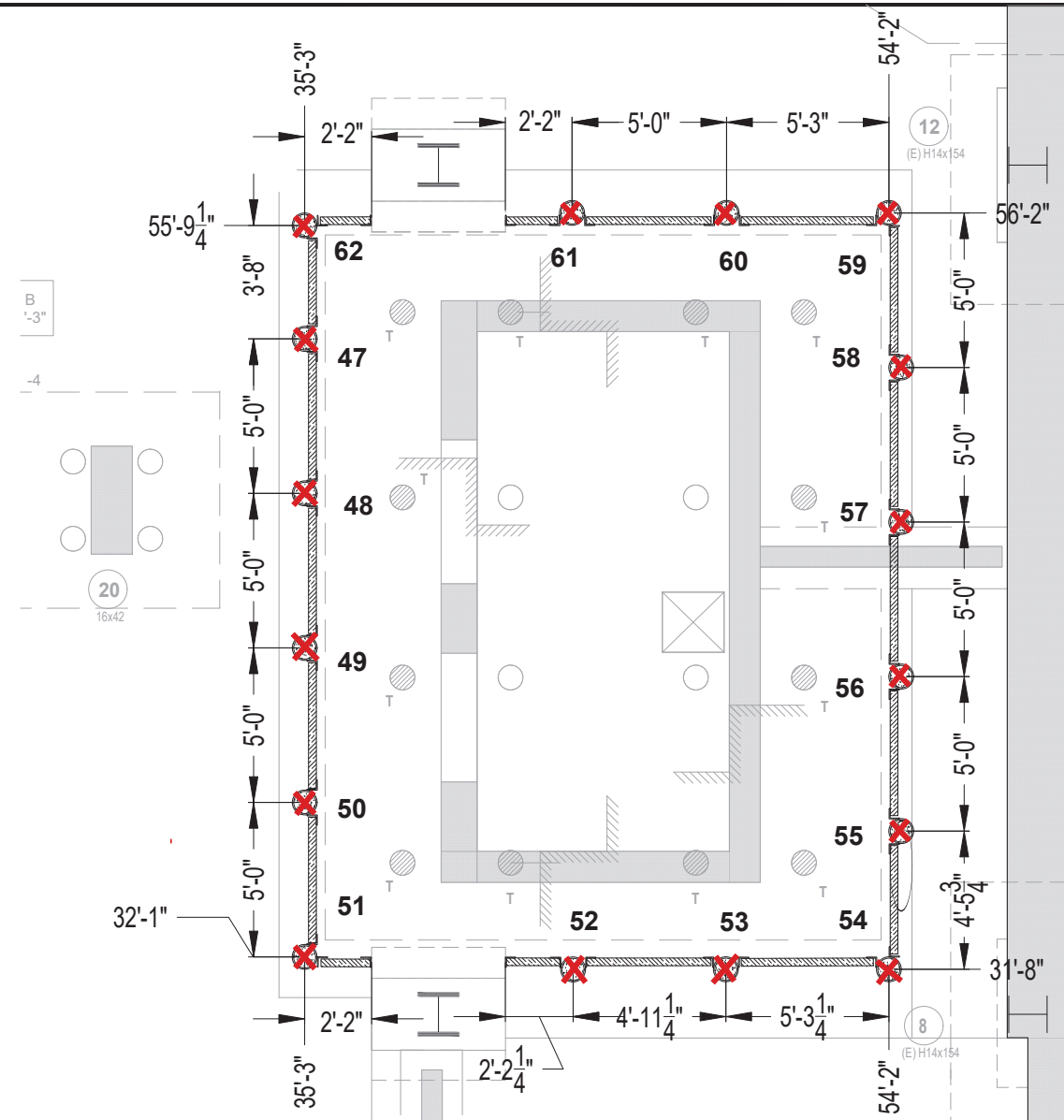
## **6.0 Summary of Issues or Concerns**

None.

## **7.0 Public Interactions/Interest**

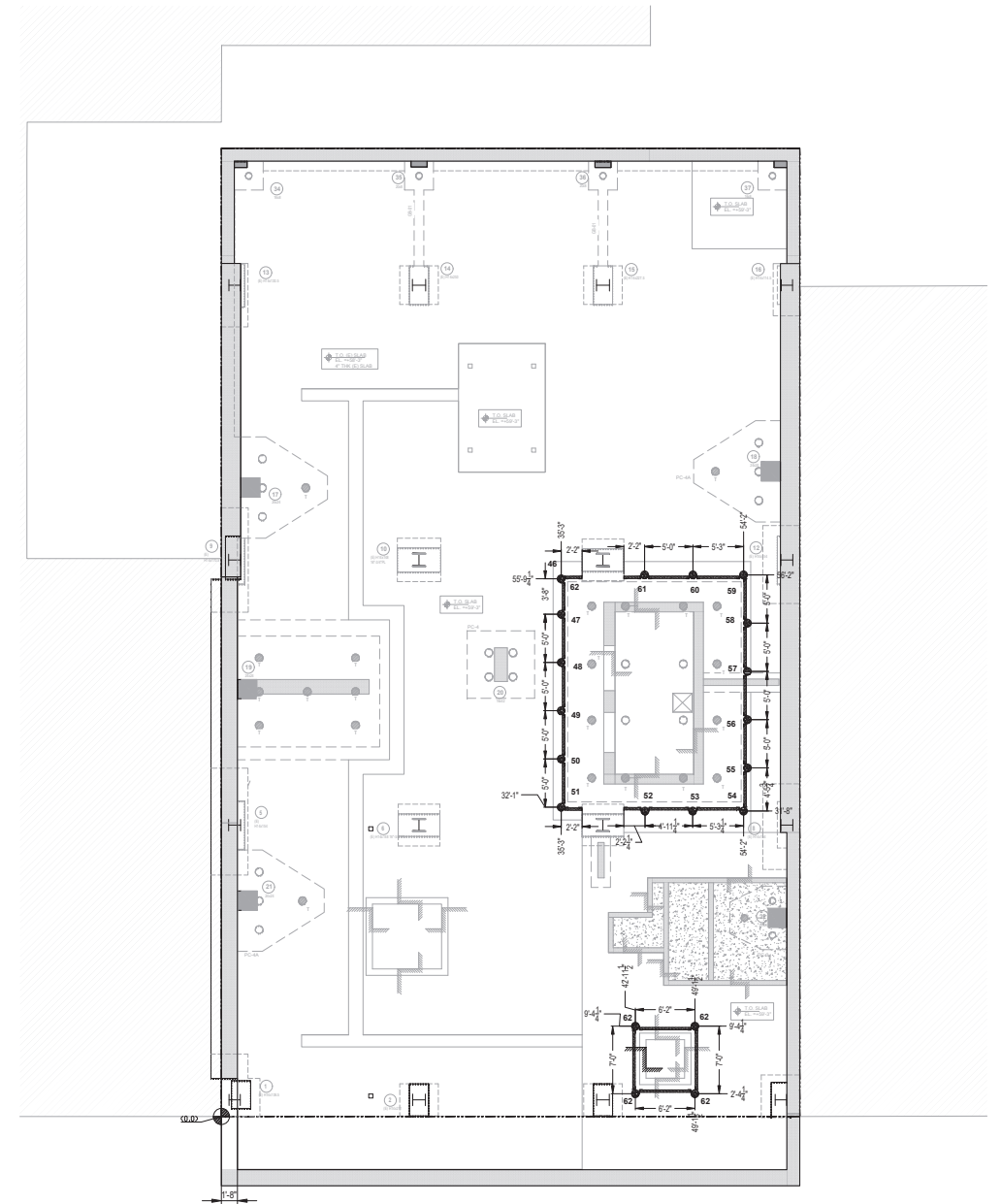
None.





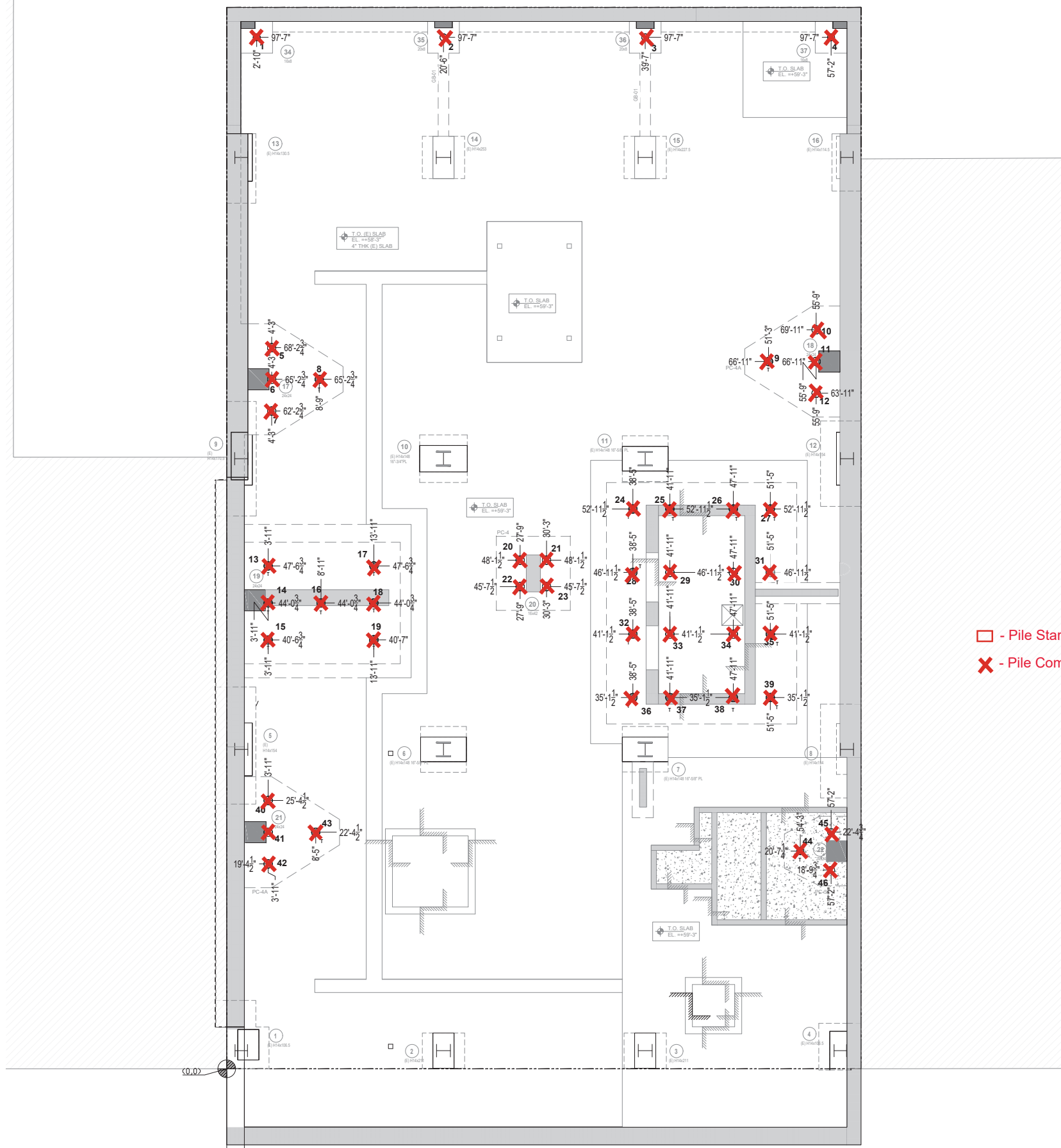
# SOE PILE COORDINATION

SCALE:  $\frac{3}{8}'' = 1'-0''$



SOE PILES KEY PLAN

REV: 02	04/29/2025	AS PER UPDATED COY PAA
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 4/30/25	BY: JS	CHECKED BY: JS
VOLK		
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. SC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	SOE COORDINATION SHOP DRAWING SOE PILES	PROJECT NO. J0542



W 55TH STREET

STRUCTURAL PILE COORDINATION

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

### NOTES:

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

### LEGEND:

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

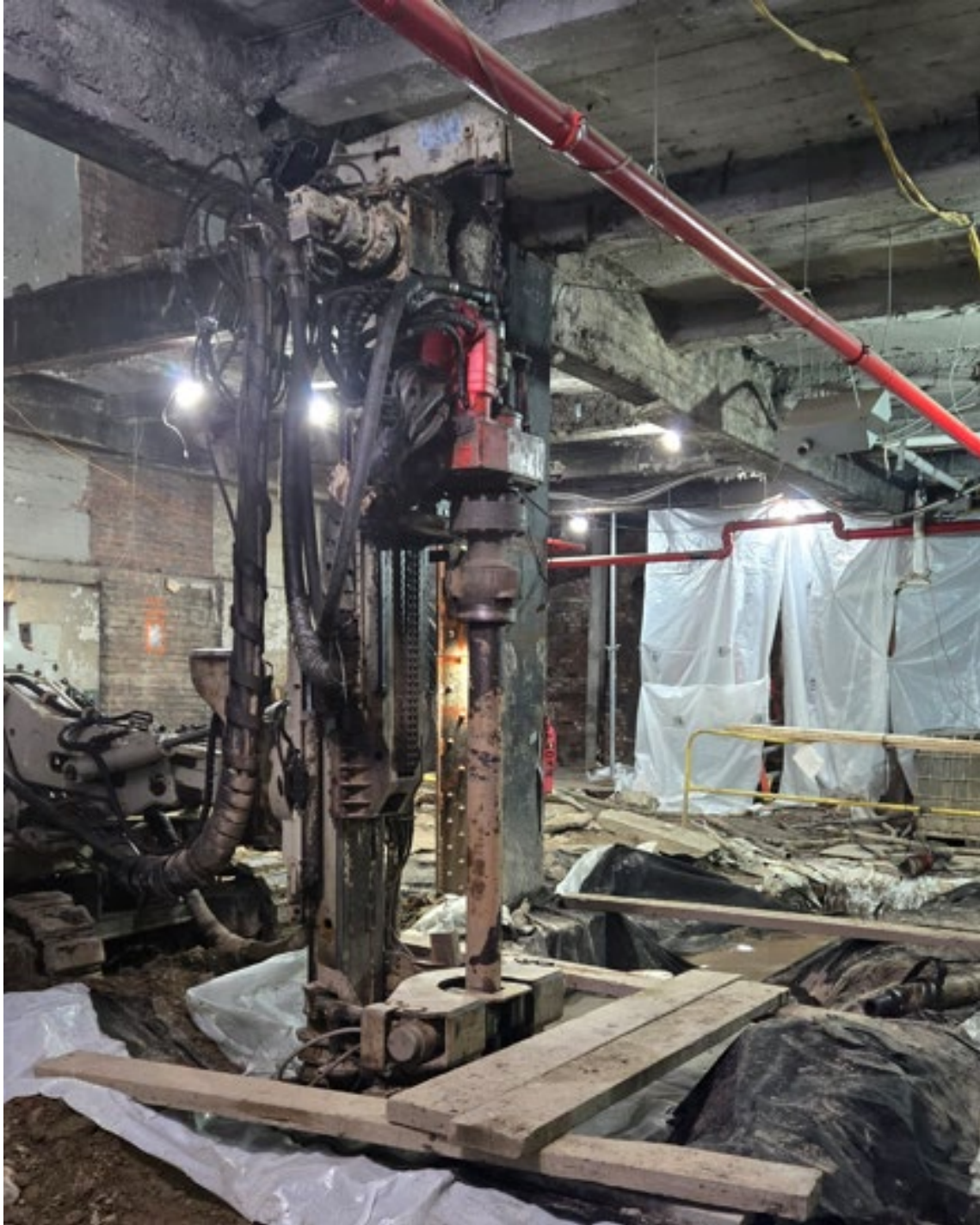
- - Pile Started
- ✗ - Pile Completed

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 – December 29, 2025

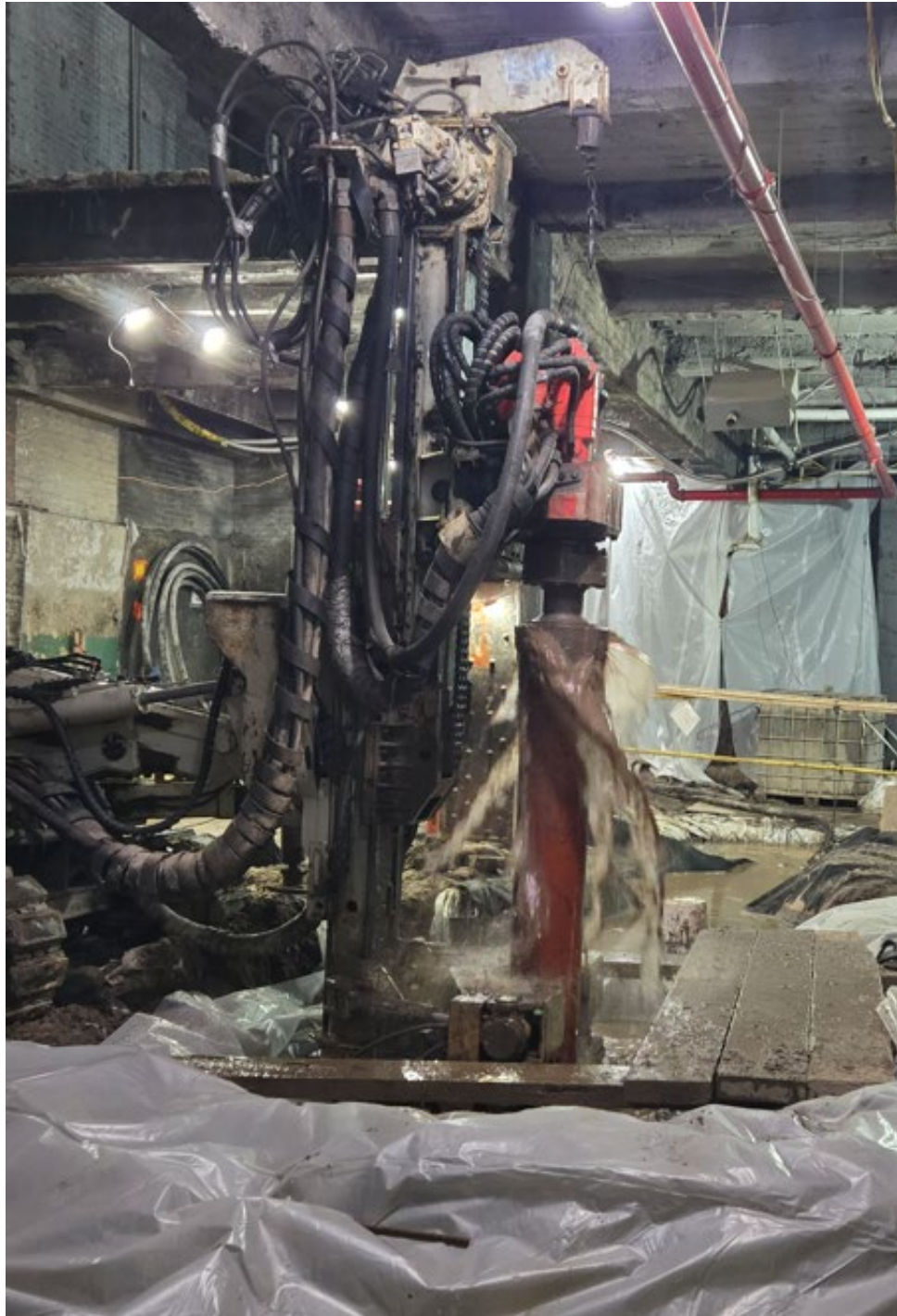


**Photo 1:** Drilling activities on SOE #50


Site:	EL Project No.	Page No.	
245 West 55 <sup>th</sup> Street Manhattan, NY	23-0001	1 of 2	




## Attachment - Photograph Log – December 29, 2025



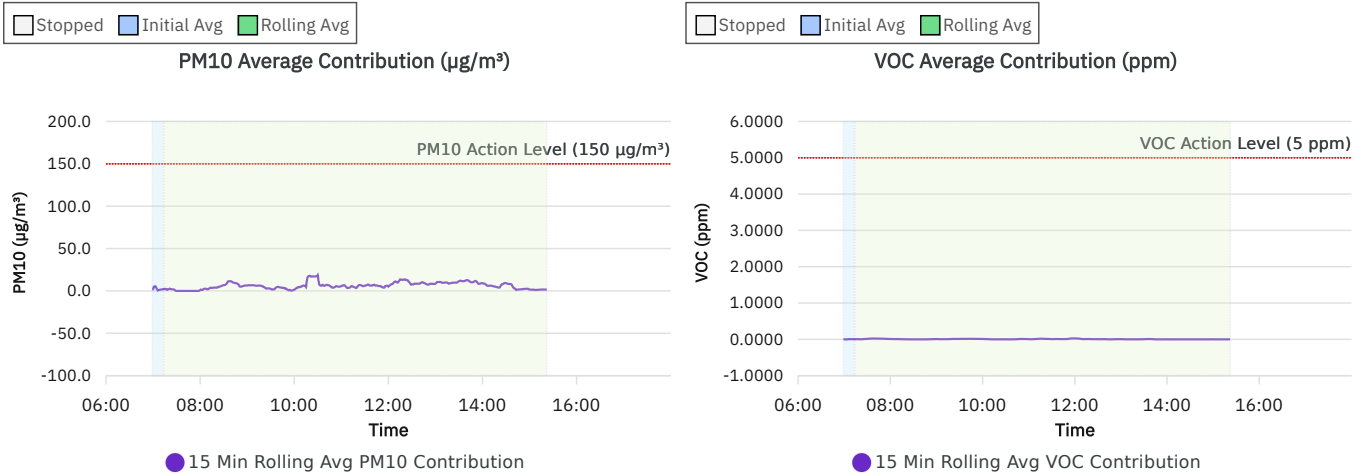
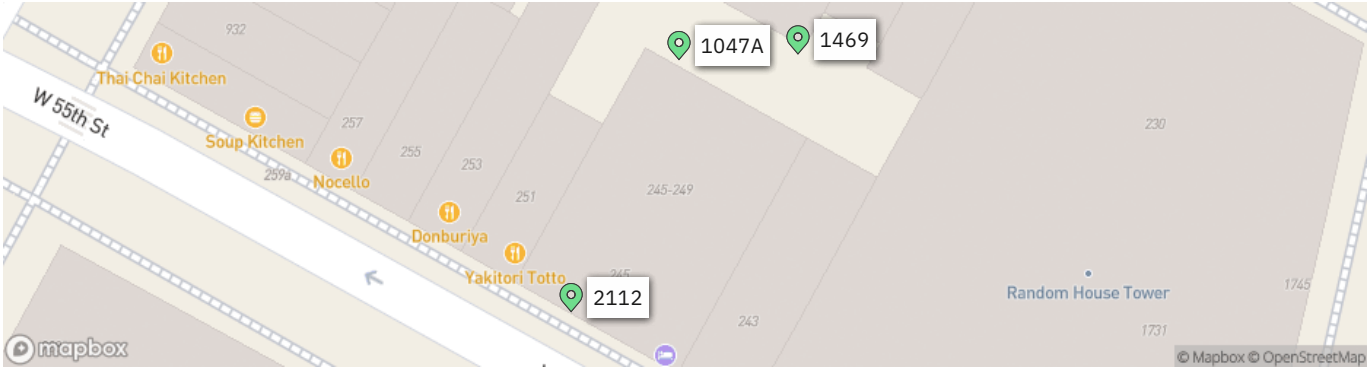
**Photo 2:** Drilling activities on SOE #49

Site:	EL Project No.	Page No.	
245 West 55 <sup>th</sup> Street Manhattan, NY	23-0001	2 of 2	

	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	12/29/2025 06:00
		To:	12/29/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

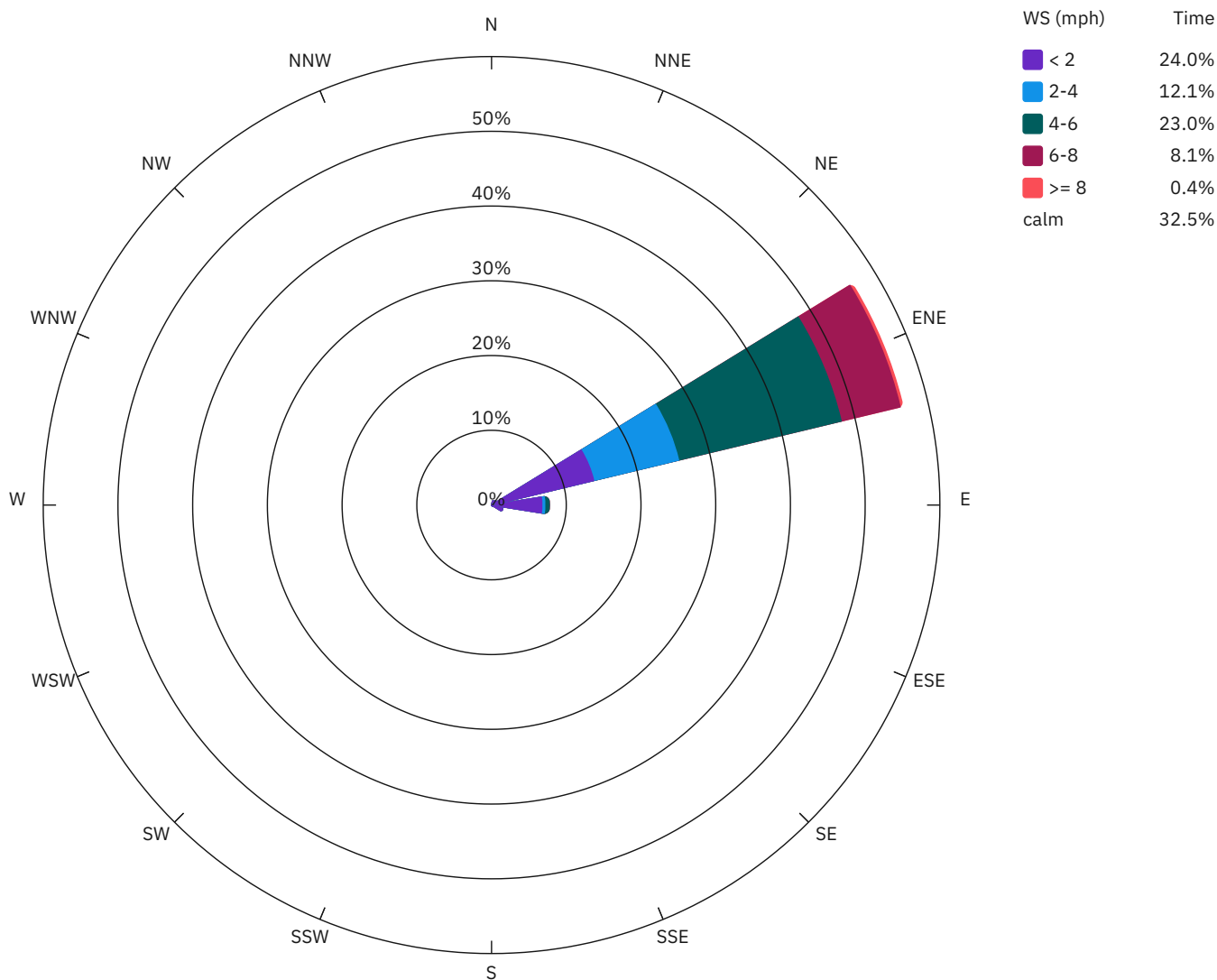
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
12/29/2025	41.7 - 51.4	63.2 - 99.5	29.2 - 29.4	0.2 - 9.3	ENE

Daily Monitoring Summary	PM10 ( $\mu\text{g}/\text{m}^3$ )	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 12/29/2025	0.0	07:30	0.0000	07:00
Max Contribution (15 min avg.) - 12/29/2025	18.8	10:30	0.0260	12:00
Daily Avg. Contribution (15 min avg.) - 12/29/2025	6.0	-	0.0061	-

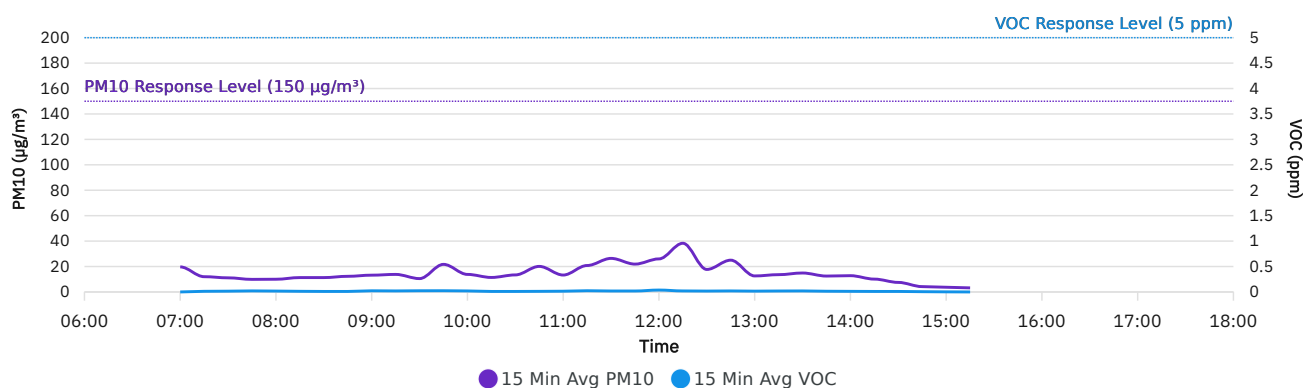




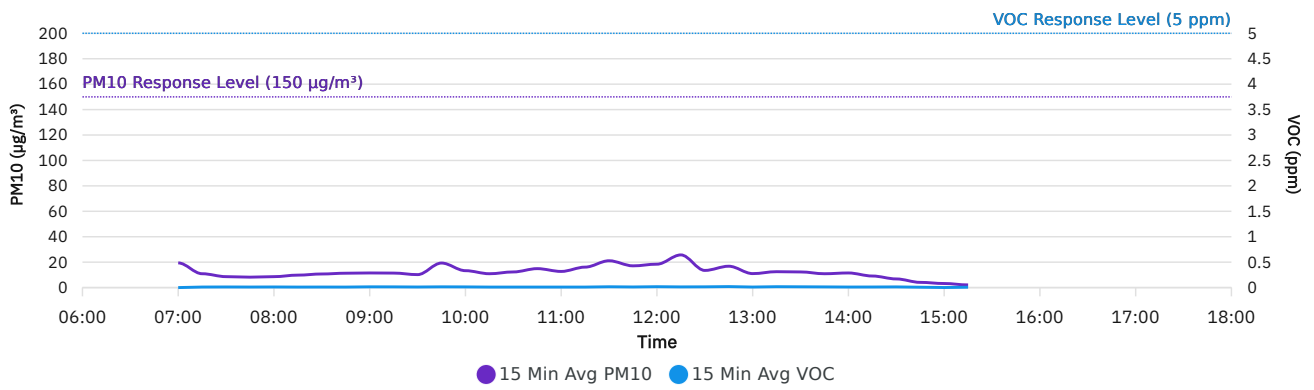
Wind rose (mph)



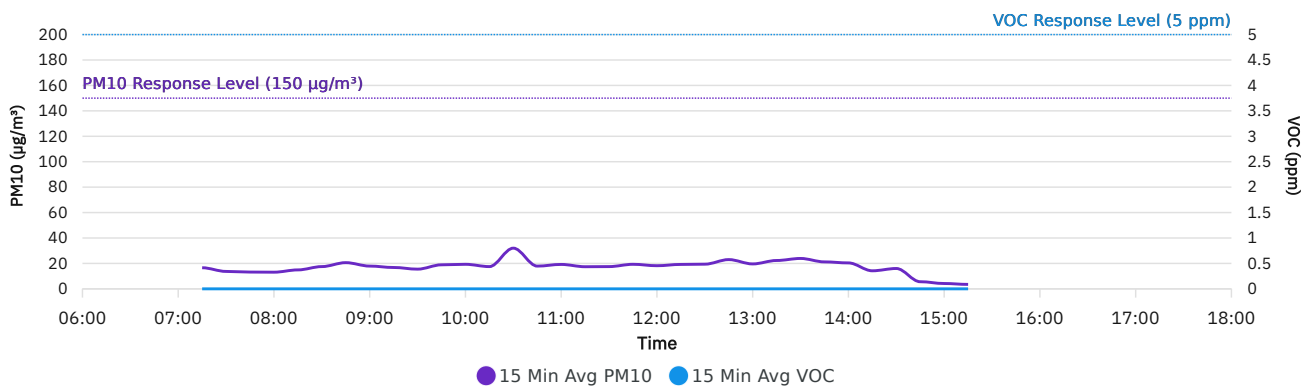
1047A



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
12/29/2025 07:00	17.8	19.7	1.9	0.0000	0.0000	0.0000	1.8	ENE
12/29/2025 07:15	12.5	15.1	2.5	0.0080	0.0133	0.0053	0.9	ENE
12/29/2025 07:30	12.7	12.2	0.0	0.0020	0.0167	0.0147	0.2	SSE
12/29/2025 07:45	13.2	9.9	0.0	0.0000	0.0207	0.0207	0.3	SSW
12/29/2025 08:00	10.7	11.5	0.9	0.0073	0.0173	0.0100	0.4	E
12/29/2025 08:15	10.7	14.3	3.6	0.0080	0.0127	0.0047	1.0	E
12/29/2025 08:30	10.7	17.5	6.8	0.0107	0.0100	0.0000	1.7	ENE
12/29/2025 08:45	11.3	20.6	9.3	0.0100	0.0100	0.0000	1.9	ENE
12/29/2025 09:00	11.5	17.9	6.4	0.0147	0.0227	0.0080	2.2	ENE
12/29/2025 09:15	11.4	17.8	6.4	0.0140	0.0200	0.0060	2.0	ENE
12/29/2025 09:30	11.7	14.1	2.4	0.0100	0.0220	0.0120	0.5	E
12/29/2025 09:45	18.7	22.3	3.6	0.0093	0.0240	0.0147	0.3	E
12/29/2025 10:00	15.6	17.2	1.6	0.0087	0.0200	0.0113	0.4	ENE
12/29/2025 10:15	11.9	16.6	4.6	0.0093	0.0100	0.0007	2.1	ENE
12/29/2025 10:30	12.8	31.6	18.8	0.0093	0.0100	0.0007	1.3	E
12/29/2025 10:45	14.8	21.0	6.2	0.0067	0.0120	0.0053	0.6	E
12/29/2025 11:00	13.2	18.9	5.7	0.0087	0.0147	0.0060	1.4	E
12/29/2025 11:15	17.0	22.0	5.0	0.0067	0.0240	0.0173	0.6	E
12/29/2025 11:30	20.2	26.4	6.2	0.0113	0.0187	0.0073	0.7	E
12/29/2025 11:45	17.1	23.6	6.5	0.0120	0.0187	0.0067	1.2	E
12/29/2025 12:00	20.5	25.6	5.1	0.0107	0.0367	0.0260	0.5	E
12/29/2025 12:15	24.7	38.3	13.6	0.0113	0.0200	0.0087	1.0	ENE
12/29/2025 12:30	14.1	21.9	7.8	0.0120	0.0173	0.0053	3.0	ENE
12/29/2025 12:45	16.8	26.3	9.5	0.0193	0.0200	0.0007	2.1	ENE
12/29/2025 13:00	11.0	19.6	8.6	0.0107	0.0160	0.0053	5.3	ENE
12/29/2025 13:15	12.5	22.3	9.8	0.0173	0.0187	0.0013	5.8	ENE
12/29/2025 13:30	12.3	23.9	11.5	0.0153	0.0200	0.0047	5.8	ENE
12/29/2025 13:45	10.9	21.2	10.3	0.0133	0.0140	0.0007	5.7	ENE
12/29/2025 14:00	11.5	20.7	9.2	0.0107	0.0120	0.0013	6.0	ENE
12/29/2025 14:15	9.1	14.2	5.1	0.0113	0.0100	0.0000	5.4	ENE
12/29/2025 14:30	6.8	16.0	9.2	0.0133	0.0100	0.0000	5.0	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
12/29/2025 14:45	4.1	5.7	1.6	0.0073	0.0053	0.0000	5.6	ENE
12/29/2025 15:00	3.2	4.9	1.7	0.0013	0.0020	0.0007	5.0	ENE
12/29/2025 15:15	2.1	3.7	1.6	0.0073	0.0000	0.0000	5.3	ENE

**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
12/29/2025 07:00	19.7	0.0000	19.4	0.0000			ENE	1.8
12/29/2025 07:15	12.0	0.0127	10.9	0.0107	16.6	0.0000	ENE	0.9
12/29/2025 07:30	11.1	0.0153	8.6	0.0120	13.7	0.0000	SSE	0.2
12/29/2025 07:45	9.9	0.0207	8.2	0.0107	13.2	0.0000	SSW	0.3
12/29/2025 08:00	10.0	0.0173	8.6	0.0120	13.1	0.0000	E	0.4
12/29/2025 08:15	11.3	0.0127	9.8	0.0100	14.9	0.0000	E	1.0
12/29/2025 08:30	11.3	0.0100	10.7	0.0107	17.5	0.0000	ENE	1.7
12/29/2025 08:45	12.3	0.0100	11.3	0.0100	20.6	0.0000	ENE	1.9
12/29/2025 09:00	13.2	0.0227	11.5	0.0147	17.9	0.0000	ENE	2.2
12/29/2025 09:15	13.8	0.0200	11.4	0.0140	16.8	0.0000	ENE	2.0
12/29/2025 09:30	10.5	0.0233	10.2	0.0113	15.5	0.0000	E	0.5
12/29/2025 09:45	21.7	0.0240	19.3	0.0147	18.9	0.0000	E	0.3
12/29/2025 10:00	13.8	0.0200	13.3	0.0133	19.3	0.0000	ENE	0.4
12/29/2025 10:15	11.4	0.0100	10.9	0.0100	17.5	0.0000	ENE	2.1
12/29/2025 10:30	13.4	0.0100	12.3	0.0100	32.0	0.0000	E	1.3
12/29/2025 10:45	20.1	0.0120	14.9	0.0100	17.9	0.0000	E	0.6
12/29/2025 11:00	13.3	0.0147	12.7	0.0100	19.2	0.0000	E	1.4
12/29/2025 11:15	20.8	0.0240	16.1	0.0100	17.4	0.0000	E	0.6
12/29/2025 11:30	26.4	0.0187	21.1	0.0160	17.5	0.0000	E	0.7
12/29/2025 11:45	21.9	0.0187	17.1	0.0120	19.3	0.0000	E	1.2
12/29/2025 12:00	26.0	0.0373	18.4	0.0173	18.2	0.0000	E	0.5
12/29/2025 12:15	38.3	0.0200	25.7	0.0133	19.2	0.0000	ENE	1.0
12/29/2025 12:30	17.7	0.0173	13.5	0.0147	19.4	0.0000	ENE	3.0
12/29/2025 12:45	25.0	0.0200	16.8	0.0193	23.0	0.0000	ENE	2.1
12/29/2025 13:00	12.6	0.0160	11.0	0.0107	19.6	0.0000	ENE	5.3
12/29/2025 13:15	13.6	0.0187	12.5	0.0173	22.3	0.0000	ENE	5.8
12/29/2025 13:30	14.9	0.0200	12.3	0.0153	23.9	0.0000	ENE	5.8
12/29/2025 13:45	12.5	0.0140	10.9	0.0133	21.2	0.0000	ENE	5.7
12/29/2025 14:00	12.8	0.0120	11.5	0.0107	20.4	0.0000	ENE	6.0
12/29/2025 14:15	10.1	0.0100	9.1	0.0113	14.2	0.0000	ENE	5.4

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
12/29/2025 14:30	7.5	0.0100	6.8	0.0133	16.0	0.0000	ENE	5.0
12/29/2025 14:45	4.2	0.0053	4.1	0.0073	5.6	0.0000	ENE	5.6
12/29/2025 15:00	3.7	0.0020	3.2	0.0013	4.2	0.0000	ENE	5.0
12/29/2025 15:15	3.2	0.0000	2.1	0.0073	3.5	0.0000	ENE	5.3



**Daily Progress Report #144**  
**Change of Use Approval – Pile Installation Activities**  
**December 30, 2025**

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

**1.0 Introduction**

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12<sup>th</sup> 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 55<sup>th</sup> Street and additional mixed-use commercial/residential properties.

The Site was formerly owned and utilized by DuArt Media Services/DuArt Film Labs (DuArt) for cinematographic film cleaning and film processing from approximately 1922 through 2011. Film production including voiceover work, audio recording, and film editing continued to take place at the Site until 2021.

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 acceptance of the Change of Use application to proceed with these activities.

On September 3, 2025, a Change of Use application was submitted to NYDSEC for the installation of support of excavation (SOE) caissons in two specific areas of the Site – the new elevator area and the new injection pit. NYSDEC sent acceptance for installation of eight (8) of the twenty (20) proposed caissons (those in the northern portion of the elevator area) via email on September 22, 2025.

On November 24, 2025 (revised December 10, 2025) a Change of Use application was submitted to NYDSEC for the installation of the following foundation elements:

1. Drilling of the remaining Support of Excavation (SOE) piles;
2. Excavation and pouring of six (6) additional concrete pile caps;
3. Excavation and installation of the concrete elevator pit walls and mat foundation;
4. Backfilling of the previous freight elevator area (haunch mat area) to bring to area to current grade; and
5. Installation of gravel bed and vapor barrier for future SSDS beneath the proposed foundation elements.

On December 12, 2025, NYSDEC sent acceptance of the Change of Use application to proceed with these activities.

Construction activities covered by the change of use applications 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 and excavation 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 applications, 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 construction and CAMP activities that occurred on December 30, 2025.

## **2.0 Update of Progress Made During the Reporting Day**

Drilling operations for the final SOE piles were completed on December 29, 2025. Site cleanup activities took place on December 30, 2025, in preparation for grouting of the SOE piles scheduled for Monday, January 5. Cleanup efforts included placement of remaining drill cuttings from the trenches into washout bags and demobilization of equipment from the site. Water collected from drilling activities is currently stored in a sealed tank onsite and is anticipated to be removed by vacuum truck next week.

## **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) ( $150 \text{ ug/m}^3$ ).

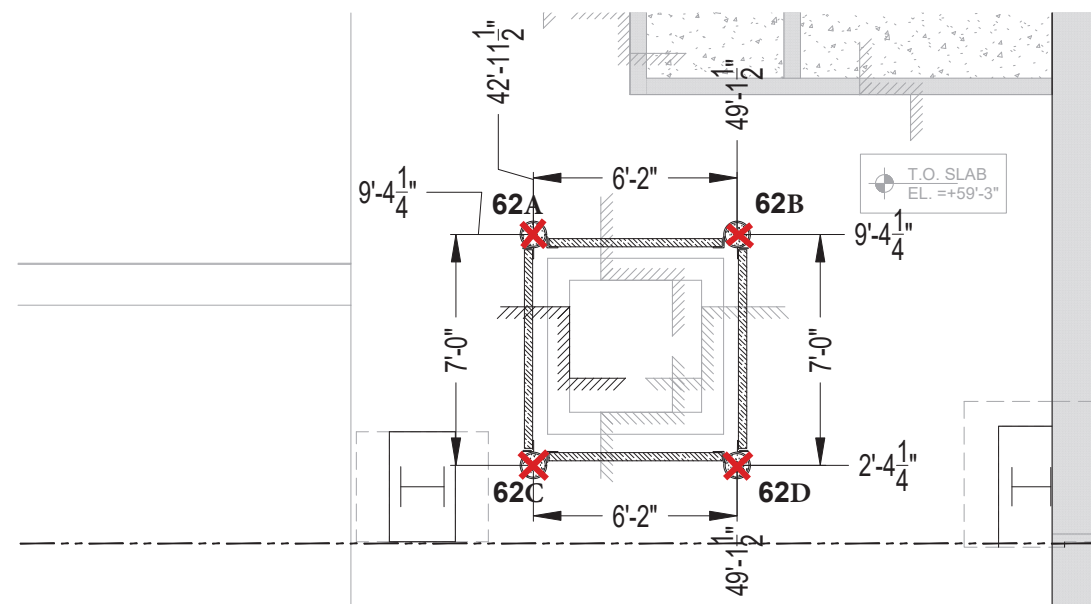
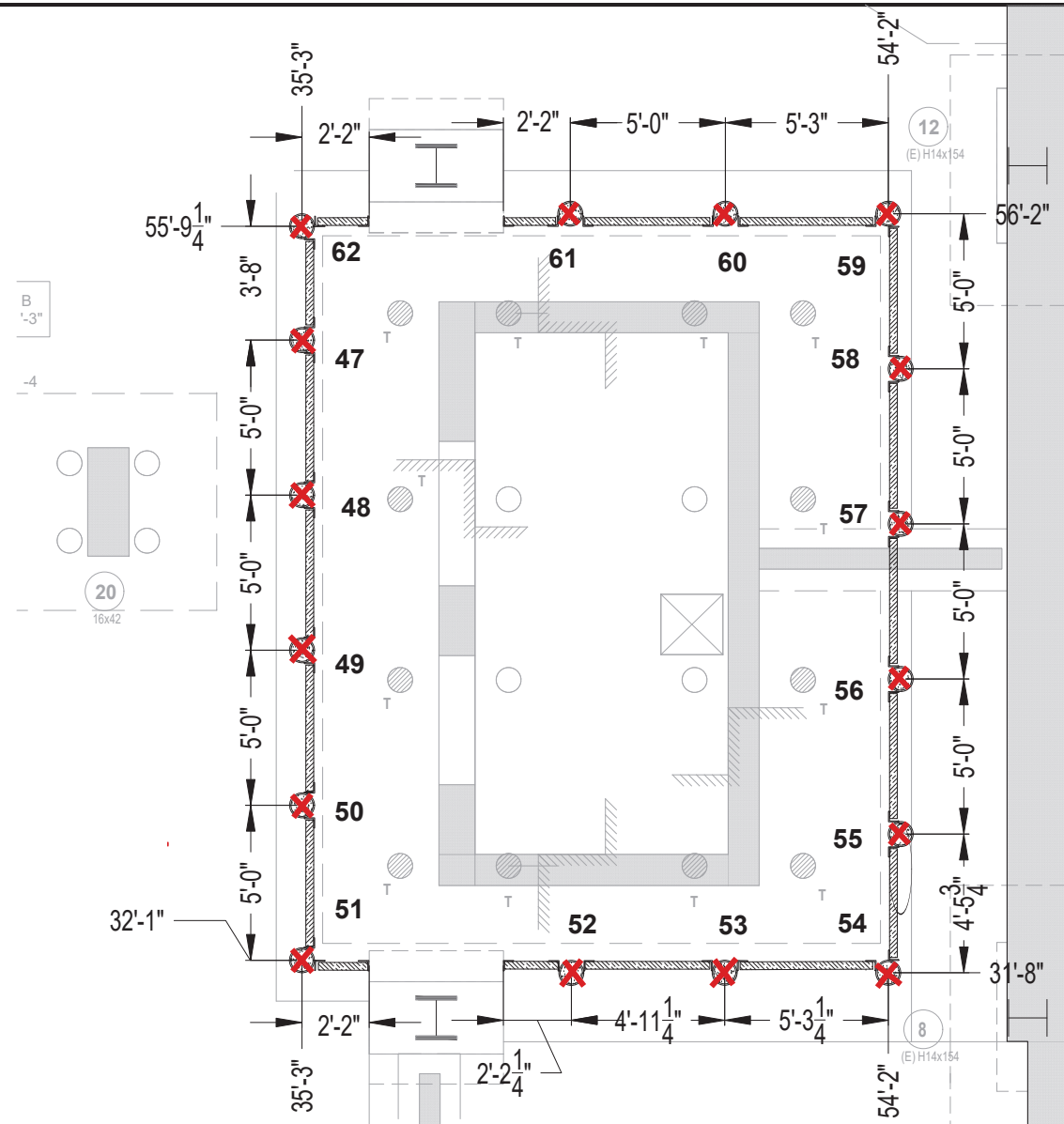
### **6.0 Summary of Issues or Concerns**

None.

### **7.0 Public Interactions/Interest**

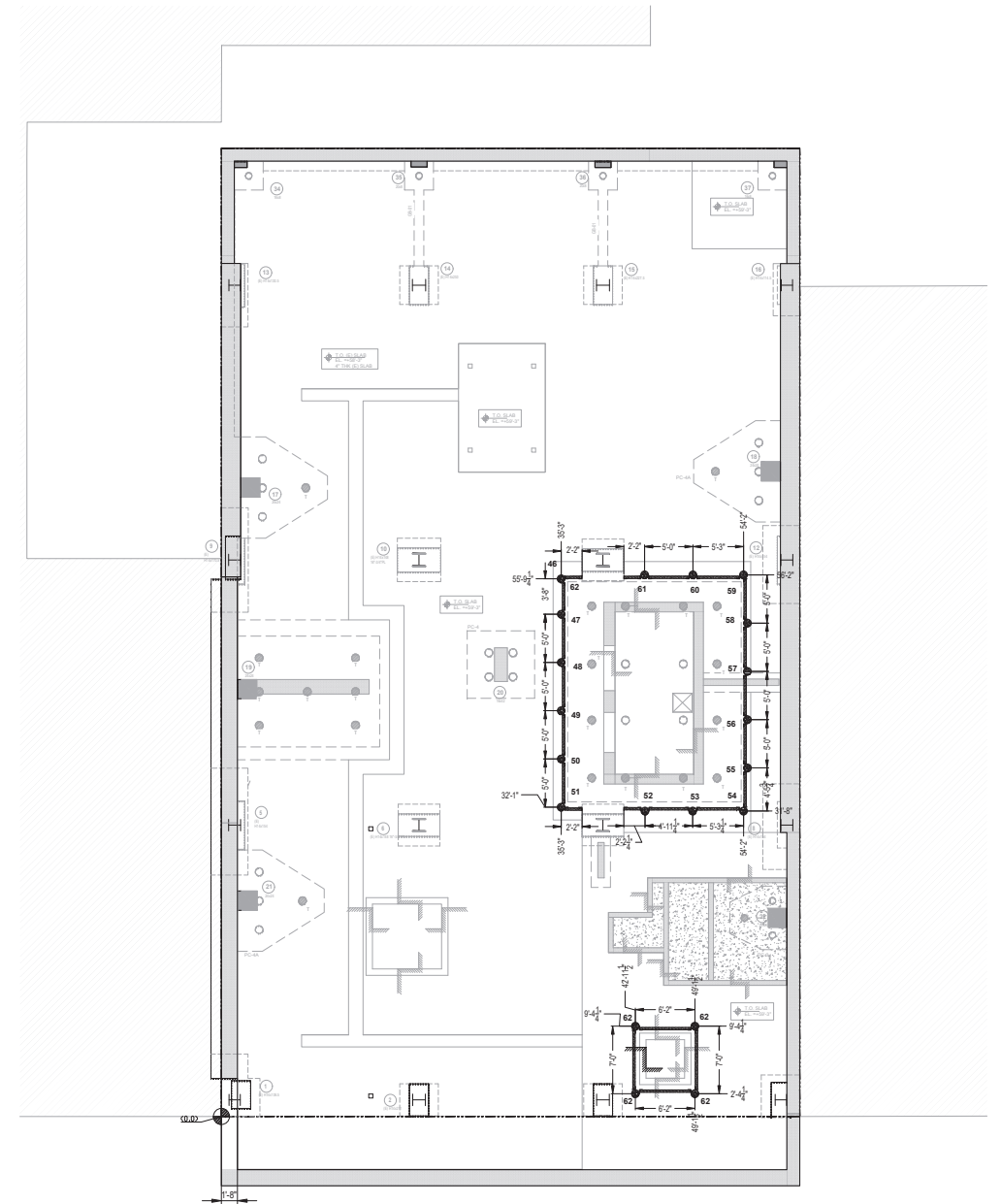
None.





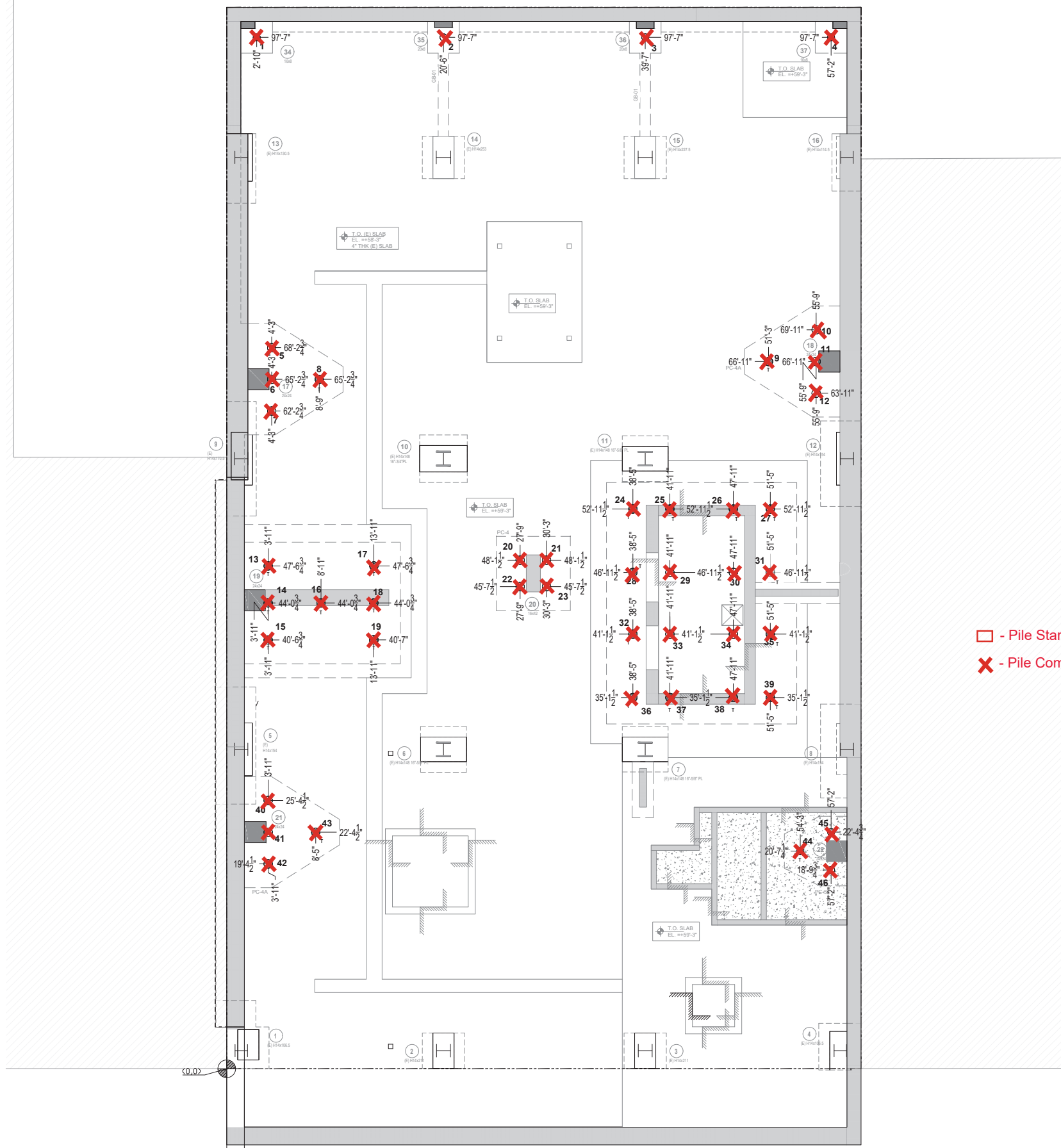
# SOE PILE COORDINATION

SCALE:  $\frac{3}{8}'' = 1'-0''$



SOE PILES KEY PLAN

REV: 02	04/29/2025	AS PER UPDATED COY PAA
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 4/30/25	BY: JS	CHECKED BY: JS
VOLK		
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. SC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	SOE COORDINATION SHOP DRAWING SOE PILES	PROJECT NO. J0542



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: 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 – December 30, 2025



**Photo 1:** Drill cuttings being loaded into washout bags for disposal


Site:	EL Project No.	Page No.	
245 West 55 <sup>th</sup> Street Manhattan, NY	23-0001	1 of 2	




## Attachment - Photograph Log – December 30, 2025



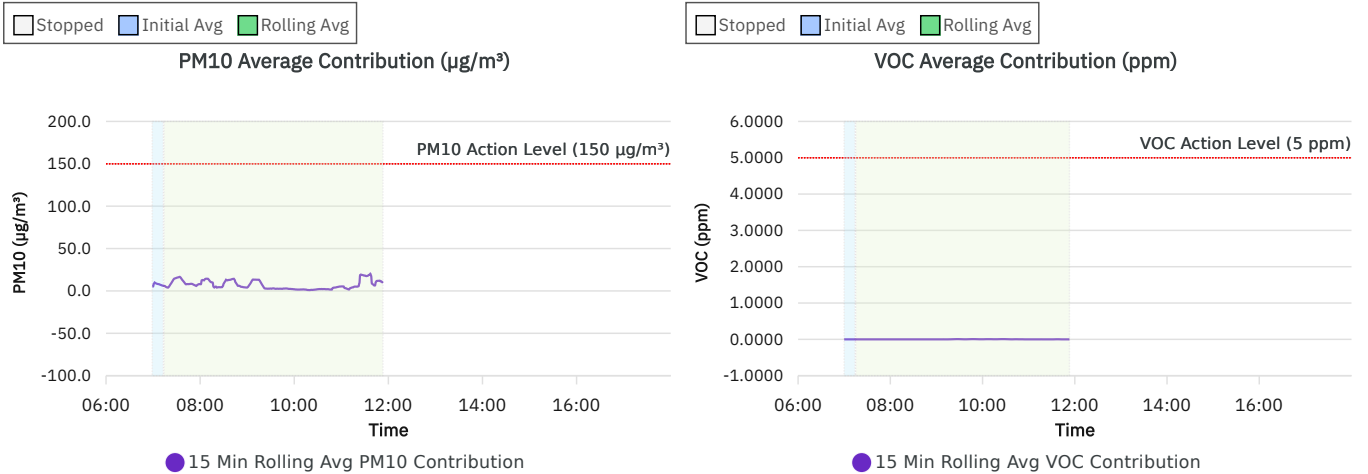
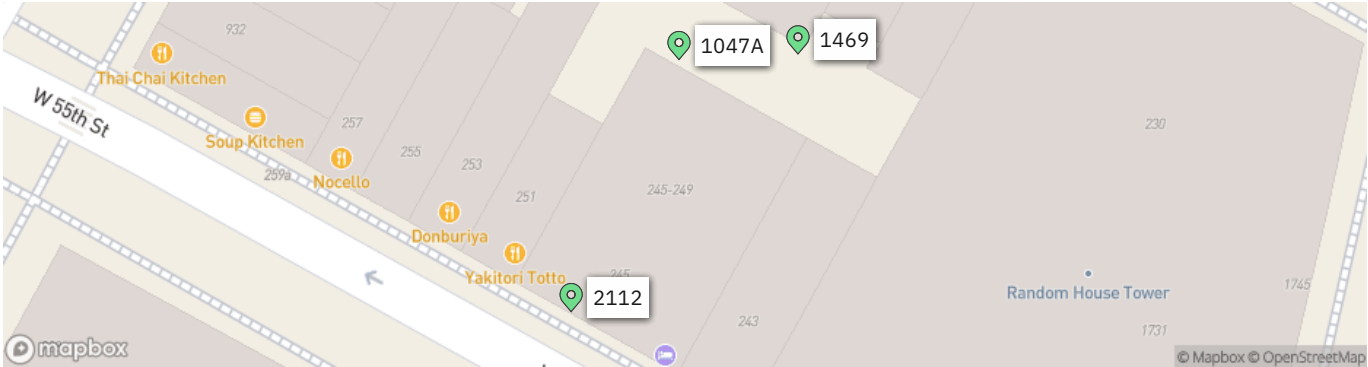
**Photo 2:** Washout bags with drill cuttings for disposal

Site:	EL Project No.	Page No.	
245 West 55 <sup>th</sup> Street Manhattan, NY	23-0001	2 of 2	

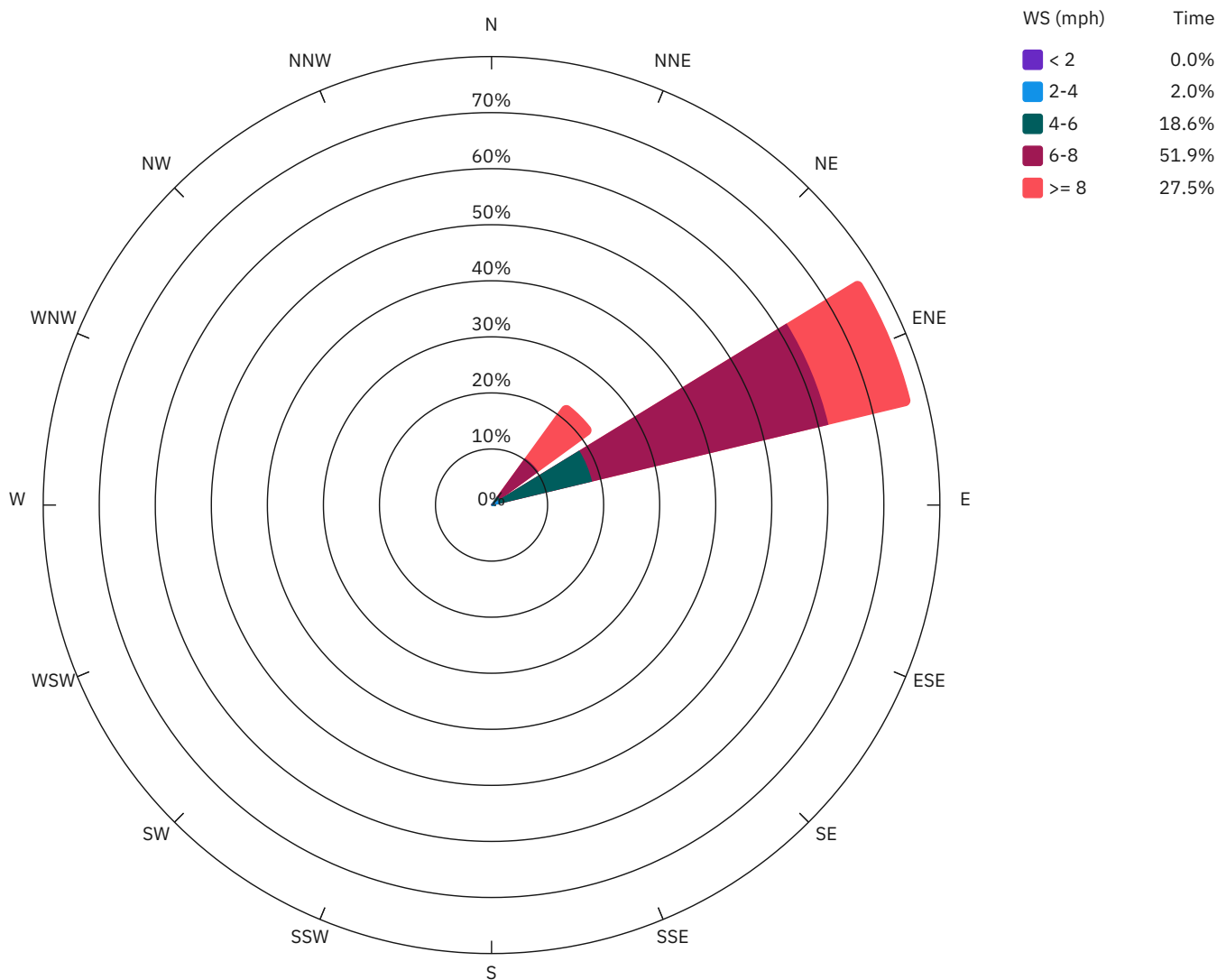
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	12/30/2025 06:00
		To:	12/30/2025 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
12/30/2025	32.2 - 36.3	34.7 - 51.4	29.6 - 29.6	3.7 - 14.2	ENE

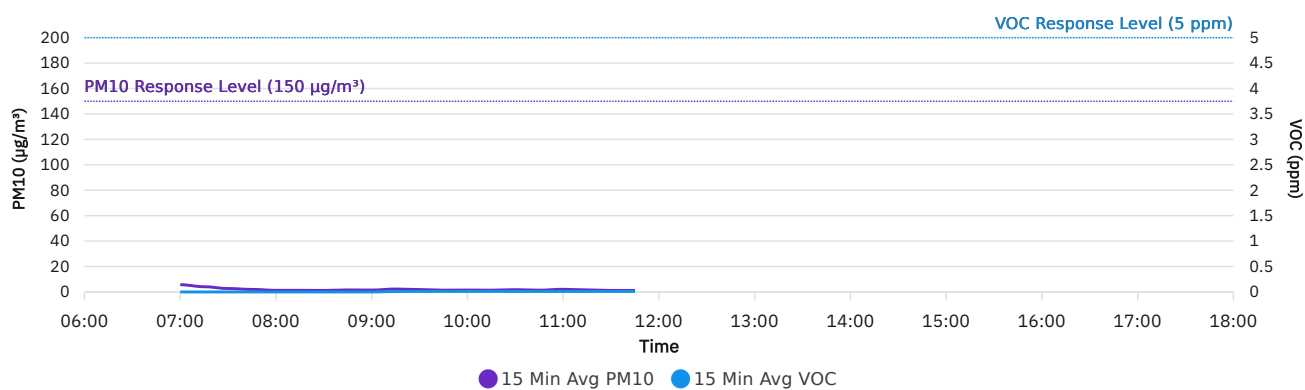
Daily Monitoring Summary	PM10 ( $\mu\text{g}/\text{m}^3$ )	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 12/30/2025	1.6	10:15	0.0000	07:00
Max Contribution (15 min avg.) - 12/30/2025	18.2	11:30	0.0060	09:30
Daily Avg. Contribution (15 min avg.) - 12/30/2025	7.0	-	0.0014	-



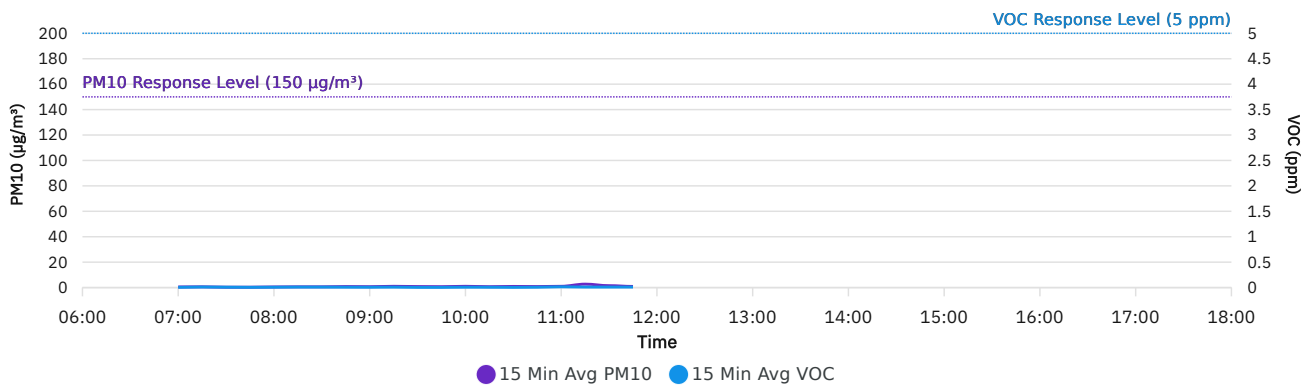
Wind rose (mph)



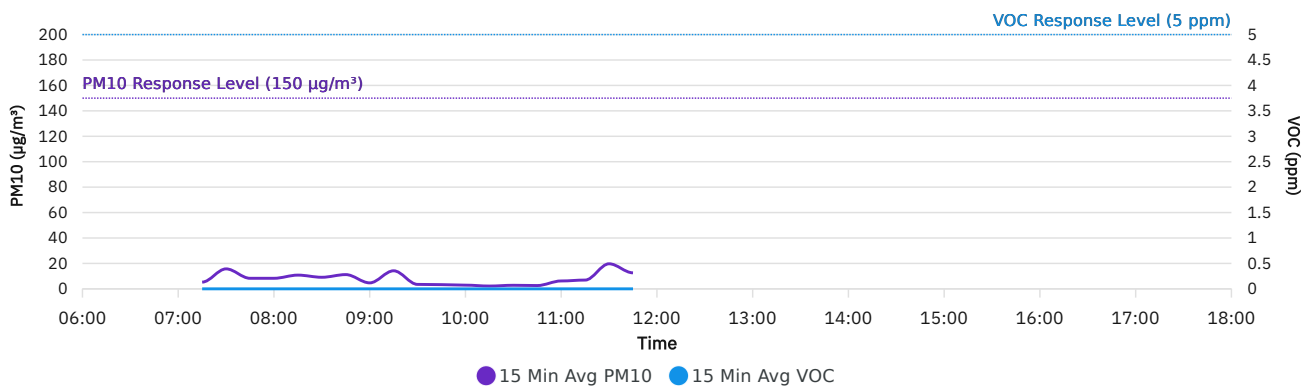
1047A



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
12/30/2025 07:00	0.5	5.7	5.3	0.0100	0.0000	0.0000	5.7	ENE
12/30/2025 07:15	0.6	6.4	5.8	0.0113	0.0000	0.0000	5.5	ENE
12/30/2025 07:30	0.3	15.8	15.5	0.0080	0.0000	0.0000	6.6	ENE
12/30/2025 07:45	0.3	8.3	8.0	0.0053	0.0000	0.0000	8.3	ENE
12/30/2025 08:00	0.5	8.4	7.9	0.0073	0.0000	0.0000	6.8	ENE
12/30/2025 08:15	0.6	10.8	10.2	0.0100	0.0000	0.0000	7.0	ENE
12/30/2025 08:30	0.6	9.1	8.5	0.0100	0.0000	0.0000	6.7	ENE
12/30/2025 08:45	0.8	11.2	10.4	0.0073	0.0000	0.0000	7.5	ENE
12/30/2025 09:00	0.7	4.7	4.0	0.0067	0.0000	0.0000	6.7	ENE
12/30/2025 09:15	1.0	14.2	13.2	0.0087	0.0087	0.0000	6.6	ENE
12/30/2025 09:30	0.8	3.6	2.8	0.0040	0.0100	0.0060	7.4	ENE
12/30/2025 09:45	0.7	3.3	2.5	0.0040	0.0100	0.0060	7.6	ENE
12/30/2025 10:00	1.0	3.0	2.0	0.0073	0.0100	0.0027	7.1	ENE
12/30/2025 10:15	0.7	2.2	1.6	0.0067	0.0100	0.0033	7.2	ENE
12/30/2025 10:30	0.9	2.9	2.0	0.0040	0.0100	0.0060	8.6	ENE
12/30/2025 10:45	0.8	2.6	1.7	0.0067	0.0100	0.0033	7.8	ENE
12/30/2025 11:00	1.0	6.3	5.3	0.0153	0.0100	0.0000	7.5	ENE
12/30/2025 11:15	2.7	6.9	4.2	0.0100	0.0100	0.0000	7.8	NE
12/30/2025 11:30	1.5	19.7	18.2	0.0100	0.0100	0.0000	8.1	ENE
12/30/2025 11:45	0.9	12.6	11.7	0.0100	0.0100	0.0000	7.1	ENE

## 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
12/30/2025 07:00	5.7	0.0000	0.5	0.0050			ENE	5.7
12/30/2025 07:15	4.1	0.0000	0.6	0.0113	5.3	0.0000	ENE	5.5
12/30/2025 07:30	2.7	0.0000	0.3	0.0080	15.7	0.0000	ENE	6.6
12/30/2025 07:45	2.0	0.0000	0.3	0.0053	8.3	0.0000	ENE	8.3
12/30/2025 08:00	1.3	0.0000	0.5	0.0073	8.3	0.0000	ENE	6.8
12/30/2025 08:15	1.3	0.0000	0.6	0.0100	10.8	0.0000	ENE	7.0
12/30/2025 08:30	1.2	0.0000	0.6	0.0100	9.1	0.0000	ENE	6.7
12/30/2025 08:45	1.6	0.0000	0.8	0.0073	11.2	0.0000	ENE	7.5
12/30/2025 09:00	1.5	0.0000	0.7	0.0067	4.7	0.0000	ENE	6.7
12/30/2025 09:15	2.3	0.0087	1.0	0.0087	14.2	0.0000	ENE	6.6
12/30/2025 09:30	1.9	0.0100	0.8	0.0040	3.5	0.0000	ENE	7.4
12/30/2025 09:45	1.4	0.0100	0.7	0.0040	3.3	0.0000	ENE	7.6
12/30/2025 10:00	1.5	0.0100	1.0	0.0073	2.9	0.0000	ENE	7.1
12/30/2025 10:15	1.4	0.0100	0.7	0.0067	2.2	0.0000	ENE	7.2
12/30/2025 10:30	1.8	0.0100	0.9	0.0040	2.8	0.0000	ENE	8.6
12/30/2025 10:45	1.4	0.0100	0.8	0.0067	2.6	0.0000	ENE	7.8
12/30/2025 11:00	2.1	0.0100	1.0	0.0153	6.2	0.0000	ENE	7.5
12/30/2025 11:15	1.6	0.0100	2.7	0.0100	6.9	0.0000	NE	7.8
12/30/2025 11:30	1.2	0.0100	1.5	0.0100	19.7	0.0000	ENE	8.1
12/30/2025 11:45	1.2	0.0100	0.9	0.0100	12.6	0.0000	ENE	7.1