

Monthly Progress Report No. 19
January 2026
Reporting Period: December 1 – December 31, 2025

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

1.0 Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Environmental Logic (EL) prepared this monthly progress report on behalf of 245 WEST 55TH ST LLC, to summarize the work performed at 245 West 55th Street, Manhattan, New York (the Site) through December 31, 2025.

The BCA was executed on February 24, 2024. The New York State Department of Environmental Conservation (NYSDEC) approved the Remedial Investigation Work Plan (RIWP) in a letter dated October 11, 2024. NYSDEC previously accepted two Change of Use notifications related to construction activities on March 6, 2025, and June 26, 2025, respectively. NYSDEC issued a partial acceptance of a Change of Use notification related to construction activities on September 22, 2025.

As noted below for this monthly reporting period, NYSDEC also accepted a Change of Use notification related to construction activities for foundation elements on December 12, 2025. This progress report includes a summary of activities conducted in accordance with the RIWP approval and Change of Use acceptances.

The Site is located in a C6-4/C6-6 Commercial District in Manhattan, approximately 1,000 feet southwest of Central Park. The Site is bordered to the north, east, and west by mixed-use commercial/residential properties, and is bordered to the south by West 55th Street and additional mixed-use commercial/residential properties. A Site Location Map is included as **Figure 1**.

The Site was formerly owned and utilized by DuArt Media Services/DuArt Film Labs (DuArt) for cinematographic film cleaning and film processing from approximately 1922 through 2011. Film production including voiceover work, audio recording, and film editing continued to take place at the Site until 2021. A site plan is provided as **Figure 2**.

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story

and bulkhead, construction of an additional six stories to the 11 stories and altering the building for future residential use.

2.0 Activities Relative to the Site during the Reporting Period

Pile Installation and Foundation Elements

On September 22, 2025, NYSDEC issued partial acceptance of a Change of Use notification for installation of Support of Excavation (SOE) steel pipe caissons. Specifically, the acceptance letter allowed for the installation of eight (8) northernmost SOE piles surrounding the elevator pit area, including SOE Pile numbers 47, 48, 57, 58, 59, 60, 61, and 62. All the SOE piles approved at the time were installed during the October 2025 reporting period.

On December 12, 2025, NYSDEC approved a Change of Use notification for the completion of additional foundation elements related to construction activities. This included:

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 19, 2025, drilling operations commenced on the remaining SOE piles. To date, all twelve (12) of the remaining piles have been completed. This includes the following: SOE Pile Nos. 62A, 62B, 62C, 62D, 49, 50, 51, 52, 53, 54, 55, 56. The attached **Figure 3** shows the structural plan with the completed SOE pile progress through the current December 2025 reporting period.

Site cleanup activities took place on December 30, 2025. Cleanup efforts included placement of remaining drill cuttings into washout bags for eventual disposal and demobilization of equipment from the Site.

CAMP Oversight

As requested by NYSDEC, a Community Air Monitoring Program (CAMP) is being implemented during the Change of Use activities as described above. Procedures are being conducted in accordance with the CAMP previously approved by NYSDEC as part of the Remedial Investigation Work Plan (RIWP). There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m³) associated with the Change of Use pile installation activities during this monthly reporting period.



Water Handling

As noted in the Change of Use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or groundwater, the drilling water is being managed and containerized for off-site disposal. Stored water will be removed via vacuum tank truck for disposal at Clean Water of New York in Staten Island. During the December 2025 reporting period, no water was removed from the site for disposal.

Soil/Debris Management

The pile drilling and pile cap excavation activities generate soil/bedrock drill cuttings for off-site disposal. All drill cuttings were stockpiled on and covered with plastic sheeting and/or placed in plastic washout bags. Washout bags were also covered with plastic sheeting when no active drilling or soil disposal activities were taking place to keep soil and any associated moisture contained.

Daily reports have been submitted to document EL oversight of pile installation, water handling procedures, soil/debris management, and CAMP activities. Photo documentation of basement conditions was provided in the daily reports.

During the December 2025 reporting period, no off-site removal of soil or debris occurred.

Reporting

The following correspondence was submitted to NYSDEC during the December 2025 reporting period:

- Daily reports to NYSDEC documenting the oversight of construction activities and implementation of the NYSDEC-approved CAMP.
- On December 10, 2025, EL submitted a revised Change of Use notification for the completion of additional foundation elements.
- On December 12, 2025, NYSDEC issued acceptance of the December 2025 Change of Use notification for the additional foundation elements.

3.0 Activities Anticipated for the Next Reporting Period

Per the Change of Use notification accepted on December 12, 2025, additional foundation elements will continue to be installed during the next reporting period. Oversight and submittal of daily reports documenting these activities will continue.

4.0 Approved Activity Modifications (changes of work, scope and/or schedule)

None.



5.0 Results of Sampling, Testing and Other Relevant Data

The Remedial Investigation Report (RIR) was submitted May 16, 2025, and revised September 24, 2025, which contains all laboratory analytical results for soil and groundwater samples collected as part of the remedial investigation. These results were also summarized in the Fact Sheet published by NYSDEC for the Site on October 15, 2025.

6.0 Information Regarding Project Schedule and Completion

The Remedial Investigation portion of the project is complete. A Remedial Investigation Report (RIR) was submitted in May 2025 and revised in September 2025. A draft Remedial Action Work Plan was also submitted in May 2025 which proposed the selected remedial actions for on-site soil, groundwater, and soil vapor contaminants identified during the Remedial Investigation.

On October 15, 2025, NYSDEC published the Fact Sheet summarizing the Remedial Investigation Report (RIR) and recommending the development of a cleanup plan to address the contamination at the Site.

7.0 Unresolved Delays Encountered or Anticipated That May Affect the Future Schedule and Mitigation Efforts

None.

8.0 Citizen Participation Plan (CPP) Activities During this Reporting Period

None.

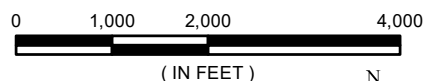
9.0 Activities Anticipated in Support of the CPP for the Next Reporting Period

None.



USGS The National Map
USGS 7.5 Minute Series Topographic Map of Central Park, New York

GRAPHIC SCALE



**Environmental
LOGIC**

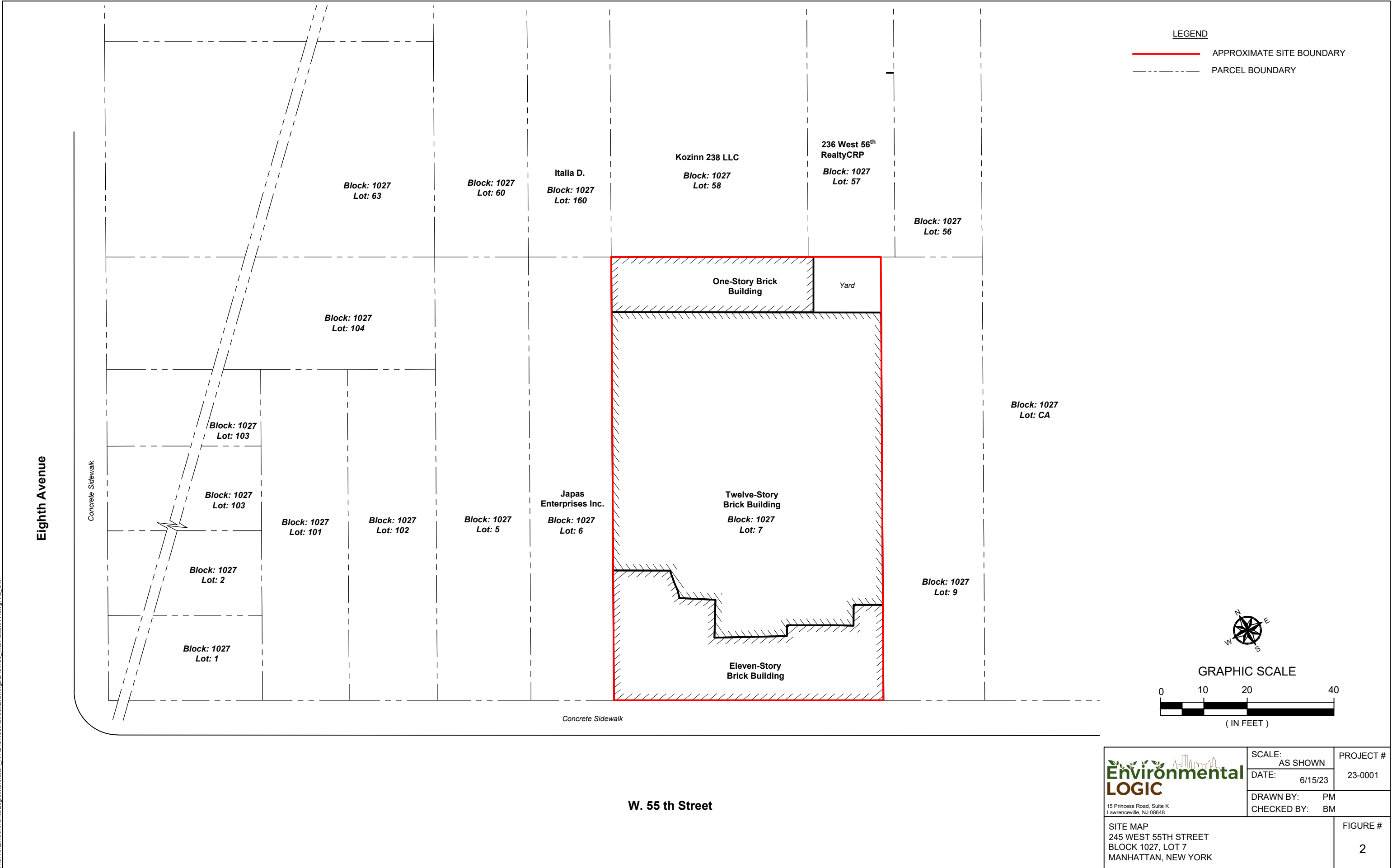
11 Princess Road Suite B,
Lawrenceville, NJ 08648

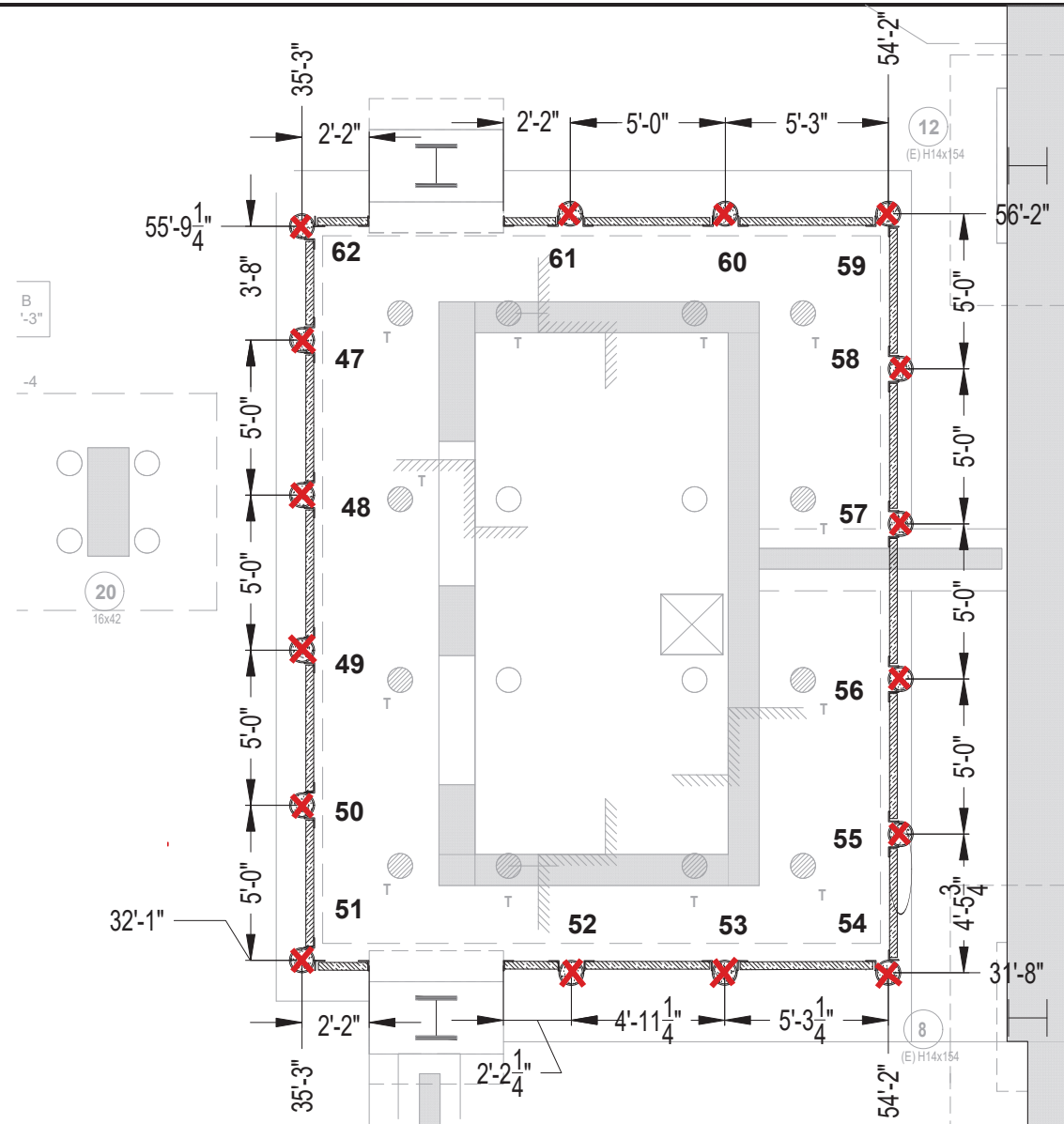
Scale:	AS SHOWN	PROJECT:	23-0001
Date:	6/14/23		
Drawn By:	PM		
Checked By:	BM		

SITE LOCATION ON USGS QUADRANGLE
245 WEST 55TH STREET
BLOCK 1027, LOT 7
MANHATTAN, NEW YORK

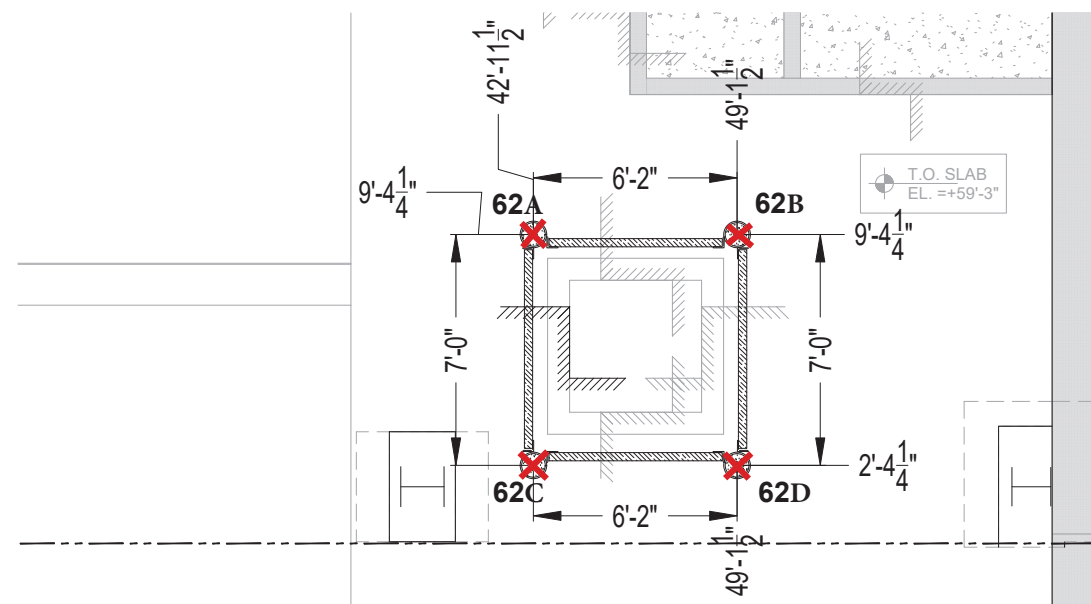
FIGURE #
1

File: X:\Environmental\logic\Manhattan_NY\245W55thStreet\Drawings\245W55_ManhattanNY.dwg; F2_SM



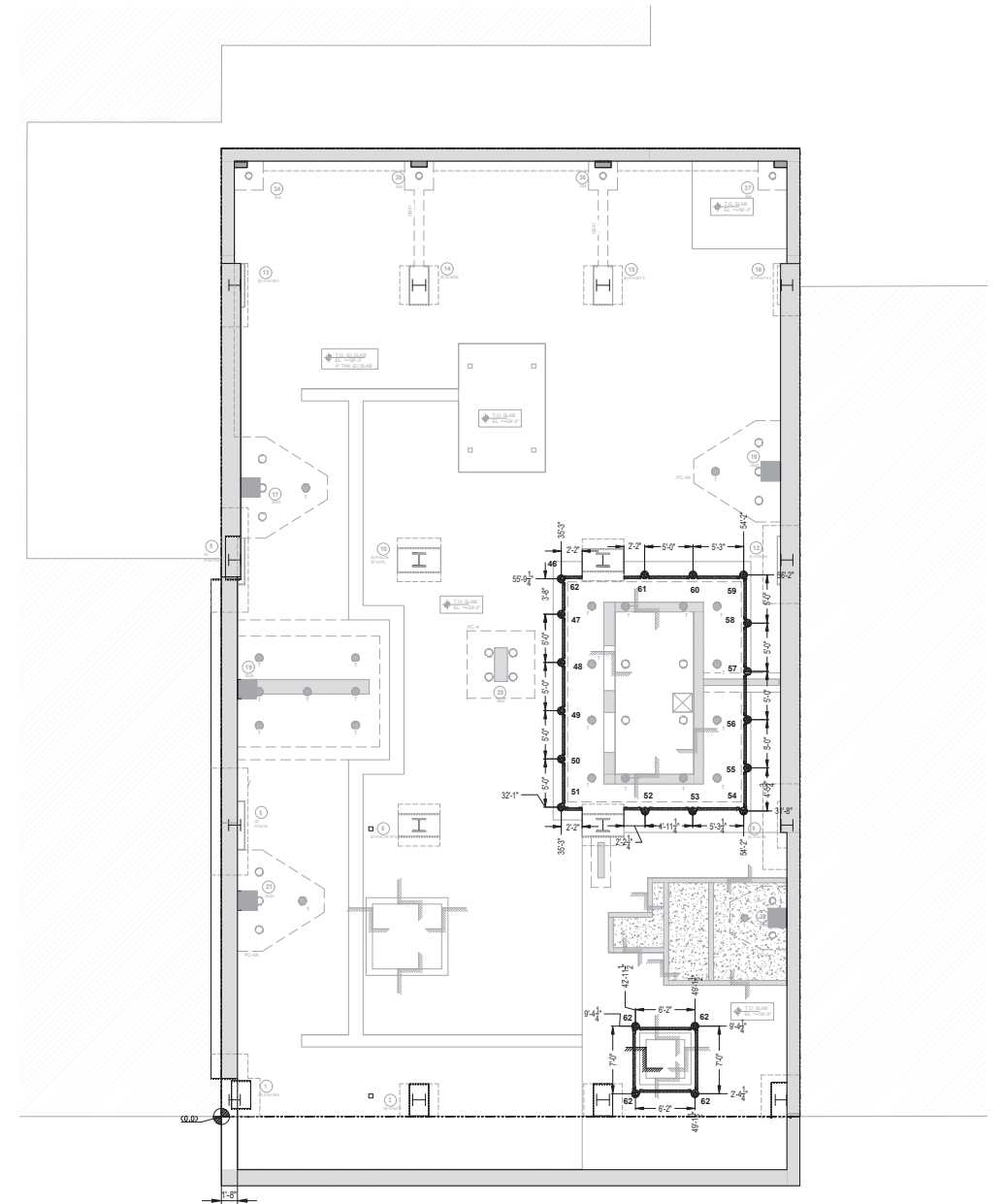


- - Pile Started
- ✕ - Pile Completed



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
VOLK		
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. 3
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	SOE COORDINATION SHOP DRAWING SOE PILES	PROJECT NO. J0542