
Daily Progress Report #163
Change of Use Approval – Pile Installation Activities
February 2, 2026

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

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional 9 stories above the remaining 11 stories and altering the building to residential use. The Site is part of New York’s Brownfield Cleanup Program as a Volunteer.

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

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

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent 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 February 2, 2026.

2.0 Update of Progress Made During the Reporting Day

Concrete was poured and completed for pile cap PC-4ASW. Concrete placement continued in the new elevator pit area (RO1A). Excavation activities continued at pile cap PC-4ANE.

Previously excavated soil, staged in the basement, was staged on an impervious surface and covered with plastic. Soil removal/disposal is anticipated to resume February 5, 2026.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

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

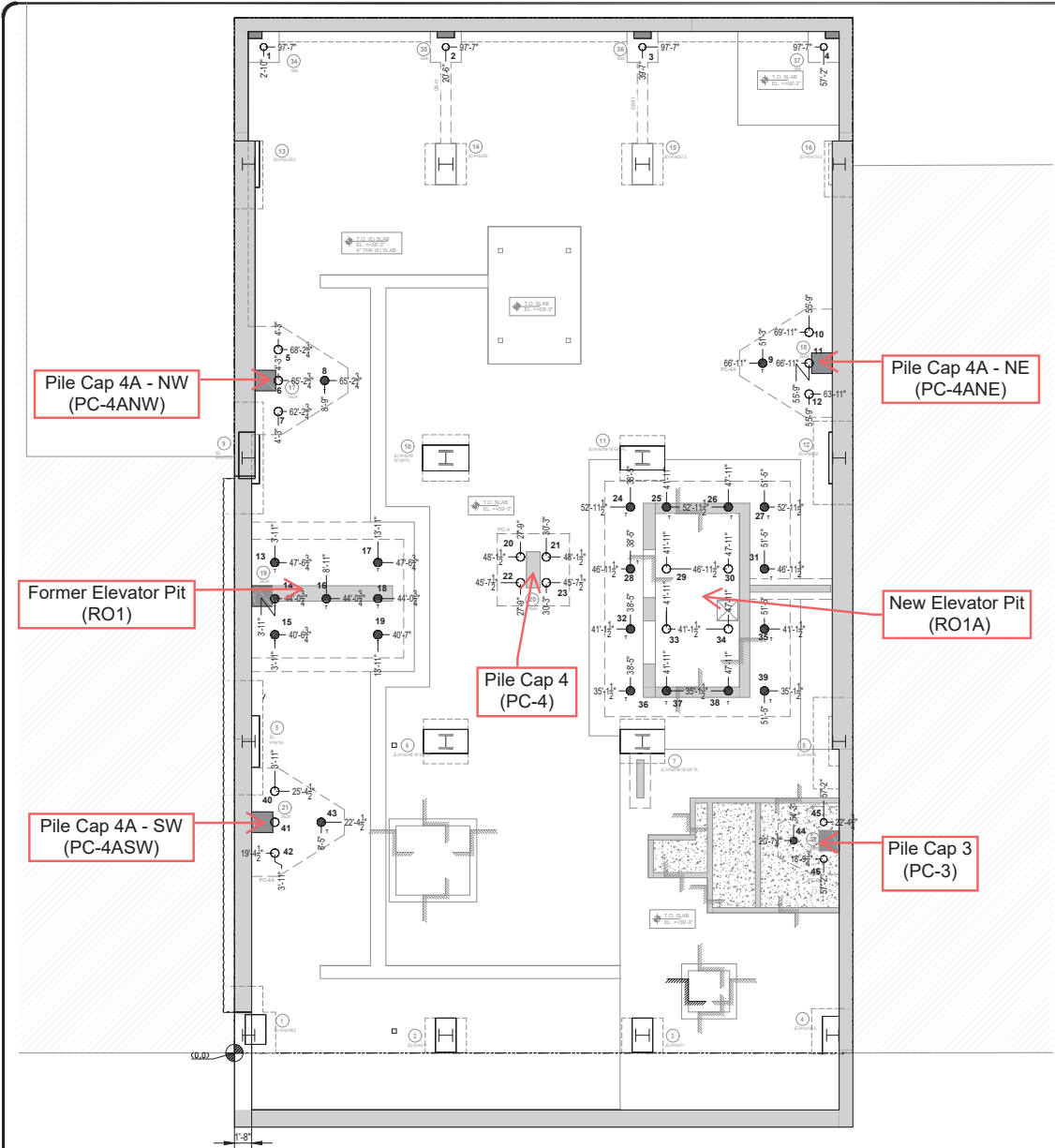
6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.





W 55TH STREET

STRUCTURAL PILE COORDINATION

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

NOTES:

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

LEGEND:

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

REV: 01	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS
VOLK		
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



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
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 - 150 TON TENSION
 - {COUNT=16}

XX'-XX"
YY'-YY"

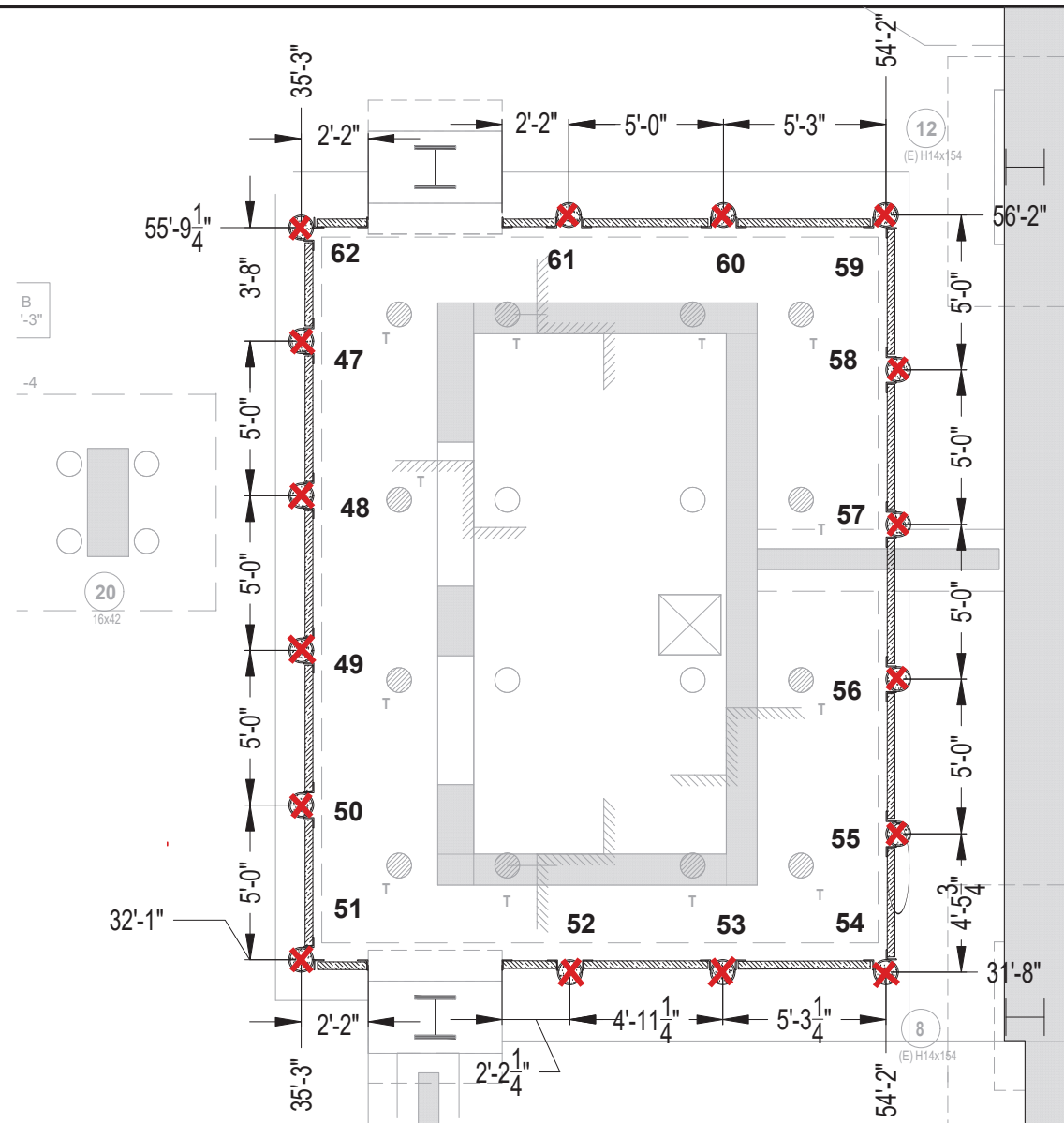
□ - Pile Started
 ✕ - Pile Completed

W 55TH STREET

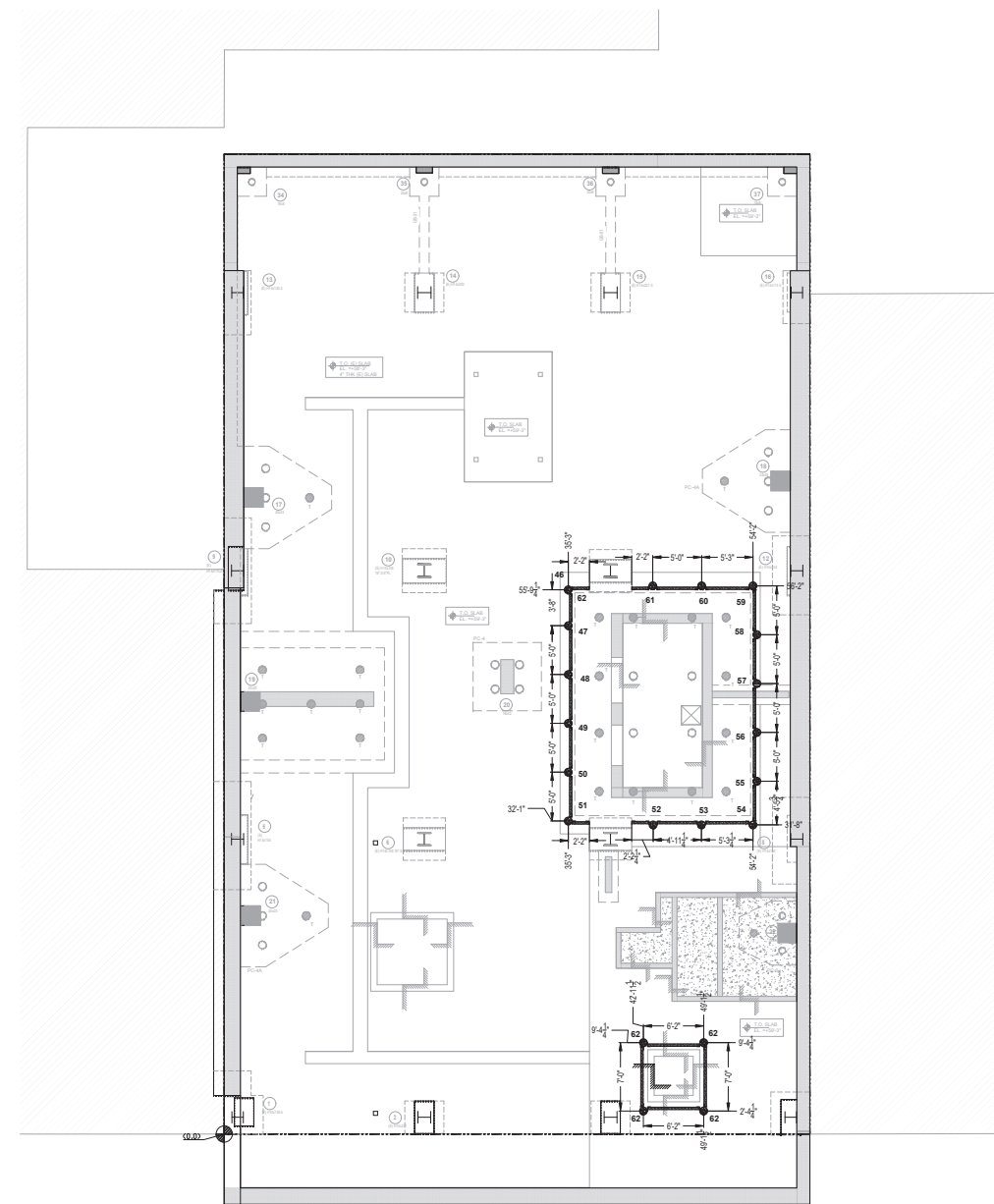
STRUCTURAL PILE COORDINATION

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

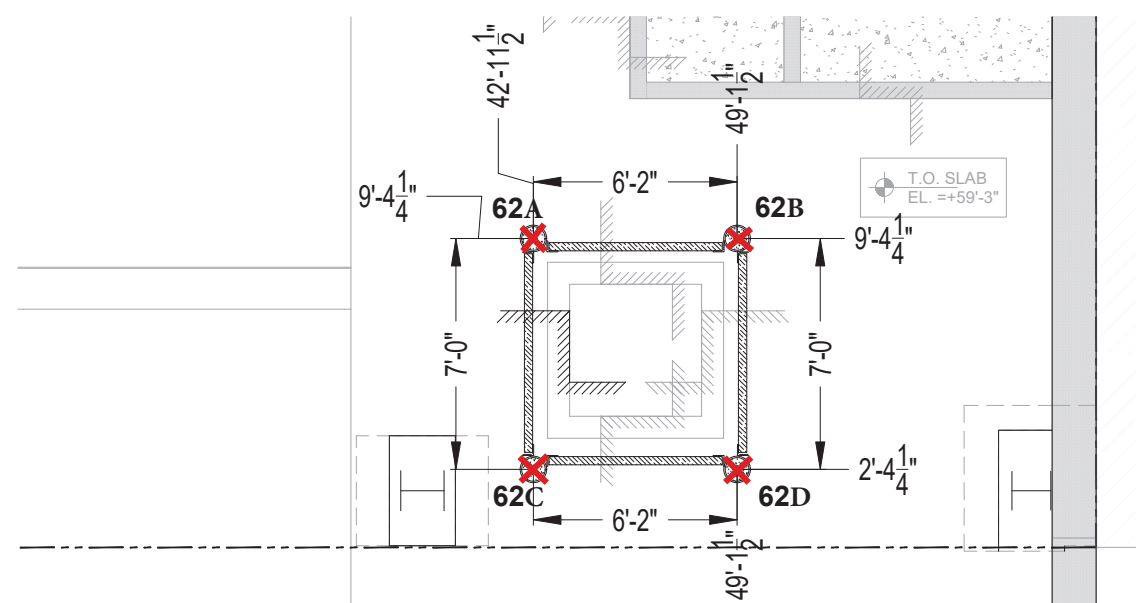
REV: 01	03/26/2025	AS PER REVIEWED COMMENTS	
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	
REASON #	REVISION DATE	REVISION STATUS	
DATE: 3/26/25	BY: AM	CHECKED BY: JS	
VOLK			
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO.	PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-	
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO.	J0542



- - Pile Started
- ✗ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

SCALE: 3/8" = 1'-0"

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 – February 2, 2026



Photo 1: Concrete was poured for PC-4ASW


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

Attachment - Photograph Log – February 2, 2026



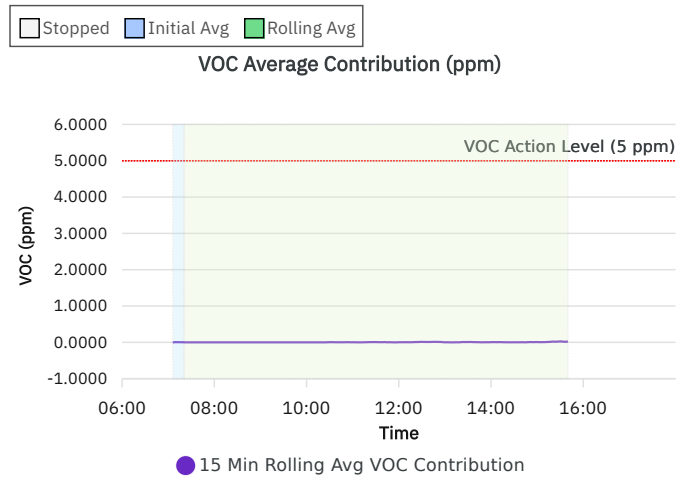
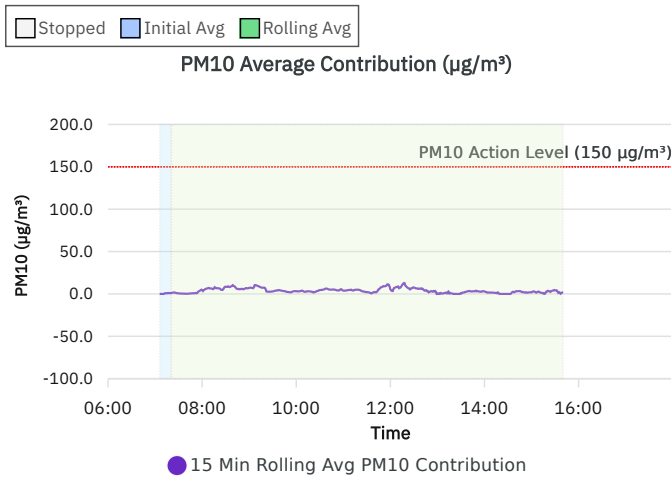
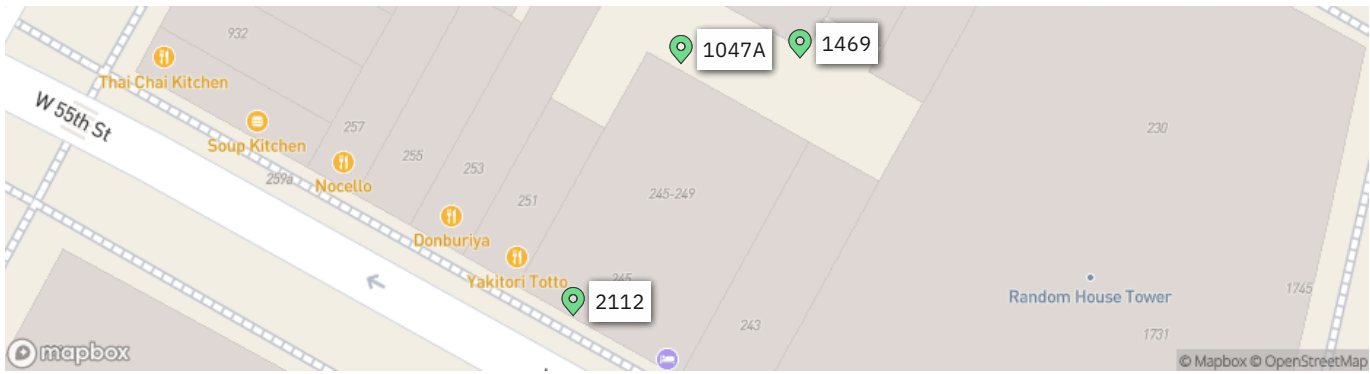
Photo 2: Soil stockpile covered with plastic.

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

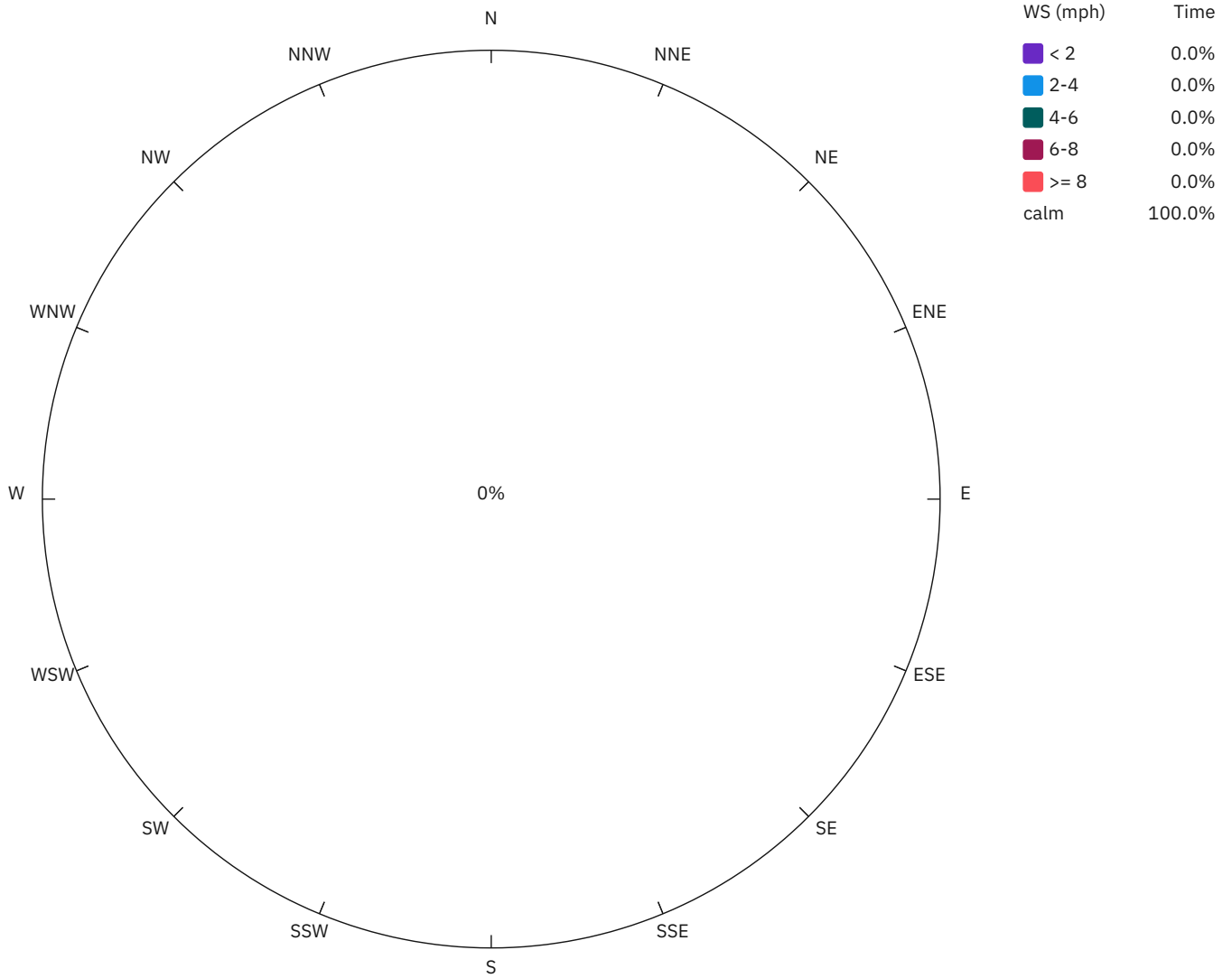
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	02/02/2026 06:00
		To:	02/02/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/02/2026	20.7 - 33.4	41.0 - 58.5	29.9 - 30.0	0.2 - 1.0	ESE

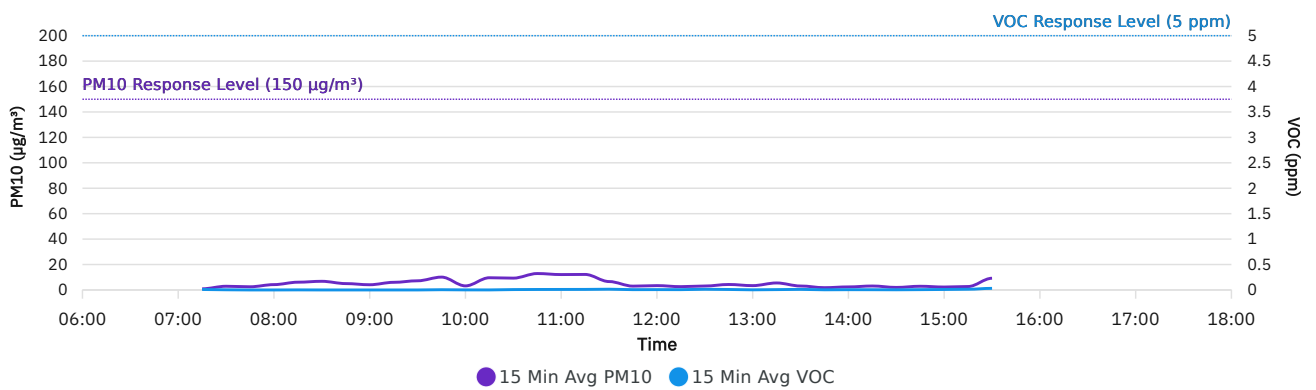
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/2/2026	0.0	14:30	0.0000	07:30
Max Contribution (15 min avg.) - 2/2/2026	10.5	12:15	0.0267	15:30
Daily Avg. Contribution (15 min avg.) - 2/2/2026	3.8	-	0.0040	-



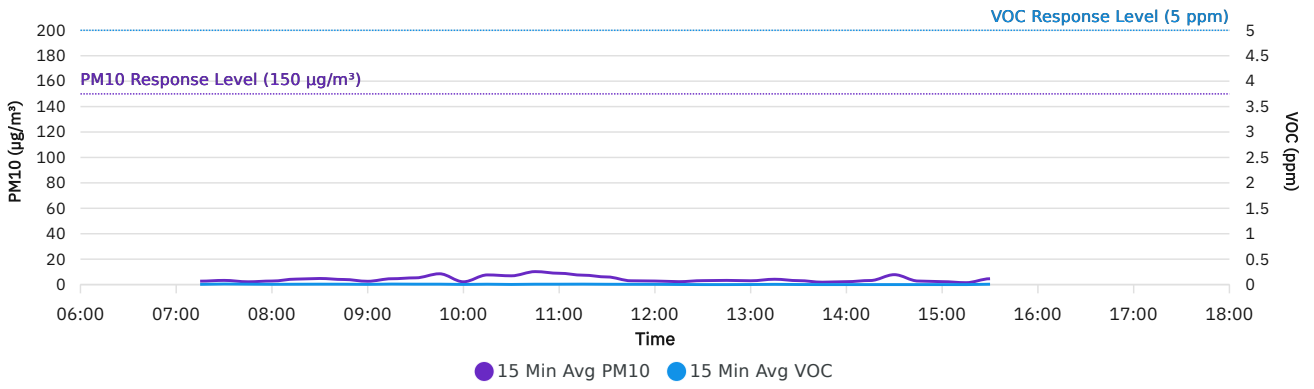
Wind rose (mph)



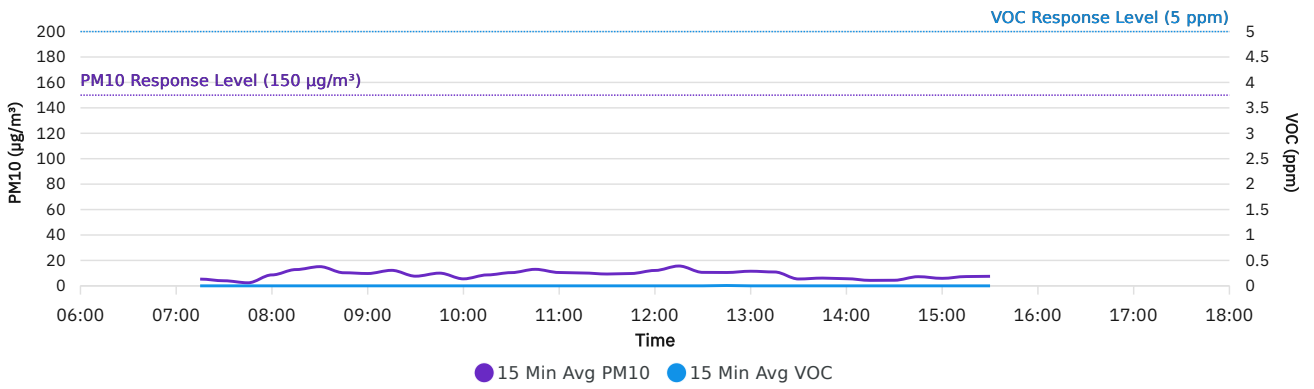
1047A



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
2/2/2026 07:15	3.1	3.9	0.8	0.0050	0.0090	0.0040	0.5	E
2/2/2026 07:30	3.3	4.0	0.7	0.0113	0.0033	0.0000	0.5	ESE
2/2/2026 07:45	2.2	2.7	0.5	0.0080	0.0000	0.0000	0.5	ESE
2/2/2026 08:00	3.8	8.2	4.4	0.0047	0.0007	0.0000	0.4	ESE
2/2/2026 08:15	5.5	11.9	6.4	0.0067	0.0013	0.0000	0.5	ESE
2/2/2026 08:30	5.9	14.6	8.6	0.0073	0.0007	0.0000	0.5	ESE
2/2/2026 08:45	4.3	10.0	5.7	0.0067	0.0007	0.0000	0.5	ESE
2/2/2026 09:00	2.6	9.7	7.1	0.0040	0.0000	0.0000	0.5	E
2/2/2026 09:15	4.7	12.5	7.8	0.0093	0.0007	0.0000	0.5	E
2/2/2026 09:30	5.3	8.2	2.9	0.0080	0.0000	0.0000	0.5	E
2/2/2026 09:45	8.6	11.8	3.2	0.0080	0.0047	0.0000	0.5	ESE
2/2/2026 10:00	2.2	5.5	3.3	0.0027	0.0013	0.0000	0.4	E
2/2/2026 10:15	7.6	10.8	3.1	0.0073	0.0007	0.0000	0.5	E
2/2/2026 10:30	6.9	11.5	4.6	0.0027	0.0073	0.0047	0.5	E
2/2/2026 10:45	10.2	15.2	5.0	0.0073	0.0093	0.0020	0.5	E
2/2/2026 11:00	8.9	12.8	3.9	0.0073	0.0100	0.0027	0.5	E
2/2/2026 11:15	8.0	12.9	4.8	0.0080	0.0107	0.0027	0.4	E
2/2/2026 11:30	6.7	8.8	2.1	0.0060	0.0133	0.0073	0.3	SE
2/2/2026 11:45	3.6	9.1	5.5	0.0040	0.0060	0.0020	0.5	ESE
2/2/2026 12:00	4.8	10.2	5.4	0.0033	0.0067	0.0033	0.6	ESE
2/2/2026 12:15	3.7	14.2	10.5	0.0020	0.0053	0.0033	0.4	ESE
2/2/2026 12:30	3.1	10.6	7.5	0.0000	0.0133	0.0133	0.4	ESE
2/2/2026 12:45	5.0	9.3	4.3	0.0013	0.0147	0.0133	0.2	ESE
2/2/2026 13:00	7.1	7.5	0.4	0.0007	0.0027	0.0020	0.4	SE
2/2/2026 13:15	7.9	8.3	0.5	0.0047	0.0067	0.0020	0.4	ESE
2/2/2026 13:30	4.0	4.9	1.0	0.0020	0.0107	0.0087	0.2	ENE
2/2/2026 13:45	2.5	5.5	3.1	0.0000	0.0033	0.0033	0.3	E
2/2/2026 14:00	2.5	5.4	2.9	0.0000	0.0053	0.0053	0.4	E
2/2/2026 14:15	3.3	4.5	1.2	0.0000	0.0047	0.0047	0.3	E
2/2/2026 14:30	6.9	5.1	0.0	0.0007	0.0027	0.0020	0.2	ESE
2/2/2026 14:45	3.3	6.7	3.4	0.0020	0.0040	0.0020	0.3	E

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
2/2/2026 15:00	3.2	5.1	1.9	0.0007	0.0087	0.0080	0.2	E
2/2/2026 15:15	4.4	5.3	1.0	0.0013	0.0127	0.0113	0.1	SSE
2/2/2026 15:30	6.4	10.5	4.1	0.0040	0.0307	0.0267	0.2	SSE

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 ($\mu\text{g}/\text{m}^3$)	1047A VOC (ppm)	1469 PM10 ($\mu\text{g}/\text{m}^3$)	1469 VOC (ppm)	2112 PM10 ($\mu\text{g}/\text{m}^3$)	2112 VOC (ppm)	Wind Direction	Wind Speed
02/02/2026 07:15	0.9	0.0090	2.7	0.0045	5.3	0.0000	E	0.5
02/02/2026 07:30	2.9	0.0033	3.3	0.0113	4.0	0.0000	ESE	0.5
02/02/2026 07:45	2.5	0.0000	2.2	0.0080	2.4	0.0000	ESE	0.5
02/02/2026 08:00	4.2	0.0000	2.8	0.0053	8.6	0.0000	ESE	0.4
02/02/2026 08:15	6.1	0.0013	4.3	0.0067	12.8	0.0000	ESE	0.5
02/02/2026 08:30	6.8	0.0000	4.8	0.0080	15.1	0.0000	ESE	0.5
02/02/2026 08:45	5.0	0.0000	4.0	0.0073	10.3	0.0000	ESE	0.5
02/02/2026 09:00	4.1	0.0000	2.6	0.0040	9.7	0.0000	E	0.5
02/02/2026 09:15	6.0	0.0000	4.6	0.0100	12.2	0.0000	E	0.5
02/02/2026 09:30	7.2	0.0000	5.3	0.0080	7.6	0.0000	E	0.5
02/02/2026 09:45	10.1	0.0047	8.5	0.0080	10.0	0.0000	ESE	0.5
02/02/2026 10:00	3.2	0.0013	2.2	0.0027	5.5	0.0000	E	0.4
02/02/2026 10:15	9.6	0.0007	7.6	0.0073	8.6	0.0000	E	0.5
02/02/2026 10:30	9.3	0.0073	6.9	0.0027	10.4	0.0000	E	0.5
02/02/2026 10:45	12.9	0.0093	10.2	0.0073	13.0	0.0000	E	0.5
02/02/2026 11:00	12.1	0.0100	8.9	0.0073	10.5	0.0000	E	0.5
02/02/2026 11:15	12.2	0.0107	7.4	0.0087	10.1	0.0000	E	0.4
02/02/2026 11:30	6.6	0.0147	6.0	0.0060	9.3	0.0000	SE	0.3
02/02/2026 11:45	3.0	0.0060	3.0	0.0053	9.7	0.0000	ESE	0.5
02/02/2026 12:00	3.4	0.0067	2.8	0.0047	12.1	0.0000	ESE	0.6
02/02/2026 12:15	2.6	0.0060	2.3	0.0020	15.6	0.0000	ESE	0.4
02/02/2026 12:30	3.1	0.0133	3.1	0.0000	10.6	0.0000	ESE	0.4
02/02/2026 12:45	4.3	0.0093	3.3	0.0000	10.5	0.0067	ESE	0.2
02/02/2026 13:00	3.4	0.0027	3.0	0.0013	11.5	0.0000	SE	0.4
02/02/2026 13:15	5.5	0.0067	4.2	0.0047	10.9	0.0000	ESE	0.4
02/02/2026 13:30	3.1	0.0113	3.1	0.0013	5.4	0.0000	ENE	0.2
02/02/2026 13:45	1.8	0.0033	1.9	0.0000	6.1	0.0000	E	0.3
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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
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02/02/2026 15:00	2.3	0.0093	2.3	0.0000	5.9	0.0000	E	0.2
02/02/2026 15:15	2.7	0.0140	1.5	0.0000	7.3	0.0000	SSE	0.1
02/02/2026 15:30	9.2	0.0313	4.6	0.0073	7.5	0.0000	SSE	0.2

Daily Progress Report #164
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February 3, 2026

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

1.0 Introduction

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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 55th Street and additional mixed-use commercial/residential properties.

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

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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;
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5. Installation of gravel bed and vapor barrier for future SSDS beneath the proposed 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 February 3, 2026.

2.0 Update of Progress Made During the Reporting Day

Excavation activities continued at PC-4ANE.

Previously excavated soil, staged in the basement, was staged on an impervious surface and covered with plastic. Soil removal and disposal is anticipated to resume February 6, 2026.

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 was initiated (see attached documentation). At approximately 3:15 PM, a PM10 exceedance of the 150 µg/m³ action level was recorded, with a rolling 15-minute average concentration of 364.7 µg/m³. All site activities were immediately stopped and did not resume, as it was near the end of the workday. For the remainder of the day, no additional exceedances of the NYSDEC-approved CAMP 15-minute average action levels were observed for either VOCs (5 ppm) or particulate matter (150 µg/m³).

There are three monitoring stations at the Site. Two at the rear of the property and one street side along the sidewalk to the entrance of the Site. The exceedance occurred at the street side CAMP monitoring station location. Based upon further evaluation, the exceedance did not appear to be related to pile cap excavation activities and was likely caused by the following activity occurring at that time:

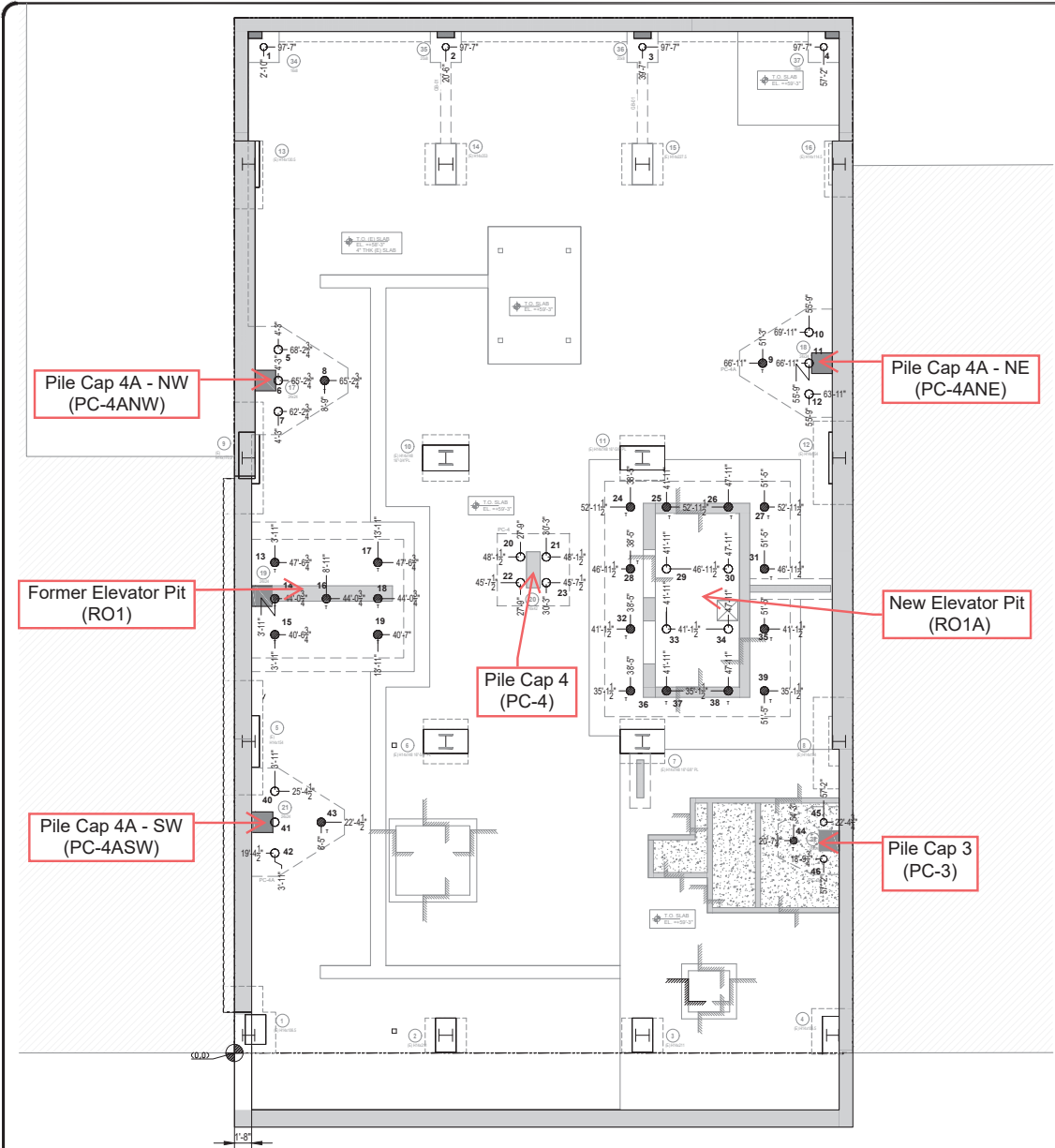
- An idling truck was parked adjacent to the CAMP monitor station, while delivering portable toilets to the Site.

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}
- XX'-XX"
YY'-YY" ○

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

VOLK

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



NOTES:

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

LEGEND:

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

XX'-XX"
YY'-YY"

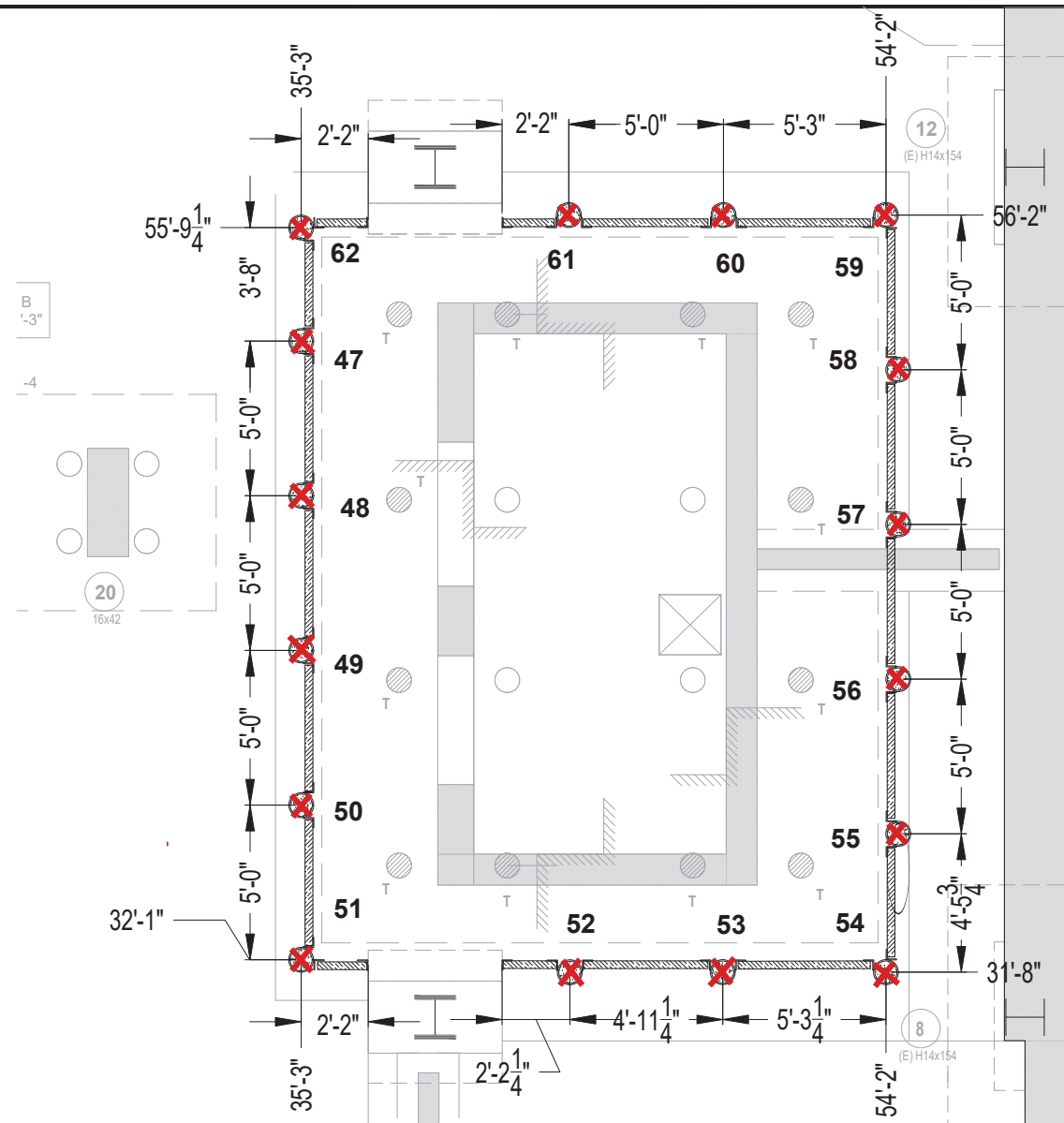
□ - Pile Started
⊗ - Pile Completed

W 55TH STREET

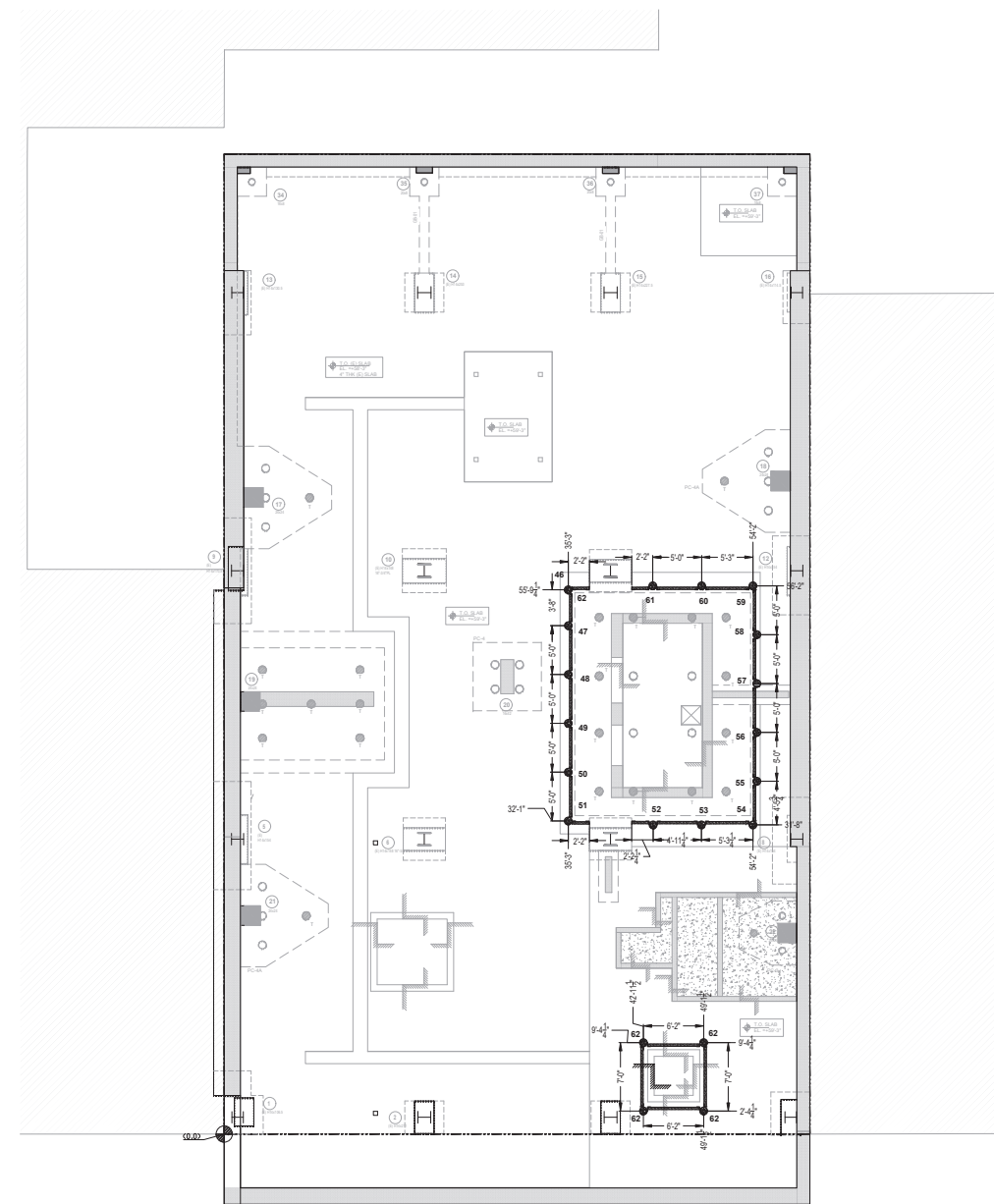
STRUCTURAL PILE COORDINATION

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

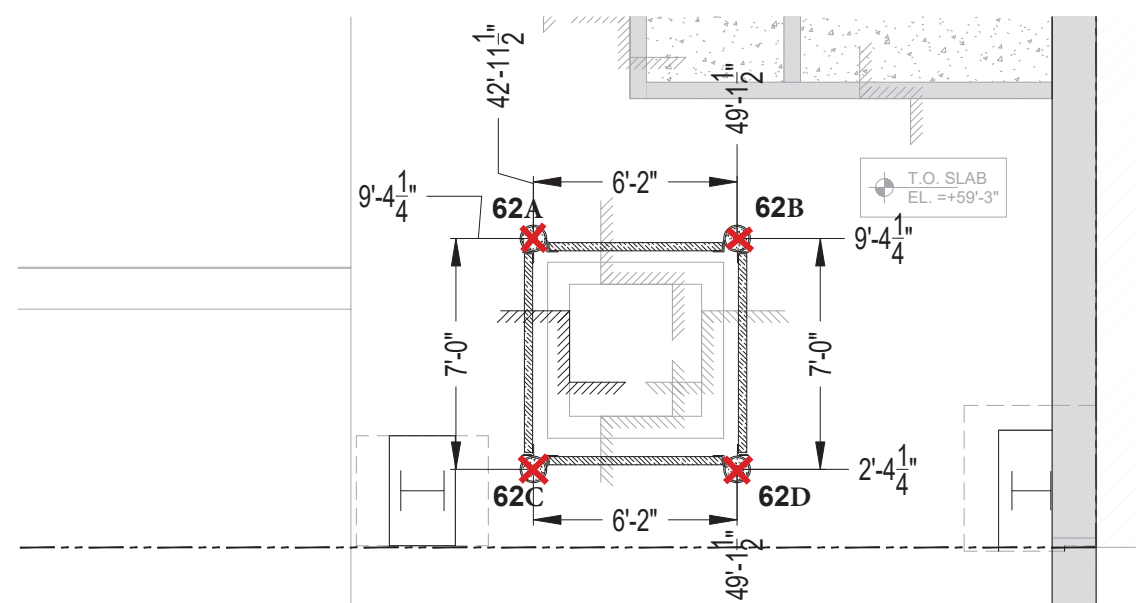
REV: 01	03/26/2025	AS PER REVIEWED COMMENTS	
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	
REASON #	REVISION DATE	REVISION STATUS	
DATE: 3/26/25	BY: AM	CHECKED BY: JS	
VOLK			
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO.	PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-	
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO.	J0542



- - Pile Started
- ✗ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

SCALE: 3/8" = 1'-0"

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 – February 3, 2026




Photo 1: Excavation of PC-4ANE continues

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	1 of 3	

Attachment - Photograph Log – February 3, 2026




Photo 2: Soil stockpile covered with plastic.


Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	2 of 3	

Attachment - Photograph Log – February 3, 2026



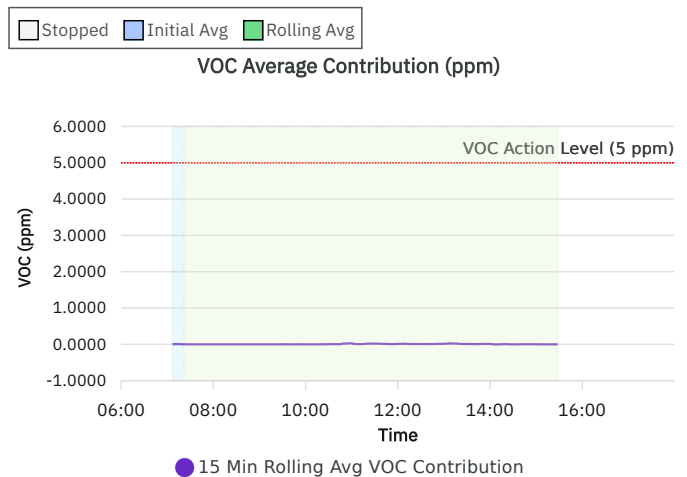
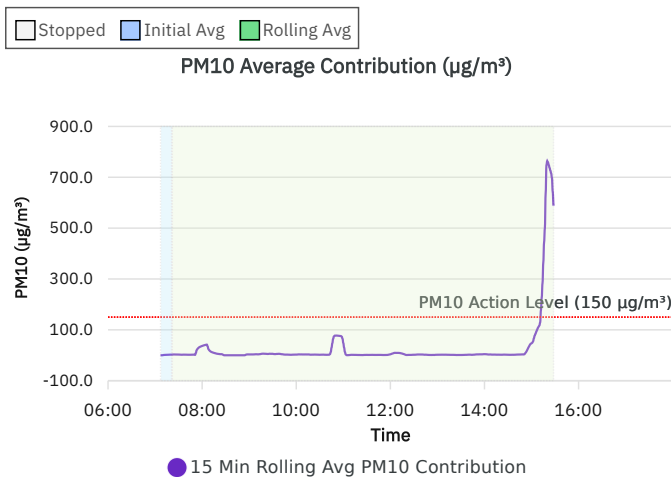
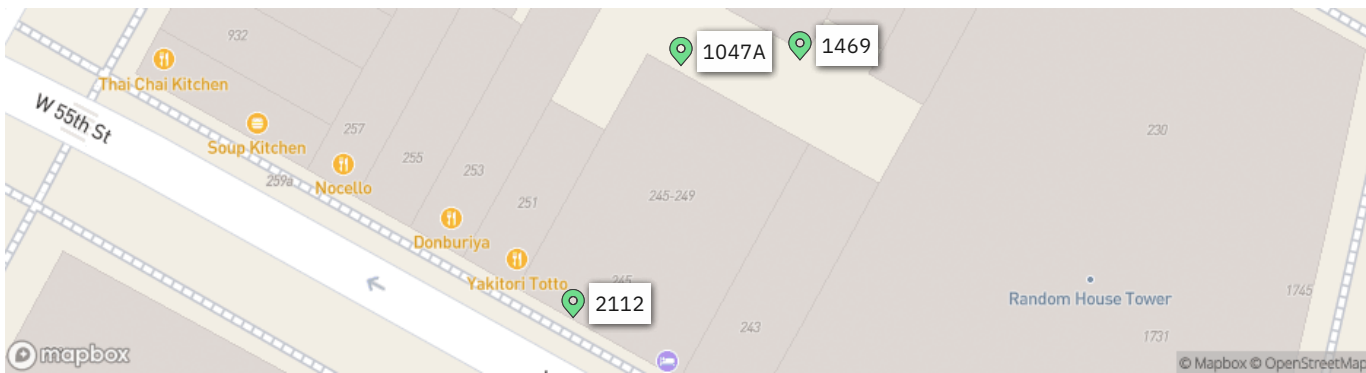
Photo 3: Running truck was likely the source of CAMP exceedance. Monitoring station (not pictured) is located immediately to the left of the gate.

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	3 of 3	

	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	02/03/2026 06:00
		To:	02/03/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

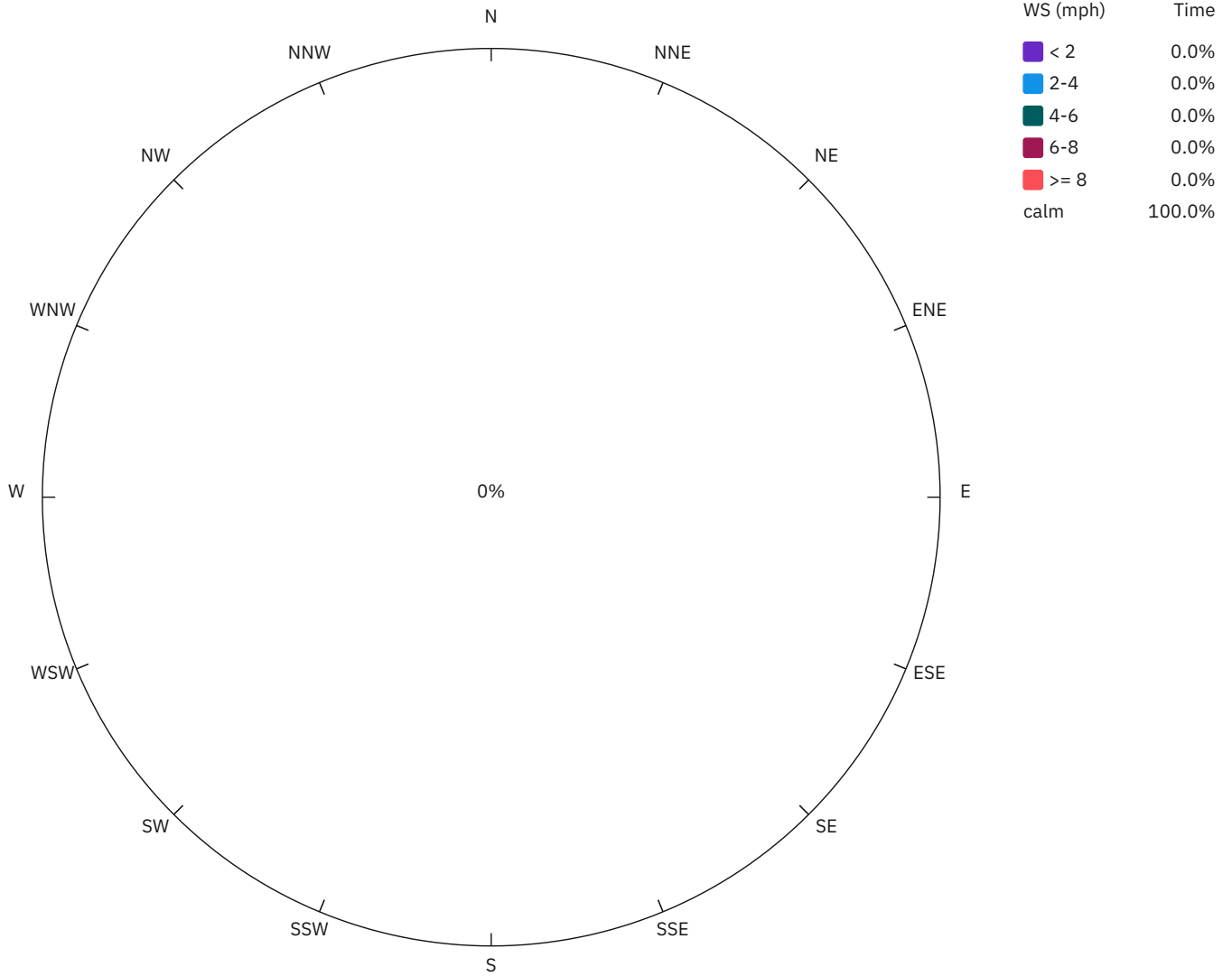
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/03/2026	27.1 - 34.5	47.9 - 65.5	30.0 - 30.1	0.2 - 0.8	ENE

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/3/2026	0.0	08:30	0.0000	07:30
Max Contribution (15 min avg.) - 2/3/2026	364.7	15:15	0.0287	11:00
Daily Avg. Contribution (15 min avg.) - 2/3/2026	18.3	-	0.0061	-

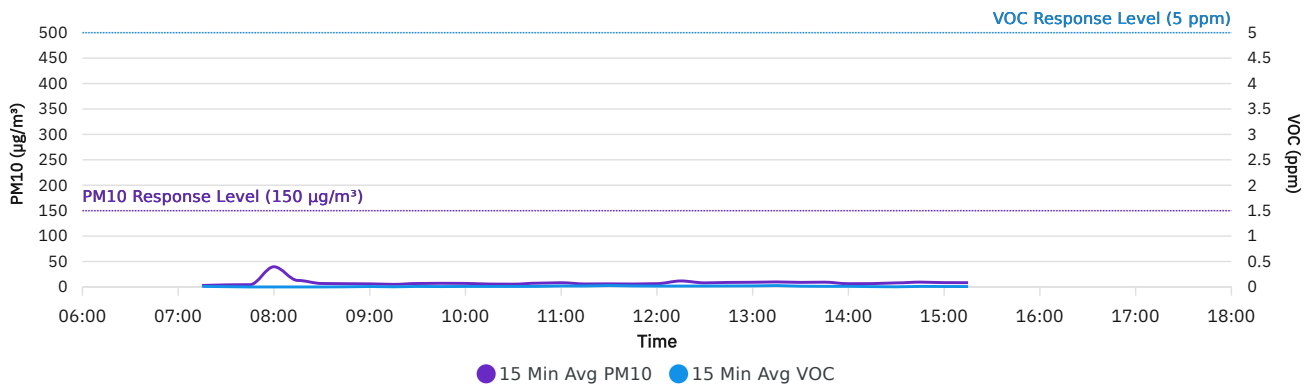


Due to a software plotting error, the value was not accurately represented in the figures. As shown in the table above and the underlying dataset, the correct value for the 15 minute rolling average is 364.7

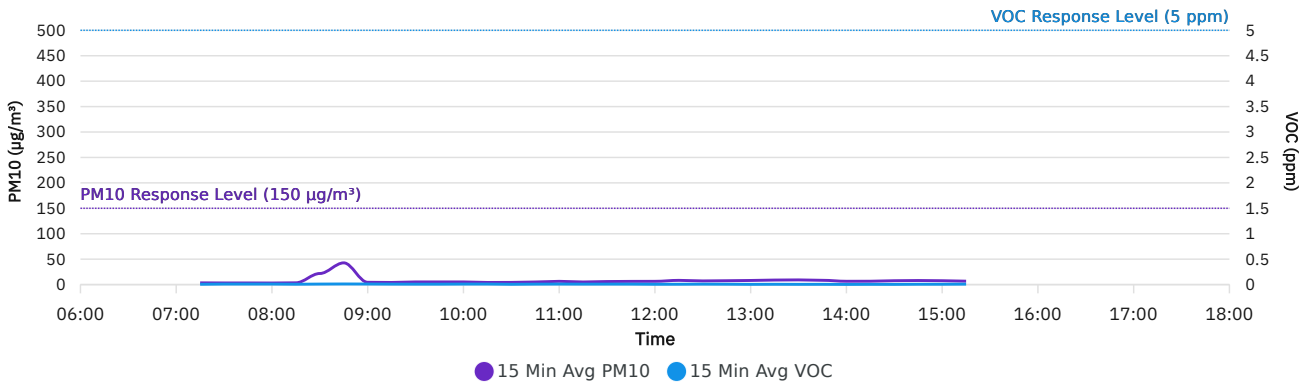
Wind rose (mph)



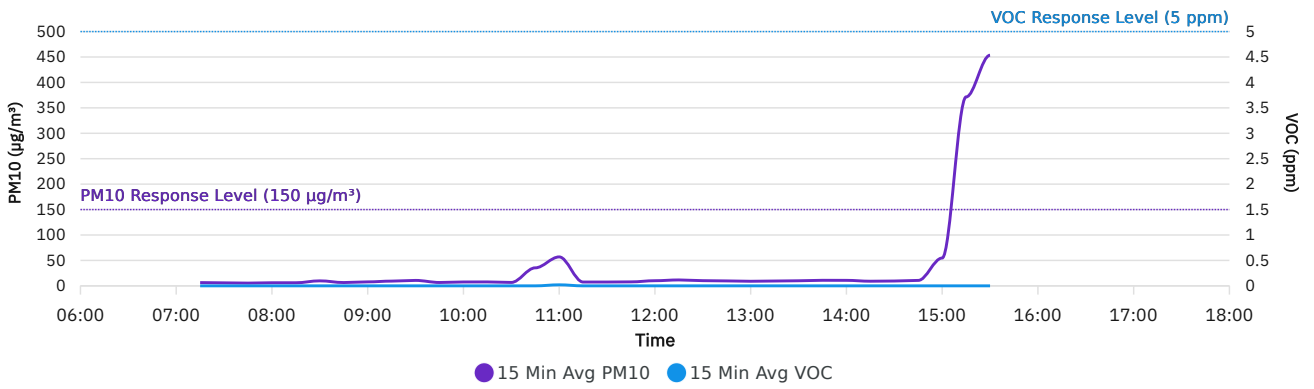
1047A



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
2/3/2026 07:15	3.4	5.2	1.8	0.0056	0.0111	0.0056	0.4	ENE
2/3/2026 07:30	3.2	5.9	2.7	0.0100	0.0053	0.0000	0.3	ENE
2/3/2026 07:45	3.4	5.4	2.0	0.0093	0.0007	0.0000	0.3	ENE
2/3/2026 08:00	3.6	40.2	36.6	0.0087	0.0013	0.0000	0.2	ENE
2/3/2026 08:15	3.5	12.8	9.4	0.0067	0.0000	0.0000	0.3	ENE
2/3/2026 08:30	22.0	10.0	0.0	0.0093	0.0007	0.0000	0.3	E
2/3/2026 08:45	42.7	6.7	0.0	0.0120	0.0027	0.0000	0.3	NE
2/3/2026 09:00	4.6	7.8	3.2	0.0107	0.0087	0.0000	0.3	ENE
2/3/2026 09:15	4.2	9.3	5.1	0.0087	0.0027	0.0000	0.4	NE
2/3/2026 09:30	5.2	10.8	5.6	0.0080	0.0100	0.0020	0.3	NE
2/3/2026 09:45	5.2	8.0	2.7	0.0080	0.0073	0.0000	0.4	ENE
2/3/2026 10:00	5.2	7.8	2.6	0.0100	0.0100	0.0000	0.3	ENE
2/3/2026 10:15	4.5	7.7	3.1	0.0093	0.0100	0.0007	0.3	ENE
2/3/2026 10:30	4.6	6.6	2.0	0.0053	0.0100	0.0047	0.3	E
2/3/2026 10:45	5.4	35.2	29.8	0.0080	0.0107	0.0027	0.3	ENE
2/3/2026 11:00	8.3	56.2	47.8	0.0060	0.0347	0.0287	0.0	SW
2/3/2026 11:15	5.7	7.1	1.4	0.0073	0.0180	0.0107	0.1	E
2/3/2026 11:30	6.0	7.5	1.5	0.0087	0.0273	0.0187	0.3	E
2/3/2026 11:45	6.3	7.7	1.4	0.0080	0.0200	0.0120	0.3	E
2/3/2026 12:00	6.5	10.2	3.7	0.0060	0.0173	0.0113	0.4	E
2/3/2026 12:15	8.3	14.9	6.7	0.0067	0.0173	0.0107	0.3	ENE
2/3/2026 12:30	7.9	9.7	1.8	0.0073	0.0173	0.0100	0.2	E
2/3/2026 12:45	7.9	10.2	2.3	0.0080	0.0187	0.0107	0.3	E
2/3/2026 13:00	8.1	10.0	2.0	0.0047	0.0207	0.0160	0.4	NE
2/3/2026 13:15	8.8	10.6	1.8	0.0053	0.0273	0.0220	0.3	ENE
2/3/2026 13:30	9.2	10.3	1.1	0.0047	0.0147	0.0100	0.4	ENE
2/3/2026 13:45	8.7	10.7	2.0	0.0047	0.0120	0.0073	0.3	ENE
2/3/2026 14:00	6.5	10.8	4.3	0.0033	0.0127	0.0093	0.4	ENE
2/3/2026 14:15	6.7	9.0	2.3	0.0040	0.0067	0.0027	0.4	E
2/3/2026 14:30	7.6	9.5	2.0	0.0040	0.0027	0.0000	0.4	ENE
2/3/2026 14:45	8.0	10.9	2.9	0.0067	0.0107	0.0040	0.5	E

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
2/3/2026 15:00	7.7	54.6	46.9	0.0060	0.0087	0.0027	0.4	ENE
2/3/2026 15:15	6.7	371.5	364.7	0.0087	0.0080	0.0000	0.5	ENE

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 ($\mu\text{g}/\text{m}^3$)	1047A VOC (ppm)	1469 PM10 ($\mu\text{g}/\text{m}^3$)	1469 VOC (ppm)	2112 PM10 ($\mu\text{g}/\text{m}^3$)	2112 VOC (ppm)	Wind Direction	Wind Speed
02/03/2026 07:15	3.0	0.0111	3.4	0.0056	6.4	0.0000	ENE	0.4
02/03/2026 07:30	4.1	0.0053	3.2	0.0100	5.9	0.0000	ENE	0.3
02/03/2026 07:45	4.5	0.0000	3.2	0.0100	5.4	0.0000	ENE	0.3
02/03/2026 08:00	39.7	0.0000	3.1	0.0100	6.1	0.0000	ENE	0.2
02/03/2026 08:15	12.8	0.0000	3.5	0.0067	6.1	0.0000	ENE	0.3
02/03/2026 08:30	6.8	0.0000	21.8	0.0100	9.8	0.0000	E	0.3
02/03/2026 08:45	6.4	0.0027	42.7	0.0120	6.5	0.0000	NE	0.3
02/03/2026 09:00	6.1	0.0087	4.5	0.0107	7.8	0.0000	ENE	0.3
02/03/2026 09:15	5.1	0.0027	4.2	0.0087	9.3	0.0000	NE	0.4
02/03/2026 09:30	6.8	0.0100	5.2	0.0080	10.7	0.0000	NE	0.3
02/03/2026 09:45	7.2	0.0073	5.2	0.0080	6.6	0.0000	ENE	0.4
02/03/2026 10:00	7.0	0.0100	5.2	0.0100	7.6	0.0000	ENE	0.3
02/03/2026 10:15	5.7	0.0100	4.2	0.0100	7.7	0.0000	ENE	0.3
02/03/2026 10:30	5.5	0.0100	4.3	0.0053	6.7	0.0000	E	0.3
02/03/2026 10:45	7.4	0.0107	5.1	0.0087	35.4	0.0000	ENE	0.3
02/03/2026 11:00	8.3	0.0193	6.4	0.0100	56.9	0.0200	SW	0.0
02/03/2026 11:15	5.9	0.0187	5.1	0.0087	7.5	0.0000	E	0.1
02/03/2026 11:30	6.1	0.0273	6.0	0.0093	7.5	0.0000	E	0.3
02/03/2026 11:45	5.8	0.0200	6.3	0.0087	7.8	0.0000	E	0.3
02/03/2026 12:00	6.5	0.0173	6.4	0.0060	10.1	0.0000	E	0.4
02/03/2026 12:15	11.8	0.0173	8.3	0.0067	11.6	0.0000	ENE	0.3
02/03/2026 12:30	8.0	0.0173	7.2	0.0087	10.2	0.0000	E	0.2
02/03/2026 12:45	8.9	0.0193	7.6	0.0073	9.7	0.0000	E	0.3
02/03/2026 13:00	9.2	0.0207	8.1	0.0047	9.0	0.0000	NE	0.4
02/03/2026 13:15	9.9	0.0273	8.9	0.0060	9.5	0.0000	ENE	0.3
02/03/2026 13:30	9.0	0.0147	9.2	0.0047	10.0	0.0000	ENE	0.4
02/03/2026 13:45	9.4	0.0120	8.4	0.0053	10.9	0.0000	ENE	0.3
02/03/2026 14:00	6.4	0.0127	6.5	0.0033	10.8	0.0000	ENE	0.4
02/03/2026 14:15	6.6	0.0067	6.6	0.0047	9.1	0.0000	E	0.4
02/03/2026 14:30	8.0	0.0027	7.6	0.0040	9.5	0.0000	ENE	0.4

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
02/03/2026 14:45	9.5	0.0107	8.0	0.0067	10.7	0.0000	E	0.5
02/03/2026 15:00	8.5	0.0087	7.6	0.0067	54.7	0.0000	ENE	0.4
02/03/2026 15:15	8.4	0.0080	6.7	0.0087	371.5	0.0000	ENE	0.5
02/03/2026 15:30					453.5	0.0000		

Daily Progress Report #165
Change of Use Approval – Pile Installation Activities
February 4, 2026

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

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional 9 stories above the remaining 11 stories and altering the building to residential use. The Site is part of New York’s Brownfield Cleanup Program as a Volunteer.

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

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

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent 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 February 4, 2026.

2.0 Update of Progress Made During the Reporting Day

Excavation activities began and were completed at PC-4. Excavation activities continued at PC-4ANE.

All excavated soil was placed on an impervious surface in the basement. Soil removal and disposal is anticipated to resume February 6 and 9, 2026.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

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

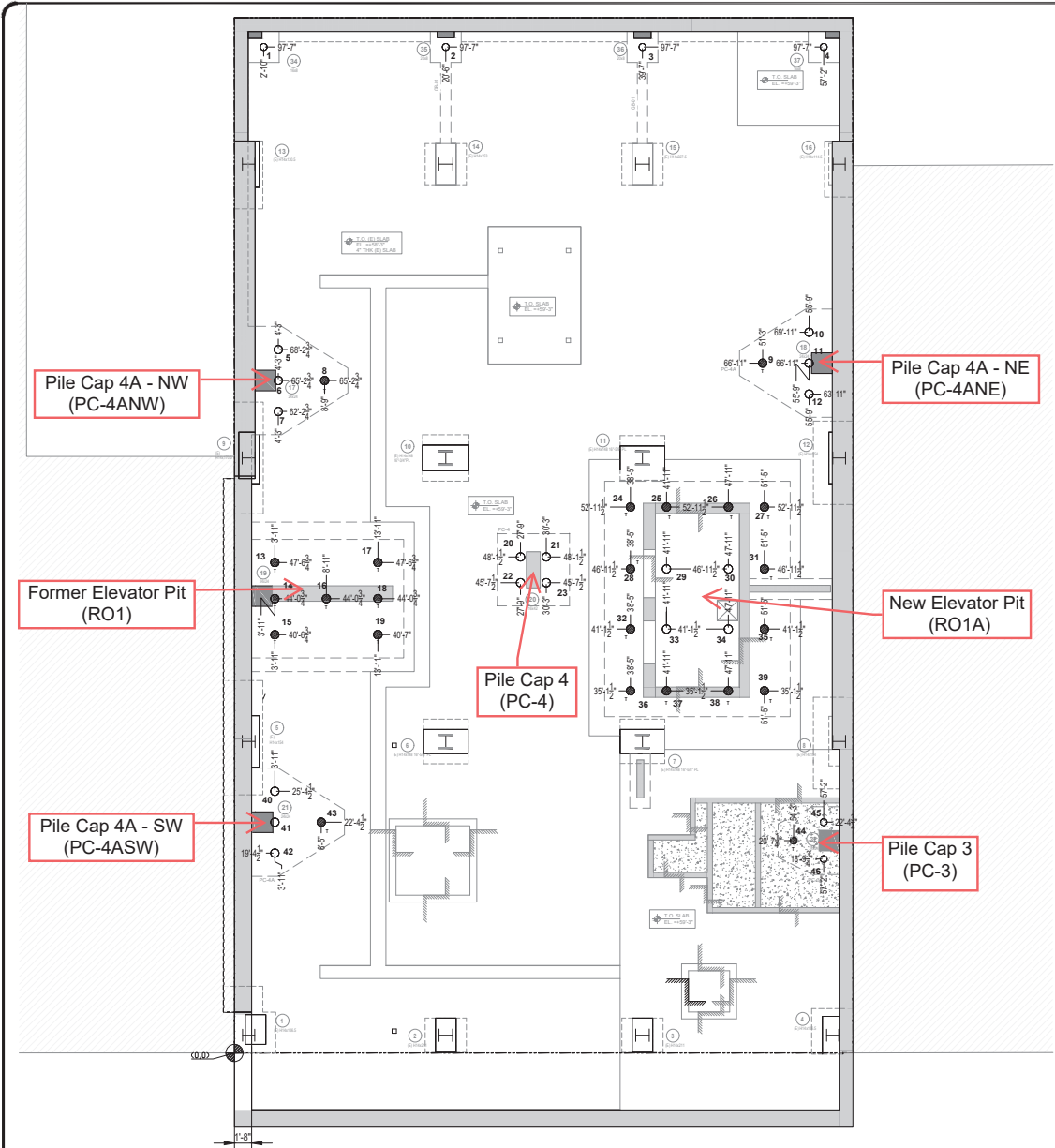
6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.





W 55TH STREET

STRUCTURAL PILE COORDINATION

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

NOTES:

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

LEGEND:

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



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:

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 - {COUNT=16}

XX'-XX"
YY'-YY"

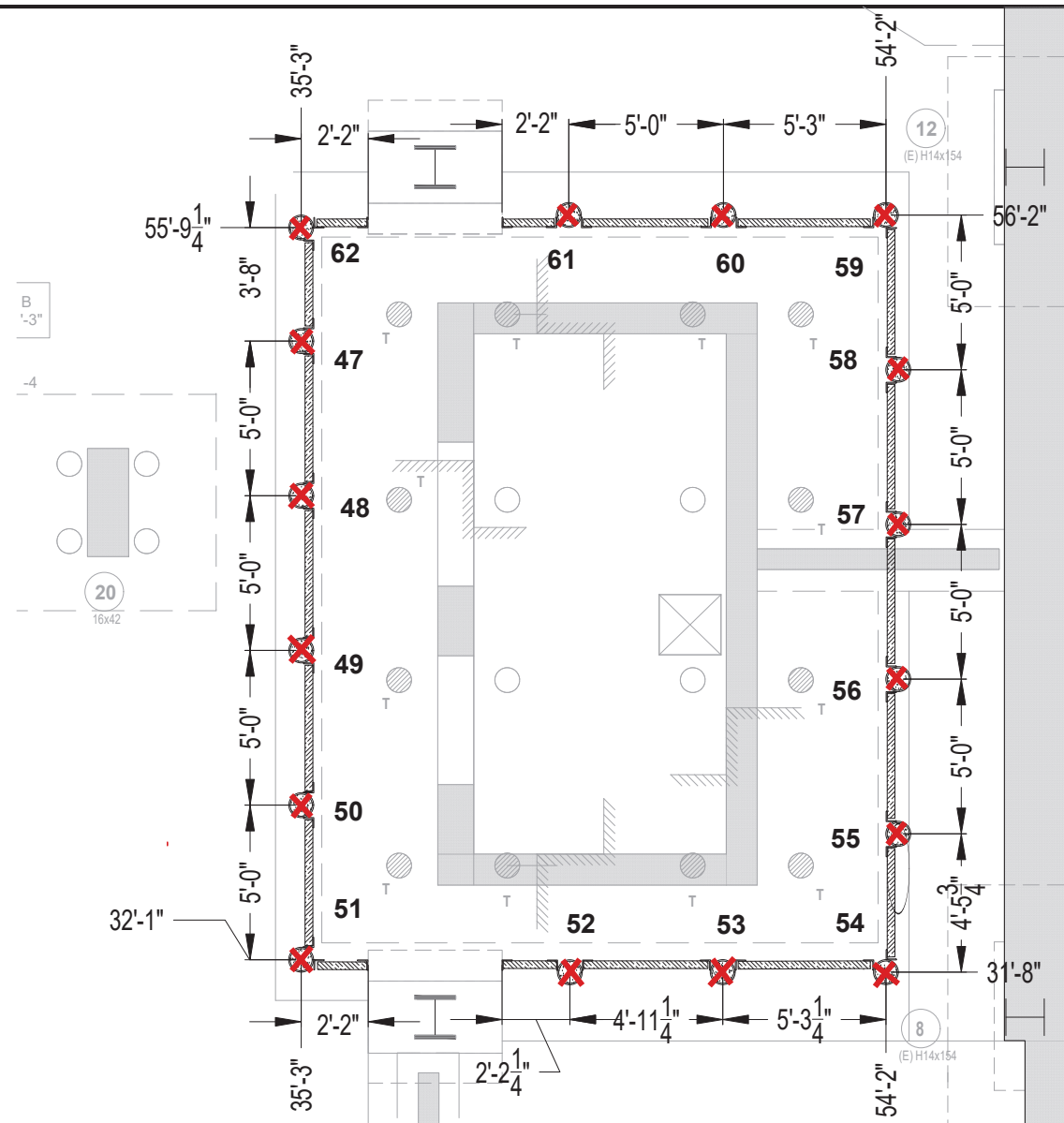
□ - Pile Started
⊗ - Pile Completed

W 55TH STREET

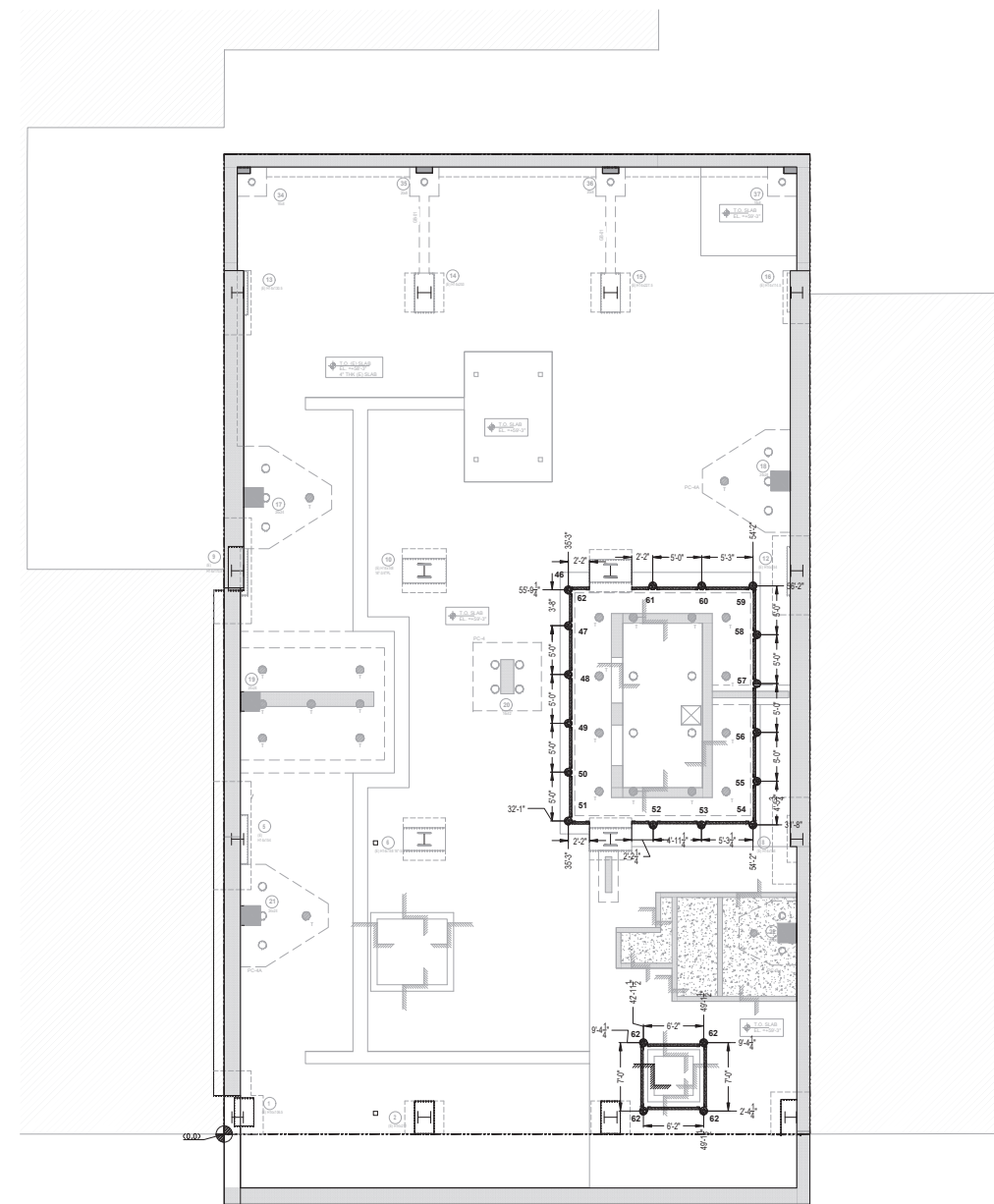
STRUCTURAL PILE COORDINATION

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

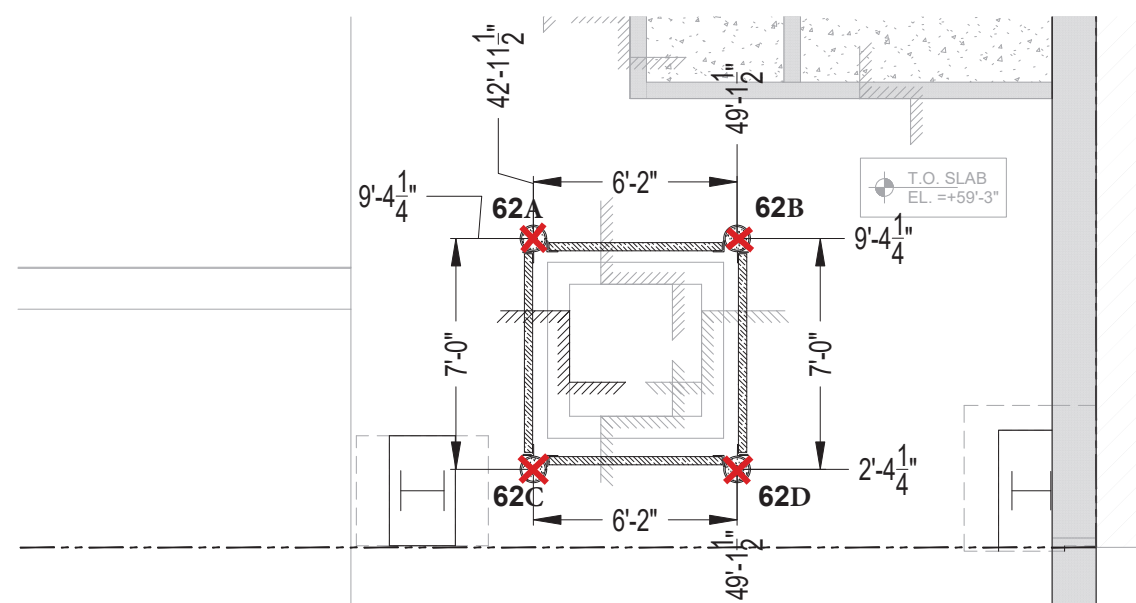
REV: 01	03/26/2025	AS PER REVIEWED COMMENTS	
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	
REASON #	REVISION DATE	REVISION STATUS	
DATE: 3/26/25	BY: AM	CHECKED BY: JS	
VOLK			
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO.	PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-	
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO.	J0542



- - Pile Started
- ✗ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

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

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 – February 4, 2026



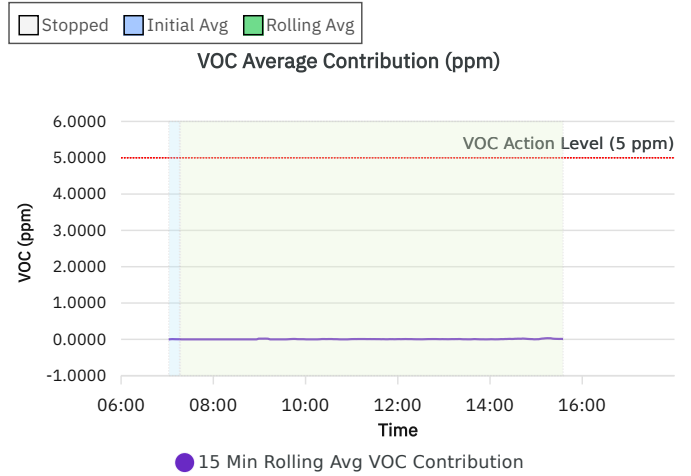
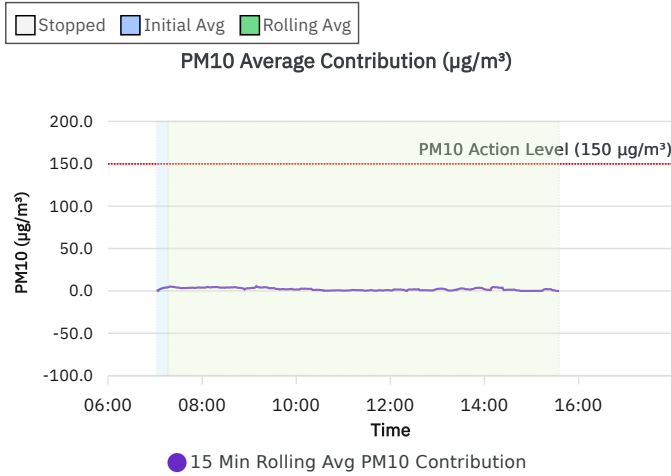
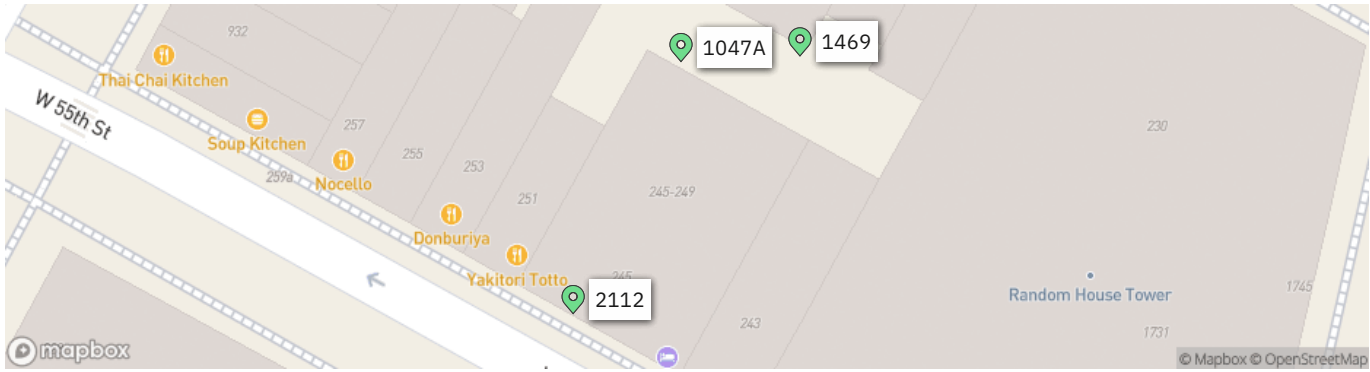
Photo 1: Excavation of PC-4.

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

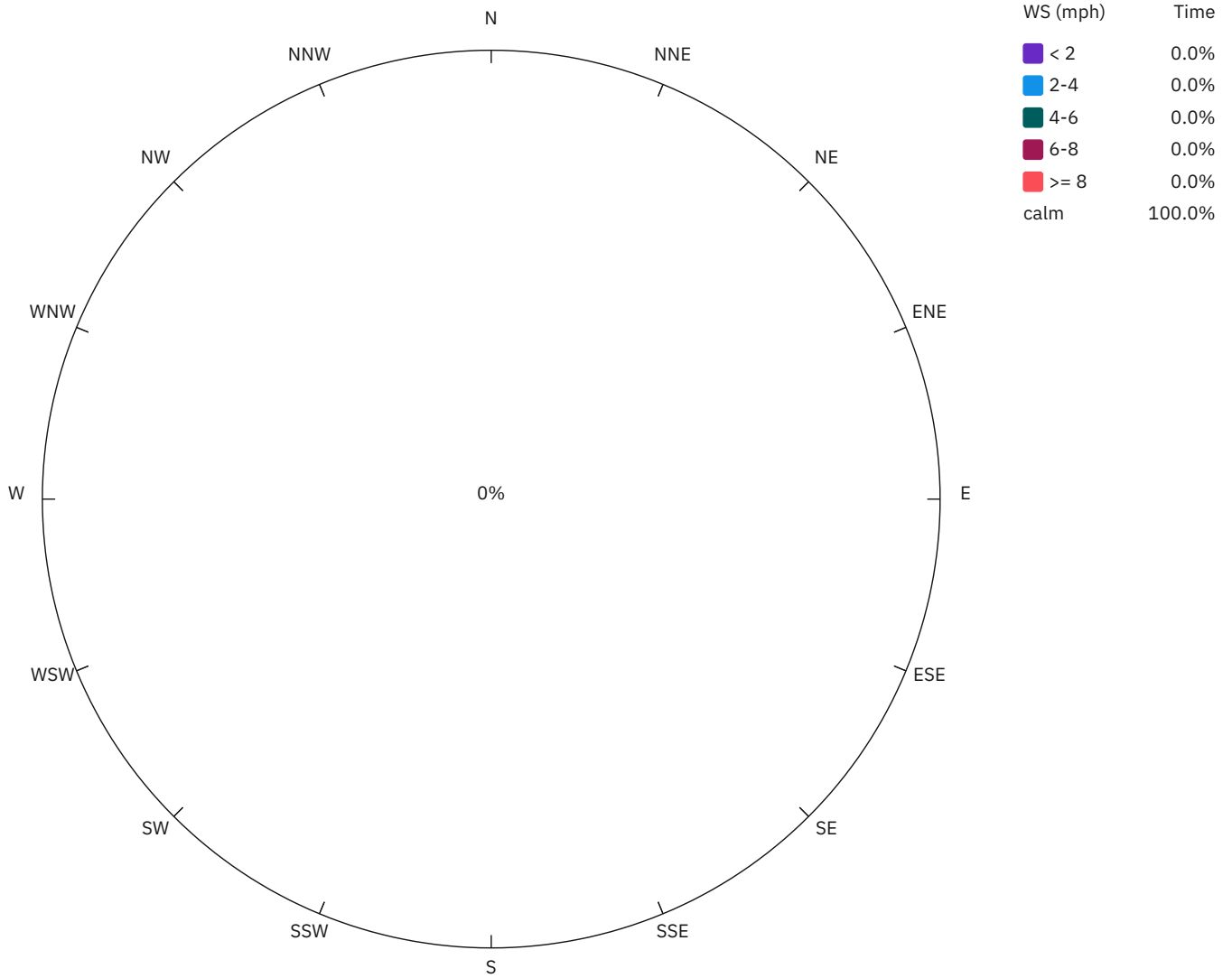
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	02/04/2026 06:00
		To:	02/04/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/04/2026	30.6 - 33.6	38.9 - 60.2	30.1 - 30.2	0.2 - 0.8	ENE

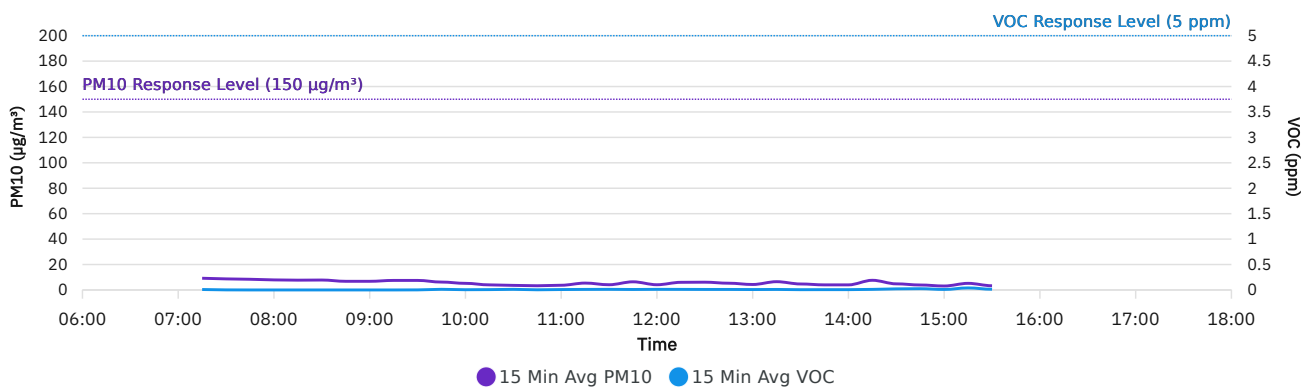
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/4/2026	0.0	15:00	0.0000	07:30
Max Contribution (15 min avg.) - 2/4/2026	4.5	08:15	0.0320	15:15
Daily Avg. Contribution (15 min avg.) - 2/4/2026	2.1	-	0.0057	-



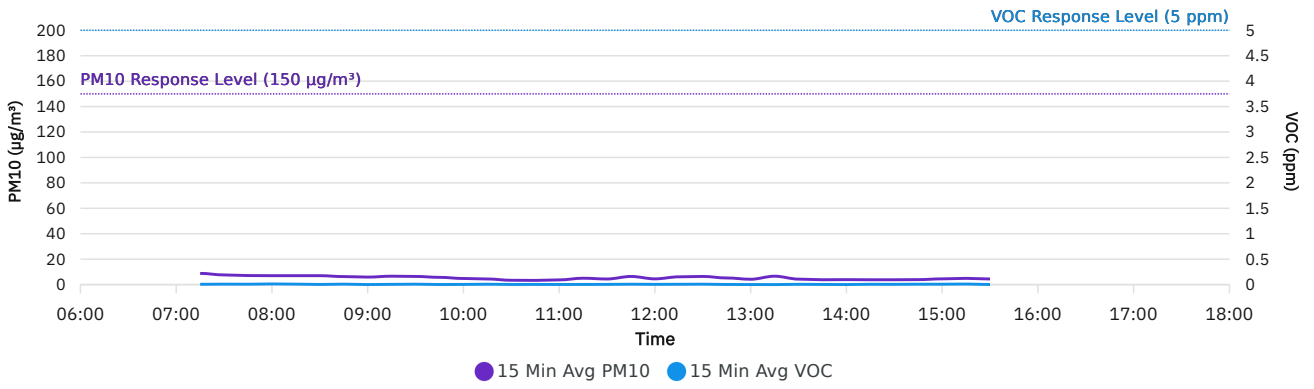
Wind rose (mph)



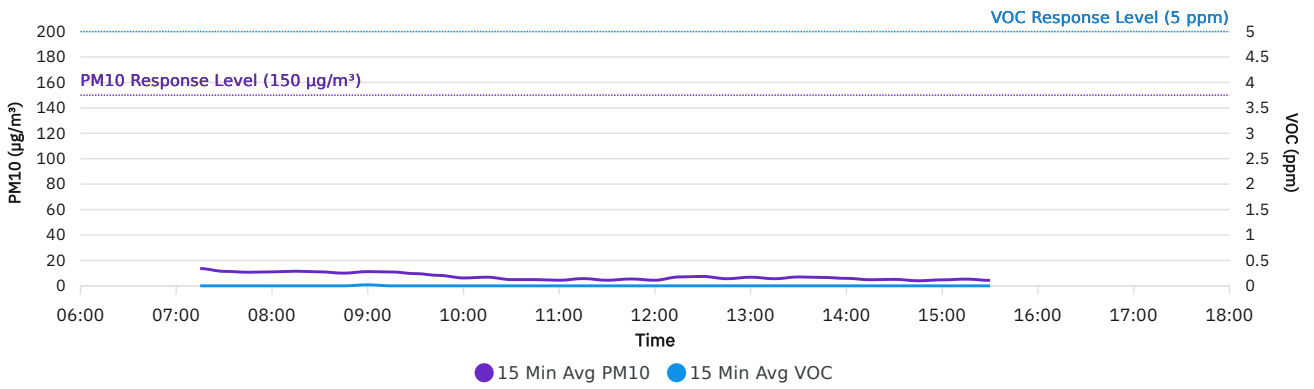
1047A



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
2/4/2026 07:15	8.7	12.7	4.0	0.0057	0.0086	0.0029	0.4	ENE
2/4/2026 07:30	7.6	11.4	3.9	0.0087	0.0013	0.0000	0.4	ENE
2/4/2026 07:45	7.1	10.7	3.6	0.0073	0.0000	0.0000	0.4	ENE
2/4/2026 08:00	7.0	11.0	4.0	0.0127	0.0000	0.0000	0.5	ENE
2/4/2026 08:15	7.0	11.5	4.5	0.0087	0.0000	0.0000	0.5	ENE
2/4/2026 08:30	7.0	11.0	4.1	0.0027	0.0000	0.0000	0.4	E
2/4/2026 08:45	6.3	10.0	3.8	0.0087	0.0000	0.0000	0.4	ENE
2/4/2026 09:00	7.0	10.2	3.2	0.0007	0.0200	0.0193	0.2	ENE
2/4/2026 09:15	6.7	10.8	4.1	0.0040	0.0007	0.0000	0.3	E
2/4/2026 09:30	6.4	9.7	3.2	0.0080	0.0013	0.0000	0.4	ENE
2/4/2026 09:45	5.9	7.9	2.0	0.0013	0.0127	0.0113	0.3	E
2/4/2026 10:00	4.7	6.4	1.7	0.0033	0.0047	0.0013	0.4	E
2/4/2026 10:15	4.4	6.8	2.4	0.0073	0.0067	0.0000	0.3	ENE
2/4/2026 10:30	3.6	4.8	1.2	0.0027	0.0113	0.0087	0.3	E
2/4/2026 10:45	3.8	4.4	0.5	0.0033	0.0033	0.0000	0.3	ENE
2/4/2026 11:00	3.9	4.3	0.3	0.0013	0.0080	0.0067	0.0	S
2/4/2026 11:15	5.0	6.0	1.0	0.0020	0.0107	0.0087	0.3	ENE
2/4/2026 11:30	4.3	4.7	0.4	0.0047	0.0113	0.0067	0.3	NNE
2/4/2026 11:45	6.2	6.9	0.7	0.0067	0.0093	0.0027	0.4	ENE
2/4/2026 12:00	4.2	4.8	0.6	0.0047	0.0113	0.0067	0.2	E
2/4/2026 12:15	6.1	7.4	1.3	0.0047	0.0113	0.0067	0.3	ENE
2/4/2026 12:30	6.4	8.3	1.9	0.0080	0.0100	0.0020	0.4	E
2/4/2026 12:45	5.2	5.9	0.8	0.0020	0.0100	0.0080	0.4	E
2/4/2026 13:00	4.3	6.6	2.3	0.0020	0.0073	0.0053	0.3	ENE
2/4/2026 13:15	6.3	6.8	0.5	0.0013	0.0087	0.0073	0.2	ENE
2/4/2026 13:30	4.2	7.1	2.9	0.0047	0.0060	0.0013	0.4	ENE
2/4/2026 13:45	4.1	6.3	2.2	0.0027	0.0060	0.0033	0.2	ENE
2/4/2026 14:00	3.9	5.9	2.0	0.0020	0.0047	0.0027	0.3	ENE
2/4/2026 14:15	3.9	8.1	4.3	0.0047	0.0113	0.0067	0.2	ENE
2/4/2026 14:30	4.2	5.6	1.4	0.0073	0.0187	0.0113	0.3	NNE
2/4/2026 14:45	3.9	4.2	0.3	0.0060	0.0247	0.0187	0.2	E

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
2/4/2026 15:00	5.0	4.3	0.0	0.0067	0.0100	0.0033	0.2	ENE
2/4/2026 15:15	4.9	6.1	1.2	0.0080	0.0400	0.0320	0.2	ESE
2/4/2026 15:30	4.2	4.6	0.5	0.0020	0.0133	0.0113	0.2	E

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 ($\mu\text{g}/\text{m}^3$)	1047A VOC (ppm)	1469 PM10 ($\mu\text{g}/\text{m}^3$)	1469 VOC (ppm)	2112 PM10 ($\mu\text{g}/\text{m}^3$)	2112 VOC (ppm)	Wind Direction	Wind Speed
02/04/2026 07:15	9.2	0.0086	8.8	0.0057	13.6	0.0000	ENE	0.4
02/04/2026 07:30	8.7	0.0013	7.6	0.0087	11.4	0.0000	ENE	0.4
02/04/2026 07:45	8.4	0.0000	7.1	0.0073	10.7	0.0000	ENE	0.4
02/04/2026 08:00	7.9	0.0000	7.0	0.0127	11.0	0.0000	ENE	0.5
02/04/2026 08:15	7.7	0.0000	7.0	0.0087	11.5	0.0000	ENE	0.5
02/04/2026 08:30	7.8	0.0000	7.0	0.0027	11.0	0.0000	E	0.4
02/04/2026 08:45	6.8	0.0000	6.3	0.0087	10.0	0.0000	ENE	0.4
02/04/2026 09:00	6.8	0.0000	5.9	0.0007	11.2	0.0200	ENE	0.2
02/04/2026 09:15	7.5	0.0000	6.6	0.0047	10.9	0.0000	E	0.3
02/04/2026 09:30	7.5	0.0013	6.4	0.0080	9.6	0.0000	ENE	0.4
02/04/2026 09:45	6.2	0.0127	5.7	0.0013	8.2	0.0000	E	0.3
02/04/2026 10:00	5.2	0.0047	4.8	0.0033	6.2	0.0000	E	0.4
02/04/2026 10:15	4.0	0.0067	4.4	0.0073	6.8	0.0000	ENE	0.3
02/04/2026 10:30	3.6	0.0120	3.4	0.0027	4.9	0.0000	E	0.3
02/04/2026 10:45	3.3	0.0033	3.3	0.0033	4.9	0.0000	ENE	0.3
02/04/2026 11:00	3.7	0.0080	3.7	0.0020	4.4	0.0000	S	0.0
02/04/2026 11:15	5.4	0.0107	5.0	0.0027	5.7	0.0000	ENE	0.3
02/04/2026 11:30	4.1	0.0120	4.4	0.0040	4.4	0.0000	NNE	0.3
02/04/2026 11:45	6.4	0.0093	6.4	0.0073	5.4	0.0000	ENE	0.4
02/04/2026 12:00	4.1	0.0120	4.5	0.0047	4.4	0.0000	E	0.2
02/04/2026 12:15	6.0	0.0113	6.1	0.0060	7.0	0.0000	ENE	0.3
02/04/2026 12:30	6.1	0.0100	6.4	0.0080	7.4	0.0000	E	0.4
02/04/2026 12:45	5.3	0.0100	5.2	0.0020	5.6	0.0000	E	0.4
02/04/2026 13:00	4.3	0.0080	4.2	0.0013	6.8	0.0000	ENE	0.3
02/04/2026 13:15	6.5	0.0100	6.6	0.0000	5.6	0.0000	ENE	0.2
02/04/2026 13:30	4.7	0.0053	4.3	0.0053	7.0	0.0000	ENE	0.4
02/04/2026 13:45	4.0	0.0060	3.8	0.0027	6.6	0.0000	ENE	0.2
02/04/2026 14:00	4.0	0.0060	3.9	0.0007	5.9	0.0000	ENE	0.3
02/04/2026 14:15	7.6	0.0113	3.8	0.0060	4.8	0.0000	ENE	0.2
02/04/2026 14:30	4.8	0.0213	3.8	0.0047	5.1	0.0000	NNE	0.3

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
02/04/2026 14:45	3.9	0.0247	3.9	0.0073	4.0	0.0000	E	0.2
02/04/2026 15:00	3.1	0.0100	4.5	0.0073	4.7	0.0000	ENE	0.2
02/04/2026 15:15	5.2	0.0400	4.9	0.0107	5.3	0.0000	ESE	0.2
02/04/2026 15:30	3.3	0.0140	4.4	0.0013	4.3	0.0000	E	0.2

Daily Progress Report #166
Change of Use Approval – Pile Installation Activities
February 5, 2026

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

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional 9 stories above the remaining 11 stories and altering the building to residential use. The Site is part of New York’s Brownfield Cleanup Program as a Volunteer.

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

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

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent 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 February 5, 2026.

2.0 Update of Progress Made During the Reporting Day

Excavation activities continued at PC-4ANE. Concrete pouring continued at RO1A.

All excavated soil was staged on an impervious surface in the basement and covered in plastic. Soil removal and disposal is anticipated to resume February 6 and 9, 2026.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

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

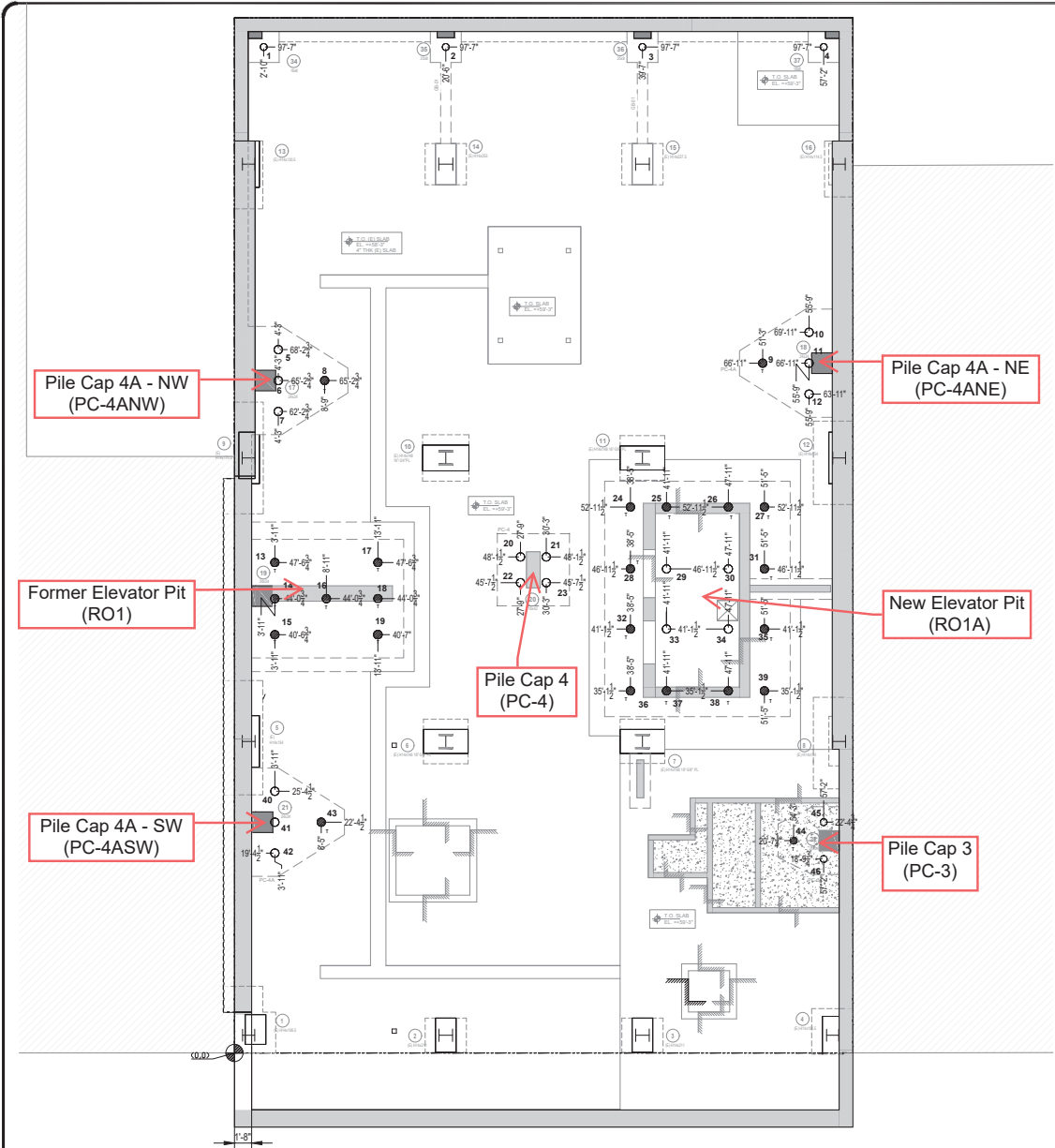
6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.





W 55TH STREET

STRUCTURAL PILE COORDINATION

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

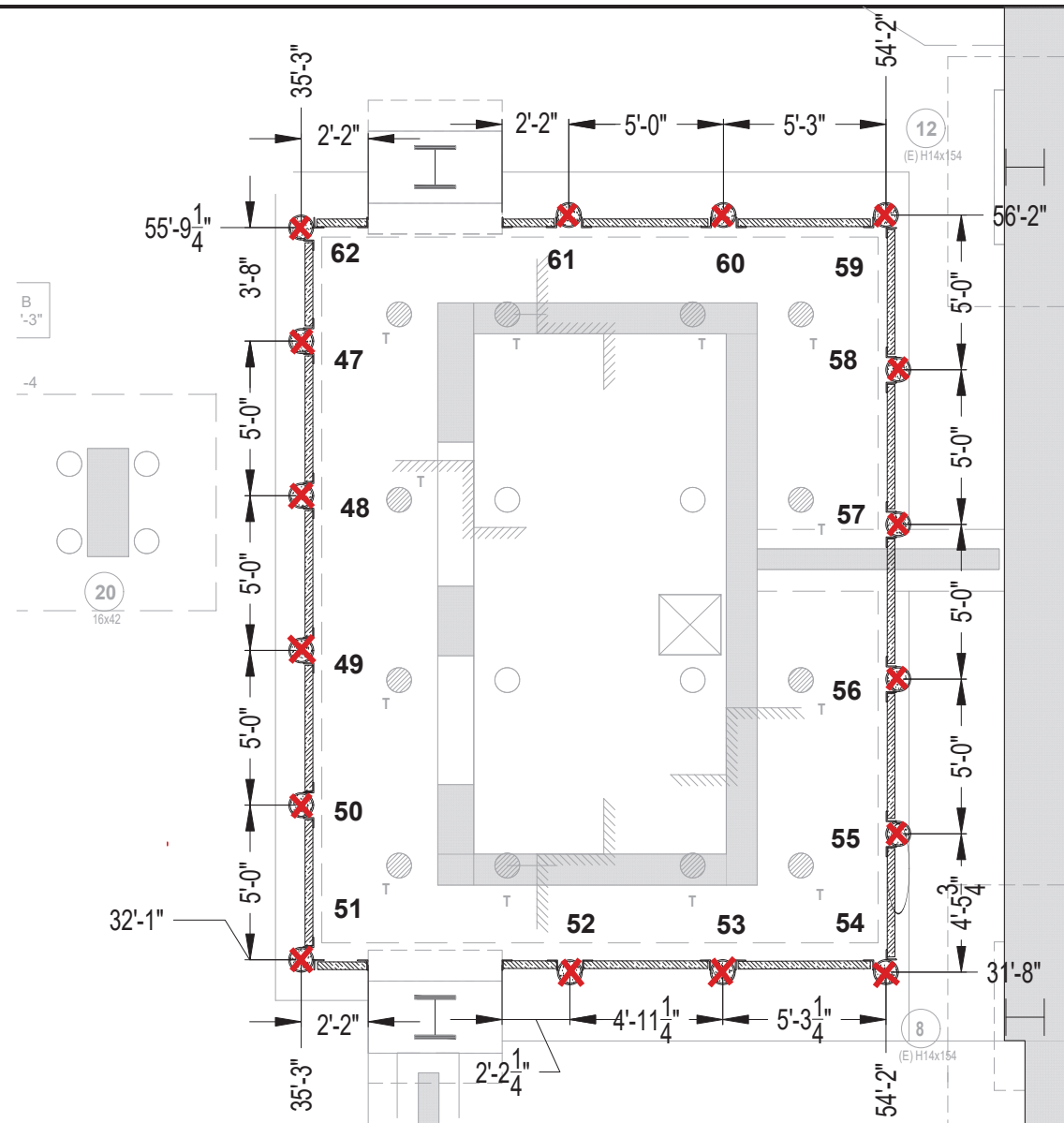
NOTES:

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

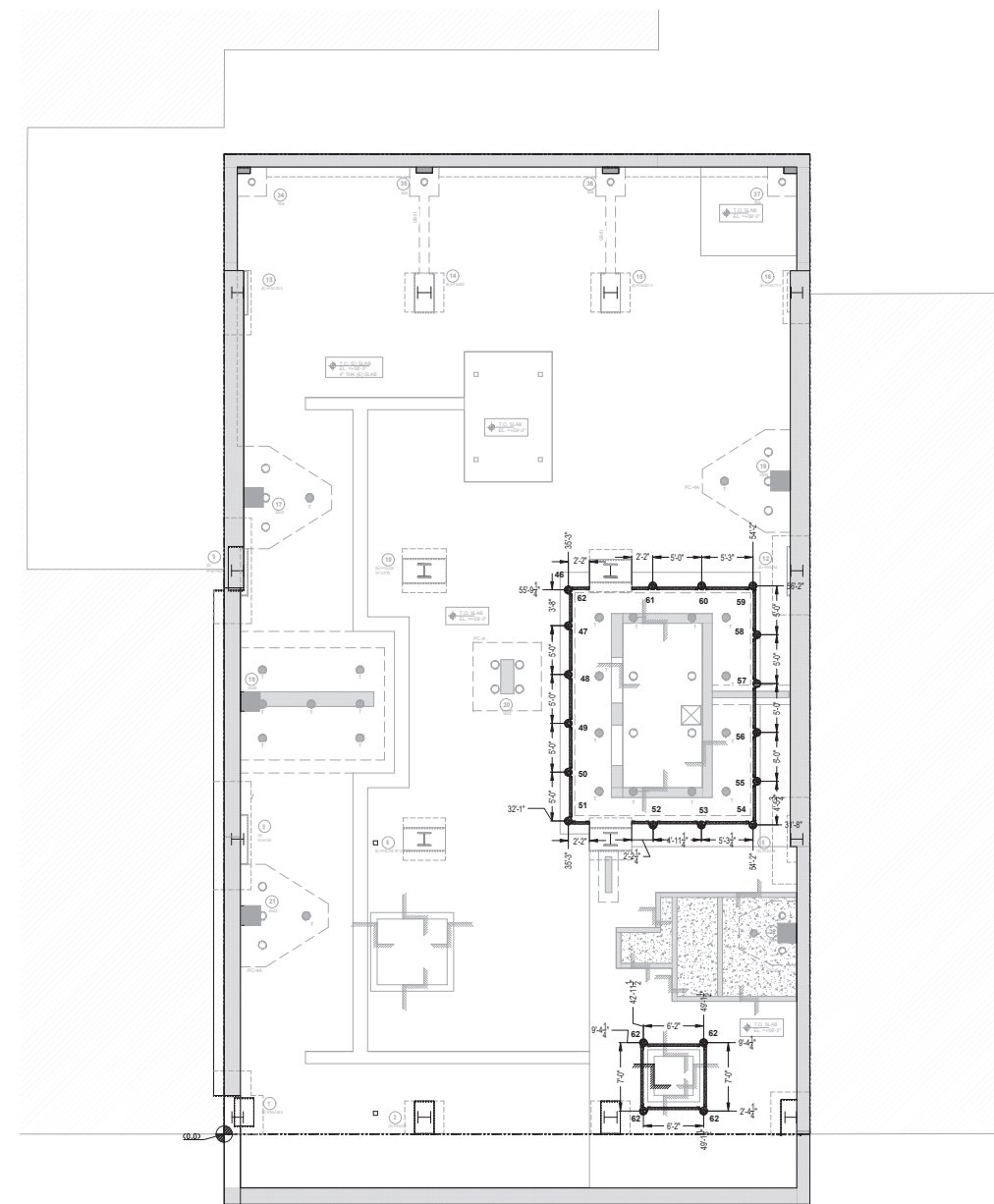
LEGEND:

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

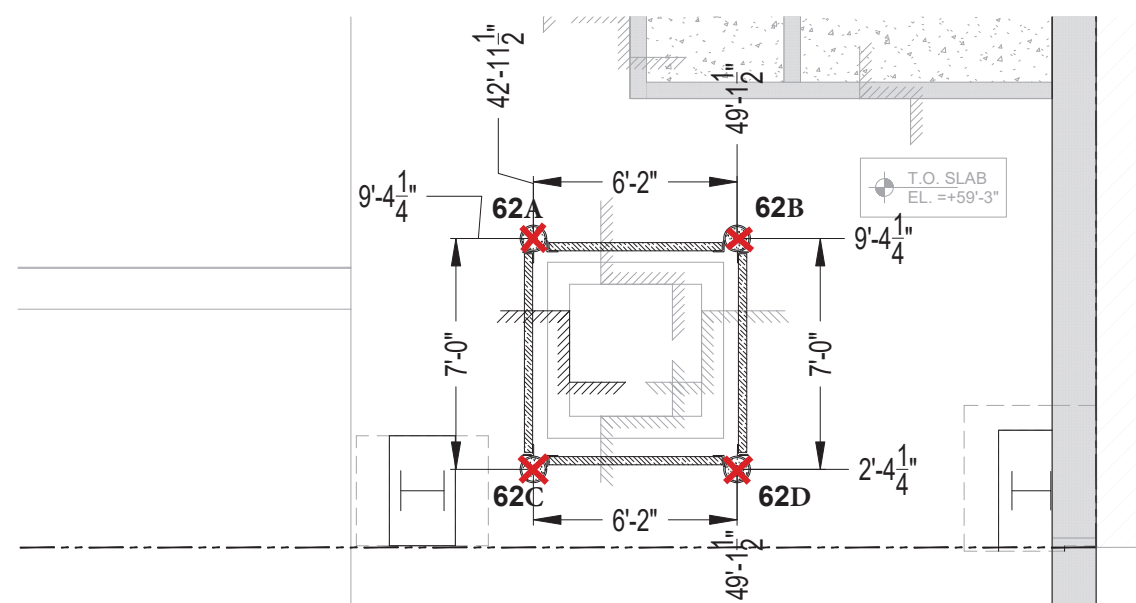
REV: 01	03/26/2025	AS PER REVIEWED COMMENTS	DRAWING NO.
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	PC-01
REVISION #	REVISION DATE	REVISION STATUS	SHEET NO-
DATE: 3/26/25	BY: JM	CHECKED BY: JS	PROJECT NO.
			J0542
VOLK			
PROJECT	245 W 55TH ST FOUNDATION		
LOCATION	245 WEST 55TH STREET, NEW YORK NY		
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES		



- - Pile Started
- ✗ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

SCALE: 3/8" = 1'-0"

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}

XX'-XX"
YY'-YY"

□ - Pile Started
⊗ - Pile Completed

W 55TH STREET

STRUCTURAL PILE COORDINATION


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


REV: 01	03/26/2025	AS PER REVIEWED COMMENTS	
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	
REASON #	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 – February 5, 2026



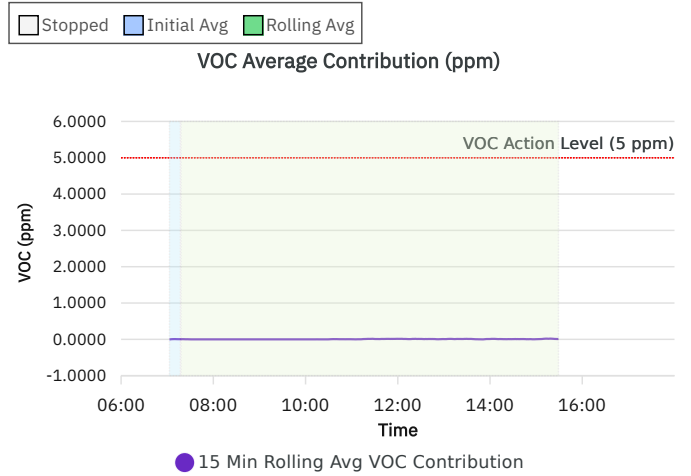
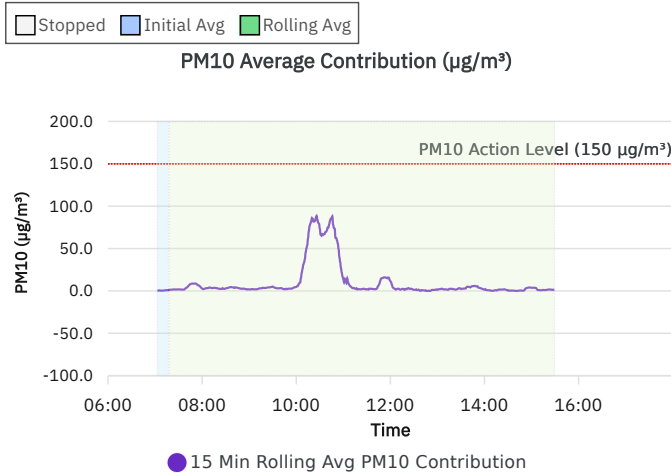
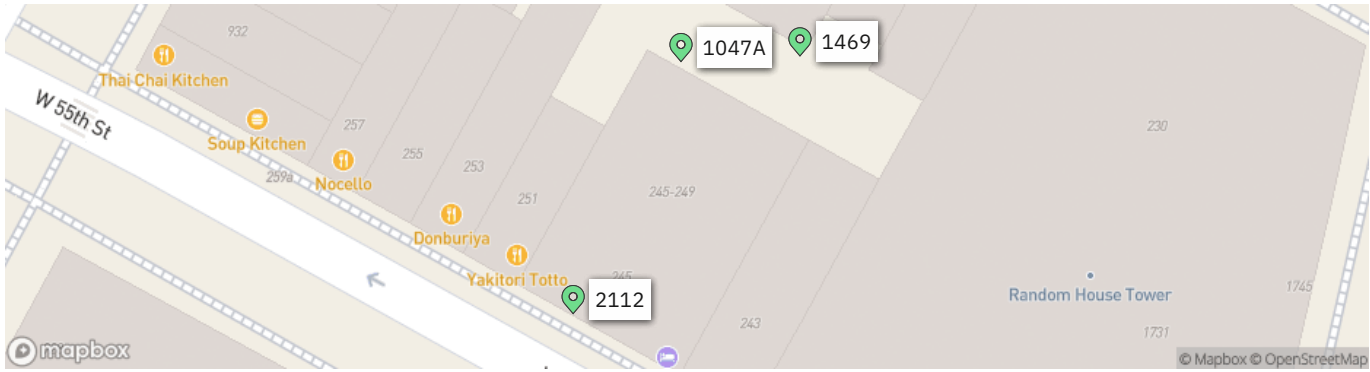
Photo 1: Concrete pouring continued into RO1A.

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

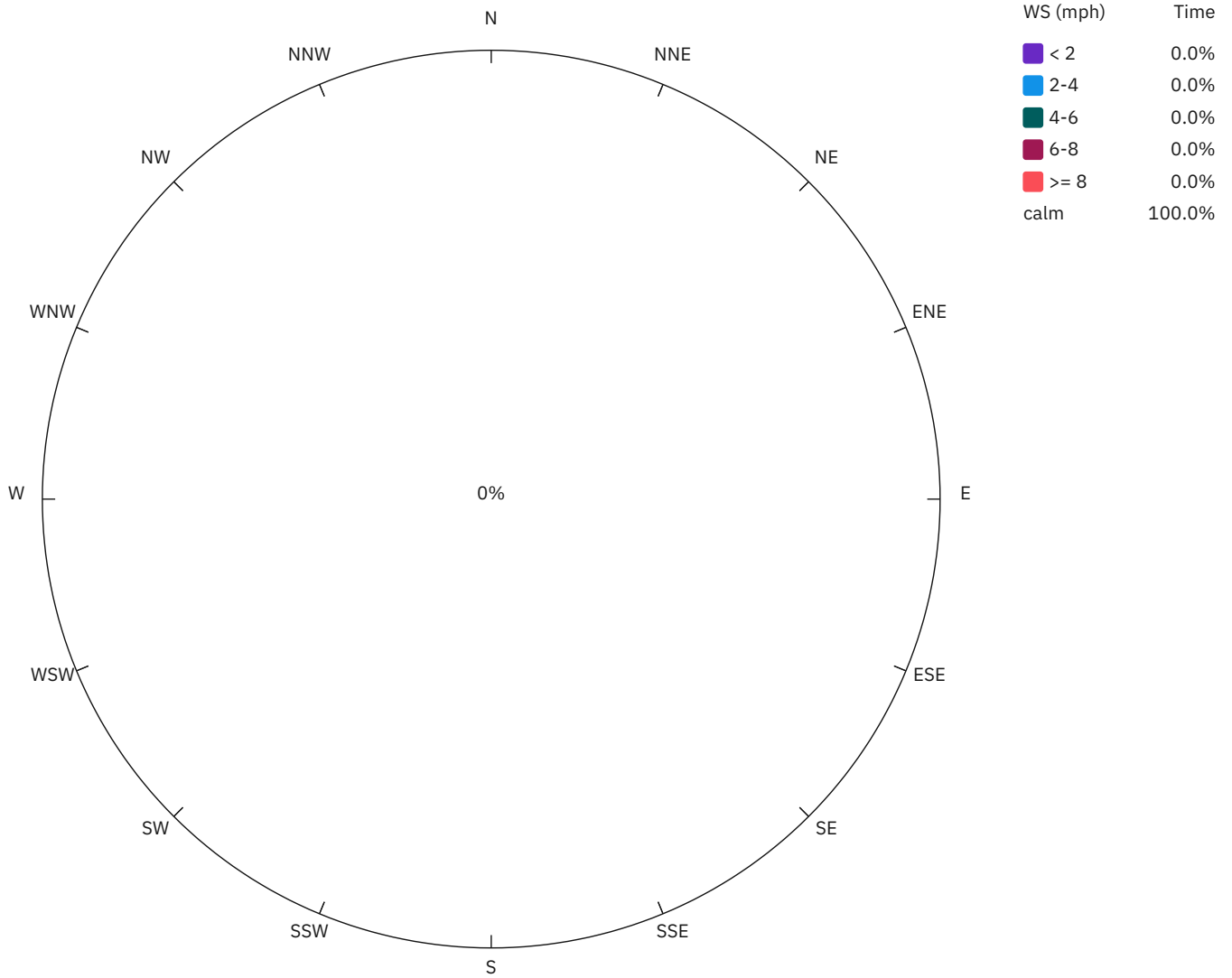
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	02/05/2026 06:00
		To:	02/05/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/05/2026	25.9 - 31.8	45.8 - 62.5	29.9 - 30.0	0.2 - 0.7	ENE

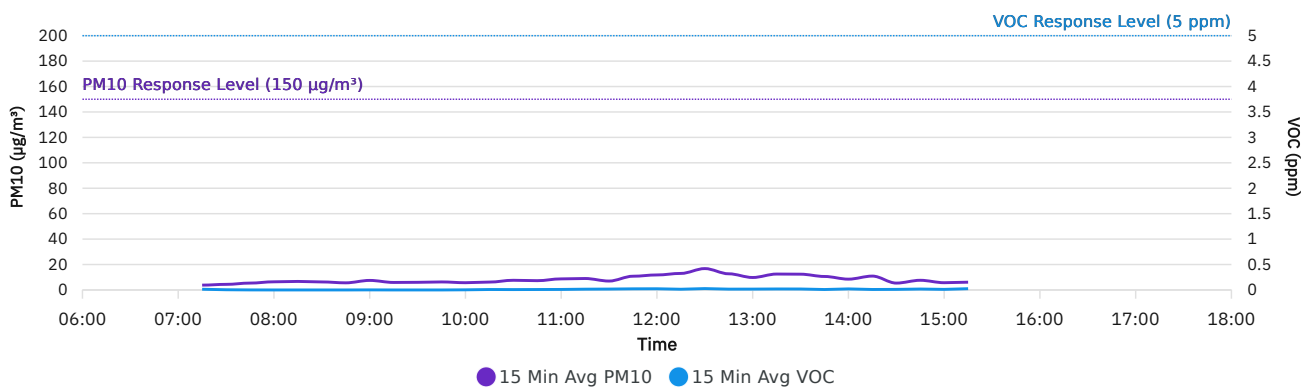
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/5/2026	0.4	14:45	0.0000	07:45
Max Contribution (15 min avg.) - 2/5/2026	86.0	10:45	0.0187	15:15
Daily Avg. Contribution (15 min avg.) - 2/5/2026	9.8	-	0.0053	-



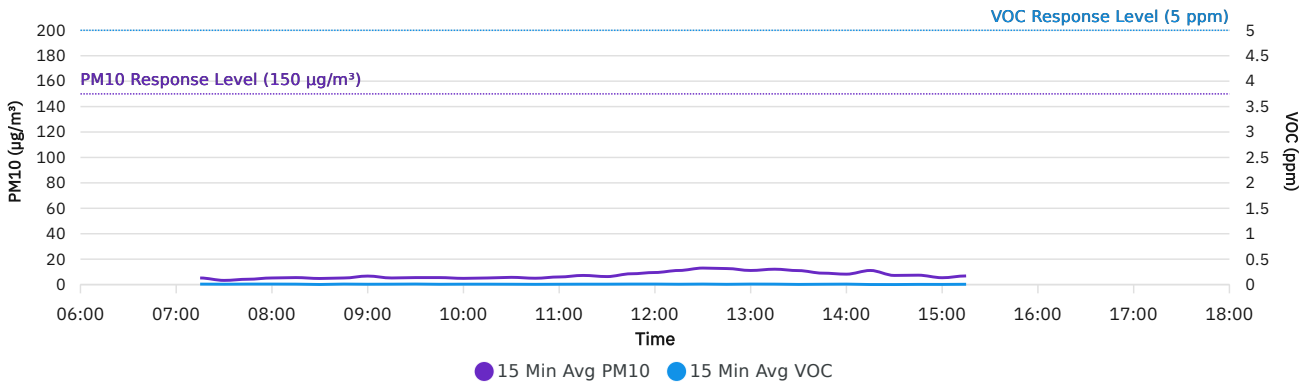
Wind rose (mph)



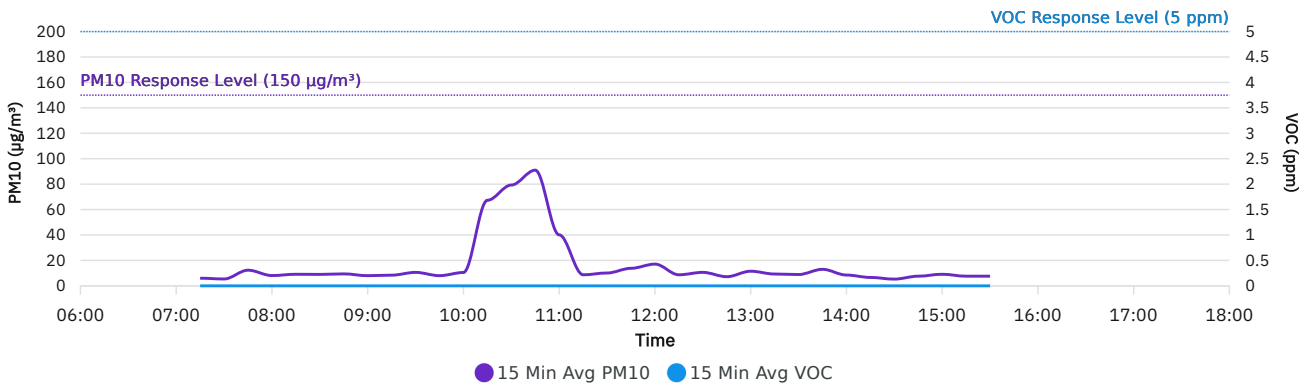
1047A



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
2/5/2026 07:15	5.0	5.8	0.9	0.0092	0.0138	0.0046	0.3	NE
2/5/2026 07:30	3.6	5.4	1.8	0.0053	0.0060	0.0007	0.3	NNE
2/5/2026 07:45	4.2	12.3	8.1	0.0093	0.0013	0.0000	0.4	ENE
2/5/2026 08:00	5.5	8.1	2.7	0.0080	0.0020	0.0000	0.3	ENE
2/5/2026 08:15	5.5	9.1	3.6	0.0083	0.0000	0.0000	0.3	NE
2/5/2026 08:30	5.6	8.5	2.9	0.0020	0.0000	0.0000	0.3	ENE
2/5/2026 08:45	5.5	9.2	3.7	0.0093	0.0007	0.0000	0.3	ENE
2/5/2026 09:00	6.7	8.5	1.8	0.0067	0.0013	0.0000	0.3	ENE
2/5/2026 09:15	5.2	8.4	3.1	0.0080	0.0000	0.0000	0.3	E
2/5/2026 09:30	5.5	10.6	5.1	0.0107	0.0000	0.0000	0.3	E
2/5/2026 09:45	5.9	7.8	1.9	0.0053	0.0007	0.0000	0.3	ENE
2/5/2026 10:00	5.4	10.1	4.7	0.0073	0.0033	0.0000	0.4	ENE
2/5/2026 10:15	5.2	67.3	62.1	0.0080	0.0087	0.0007	0.3	ENE
2/5/2026 10:30	5.7	79.3	73.6	0.0067	0.0073	0.0007	0.3	ENE
2/5/2026 10:45	5.0	91.0	86.0	0.0047	0.0087	0.0040	0.3	ENE
2/5/2026 11:00	16.2	30.2	13.9	0.0067	0.0100	0.0033	0.2	ENE
2/5/2026 11:15	7.6	10.1	2.6	0.0073	0.0153	0.0080	0.3	NE
2/5/2026 11:30	7.4	9.5	2.0	0.0073	0.0173	0.0100	0.3	E
2/5/2026 11:45	8.6	15.2	6.6	0.0093	0.0220	0.0127	0.3	E
2/5/2026 12:00	9.0	20.6	11.6	0.0087	0.0233	0.0147	0.2	ENE
2/5/2026 12:15	10.5	12.9	2.3	0.0060	0.0133	0.0073	0.2	ENE
2/5/2026 12:30	14.7	15.9	1.3	0.0113	0.0227	0.0113	0.1	NNE
2/5/2026 12:45	12.1	12.8	0.7	0.0053	0.0153	0.0100	0.1	NE
2/5/2026 13:00	10.8	12.1	1.3	0.0080	0.0153	0.0073	0.1	ESE
2/5/2026 13:15	11.4	13.8	2.4	0.0093	0.0180	0.0087	0.3	NE
2/5/2026 13:30	10.6	12.8	2.2	0.0040	0.0173	0.0133	0.3	NNE
2/5/2026 13:45	9.0	14.7	5.7	0.0067	0.0087	0.0020	0.4	NE
2/5/2026 14:00	8.3	9.9	1.6	0.0093	0.0193	0.0100	0.1	ENE
2/5/2026 14:15	10.5	11.2	0.7	0.0013	0.0093	0.0080	0.1	ENE
2/5/2026 14:30	6.1	7.1	1.0	0.0020	0.0093	0.0073	0.1	ESE
2/5/2026 14:45	7.7	8.1	0.4	0.0073	0.0147	0.0073	0.3	NE

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed	Wind Direction
2/5/2026 15:00	5.3	9.1	3.8	0.0047	0.0093	0.0047	0.2	NNE
2/5/2026 15:15	6.6	7.8	1.2	0.0060	0.0247	0.0187	0.2	E

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 ($\mu\text{g}/\text{m}^3$)	1047A VOC (ppm)	1469 PM10 ($\mu\text{g}/\text{m}^3$)	1469 VOC (ppm)	2112 PM10 ($\mu\text{g}/\text{m}^3$)	2112 VOC (ppm)	Wind Direction	Wind Speed
02/05/2026 07:15	3.8	0.0138	5.2	0.0092	6.0	0.0000	NE	0.3
02/05/2026 07:30	4.4	0.0040	3.3	0.0073	5.4	0.0000	NNE	0.3
02/05/2026 07:45	5.4	0.0007	4.2	0.0100	12.3	0.0000	ENE	0.4
02/05/2026 08:00	6.4	0.0000	5.2	0.0100	8.1	0.0000	ENE	0.3
02/05/2026 08:15	6.7	0.0000	5.5	0.0087	9.1	0.0000	NE	0.3
02/05/2026 08:30	6.3	0.0000	4.8	0.0020	9.0	0.0000	ENE	0.3
02/05/2026 08:45	5.6	0.0000	5.2	0.0100	9.4	0.0000	ENE	0.3
02/05/2026 09:00	7.5	0.0013	6.7	0.0067	8.0	0.0000	ENE	0.3
02/05/2026 09:15	5.9	0.0000	5.2	0.0080	8.4	0.0000	E	0.3
02/05/2026 09:30	6.0	0.0000	5.5	0.0107	10.6	0.0000	E	0.3
02/05/2026 09:45	6.3	0.0000	5.5	0.0060	8.0	0.0000	ENE	0.3
02/05/2026 10:00	5.7	0.0027	4.9	0.0080	10.5	0.0000	ENE	0.4
02/05/2026 10:15	6.2	0.0087	5.2	0.0080	67.3	0.0000	ENE	0.3
02/05/2026 10:30	7.6	0.0073	5.7	0.0067	79.3	0.0000	ENE	0.3
02/05/2026 10:45	7.3	0.0087	5.0	0.0047	91.0	0.0000	ENE	0.3
02/05/2026 11:00	8.7	0.0100	6.0	0.0067	40.1	0.0000	ENE	0.2
02/05/2026 11:15	9.0	0.0153	7.2	0.0080	8.7	0.0000	NE	0.3
02/05/2026 11:30	7.0	0.0173	6.3	0.0080	10.1	0.0000	E	0.3
02/05/2026 11:45	10.8	0.0220	8.5	0.0100	13.8	0.0000	E	0.3
02/05/2026 12:00	11.8	0.0233	9.5	0.0100	17.1	0.0000	ENE	0.2
02/05/2026 12:15	13.0	0.0140	11.1	0.0067	8.7	0.0000	ENE	0.2
02/05/2026 12:30	16.8	0.0267	13.0	0.0100	10.6	0.0000	NNE	0.1
02/05/2026 12:45	12.7	0.0160	12.6	0.0053	7.2	0.0000	NE	0.1
02/05/2026 13:00	9.8	0.0167	11.1	0.0100	11.5	0.0000	ESE	0.1
02/05/2026 13:15	12.5	0.0193	12.1	0.0087	9.3	0.0000	NE	0.3
02/05/2026 13:30	12.4	0.0187	11.0	0.0033	8.9	0.0000	NNE	0.3
02/05/2026 13:45	10.6	0.0087	9.0	0.0067	13.0	0.0000	NE	0.4
02/05/2026 14:00	8.5	0.0207	8.2	0.0093	8.5	0.0000	ENE	0.1
02/05/2026 14:15	10.9	0.0093	11.1	0.0013	6.6	0.0000	ENE	0.1
02/05/2026 14:30	5.4	0.0113	7.2	0.0007	5.3	0.0000	ESE	0.1

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
02/05/2026 14:45	7.6	0.0180	7.4	0.0040	7.6	0.0000	NE	0.3
02/05/2026 15:00	5.7	0.0113	5.4	0.0033	9.1	0.0000	NNE	0.2
02/05/2026 15:15	6.1	0.0247	6.8	0.0060	7.6	0.0000	E	0.2
02/05/2026 15:30					7.6	0.0000		

Daily Progress Report #167
Change of Use Approval – Pile Installation Activities
February 6, 2026

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

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional 9 stories above the remaining 11 stories and altering the building to residential use. The Site is part of New York’s Brownfield Cleanup Program as a Volunteer.

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

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

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent 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 February 6, 2026.

2.0 Update of Progress Made During the Reporting Day

Excavation activities were completed at pile cap location PC-4ANE.

All remaining excavated soil was placed on an impervious surface in the basement and covered in poly sheeting. Soil removal and disposal is anticipated to resume February 9, 2026.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

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

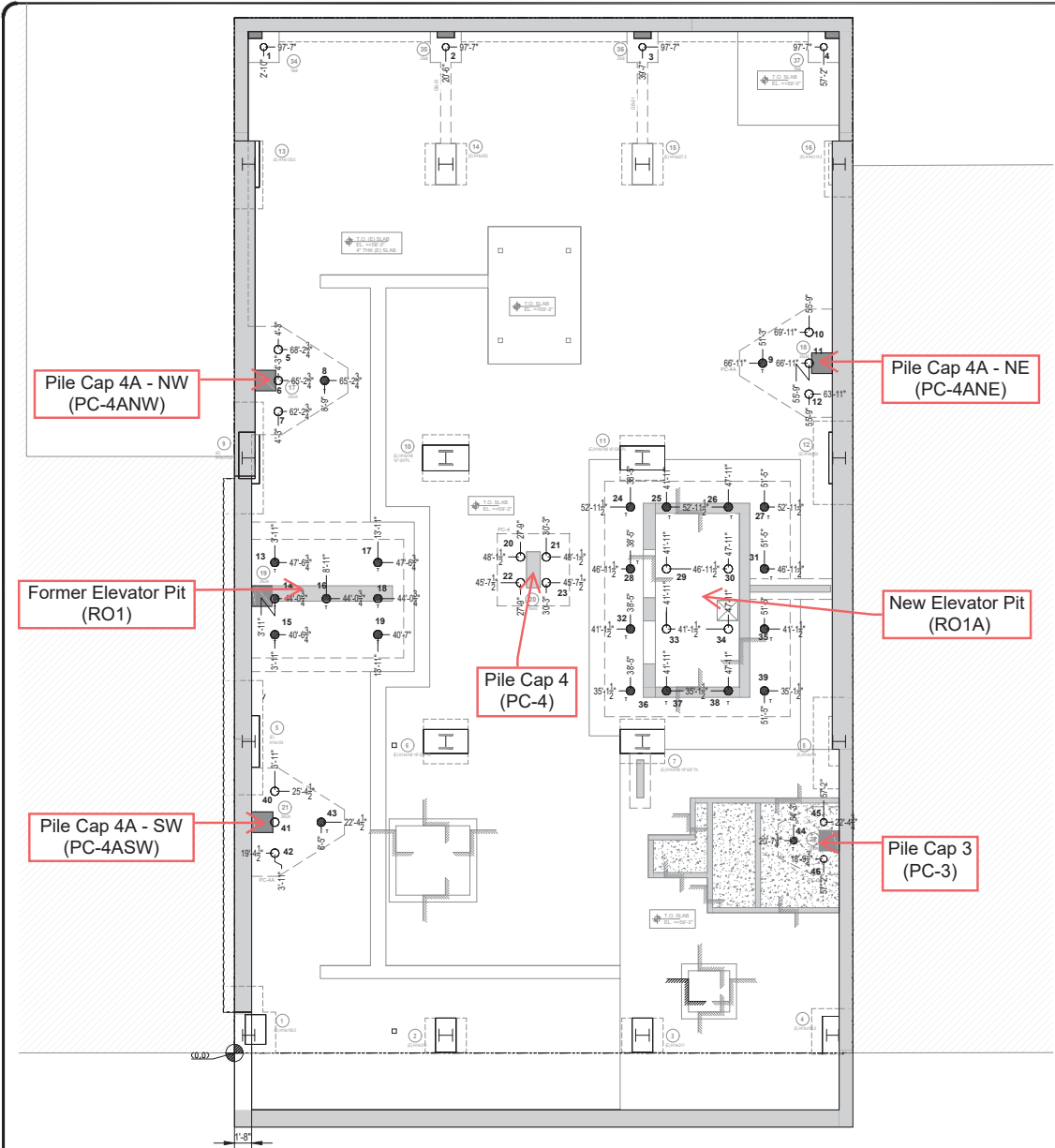
6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.





W 55TH STREET

STRUCTURAL PILE COORDINATION

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

NOTES:

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

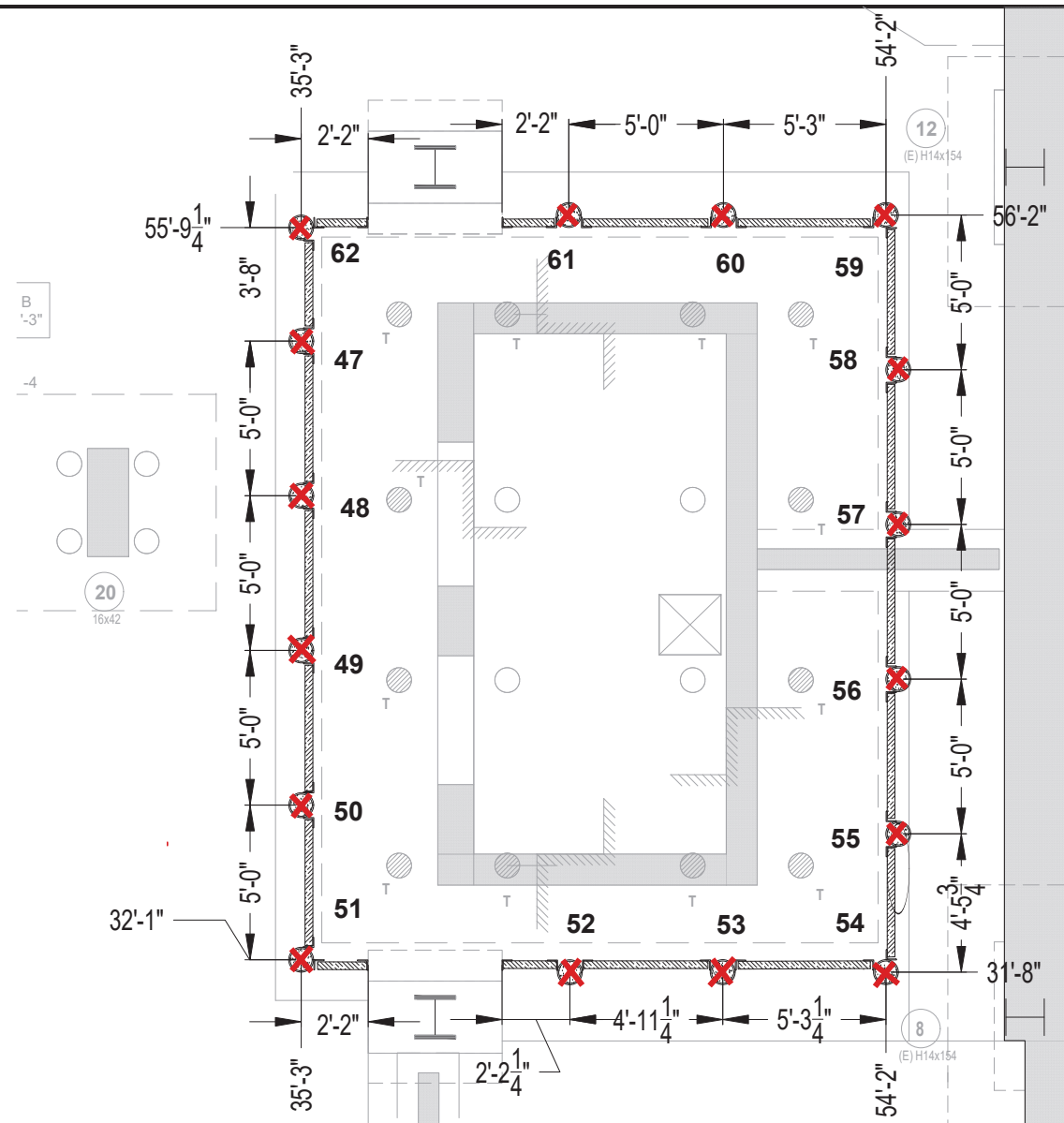
LEGEND:

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

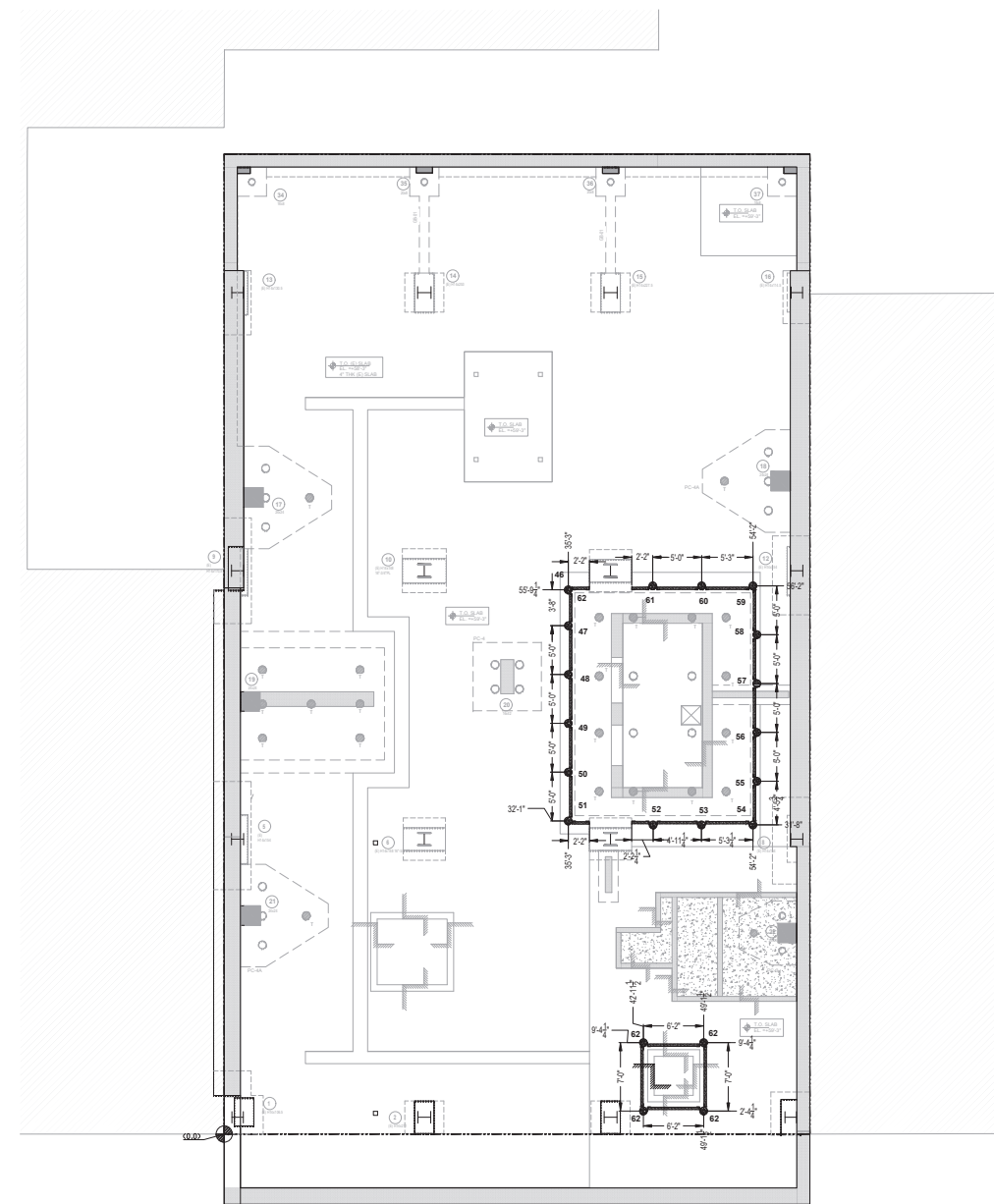
REV: 01	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

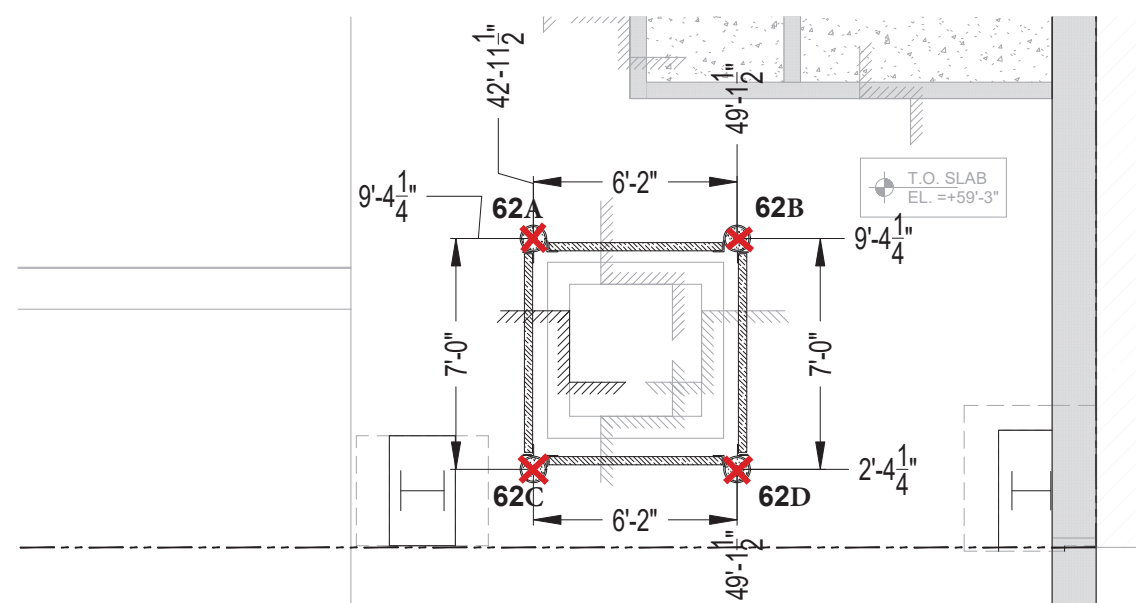
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



- - Pile Started
- ✗ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

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

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



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}

XX'-XX"
YY'-YY"

□ - Pile Started
 ✕ - Pile Completed

W 55TH STREET

STRUCTURAL PILE COORDINATION


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

REV: 01	03/26/2025	AS PER REVIEW COMMENTS	
REV: 01	11/20/2024	AS PER REVIEW COMMENTS	
REASON #	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 – February 6, 2026




Photo 1: Excavation of PC-4ANE completed.


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

Attachment - Photograph Log – February 6, 2026



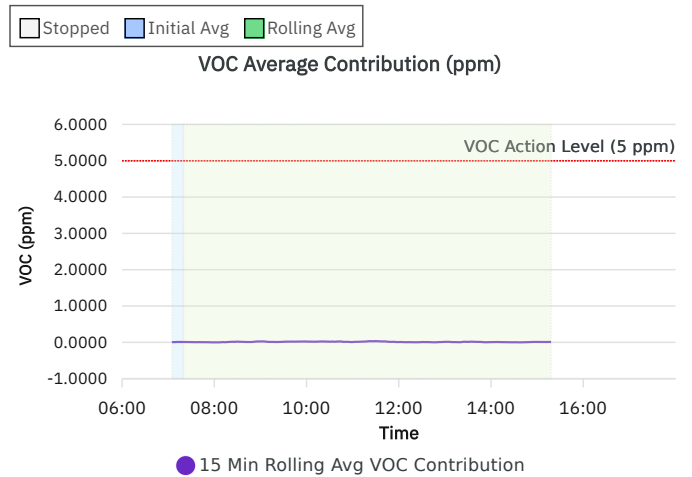
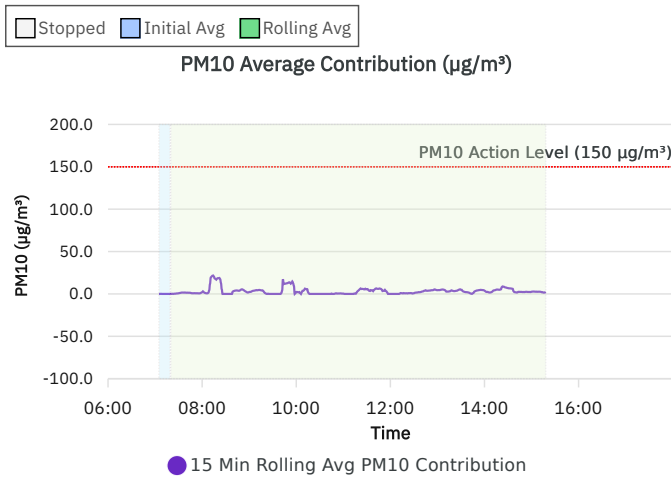
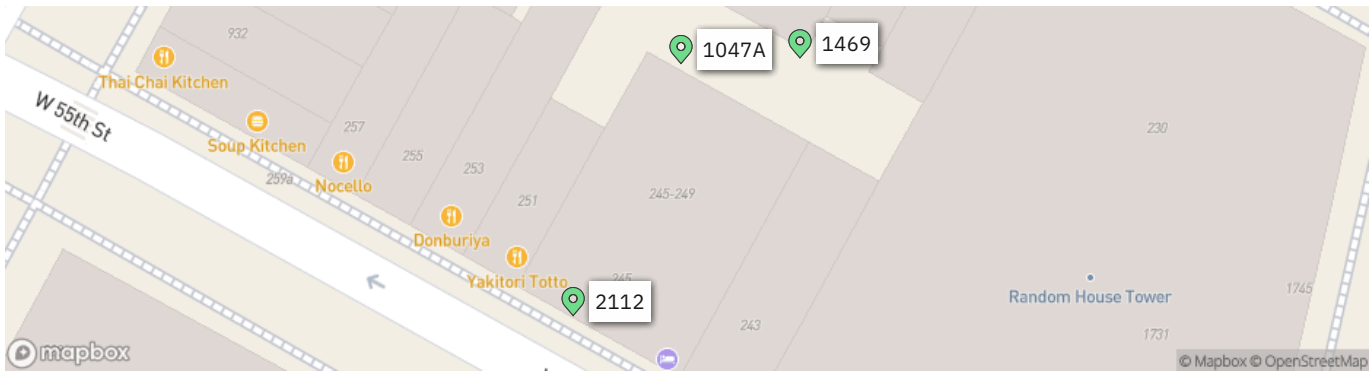
Photo 3: Soil stockpile in basement covered in poly sheeting and tarp.

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

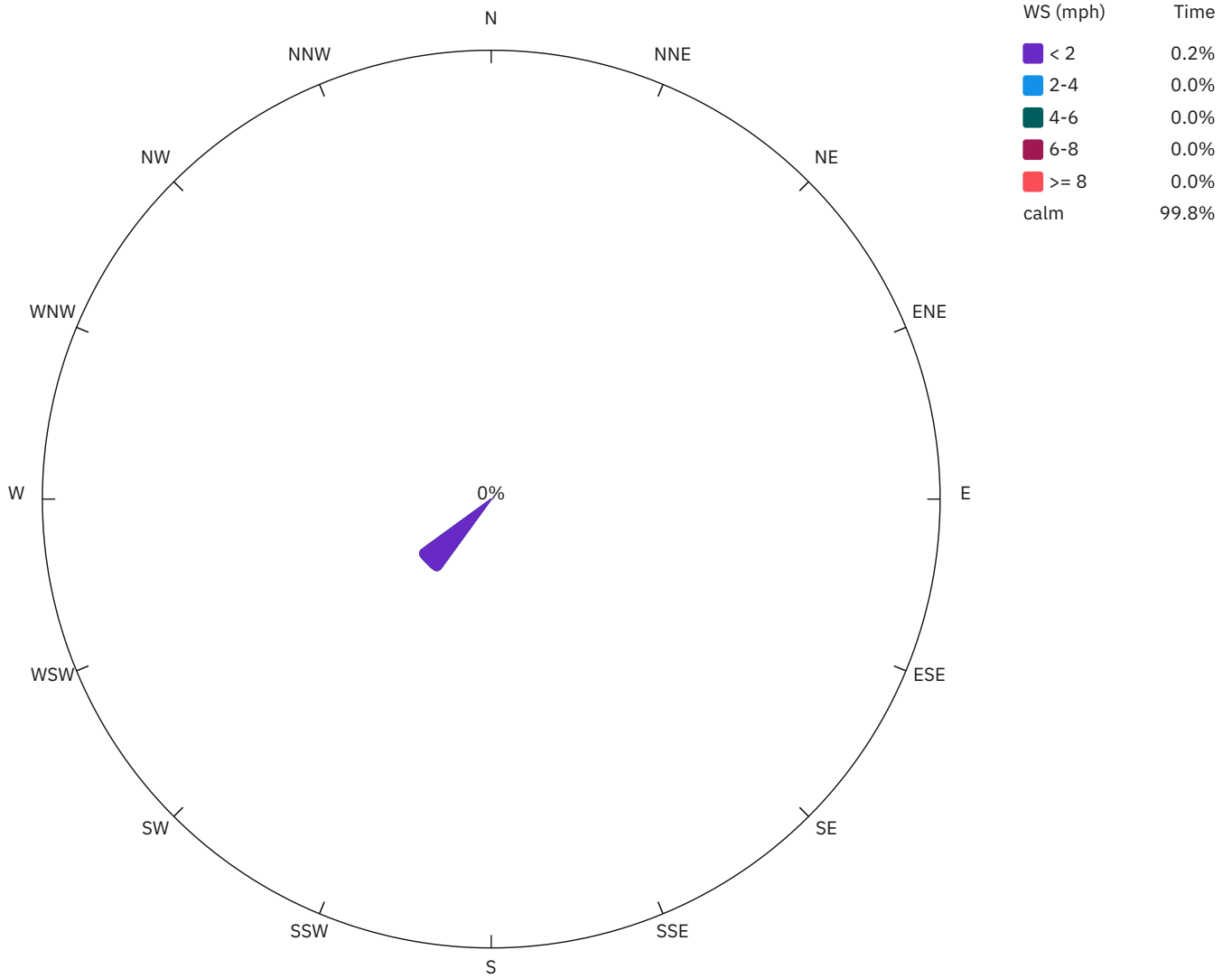
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	02/06/2026 06:00
		To:	02/06/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/06/2026	28.4 - 34.2	47.8 - 55.7	29.6 - 29.7	0.1 - 1.0	E

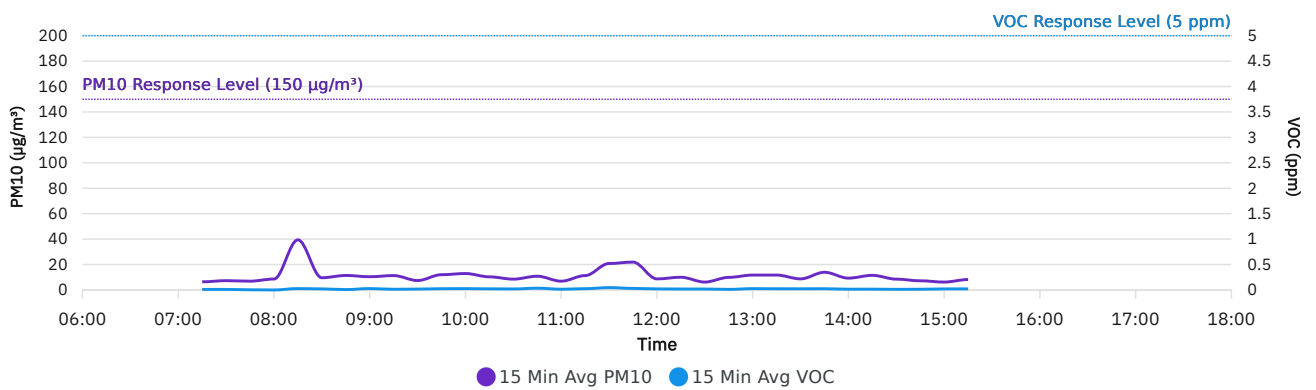
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/6/2026	0.0	07:15	0.0000	08:00
Max Contribution (15 min avg.) - 2/6/2026	20.4	08:15	0.0340	11:30
Daily Avg. Contribution (15 min avg.) - 2/6/2026	3.2	-	0.0125	-



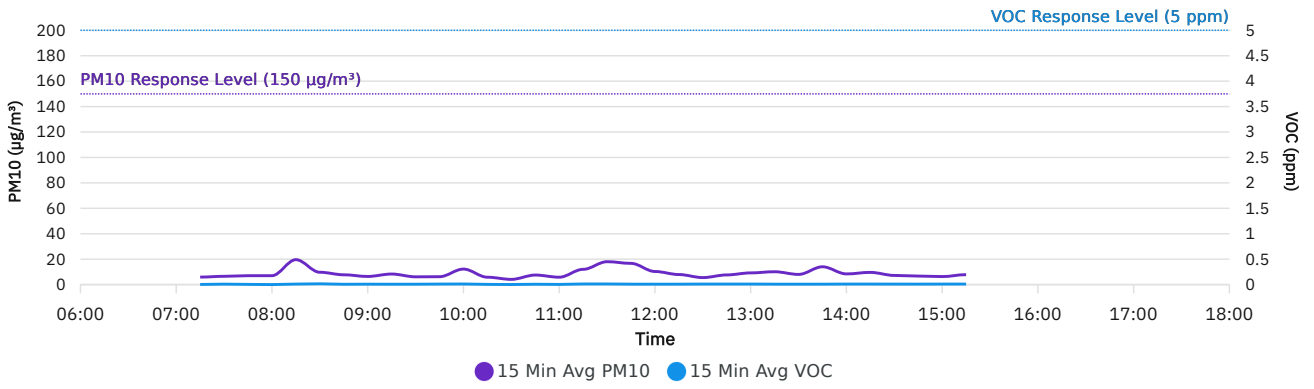
Wind rose (mph)



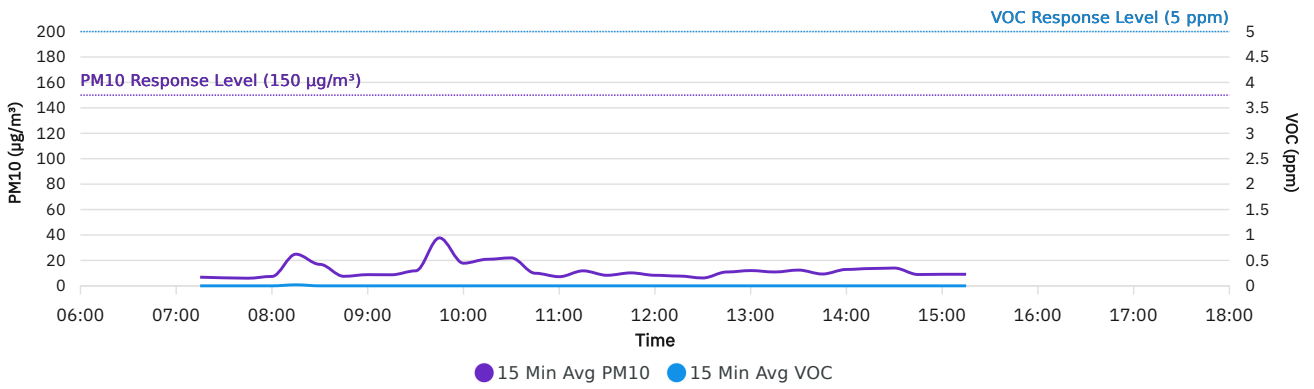
1047A



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
2/6/2026 07:15	6.6	6.5	0.0	0.0000	0.0109	0.0109	0.2	S
2/6/2026 07:30	6.6	7.4	0.8	0.0040	0.0113	0.0073	0.2	SSE
2/6/2026 07:45	6.1	7.3	1.3	0.0007	0.0053	0.0047	0.3	S
2/6/2026 08:00	6.9	8.9	2.0	0.0000	0.0000	0.0000	0.3	S
2/6/2026 08:15	21.5	41.8	20.4	0.0213	0.0267	0.0053	0.2	S
2/6/2026 08:30	15.8	11.4	0.0	0.0040	0.0233	0.0193	0.2	S
2/6/2026 08:45	7.5	11.5	4.0	0.0000	0.0100	0.0100	0.3	SW
2/6/2026 09:00	8.3	10.5	2.2	0.0027	0.0280	0.0253	0.2	SSE
2/6/2026 09:15	7.9	12.2	4.3	0.0013	0.0133	0.0120	0.3	S
2/6/2026 09:30	10.8	8.4	0.0	0.0007	0.0173	0.0167	0.3	S
2/6/2026 09:45	18.3	30.2	11.9	0.0053	0.0247	0.0193	0.2	SE
2/6/2026 10:00	14.4	16.7	2.3	0.0033	0.0260	0.0227	0.2	SSE
2/6/2026 10:15	13.2	15.4	2.2	0.0013	0.0220	0.0207	0.2	SSE
2/6/2026 10:30	17.9	12.2	0.0	0.0007	0.0193	0.0187	0.2	SSW
2/6/2026 10:45	9.9	10.3	0.4	0.0067	0.0307	0.0240	0.2	SSW
2/6/2026 11:00	6.8	7.2	0.4	0.0033	0.0127	0.0093	0.3	SSW
2/6/2026 11:15	12.6	13.0	0.3	0.0040	0.0253	0.0213	0.3	S
2/6/2026 11:30	15.2	20.8	5.6	0.0100	0.0440	0.0340	0.2	NNE
2/6/2026 11:45	14.9	21.0	6.0	0.0087	0.0280	0.0193	0.1	NNW
2/6/2026 12:00	10.5	9.5	0.0	0.0100	0.0187	0.0087	0.3	NNE
2/6/2026 12:15	8.6	9.5	0.8	0.0107	0.0153	0.0047	0.2	NNE
2/6/2026 12:30	5.8	6.6	0.8	0.0100	0.0180	0.0080	0.3	NNE
2/6/2026 12:45	7.8	12.1	4.3	0.0093	0.0113	0.0020	0.4	NE
2/6/2026 13:00	9.5	13.9	4.4	0.0113	0.0247	0.0133	0.3	NE
2/6/2026 13:15	10.5	13.5	3.0	0.0120	0.0187	0.0067	0.4	NNE
2/6/2026 13:30	8.0	12.9	4.9	0.0080	0.0227	0.0147	0.4	ENE
2/6/2026 13:45	13.8	14.5	0.7	0.0100	0.0220	0.0120	0.4	NNE
2/6/2026 14:00	8.8	12.7	3.9	0.0087	0.0153	0.0067	0.3	NE
2/6/2026 14:15	9.8	14.7	5.0	0.0100	0.0160	0.0060	0.5	NE
2/6/2026 14:30	7.2	14.1	6.9	0.0093	0.0120	0.0027	0.4	ENE
2/6/2026 14:45	6.8	9.2	2.4	0.0093	0.0133	0.0040	0.4	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
2/6/2026 15:00	6.4	9.0	2.6	0.0093	0.0207	0.0113	0.4	ENE
2/6/2026 15:15	7.8	9.4	1.6	0.0100	0.0213	0.0113	0.4	NE

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 ($\mu\text{g}/\text{m}^3$)	1047A VOC (ppm)	1469 PM10 ($\mu\text{g}/\text{m}^3$)	1469 VOC (ppm)	2112 PM10 ($\mu\text{g}/\text{m}^3$)	2112 VOC (ppm)	Wind Direction	Wind Speed
02/06/2026 07:15	6.4	0.0109	5.9	0.0027	6.8	0.0000	S	0.2
02/06/2026 07:30	7.3	0.0107	6.5	0.0087	6.3	0.0000	SSE	0.2
02/06/2026 07:45	6.9	0.0033	7.0	0.0040	6.0	0.0000	S	0.3
02/06/2026 08:00	8.6	0.0000	7.0	0.0000	7.4	0.0000	S	0.3
02/06/2026 08:15	39.4	0.0267	19.6	0.0100	24.9	0.0200	S	0.2
02/06/2026 08:30	9.6	0.0213	9.7	0.0153	16.9	0.0000	S	0.2
02/06/2026 08:45	11.4	0.0073	7.7	0.0060	7.5	0.0000	SW	0.3
02/06/2026 09:00	10.4	0.0273	6.4	0.0080	8.8	0.0000	SSE	0.2
02/06/2026 09:15	11.3	0.0133	8.3	0.0067	8.7	0.0000	S	0.3
02/06/2026 09:30	7.4	0.0173	6.1	0.0073	11.8	0.0000	S	0.3
02/06/2026 09:45	12.0	0.0247	6.2	0.0100	37.7	0.0000	SE	0.2
02/06/2026 10:00	12.9	0.0260	12.2	0.0113	17.8	0.0000	SSE	0.2
02/06/2026 10:15	10.3	0.0220	5.8	0.0040	20.9	0.0000	SSE	0.2
02/06/2026 10:30	8.5	0.0200	4.1	0.0013	22.0	0.0000	SSW	0.2
02/06/2026 10:45	10.8	0.0347	7.5	0.0067	9.9	0.0000	SSW	0.2
02/06/2026 11:00	6.9	0.0147	5.8	0.0033	7.2	0.0000	SSW	0.3
02/06/2026 11:15	11.3	0.0253	12.0	0.0120	11.8	0.0000	S	0.3
02/06/2026 11:30	20.8	0.0460	18.0	0.0120	8.3	0.0000	NNE	0.2
02/06/2026 11:45	21.9	0.0307	16.7	0.0080	10.2	0.0000	NNW	0.1
02/06/2026 12:00	8.7	0.0213	10.3	0.0080	8.3	0.0000	NNE	0.3
02/06/2026 12:15	10.0	0.0187	7.9	0.0080	7.7	0.0000	NNE	0.2
02/06/2026 12:30	6.2	0.0187	5.5	0.0100	6.2	0.0000	NNE	0.3
02/06/2026 12:45	9.9	0.0113	7.6	0.0100	10.9	0.0000	NE	0.4
02/06/2026 13:00	11.7	0.0260	9.2	0.0100	12.0	0.0000	NE	0.3
02/06/2026 13:15	11.7	0.0233	10.1	0.0080	10.9	0.0000	NNE	0.4
02/06/2026 13:30	8.7	0.0227	8.0	0.0080	12.4	0.0000	ENE	0.4
02/06/2026 13:45	13.9	0.0240	14.0	0.0080	9.3	0.0000	NNE	0.4
02/06/2026 14:00	9.3	0.0153	8.4	0.0100	12.9	0.0000	NE	0.3
02/06/2026 14:15	11.5	0.0160	9.6	0.0100	13.6	0.0000	NE	0.5
02/06/2026 14:30	8.5	0.0120	7.2	0.0093	14.0	0.0000	ENE	0.4

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
02/06/2026 14:45	7.2	0.0140	6.7	0.0087	8.9	0.0000	ENE	0.4
02/06/2026 15:00	6.2	0.0207	6.3	0.0100	9.1	0.0000	ENE	0.4
02/06/2026 15:15	8.2	0.0213	7.8	0.0100	9.1	0.0000	NE	0.4

Daily Progress Report #168
Change of Use Approval – Pile Installation Activities
February 9, 2026

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

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional 9 stories above the remaining 11 stories and altering the building to residential use. The Site is part of New York’s Brownfield Cleanup Program as a Volunteer.

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

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

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent 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 February 9, 2026.

2.0 Update of Progress Made During the Reporting Day

Excavation activities began to remove the Former Elevator Pit (RO1) wall to prepare for forming the pile cap. Rebar installation continued at PC-4 and began at PC-4ANE. Water proofing layer install began along the sidewalls concrete in the elevator pit (RO1A).

Excavated soil was transferred from the basement stockpile to a roll-off container and taken off site for proper disposal. A copy of the soil manifest is attached. Soil removal and disposal is expected to continue February 10, 2026.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

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

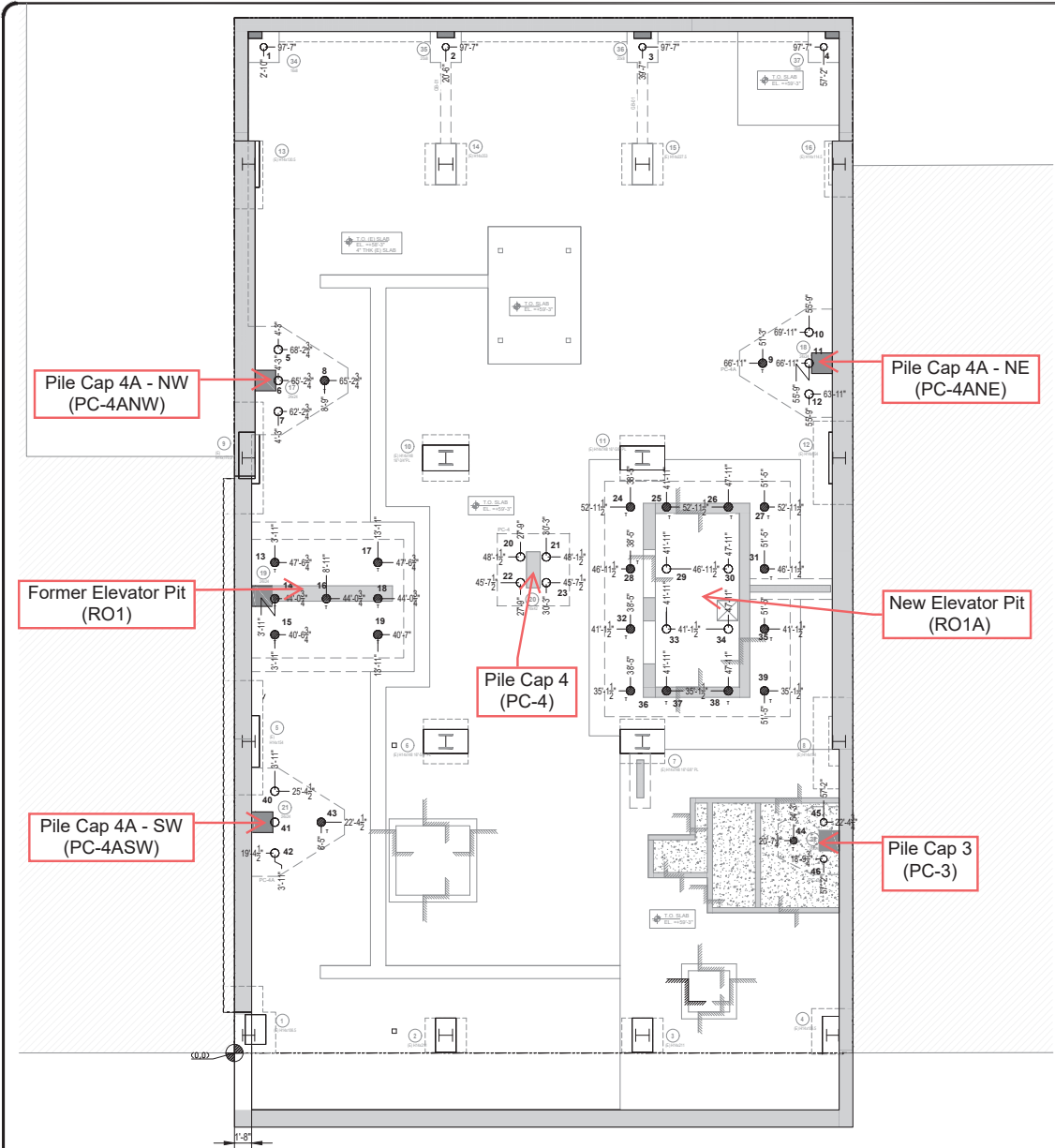
6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.





W 55TH STREET

STRUCTURAL PILE COORDINATION

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

NOTES:

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

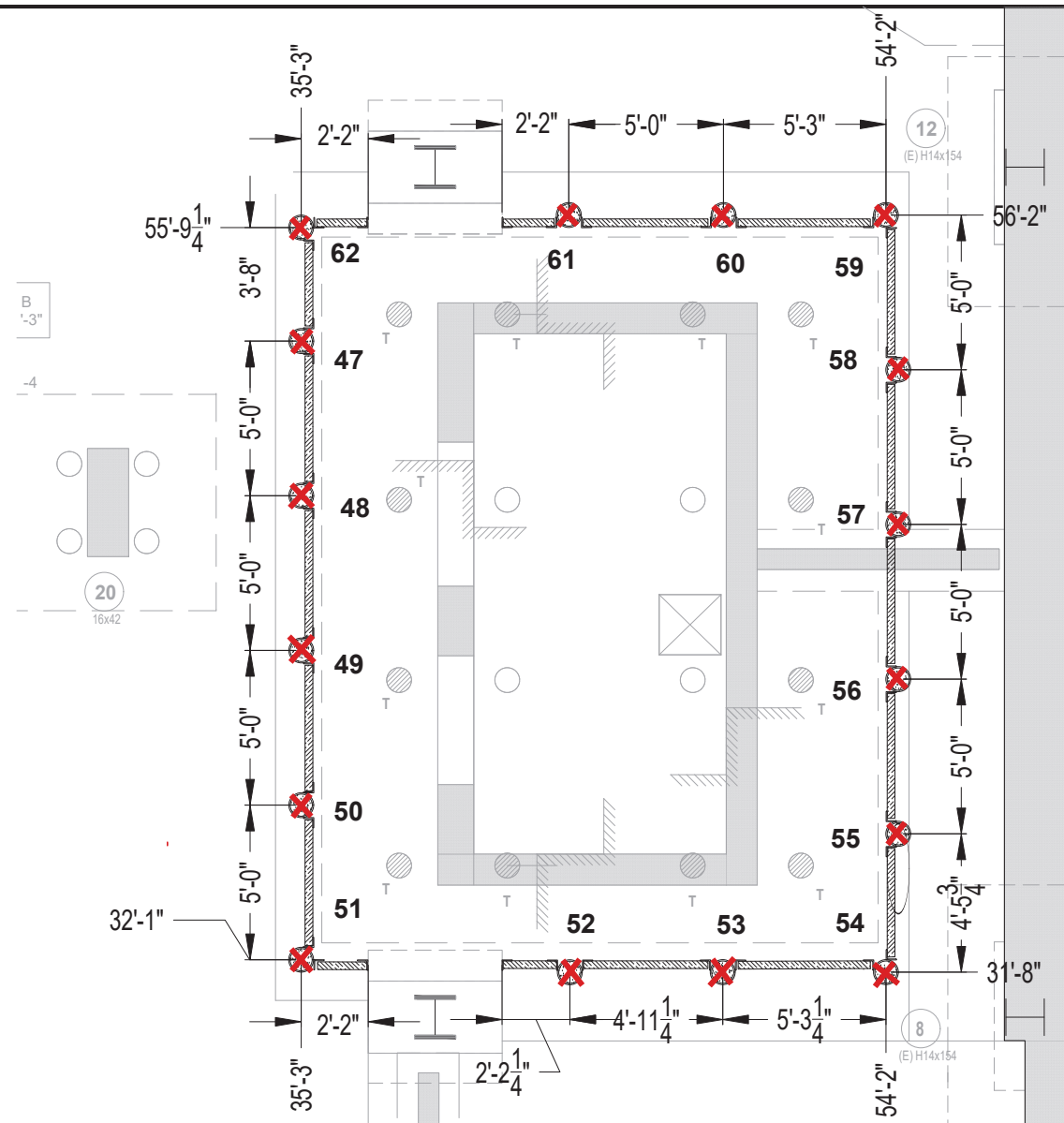
LEGEND:

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

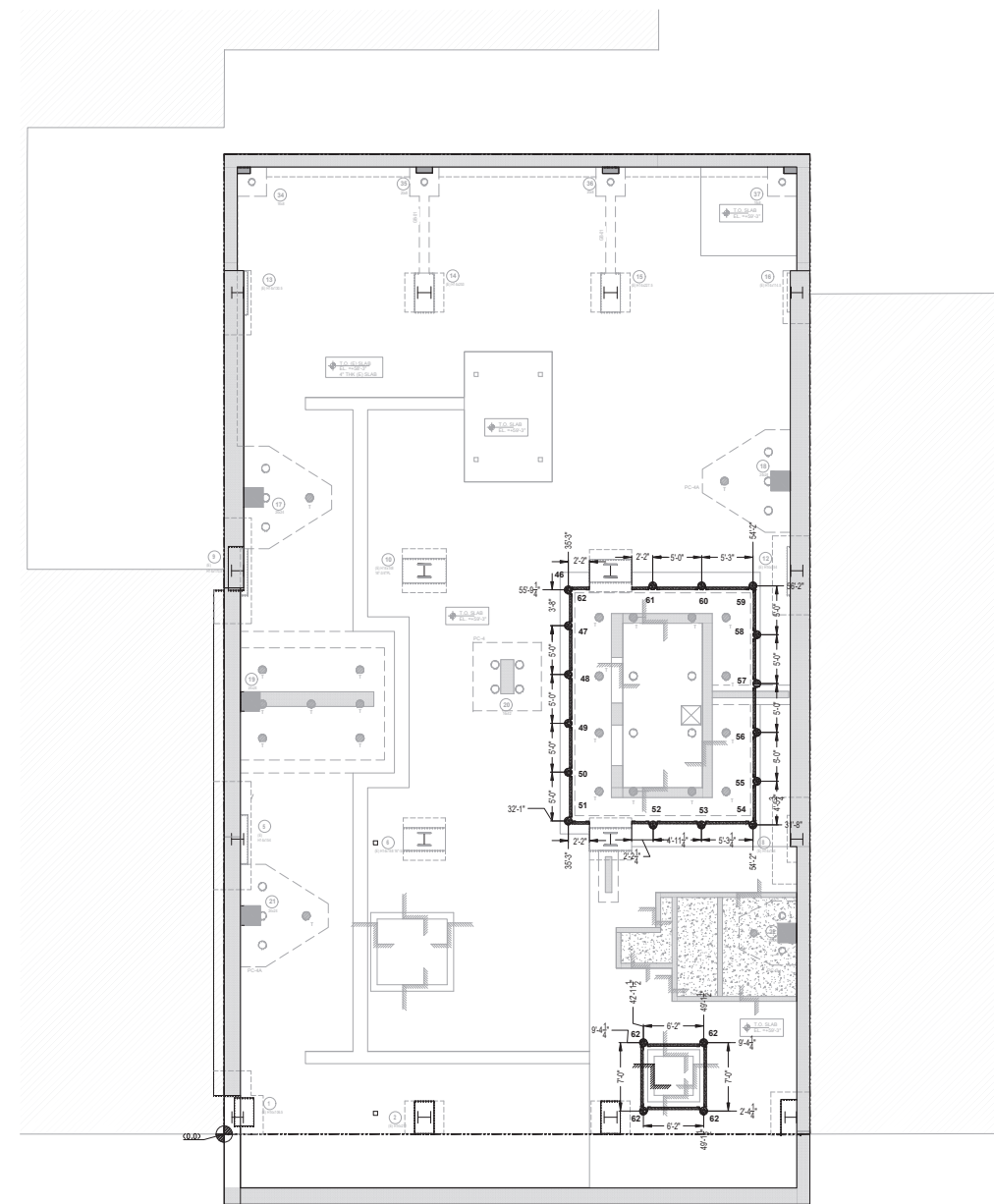
REV: 01	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 3/26/25	BY: JM	CHECKED BY: JS

VOLK

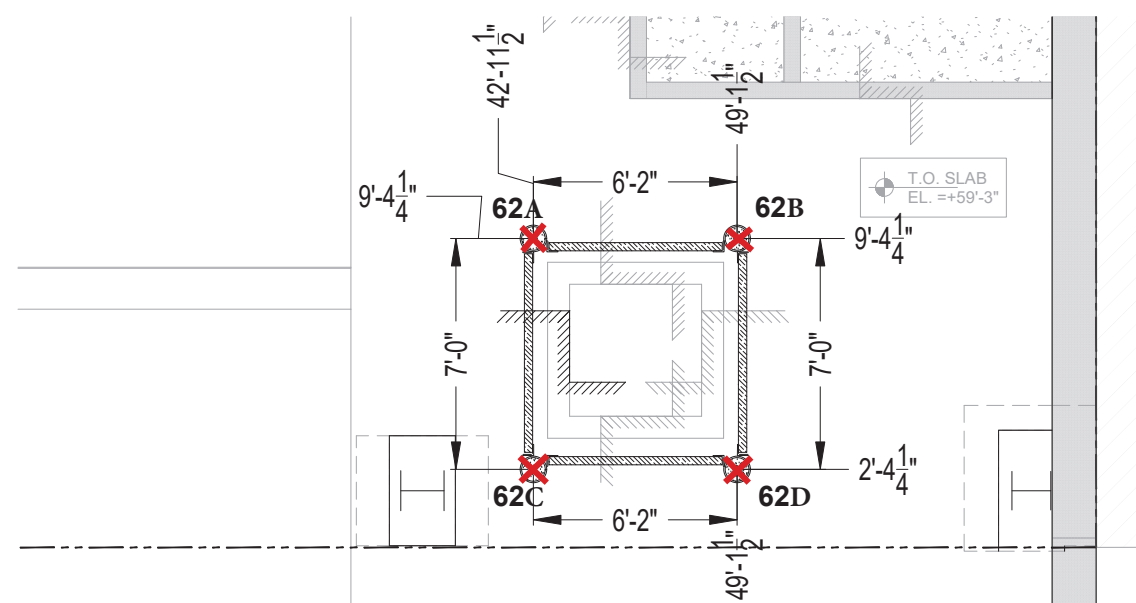
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



- - Pile Started
- ✗ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

SCALE: 3/8" = 1'-0"

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



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}

XX'-XX"
YY'-YY"

□ - Pile Started
⊗ - Pile Completed

W 55TH STREET

STRUCTURAL PILE COORDINATION


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

REV: 01	03/26/2025	AS PER REVIEWED COMMENTS	
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	
REASON #	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 – February 9, 2026




Photo 1: Removal of the Former Elevator Pit (RO1) wall.

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	1 of 5	

Attachment - Photograph Log – February 9, 2026



Photo 2: Rebar install continued at PC-4

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	2 of 5	

Attachment - Photograph Log – February 9, 2026

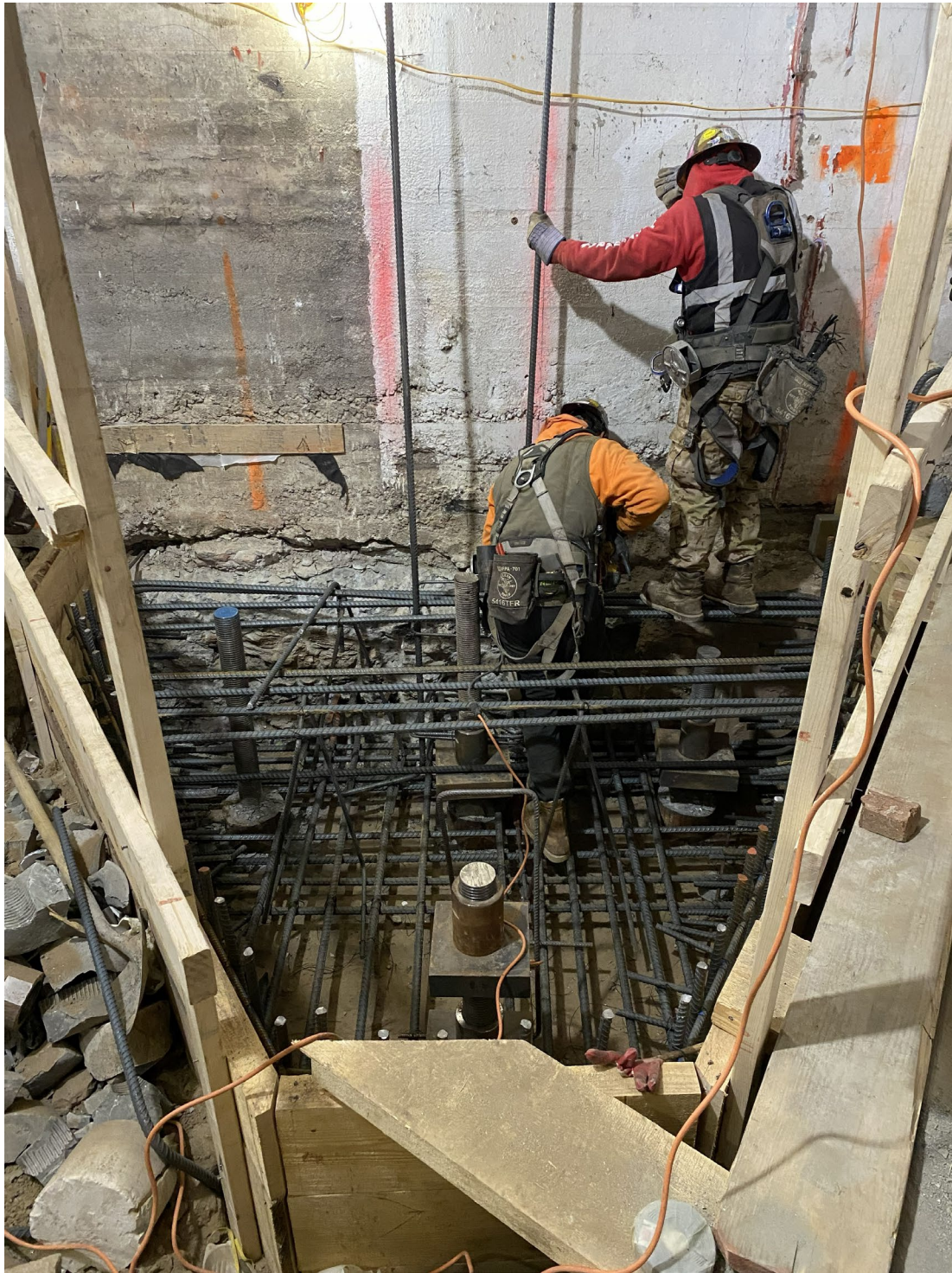




Photo 3: Rebar install began at PC-4ANE

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	3 of 5	

Attachment - Photograph Log – February 9, 2026




Photo 4: Water proofing layer installed in RO1A

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	4 of 5	

Attachment - Photograph Log – February 9, 2026



Photo 5: Filled soil roll off was taken off site for proper disposal

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	5 of 5	

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number

2725-0325

2. Page 1 of

3. Emergency Response Phone

4. Waste Tracking Number

E 1021068

5. Generator's Name and Mailing Address

245 WEST 55TH STREET LLC
250 W 55TH STREET, 17TH FLOOR
NEW YORK, NY 10019

Generator's Site Address (if different than mailing address)

245 WEST 55TH STREET PROJECT
245 WEST 55TH STREET
NEW YORK, NY 10019

Generator's Phone: 212-315-1505

6. Transporter 1 Company Name

U.S. EPA ID Number

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

BAYSHORE SOIL MANAGEMENT
75 CROWN HILL ROAD
HEASBURY, NJ 08632

U.S. EPA ID Number

Facility's Phone: (732) 788-6000

9. Waste Shipping Name and Description

10. Containers

11. Total Quantity

12. Unit Wt./Vol.

1. NON-HAZ URBAN FILL

No. Type

2.

3.

4.

13. Special Handling Instructions and Additional Information

SSR 2725-0325 -

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offor's Printed/Typed Name

Signature

Month Day Year

15. International Shipments

Import to U.S.

Export from U.S.

Port of entry/exit:

Date leaving U.S.:

Transporter Signature (for exports only):

16. Transporter Acknowledgment of Receipt of Materials

Signature

Month Day Year

Transporter 1 Printed/Typed Name

Signature

Month Day Year

Transporter 2 Printed/Typed Name

17. Discrepancy

17a. Discrepancy Indication Space Quantity

Type

Residue

Partial Rejection

Full Rejection

Manifest Reference Number:

U.S. EPA ID Number

17b. Alternate Facility (or Generator)

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)

Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a


Signature

Printed/Typed Name

Month Day Year

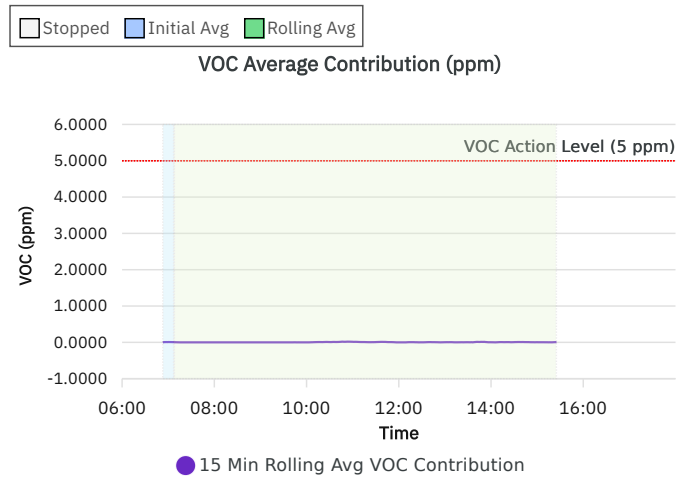
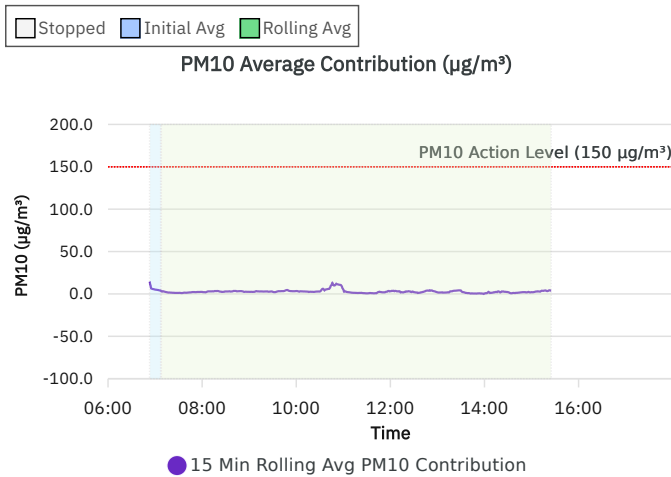
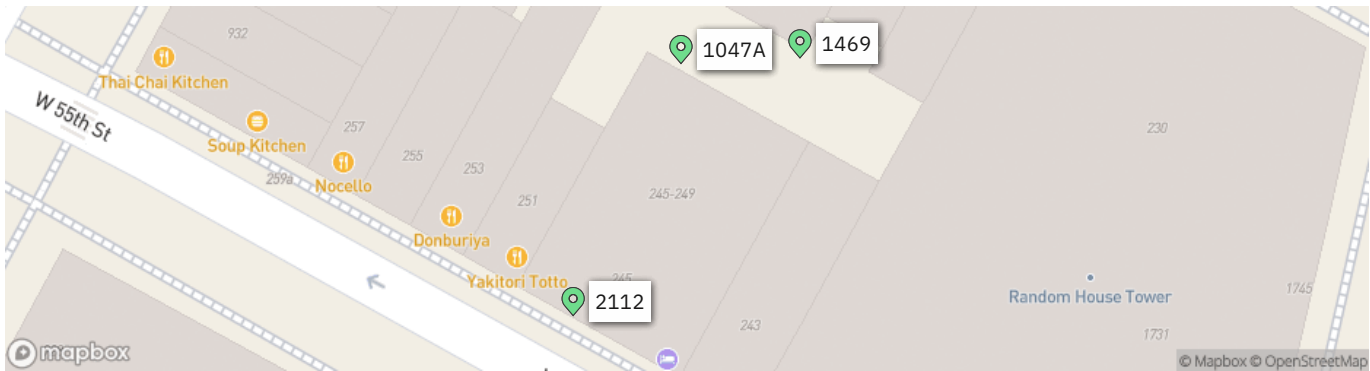
GENERATOR'S/SHIPPER'S INITIAL COPY

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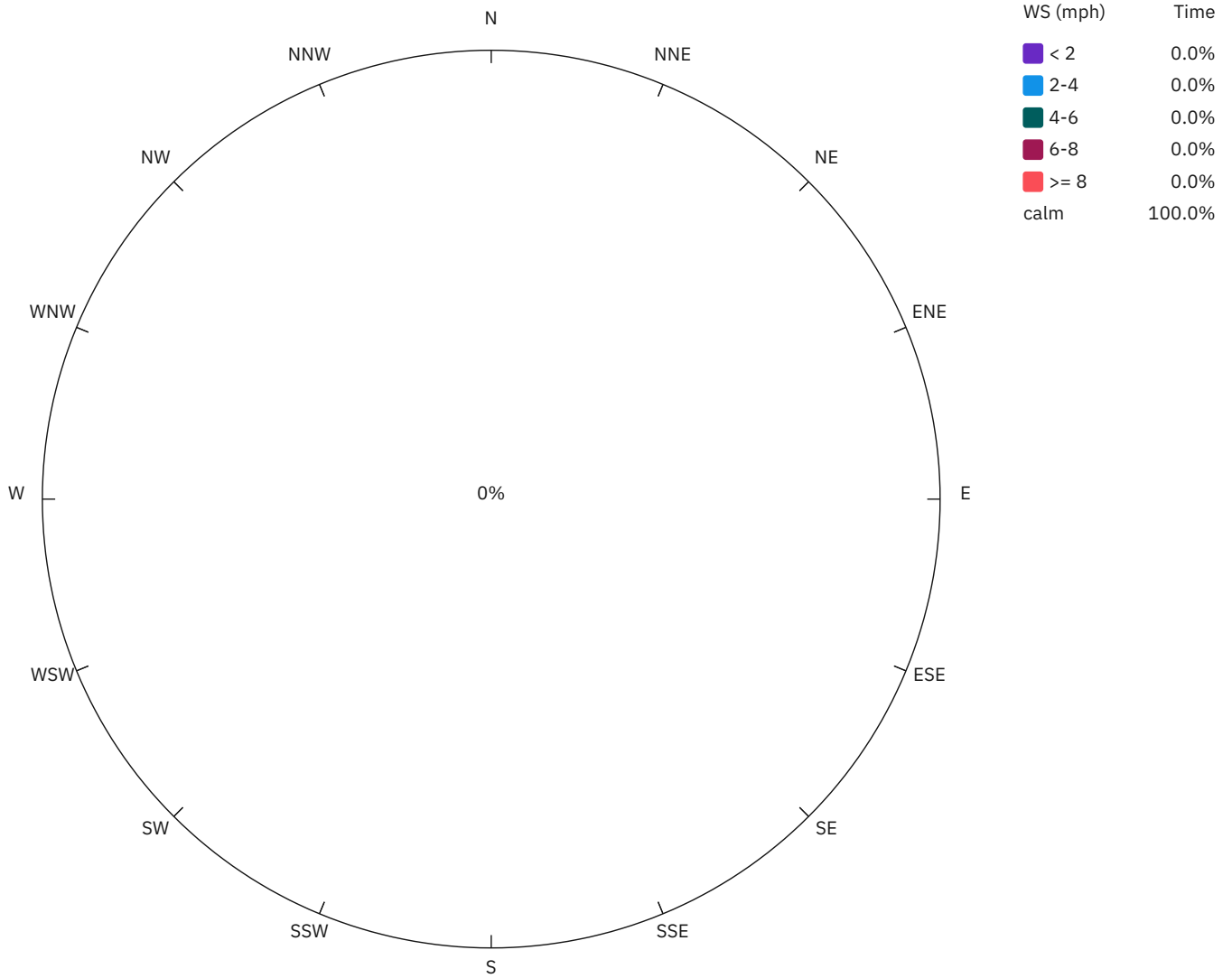
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	02/09/2026 06:00
		To:	02/09/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/09/2026	14.5 - 29.1	38.2 - 56.1	30.1 - 30.2	0.2 - 0.9	E

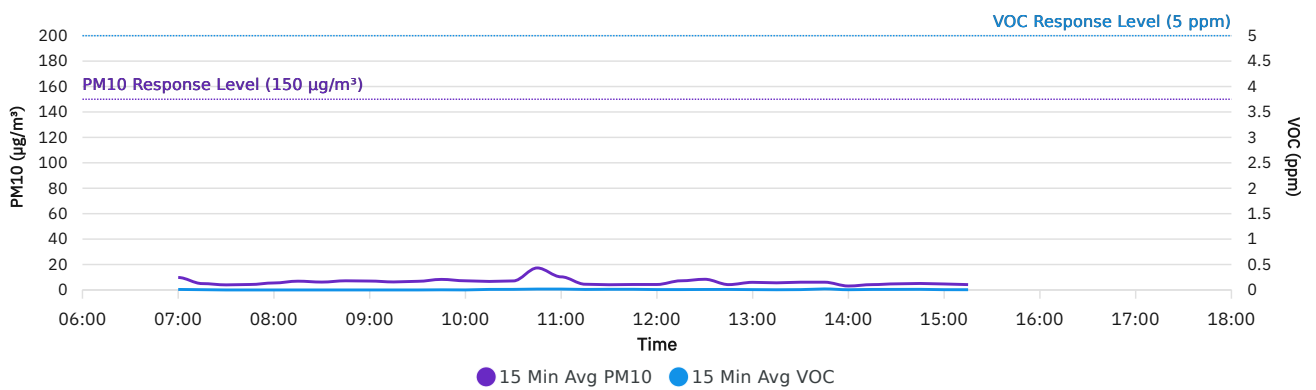
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/9/2026	0.4	14:00	0.0000	07:15
Max Contribution (15 min avg.) - 2/9/2026	10.7	10:45	0.0160	10:45
Daily Avg. Contribution (15 min avg.) - 2/9/2026	2.8	-	0.0043	-



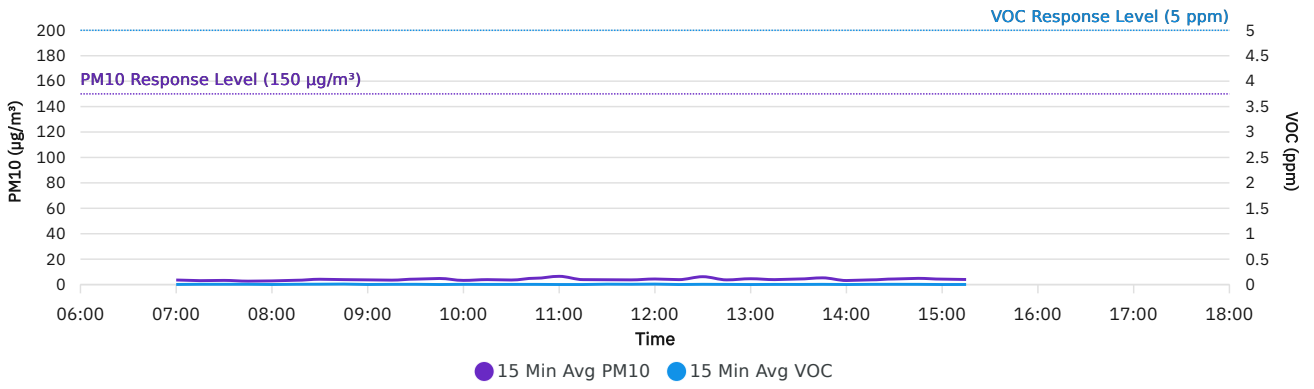
Wind rose (mph)



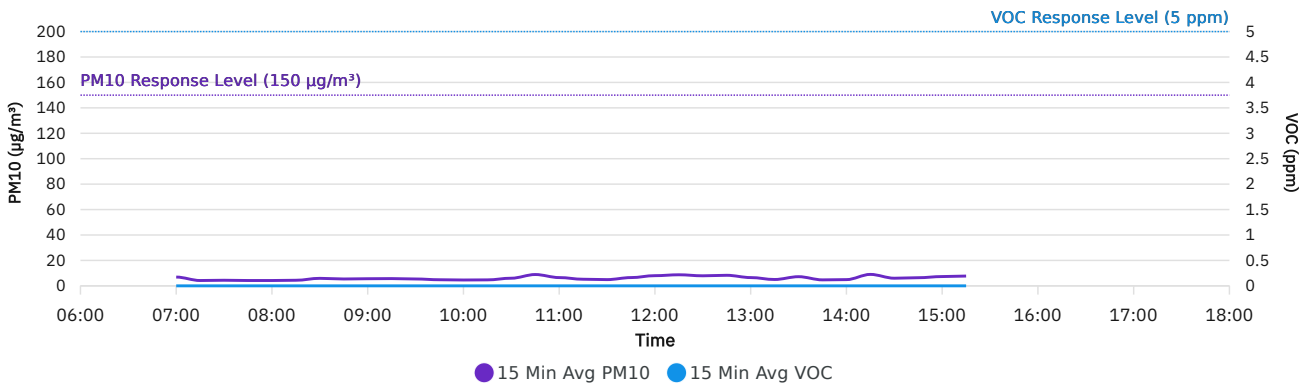
1047A



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
2/9/2026 07:00	4.7	9.8	5.1	0.0012	0.0100	0.0088	0.4	ESE
2/9/2026 07:15	3.2	5.2	2.0	0.0053	0.0053	0.0000	0.3	E
2/9/2026 07:30	3.3	4.5	1.2	0.0060	0.0000	0.0000	0.4	E
2/9/2026 07:45	2.7	4.6	1.8	0.0053	0.0007	0.0000	0.3	E
2/9/2026 08:00	3.1	5.5	2.4	0.0020	0.0000	0.0000	0.3	ESE
2/9/2026 08:15	3.7	6.8	3.1	0.0053	0.0007	0.0000	0.2	ENE
2/9/2026 08:30	4.2	7.0	2.9	0.0073	0.0000	0.0000	0.3	ENE
2/9/2026 08:45	4.0	7.2	3.1	0.0093	0.0007	0.0000	0.4	E
2/9/2026 09:00	4.5	7.0	2.5	0.0020	0.0000	0.0000	0.2	ENE
2/9/2026 09:15	3.7	6.6	3.0	0.0040	0.0007	0.0000	0.4	ESE
2/9/2026 09:30	4.3	6.8	2.5	0.0053	0.0000	0.0000	0.4	ENE
2/9/2026 09:45	4.8	8.3	3.6	0.0013	0.0027	0.0013	0.3	E
2/9/2026 10:00	3.6	7.0	3.4	0.0040	0.0013	0.0000	0.3	E
2/9/2026 10:15	3.9	6.7	2.7	0.0027	0.0107	0.0080	0.2	E
2/9/2026 10:30	4.5	7.3	2.8	0.0027	0.0113	0.0087	0.2	ESE
2/9/2026 10:45	7.4	18.1	10.7	0.0013	0.0173	0.0160	0.2	SE
2/9/2026 11:00	5.9	11.1	5.2	0.0013	0.0173	0.0160	0.2	E
2/9/2026 11:15	3.9	5.2	1.3	0.0013	0.0100	0.0087	0.3	ENE
2/9/2026 11:30	4.1	4.8	0.7	0.0053	0.0127	0.0073	0.1	E
2/9/2026 11:45	4.0	6.3	2.3	0.0040	0.0127	0.0087	0.2	ESE
2/9/2026 12:00	4.7	7.9	3.2	0.0080	0.0073	0.0000	0.4	E
2/9/2026 12:15	6.3	8.3	2.0	0.0013	0.0067	0.0053	0.2	ESE
2/9/2026 12:30	6.5	8.6	2.1	0.0067	0.0080	0.0013	0.3	E
2/9/2026 12:45	4.3	7.8	3.6	0.0040	0.0093	0.0053	0.3	E
2/9/2026 13:00	4.9	6.7	1.9	0.0020	0.0060	0.0040	0.2	ENE
2/9/2026 13:15	3.9	5.8	1.9	0.0027	0.0040	0.0013	0.4	ESE
2/9/2026 13:30	4.4	8.4	4.0	0.0027	0.0067	0.0040	0.4	E
2/9/2026 13:45	5.8	6.2	0.5	0.0053	0.0160	0.0107	0.0	SSW
2/9/2026 14:00	3.9	4.3	0.4	0.0013	0.0047	0.0033	0.2	SE
2/9/2026 14:15	5.4	7.7	2.4	0.0033	0.0100	0.0067	0.4	ESE
2/9/2026 14:30	4.4	6.5	2.1	0.0047	0.0107	0.0060	0.3	ESE

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed	Wind Direction
2/9/2026 14:45	4.9	6.6	1.7	0.0047	0.0120	0.0073	0.4	E
2/9/2026 15:00	4.9	7.0	2.1	0.0007	0.0053	0.0047	0.3	ESE
2/9/2026 15:15	4.1	7.7	3.6	0.0027	0.0040	0.0013	0.4	E

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 ($\mu\text{g}/\text{m}^3$)	1047A VOC (ppm)	1469 PM10 ($\mu\text{g}/\text{m}^3$)	1469 VOC (ppm)	2112 PM10 ($\mu\text{g}/\text{m}^3$)	2112 VOC (ppm)	Wind Direction	Wind Speed
02/09/2026 07:00	9.8	0.0100	3.6	0.0025	6.9	0.0000	ESE	0.4
02/09/2026 07:15	5.0	0.0053	3.1	0.0060	4.2	0.0000	E	0.3
02/09/2026 07:30	4.0	0.0000	3.3	0.0060	4.4	0.0000	E	0.4
02/09/2026 07:45	4.3	0.0000	2.7	0.0060	4.2	0.0000	E	0.3
02/09/2026 08:00	5.5	0.0000	2.9	0.0020	4.2	0.0000	ESE	0.3
02/09/2026 08:15	6.9	0.0000	3.4	0.0060	4.4	0.0000	ENE	0.2
02/09/2026 08:30	6.2	0.0000	4.2	0.0073	5.9	0.0000	ENE	0.3
02/09/2026 08:45	7.2	0.0000	3.9	0.0100	5.4	0.0000	E	0.4
02/09/2026 09:00	7.0	0.0000	3.7	0.0020	5.6	0.0000	ENE	0.2
02/09/2026 09:15	6.3	0.0000	3.5	0.0047	5.7	0.0000	ESE	0.4
02/09/2026 09:30	6.8	0.0000	4.3	0.0053	5.4	0.0000	ENE	0.4
02/09/2026 09:45	8.3	0.0027	4.8	0.0013	4.8	0.0000	E	0.3
02/09/2026 10:00	7.2	0.0007	3.3	0.0047	4.6	0.0000	E	0.3
02/09/2026 10:15	6.7	0.0107	3.9	0.0033	4.7	0.0000	E	0.2
02/09/2026 10:30	7.1	0.0113	3.6	0.0033	6.0	0.0000	ESE	0.2
02/09/2026 10:45	17.3	0.0173	5.0	0.0040	8.9	0.0000	SE	0.2
02/09/2026 11:00	10.3	0.0173	6.5	0.0013	6.5	0.0000	E	0.2
02/09/2026 11:15	4.5	0.0100	3.9	0.0013	5.2	0.0000	ENE	0.3
02/09/2026 11:30	4.1	0.0127	3.8	0.0080	4.9	0.0000	E	0.1
02/09/2026 11:45	4.3	0.0127	3.7	0.0060	6.5	0.0000	ESE	0.2
02/09/2026 12:00	4.3	0.0073	4.4	0.0093	8.0	0.0000	E	0.4
02/09/2026 12:15	7.2	0.0073	3.9	0.0013	8.7	0.0000	ESE	0.2
02/09/2026 12:30	8.4	0.0093	6.2	0.0053	7.9	0.0000	E	0.3
02/09/2026 12:45	4.2	0.0100	3.7	0.0033	8.3	0.0000	E	0.3
02/09/2026 13:00	6.0	0.0067	4.6	0.0013	6.5	0.0000	ENE	0.2
02/09/2026 13:15	5.6	0.0040	3.9	0.0033	5.0	0.0000	ESE	0.4
02/09/2026 13:30	6.1	0.0067	4.4	0.0027	7.2	0.0000	E	0.4
02/09/2026 13:45	6.1	0.0200	5.3	0.0047	4.7	0.0000	SSW	0.0
02/09/2026 14:00	3.1	0.0047	3.2	0.0013	4.9	0.0000	SE	0.2
02/09/2026 14:15	4.2	0.0100	3.7	0.0047	9.0	0.0000	ESE	0.4

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
02/09/2026 14:30	4.8	0.0107	4.4	0.0053	6.0	0.0000	ESE	0.3
02/09/2026 14:45	5.1	0.0120	4.9	0.0047	6.4	0.0000	E	0.4
02/09/2026 15:00	4.7	0.0053	4.3	0.0013	7.3	0.0000	ESE	0.3
02/09/2026 15:15	4.2	0.0047	4.0	0.0020	7.7	0.0000	E	0.4

Daily Progress Report #169
Change of Use Approval – Pile Installation Activities
February 10, 2026

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

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional 9 stories above the remaining 11 stories and altering the building to residential use. The Site is part of New York’s Brownfield Cleanup Program as a Volunteer.

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

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

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent 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 February 10, 2026.

2.0 Update of Progress Made During the Reporting Day

Excavation activities continued to remove the Former Elevator Pit (RO1) wall to prepare for forming the pile cap. Rebar installation continued at pile cap locations PC-4 and at PC-4ANE. The water proofing layer installation continued along the concrete sidewalls in the elevator pit (RO1A). Concrete was poured at pile cap locations PC-4 and PC-4ANE.

Excavated soil was transferred from the basement stockpile to a roll-off container and taken off site for proper disposal. A copy of the soil manifest is attached.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

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

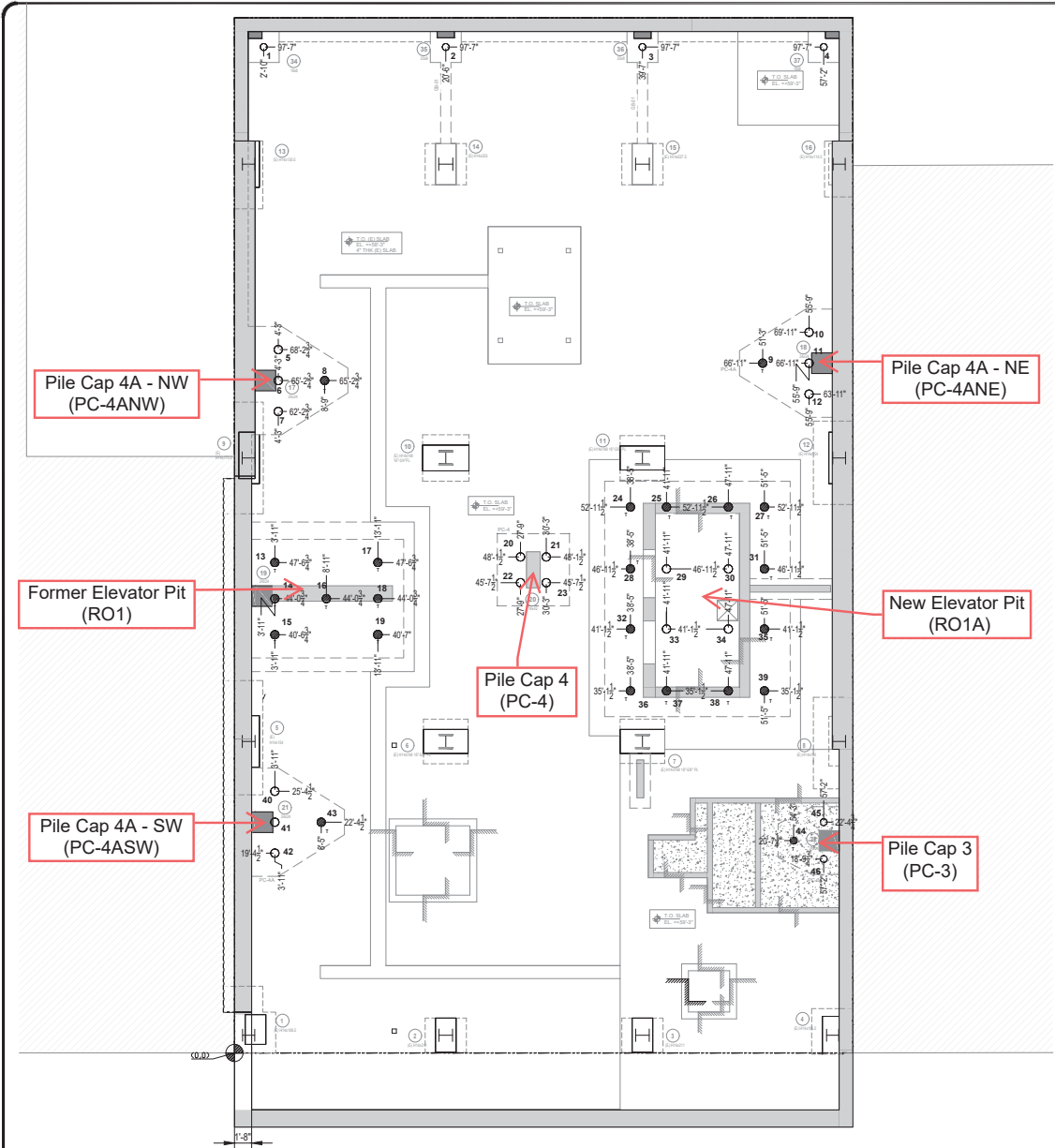
6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.





W 55TH STREET

STRUCTURAL PILE COORDINATION

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

NOTES:

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

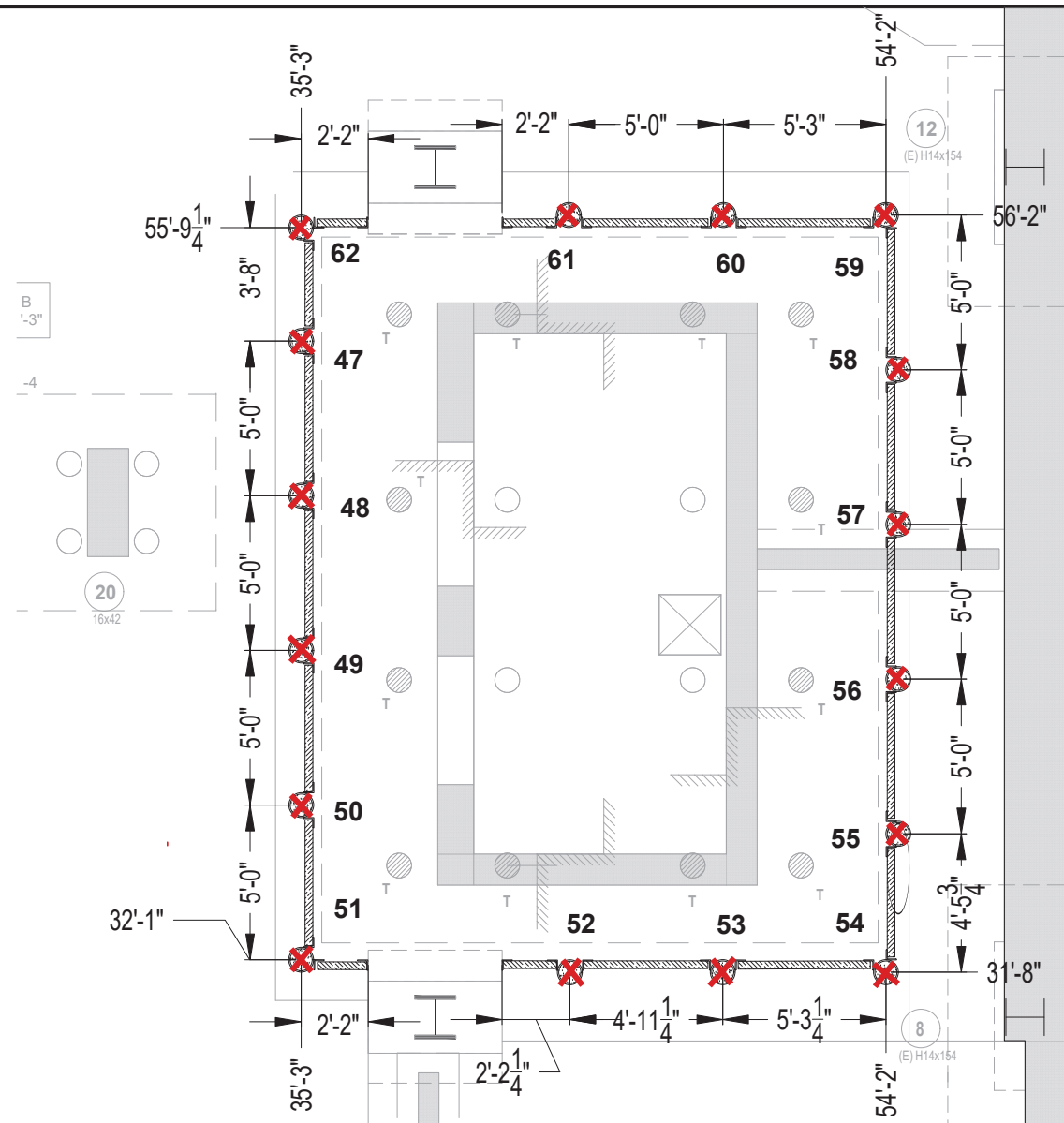
LEGEND:

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

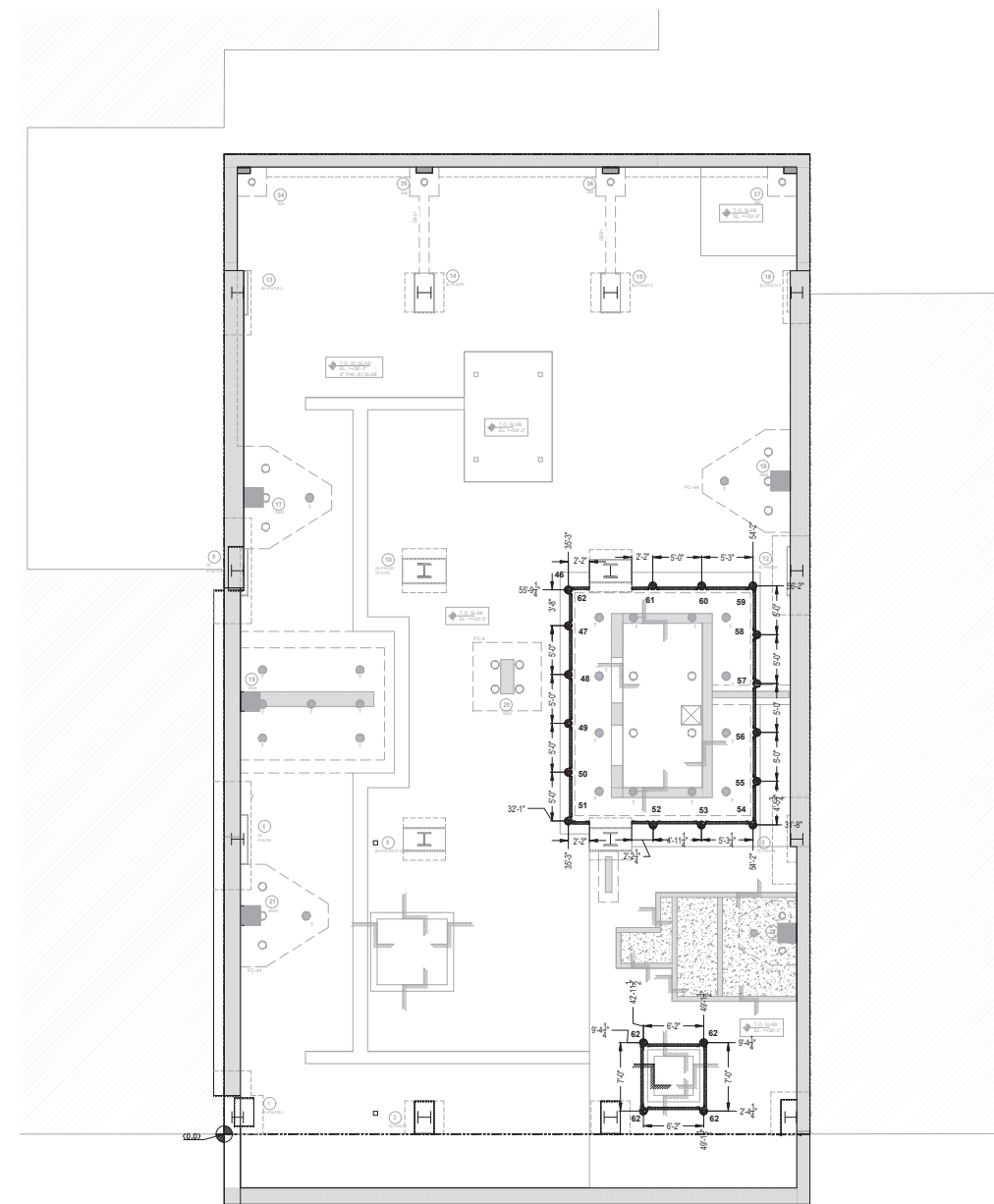
REV: 01	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

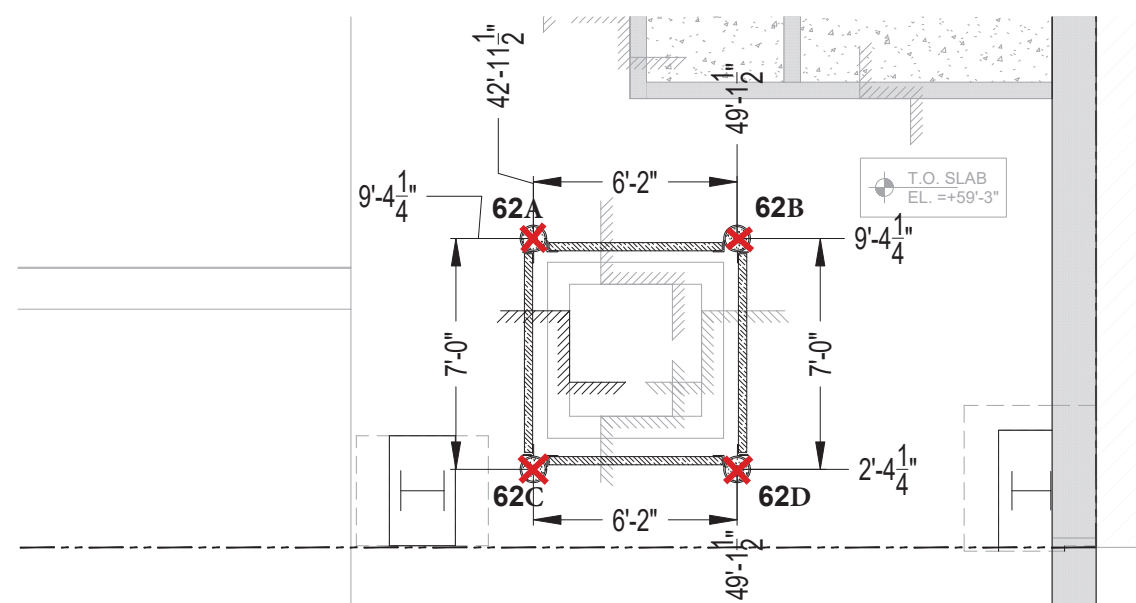
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LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



- - Pile Started
- ✗ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

SCALE: 3/8" = 1'-0"

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}

XX'-XX"
YY'-YY"

□ - Pile Started
 ✖ - Pile Completed

W 55TH STREET

STRUCTURAL PILE COORDINATION


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

REV: 01	03/26/2025	AS PER REVIEWED COMMENTS	
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	
REASON #	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 – February 10, 2026




Photo 1: Removal of the Former Elevator Pit (RO1) wall.

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	1 of 5	

Attachment - Photograph Log – February 10, 2026




Photo 2: Concrete pour at PC-4

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	2 of 5	

Attachment - Photograph Log – February 10, 2026




Photo 3: Concrete pour at PC-4ANE

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	3 of 5	

Attachment - Photograph Log – February 10, 2026




Photo 4: Water proofing layer installed in RO1A

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	4 of 5	

Attachment - Photograph Log – February 10, 2026



Photo 5: Filled soil roll off was taken off site for proper disposal

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	5 of 5	

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number
2725-0325

2. Page 1 of

3. Emergency Response Phone

4. Waste Tracking Number
E 1021069

5. Generator's Name and Mailing Address

245 WEST 55TH STREET LLC
250 W 55TH STREET, 17TH FLOOR
NEW YORK, NY 10019

Generator's Site Address (if different than mailing address)

245 WEST 55TH STREET PROJECT
245 WEST 55TH STREET
NEW YORK, NY 10019

Generator's Phone: 212-315-1505

U.S. EPA ID Number

6. Transporter 1 Company Name

U.S. EPA ID Number

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

BAYSHORE SOIL MANAGEMENT
75 CROWS HILL ROAD
KEASBEY, NJ 08832

Facility's Phone: (732) 738-6000

9. Waste Shipping Name and Description

10. Containers

11. Total Quantity

12. Unit Wt./Vol.

1. NON-HAZ URBAN FILL

2.

3.

4.

13. Special Handling Instructions and Additional Information

BSR 2725-0325 -

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offeror's Printed/Typed Name Signature Month Day Year

15. International Shipments Import to U.S. Export from U.S. Port of entry/exit: Date leaving U.S.:

16. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name Signature Month Day Year

Transporter 2 Printed/Typed Name Signature Month Day Year

17. Discrepancy
17a. Discrepancy Indication Space Quantity Type Residue Partial Rejection Full Rejection

Manifest Reference Number:

U.S. EPA ID Number


17b. Alternate Facility (or Generator) Facility's Phone: Month Day Year

17c. Signature of Alternate Facility (or Generator) Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a
Printed/Typed Name Signature Month Day Year

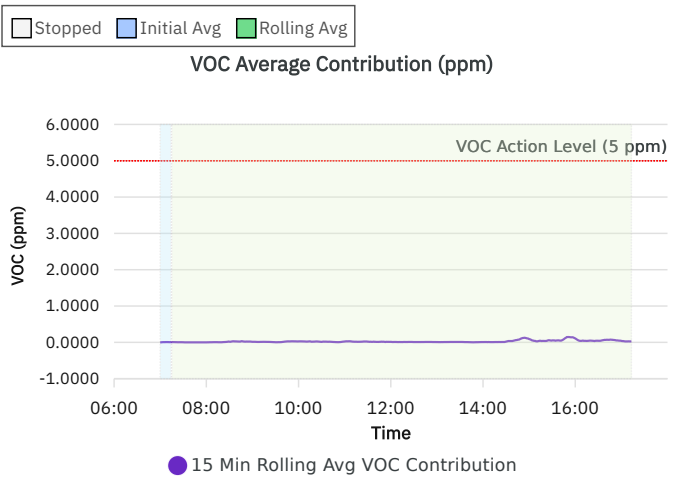
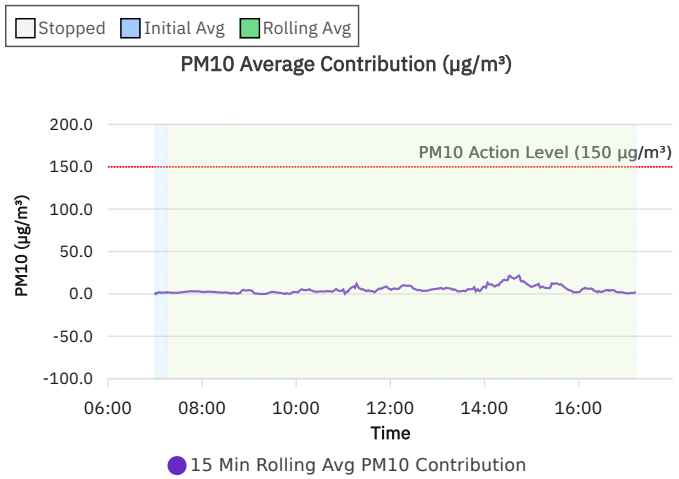
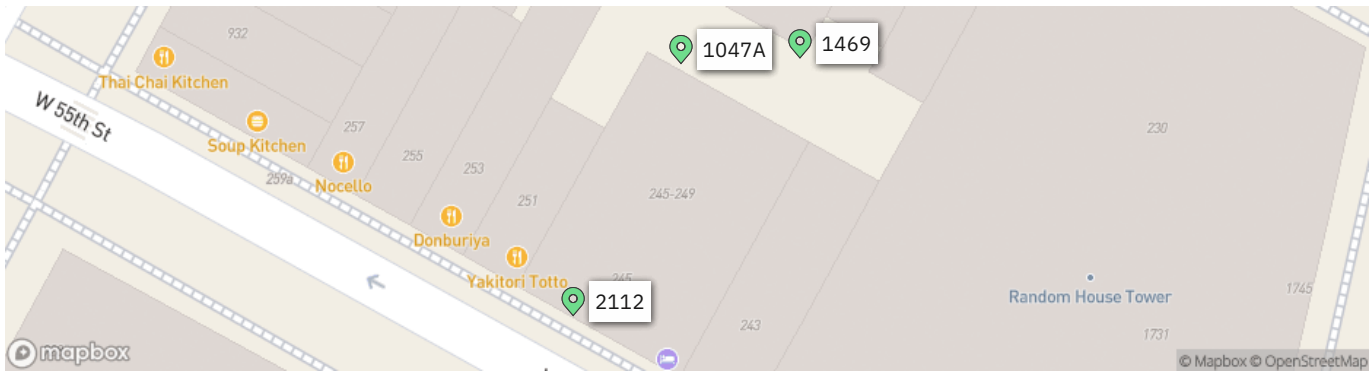
GENERATOR'S/SHIPPER'S INITIAL COPY

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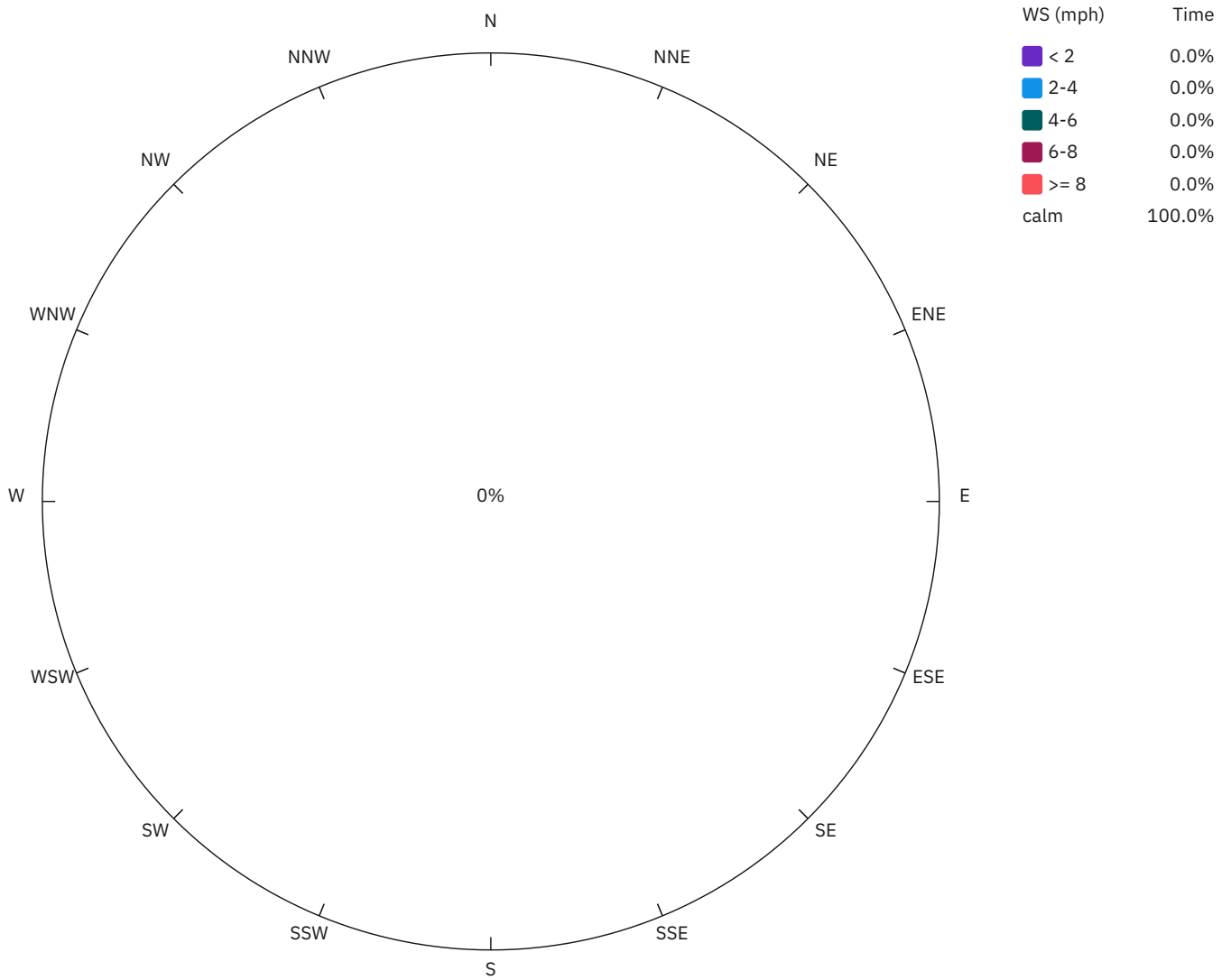
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	02/10/2026 06:00
		To:	02/10/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/10/2026	27.5 - 35.4	37.6 - 53.7	29.8 - 30.1	0.1 - 0.7	E

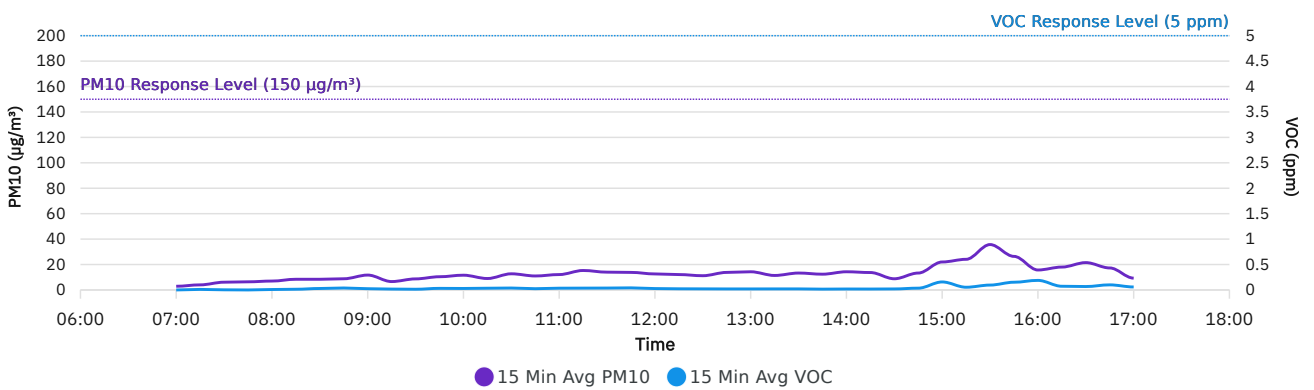
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/10/2026	0.0	09:15	0.0000	07:00
Max Contribution (15 min avg.) - 2/10/2026	20.3	14:45	0.1080	16:00
Daily Avg. Contribution (15 min avg.) - 2/10/2026	5.1	-	0.0251	-



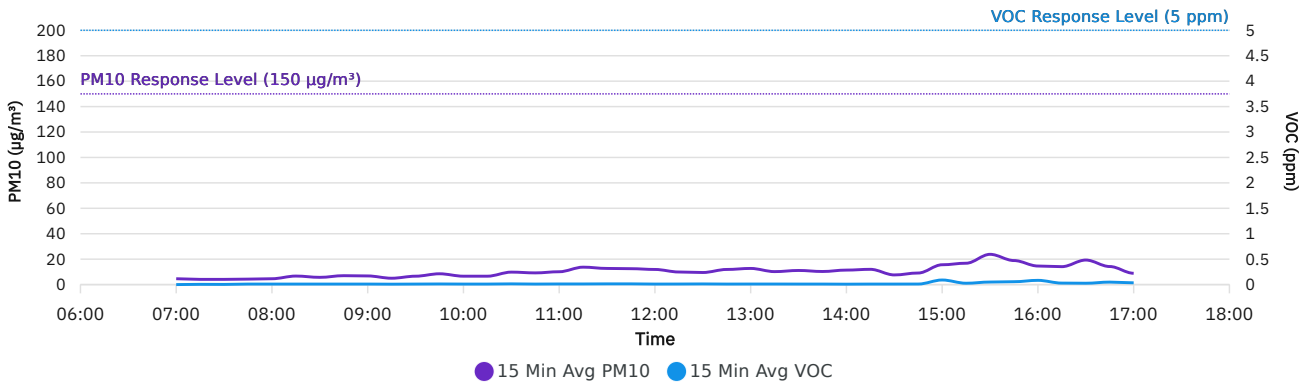
Wind rose (mph)



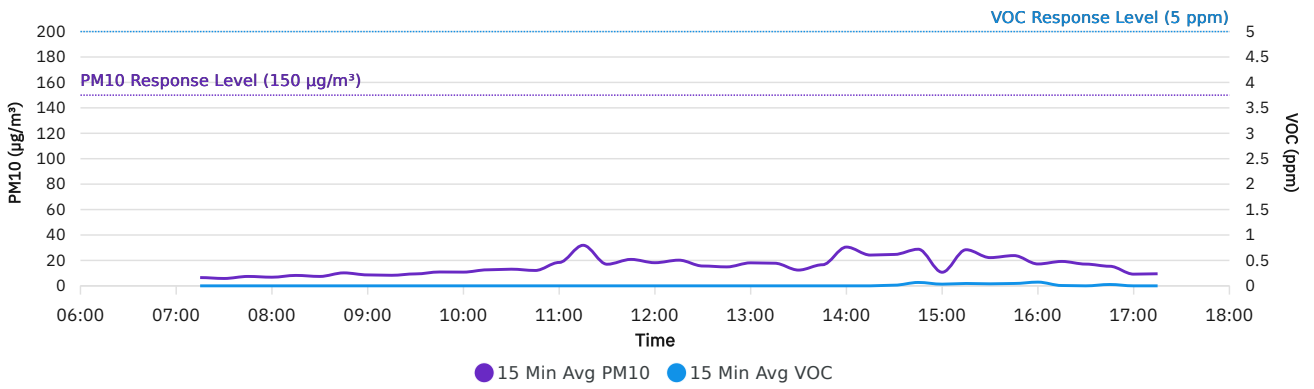
1047A



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
2/10/2026 07:00	2.9	4.6	1.7	0.0000	0.0000	0.0000	0.4	SW
2/10/2026 07:15	4.3	6.1	1.8	0.0040	0.0107	0.0067	0.2	E
2/10/2026 07:30	4.7	6.2	1.4	0.0013	0.0040	0.0027	0.1	ESE
2/10/2026 07:45	4.3	7.5	3.1	0.0100	0.0000	0.0000	0.3	ESE
2/10/2026 08:00	4.7	7.1	2.4	0.0093	0.0093	0.0000	0.2	ESE
2/10/2026 08:15	6.7	9.0	2.3	0.0100	0.0140	0.0040	0.2	E
2/10/2026 08:30	6.9	8.6	1.7	0.0067	0.0253	0.0187	0.1	SSE
2/10/2026 08:45	9.2	9.5	0.3	0.0067	0.0347	0.0280	0.1	SW
2/10/2026 09:00	7.4	12.0	4.6	0.0087	0.0240	0.0153	0.2	ESE
2/10/2026 09:15	7.5	7.1	0.0	0.0027	0.0173	0.0147	0.2	SSE
2/10/2026 09:30	7.2	9.5	2.4	0.0100	0.0133	0.0033	0.2	E
2/10/2026 09:45	10.2	10.6	0.4	0.0047	0.0307	0.0260	0.0	SW
2/10/2026 10:00	9.9	12.1	2.2	0.0027	0.0293	0.0267	0.2	SSE
2/10/2026 10:15	7.6	12.6	5.0	0.0067	0.0340	0.0273	0.1	E
2/10/2026 10:30	10.9	13.8	2.9	0.0187	0.0313	0.0127	0.1	E
2/10/2026 10:45	9.8	12.4	2.6	0.0120	0.0227	0.0107	0.3	NE
2/10/2026 11:00	12.0	17.3	5.3	0.0100	0.0340	0.0240	0.1	NE
2/10/2026 11:15	19.5	26.7	7.2	0.0133	0.0313	0.0180	0.2	NNE
2/10/2026 11:30	13.1	17.1	4.0	0.0153	0.0340	0.0187	0.2	NNE
2/10/2026 11:45	14.1	20.0	5.9	0.0193	0.0340	0.0147	0.1	NNE
2/10/2026 12:00	12.4	17.7	5.3	0.0107	0.0247	0.0140	0.2	NNE
2/10/2026 12:15	10.6	20.2	9.6	0.0127	0.0207	0.0080	0.3	E
2/10/2026 12:30	9.5	15.6	6.1	0.0127	0.0213	0.0087	0.4	E
2/10/2026 12:45	12.1	15.7	3.6	0.0093	0.0200	0.0107	0.3	E
2/10/2026 13:00	12.8	19.1	6.3	0.0113	0.0193	0.0080	0.4	E
2/10/2026 13:15	10.9	17.4	6.5	0.0107	0.0200	0.0093	0.3	E
2/10/2026 13:30	11.1	14.3	3.2	0.0100	0.0207	0.0107	0.4	E
2/10/2026 13:45	10.9	16.7	5.9	0.0113	0.0147	0.0033	0.3	NE
2/10/2026 14:00	17.2	25.7	8.5	0.0087	0.0167	0.0080	0.2	ENE
2/10/2026 14:15	13.3	23.3	10.0	0.0093	0.0173	0.0080	0.3	ENE
2/10/2026 14:30	7.6	24.7	17.0	0.0100	0.0307	0.0207	0.4	E

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
2/10/2026 14:45	9.1	29.4	20.3	0.0107	0.0820	0.0713	0.3	E
2/10/2026 15:00	13.7	22.2	8.5	0.0680	0.1580	0.0900	0.1	SE
2/10/2026 15:15	20.4	28.7	8.3	0.0313	0.0733	0.0420	0.1	ENE
2/10/2026 15:30	23.6	35.7	12.1	0.0473	0.1007	0.0533	0.2	ESE
2/10/2026 15:45	21.1	27.0	5.9	0.0640	0.1487	0.0847	0.1	ENE
2/10/2026 16:00	15.2	17.2	2.0	0.0840	0.1920	0.1080	0.2	ENE
2/10/2026 16:15	14.6	20.7	6.1	0.0300	0.0693	0.0393	0.2	ENE
2/10/2026 16:30	19.8	22.4	2.6	0.0227	0.0667	0.0440	0.2	NE
2/10/2026 16:45	14.2	18.6	4.4	0.0353	0.1087	0.0733	0.1	E
2/10/2026 17:00	8.8	9.7	0.8	0.0180	0.0587	0.0407	0.1	SE

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
02/10/2026 07:00	2.9	0.0000	4.6	0.0000			SW	0.4
02/10/2026 07:15	4.0	0.0107	4.1	0.0047	6.5	0.0000	E	0.2
02/10/2026 07:30	6.1	0.0027	4.1	0.0033	5.8	0.0000	ESE	0.1
02/10/2026 07:45	6.4	0.0000	4.3	0.0100	7.4	0.0000	ESE	0.3
02/10/2026 08:00	7.0	0.0087	4.6	0.0100	6.8	0.0000	ESE	0.2
02/10/2026 08:15	8.4	0.0140	6.7	0.0100	8.2	0.0000	E	0.2
02/10/2026 08:30	8.4	0.0287	5.7	0.0100	7.4	0.0000	SSE	0.1
02/10/2026 08:45	8.8	0.0387	7.0	0.0100	10.2	0.0000	SW	0.1
02/10/2026 09:00	11.7	0.0247	6.8	0.0100	8.6	0.0000	ESE	0.2
02/10/2026 09:15	6.6	0.0173	5.0	0.0080	8.3	0.0000	SSE	0.2
02/10/2026 09:30	8.7	0.0140	6.6	0.0100	9.4	0.0000	E	0.2
02/10/2026 09:45	10.4	0.0313	8.5	0.0120	10.9	0.0000	SW	0.0
02/10/2026 10:00	11.6	0.0293	6.6	0.0100	10.8	0.0000	SSE	0.2
02/10/2026 10:15	9.0	0.0340	6.6	0.0100	12.6	0.0000	E	0.1
02/10/2026 10:30	12.7	0.0380	9.8	0.0140	13.1	0.0000	E	0.1
02/10/2026 10:45	11.0	0.0247	9.2	0.0100	12.1	0.0000	NE	0.3
02/10/2026 11:00	12.1	0.0347	10.1	0.0120	18.4	0.0000	NE	0.1
02/10/2026 11:15	15.3	0.0360	13.7	0.0120	31.9	0.0000	NNE	0.2
02/10/2026 11:30	14.0	0.0373	12.7	0.0140	17.0	0.0000	NNE	0.2
02/10/2026 11:45	13.8	0.0413	12.5	0.0140	20.8	0.0000	NNE	0.1
02/10/2026 12:00	12.6	0.0273	11.9	0.0100	18.2	0.0000	NNE	0.2
02/10/2026 12:15	12.1	0.0227	9.9	0.0107	20.2	0.0000	E	0.3
02/10/2026 12:30	11.2	0.0213	9.5	0.0127	15.6	0.0000	E	0.4
02/10/2026 12:45	13.8	0.0200	11.9	0.0100	14.9	0.0000	E	0.3
02/10/2026 13:00	14.3	0.0200	12.7	0.0107	18.1	0.0000	E	0.4
02/10/2026 13:15	11.4	0.0207	10.2	0.0107	17.8	0.0000	E	0.3
02/10/2026 13:30	13.3	0.0207	11.1	0.0100	12.4	0.0000	E	0.4
02/10/2026 13:45	12.4	0.0160	10.3	0.0100	16.6	0.0000	NE	0.3
02/10/2026 14:00	14.3	0.0187	11.4	0.0080	30.5	0.0000	ENE	0.2
02/10/2026 14:15	13.7	0.0180	12.0	0.0100	24.2	0.0000	ENE	0.3

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
02/10/2026 14:30	8.8	0.0200	7.6	0.0100	24.7	0.0133	E	0.4
02/10/2026 14:45	13.3	0.0353	9.1	0.0107	28.8	0.0667	E	0.3
02/10/2026 15:00	22.0	0.1573	15.6	0.0900	10.7	0.0333	SE	0.1
02/10/2026 15:15	24.1	0.0533	16.8	0.0267	28.4	0.0467	ENE	0.1
02/10/2026 15:30	35.7	0.0960	23.8	0.0500	22.2	0.0400	ESE	0.2
02/10/2026 15:45	26.4	0.1520	18.9	0.0567	23.8	0.0467	ENE	0.1
02/10/2026 16:00	15.7	0.1880	14.6	0.0833	17.2	0.0733	ENE	0.2
02/10/2026 16:15	18.0	0.0727	14.1	0.0293	19.2	0.0067	ENE	0.2
02/10/2026 16:30	21.5	0.0673	19.3	0.0267	17.1	0.0000	NE	0.2
02/10/2026 16:45	17.3	0.1000	14.2	0.0487	15.4	0.0267	E	0.1
02/10/2026 17:00	9.3	0.0587	8.9	0.0347	9.2	0.0000	SE	0.1
02/10/2026 17:15					9.5	0.0000		

Daily Progress Report #170
Change of Use Approval – Pile Installation Activities
February 11, 2026

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

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional 9 stories above the remaining 11 stories and altering the building to residential use. The Site is part of New York’s Brownfield Cleanup Program as a Volunteer.

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

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

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent 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 February 11, 2026.

2.0 Update of Progress Made During the Reporting Day

Excavation activities continued to remove the Former Elevator Pit (RO1) wall to prepare for forming the pile cap. Clean Vapor installed the vapor barrier around the walls of the RO1A elevator foundation. Installation of drainage mats over the vapor barrier began in RO1A.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

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

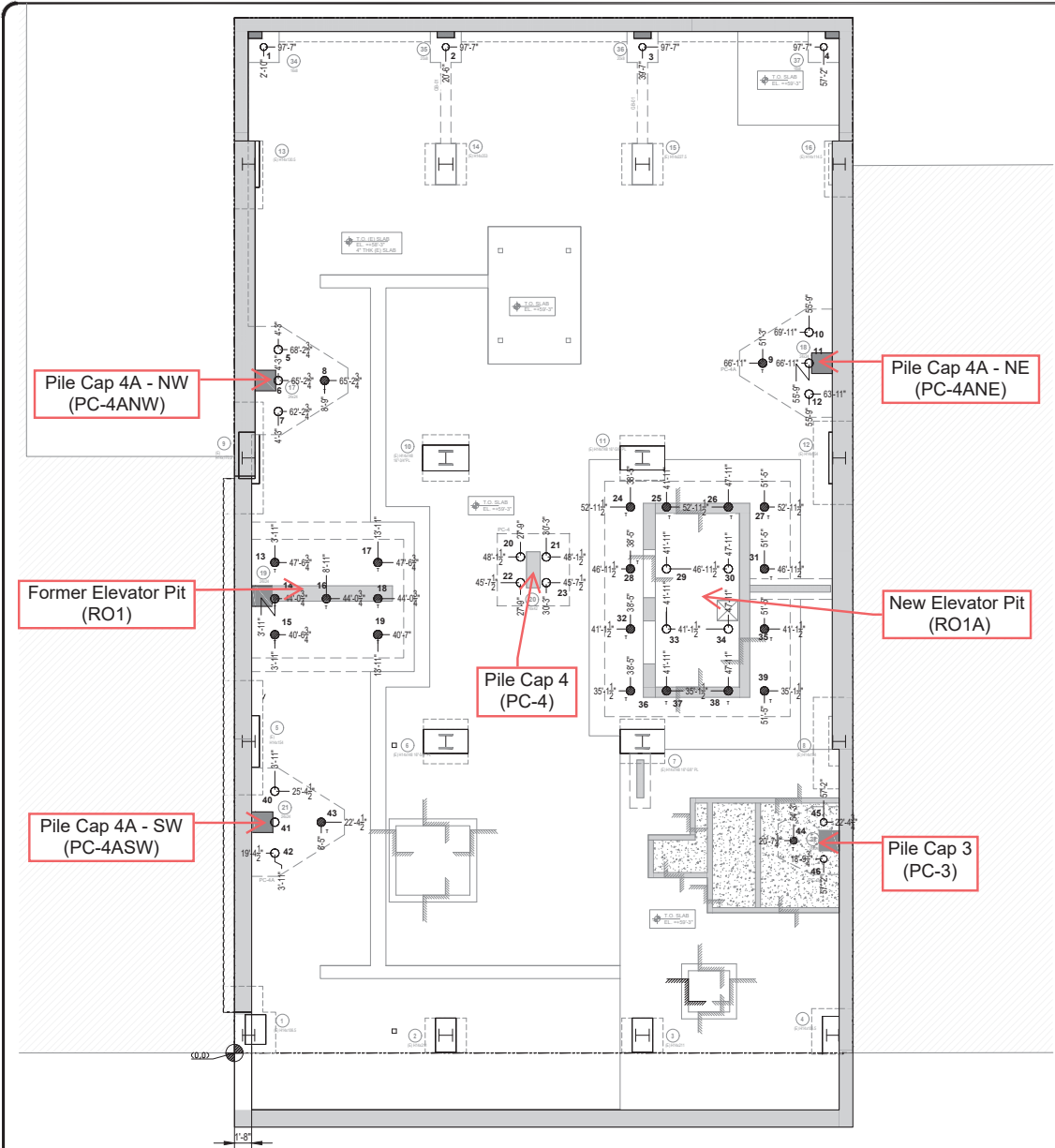
6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.





W 55TH STREET

STRUCTURAL PILE COORDINATION

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

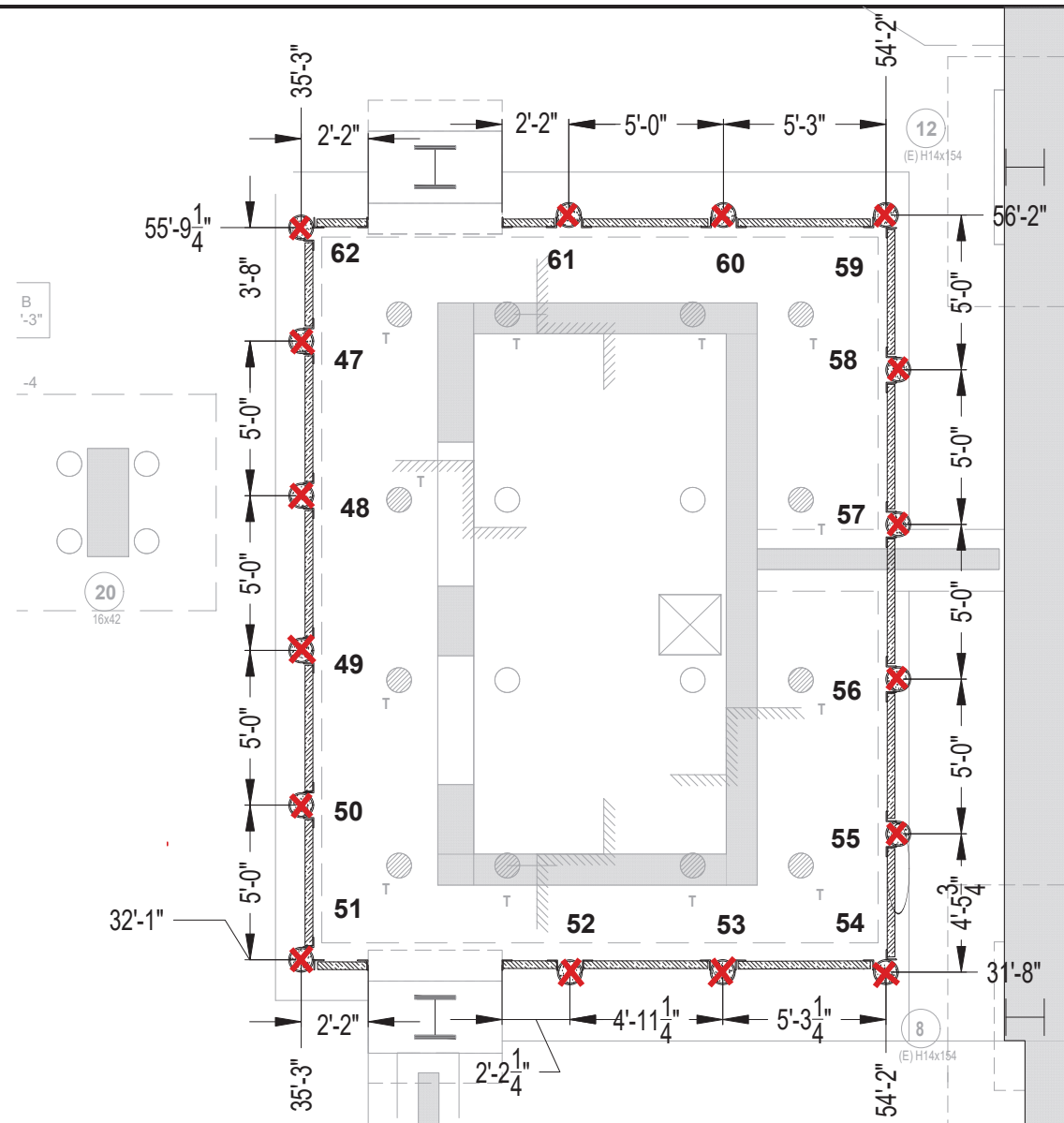
NOTES:

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

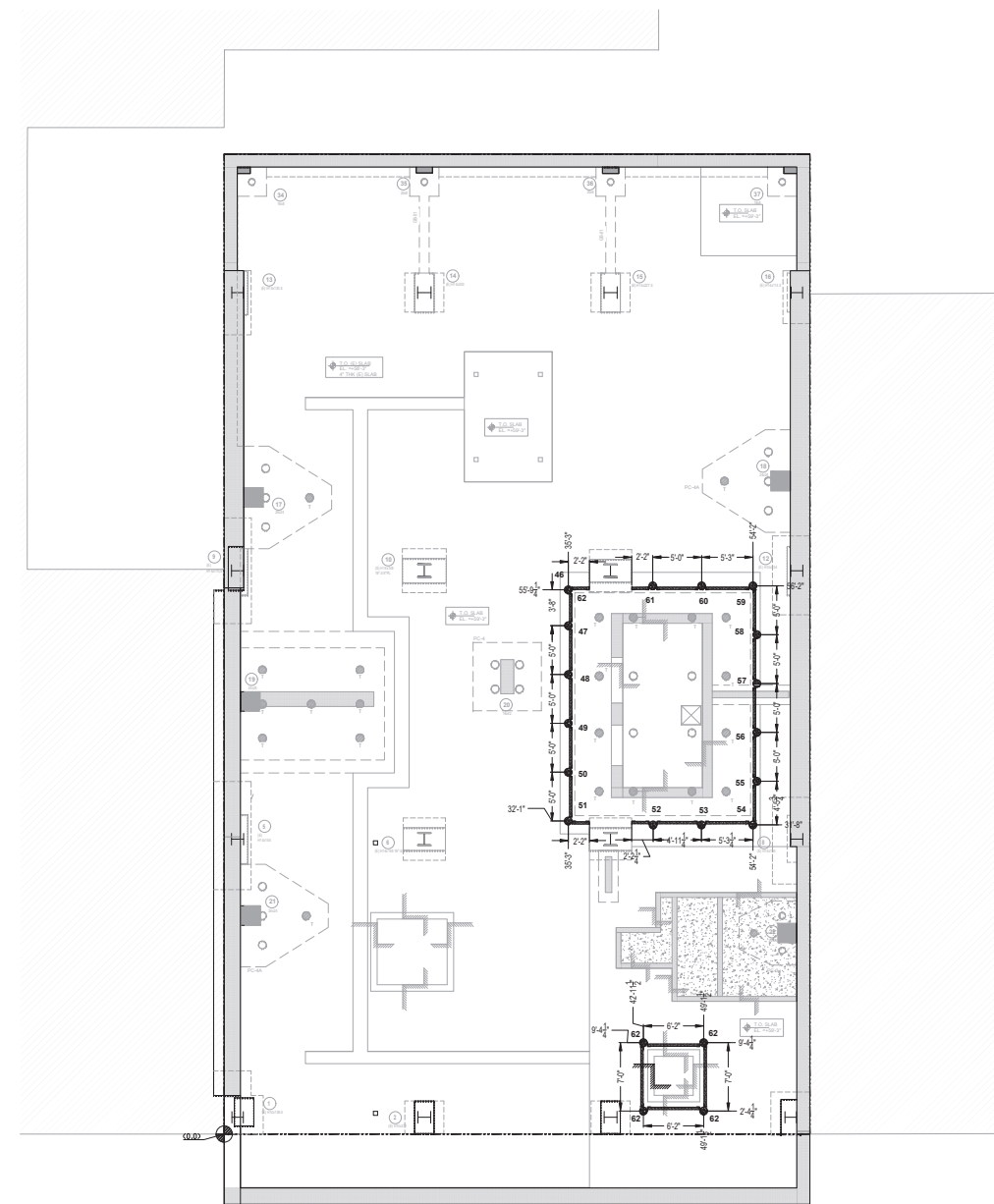
LEGEND:

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

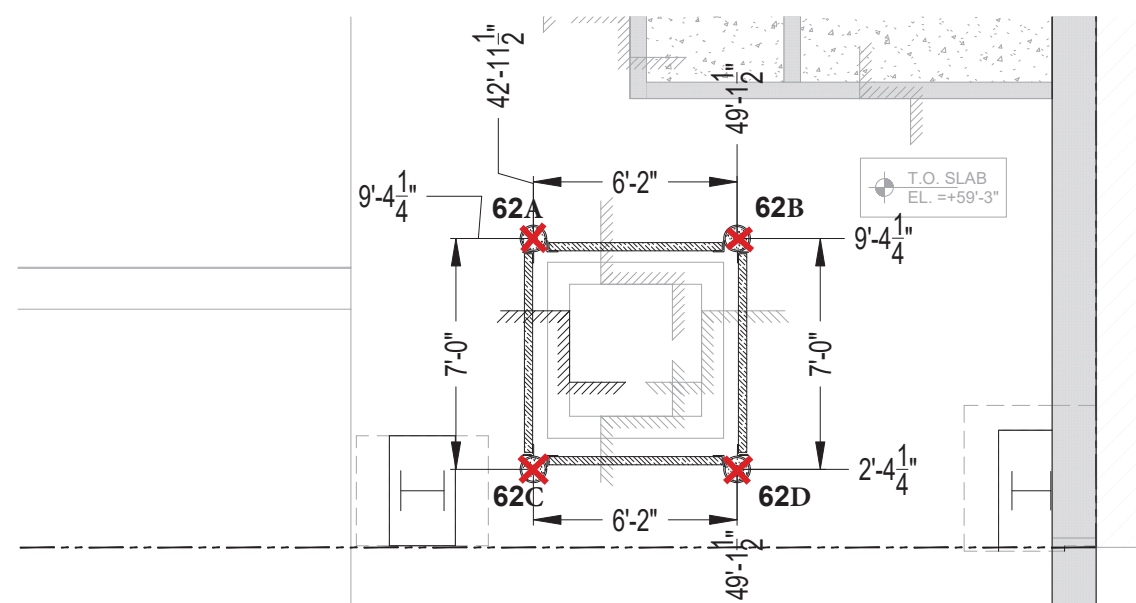
REV: 01	03/26/2025	AS PER REVIEWED COMMENTS	DRAWING NO.
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	PC-01
REVISION #	REVISION DATE	REVISION STATUS	SHEET NO-
DATE: 3/26/25	BY: JM	CHECKED BY: JS	PROJECT NO.
			J0542
VOLK			
PROJECT	245 W 55TH ST FOUNDATION		
LOCATION	245 WEST 55TH STREET, NEW YORK NY		
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES		



- - Pile Started
- ✗ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

SCALE: 3/8" = 1'-0"

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}

XX'-XX"
YY'-YY"

□ - Pile Started
⊗ - Pile Completed

W 55TH STREET


STRUCTURAL PILE COORDINATION
SCALE: 3/16" = 1'-0"

REV: 01	03/26/2025	AS PER REVIEWED COMMENTS	
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	
REASON #	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 – February 11, 2026




Photo 1: Removal of the Former Elevator Pit (RO1) wall.

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	1 of 3	

Attachment - Photograph Log – February 11, 2026




Photo 2: Vapor Barrier install


Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	2 of 3	

Attachment - Photograph Log – February 11, 2026



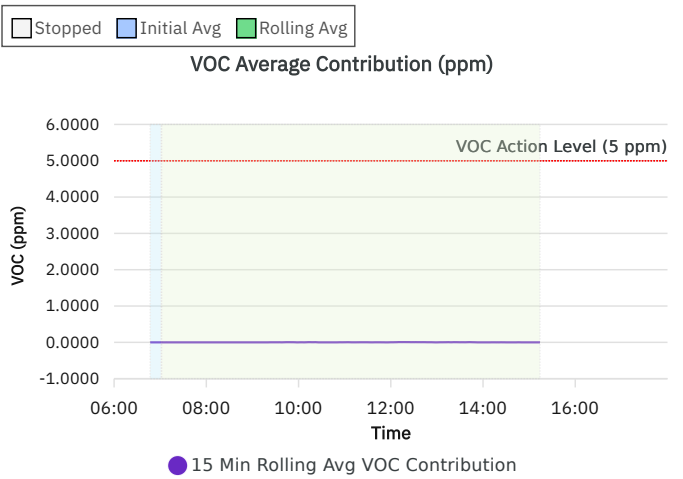
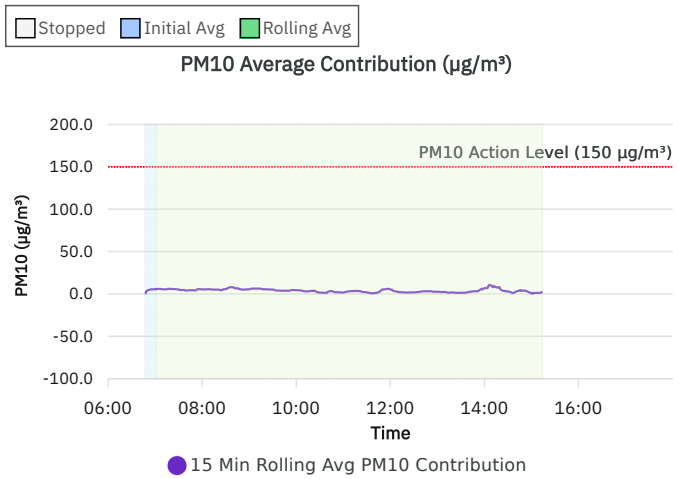
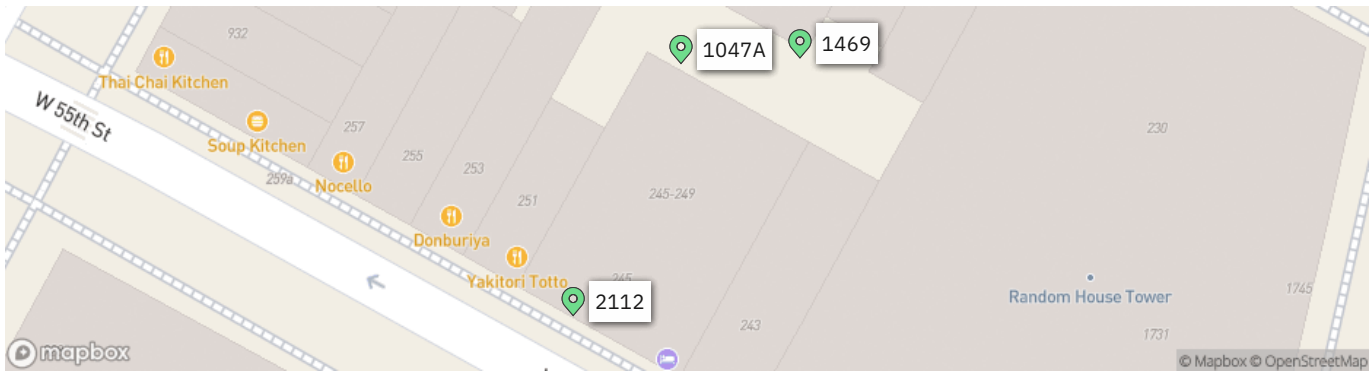
Photo 3: Installation of drainage mats

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	3 of 3	

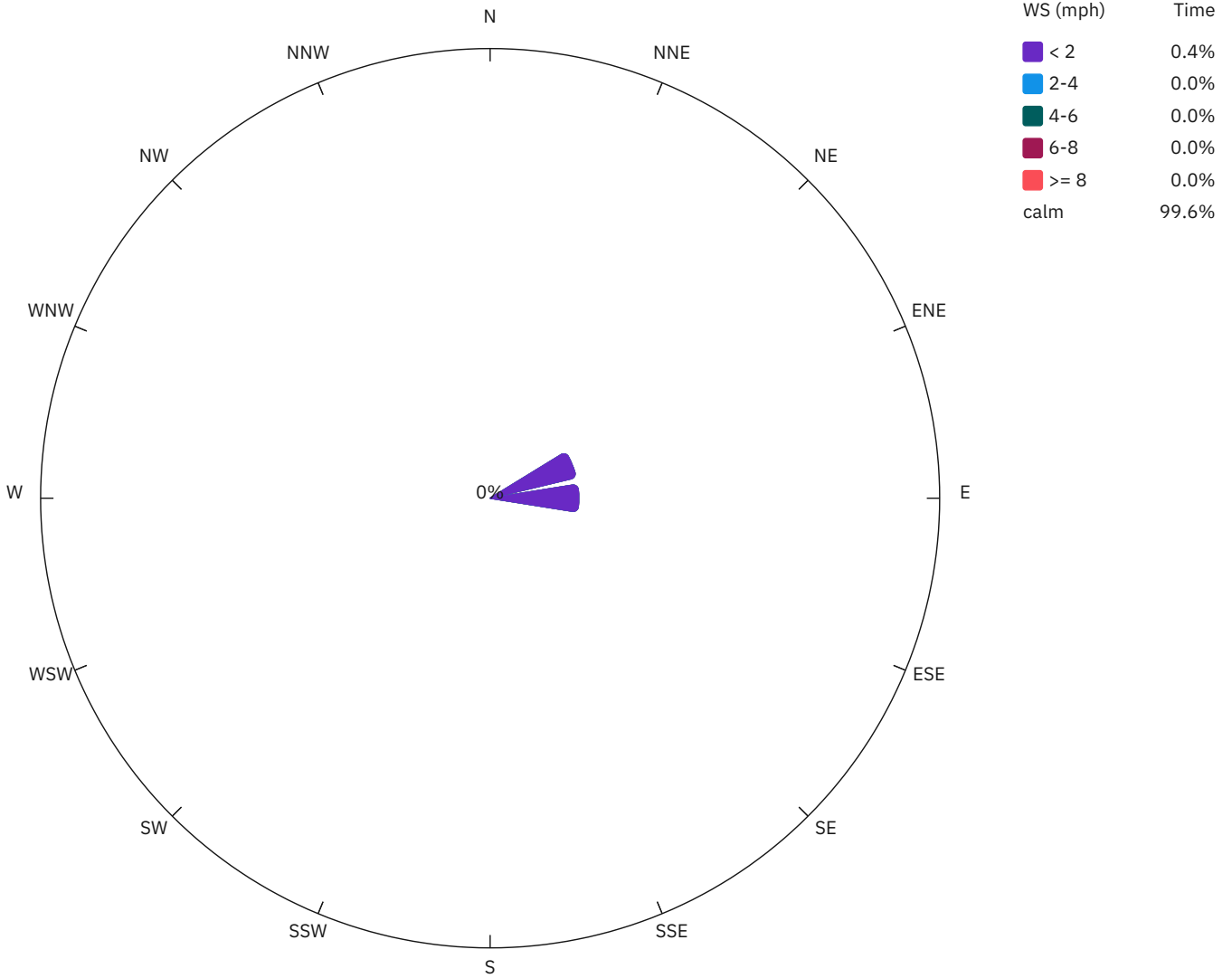
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	02/11/2026 06:00
		To:	02/11/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/11/2026	37.9 - 42.6	44.0 - 63.8	29.7 - 29.7	0.2 - 1.0	ENE

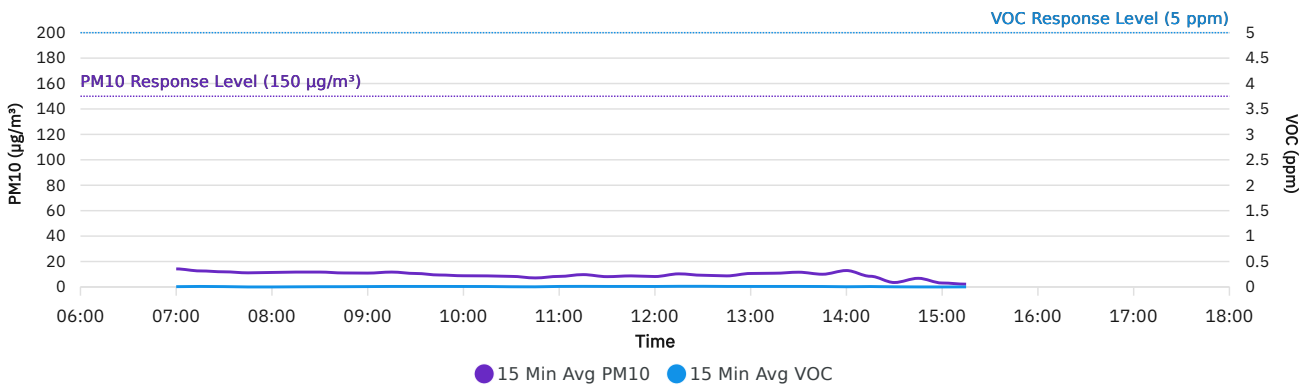
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/11/2026	0.5	15:00	0.0000	07:00
Max Contribution (15 min avg.) - 2/11/2026	7.9	14:15	0.0067	12:15
Daily Avg. Contribution (15 min avg.) - 2/11/2026	3.9	-	0.0017	-



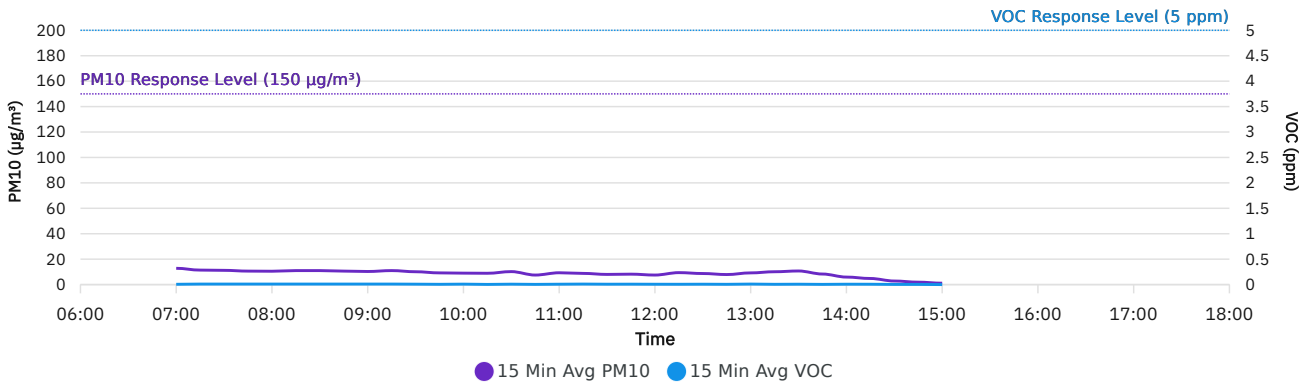
Wind rose (mph)



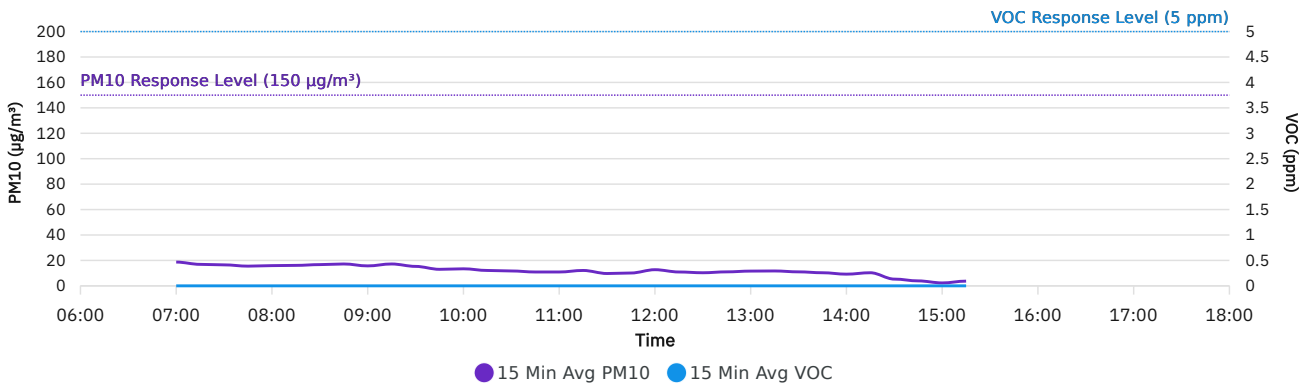
1047A



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
2/11/2026 07:00	12.8	18.3	5.5	0.0057	0.0057	0.0000	0.4	E
2/11/2026 07:15	11.4	16.9	5.4	0.0100	0.0100	0.0000	0.4	E
2/11/2026 07:30	11.2	16.5	5.3	0.0100	0.0067	0.0000	0.5	E
2/11/2026 07:45	10.9	15.3	4.4	0.0093	0.0007	0.0000	0.3	E
2/11/2026 08:00	10.5	15.9	5.4	0.0100	0.0000	0.0000	0.4	ESE
2/11/2026 08:15	11.0	16.1	5.2	0.0100	0.0027	0.0000	0.4	E
2/11/2026 08:30	11.0	16.7	5.7	0.0100	0.0047	0.0000	0.5	E
2/11/2026 08:45	10.6	17.2	6.6	0.0100	0.0053	0.0000	0.4	E
2/11/2026 09:00	10.3	15.7	5.4	0.0100	0.0073	0.0000	0.4	E
2/11/2026 09:15	11.0	17.2	6.2	0.0100	0.0100	0.0000	0.5	ENE
2/11/2026 09:30	10.1	15.3	5.2	0.0080	0.0100	0.0020	0.4	ENE
2/11/2026 09:45	9.2	13.0	3.8	0.0053	0.0100	0.0047	0.4	ENE
2/11/2026 10:00	9.0	13.4	4.4	0.0087	0.0093	0.0007	0.5	ENE
2/11/2026 10:15	8.9	12.1	3.1	0.0033	0.0087	0.0053	0.5	E
2/11/2026 10:30	10.2	11.7	1.5	0.0080	0.0040	0.0000	0.5	ENE
2/11/2026 10:45	7.5	10.9	3.4	0.0040	0.0027	0.0000	0.4	ENE
2/11/2026 11:00	9.3	10.9	1.6	0.0073	0.0100	0.0027	0.5	E
2/11/2026 11:15	8.8	12.3	3.5	0.0100	0.0113	0.0013	0.6	E
2/11/2026 11:30	8.0	9.9	1.9	0.0073	0.0100	0.0027	0.5	E
2/11/2026 11:45	8.2	10.4	2.2	0.0080	0.0100	0.0020	0.5	ENE
2/11/2026 12:00	7.5	12.7	5.2	0.0067	0.0093	0.0027	0.5	ENE
2/11/2026 12:15	9.4	11.4	2.0	0.0060	0.0127	0.0067	0.4	ENE
2/11/2026 12:30	8.7	10.6	1.9	0.0073	0.0127	0.0053	0.4	ENE
2/11/2026 12:45	7.9	11.0	3.1	0.0053	0.0100	0.0047	0.4	ENE
2/11/2026 13:00	9.2	11.8	2.6	0.0100	0.0100	0.0000	0.5	E
2/11/2026 13:15	10.2	11.8	1.5	0.0047	0.0100	0.0053	0.4	ENE
2/11/2026 13:30	10.5	11.9	1.4	0.0073	0.0100	0.0027	0.4	ENE
2/11/2026 13:45	8.3	11.3	3.0	0.0040	0.0087	0.0047	0.5	ENE
2/11/2026 14:00	6.6	13.3	6.7	0.0073	0.0040	0.0000	0.5	ENE
2/11/2026 14:15	4.8	12.7	7.9	0.0067	0.0080	0.0013	0.6	E
2/11/2026 14:30	2.8	5.7	2.9	0.0033	0.0027	0.0000	0.7	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
2/11/2026 14:45	2.6	6.9	4.3	0.0013	0.0027	0.0013	0.5	NE
2/11/2026 15:00	2.3	2.7	0.5	0.0000	0.0000	0.0000	0.6	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
02/11/2026 07:00	14.2	0.0057	12.8	0.0057	18.7	0.0000	E	0.4
02/11/2026 07:15	12.6	0.0100	11.4	0.0100	16.9	0.0000	E	0.4
02/11/2026 07:30	11.9	0.0067	11.2	0.0100	16.5	0.0000	E	0.5
02/11/2026 07:45	11.1	0.0000	10.6	0.0100	15.5	0.0000	E	0.3
02/11/2026 08:00	11.4	0.0000	10.5	0.0100	15.9	0.0000	ESE	0.4
02/11/2026 08:15	11.7	0.0027	11.0	0.0100	16.1	0.0000	E	0.4
02/11/2026 08:30	11.7	0.0047	11.0	0.0100	16.7	0.0000	E	0.5
02/11/2026 08:45	11.0	0.0053	10.6	0.0100	17.2	0.0000	E	0.4
02/11/2026 09:00	10.9	0.0073	10.3	0.0100	15.7	0.0000	E	0.4
02/11/2026 09:15	11.7	0.0100	11.0	0.0100	17.2	0.0000	ENE	0.5
02/11/2026 09:30	10.6	0.0100	10.1	0.0080	15.3	0.0000	ENE	0.4
02/11/2026 09:45	9.4	0.0100	9.2	0.0053	13.0	0.0000	ENE	0.4
02/11/2026 10:00	8.8	0.0093	9.0	0.0087	13.4	0.0000	ENE	0.5
02/11/2026 10:15	8.7	0.0087	8.9	0.0033	12.1	0.0000	E	0.5
02/11/2026 10:30	8.3	0.0040	10.2	0.0080	11.7	0.0000	ENE	0.5
02/11/2026 10:45	7.1	0.0027	7.5	0.0040	10.9	0.0000	ENE	0.4
02/11/2026 11:00	8.3	0.0100	9.3	0.0073	10.9	0.0000	E	0.5
02/11/2026 11:15	9.7	0.0113	8.8	0.0100	12.1	0.0000	E	0.6
02/11/2026 11:30	8.1	0.0100	8.0	0.0073	9.7	0.0000	E	0.5
02/11/2026 11:45	8.7	0.0100	8.2	0.0080	10.1	0.0000	ENE	0.5
02/11/2026 12:00	8.2	0.0093	7.5	0.0067	12.7	0.0000	ENE	0.5
02/11/2026 12:15	10.3	0.0127	9.4	0.0060	10.9	0.0000	ENE	0.4
02/11/2026 12:30	9.2	0.0127	8.7	0.0073	10.3	0.0000	ENE	0.4
02/11/2026 12:45	8.7	0.0100	7.9	0.0053	11.0	0.0000	ENE	0.4
02/11/2026 13:00	10.6	0.0100	9.2	0.0100	11.6	0.0000	E	0.5
02/11/2026 13:15	10.8	0.0100	10.1	0.0053	11.7	0.0000	ENE	0.4
02/11/2026 13:30	11.6	0.0100	10.7	0.0073	11.0	0.0000	ENE	0.4
02/11/2026 13:45	10.0	0.0087	8.3	0.0040	10.3	0.0000	ENE	0.5
02/11/2026 14:00	12.9	0.0040	5.9	0.0073	9.2	0.0000	ENE	0.5
02/11/2026 14:15	8.4	0.0080	4.8	0.0067	10.3	0.0000	E	0.6

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
02/11/2026 14:30	3.5	0.0027	2.8	0.0033	5.3	0.0000	ENE	0.7
02/11/2026 14:45	6.8	0.0007	1.9	0.0033	3.9	0.0000	NE	0.5
02/11/2026 15:00	3.1	0.0000	1.1	0.0000	2.3	0.0000	NE	0.6
02/11/2026 15:15	2.2	0.0013			3.7	0.0000		

Daily Progress Report #171
Change of Use Approval – Pile Installation Activities
February 12, 2026

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

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional 9 stories above the remaining 11 stories and altering the building to residential use. The Site is part of New York’s Brownfield Cleanup Program as a Volunteer.

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

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

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent 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 February 12, 2026.

2.0 Update of Progress Made During the Reporting Day

Work in the former elevator pit (RO1) area continued with the removal of exposed pile casings and adding forms around the pile cap. Additional stone (ASTM #5), consistent with the NYSDEC approved import request, was delivered to the site and transferred into the elevator pit (RO1A).

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

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

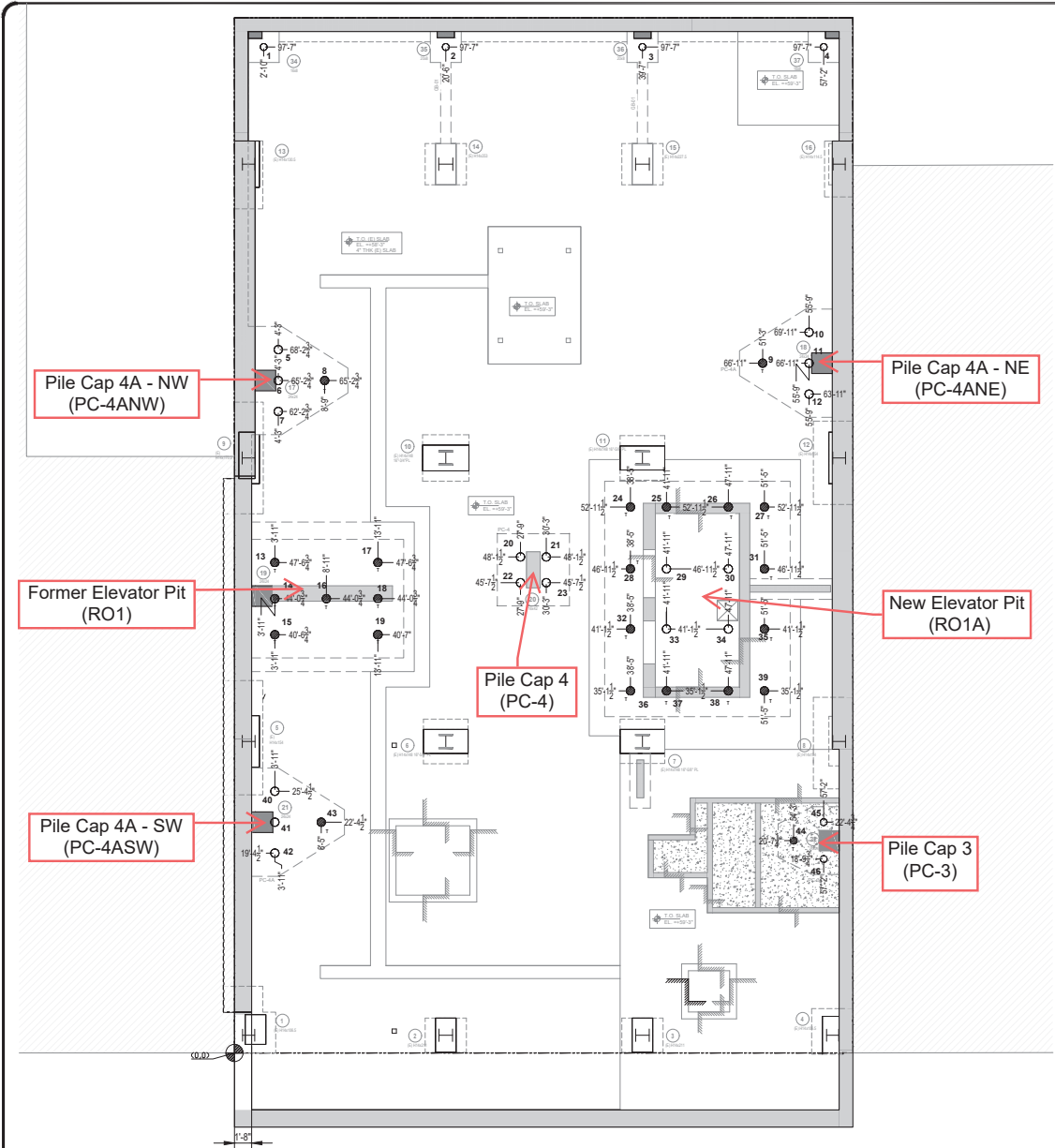
6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.





W 55TH STREET

STRUCTURAL PILE COORDINATION

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

NOTES:

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

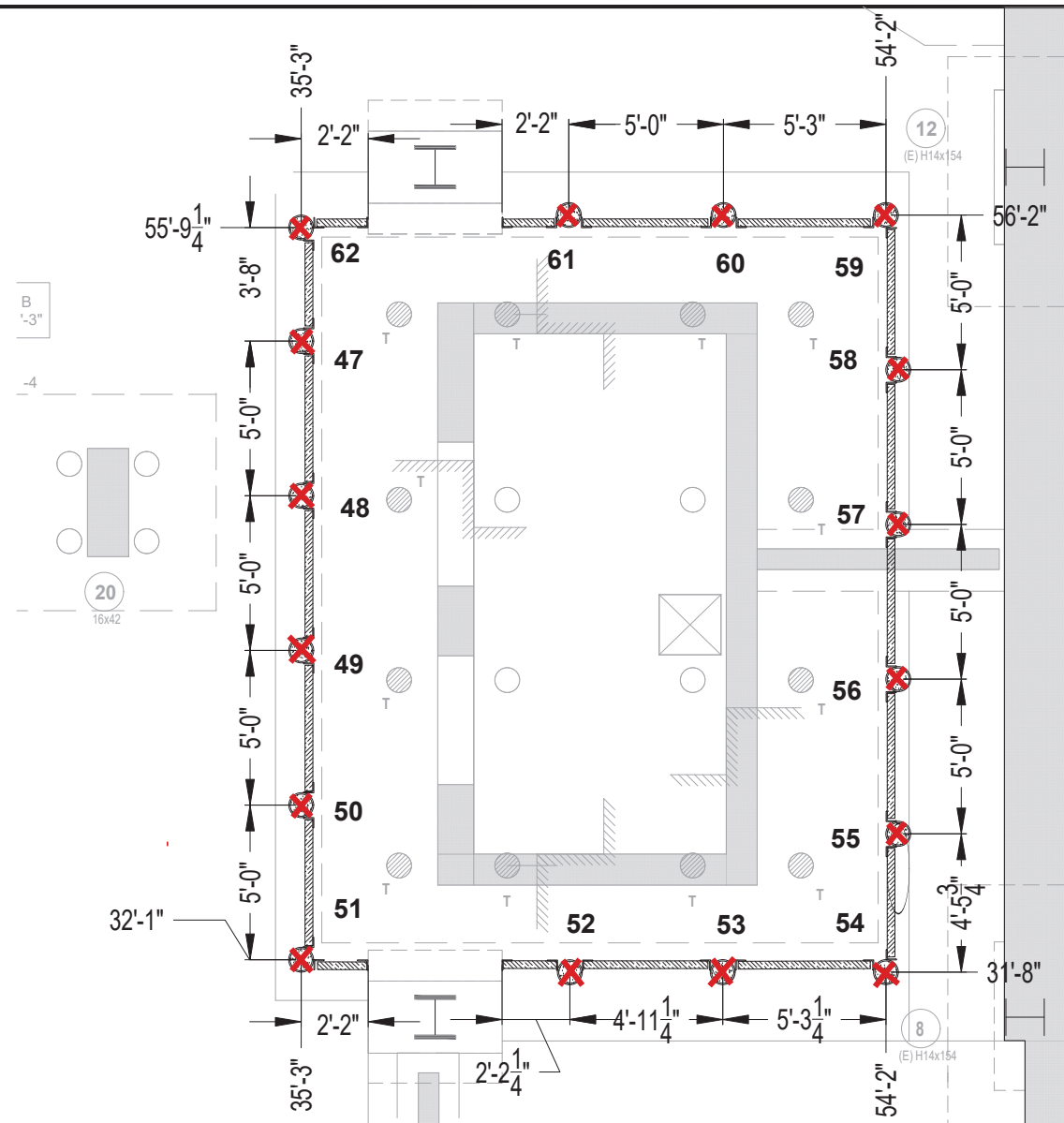
LEGEND:

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

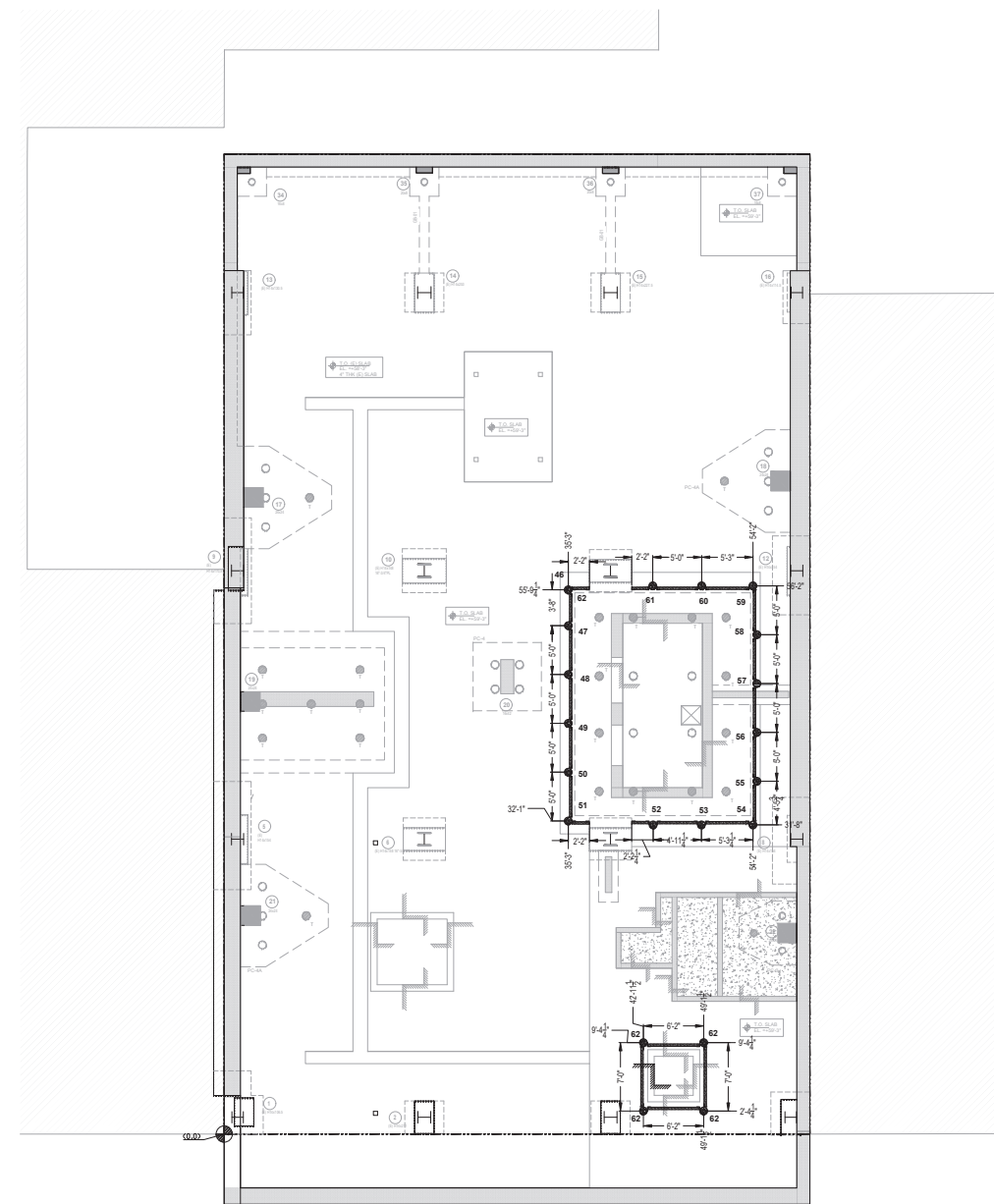
REV: 01	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

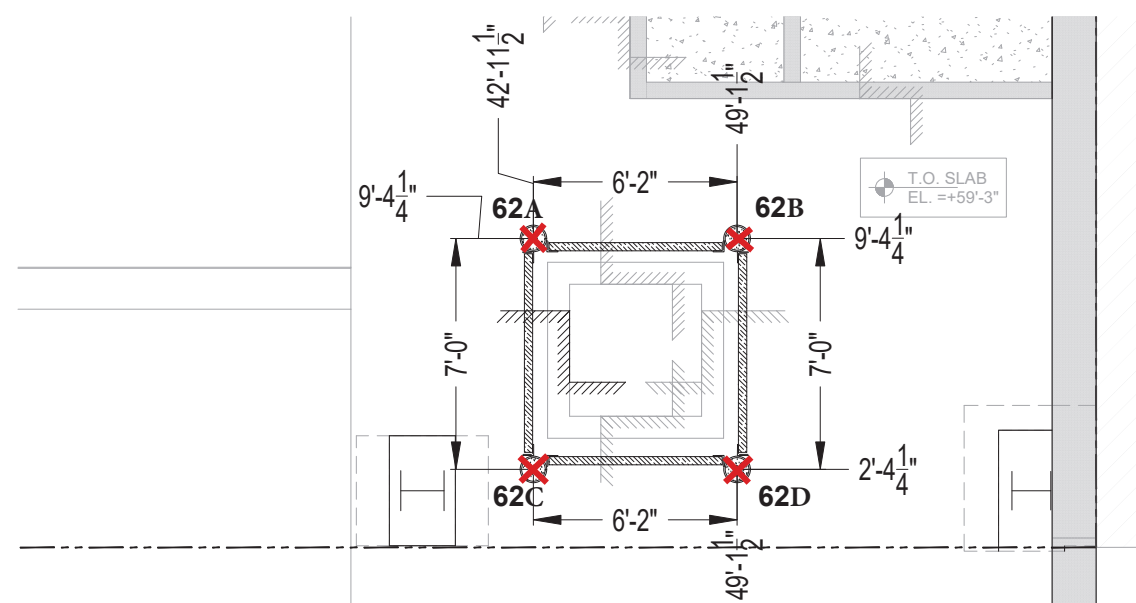
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



- - Pile Started
- ✗ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

SCALE: 3/8" = 1'-0"

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}

XX'-XX"
YY'-YY"

□ - Pile Started
⊗ - Pile Completed

W 55TH STREET

STRUCTURAL PILE COORDINATION


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

REV: 01	03/26/2025	AS PER REVIEWED COMMENTS	
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	
REASON #	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 – February 12, 2026




Photo 1: Preparation of the RO1 pile cap continued.

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	1 of 3	

Attachment - Photograph Log – February 12, 2026




Photo 2: Stone (ASTM #5) delivered to the site


Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	2 of 3	

Attachment - Photograph Log – February 12, 2026



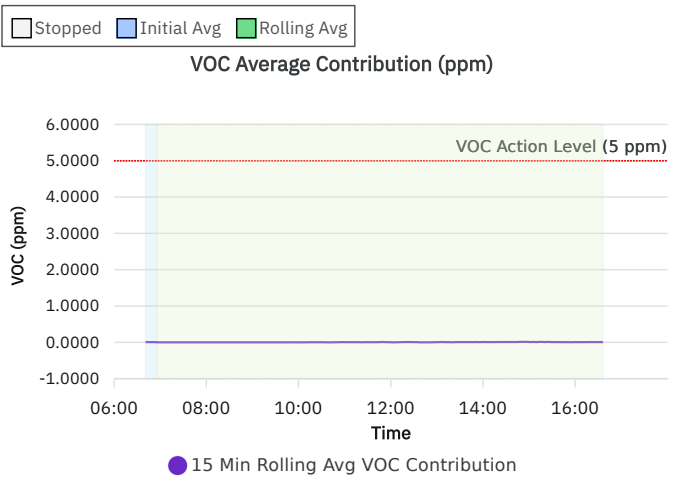
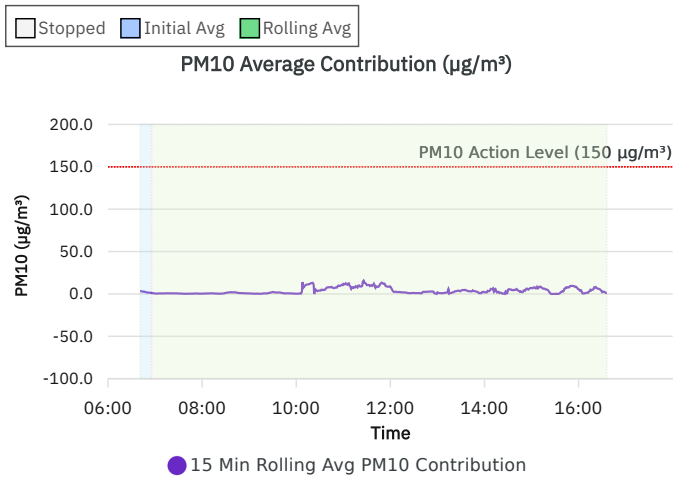
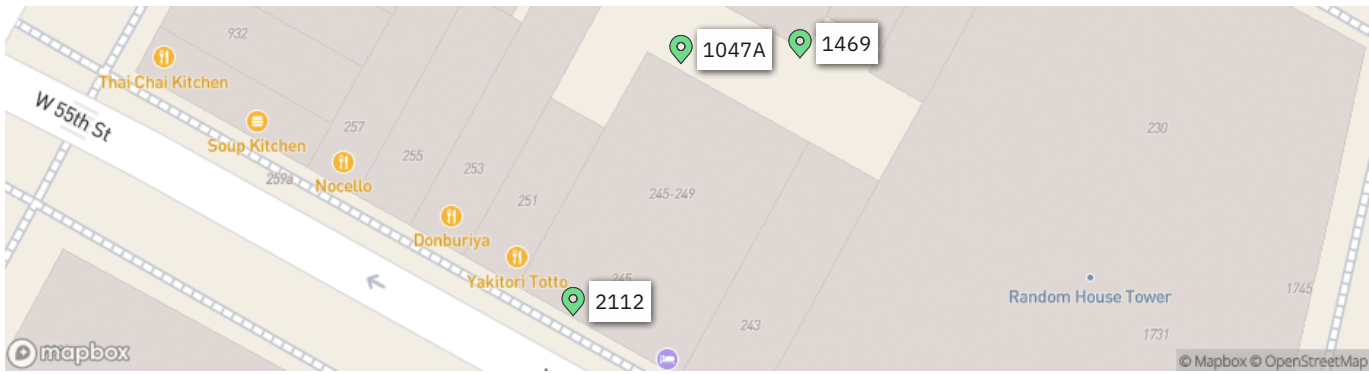
Photo 3: Stone installed at the new elevator pit area (RO1A)

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	3 of 3	

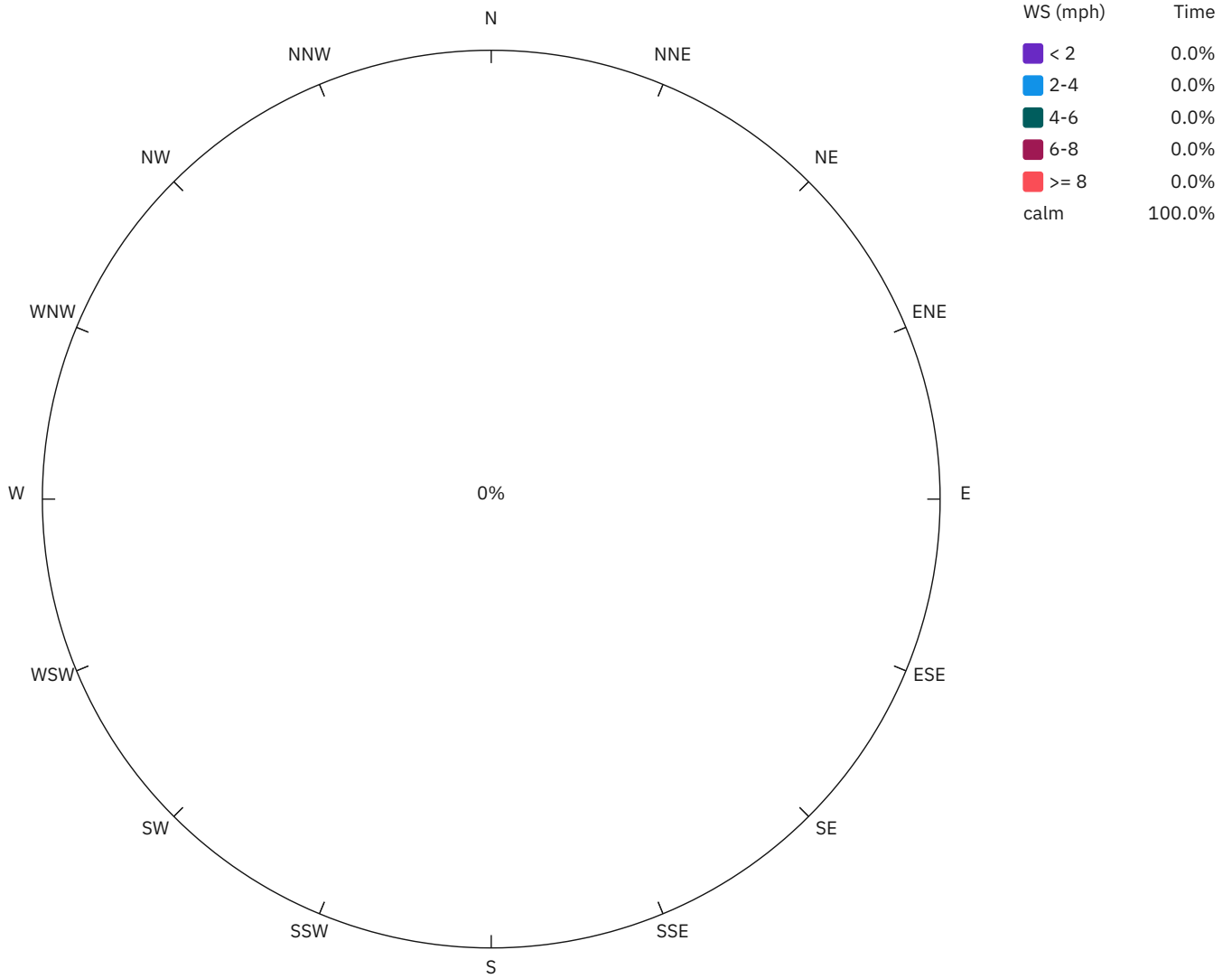
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	02/12/2026 06:00
		To:	02/12/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/12/2026	33.6 - 37.6	43.6 - 55.6	29.9 - 29.9	0.2 - 0.9	E

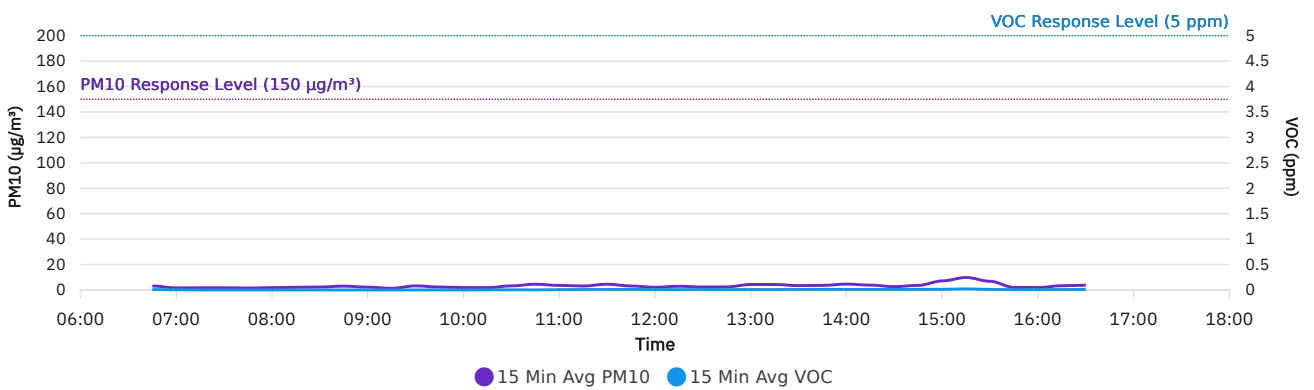
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/12/2026	0.0	15:30	0.0000	07:00
Max Contribution (15 min avg.) - 2/12/2026	11.8	11:00	0.0140	15:15
Daily Avg. Contribution (15 min avg.) - 2/12/2026	3.6	-	0.0042	-



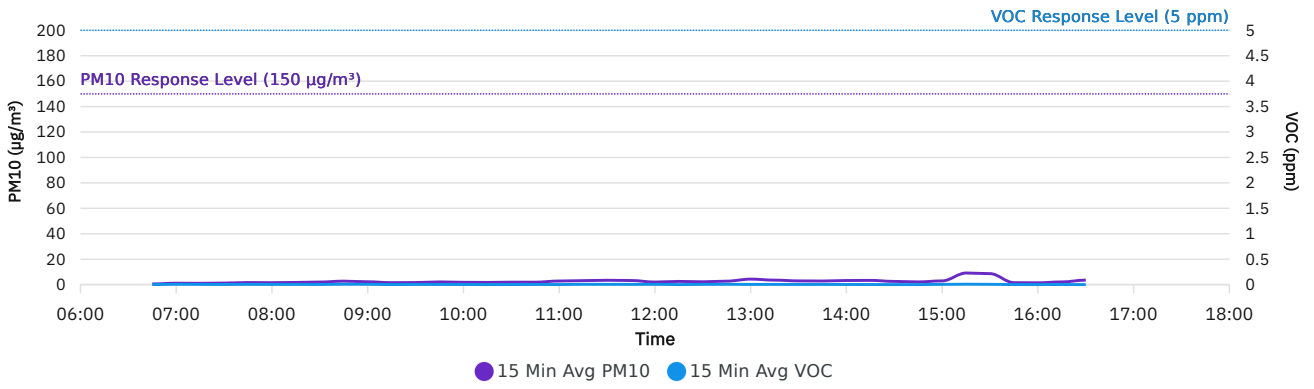
Wind rose (mph)



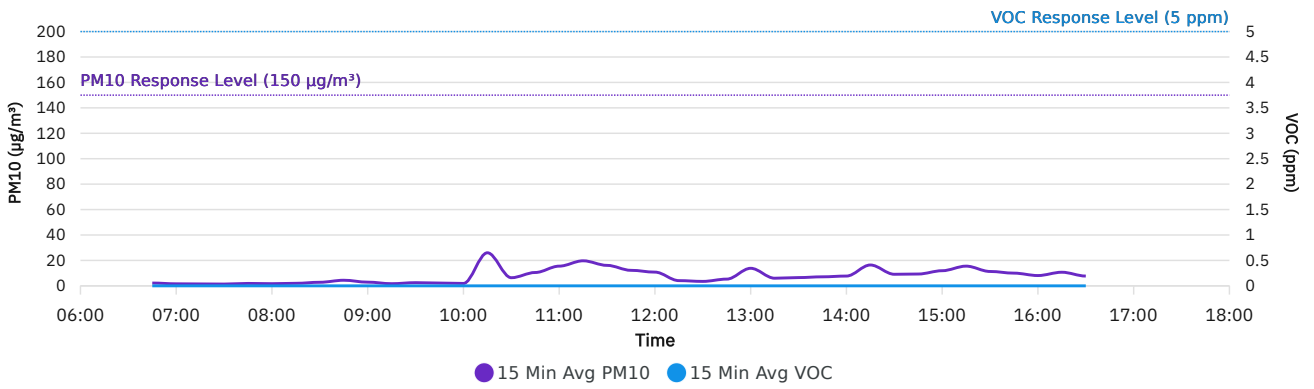
1047A



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
2/12/2026 06:45	0.4	3.2	2.7	0.0000	0.0080	0.0080	0.6	E
2/12/2026 07:00	1.2	1.7	0.5	0.0060	0.0040	0.0000	0.4	ENE
2/12/2026 07:15	1.0	1.8	0.7	0.0027	0.0007	0.0000	0.3	ENE
2/12/2026 07:30	1.2	1.7	0.5	0.0020	0.0000	0.0000	0.3	E
2/12/2026 07:45	1.6	1.9	0.3	0.0040	0.0000	0.0000	0.3	ENE
2/12/2026 08:00	1.5	1.8	0.3	0.0027	0.0000	0.0000	0.3	E
2/12/2026 08:15	1.7	2.2	0.6	0.0033	0.0000	0.0000	0.4	E
2/12/2026 08:30	2.0	3.1	1.1	0.0020	0.0000	0.0000	0.4	ENE
2/12/2026 08:45	2.9	4.3	1.4	0.0060	0.0007	0.0000	0.5	E
2/12/2026 09:00	2.3	2.9	0.6	0.0053	0.0007	0.0000	0.4	ENE
2/12/2026 09:15	1.5	1.7	0.2	0.0000	0.0000	0.0000	0.4	E
2/12/2026 09:30	1.6	3.8	2.2	0.0027	0.0000	0.0000	0.4	ENE
2/12/2026 09:45	2.1	2.7	0.6	0.0020	0.0013	0.0000	0.5	E
2/12/2026 10:00	1.8	2.1	0.3	0.0013	0.0000	0.0000	0.5	E
2/12/2026 10:15	8.2	19.5	11.2	0.0000	0.0027	0.0027	0.4	E
2/12/2026 10:30	2.4	6.4	4.0	0.0000	0.0027	0.0027	0.4	E
2/12/2026 10:45	2.3	10.6	8.3	0.0013	0.0013	0.0000	0.4	NE
2/12/2026 11:00	3.3	15.1	11.8	0.0007	0.0060	0.0053	0.4	NE
2/12/2026 11:15	7.7	15.5	7.8	0.0047	0.0093	0.0047	0.4	E
2/12/2026 11:30	5.0	15.4	10.4	0.0040	0.0093	0.0053	0.3	E
2/12/2026 11:45	3.5	12.0	8.6	0.0040	0.0100	0.0060	0.4	ENE
2/12/2026 12:00	2.1	10.7	8.6	0.0047	0.0073	0.0027	0.5	E
2/12/2026 12:15	2.5	4.3	1.8	0.0000	0.0060	0.0060	0.4	E
2/12/2026 12:30	2.3	3.5	1.2	0.0040	0.0100	0.0060	0.4	ENE
2/12/2026 12:45	2.8	5.2	2.4	0.0047	0.0060	0.0013	0.6	ENE
2/12/2026 13:00	8.3	10.1	1.8	0.0033	0.0087	0.0053	0.4	ENE
2/12/2026 13:15	5.0	5.3	0.3	0.0027	0.0080	0.0053	0.3	ESE
2/12/2026 13:30	2.9	6.7	3.7	0.0033	0.0093	0.0060	0.4	E
2/12/2026 13:45	2.9	7.1	4.2	0.0040	0.0100	0.0060	0.4	E
2/12/2026 14:00	5.1	6.9	1.8	0.0013	0.0107	0.0093	0.3	ESE
2/12/2026 14:15	8.4	11.4	3.0	0.0020	0.0093	0.0073	0.3	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
2/12/2026 14:30	3.5	8.1	4.7	0.0000	0.0093	0.0093	0.3	ENE
2/12/2026 14:45	5.0	7.6	2.6	0.0007	0.0113	0.0107	0.2	ESE
2/12/2026 15:00	4.9	12.0	7.1	0.0027	0.0127	0.0100	0.3	E
2/12/2026 15:15	9.5	15.6	6.1	0.0060	0.0200	0.0140	0.1	ESE
2/12/2026 15:30	11.1	10.0	0.0	0.0047	0.0113	0.0067	0.3	E
2/12/2026 15:45	2.1	9.4	7.3	0.0000	0.0053	0.0053	0.4	ENE
2/12/2026 16:00	2.1	7.7	5.6	0.0000	0.0073	0.0073	0.3	E
2/12/2026 16:15	4.1	9.0	4.9	0.0020	0.0080	0.0060	0.3	NE
2/12/2026 16:30	4.7	6.7	2.1	0.0013	0.0087	0.0073	0.3	ESE

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 ($\mu\text{g}/\text{m}^3$)	1047A VOC (ppm)	1469 PM10 ($\mu\text{g}/\text{m}^3$)	1469 VOC (ppm)	2112 PM10 ($\mu\text{g}/\text{m}^3$)	2112 VOC (ppm)	Wind Direction	Wind Speed
02/12/2026 06:45	3.1	0.0080	0.5	0.0000	2.2	0.0000	E	0.6
02/12/2026 07:00	1.6	0.0040	1.1	0.0060	1.6	0.0000	ENE	0.4
02/12/2026 07:15	1.7	0.0000	1.0	0.0033	1.5	0.0000	ENE	0.3
02/12/2026 07:30	1.7	0.0000	1.2	0.0020	1.4	0.0000	E	0.3
02/12/2026 07:45	1.5	0.0000	1.6	0.0040	1.9	0.0000	ENE	0.3
02/12/2026 08:00	1.8	0.0000	1.5	0.0027	1.7	0.0000	E	0.3
02/12/2026 08:15	2.1	0.0000	1.7	0.0033	2.0	0.0000	E	0.4
02/12/2026 08:30	2.3	0.0000	2.0	0.0020	2.8	0.0000	ENE	0.4
02/12/2026 08:45	3.0	0.0000	2.7	0.0067	4.4	0.0000	E	0.5
02/12/2026 09:00	2.2	0.0000	2.2	0.0060	2.9	0.0000	ENE	0.4
02/12/2026 09:15	1.3	0.0000	1.5	0.0000	1.7	0.0000	E	0.4
02/12/2026 09:30	3.2	0.0000	1.6	0.0027	2.5	0.0000	ENE	0.4
02/12/2026 09:45	2.3	0.0013	2.1	0.0020	2.2	0.0000	E	0.5
02/12/2026 10:00	1.9	0.0000	1.8	0.0013	1.9	0.0000	E	0.5
02/12/2026 10:15	1.8	0.0027	1.7	0.0000	26.0	0.0000	E	0.4
02/12/2026 10:30	3.2	0.0027	1.9	0.0000	6.4	0.0000	E	0.4
02/12/2026 10:45	4.5	0.0007	1.9	0.0020	10.5	0.0000	NE	0.4
02/12/2026 11:00	3.6	0.0060	2.8	0.0007	15.5	0.0000	NE	0.4
02/12/2026 11:15	3.1	0.0093	3.1	0.0053	19.7	0.0000	E	0.4
02/12/2026 11:30	4.5	0.0093	3.4	0.0047	16.1	0.0000	E	0.3
02/12/2026 11:45	3.1	0.0100	3.2	0.0040	12.2	0.0000	ENE	0.4
02/12/2026 12:00	2.1	0.0073	2.0	0.0047	10.8	0.0000	E	0.5
02/12/2026 12:15	2.9	0.0060	2.5	0.0000	4.1	0.0000	E	0.4
02/12/2026 12:30	2.3	0.0100	2.2	0.0040	3.5	0.0000	ENE	0.4
02/12/2026 12:45	2.4	0.0060	2.7	0.0053	5.3	0.0000	ENE	0.6
02/12/2026 13:00	4.3	0.0087	4.3	0.0033	13.8	0.0000	ENE	0.4
02/12/2026 13:15	4.3	0.0080	3.5	0.0033	6.0	0.0000	ESE	0.3
02/12/2026 13:30	3.4	0.0100	2.9	0.0027	6.5	0.0000	E	0.4
02/12/2026 13:45	3.6	0.0113	2.8	0.0027	7.1	0.0000	E	0.4
02/12/2026 14:00	4.6	0.0107	3.2	0.0020	7.7	0.0000	ESE	0.3

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
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02/12/2026 14:45	3.6	0.0120	2.1	0.0000	9.3	0.0000	ESE	0.2
02/12/2026 15:00	7.1	0.0127	2.9	0.0040	11.9	0.0000	E	0.3
02/12/2026 15:15	9.8	0.0207	9.1	0.0073	15.5	0.0000	ESE	0.1
02/12/2026 15:30	6.8	0.0113	8.6	0.0053	11.3	0.0000	E	0.3
02/12/2026 15:45	2.0	0.0053	1.5	0.0000	10.0	0.0000	ENE	0.4
02/12/2026 16:00	1.9	0.0073	1.4	0.0000	8.1	0.0000	E	0.3
02/12/2026 16:15	3.3	0.0087	2.1	0.0013	10.7	0.0000	NE	0.3
02/12/2026 16:30	3.7	0.0100	3.5	0.0000	7.7	0.0000	ESE	0.3

Daily Progress Report #172
Change of Use Approval – Pile Installation Activities
February 13, 2026

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

1.0 Introduction

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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 February 13, 2026.

2.0 Update of Progress Made During the Reporting Day

Work to prepare for installation of the pile cap in the former freight elevator pit (RO1) area continued. Soil was excavated in location PC-4ANW to prepare for installing concrete forms. Excavated soil was staged in the basement later disposal.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

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

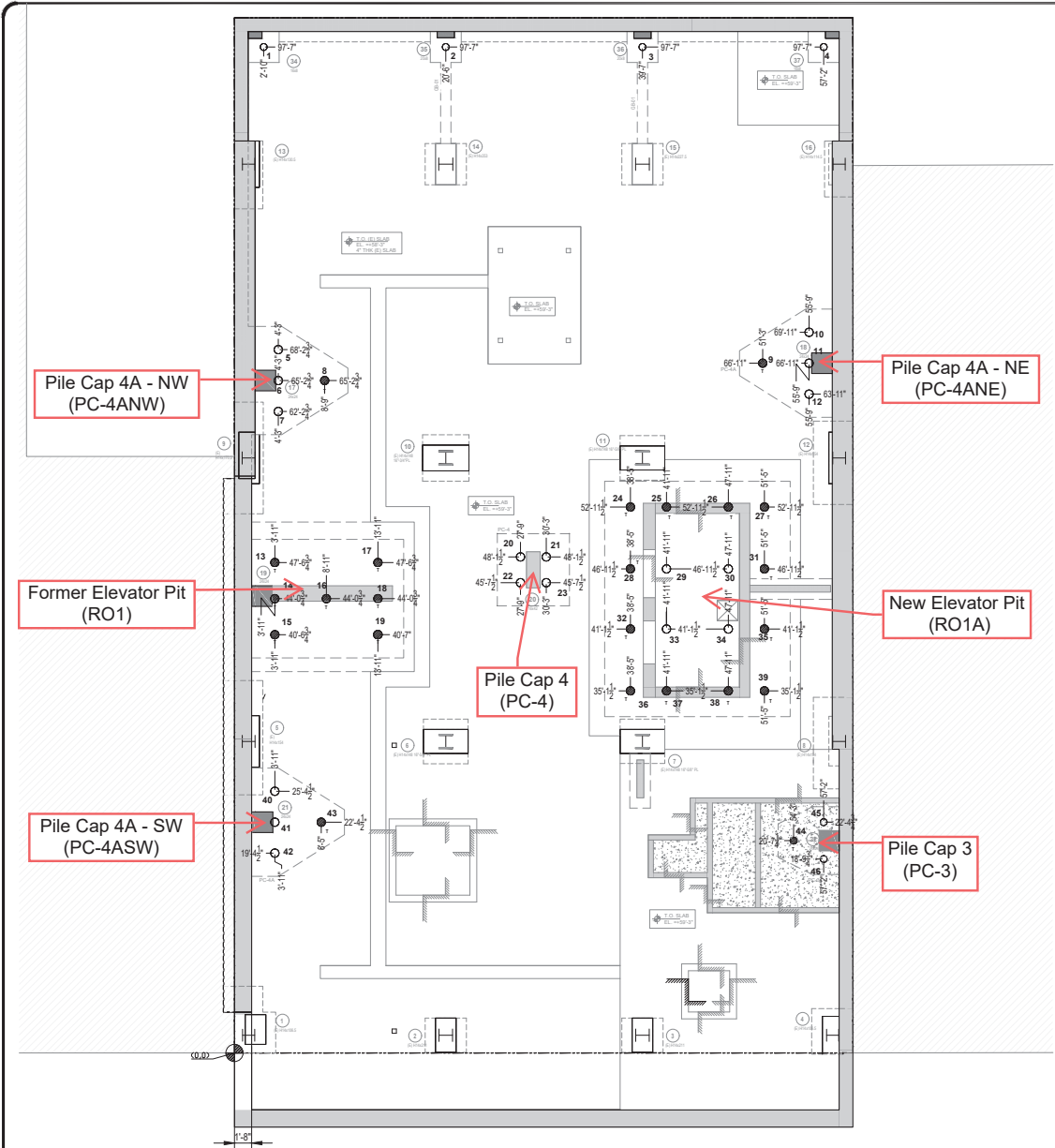
6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.





W 55TH STREET

STRUCTURAL PILE COORDINATION

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

NOTES:

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

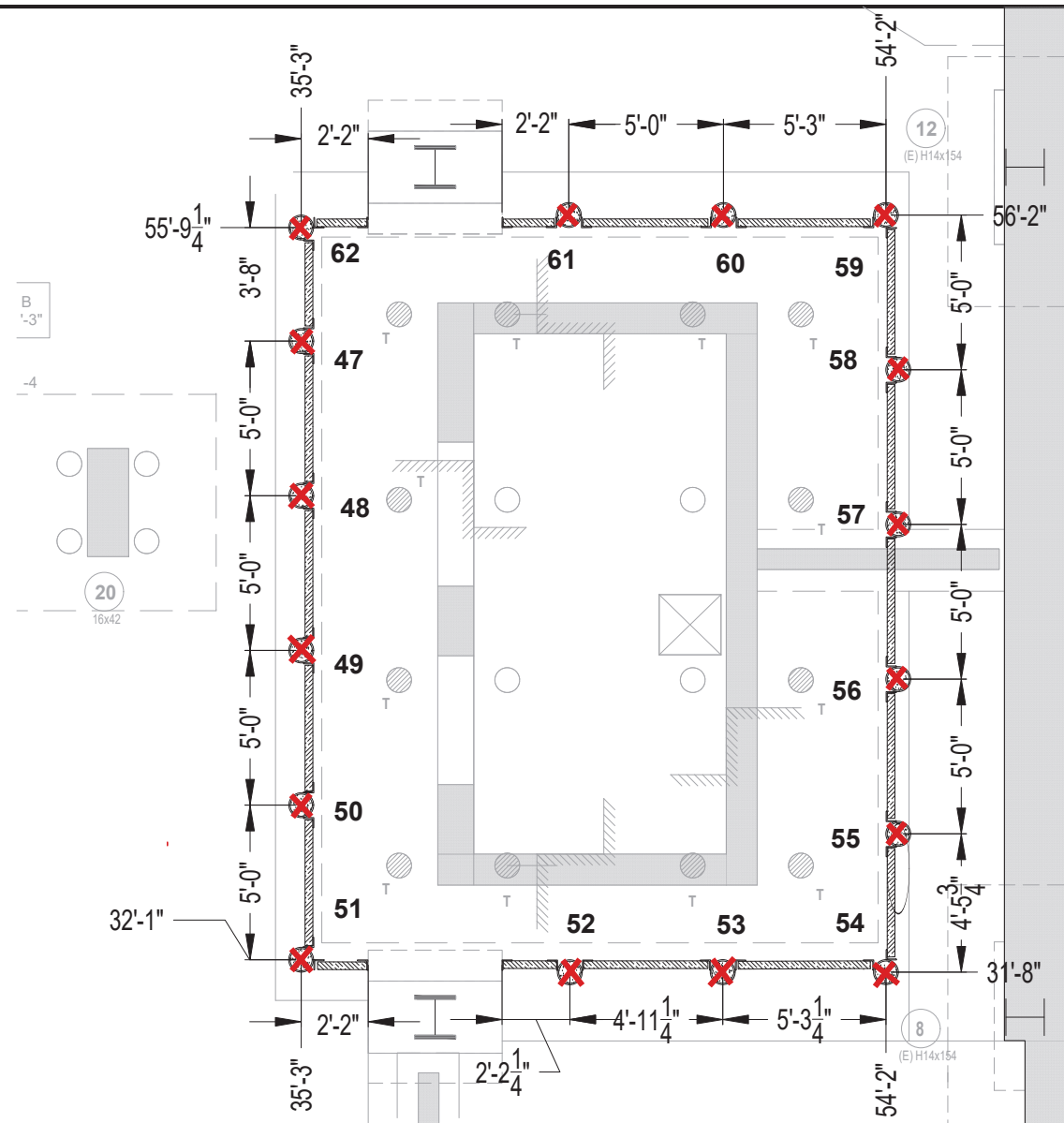
LEGEND:

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

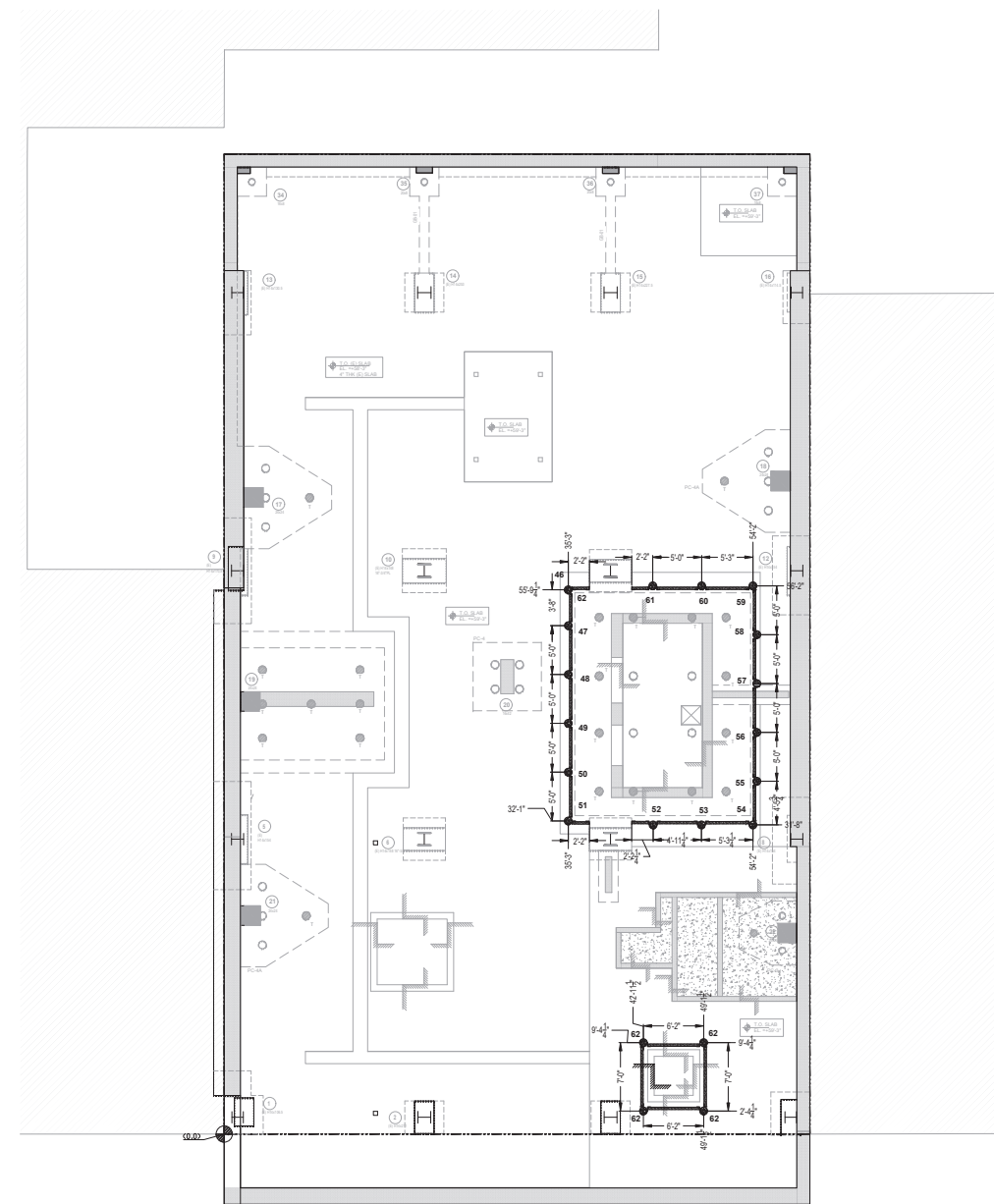
REV: 01	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

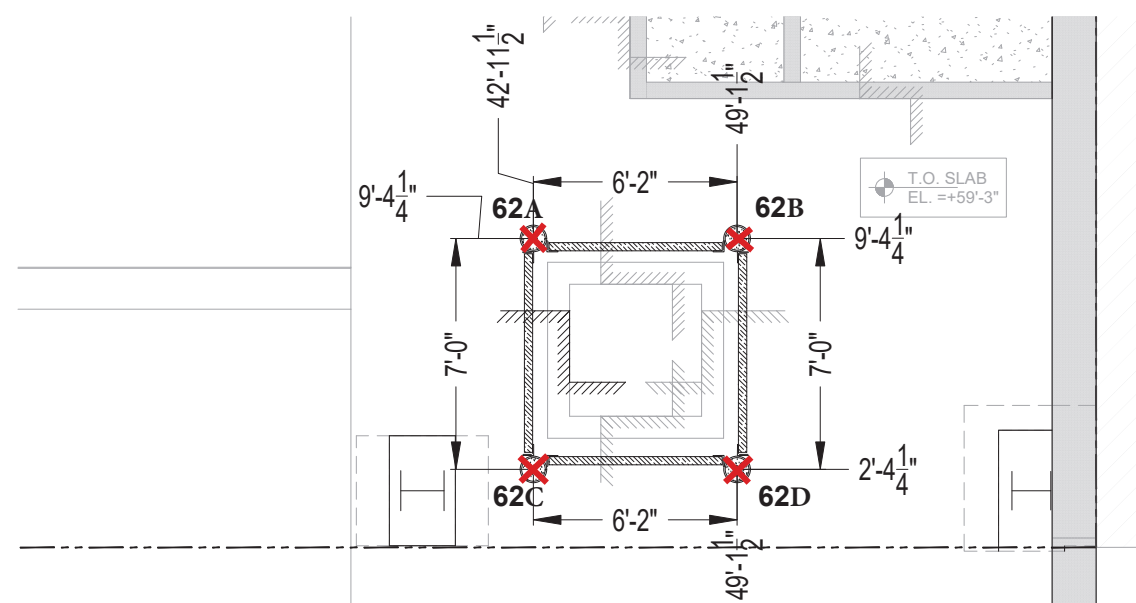
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



- - Pile Started
- ✗ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

SCALE: 3/8" = 1'-0"

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}

XX'-XX"
YY'-YY"

□ - Pile Started
⊗ - Pile Completed

W 55TH STREET

STRUCTURAL PILE COORDINATION


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

REV: 01	03/26/2025	AS PER REVIEWED COMMENTS	
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	
REASON #	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 – February 13, 2026




Photo 1: Preparation of the RO1 pile cap continued.


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

Attachment - Photograph Log – February 13, 2026



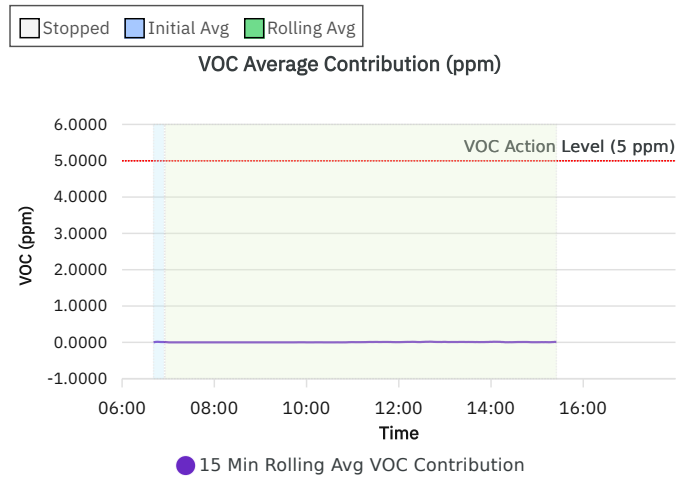
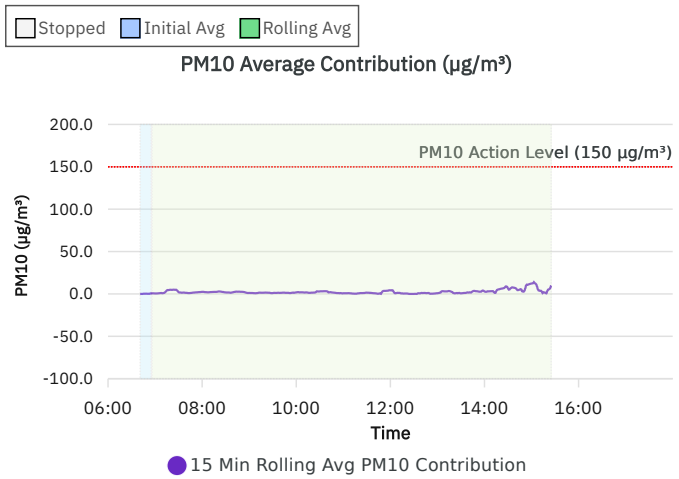
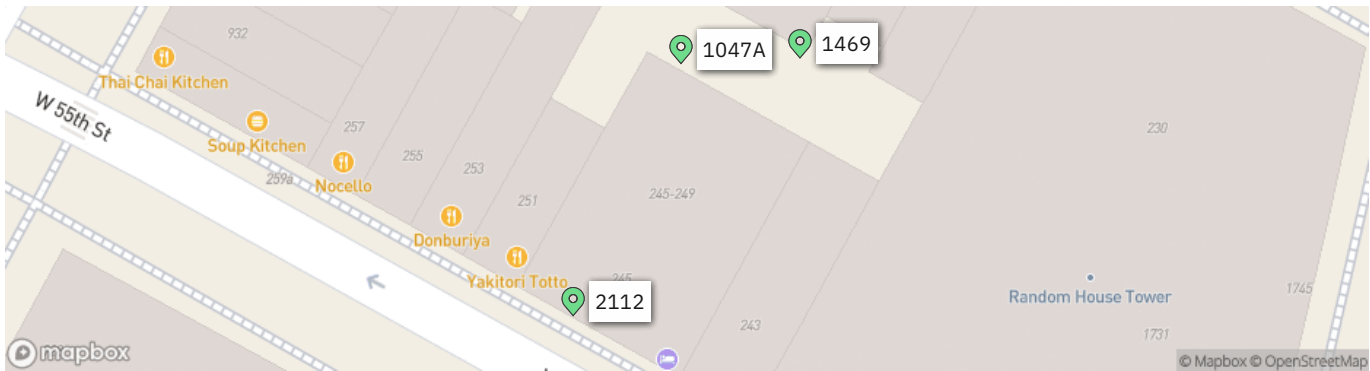
Photo 2: Soil Removal for installation of concrete forms at pile cap PC-4ANW

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

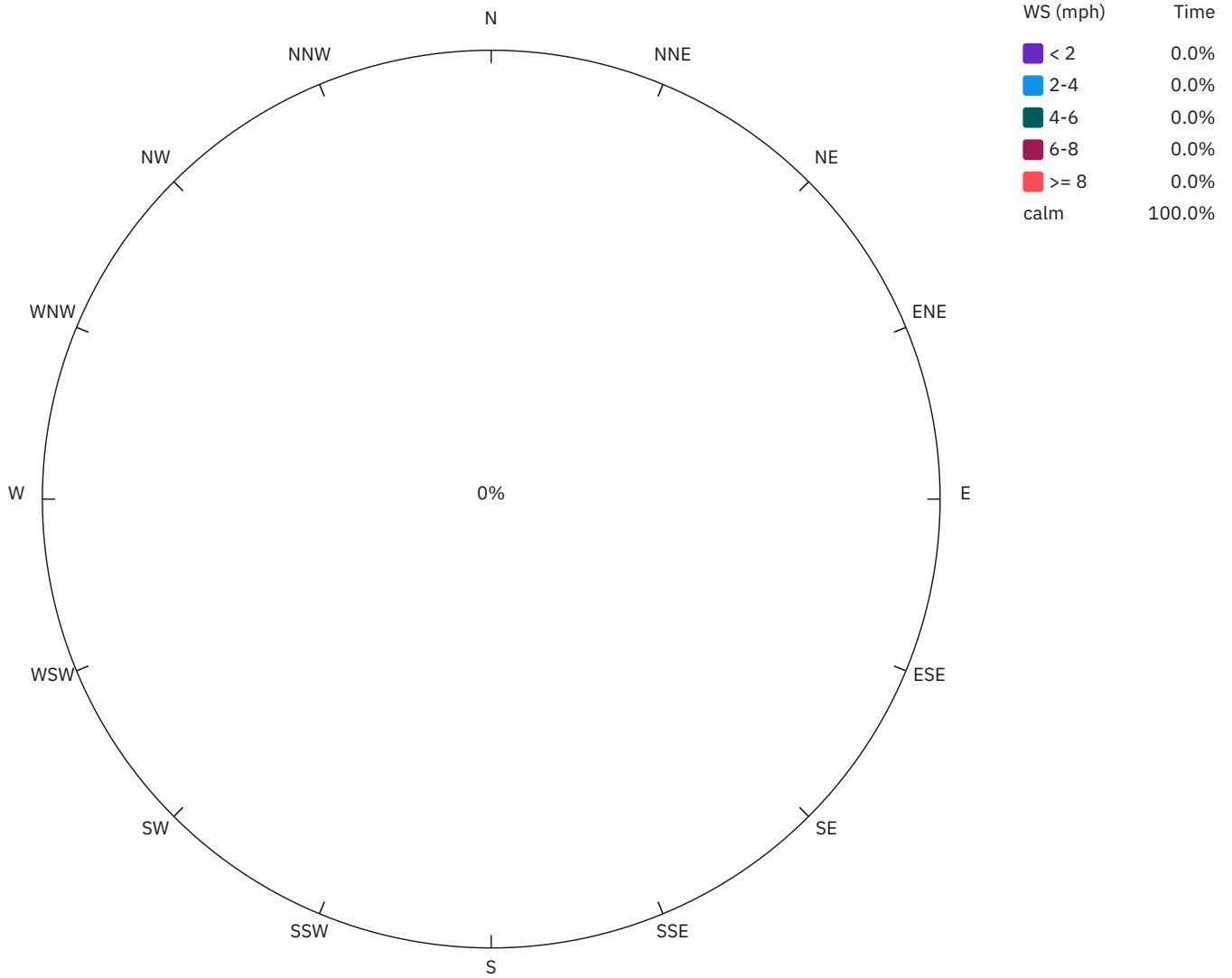
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	02/13/2026 06:00
		To:	02/13/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/13/2026	27.5 - 37.0	40.7 - 61.1	30.0 - 30.1	0.2 - 0.8	E

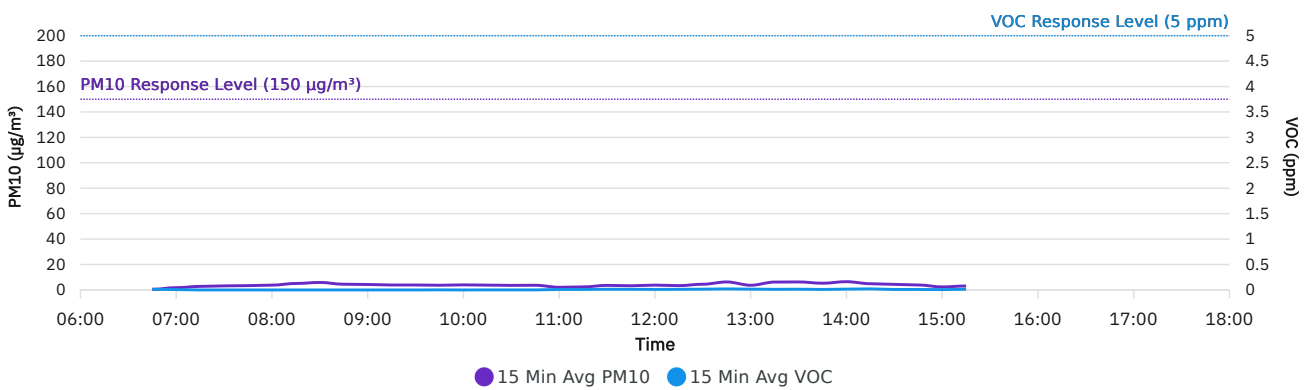
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/13/2026	0.0	12:30	0.0000	07:15
Max Contribution (15 min avg.) - 2/13/2026	12.3	15:00	0.0140	06:45
Daily Avg. Contribution (15 min avg.) - 2/13/2026	2.3	-	0.0052	-



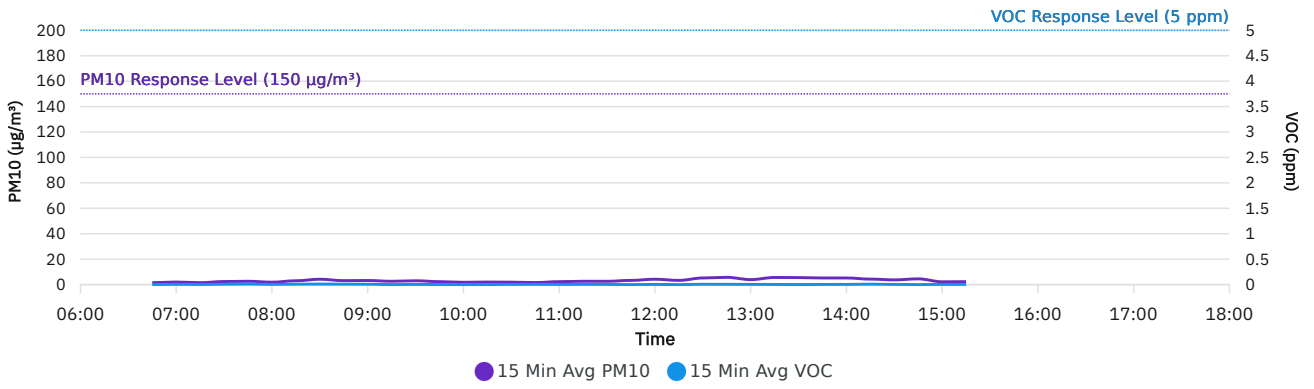
Wind rose (mph)



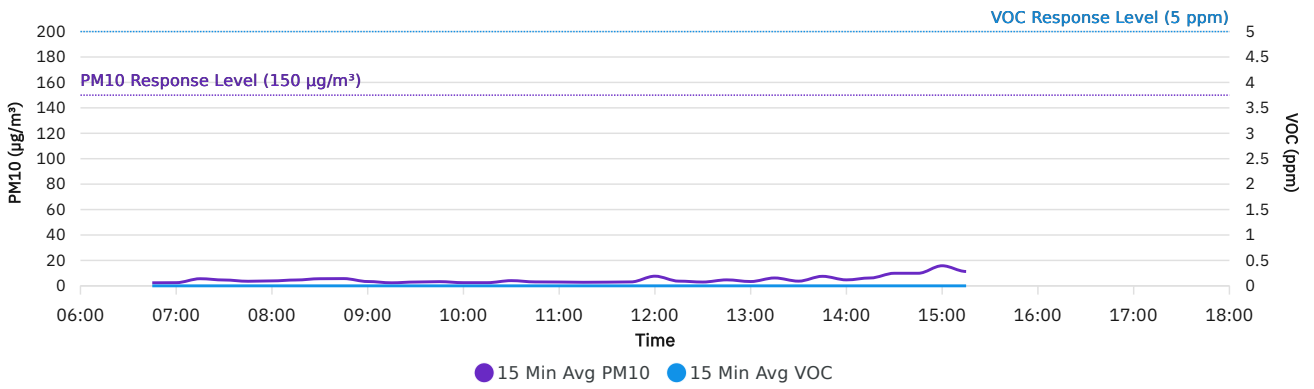
1047A



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
2/13/2026 06:45	1.5	1.7	0.2	0.0000	0.0140	0.0140	0.3	E
2/13/2026 07:00	2.0	2.5	0.6	0.0053	0.0073	0.0020	0.3	E
2/13/2026 07:15	1.5	5.7	4.2	0.0020	0.0000	0.0000	0.3	E
2/13/2026 07:30	2.5	4.5	2.0	0.0060	0.0007	0.0000	0.3	ENE
2/13/2026 07:45	2.7	3.8	1.1	0.0093	0.0007	0.0000	0.4	ENE
2/13/2026 08:00	1.9	4.3	2.4	0.0040	0.0000	0.0000	0.4	E
2/13/2026 08:15	3.0	5.5	2.4	0.0073	0.0000	0.0000	0.3	ENE
2/13/2026 08:30	4.4	6.2	1.8	0.0093	0.0007	0.0000	0.4	E
2/13/2026 08:45	3.1	5.7	2.6	0.0080	0.0000	0.0000	0.5	E
2/13/2026 09:00	3.3	4.4	1.2	0.0060	0.0007	0.0000	0.3	E
2/13/2026 09:15	2.5	3.9	1.4	0.0000	0.0000	0.0000	0.3	E
2/13/2026 09:30	2.9	3.9	1.0	0.0027	0.0007	0.0000	0.3	E
2/13/2026 09:45	2.4	3.9	1.5	0.0013	0.0020	0.0007	0.3	E
2/13/2026 10:00	2.0	3.9	1.8	0.0000	0.0000	0.0000	0.3	ENE
2/13/2026 10:15	2.2	3.7	1.5	0.0000	0.0013	0.0013	0.3	ENE
2/13/2026 10:30	2.0	5.0	3.0	0.0033	0.0013	0.0000	0.4	ENE
2/13/2026 10:45	1.9	3.7	1.8	0.0033	0.0020	0.0000	0.3	NE
2/13/2026 11:00	2.3	3.1	0.8	0.0033	0.0093	0.0060	0.3	E
2/13/2026 11:15	2.6	2.9	0.3	0.0033	0.0100	0.0067	0.3	E
2/13/2026 11:30	2.6	4.1	1.5	0.0027	0.0140	0.0113	0.2	E
2/13/2026 11:45	3.3	3.6	0.3	0.0013	0.0120	0.0107	0.2	ENE
2/13/2026 12:00	4.0	8.3	4.3	0.0040	0.0100	0.0060	0.3	E
2/13/2026 12:15	3.3	4.0	0.7	0.0000	0.0127	0.0127	0.3	ESE
2/13/2026 12:30	4.8	4.7	0.0	0.0047	0.0153	0.0107	0.1	E
2/13/2026 12:45	5.6	6.6	1.0	0.0053	0.0193	0.0140	0.2	NE
2/13/2026 13:00	3.6	4.4	0.8	0.0027	0.0160	0.0133	0.2	SE
2/13/2026 13:15	5.0	8.5	3.4	0.0027	0.0127	0.0100	0.3	E
2/13/2026 13:30	5.3	6.0	0.7	0.0027	0.0127	0.0100	0.2	ENE
2/13/2026 13:45	5.0	8.1	3.1	0.0027	0.0100	0.0073	0.2	ENE
2/13/2026 14:00	4.6	7.5	2.9	0.0027	0.0153	0.0127	0.0	E
2/13/2026 14:15	4.3	7.6	3.3	0.0093	0.0193	0.0100	0.2	ENE

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed	Wind Direction
2/13/2026 14:30	3.7	10.1	6.4	0.0033	0.0093	0.0060	0.4	E
2/13/2026 14:45	4.6	9.8	5.2	0.0000	0.0100	0.0100	0.3	E
2/13/2026 15:00	2.9	15.2	12.3	0.0027	0.0067	0.0040	0.3	E
2/13/2026 15:15	6.1	8.1	2.0	0.0060	0.0093	0.0033	0.1	WNW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed
02/13/2026 06:45	0.5	0.0140	1.5	0.0000	2.4	0.0000	E	0.3
02/13/2026 07:00	1.8	0.0073	2.0	0.0053	2.5	0.0000	E	0.3
02/13/2026 07:15	2.8	0.0000	1.5	0.0020	5.6	0.0000	E	0.3
02/13/2026 07:30	3.2	0.0000	2.4	0.0067	4.6	0.0000	ENE	0.3
02/13/2026 07:45	3.4	0.0000	2.6	0.0100	3.6	0.0000	ENE	0.4
02/13/2026 08:00	3.8	0.0000	1.9	0.0040	3.9	0.0000	E	0.4
02/13/2026 08:15	5.1	0.0000	3.0	0.0073	4.6	0.0000	ENE	0.3
02/13/2026 08:30	5.9	0.0000	4.2	0.0100	5.6	0.0000	E	0.4
02/13/2026 08:45	4.5	0.0000	3.1	0.0080	5.7	0.0000	E	0.5
02/13/2026 09:00	4.3	0.0000	3.2	0.0067	3.4	0.0000	E	0.3
02/13/2026 09:15	3.9	0.0000	2.6	0.0000	2.4	0.0000	E	0.3
02/13/2026 09:30	3.9	0.0000	3.0	0.0033	3.0	0.0000	E	0.3
02/13/2026 09:45	3.7	0.0020	2.3	0.0013	3.3	0.0000	E	0.3
02/13/2026 10:00	4.0	0.0000	1.8	0.0000	2.5	0.0000	ENE	0.3
02/13/2026 10:15	3.8	0.0013	2.0	0.0000	2.5	0.0000	ENE	0.3
02/13/2026 10:30	3.6	0.0013	1.9	0.0033	4.1	0.0000	ENE	0.4
02/13/2026 10:45	3.7	0.0013	1.6	0.0040	3.1	0.0000	NE	0.3
02/13/2026 11:00	2.1	0.0100	2.3	0.0027	3.0	0.0000	E	0.3
02/13/2026 11:15	2.4	0.0100	2.6	0.0040	2.8	0.0000	E	0.3
02/13/2026 11:30	3.6	0.0140	2.6	0.0033	2.9	0.0000	E	0.2
02/13/2026 11:45	3.3	0.0133	3.3	0.0000	3.1	0.0000	ENE	0.2
02/13/2026 12:00	3.8	0.0107	4.2	0.0033	7.6	0.0000	E	0.3
02/13/2026 12:15	3.4	0.0127	3.3	0.0000	3.7	0.0000	ESE	0.3
02/13/2026 12:30	4.5	0.0153	5.2	0.0060	3.0	0.0000	E	0.1
02/13/2026 12:45	6.3	0.0207	5.7	0.0053	4.7	0.0000	NE	0.2
02/13/2026 13:00	3.7	0.0160	3.9	0.0040	3.4	0.0000	SE	0.2
02/13/2026 13:15	6.2	0.0127	5.6	0.0027	6.2	0.0000	E	0.3
02/13/2026 13:30	6.3	0.0147	5.5	0.0007	3.7	0.0000	ENE	0.2
02/13/2026 13:45	5.3	0.0100	5.2	0.0027	7.5	0.0000	ENE	0.2
02/13/2026 14:00	6.5	0.0167	5.2	0.0033	4.7	0.0000	E	0.0

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
02/13/2026 14:15	4.9	0.0213	4.3	0.0080	6.2	0.0000	ENE	0.2
02/13/2026 14:30	4.4	0.0093	3.7	0.0033	9.9	0.0000	E	0.4
02/13/2026 14:45	3.9	0.0100	4.5	0.0000	9.9	0.0000	E	0.3
02/13/2026 15:00	2.4	0.0067	2.2	0.0033	15.8	0.0000	E	0.3
02/13/2026 15:15	3.1	0.0140	2.3	0.0033	11.3	0.0000	WNW	0.1

Daily Progress Report #173
Change of Use Approval – Pile Installation Activities
February 16, 2026

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

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional 9 stories above the remaining 11 stories and altering the building to residential use. The Site is part of New York’s Brownfield Cleanup Program as a Volunteer.

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

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

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent 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 February 16, 2026.

2.0 Update of Progress Made During the Reporting Day

Preparation for installing the pile cap in the former elevator pit (RO1) area continued with rebar being installed. Forms were created around PC-4ANW in preparation for rebar installation.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

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

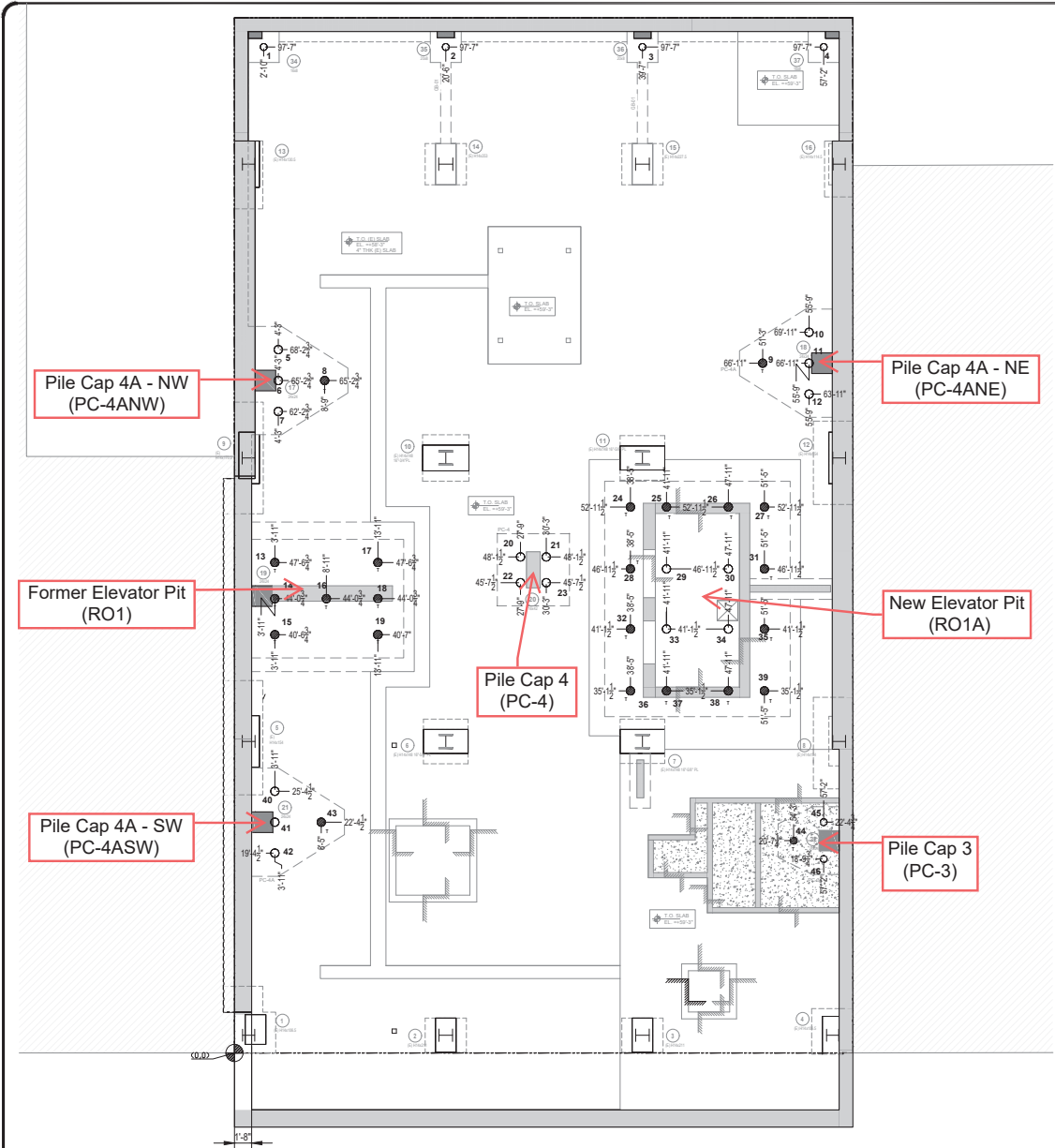
6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.





W 55TH STREET

STRUCTURAL PILE COORDINATION

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

NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
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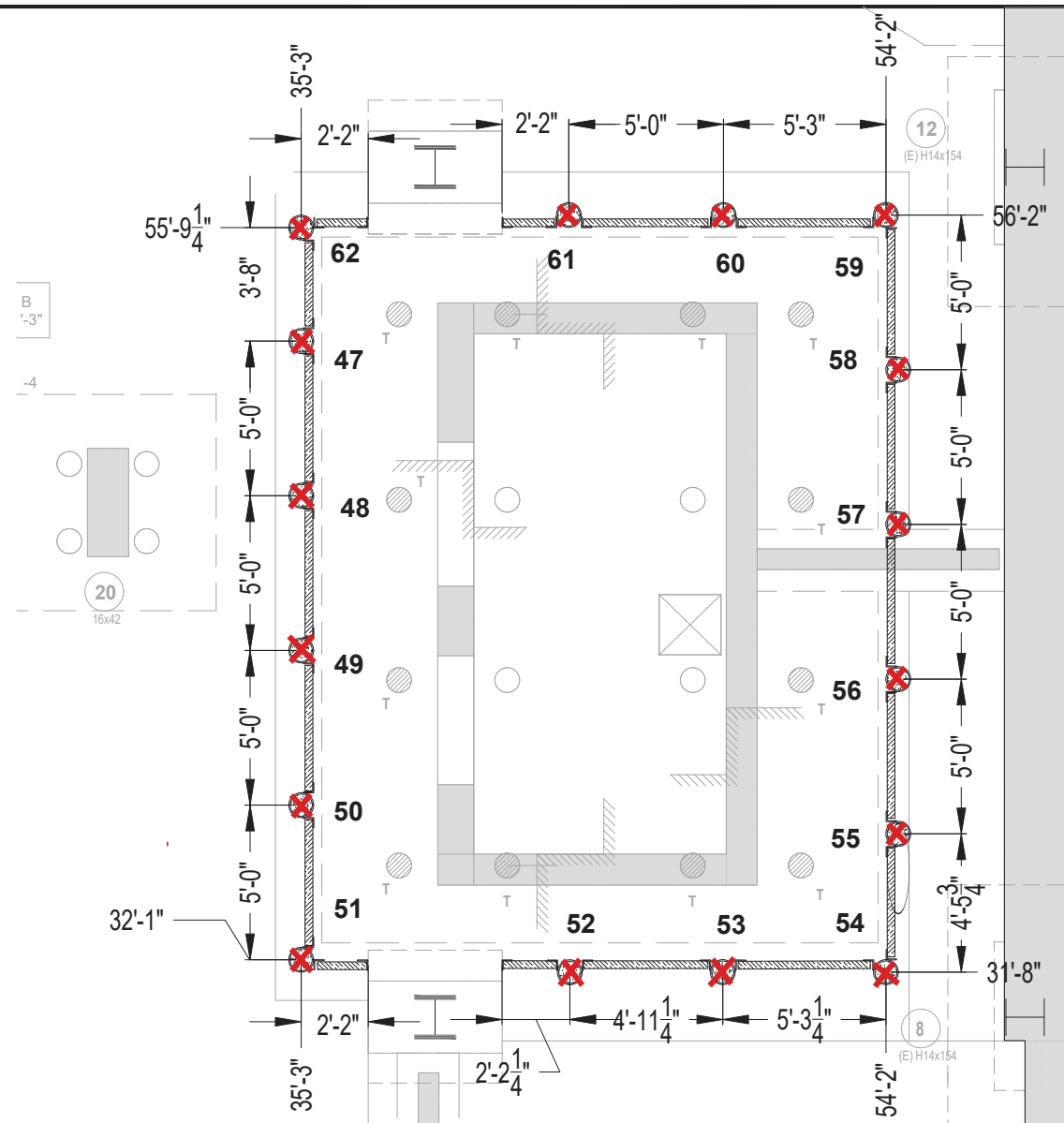
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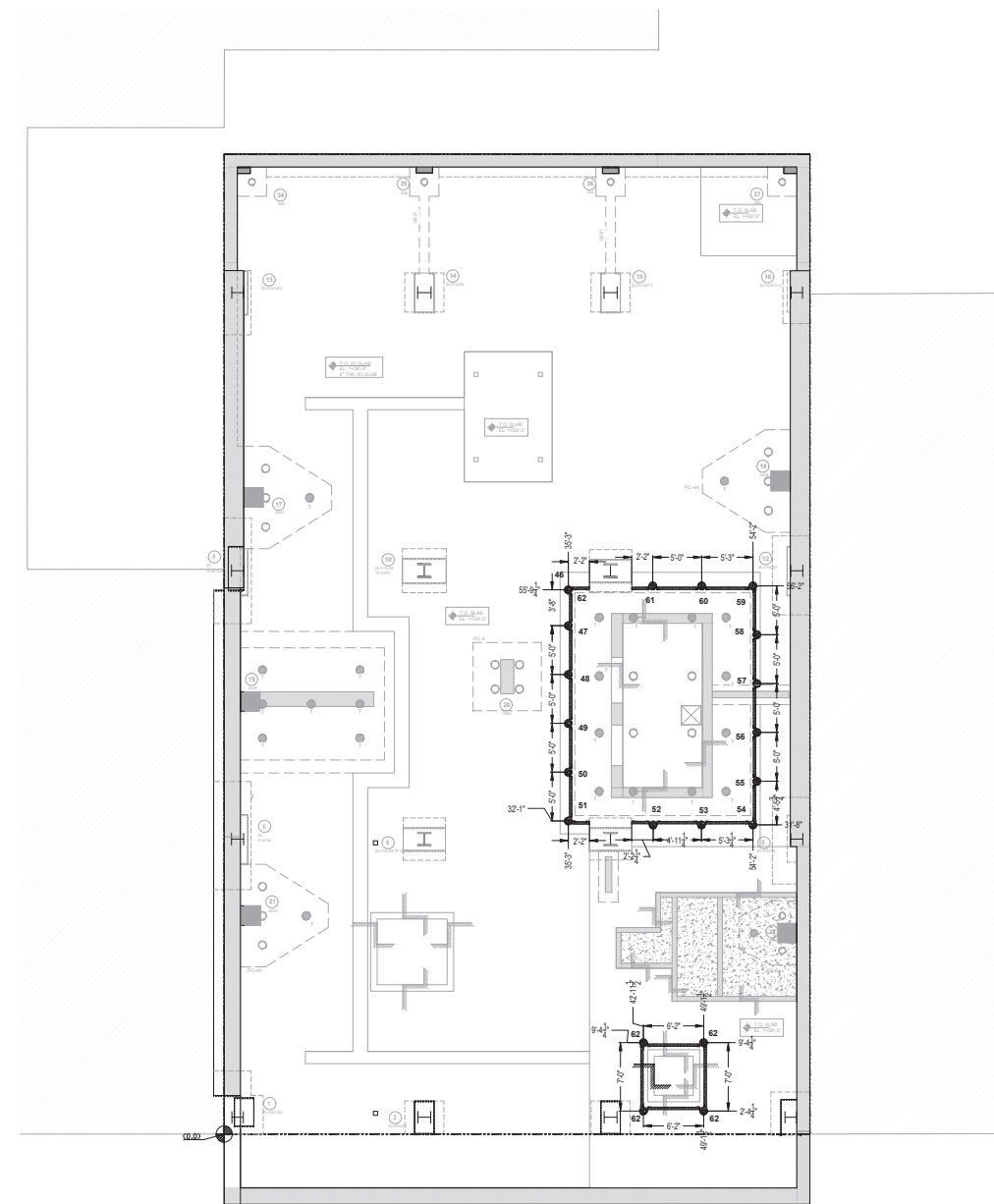
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REVISION #	REVISION DATE	REVISION STATUS
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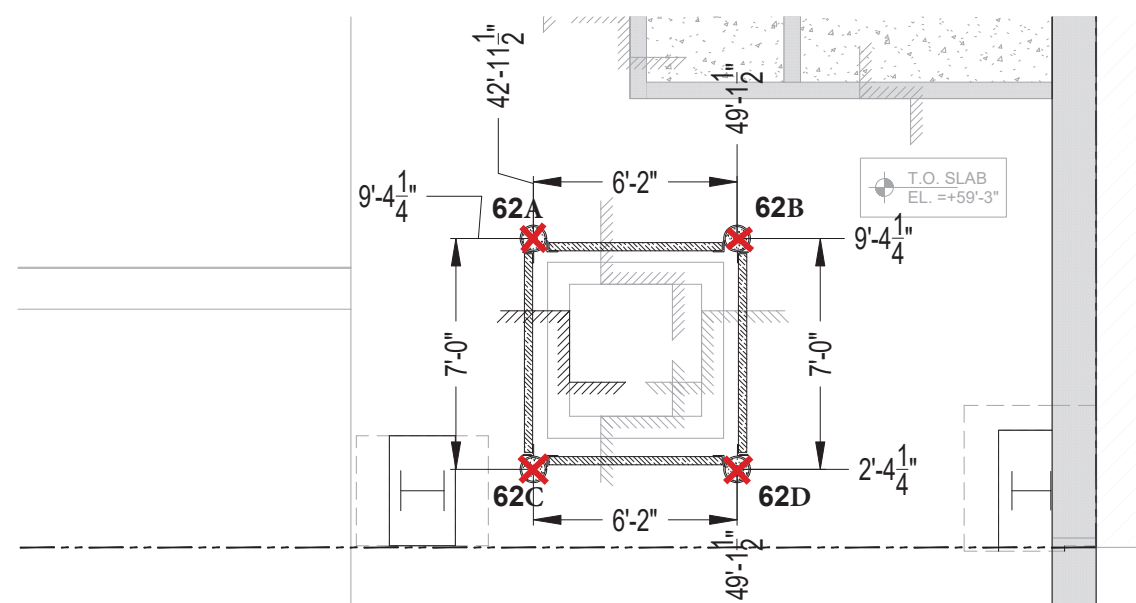
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



- - Pile Started
- ✗ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

SCALE: 3/8" = 1'-0"

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



PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. SC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
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 - 190 TON COMPRESSION
 - {COUNT=30}
- ⊗ - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
 - 190 TON COMPRESSION
 - 150 TON TENSION
 - {COUNT=16}

XX'-XX"
YY'-YY"

□ - Pile Started
 ✕ - Pile Completed

W 55TH STREET

STRUCTURAL PILE COORDINATION


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

REV: 01	03/26/2025	AS PER REVIEW COMMENTS	
REV: 01	11/20/2024	AS PER REVIEW COMMENTS	
REASON #	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 – February 16, 2026




Photo 1: Preparation of the RO1 pile cap continued.


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

Attachment - Photograph Log – February 16, 2026



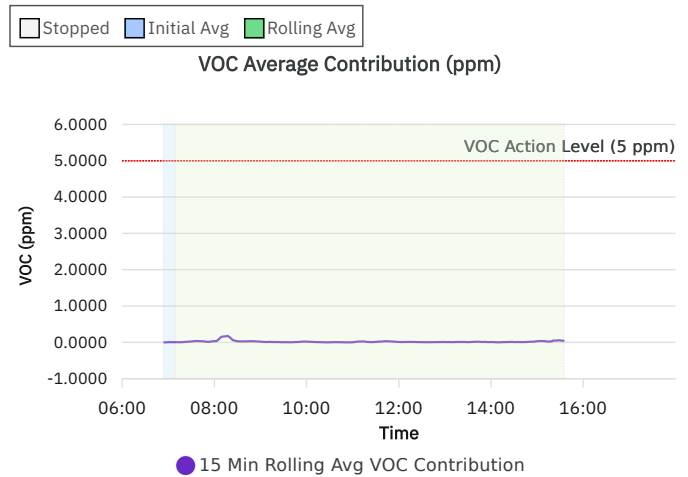
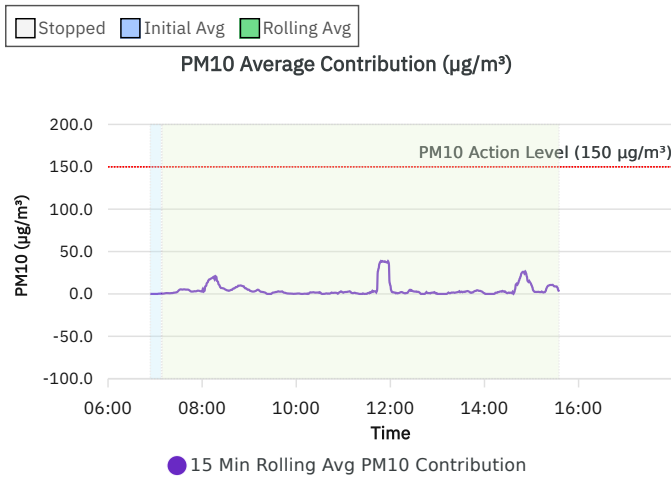
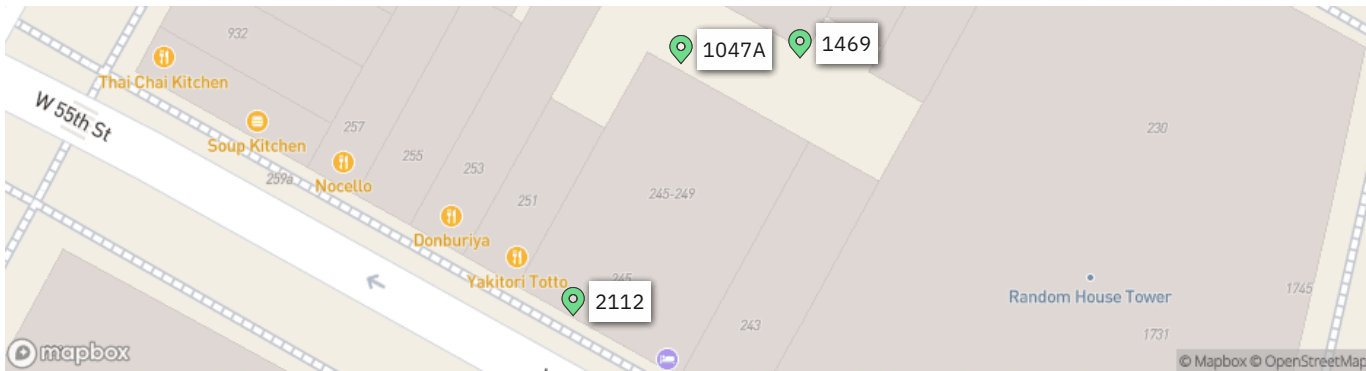
Photo 2: Forms installed at pile cap location PC-4ANW.

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

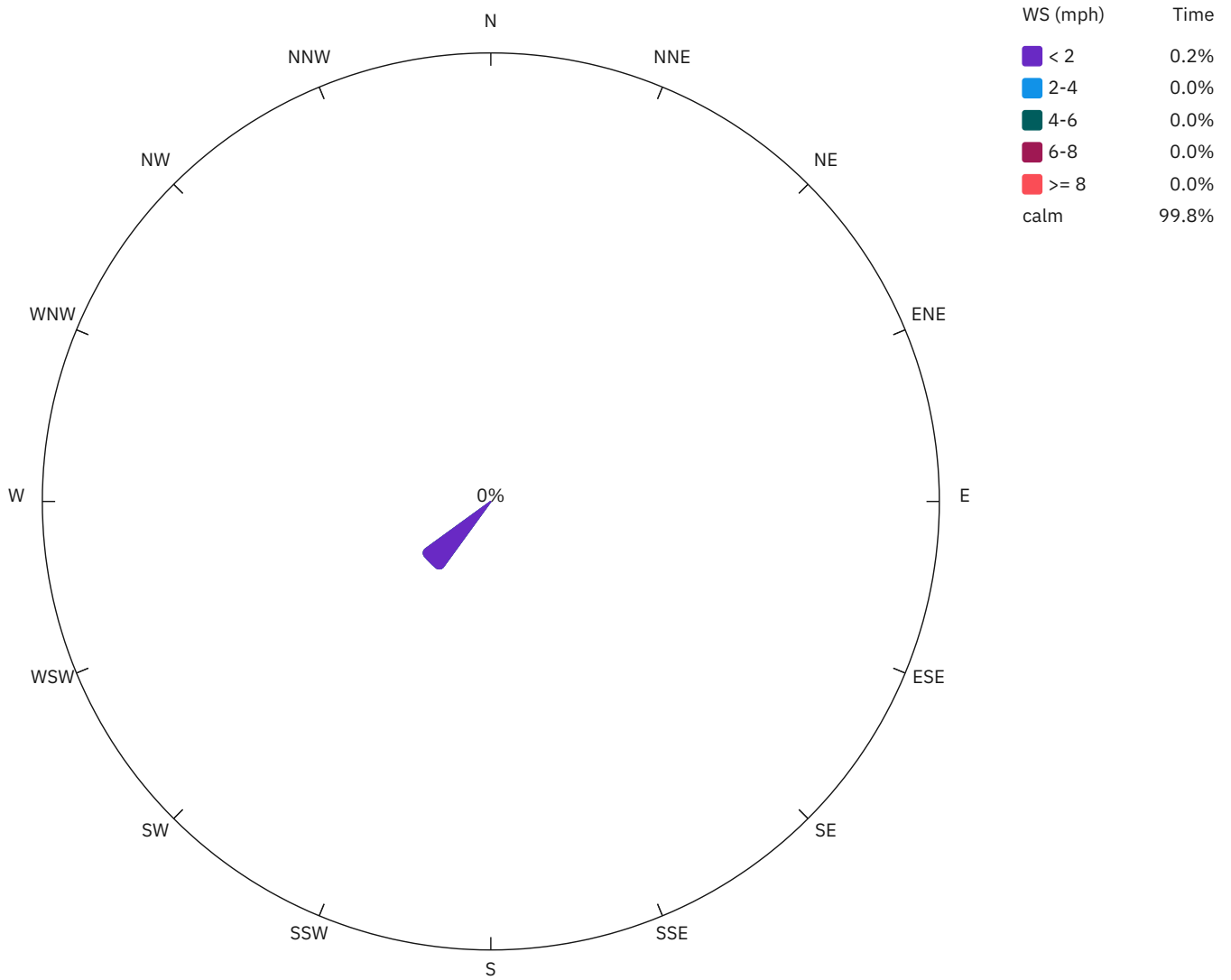
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	02/16/2026 06:00
		To:	02/16/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/16/2026	34.0 - 38.8	58.4 - 72.5	30.0 - 30.1	0.2 - 1.2	SSE

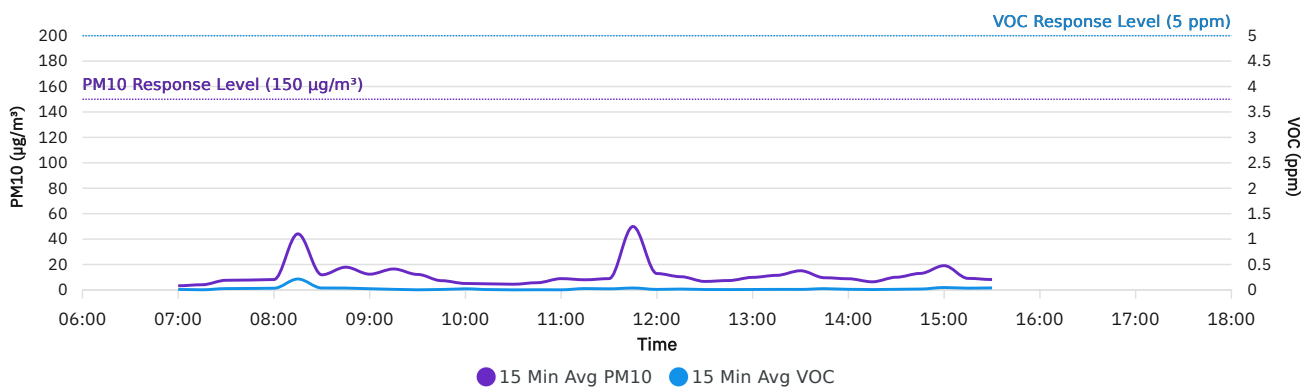
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/16/2026	0.0	07:00	0.0020	10:30
Max Contribution (15 min avg.) - 2/16/2026	30.0	11:45	0.1673	08:15
Daily Avg. Contribution (15 min avg.) - 2/16/2026	4.4	-	0.0194	-



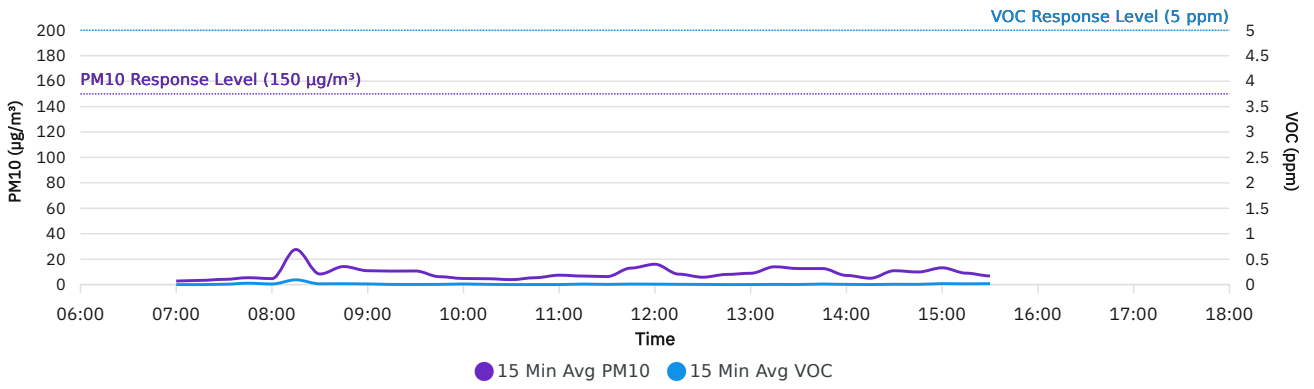
Wind rose (mph)



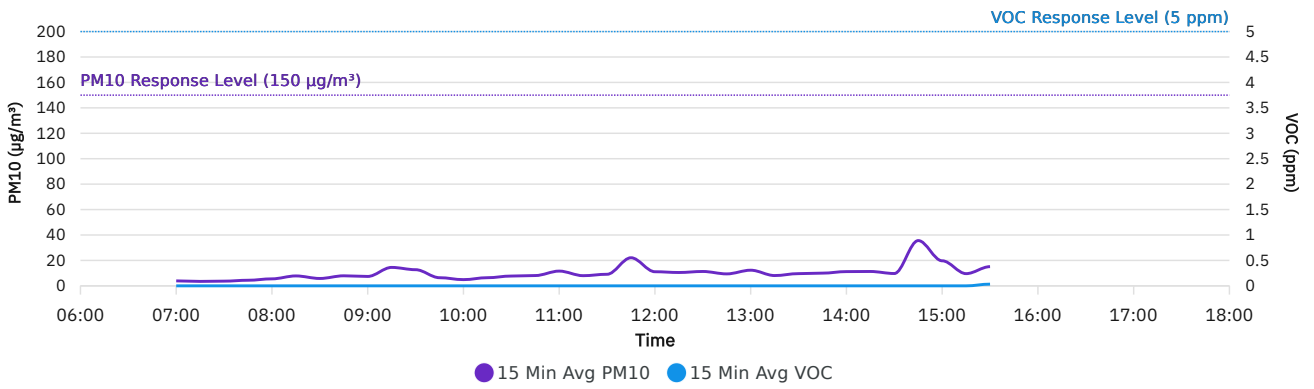
1047A



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
2/16/2026 07:00	3.8	3.2	0.0	0.0029	0.0071	0.0043	0.3	SSW
2/16/2026 07:15	3.3	4.2	1.0	0.0000	0.0033	0.0033	0.4	S
2/16/2026 07:30	3.6	7.6	4.0	0.0020	0.0267	0.0247	0.3	SE
2/16/2026 07:45	4.5	7.8	3.3	0.0080	0.0373	0.0293	0.2	SSE
2/16/2026 08:00	5.5	8.2	2.8	0.0007	0.0340	0.0333	0.3	S
2/16/2026 08:15	20.8	41.1	20.3	0.0407	0.2080	0.1673	0.2	S
2/16/2026 08:30	6.9	11.9	5.0	0.0073	0.0387	0.0313	0.2	SE
2/16/2026 08:45	10.1	18.6	8.5	0.0073	0.0373	0.0300	0.2	SE
2/16/2026 09:00	7.7	12.5	4.8	0.0027	0.0240	0.0213	0.2	S
2/16/2026 09:15	14.1	16.6	2.5	0.0020	0.0120	0.0100	0.2	S
2/16/2026 09:30	11.6	13.1	1.5	0.0000	0.0033	0.0033	0.3	SSE
2/16/2026 09:45	6.1	7.5	1.4	0.0013	0.0093	0.0080	0.2	SE
2/16/2026 10:00	5.0	5.3	0.3	0.0027	0.0227	0.0200	0.2	SSW
2/16/2026 10:15	5.8	5.5	0.0	0.0013	0.0073	0.0060	0.2	SSE
2/16/2026 10:30	5.0	7.0	2.0	0.0000	0.0020	0.0020	0.2	SSE
2/16/2026 10:45	6.2	7.8	1.6	0.0007	0.0040	0.0033	0.2	SE
2/16/2026 11:00	9.3	10.8	1.5	0.0007	0.0027	0.0020	0.2	SSE
2/16/2026 11:15	7.4	8.6	1.3	0.0040	0.0273	0.0233	0.2	SSE
2/16/2026 11:30	8.8	8.9	0.1	0.0067	0.0173	0.0107	0.1	SSW
2/16/2026 11:45	21.7	51.7	30.0	0.0047	0.0380	0.0333	0.2	SE
2/16/2026 12:00	9.9	19.9	10.0	0.0013	0.0113	0.0100	0.3	S
2/16/2026 12:15	9.5	11.7	2.1	0.0047	0.0167	0.0120	0.2	SSE
2/16/2026 12:30	7.5	10.4	2.9	0.0027	0.0080	0.0053	0.2	SSE
2/16/2026 12:45	8.4	9.5	1.1	0.0007	0.0067	0.0060	0.1	S
2/16/2026 13:00	11.3	11.2	0.0	0.0000	0.0093	0.0093	0.1	SSE
2/16/2026 13:15	11.7	12.8	1.1	0.0020	0.0113	0.0093	0.1	SSE
2/16/2026 13:30	12.0	14.5	2.4	0.0027	0.0093	0.0067	0.1	NE
2/16/2026 13:45	10.9	12.7	1.7	0.0080	0.0233	0.0153	0.1	SSW
2/16/2026 14:00	9.8	10.6	0.8	0.0040	0.0120	0.0080	0.2	SSW
2/16/2026 14:15	7.8	9.2	1.4	0.0007	0.0073	0.0067	0.2	S
2/16/2026 14:30	10.7	12.0	1.3	0.0040	0.0127	0.0087	0.1	NE

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed	Wind Direction
2/16/2026 14:45	14.2	32.2	18.1	0.0053	0.0167	0.0113	0.2	NE
2/16/2026 15:00	13.5	23.9	10.3	0.0160	0.0453	0.0293	0.1	E
2/16/2026 15:15	9.1	10.8	1.7	0.0140	0.0347	0.0207	0.3	E
2/16/2026 15:30	6.9	15.8	8.9	0.0167	0.0700	0.0533	0.2	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
02/16/2026 07:00	3.3	0.0100	2.8	0.0000	3.9	0.0000	SSW	0.3
02/16/2026 07:15	4.1	0.0033	3.3	0.0000	3.5	0.0000	S	0.4
02/16/2026 07:30	7.6	0.0267	4.1	0.0067	3.7	0.0000	SE	0.3
02/16/2026 07:45	7.8	0.0293	5.4	0.0273	4.4	0.0000	SSE	0.2
02/16/2026 08:00	8.2	0.0340	4.7	0.0120	5.5	0.0000	S	0.3
02/16/2026 08:15	44.1	0.2147	27.6	0.0933	7.8	0.0000	S	0.2
02/16/2026 08:30	11.9	0.0387	8.3	0.0147	5.8	0.0000	SE	0.2
02/16/2026 08:45	17.9	0.0373	14.2	0.0167	7.9	0.0000	SE	0.2
02/16/2026 09:00	12.4	0.0240	10.9	0.0127	7.4	0.0000	S	0.2
02/16/2026 09:15	16.5	0.0120	10.6	0.0033	14.5	0.0000	S	0.2
02/16/2026 09:30	12.2	0.0027	10.7	0.0027	12.7	0.0000	SSE	0.3
02/16/2026 09:45	7.3	0.0093	6.2	0.0040	6.4	0.0000	SE	0.2
02/16/2026 10:00	5.1	0.0227	4.8	0.0120	4.9	0.0000	SSW	0.2
02/16/2026 10:15	4.8	0.0073	4.6	0.0047	6.4	0.0000	SSE	0.2
02/16/2026 10:30	4.5	0.0020	3.9	0.0000	7.7	0.0000	SSE	0.2
02/16/2026 10:45	5.7	0.0040	5.4	0.0007	8.1	0.0000	SE	0.2
02/16/2026 11:00	8.9	0.0027	7.4	0.0007	11.6	0.0000	SSE	0.2
02/16/2026 11:15	8.0	0.0273	6.7	0.0100	8.0	0.0000	SSE	0.2
02/16/2026 11:30	8.9	0.0220	6.3	0.0040	9.1	0.0000	SSW	0.1
02/16/2026 11:45	49.9	0.0380	13.0	0.0100	22.1	0.0000	SE	0.2
02/16/2026 12:00	12.9	0.0107	16.0	0.0087	11.1	0.0000	S	0.3
02/16/2026 12:15	10.4	0.0180	8.2	0.0053	10.5	0.0000	SSE	0.2
02/16/2026 12:30	6.7	0.0087	5.8	0.0033	11.3	0.0000	SSE	0.2
02/16/2026 12:45	7.4	0.0073	8.0	0.0000	9.4	0.0000	S	0.1
02/16/2026 13:00	9.9	0.0093	8.9	0.0007	12.3	0.0000	SSE	0.1
02/16/2026 13:15	11.5	0.0113	14.0	0.0040	8.1	0.0000	SSE	0.1
02/16/2026 13:30	15.1	0.0107	12.6	0.0020	9.6	0.0000	NE	0.1
02/16/2026 13:45	9.6	0.0253	12.6	0.0107	10.0	0.0000	SSW	0.1
02/16/2026 14:00	8.8	0.0127	7.2	0.0040	11.2	0.0000	SSW	0.2
02/16/2026 14:15	6.4	0.0080	5.0	0.0007	11.3	0.0000	S	0.2

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
02/16/2026 14:30	10.0	0.0127	10.9	0.0060	9.7	0.0000	NE	0.1
02/16/2026 14:45	13.0	0.0180	9.9	0.0047	35.6	0.0000	NE	0.2
02/16/2026 15:00	19.1	0.0480	13.2	0.0187	19.7	0.0000	E	0.1
02/16/2026 15:15	9.1	0.0347	9.0	0.0147	9.6	0.0000	E	0.3
02/16/2026 15:30	8.2	0.0400	6.8	0.0180	15.1	0.0333	NE	0.2

Daily Progress Report #174
Change of Use Approval – Pile Installation Activities
February 17, 2026

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

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional 9 stories above the remaining 11 stories and altering the building to residential use. The Site is part of New York’s Brownfield Cleanup Program as a Volunteer.

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

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

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent 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 February 17, 2026.

2.0 Update of Progress Made During the Reporting Day

Installation of rebar at RO1 continued. Form installation at PC-4ANW continued. Preparation for installation of concrete forms at RO1A was started in preparation to extend the elevator pit walls vertically.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

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

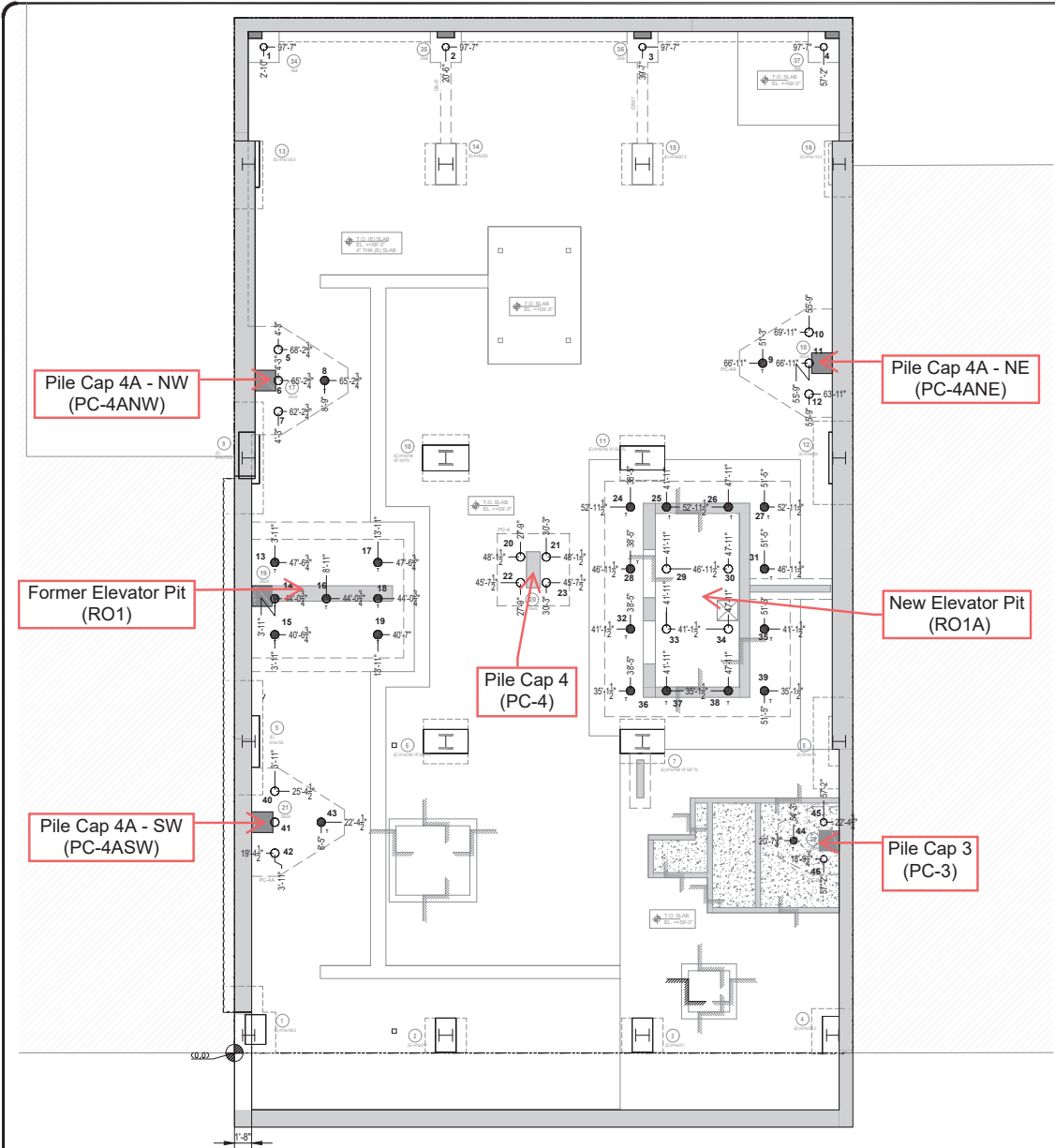
6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.





W 55TH STREET

STRUCTURAL PILE COORDINATION

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

NOTES:

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

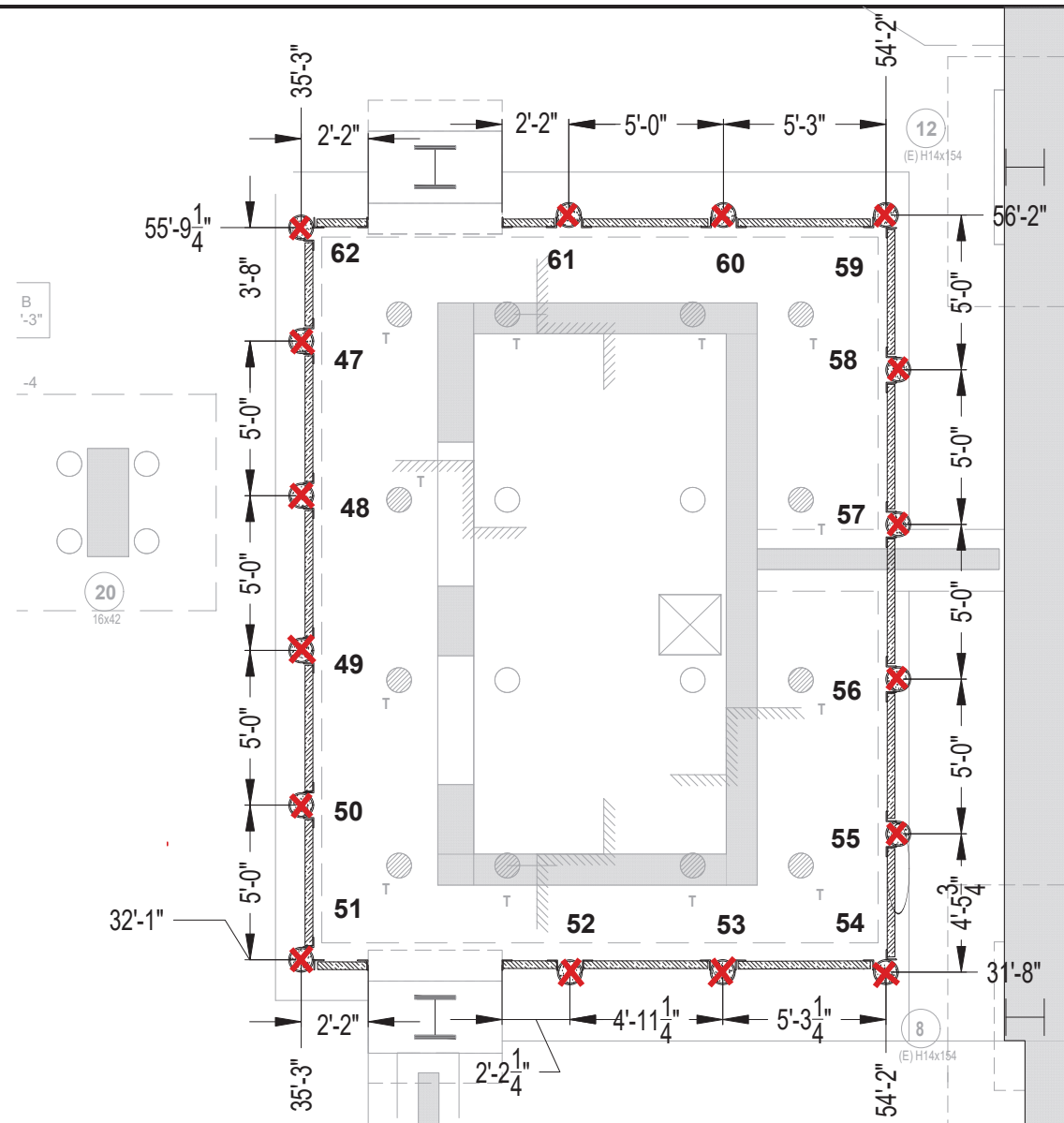
LEGEND:

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

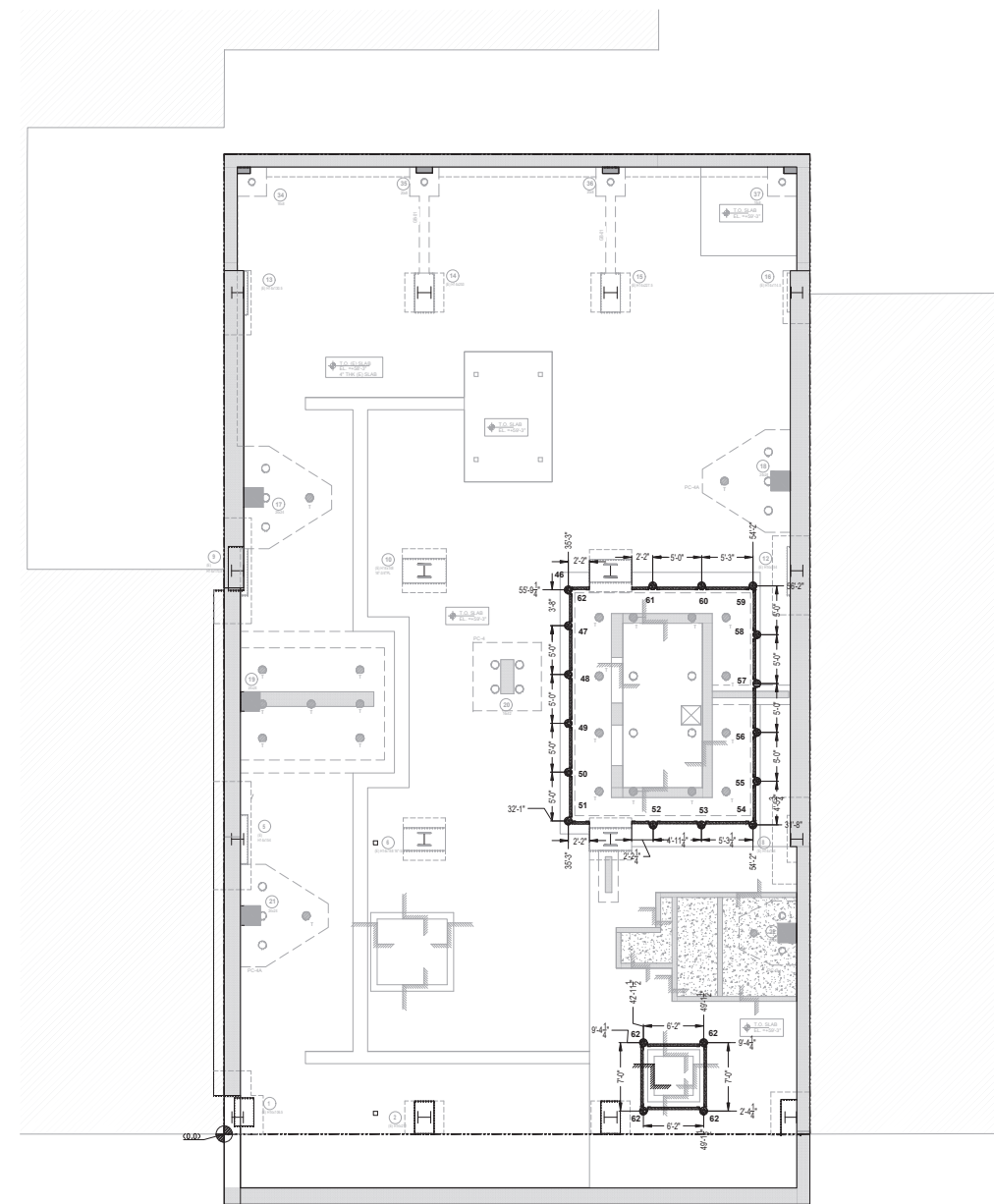
REV: 01	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

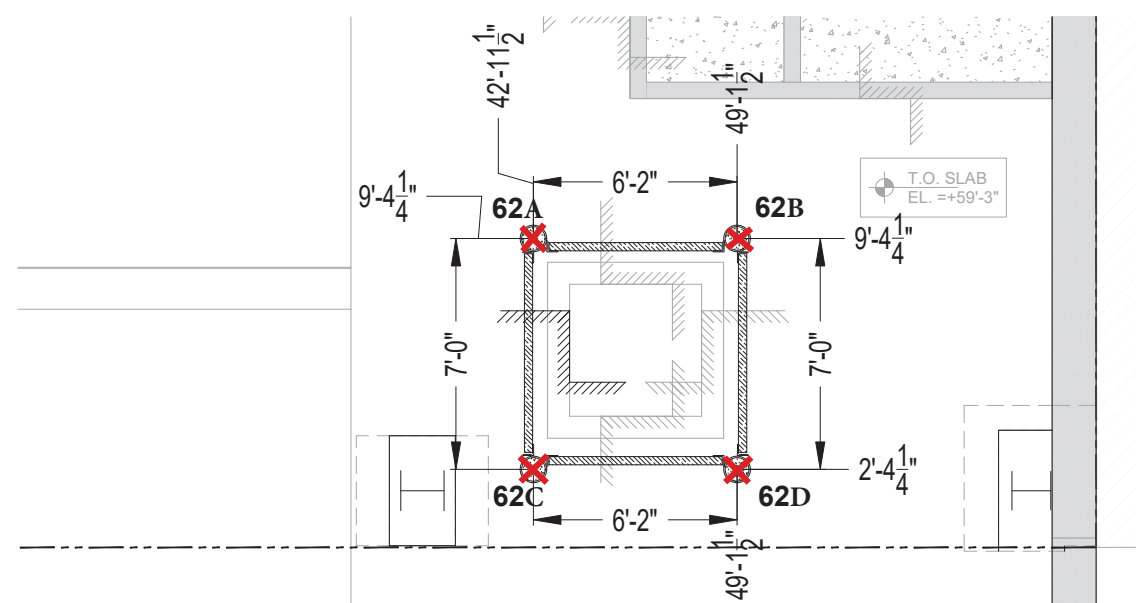
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



- - Pile Started
- ✗ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

SCALE: 3/8" = 1'-0"

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



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}

XX'-XX"
YY'-YY"

□ - Pile Started
 ✖ - Pile Completed

W 55TH STREET

STRUCTURAL PILE COORDINATION


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

REV: 01	03/26/2025	AS PER REVIEWED COMMENTS	
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS	
REASON #	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 – February 17, 2026




Photo 1: Installation of rebar at RO1

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	1 of 3	

Attachment - Photograph Log – February 17, 2026




Photo 2: Forms installed at pile cap location PC-4ANW.


Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	2 of 3	

Attachment - Photograph Log – February 17, 2026



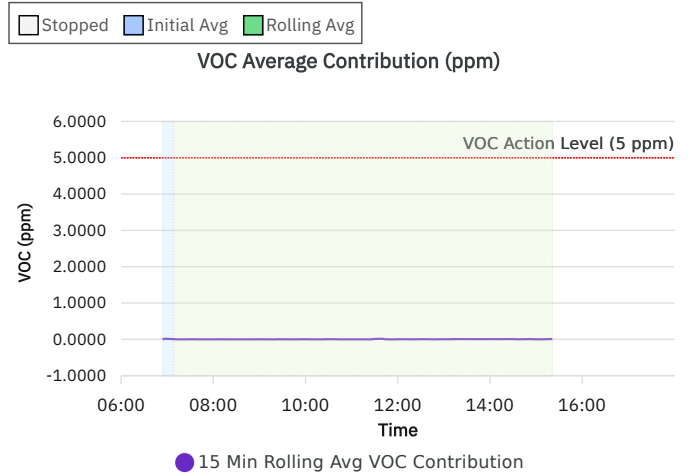
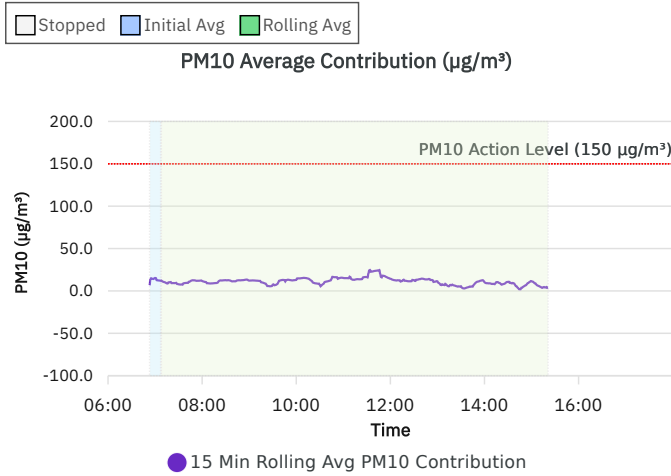
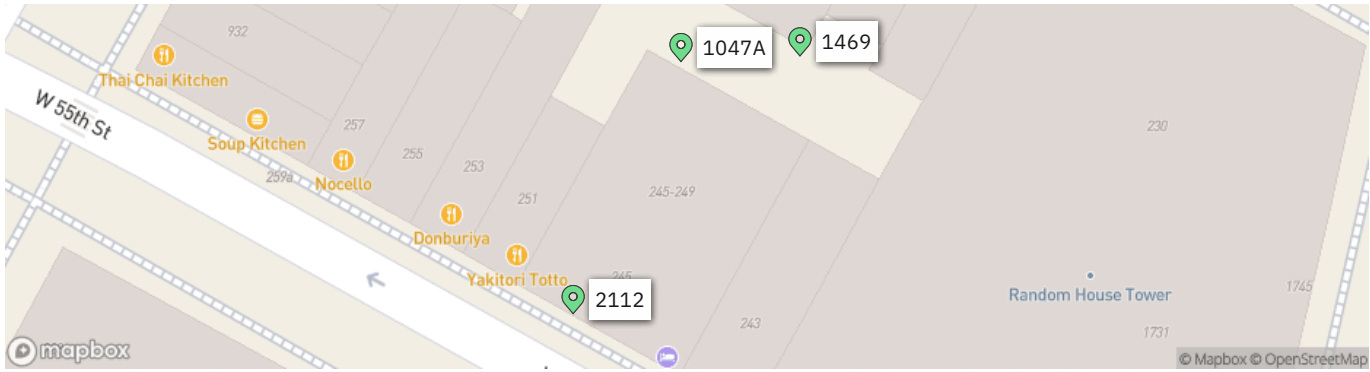
Photo 3: Preparation for pouring concrete at RO1A

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	3 of 3	

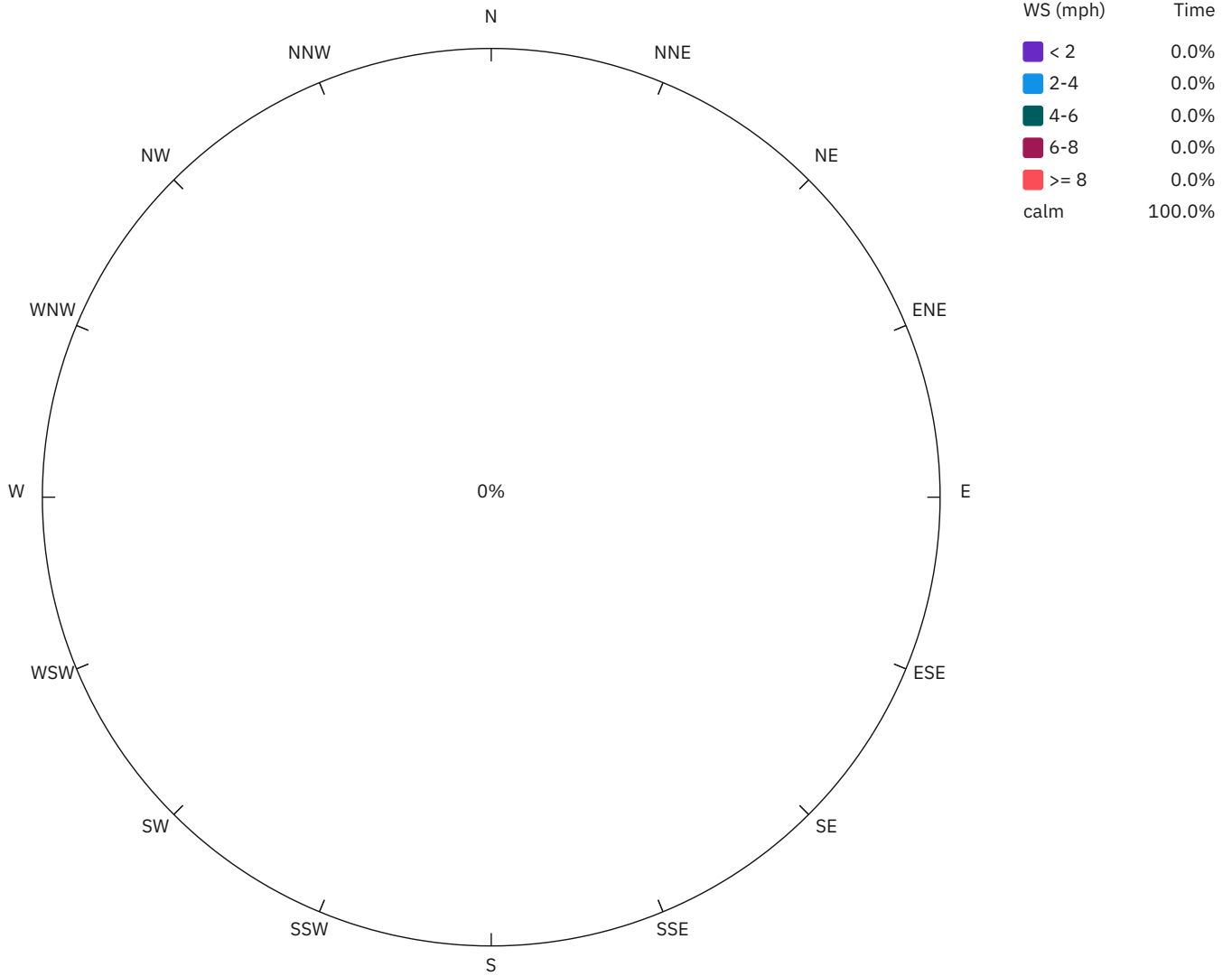
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	02/17/2026 06:00
		To:	02/17/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/17/2026	39.0 - 44.4	73.3 - 83.5	30.0 - 30.1	0.2 - 0.9	E

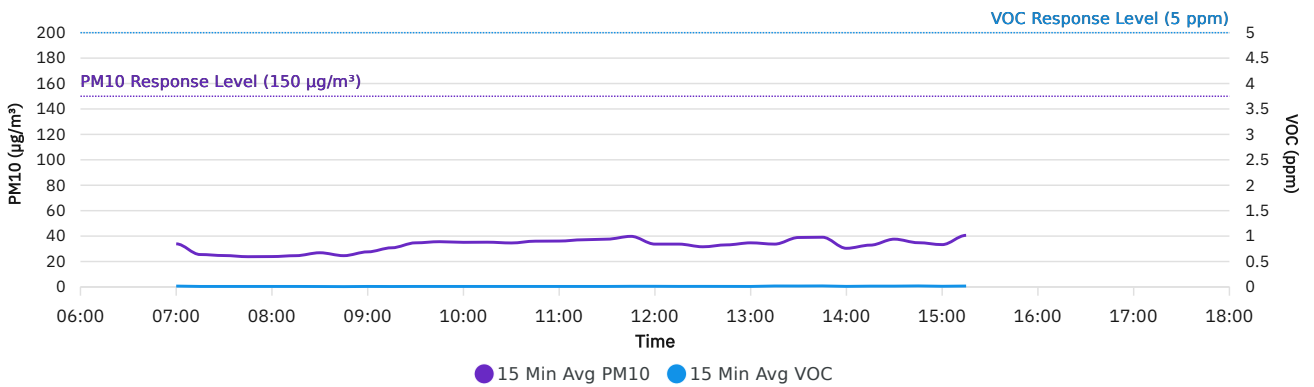
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/17/2026	2.0	14:45	0.0000	07:15
Max Contribution (15 min avg.) - 2/17/2026	24.2	11:45	0.0143	07:00
Daily Avg. Contribution (15 min avg.) - 2/17/2026	11.2	-	0.0033	-



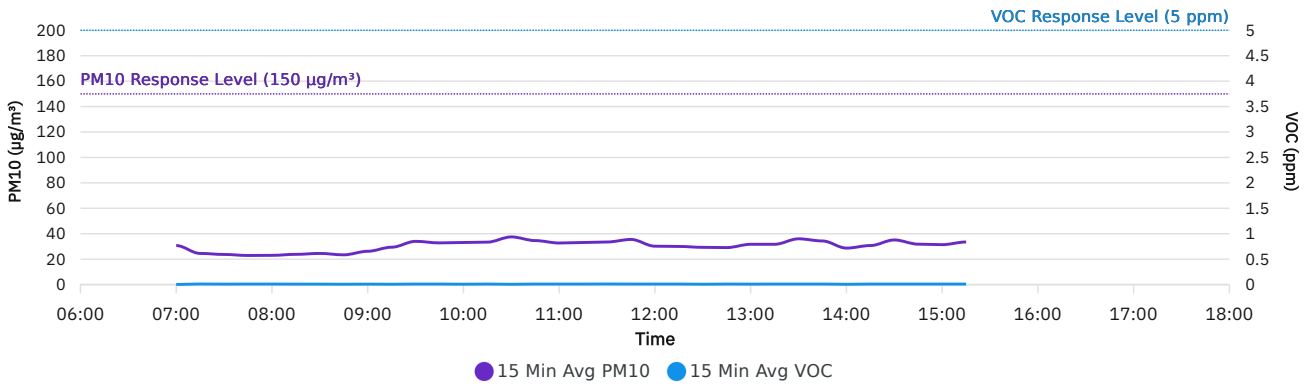
Wind rose (mph)



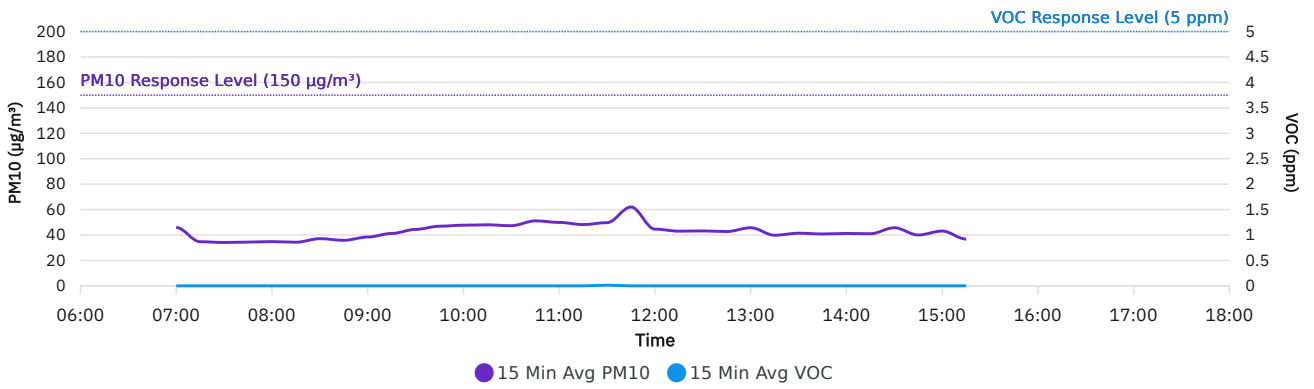
1047A



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
2/17/2026 07:00	30.0	45.3	15.3	0.0029	0.0171	0.0143	0.3	ESE
2/17/2026 07:15	25.2	34.1	8.9	0.0107	0.0100	0.0000	0.3	ESE
2/17/2026 07:30	25.0	32.8	7.8	0.0073	0.0100	0.0027	0.2	E
2/17/2026 07:45	22.9	34.4	11.5	0.0100	0.0100	0.0000	0.3	E
2/17/2026 08:00	23.0	34.8	11.7	0.0100	0.0100	0.0000	0.3	E
2/17/2026 08:15	24.5	33.6	9.1	0.0080	0.0100	0.0020	0.3	E
2/17/2026 08:30	24.5	37.1	12.7	0.0087	0.0087	0.0000	0.3	ENE
2/17/2026 08:45	23.4	35.8	12.4	0.0067	0.0067	0.0000	0.4	ESE
2/17/2026 09:00	26.2	38.4	12.2	0.0087	0.0100	0.0013	0.3	E
2/17/2026 09:15	30.2	40.5	10.3	0.0073	0.0080	0.0007	0.2	ESE
2/17/2026 09:30	35.5	42.9	7.4	0.0087	0.0100	0.0013	0.2	E
2/17/2026 09:45	33.6	46.4	12.8	0.0093	0.0100	0.0007	0.4	E
2/17/2026 10:00	34.0	47.0	13.0	0.0067	0.0100	0.0033	0.5	ESE
2/17/2026 10:15	33.4	48.0	14.6	0.0100	0.0100	0.0000	0.5	ESE
2/17/2026 10:30	38.8	46.0	7.1	0.0053	0.0100	0.0047	0.3	E
2/17/2026 10:45	35.6	50.0	14.4	0.0093	0.0100	0.0007	0.5	ESE
2/17/2026 11:00	33.8	49.1	15.3	0.0093	0.0100	0.0007	0.4	E
2/17/2026 11:15	34.0	47.4	13.4	0.0093	0.0100	0.0007	0.4	E
2/17/2026 11:30	33.5	49.7	16.3	0.0113	0.0220	0.0107	0.3	E
2/17/2026 11:45	36.7	60.9	24.2	0.0093	0.0127	0.0033	0.3	ENE
2/17/2026 12:00	30.2	44.6	14.4	0.0100	0.0127	0.0027	0.3	NE
2/17/2026 12:15	30.8	42.5	11.7	0.0093	0.0107	0.0013	0.3	ENE
2/17/2026 12:30	30.0	42.8	12.8	0.0060	0.0113	0.0053	0.3	ENE
2/17/2026 12:45	29.1	42.7	13.6	0.0100	0.0107	0.0007	0.4	E
2/17/2026 13:00	33.3	44.5	11.3	0.0073	0.0100	0.0027	0.3	E
2/17/2026 13:15	33.4	39.0	5.6	0.0093	0.0173	0.0080	0.2	NNE
2/17/2026 13:30	36.7	42.2	5.5	0.0100	0.0167	0.0067	0.1	NE
2/17/2026 13:45	36.2	41.3	5.1	0.0113	0.0173	0.0060	0.2	NNE
2/17/2026 14:00	29.9	40.2	10.3	0.0053	0.0113	0.0060	0.2	ENE
2/17/2026 14:15	30.7	41.0	10.3	0.0100	0.0160	0.0060	0.3	NE
2/17/2026 14:30	35.3	45.9	10.6	0.0107	0.0153	0.0047	0.3	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
2/17/2026 14:45	35.9	37.9	2.0	0.0100	0.0160	0.0060	0.2	NW
2/17/2026 15:00	31.6	43.1	11.5	0.0107	0.0127	0.0020	0.3	ENE
2/17/2026 15:15	35.9	40.2	4.4	0.0093	0.0153	0.0060	0.1	NW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed
02/17/2026 07:00	33.9	0.0171	30.7	0.0025	45.9	0.0000	ESE	0.3
02/17/2026 07:15	25.5	0.0100	24.5	0.0113	34.7	0.0000	ESE	0.3
02/17/2026 07:30	24.7	0.0100	23.7	0.0087	34.1	0.0000	E	0.2
02/17/2026 07:45	23.8	0.0100	22.9	0.0100	34.4	0.0000	E	0.3
02/17/2026 08:00	23.9	0.0100	23.0	0.0100	34.8	0.0000	E	0.3
02/17/2026 08:15	24.6	0.0100	23.8	0.0087	34.3	0.0000	E	0.3
02/17/2026 08:30	26.9	0.0087	24.5	0.0087	37.1	0.0000	ENE	0.3
02/17/2026 08:45	24.6	0.0067	23.4	0.0067	35.8	0.0000	ESE	0.4
02/17/2026 09:00	27.6	0.0100	26.2	0.0087	38.4	0.0000	E	0.3
02/17/2026 09:15	30.8	0.0087	29.4	0.0067	41.2	0.0000	ESE	0.2
02/17/2026 09:30	34.7	0.0100	34.0	0.0100	44.4	0.0000	E	0.2
02/17/2026 09:45	35.6	0.0100	32.8	0.0100	46.9	0.0000	E	0.4
02/17/2026 10:00	35.1	0.0100	33.1	0.0073	47.7	0.0000	ESE	0.5
02/17/2026 10:15	35.2	0.0100	33.4	0.0100	48.0	0.0000	ESE	0.5
02/17/2026 10:30	34.6	0.0100	37.5	0.0060	47.3	0.0000	E	0.3
02/17/2026 10:45	36.0	0.0100	34.6	0.0100	51.1	0.0000	ESE	0.5
02/17/2026 11:00	36.1	0.0100	32.7	0.0100	49.9	0.0000	E	0.4
02/17/2026 11:15	37.1	0.0100	33.1	0.0100	48.2	0.0000	E	0.4
02/17/2026 11:30	37.6	0.0100	33.5	0.0113	49.7	0.0133	E	0.3
02/17/2026 11:45	39.8	0.0127	35.5	0.0100	62.0	0.0000	ENE	0.3
02/17/2026 12:00	33.7	0.0127	30.2	0.0100	44.6	0.0000	NE	0.3
02/17/2026 12:15	33.7	0.0107	30.0	0.0100	43.0	0.0000	ENE	0.3
02/17/2026 12:30	31.6	0.0113	29.3	0.0067	43.2	0.0000	ENE	0.3
02/17/2026 12:45	33.1	0.0107	29.1	0.0100	42.7	0.0000	E	0.4
02/17/2026 13:00	34.7	0.0100	31.7	0.0087	45.7	0.0000	E	0.3
02/17/2026 13:15	33.7	0.0187	31.7	0.0100	39.8	0.0000	NNE	0.2
02/17/2026 13:30	38.9	0.0180	36.0	0.0100	41.4	0.0000	NE	0.1
02/17/2026 13:45	39.1	0.0200	34.3	0.0100	40.8	0.0000	NNE	0.2
02/17/2026 14:00	30.4	0.0113	28.7	0.0060	41.2	0.0000	ENE	0.2
02/17/2026 14:15	32.9	0.0160	30.7	0.0100	41.0	0.0000	NE	0.3

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
02/17/2026 14:30	37.6	0.0160	35.1	0.0100	45.7	0.0000	ENE	0.3
02/17/2026 14:45	34.8	0.0200	31.8	0.0100	40.0	0.0000	NW	0.2
02/17/2026 15:00	33.3	0.0133	31.4	0.0100	43.1	0.0000	ENE	0.3
02/17/2026 15:15	40.6	0.0180	33.5	0.0100	36.8	0.0000	NW	0.1

Daily Progress Report #175
Change of Use Approval – Pile Installation Activities
February 18, 2026

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

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional 9 stories above the remaining 11 stories and altering the building to residential use. The Site is part of New York’s Brownfield Cleanup Program as a Volunteer.

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

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

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent 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 February 18, 2026.

2.0 Update of Progress Made During the Reporting Day

Installation of rebar at RO1 and PC-4ANW continued. Preparation for installation of concrete forms continued at RO1A for the vertical extension of the elevator pit walls.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

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

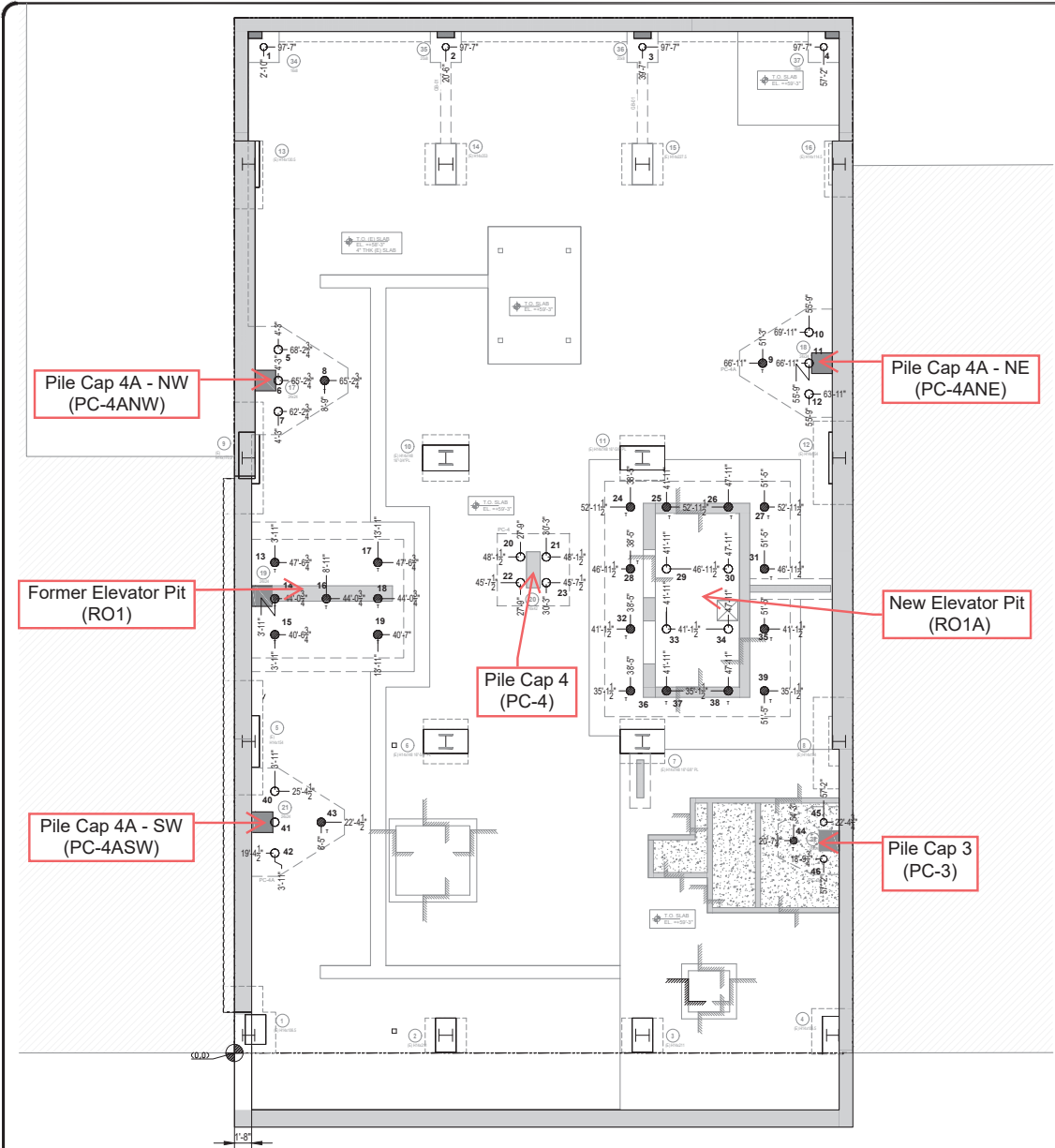
6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.





W 55TH STREET

STRUCTURAL PILE COORDINATION

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

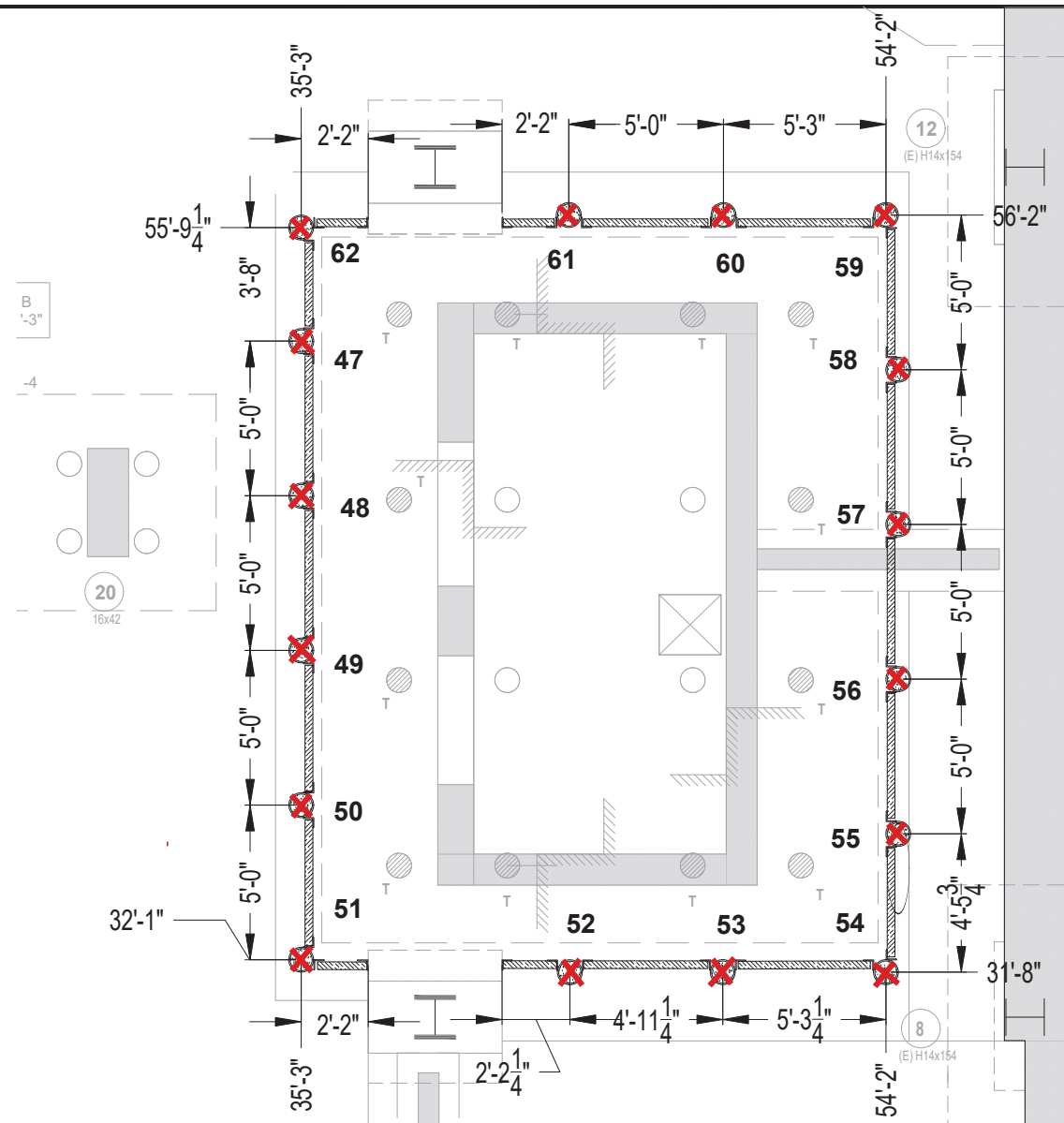
NOTES:

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

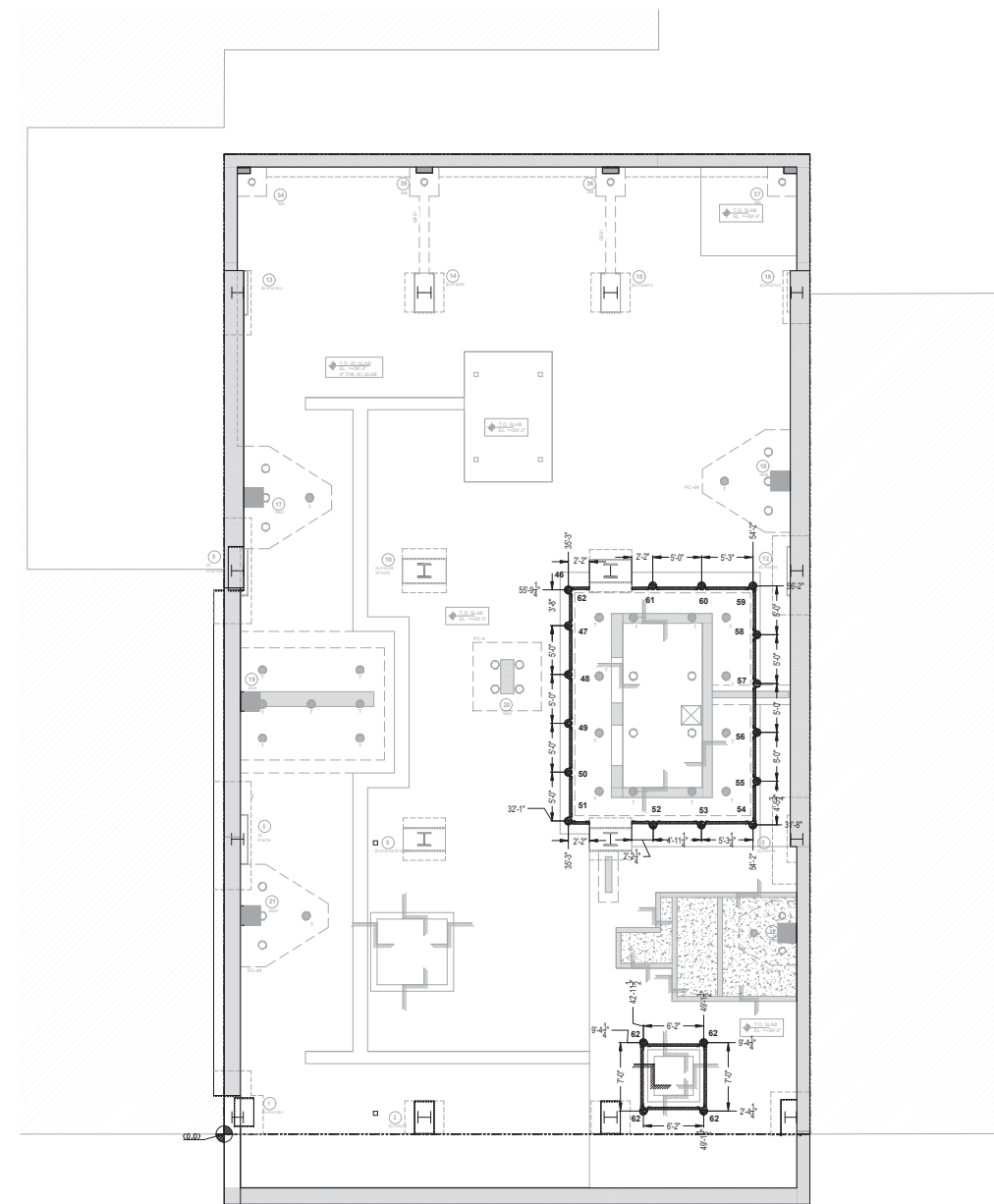
LEGEND:

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

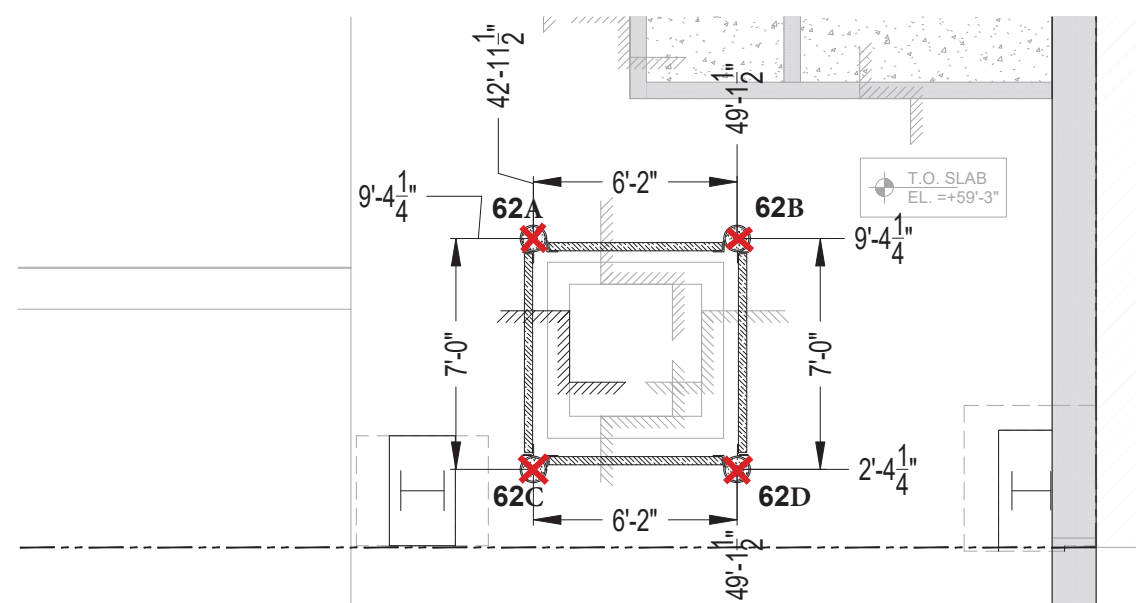
REV: 01	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 3/26/25	BY: JM	CHECKED BY: JS
VOLK		
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



- - Pile Started
- ✗ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

SCALE: 3/8" = 1'-0"

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}

XX'-XX"
YY'-YY"

□ - Pile Started
⊗ - Pile Completed

W 55TH STREET

STRUCTURAL PILE COORDINATION


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

REV: 01	03/26/2025	AS PER REVIEW COMMENTS	
REV: 01	11/20/2024	AS PER REVIEW COMMENTS	
REASON #	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 – February 18, 2026




Photo 1: Installation of rebar at RO1

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	1 of 3	

Attachment - Photograph Log – February 18, 2026




Photo 2: Rebar installation at pile cap location PC-4ANW.


Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	2 of 3	

Attachment - Photograph Log – February 18, 2026



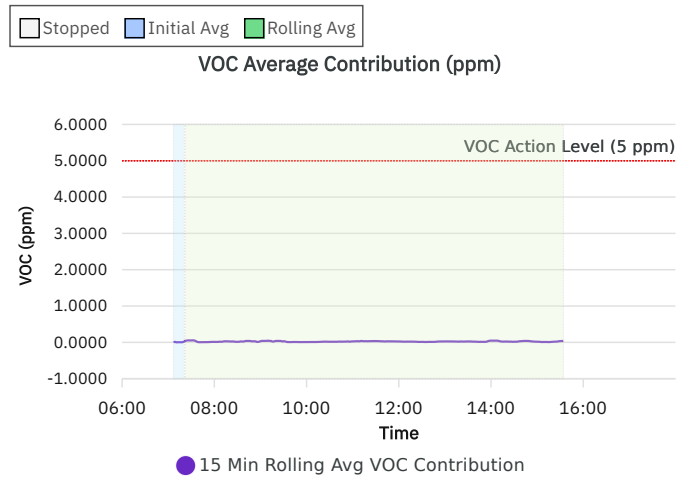
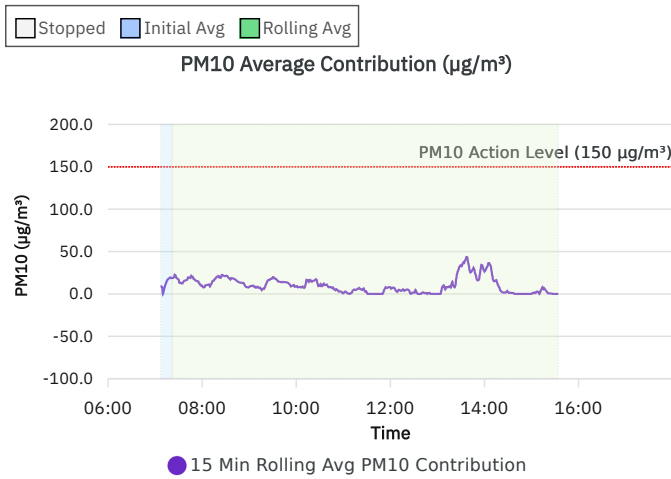
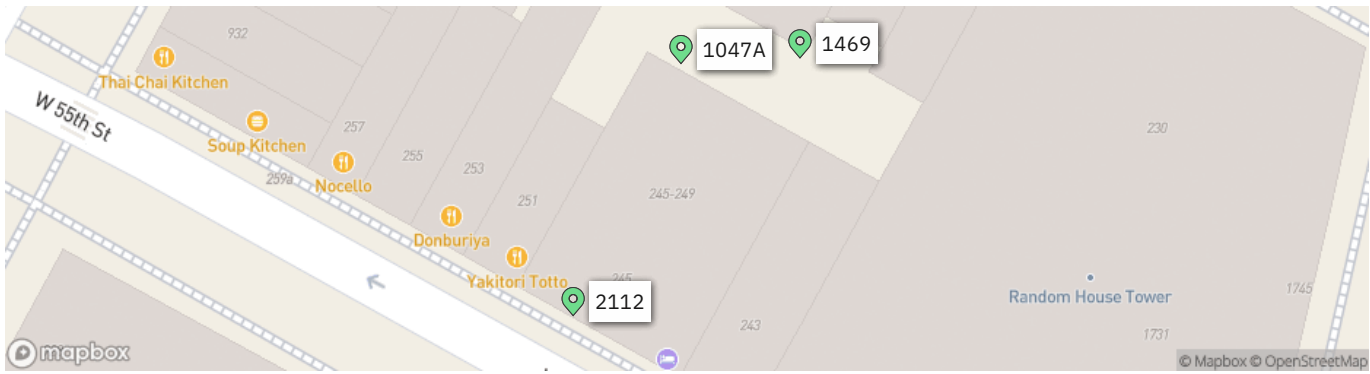
Photo 3: Preparation for installation of concrete forms at RO1A continued.

Site:	EL Project No.	Page No.	
245 West 55 th Street Manhattan, NY	23-0001	3 of 3	

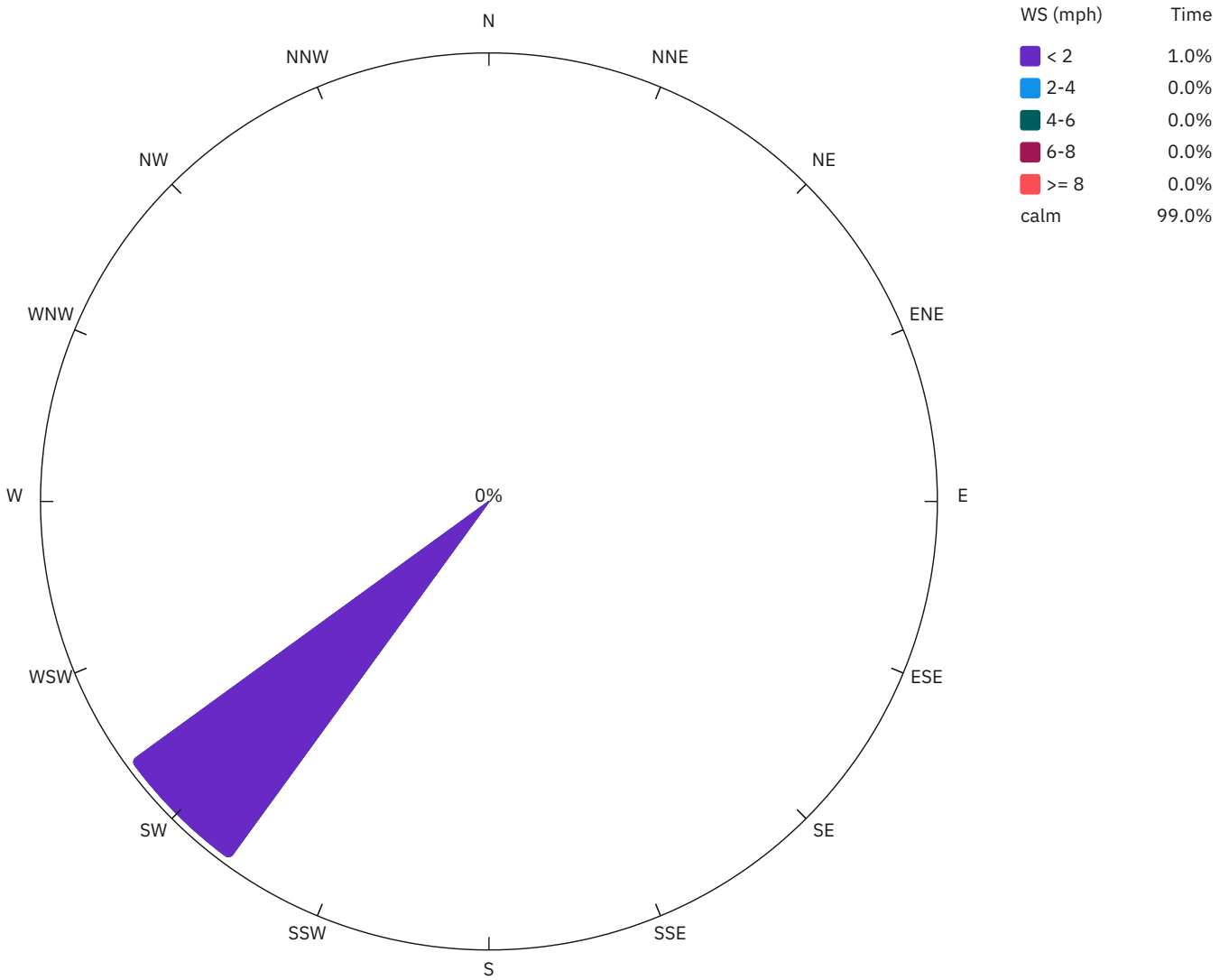
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	02/18/2026 06:00
		To:	02/18/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/18/2026	42.1 - 43.7	76.8 - 84.8	29.7 - 29.9	0.1 - 1.1	SE

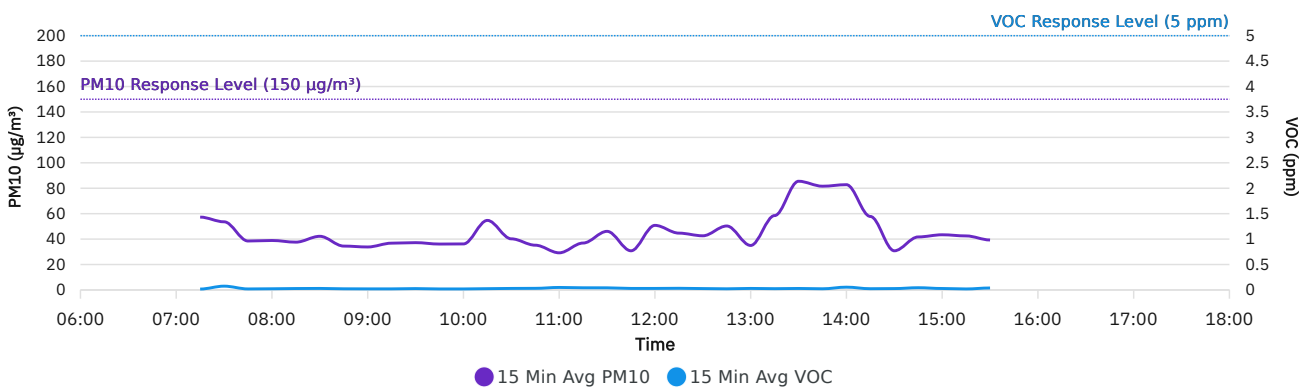
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/18/2026	0.0	11:45	0.0033	07:15
Max Contribution (15 min avg.) - 2/18/2026	34.0	13:30	0.0533	07:30
Daily Avg. Contribution (15 min avg.) - 2/18/2026	10.2	-	0.0229	-



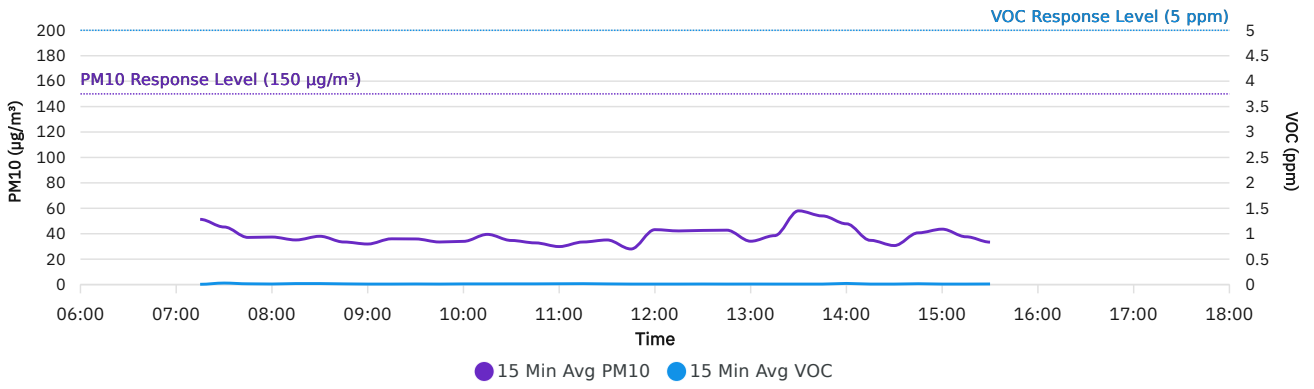
Wind rose (mph)



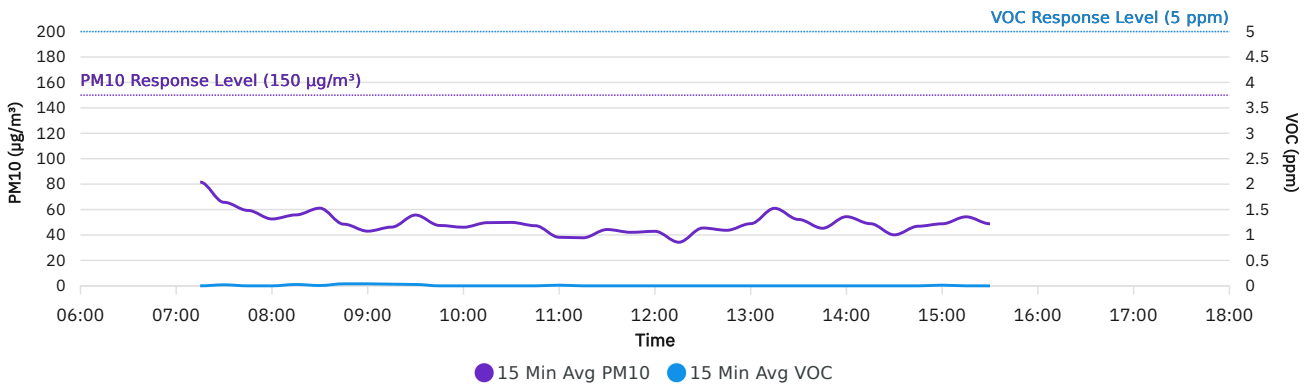
1047A



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
2/18/2026 07:15	56.4	71.5	15.2	0.0100	0.0133	0.0033	0.2	ENE
2/18/2026 07:30	48.6	65.5	16.9	0.0247	0.0780	0.0533	0.2	E
2/18/2026 07:45	38.8	57.6	18.8	0.0140	0.0200	0.0060	0.2	ENE
2/18/2026 08:00	40.3	50.1	9.8	0.0100	0.0220	0.0120	0.1	ENE
2/18/2026 08:15	37.6	53.3	15.7	0.0173	0.0473	0.0300	0.2	E
2/18/2026 08:30	39.3	60.5	21.1	0.0193	0.0340	0.0147	0.2	ESE
2/18/2026 08:45	33.6	48.5	14.9	0.0147	0.0533	0.0387	0.2	NE
2/18/2026 09:00	33.8	41.8	8.1	0.0167	0.0460	0.0293	0.2	NE
2/18/2026 09:15	39.1	44.6	5.5	0.0140	0.0413	0.0273	0.1	ESE
2/18/2026 09:30	36.1	55.7	19.7	0.0133	0.0440	0.0307	0.2	ENE
2/18/2026 09:45	33.5	47.5	14.0	0.0100	0.0200	0.0100	0.2	ENE
2/18/2026 10:00	35.9	44.7	8.8	0.0120	0.0200	0.0080	0.2	ENE
2/18/2026 10:15	42.6	58.9	16.3	0.0120	0.0233	0.0113	0.1	E
2/18/2026 10:30	38.6	48.2	9.6	0.0120	0.0293	0.0173	0.1	ESE
2/18/2026 10:45	36.6	44.5	7.9	0.0113	0.0307	0.0193	0.1	ESE
2/18/2026 11:00	33.7	34.5	0.8	0.0220	0.0493	0.0273	0.1	SE
2/18/2026 11:15	35.9	40.8	4.8	0.0107	0.0427	0.0320	0.2	SE
2/18/2026 11:30	44.7	46.4	1.7	0.0053	0.0400	0.0347	0.3	SSW
2/18/2026 11:45	41.0	31.7	0.0	0.0013	0.0300	0.0287	0.4	S
2/18/2026 12:00	45.6	53.6	8.0	0.0060	0.0300	0.0240	0.2	SE
2/18/2026 12:15	41.3	45.5	4.3	0.0107	0.0307	0.0200	0.2	E
2/18/2026 12:30	44.4	46.1	1.7	0.0100	0.0233	0.0133	0.0	E
2/18/2026 12:45	47.8	48.9	1.1	0.0073	0.0207	0.0133	0.1	WSW
2/18/2026 13:00	44.5	39.7	0.0	0.0040	0.0300	0.0260	0.2	SSE
2/18/2026 13:15	53.8	62.7	8.9	0.0033	0.0253	0.0220	0.4	SSW
2/18/2026 13:30	52.4	86.5	34.0	0.0033	0.0293	0.0260	0.3	SSE
2/18/2026 13:45	50.6	79.4	28.8	0.0080	0.0213	0.0133	0.0	SE
2/18/2026 14:00	56.4	82.8	26.4	0.0073	0.0547	0.0473	0.5	SSW
2/18/2026 14:15	42.6	58.8	16.3	0.0040	0.0247	0.0207	0.3	SSW
2/18/2026 14:30	34.6	36.7	2.1	0.0080	0.0253	0.0173	0.1	SE
2/18/2026 14:45	45.6	44.1	0.0	0.0047	0.0440	0.0393	0.3	SSE

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
2/18/2026 15:00	48.0	47.9	0.0	0.0140	0.0320	0.0180	0.1	SE
2/18/2026 15:15	44.1	49.8	5.7	0.0093	0.0180	0.0087	0.1	ESE
2/18/2026 15:30	44.6	42.0	0.0	0.0040	0.0387	0.0347	0.4	SSW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed
02/18/2026 07:15	57.3	0.0178	51.3	0.0056	81.6	0.0000	ENE	0.2
02/18/2026 07:30	53.6	0.0747	45.3	0.0300	65.7	0.0200	E	0.2
02/18/2026 07:45	38.5	0.0200	37.1	0.0153	59.3	0.0000	ENE	0.2
02/18/2026 08:00	38.9	0.0233	37.4	0.0113	52.6	0.0000	ENE	0.1
02/18/2026 08:15	37.6	0.0280	35.1	0.0200	55.8	0.0267	E	0.2
02/18/2026 08:30	42.2	0.0300	38.0	0.0200	61.1	0.0067	ESE	0.2
02/18/2026 08:45	34.5	0.0227	33.5	0.0140	48.5	0.0400	NE	0.2
02/18/2026 09:00	33.8	0.0213	31.9	0.0100	43.0	0.0400	NE	0.2
02/18/2026 09:15	36.8	0.0213	36.0	0.0100	46.2	0.0333	ESE	0.1
02/18/2026 09:30	37.2	0.0267	35.9	0.0120	55.7	0.0267	ENE	0.2
02/18/2026 09:45	36.1	0.0200	33.5	0.0100	47.5	0.0000	ENE	0.2
02/18/2026 10:00	36.2	0.0200	34.0	0.0133	46.1	0.0000	ENE	0.2
02/18/2026 10:15	54.7	0.0253	39.5	0.0133	49.7	0.0000	E	0.1
02/18/2026 10:30	40.2	0.0300	34.7	0.0140	49.9	0.0000	ESE	0.1
02/18/2026 10:45	35.2	0.0320	32.8	0.0140	47.3	0.0000	ESE	0.1
02/18/2026 11:00	29.2	0.0493	29.9	0.0160	38.2	0.0133	SE	0.1
02/18/2026 11:15	36.9	0.0427	33.5	0.0180	37.8	0.0000	SE	0.2
02/18/2026 11:30	46.1	0.0420	35.1	0.0133	44.3	0.0000	SSW	0.3
02/18/2026 11:45	30.8	0.0300	28.0	0.0100	42.1	0.0000	S	0.4
02/18/2026 12:00	50.8	0.0300	43.2	0.0100	42.9	0.0000	SE	0.2
02/18/2026 12:15	44.7	0.0327	42.2	0.0100	34.3	0.0000	E	0.2
02/18/2026 12:30	42.6	0.0273	42.6	0.0113	45.5	0.0000	E	0.0
02/18/2026 12:45	50.3	0.0227	42.8	0.0100	43.7	0.0000	WSW	0.1
02/18/2026 13:00	35.0	0.0300	34.1	0.0107	48.9	0.0000	SSE	0.2
02/18/2026 13:15	58.5	0.0253	38.5	0.0100	61.0	0.0000	SSW	0.4
02/18/2026 13:30	85.5	0.0293	58.0	0.0100	52.2	0.0000	SSE	0.3
02/18/2026 13:45	81.6	0.0233	54.0	0.0100	45.3	0.0000	SE	0.0
02/18/2026 14:00	82.8	0.0547	47.8	0.0227	54.4	0.0000	SSW	0.5
02/18/2026 14:15	57.8	0.0247	34.8	0.0100	48.9	0.0000	SSW	0.3
02/18/2026 14:30	30.8	0.0273	30.7	0.0100	40.1	0.0000	SE	0.1

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
02/18/2026 14:45	41.7	0.0440	40.7	0.0167	46.9	0.0000	SSE	0.3
02/18/2026 15:00	43.4	0.0287	43.6	0.0100	48.8	0.0133	SE	0.1
02/18/2026 15:15	42.5	0.0200	37.6	0.0100	54.3	0.0000	ESE	0.1
02/18/2026 15:30	39.3	0.0387	33.4	0.0120	48.8	0.0000	SSW	0.4

Daily Progress Report #176
Change of Use Approval – Pile Installation Activities
February 19, 2026

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

1.0 Introduction

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional 9 stories above the remaining 11 stories and altering the building to residential use. The Site is part of New York’s Brownfield Cleanup Program as a Volunteer.

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

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

On February 6, 2025, Environmental Logic LLC (EL) submitted a Change of Use application. Specifically, 245 WEST 55TH ST LLC requested NYSDEC approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the site. On March 6, 2025, NYSDEC sent 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 February 19, 2026.

2.0 Update of Progress Made During the Reporting Day

Concrete pouring was completed at pile caps RO1 and PC-4ANW. All work from the Change of Use accepted by the NYSDEC on December 12, 2025 has been completed.

3.0 Photographic Documentation of Activities Completed During the Reporting Day

See attached Photolog.

4.0 Identification of Samples Collected During the Reporting Day

None.

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

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

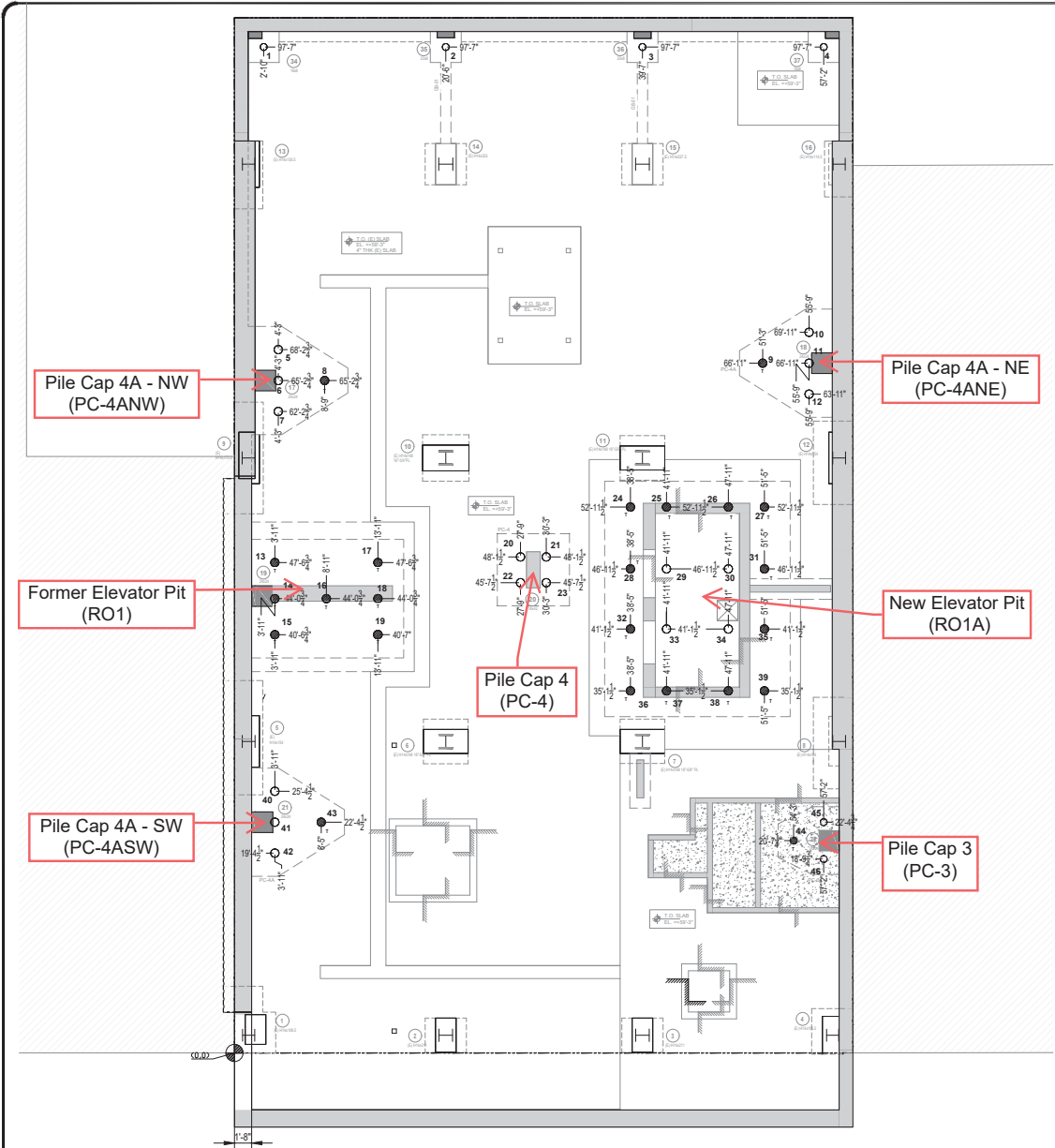
6.0 Summary of Issues or Concerns

None.

7.0 Public Interactions/Interest

None.





W 55TH STREET

STRUCTURAL PILE COORDINATION

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

NOTES:

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

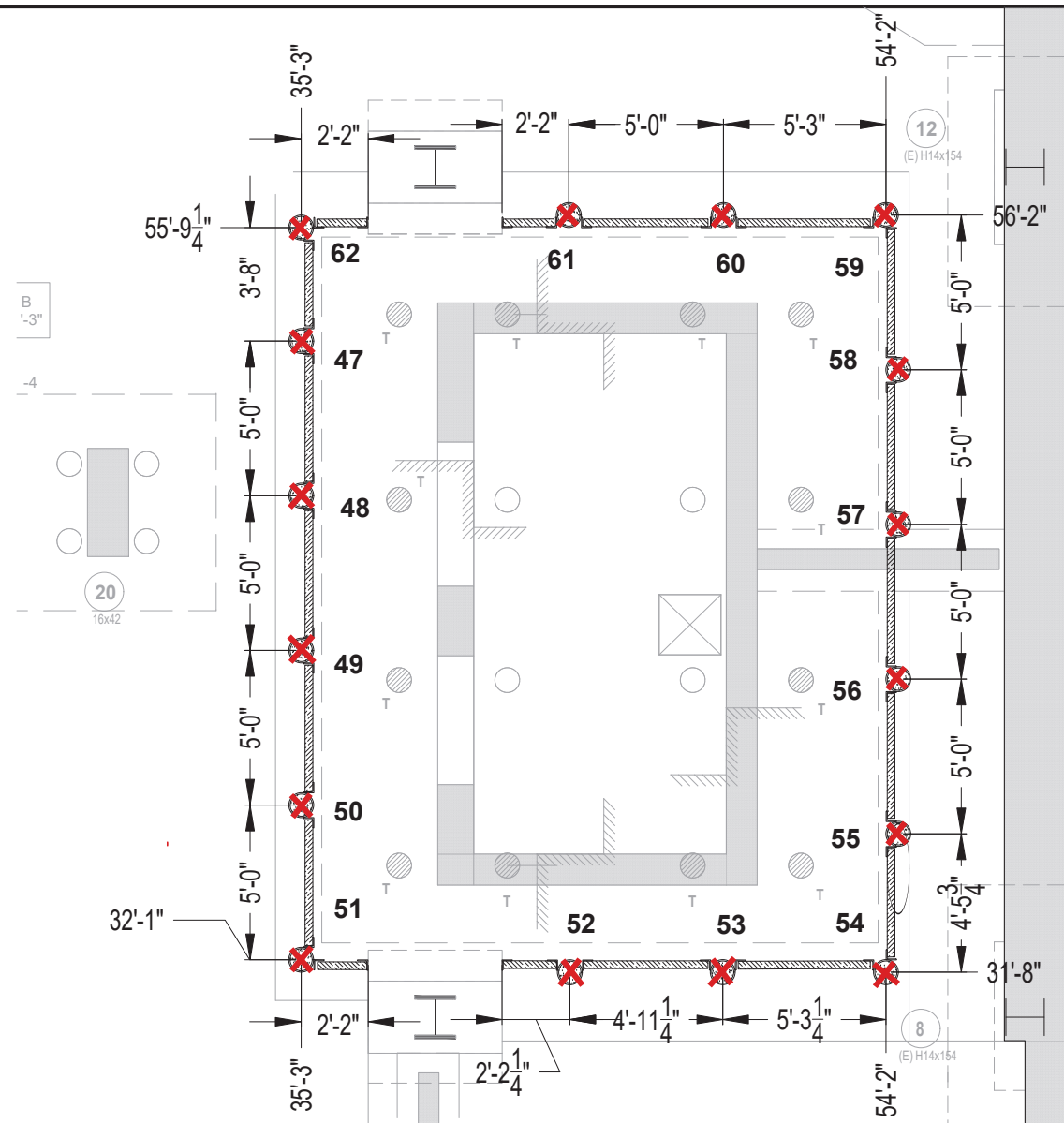
LEGEND:

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

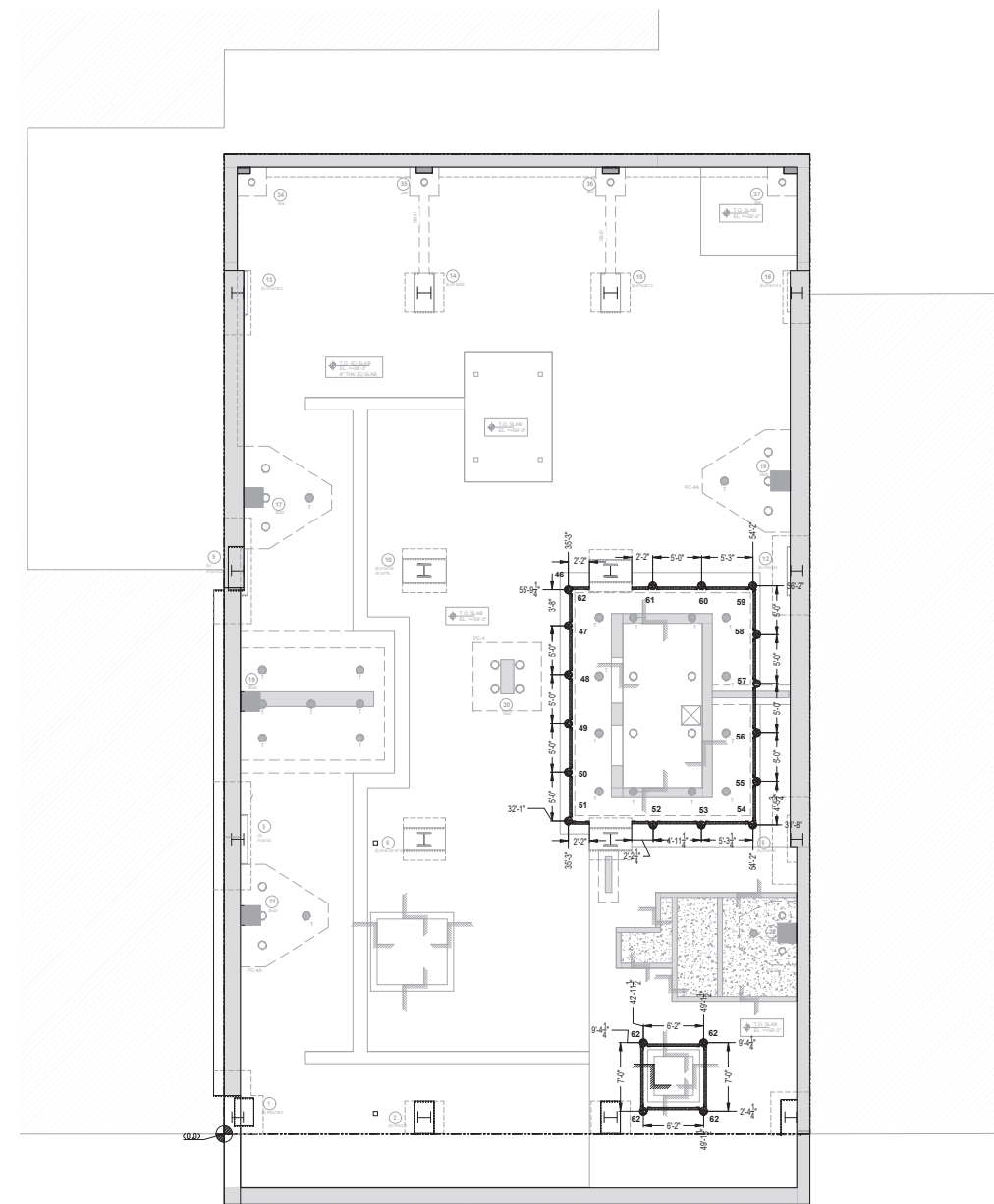
REV: 01	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

VOLK

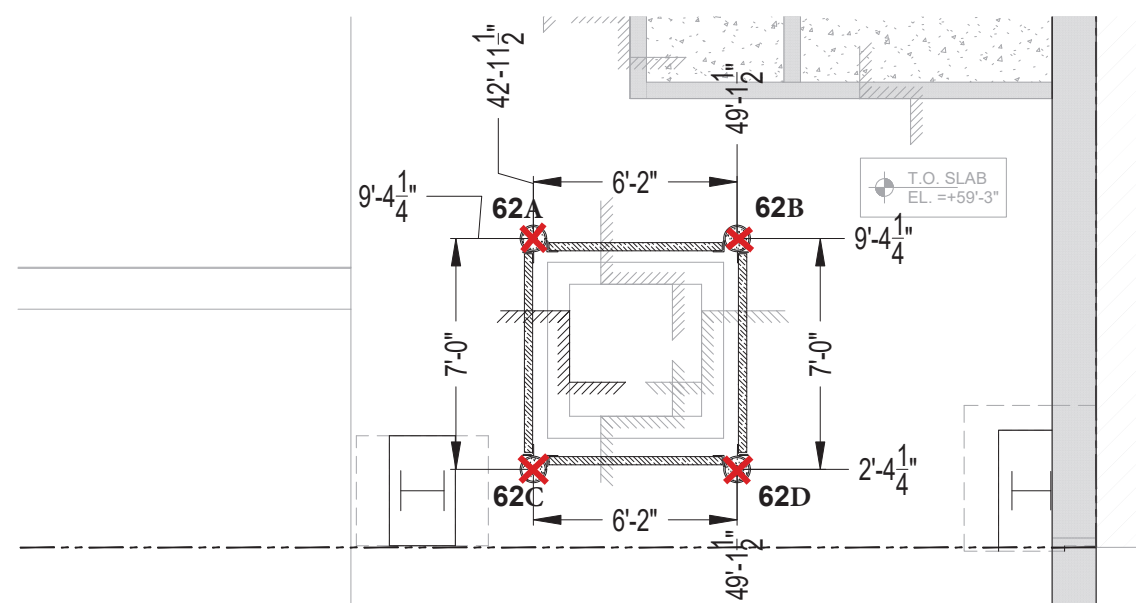
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LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



- - Pile Started
- ✕ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

SCALE: 3/8" = 1'-0"

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}

XX'-XX"
YY'-YY"

□ - Pile Started
 ✕ - Pile Completed

W 55TH STREET

STRUCTURAL PILE COORDINATION


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

REV: 01	03/26/2025	AS PER REVIEW COMMENTS	
REV: 01	11/20/2024	AS PER REVIEW COMMENTS	
REASON #	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 – February 19, 2026




Photo 1: Concrete pouring was completed at location RO1.


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

Attachment - Photograph Log – February 19, 2026



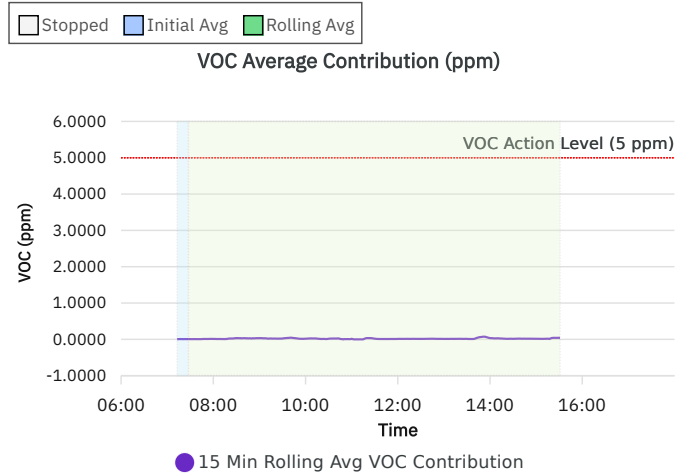
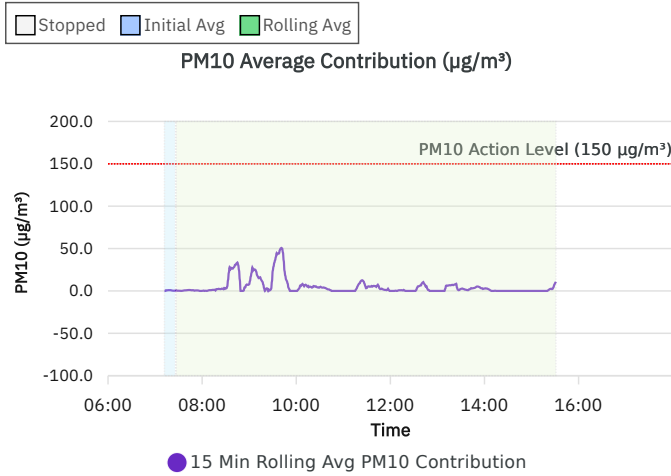
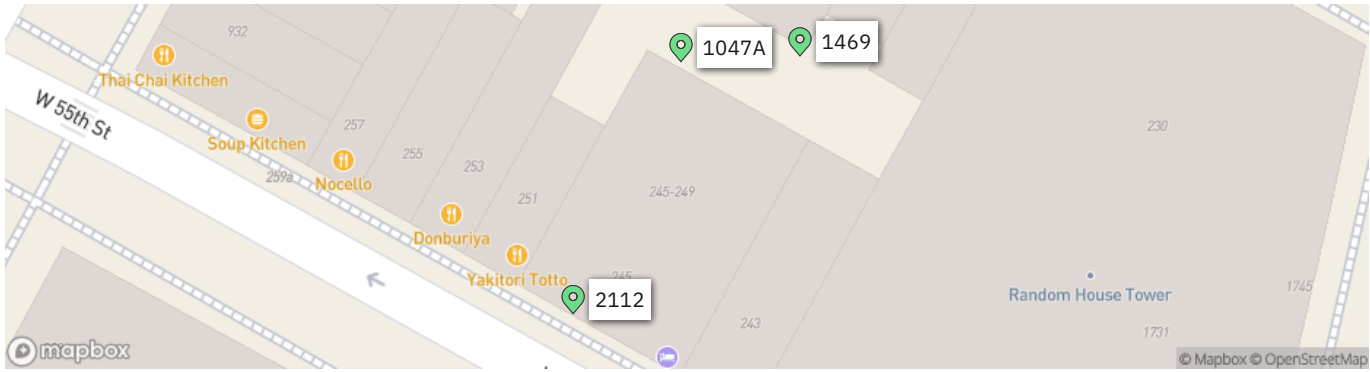
Photo 2: Concrete pouring was completed at location PC-4ANW.

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

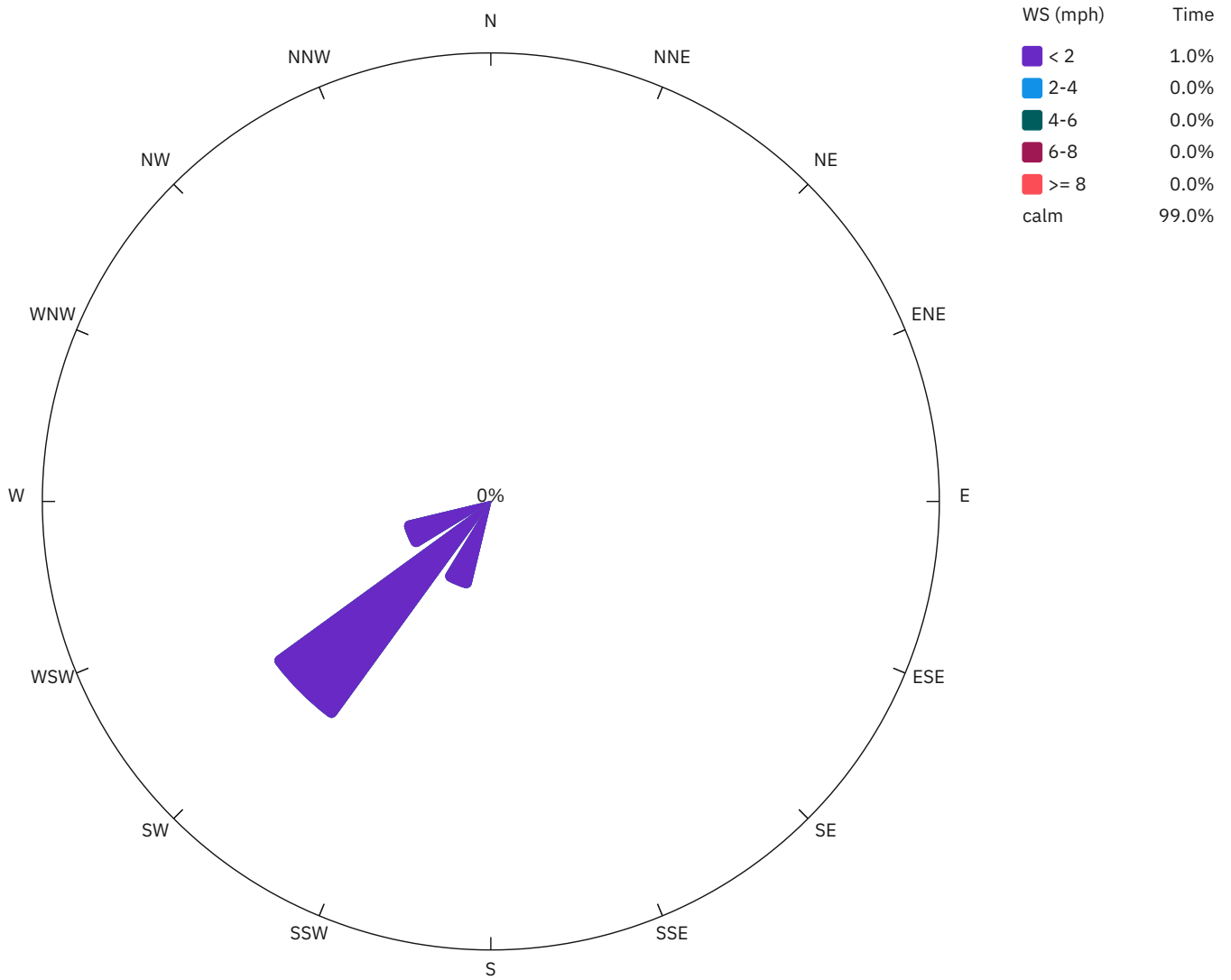
	Site Contribution 071625 Report	245 W 55th Street Manhattan	
		Report Period	
		From:	02/19/2026 06:00
		To:	02/19/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/19/2026	40.5 - 43.0	51.5 - 60.3	29.9 - 30.0	0.1 - 1.1	S

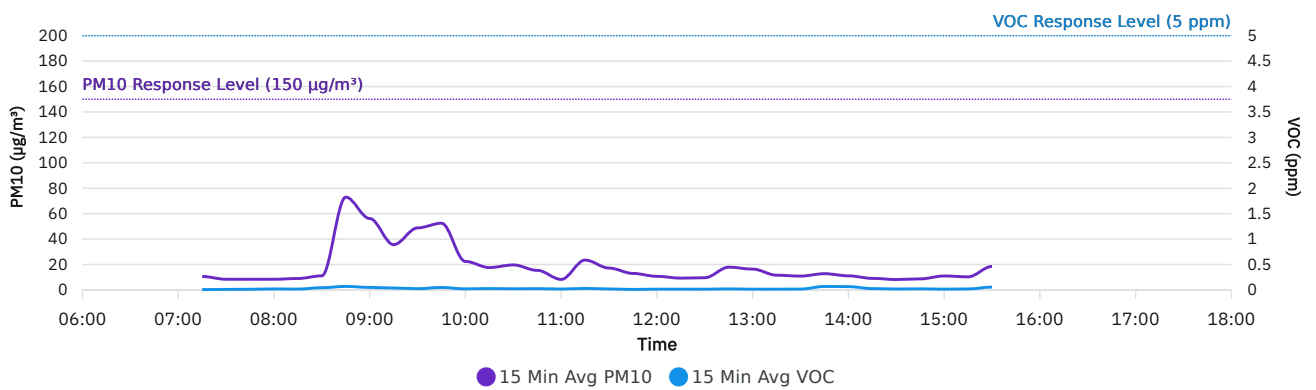
Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/19/2026	0.0	10:00	0.0020	11:15
Max Contribution (15 min avg.) - 2/19/2026	33.5	08:45	0.0533	13:45
Daily Avg. Contribution (15 min avg.) - 2/19/2026	4.7	-	0.0192	-



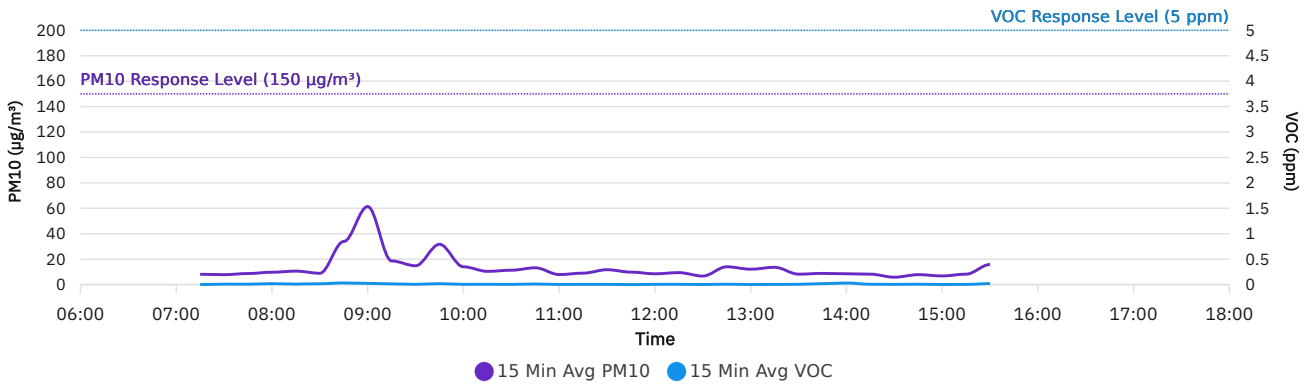
Wind rose (mph)



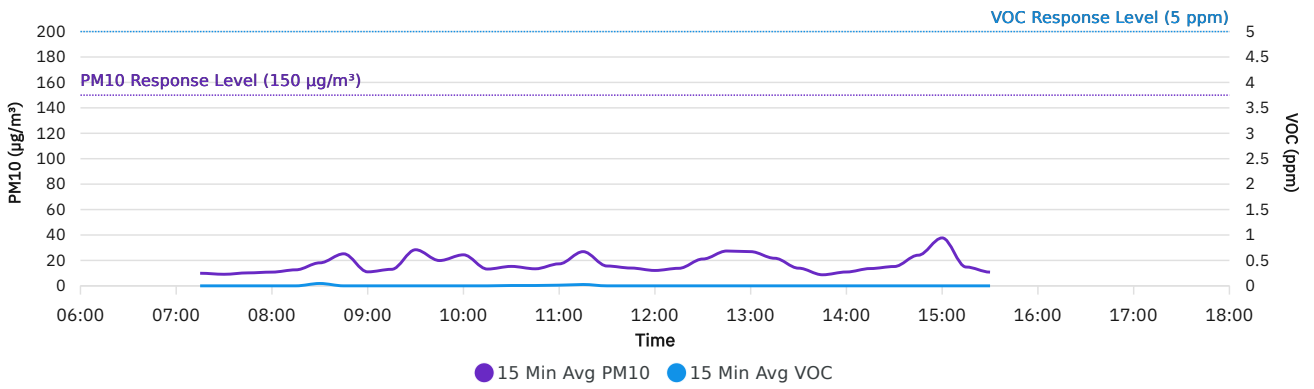
1047A



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
2/19/2026 07:15	9.3	10.0	0.6	0.0000	0.0067	0.0067	0.1	SSE
2/19/2026 07:30	8.6	8.9	0.3	0.0040	0.0113	0.0073	0.2	SE
2/19/2026 07:45	9.0	10.0	1.0	0.0053	0.0133	0.0080	0.1	ESE
2/19/2026 08:00	10.2	10.3	0.1	0.0080	0.0200	0.0120	0.2	SE
2/19/2026 08:15	11.0	12.2	1.2	0.0093	0.0167	0.0073	0.2	ESE
2/19/2026 08:30	12.8	15.9	3.1	0.0247	0.0607	0.0360	0.2	ESE
2/19/2026 08:45	37.5	71.0	33.5	0.0370	0.0640	0.0270	0.2	E
2/19/2026 09:00	50.0	57.9	7.9	0.0167	0.0500	0.0333	0.2	ESE
2/19/2026 09:15	19.9	33.6	13.6	0.0120	0.0360	0.0240	0.1	ESE
2/19/2026 09:30	26.1	49.8	23.8	0.0007	0.0247	0.0240	0.2	SSW
2/19/2026 09:45	27.2	50.8	23.6	0.0107	0.0467	0.0360	0.1	SSE
2/19/2026 10:00	25.8	23.0	0.0	0.0027	0.0207	0.0180	0.2	S
2/19/2026 10:15	12.0	17.9	5.9	0.0053	0.0253	0.0200	0.1	SSE
2/19/2026 10:30	15.0	19.4	4.4	0.0073	0.0240	0.0167	0.3	SW
2/19/2026 10:45	16.7	15.4	0.0	0.0133	0.0253	0.0120	0.4	SSW
2/19/2026 11:00	13.7	11.6	0.0	0.0087	0.0240	0.0153	0.2	SSW
2/19/2026 11:15	24.8	23.9	0.0	0.0280	0.0300	0.0020	0.4	SSW
2/19/2026 11:30	14.6	18.1	3.5	0.0000	0.0193	0.0193	0.3	S
2/19/2026 11:45	10.2	15.9	5.8	0.0000	0.0100	0.0100	0.2	S
2/19/2026 12:00	11.3	11.1	0.0	0.0027	0.0147	0.0120	0.3	S
2/19/2026 12:15	11.6	12.3	0.7	0.0027	0.0160	0.0133	0.2	SSE
2/19/2026 12:30	15.7	13.7	0.0	0.0013	0.0147	0.0133	0.3	SSW
2/19/2026 12:45	18.7	23.9	5.2	0.0040	0.0207	0.0167	0.1	SSE
2/19/2026 13:00	24.7	18.1	0.0	0.0013	0.0140	0.0127	0.4	SSW
2/19/2026 13:15	14.7	21.4	6.7	0.0020	0.0160	0.0140	0.2	S
2/19/2026 13:30	10.5	12.9	2.4	0.0033	0.0173	0.0140	0.2	SSE
2/19/2026 13:45	9.6	12.7	3.1	0.0127	0.0660	0.0533	0.2	S
2/19/2026 14:00	9.3	12.1	2.8	0.0273	0.0620	0.0347	0.2	ESE
2/19/2026 14:15	11.5	10.8	0.0	0.0033	0.0267	0.0233	0.3	S
2/19/2026 14:30	15.3	8.1	0.0	0.0020	0.0173	0.0153	0.4	SW
2/19/2026 14:45	22.2	11.1	0.0	0.0020	0.0207	0.0187	0.4	SSW

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed	Wind Direction
2/19/2026 15:00	35.0	13.3	0.0	0.0000	0.0160	0.0160	0.6	SW
2/19/2026 15:15	13.7	10.9	0.0	0.0020	0.0200	0.0180	0.3	S
2/19/2026 15:30	11.2	20.2	9.1	0.0087	0.0507	0.0420	0.3	SSW

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	1047A PM10 (µg/m³)	1047A VOC (ppm)	1469 PM10 (µg/m³)	1469 VOC (ppm)	2112 PM10 (µg/m³)	2112 VOC (ppm)	Wind Direction	Wind Speed
02/19/2026 07:15	10.6	0.0067	8.1	0.0000	9.9	0.0000	SSE	0.1
02/19/2026 07:30	8.4	0.0113	7.8	0.0087	9.1	0.0000	SE	0.2
02/19/2026 07:45	8.4	0.0133	8.7	0.0080	10.2	0.0000	ESE	0.1
02/19/2026 08:00	8.4	0.0200	9.7	0.0180	10.8	0.0000	SE	0.2
02/19/2026 08:15	9.0	0.0173	10.6	0.0100	12.6	0.0000	ESE	0.2
02/19/2026 08:30	11.1	0.0440	8.9	0.0167	18.1	0.0467	ESE	0.2
02/19/2026 08:45	73.0	0.0693	33.9	0.0327	25.2	0.0000	E	0.2
02/19/2026 09:00	56.2	0.0500	61.4	0.0240	11.0	0.0000	ESE	0.2
02/19/2026 09:15	35.6	0.0380	18.6	0.0140	13.0	0.0000	ESE	0.1
02/19/2026 09:30	48.8	0.0247	14.8	0.0053	28.4	0.0000	SSW	0.2
02/19/2026 09:45	52.5	0.0487	31.7	0.0180	19.9	0.0000	SSE	0.1
02/19/2026 10:00	22.4	0.0213	14.0	0.0047	24.4	0.0000	S	0.2
02/19/2026 10:15	17.6	0.0273	10.4	0.0053	13.2	0.0000	SSE	0.1
02/19/2026 10:30	19.7	0.0227	11.3	0.0040	15.3	0.0067	SW	0.3
02/19/2026 10:45	15.4	0.0253	13.2	0.0113	13.4	0.0067	SSW	0.4
02/19/2026 11:00	8.3	0.0180	7.9	0.0027	17.3	0.0133	SSW	0.2
02/19/2026 11:15	23.5	0.0300	9.0	0.0040	26.9	0.0267	SSW	0.4
02/19/2026 11:30	17.2	0.0193	11.7	0.0040	15.6	0.0000	S	0.3
02/19/2026 11:45	13.0	0.0100	9.8	0.0000	14.0	0.0000	S	0.2
02/19/2026 12:00	10.7	0.0160	8.5	0.0047	12.1	0.0000	S	0.3
02/19/2026 12:15	9.3	0.0160	9.4	0.0053	13.8	0.0000	SSE	0.2
02/19/2026 12:30	9.6	0.0153	6.7	0.0013	21.1	0.0000	SSW	0.3
02/19/2026 12:45	17.9	0.0207	14.0	0.0080	27.4	0.0000	SSE	0.1
02/19/2026 13:00	16.4	0.0153	12.1	0.0013	26.9	0.0000	SSW	0.4
02/19/2026 13:15	11.6	0.0160	13.6	0.0033	21.7	0.0000	S	0.2
02/19/2026 13:30	10.9	0.0173	8.2	0.0053	13.9	0.0000	SSE	0.2
02/19/2026 13:45	12.8	0.0687	8.8	0.0187	8.7	0.0000	S	0.2
02/19/2026 14:00	11.1	0.0653	8.5	0.0307	10.9	0.0000	ESE	0.2
02/19/2026 14:15	9.1	0.0267	8.2	0.0067	13.6	0.0000	S	0.3
02/19/2026 14:30	8.2	0.0187	5.8	0.0040	15.2	0.0000	SW	0.4

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
02/19/2026 14:45	8.7	0.0220	7.8	0.0073	24.1	0.0000	SSW	0.4
02/19/2026 15:00	11.0	0.0160	6.8	0.0013	37.7	0.0000	SW	0.6
02/19/2026 15:15	10.3	0.0200	8.2	0.0040	14.8	0.0000	S	0.3
02/19/2026 15:30	18.5	0.0560	15.8	0.0193	10.8	0.0000	SSW	0.3