
Monthly Progress Report No. 24
May 2026
Reporting Period: May 1 – May 31, 2026

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

1.0 Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Environmental Logic (EL) prepared this monthly progress report on behalf of 245 WEST 55TH ST LLC, to summarize the work performed at 245 West 55th Street, Manhattan, New York (the Site) through May 31, 2026.

The BCA was executed on February 24, 2024. The New York State Department of Environmental Conservation (NYSDEC) approved the Remedial Investigation Work Plan (RIWP) in a letter dated October 11, 2024.

The following Change of Use (COU) Notifications were previously accepted by NYSDEC for the site:

- August 20, 2024 – NYSDEC provided acceptance via e-mail for the soil excavation and disposal of soils in the former northeastern courtyard area.
- March 26, 2025 – NYSDEC accepted the Change of Use for drilling of steel pipe piles and caissons.
- June 26, 2025 – NYSDEC accepted the Change of Use for installation of four (4) pile caps and grade beams along the northern property boundary.
- September 22, 2025 – NYSDEC partially accepted the Change of Use application for the installation of support of excavation (SOE) caissons. The approval was specifically for the installation of eight (8) of caissons in the northern portion of the new elevator area.
- December 12, 2025 – NYSDEC accepted the Change of Use Notification related to construction activities for foundation elements.

A draft Remedial Action Work Plan (RAWP) was submitted in May 2025 which proposed the selected remedial actions for on-site soil, groundwater, and soil vapor contaminants identified during the Remedial Investigation. NYSDEC sent a comment letter dated January 8, 2026, with requested modifications to the RAWP.



On February 23, 2026, EL submitted correspondence from Matthew Carroll, PE, the certifying engineer for the 245 W 55th Street site responding to NYSDEC's request to revise the Draft Remedial Action Work Plan to include a perimeter SVE system for the above-referenced Site. EL received a NYSDEC response on March 26, 2026, reasserting that the RAWP must include a perimeter SVE system.

On March 27, 2026, Environmental Logic LLC (EL) received approval from NYSDEC to proceed with installation of Soil Vapor Extraction (SVE) pilot test wells and associated pilot testing activities to evaluate the feasibility and design parameters of a potential perimeter SVE system at the Site. The proposed pilot test is intended to evaluate system operating parameters including applied vacuum, airflow rates, and radius of influence (ROI) for a potential SVE system intended to mitigate potential off-site migration of soil vapor.

This monthly progress report includes a summary of activities conducted in accordance with these approvals.

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

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

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional six stories to the 11 stories and altering the building for future residential use.

2.0 Activities Relative to the Site during the Reporting Period

Soil Vapor Extraction (SVE) Pilot Test

Between May 7 and May 8, three (3) SVE test wells were installed (SVE-1, SVE-2, and SVE-3), with the following well screen construction:

- SVE-1 screened 3 to 8 feet below basement grade,
- SVE-2 screened 3.5 to 7.4 feet below the current basement grade; and
- SVE-3 screened from 3'9" to 7'9" below basement grade.

During the well installation activities, soils were field screened for evidence of impacts (i.e., staining, odors, or elevated Photoionization Detector (PID) readings). PID readings were observed. The highest observed PID reading was 13.4 ppm, located at SVE-1 (area of the former boiler room) at 6 feet below basement grade.

On May 11, the SVE pilot testing began with vacuum being applied to soil vapor extraction well, SVE-3. Throughout the pilot test, step testing occurred which increased the vacuum 5 separate times. For the first 20 minutes, a vacuum of 15.0 inches of water column (in. WC) was applied. Each following hour, the vacuum increased to 16.0 in. WC, 25.0 in. WC, and 35.0 in. WC, consecutively. For the final 50 minutes a vacuum of 50.0 in. WC was applied.

On May 12, the SVE pilot testing continued with a vacuum being applied to soil vapor extraction well, SVE-2. Step testing occurred which increased the vacuum 4 separate times. For the first 2 hours, a vacuum of 25.0 inches of water column (in. WC) was applied. Each following hour, the vacuum increased to 35.0 in. WC, and 50.0 in. WC, consecutively. For the final hour and fifteen minutes, a vacuum of 62.5 in. WC was applied.

Throughout the pilot test, vacuum readings were collected from the remaining SVE test wells and on select Site monitoring wells. Influent and effluent PID readings were also collected throughout the test. Influent readings were taken from the vacuum line before the blower, with the highest recorded reading being 61.6 ppm. Effluent readings were collected after carbon treatment. All effluent readings were 0.0 ppm.

Between May 14 and 18, vacuum monitoring points (VMP-1 through VMP-4) were installed radially around SVE-3, using a direct push drill rig. Each vapor probe was constructed of 6 inches of stainless steel screen attached to Teflon tubing, screened 5.6-6.1 feet below the basement grade. The annular space surrounding the tubing was sealed with approximately 2 feet of granular bentonite, topped with 1 foot of Portland cement grout.

Following the completion of the vacuum monitoring points, additional vacuum testing was then conducted on SVE-3 to further refine the calculated radius of influence and determine the placement of additional perimeter SVE wells. The SVE pilot testing continued with a vacuum being implemented on soil vapor extraction well, SVE-3. For this pilot test, two blowers were used (1.5 horsepower blower and a 3-horsepower blower). Vacuum readings were collected from the vacuum monitoring points at distances of 5' (VMP-1), 10' (VMP-2), 15' (VMP-3), and 16' (VMP-4).

Soil Gas Sampling

For the purposes of evaluating SVE effluent treatment requirements, a total of four (4) influent soil vapor samples were collected from SVE-2 and SVE-3 during the SVE pilot test, as follows:

Sample Name	Analysis
SVE-3 START	TO-15
SVE-3 FINISH	TO-15
SVE-2 START	TO-15
SVE-2 FINISH	TO-15

- The first summa canister air sample was collected 15 minutes after the vacuum was applied to SVE-2. The second summa canister air sample was collected within the last 30 minutes of the pilot test on SVE-2.



- The first summa canister air sample was collected 15 minutes after the vacuum was applied to SVE-3. The second summa canister air sample was collected within the last 10 minutes of the pilot test on SVE-3.

These samples were collected as grab samples and were sent to PACE/Alpha Analytical (Alpha), of Westborough, Massachusetts, a NYSDOH Certified Laboratory (NY Certification #11148 and #11627) for TO-15 analysis for VOCs. Analytical results were pending at the time this report was prepared and will be summarized in the next monthly progress report and/or the SVE Design Report.

Installation of additional perimeter SVE wells

Following the conclusion of the SVE pilot test, the drilling of additional perimeter SVE wells was conducted. As will be documented in the design report, field testing demonstrated that the target vacuum influence of 0.1 inches of water column (WC) was achieved at a distance of approximately 15 feet from the test well. A conservative design radius of influence of 11.5 feet was selected for system design purposes. Accordingly, perimeter SVE wells were installed at an approximate spacing of no more than 23 feet on center to provide overlapping vacuum influence coverage.

A total of nine (9) additional SVE wells (SVE-4 through SVE-13) and seven (7) additional vacuum monitoring points (VMP-5 through VPM-11) were installed between May 19 and 28.

CAMP Oversight

As requested by NYSDEC, a Community Air Monitoring Program (CAMP) was implemented during the SVE pilot activities as described above. Procedures are being conducted in accordance with the CAMP previously approved by NYSDEC as part of the Remedial Investigation Work Plan (RIWP). There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3) associated with the SVE pilot test activities during this monthly reporting period.

The following readings were observed and determined to be unrelated to the SVE pilot test activities:

- On May 8, 2026, there were two readings above the NYSDEC approved CAMP 15-minute average action levels for Particulate Matter (PM) (150 ug/m^3). The first reading (166 ug/m^3) occurred at 8 AM. This reading coincided with saw-cutting an opening in the concrete basement floor prior to drilling. Other construction activities were ongoing at this time and may have been the cause of or contributed to the particulate reading. The second reading (187.4 ug/m^3) occurred at 9 AM. No active drilling was taking place at this time, and this reading appears to be due to other on-site construction activities.
- On May 20, 2026 at approximately 12:07 PM, a PM-10 exceedance of the $150 \text{ } \mu\text{g/m}^3$ action level was recorded, with a rolling 15-minute average concentration of $150.1 \text{ } \mu\text{g/m}^3$. Drilling activities were temporarily stopped and, upon further investigation, the elevated



reading was attributed to construction workers cutting metal in the vicinity of the monitor and was determined to be unrelated to drilling activities. By 12:09 PM, PM-10 readings had decreased below the action level and remained below the action level for the remainder of the workday. 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) for the workday.

- On May 27, 2026, elevated PM-10 readings above the action level (150 µg/m³) were recorded on two instruments located at the north end of the Site at approximately 8:00 AM. No drilling activities were taking place at that time. Upon further inspection, the elevated readings were attributed to dust generated by construction activities occurring on the floors above. Once the construction activities ceased, the PM-10 readings fell below the action level. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm).

During a May 27, 2026 Site visit by Erick Bower, the NYSDEC Project Manager, the CAMP monitoring station locations were discussed as it related to the north side of the building being fully enclosed. Based on follow up email correspondence received by NYSDEC on May 28, 2026, NYSDOH approved revisions to the CAMP set up. Two CAMP stations will remain at the site, with one near the southeast corner of the site and the other near the southwestern corner of the site.

Soil/Debris Management

Drill cuttings from the SVE well installation activities were stockpiled on-Site with the soils generated during pile drilling and pile cap installation for off-Site disposal. During the May 2026 reporting period, the following soils/debris removal occurred:

- On May 27, 2026, stockpiled soils were transferred from the basement and placed into a roll off container at street level. The roll off was transported to Bayshore Soil Management for proper disposal.

A manifest for this soils disposal event is attached.

Reporting

The following correspondence was submitted to NYSDEC during the May 2026 reporting period:

- Daily reports to NYSDEC documenting the SVE pilot testing activities and implementation of the NYSDEC-approved CAMP.
- On May 1, 2026, EL participated in a call with NYSDEC and NYSDOH regarding the requested perimeter SVE system. The intent of the call was to clarify the design

performance criterion, system coverage area, and location of mechanical equipment in the building.

- On May 4, 2026, NYSDEC responded to EL's May 1, 2026 email correspondence regarding the required design criterion (0.1 in WC) and system coverage (to be based on soil vapor testing) testing results . On May 4, 2026, the remedial engineer also sent follow up email correspondence for clarification on the design criterion.
- On May 6, 2026, NYSDEC confirmed that a vacuum of 0.1 in w.c. at the ROI would be sufficient value to use for the pilot test to ensure appropriate vacuum at the ROI.
- On May 26, 2026, NYSDEC sent email correspondence confirming availability to discuss Temporary Certificate of Occupancy (TCO) requirements for the Site.
- On May 26, 2026, NYSDEC sent email correspondence with the milestone completion dates need to achieve a 2026 Certificate of Completion.
- On May 28, 2026, NYSDEC sent email correspondence regarding NYDOH approval of revised CAMP station locations, since the north side of the building is enclosed. EL sent email acknowledgement of the revised CAMP the same day.

3.0 Activities Anticipated for the Next Reporting Period

A Change of Use Notification was submitted to NYSDEC on February 25, 2026. Pending approval, installation of additional foundation elements is anticipated during the next reporting period. Oversight of these activities, along with submittal of daily reports documenting the work and associated CAMP implementation will be conducted in accordance with NYSDEC requirements.

The SVE pilot testing was completed during this reporting period. EL anticipates to submit the SVE Design Report, documenting the results of the pilot test and proposed perimeter SVE system design to NYSDEC during the next reporting period.

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

During a May 27, 2026, Site visit by Erick Bower, the NYSDEC Project Manager, the CAMP monitoring station locations were discussed as it related to the north side of the building being fully enclosed. Based on follow up email correspondence received by NYSDEC on May 28, 2026, NYSDOH approved revisions to the CAMP station monitoring locations. Two CAMP stations will remain at the site, with one near the southeast corner of the site and the other near the southwestern corner of the site.

5.0 Results of Sampling, Testing and Other Relevant Data

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

NYSDEC sent a request for modifications via email on January 8, 2026 for the September 2025 RIR. A revised RIR was submitted on February 9, 2026. Final NYSDEC approval is pending.

As noted above, four influent soil vapor samples were collected for TO-15 analysis. Sampling was performed for evaluation of SVE treatment requirements, not to characterize site conditions. Analytical results were pending at the time this report was prepared and will be summarized in the next monthly progress report and/or the SVE Design Report.

6.0 Information Regarding Project Schedule and Completion

The Remedial Investigation portion of the project is complete. A Remedial Investigation Report (RIR) was submitted in May 2025 and revised in September 2025. NYSDEC sent modifications request via email on January 8, 2026. A revised RIR was submitted during the February 2026 reporting period. Final NYSDEC approval of the RIR is pending.

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

A draft Remedial Action Work Plan (RAWP) was submitted in May 2025 which proposed the selected remedial actions for on-site soil, groundwater, and soil vapor contaminants identified during the Remedial Investigation. NYSDEC sent a comment letter dated January 8, 2026 with requested modifications to the RAWP. An initial 30-day extension request was submitted for the revised RAWP which was approved by NYSDEC on February 11, 2026.

On February 23, 2026, EL submitted correspondence from Matthew Carroll, PE, the certifying engineer for the 245 W 55th Street site responding to NYSDEC's request to revise the Draft Remedial Action Work Plan to include a perimeter SVE system for the above-referenced Site. Because the outcome of this evaluation affected the RAWP, an additional 30-day extension request was submitted for the revised RAWP which was approved by NYSDEC on March 12, 2026.

EL received a NYSDEC response on March 26, 2026 reasserting that the RAWP must include a perimeter SVE system. The revised RAWP was submitted on April 9, 2026. Final NYSDEC approval of the RAWP is pending.

On April 29, 2026, EL requested a virtual meeting with NYSDEC and NYSDOH to discuss the proposed extent of the perimeter SVE system coverage. The purpose of the meeting was to obtain alignment on the anticipated SVE coverage area prior to implementation of the pilot test program. An SVE pilot test program was conducted during this reporting period, May 2026. EL anticipates submitting the SVE Design Report, documenting the results of the pilot test and proposed perimeter SVE system design to NYSDEC during the next reporting period.

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

None.

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

None.

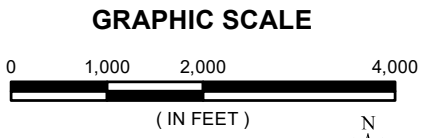
9.0 Activities Anticipated in Support of the CPP for the Next Reporting Period

None.

FIGURES



SITE LOCATION



Environmental LOGIC

11 Princess Road Suite B,
Lawrenceville, NJ 08648

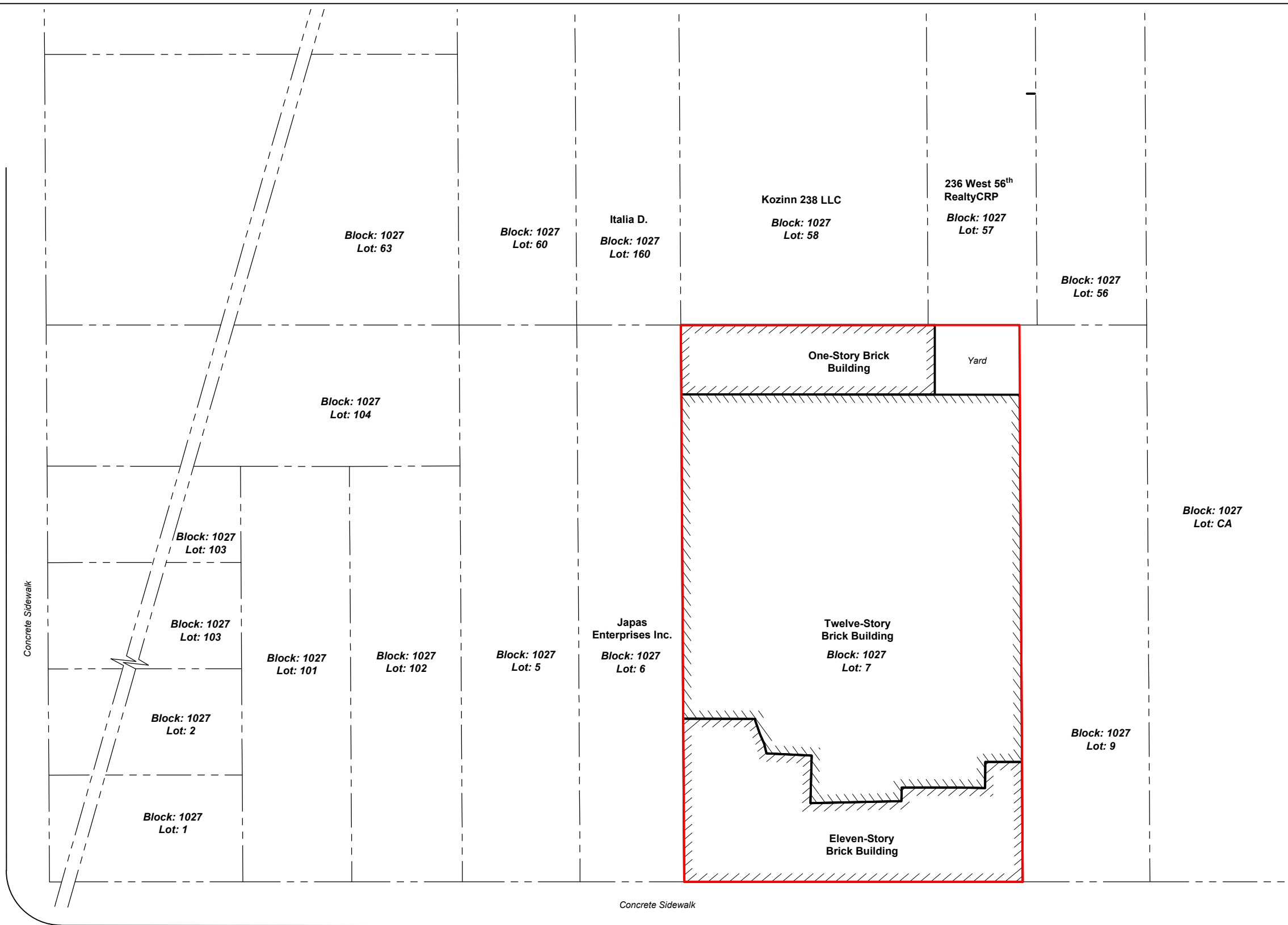
Scale:	AS SHOWN	PROJECT:	23-0001
Date:	6/14/23		
Drawn By:	PM		
Checked By:	BM		

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

FIGURE #
1

File: X:\Environmental\logic\Manhattan - NY\245 West 55th Street\Drawings\245W55 - Manhattan NY.dwg; F2_SM

Eighth Avenue



LEGEND

— APPROXIMATE SITE BOUNDARY

- - - PARCEL BOUNDARY



GRAPHIC SCALE



<p>15 Princess Road, Suite K Lawrenceville, NJ 08648</p>	SCALE: AS SHOWN	PROJECT #
	DATE: 6/15/23	23-0001
	DRAWN BY: PM	
	CHECKED BY: BM	
SITE MAP 245 WEST 55TH STREET BLOCK 1027, LOT 7 MANHATTAN, NEW YORK		FIGURE #
		2

MANIFEST

NON-HAZARDOUS
WASTE MANIFEST

1. Generator ID Number

2725-0325

2. Page 1 of

3. Emergency Response Phone

4. Waste Tracking Number

E 0997715

5. Generator's Name and Mailing Address

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

Generator's Phone: 212-315-1505

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

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

6. Transporter 1 Company Name

CENTURY WASTE SERVICES

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

U.S. EPA ID Number

9. Waste Shipping Name and Description

1. NON-HAZ URBAN FILL

10. Containers

No. Type

200

11. Total Quantity

12. Unit Wt./Vol.

13. Special Handling Instructions and Additional Information

BSN 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

BRANTON MANFREDI CMA

[Signature]

6 27 06

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

Transporter 1 Printed/Typed Name

Signature

Month Day Year

DANIEL G

[Signature]

5 27 06

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:

17b. Alternate Facility (or Generator)

U.S. EPA ID Number

Facility's Phone:

2583499

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

Jail

[Signature]

5 27 06

GENERATOR

INT'L

TRANSPORTER

DESIGNATED FACILITY

Bayshore Recycling Corp.
75 Crows Mill Rd
Keasbey, NJ 08832
www.bayshorerecycling.com

Facility ID: 132397

Ticket: 2583499

Date: 5/27/2026

Time: 13:50:33 - 14:30:18

Customer: PLYMOUTH INDUSTRIES LLC/BSM0386
3498 ROUTE 22 WEST
BRANCHBURG, NJ 08876-

Gross: 50120 lb In Scale 1
Tare: 36160 lb Out Scale 3
Net: 13960 lb

Truck: AX177M

CUYDs: 20

License: AX177M
Truck Type: RDLLOFF

Carrier: CENTURY WASTE SERVICES LLC

Profile: 2725-0325/245 WEST 55TH STREET PROJECT
Generator: 245 WEST 55TH STREET PROJECT
Comment:

Manifest: E0997715
Remaining: 0.00 TN

Origin	Materials & Services	Quantity	Unit
New York State	ID27 PCS	6.98	Tons

THE ABOVE IS CORRECT AND NON-HAZARDOUS TO THE BEST OF MY KNOWLEDGE

Driver: _____

Weighmaster: Rosie