

Chappaqua Fire Department

New Castle Fire District No. 1

Chappaqua, NY

OACM Meeting #20 Dated January 13, 2025 at 6:00pm – Via ZOOM and in person

Minutes of OACM #19 Dated December 9, 2024 at 6:00PM- via Zoom and in person

Attendees	Email:	Initials:	Representing:	Attended (yes/no)
Dwight Smith	dsmith@ncfd1.org	DS	NCFD1- Commissioner	Yes
Nancy Zezze	nzezze@ncfd1.org	NZ	NCFD1- Commissioner	No
Charles Rauch	crauch@ncfd1.org	CR	NCFD1- Commissioner	Yes
ED Frank	efrank@ncfd1.org	EF	NCFD1- Commissioner	Yes
Mike Soldo	msoldo@ncfd1.org	MS	NCFD1- Commissioner	Yes
Christine Dennett	cdennett@ncfd1.org	CD	NCFD1- Secretary	No
Katy White	treasurer@ncfd1.org	KW	NCFD1- Treasurer	Yes
Paul Eiden	peiden@chappaquafd.org	PE	NCFD1 – Fire Chief	No
Lynn E Weinig	lweinig@windelsmarx.com	LW	NCFD1- Attorney- Windels Marx	No
Bob Mitchell	rmitchell@wendelcompanies.com	BM	Wendel Mitchell Associates Architects	No
Kaitlin Chmura	kchmura@wendelcompanies.com	KC	Wendel Associates Architects	No
Kiel Sadowsky	ksadowsky@wendelcompanies.com	KS	Wendel Associates Architects	Yes
Pete Signorelli	psignorelli@wendelcompanies.com	PS	Wendel Mitchell Associates Architects	No
Joseph Modafferi	jmodafferi@jmcpllc.com	JM	JMC Site Development Consultants	Yes
Lenny Purcell	lpercell@osmetro.com	LP	Open Systems Metro	No
Kevin Sawyer	k-sawyer@tritonconstruction.net	KS	Triton Construction Company	Yes
Redi Gjecka	rgjecka@tritonconstruction.net	RG	Triton Construction Company	Yes

Distribution: Via Email

Attachments: None

TRITON CONSTRUCTION CO.

Owner / Architect / Construction Manager Status Meeting

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Item	Description	Action By	Required	Closed	Action / Details	
I	CRITICAL ITEMS					
12/18/23	Security/ Time Lapse Camera	Owner	Ongoing		11/04/24 - Dwight had found a vendor, but they are expensive: options ranging from \$650 to \$1250 a month. The board is to discuss the different tiers available and see if a decision can be made. 10/21/24 - Concern was expressed for a known arson in the neighborhood. The chief asked if we can look into getting cameras set up as soon as possible. Please see other meeting minutes for previous items.	
2/12/24	Grants to Assist Fire Fighters	District	4/8/24		9/9/24 - No additional updates on the grants. The board will keep trying for future additional funding. 8/12/24 - Three grants were submitted for a total funding of \$50,000. This money can be used for things such as equipment. - March 2025 is when the new grant cycle starts for additional requests. Please see other meeting minutes for previous items.	
9/9/24	Demo and Site Logistic walk with NCFD 1	Owner, Triton, GCC	9/13/24		10/21/24 - Concerns were reiterated with one of the trucks that will be affected with the planned demo work in August 2025. Triton to follow up with Key Construction to submit product data on the temporary wall to be used during demo work. Work duration to be around 2 weeks. The possibility of using the new firehouse, during construction, was brought up in terms of placing obstructed firetruck from the existing house to the new one. The new firehouse would also need to have electricity, and an exhaust system set up beforehand. A good point was brought up on whether the building inspector would allow this before the certificate of occupancy. 9/9/24 - Fire chief, Triton, and Key Construction to meet on site on Friday, 9am, 9/13/24, to discuss logistics and timing of demo and Memorial drive entrance work. The existing gear in the apparatus bay may need to be moved.	

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II.	NEW ITEMS				
12/09/24	Construction	Triton	Ongoing		12/09/24 - Triton Construction has been in communication with the Board on accepting the ConEd price of \$38,733 to relocate the utility pole on Memorial Drive. The Board needs to go on the ConEd website and accept this cost which will then start the process for ConEd to prepare layout work. This acceptance should happen as soon as possible. Triton did request, if possible, if we can find out which providers have equipment on the utility pole. Verizon was able to confirm, and Comcast said that they don't have any service on that block. Triton has not had any luck with getting a tech from Optimum, Cable Vision, and Comcast, to come on site to verify whether they have any equipment on site. An Optimum representative told Triton that they should relocate the pole and that they would come on site if and when customers complain about lost service. We are trying to obviously avoid this. - Triton is actively following up with ConEd on the pad mounted transformer layout work and cost estimate. Wendel / Mitchell and Gerard Associates to discuss options. - Talt Electric has shared their temporary electrical plan, which includes taking 100 amps from the existing service for the new firehouse project, with the team. The fire chief has expressed concerns about the existing building not being able to support this additional load. Talt Electric to advise when an electrician can come on site to verify the existing electrical system. - Richard and GBTPA have provided a proposal to the board for the environmental remediation work that is needed for the soil removal on SB-13 point. The board has expressed a desire to completely remove the soil from the site. Triton recommends that a decision is made sooner, rather than later, on the proposal work so this soil can be excavated. - The team will be notified once Key Construction's door hardware subcontractor is available for a site walk to verify existing door hardware / core information for integration in the new firehouse. - The board is to send JMC the cutsheets of the existing exterior lights for discussion and for determination on how best to move forward with the selection of the exterior lights that were shown on the approved electrical drawings.

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					- The team was notified that Key Construction is claiming that they did not, originally, have cold weather concrete protection in their bid. The original GCC open bid was 05/20/24. Since the 1st open bid did not receive any plumbing bids, a rebid was done. After the 2nd floor upgrade fundings were approved, Key Construction was awarded (NOA sent 07/23/24) and the contract was signed 08/12/24. The Town meeting was on 09/03/24 and a building permit was not issued because we were told we had to wait for the DOT permits. 10/17/24 the DOT permits were received and 10/25 the building permit was received. 11/04 a stop work order was issued due to the uncontrolled dust conditions. Even though Key Construction was ready to have this SWO lifted after 1 week, the Town of New Castle wanted Oak Lane's concerns to be satisfied as well with the previous soil remediation work on the animal hospital. 11/19/24 work was resumed. The foundation work duration is 2 months, and these delays are causing Key Construction to make the claim of not having the cold weather concrete in their original bid in May. Wendel / Mitchell and Triton are reviewing and discussing. - Wendel / Mitchell to provide direction on the antenna for the new firehouse as well as the electrical work for the existing siren on the new firehouse roof.
III.	CHANGE ORDERS				
9/9/24	Change Orders	Design team	Ongoing		12/09/24 - The siren removal CO is with Wendel / Mitchell to be placed on Procure. The cost is \$3080 which will come out of the allowance. We also have the tree removal and planting CO that is \$5639. - ASI 14 bathroom revision pricing has started coming in and this is what we have so far: - Key Construction CO on structural / architectural changes: \$2061. - SRI Fire Sprinkler CO: \$1976. This will become a CO as all of SRI's \$5000 allowance was used for the FDC flush connection upgrade (as per the fire marshal's suggestion and the backflow preventer as per the Town's direction). - Southeast Mechanical CO: we got a \$19,700 change order without any breakdown or description of the work. Wendel / Mitchell and Triton Construction will review the break down of the pricing, once received, and will fight to get a fair price for the board. Southeast Mechanical has an allowance of \$15,000. - Triton Construction is keeping track of all the inspections that Tectonic Engineering is doing on site so the board is in the loop and that fair pricing is received.

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					11/04/24 - SRI was able to lower the combined CO, of the FDC flush connection and backflow preventer upgrade, from \$6001 to \$5000. This value falls under the \$5000 allowance that SRI had in the contract. - Westchester Tree Life submitted a CO for the three additional trees to be removed for \$2390. East Port to send a CO for the planting of four additional trees as per the direction from the Town. Additionally, there is a fire hydrant in Bedford that originally, we were supposed to keep and relocate, but that the Town wants us to replace with a new one. This will also be priced up. - The team is awaiting the ASI for the bathroom changes, from the design team, that the board wants to price. Once Triton receives the drawings, they will then price this with the primes and advise. - ConEd is working on pricing the utility pole relocation on Memorial Drive for the clearance of the new driveway that will be built. Please see other meeting minutes for previous items.
IV.	BUDGET REPORT				
8/11/23	Master Budget				12/09/24 - The treasurer shared the revised master budget with the updates on the soft costs. Triton removed, from the contingency, the utility pole relocation costs from ConEd. Payment application costs from the primes have also been added to the hard costs. The team will note that there are no costs from Key Construction because they just submitted their schedule of values. Key will submit their 1st payment application shortly. 11/04/24 - Triton had sent Katy the revised master budget. Triton will also send the allowance and CO logs for review and discussion. Please see other meeting minutes for previous items.
V.	SCHEDULE REPORT				
8/11/23	Master Schedule				12/09/24

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					- Triton Construction shared their Gantt chart which shows punch list and closeout finishing at the end of January 2026. Triton received Key Construction's revised schedule on 12/09 and will review shortly. Key revised schedule shows the schedule moving back by 2 months as per the delays mentioned above. 11/04/24 - The construction schedule was shared with the board and weekly lookaheads will be provided for the team and the neighbors to be in the loop. - We also brought up the fact that, in the future, it may be necessary to amend the date of substantial completion. The schedule has construction finishing in January of 2026, as opposed to October of 2025, due to the fact that the DOT permits were received two months after the contracts were signed on August 12th, 2024. Please see other meeting minutes for previous items.

The above represents the author's understanding of the issues discussed and conclusions reached. If these minutes contain information that is not accurate, please contact the undersigned immediately. Redi Gjecka.