



NEW CASTLE FIRE DISTRICT No.1

Est. 1925



Board of Fire Commissioners
Post Office Box 64 • Chappaqua, New York 10514
Website: www.ncfd1.org • Phone: 914-238-6287

BOARD OF FIRE COMMISSIONERS NEW CASTLE FIRE DISTRICT NO. 1

**P.O. Box 64
Chappaqua, New York 10514 www.ncfd1.org**

A Special Project Meeting of the Board of Fire Commissioners of New Castle Fire District No. 1 was held at 491 King Street, Chappaqua, New York on the 10th of February, 2025 commencing at 6:00pm.

Present

Dwight Smith, Chairman
Edwin Frank, Commissioner
Charles Rauch, Commissioner
Michael Soldo, Commissioner
Nancy Zezze, Commissioner

Also Present

Christine Dennett, Secretary
Katy White, Treasurer

Pledge of Allegiance

Commissioner Soldo led the *Pledge of Allegiance* and the Board held a moment of silence for all the deceased members.

OACM Update

Kevin Sawyer and Redi Gjecka of Triton Construction gave an update of the project.

- East Port is back on site. The next lowest bidder is \$1.2 million higher.
- Sewer work to begin.
- Construction activities and sequencing discussed.
 - Steel crane will be onsite in approximately 3 weeks.
 - Underground plumbing and electrical will be installed in mezzanine area.
 - Masonry work under mezzanine will begin.
- Key believes they're responsible for half of the monthly electrical cost.
- Stormwater work will occur after sewer work.
- The tank filling station in the existing building will need to be removed due to cost and no backflow preventor or discharge area.

- Tracking to be \$235,000 over budget.

Commissioner Soldo excused himself from the meeting.

Commissioner Zezze stated an air vac system was a necessity and the trucks wouldn't be able to park in the bays without one.

The Board had general discussion regarding the bay door width, entry door access options and soil removal. The Board requested a tarp be put over the soil to ensure it stayed in place and a letter for the file once the soil is cleared.

The Board discussed the exterior lighting options.

Joe Modafferi from JMC suggested it be listed as temporary lighting.

The Board discussed the Town's request to piggyback on the project for their own sidewalk project and decided they would schedule a meeting at the Town's cost to discuss.

The Board had general discussion regarding the Change Orders.

Upon motion by Commissioner Zezze, seconded by Commissioner Frank, the Board voted unanimously to approve Change Order AAP#5 in the amount of \$4,800 with a vote of 4-0.

Upon motion by Commissioner Zezze, seconded by Commissioner Frank, the Board voted unanimously to approve Change Order AAP#6 in the amount of \$27,125 with a vote of 4-0.

Adjournment:

The Board continued into the OACM meeting and adjourned the meeting at 7:11pm.

Upon motion by Commissioner Rauch, seconded by Commissioner Frank, the Board voted unanimously to adjourn the special meeting at 7:36 pm with a vote of 4-0.

Respectfully submitted,

Christine Dennett
Fire District Secretary



#005

Wendel
Centerpointe Corporate Park, 375 Essay Road, Suite 200
Williamsville, New York 14221
Phone: 716-688-0766
Fax: 716-625-6825

Project: 650301 - New Castle Fire District No. 1

Subcontract Change Order #005: CE #006 - Change from 2" to 3" insulation at foundation walls

CONTRACT COMPANY:	Key Construction Services, LLC 4246 Albany Post Road Suite 1 Hyde Park, New York 12538	CONTRACT FOR:	SC-650301-007:BP01- GC- Key Construction
DATE CREATED:	1/ 20 /2025	CREATED BY:	Kaitlyn Handrich (Wendel (Williamsville Office))
CONTRACT STATUS:	Approved	REVISION:	0
REQUEST RECEIVED FROM:	Chris Germano	LOCATION	
DESIGNATED REVIEWER:	Redi Gjecka (Triton)	REVIEWED BY:	
DUE DATE:		REVIEW DATE:	01/24 /2025
REFERENCE:		CHANGE REASON:	Latent Conditions
SCHEDULE IMPACT:		TOTAL AMOUNT:	\$ 0.00

DESCRIPTION:

CE #006 - Change from 2" to 3" insulation at foundation walls
per attached

This is an allowance change order that will be billed against the approved allowance #1 General.

Starting Allowance Balance: \$156,807.00
Change Amount: - \$4,800.00
Allowance Remaining: \$ 152,007.00

ATTACHMENTS:

[RFP 10 change insulation at foundation walls.pdf](#)

CHANGE ORDER LINE ITEMS:

CCO #005

#	Cost Code	Description	Type	Amount
1		Change from 2" to 3" insulation at foundation walls		\$ 0.00
Subtotal:				\$0.00
Grand Total:				\$0.00

The original (Contract Sum)	\$ 10,138,000.00
Net change by previously authorized Change Orders	\$ 0.00
The contract sum prior to this Change Order was	\$ 10,138,000.00
The contract sum will not be changed by this Change Order in the amount of	\$ 0.00
The new contract sum including this Change Order will be	\$ 10,138,000.00
The contract time will not be changed by this Change Order	



#005

This Change Order constitutes full and final compensation for the work described in this Change Order. The contract time will not be changed by this Change Order.

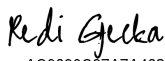
This document is utilized in lieu of AIA Document G701-2001.

Triton Construction

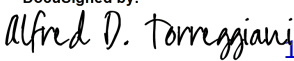
Key Construction Services, LLC
4246 Albany Post Road Suite 1
Hyde Park New York 12538



SIGNATURE DATE
02 / 16 / 2025

Signed by:


AC8838C37A7A402...
SIGNATURE DATE
1/29/2025

DocuSigned by:


4212AFD8C8E34F5...
SIGNATURE DATE
1/29/2025



CHANGE ORDER PROPOSAL REQUESTED

PROPOSAL **24006 -10**

DATE: 1/14/25

REQUESTED BY. **NCDF**

PROJECT. **NCFD**

PREPARED BY. **Key Construction Services, LLC.**

Joseph Manfredi, pm

DESCRIPTION. Change from 2” to 3” insulation at foundation walls
as per attached. only

D&J	4800.00
~~OHP~~	~~240.00~~
~~Total~~	~~5040.00~~

No OHP for Key Construction as this is allowance work. - TCC.

Joe Manfredi

From: Frank Pedone <frank@djconcretecorp.com>
Sent: Tuesday, January 14, 2025 10:46 AM
To: Joe Manfredi; Chris Germano
Cc: 'D&J Conc. - Marcia'; 'D&J - Armando'
Subject: New Castle Fire District #01 (?re: Additional cost to Supply & Set 3" TK. (Foamular 250 Styrofoam) @ the Vertical Face of Walls)

Dear Joe,

Our Additional cost to Supply & Set 3" TK. (Foamular 250 Styrofoam) @ the Perimeter - Vertical Face of the foundation Walls is ADD: + \$12,000.00

Yours truly,

Frank Pedone
(Chief Estimator / Project Manager)



D & J Concrete Corp.
5 Schuman Road
Millwood, NY 10546
(914) 941-6669 - ph.
(914) 941-6934 - fax.
Frank@djconcretecorp.com



3" 12000 —
2" 7200 —

+ 4800 —

Title	GC- KCS- CO#5- Change from 2" to 3" Insulation at...
File name	GC- KCS- CO#5- Ch... walls-signed.pdf
Document ID	599981afeb02f8d69e2841d2678cb7c1d09cb9ba
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



SENT

02 / 13 / 2025

12:24:42 UTC-5

Sent for signature to Dwight Smith (dsmith@ncfd1.org) from treasurer@ncfd1.org
IP: 162.125.63.20



VIEWED

02 / 16 / 2025

17:52:49 UTC-5

Viewed by Dwight Smith (dsmith@ncfd1.org)
IP: 166.137.175.29



SIGNED

02 / 16 / 2025

17:53:05 UTC-5

Signed by Dwight Smith (dsmith@ncfd1.org)
IP: 166.137.175.29



COMPLETED

02 / 16 / 2025

17:53:05 UTC-5

The document has been completed.



#006

Wendel
Centerpointe Corporate Park, 375 Essay Road, Suite 200
Williamsville, New York 14221
Phone: 716-688-0766
Fax: 716-625-6825

Project: 650301 - New Castle Fire District No. 1

Subcontract Change Order #006: CE #007 - Key Soil Allowance

CONTRACT COMPANY:	Key Construction Services, LLC 4246 Albany Post Road Suite 1 Hyde Park, New York 12538	CONTRACT FOR:	SC-650301-007:BP01- GC- Key Construction
DATE CREATED:	1/ 20 /2025	CREATED BY:	Kaitlyn Handrich (Wendel (Williamsville Office))
CONTRACT STATUS:	Approved	REVISION:	0
REQUEST RECEIVED FROM:	Chris Germano	LOCATION	
DESIGNATED REVIEWER:	Redi Gjecka (Triton)	REVIEWED BY:	
DUE DATE:		REVIEW DATE:	01/24 /2025
REFERENCE:		CHANGE REASON:	Latent Conditions
SCHEDULE IMPACT:		TOTAL AMOUNT:	\$ 0.00

DESCRIPTION:
CE #007 - Soil Allowance
Key Construction Allowance #2- Soil Allowance per attached

This is an allowance change order that will be billed against the approved Key's Allowance #2- Soils.

Starting Allowance Balance: \$175,000.00
Change Amount: - \$27,125.00
Allowance Remaining: \$ 147,875.00

ATTACHMENTS:
[RFP 9 unsuitable soils 155 cy.pdf](#)

CHANGE ORDER LINE ITEMS:

CCO #006

#	Cost Code	Description	Type	Amount
1		Soil Allowance		\$ 0.00
Subtotal:				\$0.00
Grand Total:				\$0.00

The original (Contract Sum)	\$ 10,138,000.00
Net change by previously authorized Change Orders	\$ 0.00
The contract sum prior to this Change Order was	\$ 10,138,000.00
The contract sum will not be changed by this Change Order in the amount of	\$ 0.00
The new contract sum including this Change Order will be	\$ 10,138,000.00
The contract time will not be changed by this Change Order	



#006

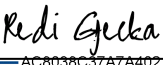
This Change Order constitutes full and final compensation for the work described in this Change Order. The contract time will not be changed by this Change Order.

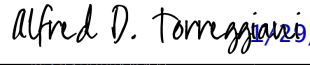
This document is utilized in lieu of AIA Document G701-2001.

Triton Construction

Key Construction Services, LLC
4246 Albany Post Road Suite 1
Hyde Park New York 12538


SIGNATURE DATE
02 / 16 / 2025

Signed by:

AC8038C37A7A402...
SIGNATURE DATE
1/29/2025

DocuSigned by:

4214ED8C65F34F5...
SIGNATURE DATE
1/29/2025



CHANGE ORDER PROPOSAL REQUESTED

PROPOSAL **24006 -9**

DATE: 1/14/25

REQUESTED BY. **NCDF**

PROJECT. **NCFD**

PREPARED BY. **Key Construction Services, LLC.**

Joseph Manfredi, pm

DESCRIPTION.

Unsuitable soils ~~114 cy~~
as per attached. only

excav. @ 90.00
select fill @ 85.00

~~10260.00~~
~~9690.00~~

Total

~~19950.00~~

155 cubic yards
(included the East
foundation footings:
12'x49'x1.5' gridline L
and 10'x15'x1.5' gridline
K)
TCC
01/15/2025

\$27,125.
TCC
01/15/2025

Joe Manfredi

From: Redi Gjecka <rgjecka@tritonconstruction.net>
Sent: Tuesday, January 14, 2025 7:45 AM
To: Joe Manfredi; John Wright; James Pendergraft; Chris Germano; Alfred Torreggiani
Subject: NCFD 1 Chappaqua - Soil Allowance Work

Follow Up Flag: Follow up
Flag Status: Flagged

Team Key Construction,

Below are the quantities I have for the soil allowance work that has been done thus far. I took these measurements with the coordination of Ricardo, from East Port. Please bill for this on the next payment application so we don't have these costs just sitting there. Let me know if you have any questions.

North

- West portion: $21' \times 10' \times 1.5' = 11.67$ cubic yards
- East portion: $45' \times 10' \times 1.5' = 25$ cubic yards

Spread footings

- H/3 and J/3 footings: $11' \times 11' \times 1.5'$ each = 13.44 cubic yards

South

- West portion: $11' \times 68' \times 1.5' = 41.55$ cubic yards
- East portion: $20' \times 20' \times 1.5' = 22.22$ cubic yards

Total = 113.8 cubic yards out of 1,000 cubic yards.

Redi Gjecka P.E.
Construction Manager



Triton Construction Company

495 King Street, Chappaqua, NY 10514

office 212.388.5700 | mobile 646-983-3050

[Website](#) | [LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

Title	GC01-_CO_6-_Soil Allowance
File name	GC01-_CO_6-_Soil Allowance.pdf
Document ID	f49db878df2faeaebf1ed2050ff958190e40f6ef
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



SENT

02 / 13 / 2025

12:33:23 UTC-5

Sent for signature to Dwight Smith (dsmith@ncfd1.org) from treasurer@ncfd1.org
IP: 162.125.31.19



VIEWED

02 / 16 / 2025

17:53:33 UTC-5

Viewed by Dwight Smith (dsmith@ncfd1.org)
IP: 166.137.175.29



SIGNED

02 / 16 / 2025

17:53:43 UTC-5

Signed by Dwight Smith (dsmith@ncfd1.org)
IP: 166.137.175.29



COMPLETED

02 / 16 / 2025

17:53:43 UTC-5

The document has been completed.