

Chappaqua Fire Department

New Castle Fire District No. 1

Chappaqua, NY

OACM Meeting #23 Dated April 14, 2025 at 6:00pm – Via ZOOM and in person

Minutes of OACM #22 Dated March 10, 2025 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	Yes
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	Yes
Katy White	treasurer@ncfd1.org	KW	NCFD1- Treasurer	Yes
Paul Eiden	peiden@chappaquafd.org	PE	NCFD1 – Fire Chief	No
Mike Zezze	mikezezze@gmail.com	MZ	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

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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		1/13/25 - BOFC mentioned that it would be difficult to obtain any FEMA grants, given the current fires that California is experiencing. There is a \$107,000 grant that BOFC will try to go for in March 2025. 9/9/24 - No additional updates on the grants. The board will keep trying for future additional funding. 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		3/10/25 - Triton Construction is actively following up with ConEd on the planned work for the Memorial Drive utility pole relocation layout and there have been no updates. The design team is expected to provide the revised drawings, tomorrow 03/11, on the changes that ConEd has asked for. Once these drawings are received, they will be sent to Talt Electric for pricing and the pricing will be shared with BOFC and ConEd for review. Talt Electric has a \$35,000 allowance, which is part of their original contract, that we have not used thus far. - Southeast Mechanical plumbing was onsite today 03/10 to finish the decon and janitor rooms, as well as the sink and water fill outside the turnout gear room. The laundry and showers room are left for piping, but these rooms are getting, what seems to be, water coming from the soil that came from the flooding the site received last Wednesday night 03/05. East Port will continue to dewater and bring an operator on 03/11 to dig two deeper holes to divert the water from these rooms, so they are dry and ready for the plumber to work in. Southeast Mechanical said that a branch of the South apparatus bay underground sanitary line was raised, from the flood, and thus is flat and without any pitch. Southeast Mechanical will have to fix this pipe as well, so positive drainage is maintained throughout the site. - The Town of New Castle attended the Monday 10am weekly construction call to discuss the heavy rain that we received last week. The Town reiterated that silt fence and silt baskets need to be continuously monitored and maintained to ensure proper erosion control measures during these events. Key Construction and East Port were told not to dewater into silt baskets in the future. All silt baskets on site were cleaned and the damaged silt basket in King Street was replaced. - As mentioned previously, the cold weather concrete costs were lowered from \$20,384 to \$14,338 because Triton Construction found dates and work that were not accurate to the claim. Also, even though the original change order included cold weather concrete costs up until 01/21, and not the 01/27 concrete pour, Triton Construction was able to get D&J Concrete to include the 01/27 pour as well, free of charge to BOFC, as a favor. The board was reminded that cold weather concrete costs, from the concrete plant, are in effect until 04/15/2025, no matter the outside temperature. Because we don't foresee the slab

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					on grade, the Southwest planters, and the 2nd floor decking, to be poured before 04/15, we shouldn't expect any additional concrete cold weather costs. • As previously mentioned, we had received a masonry cold weather concrete cost because the masonry work was planned for earlier in the month. Given the schedule now, with masonry work scheduled for the end of the month, temperatures below 40F should not be common and therefore we shouldn't expect masonry cold weather costs. • Triton Construction to show BOFC documentation in the specs that provide direction on who pays for temporary water usage. • Triton Construction to reach out to ConEd's customer representative on why the construction trailer is being charged at commercial rates. Triton will also follow up with Key Construction on paying, as per the specifications, the construction trailer electrical costs. If Key Construction continues to argue this, the team will bill the electrical costs against their payment application. • GBTPA was on site last Wednesday 03/05 to oversee the removal of the contaminated soil SB13. The soil was removed without any issues and the team is waiting for approved signoff documents for distribution. 2/10/25 • Triton Construction is actively following up with ConEd on the planned work for the Memorial Drive utility pole relocation and the electrical service work for the project. No updates. • Triton Construction reached out to Key Construction on the possibility of terminating the contract with East Port and looking into what the implications would be for changing DOT permits, delays, having site material replaced that belong to East Port, finding another site contractor, etc. Unfortunately, the lowest site contractor Key Construction was able to find is \$1.2 million more expensive than East Port's contract. East Port is continuing to work on site and if further problems arise, the team will be notified. • Lynn, Wendel / Mitchell, and Triton, discussed the cold weather costs for concrete and masonry. Due to the project starting later than usual, due to building permits, there was an agreement that there is legitimacy to the cold weather concrete costs. The cold weather concrete costs need to be reviewed, as per comments made by Triton Construction, and we are waiting for the revised CO. These concrete costs don't include the pour on 01/27/2025. The slab on grade is scheduled to be poured in March as well as the South planter walls so the hope is that the warmer weather will help with the costs. The masonry wall work is planned to start on 03/10, 1 week after 03/03 when Fall Fittings will start picking the steel columns that the mason will need to tie their wall to. The cold weather masonry costs,

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					originally \$17,713, will be revisited during this time to see where we are with weather conditions. • The majority of the backfilling was complete in the previous weeks for the jobsite. East Port has been in conversations with DPW and the Town of New Castle to submit the permit and start the sewer lining work on the East side of the site. Bracing material, for the support of excavation, is scheduled to come tomorrow 02/11. East Port is actively digging for Talt Electric and Southeast Mechanical to lay the underground piping. The underground piping must be complete before Fall Fittings mobilizes on 03/03 to start placing steel members in the building, starting with column line A. Fall Fittings will require only a few hours to set up the crane and will need 1 week to set all the steel up to gridline G. Afterwards, Hull Construction (mason) will mobilize on 03/10 to start the construction of the masonry walls which tie into the steel that Fall Fittings will have installed. The MEPFP primes will be on site to keep up with the masonry wall construction for roughing and wiring work. • Key Construction offered, but has not responded on record, to pay for ½ of the trailer electricity bills. Key's argument was that, since they are sharing the trailer with the owner's representative (Triton), the costs should be split in half. Once Triton receives a response from Key, they will loop in the team. Triton will also reach out to the ConEd representative, for this project, to inquire if anything can be done on the rates as they seem to be too high just monthly trailer use; commercial rates should not be charged for this trailer. • Triton confirmed with Wendel / Mitchell that the 13'-4" wide overhead doors, as shown on the drawings, are as per code. The BOFC was notified. • The temporary power work is done, and an underwriter's certificate was issued to the Town of New Castle – no issues so far. • Triton Construction is following up with Johnson Controls on pricing to provide one fire alarm panel for both firehouses for ease of access and communication. • Regarding the door hardware systems integration for the new firehouse, Key Construction does not recommend using Johnson Controls because they have had issues with them in the past and are pursuing another vendor. • Triton Construction and Wendel / Mitchell will make sure that Key Construction has direction on the door hardware submittals to provide keypads, as per direction from the fire chief, on two doors in the new firehouse. • GBTPA has stated that all the arsenic soil was moved from the SB13 soil point. This excavated soil is currently on site with 6mm plastic wrapped around it. GBTPA will notify Triton Construction when the trucks will be ready to come onsite and haul this soil away.

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					Once this work is done, GBPTA will issue a signed and sealed letter which will show compliance and which should satisfy the neighbors, the Town of New Castle, etc. • Triton Construction brought up the need, in the future, for direction on the backbox for the siren and the antenna in the new firehouse. • JMC brought up the site lighting and highway improvement talking points for discussion. Regarding the site lighting, the team will proceed with the lights that were bought on the electrical drawings and if changes to the lights need to be made in the future, we will be notified. Regarding the highway improvements, the Town of New Castle offered to pay for BOFC to replace the sidewalk that is adjacent to the gas station on King Street. BOFC to reach out to the Town of New Castle for a conversation on payments (escrow account), timing, etc. Please see other meeting minutes for previous items.
III.	CHANGE ORDERS				
9/9/24	Change Orders	Design team	Ongoing		3/10/25 • As mentioned above, the cold weather concrete costs of \$14,338, with backup, have been sent to BOFC for their review and approval. • A change order of \$8255.17, which was lowered from the previous \$10,048, due to unnecessary labor charges, was submitted for the installation of ductile iron piping from the building to the sanitary main. This was a change from DPW after the drawings were already approved and bid with the contractors. • The previous \$3213 change order for the type 3A masonry black color will be rejected as the team has decided to go with the gray color. It is our understanding that the gray color will have no cost impact. • Triton Construction is trying to get East Port to do the SB13 contaminated soil removal extra work for free. • Design team to issue the latest drawings on all the plumbing changes, as per our previous conversations, so the primes have them for any pricing, if necessary. • Triton Construction to reach out to Gerard Associates to see if any additional sprinklers are needed for the bathroom ASI change, in order to save money. 2/10/25

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					- The addition of the 1" rigid insulation, as per the energy code, was added to the drawings and the CO (RFP 10) was priced at \$4800. The unsuitable fill (RFP 9) CO was also brought up for discussion which is the 155 cubic yards that we have removed, from the 1000 cubic yard allowance, of unsuitable fill from the site; the price for this CO is \$27,125. Both COs were voted to be approved. - The previously mentioned concrete / rebar change order for the South foundation wall was argued and rejected as Triton Construction felt it was not a fair claim. - The backflow preventer, at the existing firehouse, pricing was submitted and shared with BOFC. The price is \$12,976 but Southeast Mechanical's overhead and profit of 25% is too high. Wendel / Mitchell found in the specifications that overhead and profit should be 15%, so therefore Southeast Mechanical was directed to revise the change order and apply the remaining plumbing allowance of \$6823.38. The revised CO will be shared with the team once it is available. Please see other meeting minutes for previous items.
IV.	BUDGET REPORT				
8/11/23	Master Budget				3/10/25 The master budget was updated to show the latest costs with contractors and soft costs. 2/10/25 - The master budget was updated to show the costs associated with Gallagher Basset, the trailer electric costs, and some of the soft costs, like the 3rd party inspector Tectonic Engineer, were updated for the latest expenses. - The team discussed ordering the firematic equipment and keep lead times in mind so procurement. The budget for firematic equipment is currently \$285,000. Please see other meeting minutes for previous items.
V.	SCHEDULE REPORT				
8/11/23	Master Schedule				3/10/25 The master schedule was updated to include the latest delays and revised sequencing of the work that has been changed (masonry, steel, etc.). To finish phase 2 of the project, which is the paving, curbs, landscaping, parking lot, work, etc., Key Construction is asking if phase 2 can be done in concurrence with phase 1 so the

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					landscaping / curbing work doesn't get pushed to Spring of 2026. This work cannot be done in the winter and therefore this is the reason why this alternative is being proposed by the GCC. The impact of this change would be that, between 08/18 to 10/30, we would be asking the firehouse to park on Elm Street, so this remaining work (underground structures, electrical conduits for site lighting, paving, curbs, etc.) could be completed. Triton Construction will ask Key Construction if there are any other locations, on site, where parking could be an option, so the firehouse is closer to the firetrucks for a response. 2/10/25 • The master schedule was updated to include a few line items when contractors didn't work due to holidays (MLK) and cold weather-related issues. • Key Construction is working on providing an alternate schedule, with the revised sequences, to ensure that landscaping and site pavement work is done before next Winter. 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.