

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting



New Castle Fire District 1
Chappaqua, New York

Construction Meeting #52: August 11, 2025, @ 10:00 AM
Minutes of Construction Meeting #51

Attendees	Initials	Company	Attended	Email Address
Ed Frank	EF	NCFD Fire Commissioner	No	
Dwight Smith	DS	NCFD Fire Commissioner	No	
Charles Rauch	CR	NCFD Fire Commissioner	No	
Paul Eiden	PE	NCFD Fire Chief	No	
Terry Rowe	TR	The Town of New Castle	No	
Dennis Corelli	DC	The Town of New Castle	No	
Ken Gale	KG	Wendel / Mitchell Architects	No	
Kiel Sadowsky	KS	Wendel / Mitchell Architects	Yes	
Joe Modafferi	JM	JMC – Site Development Consultants	No	
John Trombino	JT	Gerard Associates – MEP Engineer	No	
Kevin Sawyer	KS	Triton Construction – Project Executive	No	
Redi Gjecka	RG	Triton Construction – Construction Manager	Yes	
Jim Duesel	JD	Tectonic Engineering – Special Inspector	No	
Al Torreggiani	AT	Key Construction - GCC	No	
Tony Cimahosky	TC	Key Construction - GCC	No	
Chris Germano	CG	Key Construction - GCC	Yes	
Mike Bottali	MB	Key Construction - GCC	No	
Joe Manfredi	JM	Key Construction - GCC	No	
John Wright	JW	Key Construction - GCC	Yes	
Jim Pendergraft	JP	Key Construction - GCC	Yes	
RJ Rogener	RR	Key Construction - GCC	No	
Krzysztof Zamajtyś	KZ	Intricate Tech Solutions - MC	No	
Tyler Ponzio	TP	Intricate Tech Solutions - MC	No	
Matt Capilupi	MC	Intricate Tech Solutions - MC	Yes	
Gregory Popek	GP	Intricate Tech Solutions - MC	No	
Dorota Karwowski	DK	Intricate Tech Solutions - MC	No	
Joe Ricca	JR	Southeast Mechanical - PC	No	
Harley Toledo	HT	Southeast Mechanical - PC	No	

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Scott Jennings	SJ	Southeast Mechanical – PC	No	
Jack Thomas	JT	Southeast Mechanical - PC	Yes	
Tommy Crea	TC	Southeast Mechanical – PC	No	
Marianna Tompkins	MT	Southeast Mechanical - PC	Yes	
Jose Castrellon	JC	Talt Electric - EC	No	
Robbie Talt	RT	Talt Electric - EC	Yes	
Robert Talt	RT	Talt Electric - EC	No	
Scott Zalesny	SZ	SRI Fire Sprinkler - FSC	No	
Dave Phelan	DP	SRI Fire Sprinkler - FSC	Yes	

Distribution: Emailed to attendees
Attachments: Triton Meeting Agenda

This meeting report is intended to generally record the consensus or outcome of items discussed at the above-mentioned kickoff meeting and reports our understanding of the critical issues that were discussed during the meeting. If any attendees have comments or objections to the information contained herein, please advise (Redi Gjecka) and follow up with a written description of your comments

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Item	Description	Action By	Required By	Date Closed	Action / Details
I.	CRITICAL ITEMS				
08/05/24	Project Rules and Requirements	All Contractors	On-going		<u>DURING the COURSE of the PROJECT</u> • Delivery and work hours are to be 7am to 5pm, Monday through Friday. • No smoking, alcohol and/or controlled substances permitted. • No Radios or offensive language NOT permitted. • Dust, noise, and smell control to be utilized at all times. • Parking will not be allowed on Elm Street or on Memorial Drive. • 491 King Street is and will continue to be an ongoing, 24/7, active firehouse. The firehouse cannot be obstructed in any way possible. • Entry through Memorial Drive is NEVER allowed. All trucks and vehicles must enter through King Street and exit through

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					Memorial Drive. Vehicles can exist through King Street, but cannot enter through Memorial Drive. • Shutdowns of any kind need to be coordinated with the CM. • Primes were reminded that sub-contractors shall not directly contact the NCFD 1 board or the chief about questions about the projects. All questions or requests should go through Triton / the primes. The prime contractors indicated that they had not previously directed any subs to do so.
08/05/24	Safety	All Contractors	On-going	09/04/24	08/05/2025 • Triton Construction brought up, again, the point of never parking in the existing firehouse parking lot and not entering the jobsite through Memorial Drive. All primes, field personnel, subs, drivers (especially new drivers), must be made aware of this requirement. 05/19/2025 • Triton Construction reiterated the importance of using PPE on site. Contractors were observed not wearing hard hats on site and were told to do so. The 5 primes were told about following the PPE requirements during the meeting. See previous meeting minutes for previously discussed items.
10/28/24	Construction Activities	All Contractors	Ongoing	Ongoing	08/05/2025 • DJ Concrete poured the planter walls on 08/04 and today 08/05 they are on site removing formwork from the walls. Fall Fittings is scheduled to finish the steel work, necessary for the 2" topping pour, on the mezzanine area today or tomorrow at the latest. • Hull Construction needs to lay one layer of their Omni block (insulated block) on the North side of the mezzanine so DJ Concrete can be scheduled to pour the 2" topping pour. Key Construction is meeting with Hull's manager at 2pm on site to discuss the work needed to be done and the lack of manpower

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					(7 guys on site today). The mockup pad was poured on 07/22 and it still hasn't been completed. The West rooms were cleared by Key Construction so Hull Construction can start chipping out the grout before Key Construction proceeds to lay gravel / vapor barrier. Hull Construction is continuing their block work on the East side of the firehouse. • Southeast Mechanical placed insulation on the truck fill and finished their work in the water room (domestic water and fire suppression lines) and these areas were backfilled last week. The plumbers are on site today 08/05 to get plumbing equipment and material on the 2nd floor deck. • Triton Construction reminded Key Construction and Southeast Mechanical to let the team know on the 2nd floor kitchen equipment that has been released already; what is the cost to return the equipment (restocking fee)? • Key Construction has been following up, since last Friday 08/01, with the Town of New Castle on the sewer permit approval. The Town of New Castle / DPW had mentioned that the permits should be ready for pick up on 08/01. Triton followed up today and was told that the Town is trying to get the permits ready for today 08/05. 07/28/2025 • DJ Concrete poured the 2nd floor deck and planter footings last week. DJ Concrete is currently working on the rebar placement and tying for reinforcement for the pour of the planter walls at the end of the week 08/01. Key Construction was told that sleeves need to be placed in the walls for the existing gas pipe, and the four storm pipes. Triton Construction asked for yardage of concrete planned for the pour and the time of the day so Tectonic Engineering can be scheduled for inspection. The 2" topping slab on the mezzanine deck is also expected to be poured at the end of the week.

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					• Fall Fittings is schedules to be back on-site Wednesday 07/30 to install the remaining edge plates and the manhole structure in the mezzanine deck. This work would need to finish before Friday morning for DJ Concrete to pour the 2" topping slab on the mezzanine deck. Fall Fittings was also told to confirm on providing the 2nd elevator shaft beam, the safety U-anchor behind the training window, and the anchors needed on the training wall itself. • The sanitary pipes in the apparatus bay were pressure tested and passed for inspection with the Town of New Castle. The sanitary pipes were then backfilled last week and Southeast Mechanical worked on installing the domestic water line and fire suppression water line in the water room. The fire sprinkler line was pressure tested without any issues. Southeast Mechanical will work on putting insulation on the copper truck tank fill water line that was laid last week so it can be backfilled shortly after. • The documentation for the sewer connection and repair was submitted by Triton Construction, for Key Construction, to DPW last Friday 07/25. JMC also submitted their signed and sealed drawings, as requested by DPW, for the review. The Town of New Castle to advise on when the permits get approved so the work can be scheduled. • Key Construction advised that all underground structures, except for the water quality structure (WQS) and the control inlet structure (CI-13), were released and there is a 1-2 week ship time for when they are needed on site. Key Construction to follow up with Siteworks on the existing site measurements that Siteworks took on the CI-13 structure so they can be formally submitted to the DOT for approval. • Hull Construction is working on setting block around the South, East, and North, edge perimeter walls. Triton Construction reminded Key Construction again to bring the omni block on site that is needed for the boilers / domestic water heater room in the mezzanine room area. Triton Construction also asked

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					SRI Fire Sprinklers on the placement of the fire department connection FDC on the Southeast corner of the building, since block is going up now. SRI said that they would be cutting and coring for this opening after the fact. Triton Construction reminded Key Construction that a common bond layout is required for the masonry mockup. A CO is also required for the estimated work to provide a common bond brick design for the project to match the existing firehouse. See previous meeting minutes for previously discussed items.
08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	08/05/2025 - On Procore there are currently 7 open submittals and 3 open RFIs. - Triton Construction reached out to JMC about closing, as soon as possible, the electrical manhole RFI, and dewatering bag / bypass sewer submittals on Procore. - Talt Electric was asked to submit their layout drawings now that the overhead mechanical, plumbing, and sprinkler, shop drawings are all approved and coordinated. - Triton Construction asked Key Construction to keep the team in the loop with their conversation with the DOT on the control inlet CI-13 structure on King Street. - The team was asked if there were any hot submittals that were coming our way for immediate release and nothing was brought. - Triton Construction reminded all prime contractors of the importance of distributing ALL ASIs to the field team, so we are building off the latest drawings. If the primes have any issues accessing the ASIs, which are all on Procore, they must notify Triton Construction. 07/28/2025

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					- On Procore there are currently 7 open submittals and 1 open RFI. - The electrical manhole RFI was brought up and JMC needs to provide their input. JMC was reached out to provide an answer. - JMC to return the dewatering bag and the bypass sewer submittals that are overdue on Procore. - The tempered access door revision 2 shop drawings were approved and returned. These are currently with Wendel / Mitchell to formally close out for the primes. - The team confirmed, as per Wendel / Mitchell's previous request, that the vapor barrier which will go under the slab on grade was approved. - Triton Construction reminded all prime contractors of the importance of distributing ALL ASIs to the field team, so we are building off the latest drawings. If the primes have any issues accessing the ASIs, which are all on Procore, they must notify Triton Construction. See previous meeting minutes for previously discussed items.
8/12/2024	Electrical / Gas Items	Key Construction, Intricate Tech Solutions, and Talt Electric	On-going		08/05/2025 - Triton Construction to follow up again with Johnson Controls on the engineering work for the fire alarm system. - As per above, JMC to advise on the opened electrical manhole RFI in regard to the storm structures and Talt Electric to submit the electrical layout submittals. - ConEd stated that they will do the service switchover work, on King Street, when Talt Electric installs the utility pole on the firehouse property. Talt Electric was asked to provide an update on what they would need to prepare for this work. 07/28/2025

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					- Johnson Controls said that their engineers are still working on the fire alarm system communications system between the two firehouses. Triton Construction to follow up for a response this week. - As per above, JMC to advise on the opened electrical manhole RFI in regard to the storm structures. - ConEd stated that they will do the service switchover work, on King Street, when Talt Electric installs the utility pole on the firehouse property. Talt Electric was asked to provide an update on what they would need to prepare for this work. See previous meeting minutes for previously discussed items.
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	08/05/2025 - Intricate Tech Solutions removed the existing cabinet heater, in the area where the demolition work will occur, and capped the mechanical pipes. The cabinet heater was left in the storage room. On 08/04, Intricate Tech Solutions installed the two access doors in the mezzanine ceiling area where the mechanical pipes were capped. Triton has been following up with Intricate on a credit for the fact that the cabinet heater does not have to be relocated. - Last week the MEPFP primes were told that the 2nd floor was being laid out for work and asked for the primes to prepare for this work. Southeast Mechanical said that they need the building to be enclosed before they can start installing their pipes on the 2nd floor. Triton asked for formal responses through email. 07/28/2025 - Intricate Tech Solutions advised that they planned to remove the cabinet heater this week (week of 07/28). Triton Construction asked for a heads-up notice so this work can be coordinated with the firehouse. Triton also asked for a credit on not having to relocate the cabinet heater.

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					Intricate Tech Solutions sent out composite drawings, with PDFs, for the team to use on all the overlaid overhead work. Wendel / Mitchell to advise on the light fixture locations, as well as the decon room 115, and the impact of the overhead work. See previous meeting minutes for previously discussed items.
II.	NEW ITEMS				
III.	SCHEDULE				
08/05/24	Project Schedule	All Contractors	08/12/24	On-going	08/05/2025 - Key Construction said that they would be submitting an updated schedule by this Thursday 08/07. Triton told Key that the schedule is needed this week before Monday's OACM meeting 08/11. 07/28/2025 - Triton Construction asked Key Construction for an update schedule to be submitted ahead of the next OACM meeting. Key Construction said that they are working on it and should expect an updated schedule this week or next week at the latest. See previous meeting minutes for previously discussed items.
IV.	FINANCIALS				
08/05/24	SOVs / COs / etc.	All Contractors	08/16/24	On-going	08/05/2025 - Key Construction to advise on the following: - Common bond brick layout CO with comments from Wendel / Mitchell.

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					○ Added Emseal and waterproofing ASI on the Southwest existing / new foundation area. Key Construction said they followed up last week but did not get any pricing yet. • Intricate Tech Solutions submitted the credit for the cabinet heater work and Triton Construction to review. • BOFC to decide on the sprinkler bulk piping that will be used to provide water for the sprinkler system at the existing firehouse. • The primes were reminded to continue submitting all their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions. 07/28/2025 • Southeast Mechanical and Intricate Tech Solutions submitted payment apps for July to be reviewed and approved. • Key Construction to advise on the following: ○ Common bond brick layout. ○ Added Emseal and waterproofing ASI on the Southwest existing / new foundation area. • Intricate Tech Solutions to advise on the credit for the cabinet heater work. • BOFC to decide on the sprinkler bulk piping that will be used to provide water for the sprinkler system at the existing firehouse. • The primes were reminded to continue submitting all their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions. See previous meeting minutes for previously discussed items.