

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting



New Castle Fire District 1
Chappaqua, New York

Construction Meeting #54: August 25, 2025, @ 10:00 AM
Minutes of Construction Meeting #53

Attendees	Initials	Company	Attended	Email Address
Ed Frank	EF	NCFD Fire Commissioner	Yes	
Dwight Smith	DS	NCFD Fire Commissioner	Yes	
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	Yes	
Joe Manfredi	JM	Key Construction - GCC	Yes	
John Wright	JW	Key Construction - GCC	Yes	
Jim Pendergraft	JP	Key Construction - GCC	No	
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	Yes	

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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	08/18/2025 • 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	08/18/2025 • Hull Construction finished block placement on the South piers and are continuing their block work on the East side and the stair S04 enclosure. Hull to discuss with Fall Fittings on the progress of work for stair S04 so Fall Fitting can prepare for the mid-landing deck installation. Hull Construction is still scheduled to finish block work by the beginning of September, and the crane would mobilize on site to install the roof trusses. Wendel / Mitchell to advise on the approval of the mockup. • Fall Fittings are welding plate washers and installing the angle, to support block, in the Southwest corridor by the unisex toilets.

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					Fal Fittings to confirm if they will be able to work tomorrow on the block that is still curing with the grout placement. Triton Construction mentioned that it would be feasible for Fall Fittings to continue work as Hull's scaffold is here and Fall Fittings wouldn't need to reconstruct this scaffold at a future date. However, there is the concern with waiting for the grout in the block to cure. Fall Fittings to confirm on the plan for work. • The West rooms were cleaned out of all the debris and left-over chipped grout of the masonry work. The East side will be done once Hull Construction is finished with block placement there. Key Construction to confirm when, next week, Schmitt Brothers will be back to level the rooms with gravel so vapor barrier can be placed prior to the MEP work that needs to go in the slab on grade. • Siteworks digging in the North end of the site for the storm and sewer repair. Siteworks will go to the South side next to locate where there is a pipe separation in the sewer line. JMC, the Town of New Castle, and the Department of Public Works, are all being kept in the loop of progress done. • JMC / Gerard Associates stated that the 6" sanitary pipe coming out of the building cannot be reduced to a 4" before it enters the oil separator. Apparently, a pipe reduction is not allowed outside the building. The plumbing shop drawings were approved showing a 6" sanitary pipe exiting the building and the oil separator detail shows a 4" pipe entering and existing the oil separator. Siteworks will need to remove the previously installed section of 4" piping and core a 6" hole to allow for a 6" pipe to enter the oil separator. The contractors will do this work on a time and material order. • Key Construction to advise on the CI-13 structure as more as-built dimensions were provided by Siteworks. This structure needs to get submitted to the DOT for review and approval. 08/11/2025

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					- Hull Construction is continuing block placement on the East and South walls. Two extra men are on site today, but one mason called out. The mockup was completed in the morning, and Wendel / Mitchell reviewed it. Key Construction will take additional pictures, in the early morning, to catch the sunlight on the mockup so Wendel / Mitchell can provide approval on the sealant selection. BOFC was told about the mockup, and the members plan to view the mockup on 08/11 during the OACM meeting. Hull Construction to follow up and provide an update on the Omni block that is needed at the mezzanine. If the material doesn't show up soon, Hull Construction can place a layer of regular block, to pour the 2" topping, and place the Omni insulation after it arrives. The West rooms are being cleared of all grout that was chipped and are being prepped and completed by Wednesday 08/13. - Key Construction said that they are looking to get 2 extra carpenters this week to help push the 2nd floor work with a possible 2 more next week. Wendel / Mitchell, Key Construction, and Triton Construction, walked the 2nd floor to review the carpentry and discuss any questions or issues. - Fall Fittings is working on installing the elevator hoist beams at the top of the roof shaft, working on installing the grease trap framing on the 2nd floor, and working on placing the safety anchor at the West wall in the mezzanine area. - BOFC told the team that pricing for released 2nd floor kitchen equipment was not needed any longer. - The sewer repair and connection permits were approved by the Town / DPW and Key Construction is to advise when Siteworks is planned to be onsite to do the work. Triton Construction will give JMC, the Town of New Castle, and DPW, notice so they can plan accordingly for inspection. - Key Construction is working with Siteworks to finalize the CI-13 sketch and to have discussions with JMC and Triton Construction. Key Construction will then submit to DOT for review.

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08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	08/18/2025 - On Procore there are currently 8 open submittals and 1 open RFI. - An RFI was submitted on the column B13 framing which Key Construction has a conflict that they found. Wendel / Mitchell to review. - The following submittals are opened as per the below. - The backflow PRZ submittal will get closed as soon as Westchester County approves the PRZs for the project. - BOFC to advise when the plaque will get approved. BOFC was reminded that the plaque has an 8-week lead time. - The weep vents, joint sealant, and the spec mix samples, will all get approved after the mockup is reviewed. - JMC returned the sandy loam and stone product data for sand filter product data. - 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. 08/11/2025 - On Procore there are currently 5 open submittals and 3 open RFIs. - The cleanout drain RFIs have already been responded to and need to be closed out by Wendel / Mitchell. - Key Construction was told to void the infill material RFI as it does not pertain to this job.

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8/12/2024	Electrical / Gas Items	Key Construction, Intricate Tech Solutions, and Talt Electric	On-going		08/18/2025 - Talt Electric to follow up with Johnson Controls again on the fire alarm revised submittal package. Unfortunately, Johnson Controls is not very good with communication. Talt Electric to follow up again. - Talt Electric to follow up with their drafter on the layout submittals. - ConEd, Talt Electric, JMC, and Triton Construction, to meet tomorrow 08/19 at 11:30am to review the location of the pad mounter transformer and the customer utility pole for electrical service. Talt Electric was provided the site SP drawing with dimensions to locate the curb at the King Street entrance. 08/11/2025 - Talt Electric plans to install, either Thursday or Friday of this week, the utility pole by the King Street entrance, to accept the permanent power from ConEd's pole. Talt Electric to advise,

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					ASAP, when the work will take place, how long it will be, and whether it will block all of the King Street entrance. If the King Street entrance is blocked, it will affect logistics, and the team will need to confirm. - Johnson Controls reached out to Talt Electric and Gerard Associates to confirm previous discussions on the fire alarm system. Gerard Associates to advise if there are any other open items to close this out. - ConEd did the switchover work, last week, from the old pole to the new pole on King Street. Verizon and Optimum to confirm when they will be able to do their work before the old pole is removed. See previous meeting minutes for previously discussed items.
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	08/18/2025 - SRI submitted a credit, as per ASI 33, on the removed sprinkler heads at the top and bottom of the elevator shaft. - Key Construction to confirm with the elevator contractor (Schindler) that the elevator will be recalled with a battery backup since the existing generator will not be sufficient to provide an elevator recall. - Talt Electric does not need to install relays for the elevator shut down and needs to review this ASI for confirmation. 08/11/2025 - ASI 33 was issued last week by Wendel / Mitchell on the elevator and the shaft changes. A sprinkler was removed at the top of the shaft and SRI Fire Sprinkler was asked to submit a credit. The elevator is to be configured to be recalled with a battery backup since the existing generator will not be sufficient to provide an elevator recall. Key Construction to discuss with Schindler Elevators to confirm the ramifications of this change. Also, Talt Electric does not need to install relays for the

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					elevator shut down. Key Construction, Tait Electric, and SRI Fire Sprinklers, to review this ASI and confirm. 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	08/18/2025 - Triton Construction sent to the team the updated schedule from Key Construction. MEPFP team to review and make comments on the schedule. 08/11/2025 - Triton Construction asked Key Construction to submit an updated schedule as soon as possible so it can be shared with the BOFC. See previous meeting minutes for previously discussed items.
IV.	FINANCIALS				
08/05/24	SOVs / COs / etc.	All Contractors	08/16/24	On-going	08/18/2025 - The common bond CO was rejected by BOFC and Key Construction was told to proceed with the running bond brick layout. - Key Construction to advise on the following: - Common bond brick layout CO with comments from Wendel / Mitchell. - Added Emseal and waterproofing ASI on the Southwest existing / new foundation area. Key Construction said

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					they followed up last week but did not get any pricing yet. ○ Key Construction to advise on the revisions to the entry sign and lettering changes. • ASI 33: Talt Electric and Key Construction to advise on the battery backup system for the elevator and the removal of the electrical relays to shut down the elevator. • ASI 34: Talt Electric to advise on the pricing of the added door sconces on the Southside of the apparatus bay. • ASI 35: Talt Electric and Key Construction to review the relocation of an outlet, which shouldn't be an issue, and the addition of wall blocking. • Wendel / Mitchell to confirm, with Procore, the issues that the primes are having with getting notifications on the distribution of the ASIs. • The primes were reminded to continue submitting all their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions. 08/11/2025 • Key Construction to advise on the following: ○ Common bond brick layout CO with comments from Wendel / Mitchell. ○ 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. ○ Key Construction to advise on the revisions to the entry sign and lettering changes. • Intricate Tech Solutions submitted the credit for the cabinet heater work and Triton Construction sent it to BOFC. • BOFC approved the sprinkler bulk piping that will be used to provide water for the sprinkler system at the existing firehouse. Wendel / Mitchell to submit the formal CO for BOFC to sign.

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