

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting



New Castle Fire District 1
Chappaqua, New York

Construction Meeting #56: September 8, 2025, @ 10:00 AM
Minutes of Construction Meeting #55

Attendees	Initials	Company	Attended	Email Address
Ed Frank	EF	NCFD Fire Commissioner	No	
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	No
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	09/02/2025 • 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. Triton reminded Key Construction about Hull's delivery drivers and the incident that happened last week. 09/02/2025 • 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	09/02/2025 • Key Construction to follow up with Arold Construction on the video of the pre-lining sewer inspection. The video will be shared with the team once submitted. Key Construction submitted the revised lining submittal and JMC is reviewing. • Pictures were sent to JMC / DPW of the concrete that was poured in the old animal hospital connection that was abandoned. JMC / Triton reminded Key Construction on the hole by CI-13 that needs to be fixed, the silt fence on King

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					Street, and the silt fence on the stockpiles that need to be fixed and adjusted. The North and South sewer repair points, as well as the sewer connection and the oil separator, were all back filled last week. This week, Siteworks is working on backfilling the storm planters and installing the drain basins. • Fall Fittings is working on installing the decks in the stairs S04 enclosure area. • Hull Construction is working on finishing the block work on the adjacent firehouse and the North piers. The mezzanine insulated block is scheduled to arrive this week and Hull Construction will be placing them in the mezzanine shortly after the material arrives. Triton Construction reminded Hull Construction that sufficient manpower needs to be confirmed with Hull Construction to set the exterior brick after the crane is finished at the end of next week with the roof trusses. Key Construction has asked Hull Construction to clear out the East rooms and the apparatus bay room so Schmitt Brothers can come back and level the subgrade in those areas ahead of the trench drain installation. • Schmitt Brothers finished leveling the West rooms last week with gravel. Schmitt is looking to come back to do the East rooms and the apparatus bay. After the trench drains are installed, Key Construction will install the vapor barrier on the subgrade and the SOG work will start. • The crane is still scheduled to set up on site on Friday 09/05 and Monday 09/08 the crane will start setting the roof trusses. The roof truss work is scheduled to take 1 week and Key's carpenters will be setting the roof trusses / installing the roof sheathing as the trusses get set. The primes were reminded that deliveries are not allowed next week as the site driveway will be blocked with the crane and the deliveries for the truss. The primes were told that they can work underneath the 2nd floor deck during this week. • Door frames are scheduled to arrive on site tomorrow 09/03.

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					08/25/2025 - JMC wanted to reiterate to Key Construction and Siteworks that erosion control maintenance is required during the sewer repair work and connection work as well. - Siteworks got a flagger, after a few phone calls, on the Memorial Drive manhole where Siteworks is bypassing to pump out sewer water during the repair work. Manholes ESMH-4 and 2, on Memorial Drive and King Street, respectively, are being used for the bypass work. Siteworks has said that the repair work would take 1 day and JMC / DPW / the Town of New Castle have been notified. Ductile iron piping is being installed from the building to the sewer main and backfill is planned for tomorrow 08/26. No backfilling can start until the JMC / DPW / the Town have reviewed on site. The week after, Siteworks will work to excavate and backfill the storm planters with the drain basins that are on site. - DJ Concrete is planning to pour the 2" mezzanine topping slab this Friday (originally scheduled for Thursday 08/28) 08/29 for 7 cubic yards (1 concrete truck). Tectonic Engineering was confirmed for Friday 8am concrete inspection. Key Construction was told that Hull needs to get their one layer of block in the mezzanine before Friday and Fall Fittings should be scheduled to be back on site to install the manhole on the mezzanine. If the manhole does not get installed in time, the opening will be framed, and the manhole can be installed afterwards. - Hull Construction is done with the East exterior block work and is working on the interior East wall as well as finishing the North water room. Afterwards, Hull will work to finish the block in the North piers at the apparatus bay. Key Construction was reminded that Hull Construction needs to prepare enough manpower (more than the 9 guys they have on site now) to install the brickwork when they come back after the roof trusses are set. Key Construction said that Hull Construction has agreed to this as per their contract. Key Construction was

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					also told that Hull Construction needs to clean leftover grout in the West vestibule before Schmitt Brothers comes back on Thursday 08/28 to level off the subgrade. - A logistical meeting was held this morning on the setting of the roof trusses. The crane is scheduled to arrive on site on Friday 09/05 and on Monday 09/08 the crane will need the whole week to set roof trusses. The flatbed will be entering the site through King Street. The other primes were told that they cannot bring any deliveries during this time and that they cannot work underneath the crane. The primes are allowed to work on the ground floor as the 2nd floor deck is used for protection. - JMC is working on drafting an ASI on the CI-13 structure for Key Construction to use for approval with the DOT. See previous meeting minutes for previously discussed items.
08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	09/02/2025 - On Procore there are currently 10 open submittals and 1 open RFI. - Key Construction is filling out missing information on the elevator permit application and will send it back to the Town of New Castle for approval. - Wendel / Mitchell mentioned using shot blasted epoxy for flooring as it provides a better adhesive. Triton / Key / Wendel discussed, and Key will confirm. - 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. - Key Construction resubmitted the revised liner submittal last week and JMC to prioritize their review. - JMC will also be returning the concrete cradle submittal, for the sewer, today 08/25 – this was already approved, verbally, by JMC and DPW.

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					○ Structural fill submittal to be returned by Tectonic Engineering on Procore as it was already approved by email. ○ Wendel / Mitchell to close out the crane lift submittal. ○ Storage locker submittal is pending as it needs to be revised as per latest conversations on the revision of the layout. • 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. 08/25/2025 • On Procore there are currently 6 open submittals and 1 open RFI. • Key Construction was reminded to send the original elevator permit application to their office since a few documents were not signed by Key's owner. • The opened RFI is about the oil separator work which JMC / Gerard Associates already gave their verbal approval on. • 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. ○ JMC to return the pipe liner submittal today 08/25 with comments for Key Construction to follow for the submission for permit. ○ JMC will also be returning the concrete cradle submittal, for the sewer, today 08/25 – this was already approved, verbally, by JMC and DPW. • 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.

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					See previous meeting minutes for previously discussed items.
8/12/2024	Electrical / Gas Items	Key Construction, Intricate Tech Solutions, and Talt Electric	On-going		09/02/2025 • Talt Electric is looking to schedule, this week, their electrician to come to the existing firehouse to check the electrical work that needs to be done before the demolition work starts. • The electric layout submittals should be submitted tomorrow 09/03. • ConEd / Talt Electric shared their cutsheets of the electrical equipment. The design team to advise on the proper location of the utility pole installation on King Street. • The existing lights and cameras on the 2nd floor were removed by Talt Electric and the fixtures were placed in the construction trailer. BOFC to pickup the fixtures whenever they want. • Johnson Controls was on site last Friday 08/29 to verify site conditions before finalizing the fire alarm submittal package. 08/25/2025 • Talt Electric to advise when their electrician (sometime this week) will be available to walk the existing firehouse to check the existing fixtures / electric conduits that need to be removed ahead of the demo work. • Talt Electric said that the layout submittals should be submitted either tomorrow 08/26 or Wednesday 08/27. • ConEd said that the 300 kVA pad mounted transformer was available and will be ready for pickup once it is tested and ready for service by ConEd. Talt Electric to share any cutsheets, for the equipment, they receive with the team for coordination. • Chuck from Johnson Controls needs to provide an update on the fire alarm package submittal. The “revised” package that

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					was previously sent was missing comments from the previous package. The team will be following up for this revision. See previous meeting minutes for previously discussed items.
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	09/02/2025 - The MEPFP primes were told to prepare manpower for interior work once the roof trusses get set. The MEPFP primes previously expressed that they need the building enclosed before the interior overhead work can start, so Triton Construction told the primes that after the week of 09/08 when the roof trusses are set, the carpenters will work to place the sheeting over the roof and enclose the building. - Key Construction to provide an update with Schindler on the elevator recall through a battery backup service. Schindler has not confirmed yet on this change. - Talt Electric to confirm on a credit to not install the elevator relays as they won't be needed as per ASI 033. - Triton Construction reminded the MEPFP primes of the overhead work and the composite drawings that are available for coordination. The trades must be on the same page when installing overhead work as not to prevent other trades from working. 08/25/2025 - The MEPFP primes were told to prepare manpower for interior work once the roof trusses get set. The MEPFP primes previously expressed that they need the building enclosed before the interior overhead work can start, so Triton Construction told the primes that after the week of 09/08 when the roof trusses are set, the carpenters will work to place the sheeting over the roof and enclose the building. - Key Construction was asked for an update with Schindler on the elevator recall through a battery backup service. Key will follow up with Schindler.

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					• Talt Electric to confirm on a credit to not install the elevator relays as they won't be needed as per ASI 033. • Triton Construction reminded the MEPFP primes of the overhead work and the composite drawings that are available for coordination. The trades must be on the same page when installing overhead work as not to prevent other trades from working. 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	09/02/2025 • Key Construction submitted an updated project schedule last week. • Triton Construction asked Key to respond to questions on the previous schedule and why the work was pushed out. 08/25/2025 • Triton Construction has not heard back from anyone else on Key's updated schedule. • Key Construction to submit an updated schedule with the phase 2 information soon. See previous meeting minutes for previously discussed items.
IV.	FINANCIALS				
08/05/24			08/16/24		09/02/2025

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	SOVs / COs / etc.	All Contractors		On-going	- Wendel / Mitchell to advise on the bailout windowsill and cantilever training anchor hook ASI revisions for pricing. Wendel / Mitchell is also working on a sketch for the revisions with the turnout gear locker room. - Key Construction to advise on the following: - Added Emseal and waterproofing ASI on the Southwest existing / new foundation area. Key Construction said they are only waiting on Siteworks' pricing for the excavation. - 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 will provide pricing of the added door sconces on the Southside of the apparatus bay once Gerard Associates advises on the selection of the light fixtures. - The primes were reminded to continue submitting all their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions. 08/25/2025 - Wendel / Mitchell to advise on the bailout windowsill and cantilever training anchor hook ASI revisions for pricing. Wendel / Mitchell is also working on a sketch for the revisions with the turnout gear locker room. - Key Construction to advise on the following: - 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.

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					• 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. See previous meeting minutes for previously discussed items.