

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting



New Castle Fire District 1
Chappaqua, New York

Construction Meeting #58: September 22, 2025, @ 10:00 AM
Minutes of Construction Meeting #57

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	No	
Mike Bottali	MB	Key Construction - GCC	No	
Joe Manfredi	JM	Key Construction - GCC	Yes	
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	No
Tommy Crea	TC	Southeast Mechanical – PC	Yes
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	09/15/2025 • 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. The primes were also reminded to wash the truck tires of any mud before exiting on Memorial Drive. 09/15/2025 • 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	09/15/2025 • The Town of New Castle and JMC took no objections to the sewer pre-lining video and submittal. Key Construction to submit Arold Construction's certificate of insurance that shows NCFD1, JMC, and Triton Construction, as the additionally insured. After the COI is submitted, the Town of New Castle will issue the permit to do the sewer lining work and the team will be notified of when the work is scheduled.

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					• Siteworks was on site this morning to accept the delivery of three water quality structures. The structures did not come this morning because the driver said he was having mechanical issues with this delivery truck. Key Construction to reschedule delivery with Siteworks. • The Olori crane finished setting the 62'-0" long trusses last Wednesday 09/10 and demobilized last Thursday 09/11. Key Construction received 3 extra carpenters, and the carpenters are continuing to do roof truss connection and bracing work prior to installing the roof sheathing. Key Construction had to remove the Densglass sheathing that was installed on the West perimeter and ordered the correct material, DensElement, to be installed in the exterior. The material is readily available and should be arriving on site shortly. Key Construction to let Triton know when the connections and bracing work will be completed so Triton can notify Tectonic Engineering for inspection. • Hull Construction did interior block prep work last week which consisted of grinding, patching, and bullnosing of edges. Hull Construction is saying that there is not enough work on site for them bring a full crew to start exterior brick preparation and installation – this is not true as work is available for them on the West perimeter and that they were scheduled to be onsite this whole week. Key Construction said that Hull Construction would be coming back on Wednesday 09/17 and Triton asked Key to confirm sufficient manpower. Hull Construction will be doing brick work at the West side, South, East, and finish up on the North side. • Schmitt Brothers will be back on site tomorrow 09/16 to level off the subgrade in the East rooms and in the apparatus bay. • Key Construction to advise on when Fall Fittings will be applying the touchup paint on the steel for rust control. • Key Construction to advise when the waterproofer will be on site to do the waterproofing behind the planters and at the vestibule area.

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					09/08/2025 • Arold Construction submitted their pre-lining video of the sanitary main. The video was shared with the team for review and comments before the permit is issued for work. • Siteworks installed the PVC perforated pipe over the storm planters and gravel was laid. Key Construction to provide photos of the perforation in the PVC pipe for JMC's record. Siteworks also finished hand digging the West foundation, by the vestibule, where the waterproofing and Emseal will need to be installed. • Trusses are onsite and the Olori crane will start to pick the trusses off the flatbed truck before they are installed on the roof. The work is expected to take 1 week. Key Construction was told to coordinate the setting of the existing siren on the siren support towards the end of the week when all the trusses are installed. • Hull Construction finished the exterior block work. Hull is currently finishing up block work in the mezzanine and in the electrical / janitor room. Masons are working on prepping the West exterior wall for insulation placement and vapor barrier ahead of the brick work. • Schmitt Brothers level off the gravel subgrade in the East rooms last week. Schmitt will come back to do the stair S04 and the apparatus bay areas once they are ready for them. See previous meeting minutes for previously discussed items.
08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	09/15/2025 • On Procore there are currently 14 open submittals. • Triton Construction asked JMC to prioritize the DDI, DI, CI, and the MH A-1, structure submittals; Key is expecting a quick approval since all the previous JMC comments made were picked up.

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					• Triton Construction to reach out to the Town of New Castle to ask about Key Construction's original building permit application information to Key Construction can use this information for the elevator permit – the application is essentially the same. • 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. 09/08/2025 • On Procore there are currently 9 open submittals. The new submittals that came in are for the control inlet and drain inlet structures which are with JMC to review – these submittals are due this week. • Key Construction is asking where it is required, on the Town website, that an elevator permit application is required. The Town website does not show a requirement for the elevator application. Triton Construction asked Key Construction to look for the original application, similar to the elevator permit, that was submitted for the building permit so the same information can be resubmitted to the Town. • Wendel / Mitchell mentioned using shot blasted epoxy for flooring as it provides a better adhesive. Key Construction to confirm this application. • 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. ○ The liner submittal was approved by the Town and JMC. ○ The concrete cradle submittal for the sewer was approved and returned. ○ Tectonic Engineering approved and returned the fill submittal from Siteworks.

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					○ 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. See previous meeting minutes for previously discussed items.
8/12/2024	Electrical / Gas Items	Key Construction, Intricate Tech Solutions, and Talt Electric	On-going		09/15/2025 • Talt Electric confirmed with ConEd that the 300kV transformer would be picked up this Wednesday morning at 8am. • Talt's electrician visited the existing firehouse last week to review the electrical work involved in the demolition that Key Construction would be doing. Talt had no issues, but they did ask that Key leave the outlets ready for them to work on during the demolition work and this was relayed to Key Construction. • Talt Electric did an internal review of the layout submittal and will be submitting shortly after. • Talt Electric to review the sketch that JMC provided on the utility pole location on King Street and provide guidance / confirmation. • Four CO detectors were added, on the existing firehouse, by the fire marshal and Talt Electric needs to review and provide pricing. 09/08/2025 • Talt Electric to advise when the electrical transformer will be picked up in Eastview Yard, as per ConEd's email. Talt to coordinate the delivery with Key Construction's super. Triton reminded the primes that this equipment weighs 9000 lbs.

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					- Tuesday 09/09 Talt Electric will have their electrician review the existing firehouse electrical devices and conduit that need to be removed / disconnected ahead of the demolition work. - Triton asked on the electrical layout submittals and Talt Electric said they would be submitted shortly. - Talt Electric / design team to advise on the location of the utility pole before installation. - The fire alarm package was approved and Talt Electric to submit for formal review on Procore. Talt Electric was told, by Wendel / Mitchell, that there are a few smoke detectors which need to be installed in the existing firehouse. See previous meeting minutes for previously discussed items.
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	09/15/2025 - Key Construction will provide revised Schindler shop drawings once the battery backup elevator CO is approved. Wendel / Mitchell will be submitting this CO for approval. - Talt Electric to confirm on a credit to not install the elevator relays as they won't be needed as per ASI 033. - Intricate Tech Solutions' mechanic visited the existing firehouse last week to look at the cabinet heater that needs to get removed. Intricate to confirm when the mechanic will come back for the removal and capping work. - SRI Fire Sprinkler to provide the updated overhead drawings that shows the new 4" sprinkler main that will be capped off at the existing / new firehouse interface. This new overlay will need to be reviewed by the other MEP primes to confirm if there are any issues with coordination. 09/08/2025 - 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.

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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. • Intricate Tech Solutions was reached out to schedule a site visit to remove another existing cabinet heater in the storage room of the existing firehouse. • 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 so 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	09/15/2025 • Key Construction is expected to submit the new monthly updated schedule this week. 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. See previous meeting minutes for previously discussed items.
IV.	FINANCIALS				

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08/05/24	SOVs / COs / etc.	All Contractors	08/16/24	On-going	09/15/2025 - Wendel / Mitchell to advise on the bailout windowsill and cantilever training anchor hook ASI revisions for pricing. The structural engineer to confirm on the feasibility of the point loads imposed. - Key Construction to advise on the following: - Added Emseal and waterproofing ASI on the Southwest existing / new foundation area. Siteworks did the digging on time and material. - Revisions to the entry sign and lettering changes. - Anchor hook ASI 037 on the slab on grade. - 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. - Wendel / Mitchell to submit the plumbing CO for the re-routing of the pipes away from the showers room. - Triton Construction asked BOFC if there were any updates with approving the underground plumbing CO and the chairman said that they would be bringing it up again in the next BOFC meeting on 09/17. - The primes were reminded to continue submitting all their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions. 09/08/2025 - Wendel / Mitchell to advise on the bailout windowsill and cantilever training anchor hook ASI revisions for pricing. - Key Construction to advise on the following: - Added Emseal and waterproofing ASI on the Southwest existing / new foundation area. Siteworks did the digging on time and material.

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					○ Revisions to the entry sign and lettering changes. ○ Anchor hook ASI 037 on the slab on grade. • 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. • Southeast Mechanical submitted a CO to revise the plumbing piping to avoid the showers as per comments from Gerard Associates. • 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.