

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting



New Castle Fire District 1
Chappaqua, New York

Construction Meeting #59: September 29, 2025, @ 10:00 AM
Minutes of Construction Meeting #58

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	No	
Jim Pendergraft	JP	Key Construction - GCC	Yes	
RJ Rogener	RR	Key Construction - GCC	Yes	
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	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	No	

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	09/22/2025 • 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. 09/22/2025 • 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	09/22/2025 • Triton Construction brought up to Key Construction that the exterior insulation should be covered with plastic, similar to what was done in the door headers with insulation, to prevent any issues with the exterior elements – one of the fire commissioners brought this to Triton's attention. Key Construction will be doing this work.

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					• Arold Construction submitted the COIs for the sewer lining work and DPW had asked for information on the lateral reinstatement work. Arold Construction provided additional information to DPW and DPW needs to advise on whether this information suffices to issue a permit for work. Key Construction would like to start this work next week. • Key Construction said that the manhole structures MH A-1 and A-2, as well as the water quality structure WQS A-1-1, will arrive on site during the King Street DOT work in October. Triton Construction reminded the team that we cannot install the electrical utility pole until these structures are set in the ground first. • Triton Construction reminded Key Construction on backfilling the exposed gas pipe for safety and Key said that this work would be done today. • Key Construction said that the elevator permit application was sent out to the trailer for submission to the Town. Triton to remind Key's super, before submission, to put the cost (\$127,000) of the elevator cost in the permit as per the requirement of the Town of New Castle. • JMC to send an email to Key Construction and the Town on the water service requirements. The good news is that we don't need the backflow preventers to be installed in the building before the connection work to the main can be done. • The DensElement material arrived on site this morning and more is needed for the exterior sheathing work. Key Construction is continuing the bracing and sheathing installation of the roof trusses this week. Triton Construction to schedule Tectonic Engineering to do an inspection of the roof truss work once it is completed this week. • Triton Construction asked Key Construction for an update on the masonry work and was told that it would be resuming on Wednesday 09/24 with the West side starting first, then the South, then East, then North, for brick work.

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					- Schmitt Brothers found a cracked PVC joint at the North side of the apparatus bay by the middle bay. This section of sewer piping is higher than all the other underground plumbing and it also connects to the oil / water separator for the apparatus bay trench drains. Southeast Mechanical will need to fix the pipe after Siteworks comes onsite, this week, to dig the stone for the placement of the trench drains. Triton also mentioned that the pipes need to be pressurized to see if there are any other areas where there are leaks / damage to the pipes. - Triton Construction asked Key Construction to follow up again with Fall Fittings on the welding work of a few connections. The connections in question are at the roof level and have only a few spot welds instead of continuous welding. Triton pulled up the steel shop drawings and did not find anything in particular to the welding details. The Town of New Castle noticed the spot welding on the connections. Key to advise. 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. - 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

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					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. See previous meeting minutes for previously discussed items.
08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	09/22/2025 - On Procore there are currently 6 open submittals. - Wendel / Mitchell to place the ball in court, for the CI-1 and CI-13 submittals, with JMC. - The electrical layout was submitted last week and is being reviewed by Gerard Associates.

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					- The 3rd revision of the elevator shops were submitted and are being reviewed by Wendel / Mitchell. - Triton to follow up with Gerard Associates on the backflow preventer application with the Westchester County Department of Health. - 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. 09/15/2025 - 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. - 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. See previous meeting minutes for previously discussed items.
8/12/2024	Electrical / Gas Items	Key Construction, Intricate Tech Solutions, and Talt Electric	On-going		09/22/2025 Talt Electric confirmed that they picked up the 300kV transformer from ConEd last Thursday morning 09/18.

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					- 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 submitted the electrical layout submittal and it is currently being reviewed by Gerard Associates. - ConEd and Talt Electric walked the site last week to discuss the installation of the customer utility pole at the King Street entrance. As previously discussed, the underground storm structures will need to be installed before the utility pole can be installed by Talt Electric. ConEd did ask Triton to relay to the firehouse that the fire trucks cannot use their ladders on the King Street because of concern with the overhead wires across King Street. - The pricing for the four CO to be installed in the existing firehouse was submitted by Talt Electric and Triton asked for confirmation on the pricing as it seemed too high. Talt Electric to review. 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.

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					Four CO detectors were added, on the existing firehouse, by the fire marshal and Talt Electric needs to review and provide pricing. See previous meeting minutes for previously discussed items.
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	09/22/2025 - Key Construction submitted a CO on the revised Schindler shop drawings with the elevator backup. - Gerard Associates has been having conversations with Schindler on the use of elevator relays. Originally, it was thought that the relays were not required but the electrical engineering / Schindler is not sure and are looking to confirm. - Intricate Tech Solutions to confirm when we can get a mechanic on site to remove the existing cabinet heater in the storage room. - Triton Construction asked Intricate Tech Solutions to provide a new composite set of drawings that show the new 4" main sprinkler main overhead that will service the existing firehouse sprinkler system. 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

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					need to be reviewed by the other MEP primes to confirm if there are any issues with coordination. 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	09/22/2025 - Key Construction submitted an updated schedule and Triton Construction made comments for Key Construction to respond to. 09/15/2025 - Key Construction is expected to submit the new monthly updated schedule this week. See previous meeting minutes for previously discussed items.
IV.	FINANCIALS				
08/05/24	SOVs / COs / etc.	All Contractors	08/16/24	On-going	09/22/2025 - Wendel / Mitchell to advise on the bailout windowsill and cantilever training anchor hook ASI revisions for pricing. Wendel / Mitchell has asked for confirmation from the Fire Chiefs on the load rating for the anchors. - Key Construction submitted the payapp #10 and Triton Construction to review. - Key Construction to advise on the anchor hook ASI 037 on the slab on grade.

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					- ASI 33: Key Construction submitted their CO on the elevator battery backup and Gerard Assocaites to advise on the relays. - 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. - Triton Construction asked the treasurer and the chairman whether or not the Southeast Mechanical COs (underground plumbing and rerouted plumbing pipes) were approved. Triton will be notified shortly. - The primes were reminded to continue submitting all their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions. 09/15/2025 - 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

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					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. See previous meeting minutes for previously discussed items.