

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

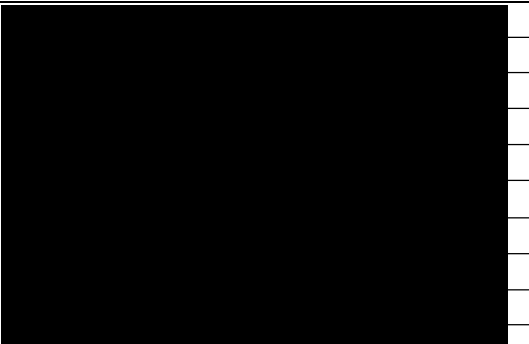


New Castle Fire District 1
Chappaqua, New York

Construction Meeting #61: October 13, 2025, @ 10:00 AM
Minutes of Construction Meeting #60

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	Yes	
RJ Rogener	RR	Key Construction - GCC	Yes	
Krzysztof Zamajtyś	KZ	Intricate Tech Solutions - MC	No	
Tyler Ponzio	TP	Intricate Tech Solutions - MC	Yes	
Matt Capilupi	MC	Intricate Tech Solutions - MC	No	
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	

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

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	Yes	
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

NCFD1 Chappaqua

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

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					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	10/06/2025 • 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. 10/06/2025 • 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	10/06/2025 • DJ Concrete poured the rat slab on the apparatus bay trench drains last Friday 10/03. The trench drains are getting installed by DJ Concrete today and it is an ongoing process. Insulation, vapor barrier, and wire mesh, installation is ongoing on the ground floor. • Southeast Mechanical is installing floor drains and cleanouts on the ground floor. The drains remaining are in the showers

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					(three). The broken sanitary pipe in the middle apparatus bay area was fixed, and Southeast Mechanical will fill the underground system with water to see if there are any other leaks / areas to be fixed. Triton did mention that the temperature will drop (low of 39F) this Thursday, but the contractors are not concerned with the filled water pipes as it is not an extended period of time. • Intricate Tech Solutions brought roof curbs last Friday and today for the roofer to use. Another 20' storage container will be delivered by Intricate, for the use of more site material, tomorrow 10/07. Key Construction's super was made aware of the location where the container will go and the material that will need to be cleared up. Intricate Tech Solutions to confirm if the radiant heating work will start towards the end of the week (Thursday). • The owner of the roofing company (AP Construction) was on site to review site conditions and said that a crew would be coming tomorrow 10/07 to start working on the lower roofs. Triton reminded Key that AP needs to remove the insulation material on the Northwest roof corner so Southeast Mechanical can proceed with installing the last roof drain. • SRI Fire Sprinklers will be bringing in sprinkler piping next Monday 10/13 and Key Construction is aware, so access is provided for placing material in the 2nd floor. Next week SRI will start working on overhead piping on the 2nd floor. • Triton Construction asked Key Construction to follow up with the waterproofer on doing the remaining work in the adjacent firehouse, by the storm planter #2, and at the vestibule foundation area. • Fall Fittings is looking to come tomorrow or Wednesday to do the training anchor hook at the mezzanine area as well as look into working on the landing deck at stair S04. Triton reminded Key that Fall Fittings will also need to confirm the roof steel connection weld locations.

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					• Arold Construction is still scheduled to do the sewer lining work on Wednesday 10/08 and should take 1 day to do the work. Oak Lane and Carlock's property were notified ahead of time. Triton reminded Key that a flagger will be needed for any obstructions on Memorial Drive. • Key's carpenters are continuing to install DensElement sheathing around the building and are also working on the roof framing. • Hull Construction continues to lay brick on the West side, and they also set up scaffolding on the South and East side of the building. Vapor barrier was painted on the lower portion of the East side and Southeast corner of the blockwork. • The Town of New Castle received all the paperwork they asked for the elevator permit and nothing more should be outstanding to close this work out. • Key Construction to advise on the status of the CI-1 and CI-13 structures (should have been released last week). Key previously mentioned that it takes 2 weeks for the structures to be made and shipped after approval. Key also needs to advise when the manhole structures MH A-1 / A-2, and WQS A-1-1, can be installed so the customer utility pole can go in. 09/29/2025 • AP Construction working on the asphalt roof shingles this week and next week (week of 10/06) they will be working on the lower roofs. The roof truss system has all the plywood installed and secured by Key Construction's carpenters. Triton Construction mentioned to the MEPFP primes that the roof penetrations (vents through the roof, kitchen exhaust, roof cap, etc.) will need to be marked out and cut for the roofer. The roof drains will also need to be set in by Southeast Mechanical only the lower roofs ahead of next week's work as well as the mechanical curbs will need to be brought in this week. Intricate Tech Solutions confirmed that the roof curbs will be delivered either tomorrow 09/30 or Wednesday 10/01.

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					• The Town of New Castle issued a permit last Friday 09/26 on the water line tie-in work as well as the sewer lining work. Arold Construction to confirm when they have all the material they need to schedule the work. JMC reminded the team that DOT needs 1 week's notice for the work to be scheduled. • Key Construction to advise when the MH A-1, MH A-2, and WQS A-1-1, structures will be installed on site so Talt Electric can install the customer utility pole. • The gas pipe, at the storm planter #2 that will be abandoned in the future, was covered last week for protection. • Key Construction submitted the elevator permit to the Town of New Castle. The Town asked Schindler to submit a worker's comp C-105.2 and a NYS disability form to complete the permit. Key Construction is waiting to hear back from Schindler Elevators. • DensElement sheathing was installed on the West side and South side of the building last week. This week, DensElement is being installed on the North side of the 2nd floor by the roof terrace and work is ongoing. Triton Construction scheduled Tectonic Engineering, for Wednesday 10/01, to be on site to inspect the roof truss system after it is fully braced and connected. • Hull Construction is working on the West and North side of the building and is placing vapor barrier, rigid insulation, structural insulation, taping, before they start installing brick. Triton Construction asked Key Construction again to find out about manpower so the masonry work can move faster. • Siteworks is working on digging out the last and middle apparatus bay trench drain. Afterwards, they will dig the for the two trench drains in the shower room and one trench drain in the unisex toilet in the Southwest. Siteworks will also be digging for the floor anchor as per ASI 037. • DJ Concrete will be onsite tomorrow 09/30 to start working on the vapor barrier, insulation, rebar mesh, etc., placement on the slab on grade in the ground floor. Intricate Tech Solutions

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					was notified to prepare their manpower for the radiant heating (all material which is on site) placement next week. Southeast Mechanical was also told to prepare for the floor drain placement. Talt Electric said that they will need 3 days to place their conduits in the SOG before it is poured. Triton Construction asked Key Construction to reach out to Fall Fittings so they can bring a representative on site to recheck a few steel connections in the roof. Even though Tectonic Engineering did not bring up any concerns, the Town of New Castle inspector did see a few connections, in regard to the welding, and asked the team to double check. Key to advise. See previous meeting minutes for previously discussed items.
08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	10/06/2025 - On Procore there are currently 14 open submittals and 3 open RFIs. - Triton Construction asked Wendel / Mitchell to revise a Procore feature which requires all members in the ball in court section to return a submittal. This is causing submittals that have already received a response, to remain open even though they can be closed. - The following submittals should be closed out: CI-1, CI-13, elevator power data, and the electrical layout submittal. - The DensElement and Schindler shop drawings are with Wendel / Mitchell being reviewed. - All 3 RFIs on Procore can be closed out as they have responses from the design team. Wendel / Mitchell to advise on the supports for the ½” gypsum at the bottom chord of the roof truss system. - No update from Westchester County on the approved backflow applications. Gerard Associates to advise as soon as they hear back.

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					- 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. 09/29/2025 - On Procore there are currently 10 open submittals and 3 open RFIs. - The CI-1 and CI-13 submittals are currently being reviewed by DOT. JMC to advise the team once the DOT responds. - The electrical layout submittal is pending Gerard Associate's electrical engineer who is out until this Wednesday 10/01. - 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. - Wendel / Mitchell returned the rev2 locker submittals as approved. - JMC has two frame and grating submittals on their court and will advise if there are any issues with them. - 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	On-going		10/06/2025 The electrical layout submittal was approved by Gerard Associates and it will get distributed shortly.

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
		Solutions, and Talt Electric			• Key Construction to advise on the underground structures needed to be installed for the customer utility pole to go in. • Talt Electric confirmed that there are no electrical conduits needed for the SOG work. • The change order for CO detectors was sent to BOFC and it will be reviewed at the next OACM board meeting on Monday 10/13. 09/29/2025 • As mentioned above, the electrical layout submittal will be returned once the electrical engineer comes back from vacation on 10/01. • Triton Construction reiterated the King Street underground structures work to be installed so the customer utility pole can be placed as soon as possible. • The electrical slab on grade work was discussed in terms of timing and logistics. • The addition of the four CO detectors in the existing firehouse was resubmitted by Talt Electric and Wendel / Mitchell sent it to the board for their review. See previous meeting minutes for previously discussed items.
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	10/06/2025 • Even though Schindler says that the elevator relays are not needed, Talt Electric, based on previous experience, believes they should remain. For now, the relays will be kept and if not needed, they can be removed. The team is looking into this matter further. • Intricate Tech Solutions is looking to remove the existing cabinet heater in the storage room when Intricate comes back to work on the radiant heating. Triton will update NCFD1 once an update is provided.

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					- Triton Construction asked Intricate Tech Solutions to provide an update on the 1st floor revised MEPFP composite drawing for coordination with the primes. 09/29/2025 - 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. Triton will follow up with the electrical engineer. - 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. Triton to follow up. - SRI Fire Sprinklers has ordered piping and material to be delivered to the jobsite on Monday October 13th to start sprinkler 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	09/29/2025 Triton Construction made comments on Key's September schedule and is awaiting a response on the comments made. 09/22/2025

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					Key Construction submitted an updated schedule and Triton Construction made comments for Key Construction to respond to. See previous meeting minutes for previously discussed items.
IV.	FINANCIALS				
08/05/24	SOVs / COs / etc.	All Contractors	08/16/24	On-going	10/06/2025 - Wendel / Mitchell got a sketch on the window bailout sill from the structural engineer and will share with the team after it is reviewed. - Key's 8th and 9th payment apps, that were previously approved, were not reviewed by BOFC for processing of payment. The treasurer will include for the Monday 10/13 meeting. - Key Construction to advise on the anchor hook ASI 037 pricing on the slab on grade. - ASI 33: Key Construction submitted their CO on the elevator battery backup and the team will await the decision for the use of the relays or not. - 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 BOFC if the two plumbing COs can be voted on at the next meeting. - Triton Construction asked Key Construction to submit the signed Triton tickets with the oil / water separator and the waterproofing COs that Siteworks did. Triton also asked for a breakdown on the lettering RFP 30.1 pricing and the Emseal waterproofing RFP 32.1 pricing. - The primes were reminded to continue submitting all their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions.

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					09/29/2025 • 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. • The roof pavers were delivered on site this morning and Triton Construction approved Key's 10th payment app as the pavers was a pending item to be billed. • Key Construction to advise on the anchor hook ASI 037 pricing on the slab on grade. • 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 BOFC if the two plumbing COs can be voted on at the next meeting. • Triton Construction asked Key Construction to submit the signed Triton tickets with the oil / water separator and the waterproofing COs that Siteworks did. Triton also asked for a breakdown on the lettering RFP 30.1 pricing and the Emseal waterproofing RFP 32.1 pricing. • 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.