

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting



New Castle Fire District 1
Chappaqua, New York

Construction Meeting #63: October 27, 2025, @ 10:00 AM
Minutes of Construction Meeting #62

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	
Nancy Zezze	NZ	NCFD Fire Commissioner	Yes	
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	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	

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Harley Toledo	HT	Southeast Mechanical - PC	Yes	
Scott Jennings	SJ	Southeast Mechanical – PC	No	
Jack Thomas	JT	Southeast Mechanical - PC	No	
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	10/20/2025 • 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. 10/20/2025 • 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	10/20/2025 • Triton Construction spoke to Wendel / Mitchell about the roof anchors that are on site, as approved. Wendel said that the roof anchors on site are supposed to be used on the pitched roof, and the lower roofs should have the anchors welded to the beams as per the details. Key Construction to look into this with AP Construction and advise. Triton Construction asked if the current anchors on site can be used for all applications.

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					• AP Construction was not on site today due to the rain and are planning to come tomorrow 10/21 to roof the West flat roof. Intricate Tech Solutions installed the curbs for the roof top unit RTU-1 on the North roof. • Intricate Tech Solutions' crew was not on site today to continue the radiant heating installation work due to an emergency at another project. The radiant heating work is scheduled to resume tomorrow 10/21. • DJ Concrete had one guy on site placing a 2nd layer of mesh reinforcement over the rooms where the radiant heating work was completed. Triton Construction reached out to Key Construction and DJ Concrete about the status of DJ's crew; DJ was scheduled to be on site today to lay insulation, vapor barrier, and mesh reinforcement on the vestibule entrance area. Key Construction to advise ASAP. • SRI Fire Sprinkler will be back on site tomorrow to resume the sprinkler pipe installation on the 2nd floor. • Southeast Mechanical is continuing to core in the mezzanine and the 2nd floor for piping work. The plumbers are currently working in the men's / women's restrooms on the 2nd floor. Triton Construction reminded Southeast Mechanical on the installation of a floor drain in the laundry room trough as well as the room 102 shower drain as per the RFI response. • Key Construction to find out if water is getting into the previously abandoned storm line that runs North / South in the site driveway. The conversation of the water flow, into the catch basin in King Street, came about when Triton Construction was trying to schedule Key Construction to install the manhole structures and water quality structures at the King Street entrance to install the customer utility pole. Key Construction said that the brick work needs to be finished first before digging happens for the underground structures. Triton reminded the contractors that permanent power to the project is crucial and it cannot be done until the utility pole gets installed.

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					- The Town of New Castle / DPW have not made any comments or objections to the post sewer lining video. If any comments are made, the team will be updated. - The carpenters are continuing to install bottom / top track, studs, and roof framing. The order of exterior sheathing, that was made 3 weeks ago and was delayed by the supplier, is scheduled to be delivered on site tomorrow 10/21. After the delivery, the carpenters can install the remaining sheathing on the East and Northeast walls. 10/13/2025 - DJ Concrete started installing the exterior expansion joints in the Southwest rooms and corridor last week. DJ is expected to be back on-site tomorrow 10/14. - The sanitary line to the three trench drains and the oil / water separator was repaired and tested last week – no issues with leakage. Southeast Mechanical was working on cores and drainage piping installation in the mezzanine compressor / mechanical rooms last week and are expected to continue this work tomorrow. The roof drain in the North terrace roof is now exposed after AP Construction removed their insulation material off the terrace. The plumber was notified to set in the roof drain at the terrace after AP Construction placed their insulation. - Triton Construction reminded Key Construction about the required erosion control work in the North soil pile and on the South soil pile which will need silt fence to be installed. Key Construction to do this work this week. - Intricate Tech Solutions brought roof curbs last week and will set up with AP Construction tomorrow 10/14. Triton is trying to get confirmation when the radiant heating work will start and is pushing to get Intricate to start tomorrow 10/14. Intricate Tech Solutions delivered their 20' storage container last week and are planning to remove the existing cabinet heater in the storage room. Triton will coordinate with NCFD1.

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					• AP Construction worked over the weekend to finish the EPDM roofing material on the Southwest, Southeast, and Northeast lower roofs. AP also placed roofing on the North roof terrace after moving their insulation (into the 2nd floor) off the roof. • Triton asked Key Construction if there have been any updates with manpower with Hull Construction and was told that there is mass shortage of masons with the union and contractors. The chairman of the BOFC is working on getting permission from the Town of New Castle on working at 8am on Saturdays to help push the brick work along. Key Construction stated that the masonry mixer and lull made less noise, based on the decibel sound reader, than the traffic in King Street. • Key's carpenters are continuing to install bottom track, top track, and studs, in the corridor, electrical / mechanical room, Chief's room, on the 2nd floor. Triton asked on an update on the exterior sheathing and Key said they will follow up; Key made the order 2 weeks ago so they are trying to confirm if there is a supply chain issue. • SRI Fire Sprinklers delivered their black steel piping on the 2nd floor for the sprinkler installation work. SRI will be installing hangers today for pipe support. • Triton asked Key Construction to follow up with Arold Construction on the post sewer lining video for distribution with the team. See previous meeting minutes for previously discussed items.
08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	10/20/2025 • On Procore there are currently 6 open submittals and 2 open RFI. • Triton asked Key Construction to resubmit the canopy shop drawings as soon as possible.

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					- The following submittals are with Wendel / Mitchell: wind turbines, GC equipment (Key Construction's equipment that they own as per the specs), and catch basin submittals. Triton asked the other MEPFP primes to submit any submittals for the equipment they owe as per the specs. - The two RFIs that are currently opened are the on the pitch pockets and the diagonal brace that is in the way of the ductwork for the roof top unit 1 in the North roof. - No update from Westchester County on the approved backflow applications – Triton followed up this morning. Gerard Associates to advise as soon as they hear back. - 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. 10/13/2025 - On Procore there are currently 15 open submittals and 1 open RFI. - The following submittals are with Wendel / Mitchell: elevator submission rev3, wind turbines, canopies, plywood rev1, electrical mount (should be with Gerard Associates), projection screen, and countertop. - The following submittals are with JMC: water utility rev2, type C structure, and the DOT grates for the structures. - Wendel / Mitchell to provide an answer on the hose bibb RFI with the exposed piping in the Southwest corner of the apparatus bay. - No update from Westchester County on the approved backflow applications. Gerard Associates to advise as soon as they hear back. - Triton Construction reminded all prime contractors of the importance of distributing ALL ASIs to the field team, so we are

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					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		10/20/2025 • Talt's foreman had questions for Wendel / Mitchell in the field regarding the 2nd floor lights and outlets. • Temporary lighting was installed on the 2nd floor as well as an ongoing installation of electrical boxes in the rooms. • The change order for CO detectors was approved by BOFC and will be distributed to Talt Electric. • Triton asked Talt to provide Key Construction with the transformer cutsheets so they are in the loop with the underground work that needs to be done in relation to the storm system. • Key was reminded to install furring on the electrical room first, after the SOG is poured, so Talt can start their electrical work ASAP. 10/13/2025 • Talt Electric was installing electrical conduits and devices in Hull's insulation, ahead of the brick work, on the South, East, North, and West, perimeter walls. • Triton Construction asked for Talt Electric to install more lights on the 2nd floor for temporary lighting as it is getting dark up there with more framing getting installed and blocking sunlight. Talt stated that they would check in with the order of getting more lights on site. • The change order for CO detectors was sent to BOFC and it will be reviewed at the next OACM board meeting tonight.

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					Key was reminded to installing turring on the electrical room first, after the SOG is poured, so Talt can start their electrical work ASAP. See previous meeting minutes for previously discussed items.
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	10/20/2025 - 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. - SRI Fire Sprinklers wanted to talk about installing the sprinkler flex heads ahead of the sheetrock work in the ceiling of the 2nd floor. SRI had concern about their flex heads getting damaged by the sheetrock work and Key Construction mentioned that it would be better if the flex heads were installed after the sheetrock is up. SRI and Key to coordinate. - Triton Construction mentioned to SRI that brick is going up in the Southeast corner of the building where the flush fire department connection FDC is planned to be placed. 10/13/2025 - 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 will be removing the existing cabinet heater in the firehouse this week and Triton Construction to coordinate removal. - Intricate Tech Solutions provided the updated 1st floor composite MEP drawing to the team that shows the updated 4" sprinkler main to the existing firehouse. Intricate to confirm on radiant work as soon as possible.

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					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	10/20/2025 - No update from Key Construction on the updated project schedule. Key to advise. 10/13/2025 - Key Construction will be submitting an updated project schedule at the middle of this month and the schedule will be shared with the team. See previous meeting minutes for previously discussed items.
IV.	FINANCIALS				
08/05/24	SOVs / COs / etc.	All Contractors	08/16/24	On-going	10/13/2025 - Wendel / Mitchell and BOFC discussed the changes required for the bailout window and the installation of anchors. Wendel to confirm with the structural engineer if the direction given by BOFC can be followed. Triton Construction will price the work as soon as sketch is issued for construction. - Key's 8th, 9th, and 10th payment apps were issued by BOFC as well as Talt's 4th and 5th payment apps. - Key Construction provided pricing on the anchor hook ASI 037. - ASI 28: Wendel / Mitchell and Triton Construction asked Key Construction to confirm the RFP 30 rev1 pricing as the labor hours were too large. A section of the specification was sent to

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					Key reminded them that the material for the lettering is owed as per the specs and it was not a CO. No update. • 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 confirmation is provided on the sconces. Cut sheets were provided by Benfield and the BOFC asked about lead times. Triton Construction will inquire. • BOFC confirmed that the two plumbing COs were approved and Triton is awaiting the signed documents to share with Southeast Mechanical • The primes were reminded to continue submitting all their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions. 10/13/2025 • Wendel / Mitchell got a sketch on the window bailout sill from the structural engineer last Friday 10/10 and will advise on the options moving forward to the NCFD1. • Key's 8th and 9th payment apps will be reviewed at the board meeting tonight for approval. • Key Construction to advise on the anchor hook ASI 037 pricing on the slab on grade. • ASI 28: Wendel / Mitchell and Triton Construction asked Key Construction to confirm the RFP 30 rev1 pricing as the labor hours were too large. A section of the specification was sent to Key reminded them that the material for the lettering is owed as per the specs and it was not a CO. • 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.

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					• 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 board meeting tonight 10/13. • 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.