

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting



New Castle Fire District 1
Chappaqua, New York

Construction Meeting #64: November 3, 2025, @ 10:00 AM
Minutes of Construction Meeting #63

Attendees	Initials	Company	Attended	Email Address
Ed Frank	EF	NCFD Fire Commissioner	Yes	
Dwight Smith	DS	NCFD Fire Commissioner	No	
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	Yes	
Mike Bottali	MB	Key Construction - GCC	Yes	
Joe Manfredi	JM	Key Construction - GCC	No	
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	Yes
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	Yes
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	10/27/2025 • 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. 10/27/2025 • 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	10/27/2025 • Triton Construction reminded Key Construction to submit an RFI on the roof anchors that were discussed last week. The roof anchors that are on site are for installation on the pitched roof and not on the lower roofs which show welded anchors on the drawings. Key Construction to submit an RFI on the intent of work.

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					• Intricate Tech Solutions is continuing to lay radiant heat pipes on the SOG and have said that they would be finishing the work by this Thursday 10/30. Triton Construction noticed that there was a section of radiant heating that was not installed in the upper elevator lobby and told Intricate Tech Solutions to redo the work in that area. Triton has been asking Intricate to advise on when the ductwork will be starting on this project. Triton reminded Intricate Tech that sprinkler work is completed on the 2nd floor, and that plumbing work has started on the 2nd floor. Ductwork is usually the first overhead material to get installed as it is installed at the highest elevation. Intricate Tech Solutions to advise as soon as possible. • DJ Concrete to advise on the pour schedule, starting this Friday 10/31, for the slab on grade area. Triton Construction requires yardage and timing to confirm with Tectonic Engineering on inspections. Triton Construction asked Key Construction on when DJ Concrete will be back to install the compressible fill insulation around the rooms. • SRI Fire Sprinkler has completed their sprinkler work on the 2nd floor and will wrap up tomorrow 10/28. The SRI crew is not on site today because one of the workers got sick. SRI is planning to deliver piping and material for the ground floor in mid-November, when the SOG pouring is scheduled to be completed. • Talt Electric is continuing to lay electrical boxes and conduits in the exterior rigid insulation ahead of the brick work. Talt Electric is also installing back boxes on the 2nd floor as more framing gets installed. • Southeast Mechanical is installing PVC piping in the mezzanine and 2nd floor as well as coring for pipe risers. The floor drain for shower room 102 is on its way to the site for installation. • The carpenters are continuing their framing work on the 2nd floor with door 200 frame, at the elevator lobby / corridor

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					entrance, installed. Exterior sheathing is continuing to be installed now that all the material finally arrived on site. - Triton asked Key Construction if there has been any updates with additional manpower on Hull Construction and was told that they would check to see if there were any updates. The lack of masons on the job site has been slowing down the completion of enclosing the building, doing demo work to the existing firehouse, and installing windows to enclose the building. 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. - 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.

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					• 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. • 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. See previous meeting minutes for previously discussed items.
08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	10/27/2025 • On Procore there are currently 7 open submittals and 2 open RFIs.

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					• Triton asked Key Construction to resubmit the canopy shop drawings as soon as possible. Triton is waiting for an update. • The following submittals are with Wendel / Mitchell: door hardware rev4, GC equipment (Key Construction's equipment that they own as per the specs), and tapered insulation. • JMC to advise if DOT has reviewed and approved the grating for the underground structure in the right of way area. • RFIs that are opened: site drainage removal with JMC and the roof tapered insulation with Wendel / Mitchell. • The Westchester County Department of Health approved the backflow preventers, and the application was shared with the team last week. Triton asked Gerard Assocaites to close out the original backflow submittal that has been opened. • 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. 10/20/2025 • 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. • 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.

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					- 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. See previous meeting minutes for previously discussed items.
8/12/2024	Electrical / Gas Items	Key Construction, Intricate Tech Solutions, and Talt Electric	On-going		10/27/2025 - Triton reminded 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. The cutsheets were submitted after the meeting. - As mentioned previously, Triton is trying push for the underground structures (manholes and water quality structures) to be installed ahead of the utility pole to be installed for ConEd's connection. Key Construction submitted an RFI on water draining into this area and we will use JMC's direction to move forward with the work. - Key was reminded to install furring on the electrical room first, after the SOG is poured, so Talt can start their electrical work ASAP. 10/20/2025 - 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.

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					- 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. See previous meeting minutes for previously discussed items.
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	10/27/2025 - 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 has installed all their flexible connection sprinklers on the 2nd floor. As per the discussion that was held at the previous meeting, Key Construction will need to be mindful of the flex connections when ceiling sheet rock installed, and foam insulation is placed. - The boilers and pumps are scheduled to arrive on site on 11/05. - 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. 10/20/2025 - 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

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					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. 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	10/27/2025 - Key Construction said that they would be submitting an updated schedule at the middle of this week. 10/20/2025 - No update from Key Construction on the updated project schedule. Key to advise. See previous meeting minutes for previously discussed items.
IV.	FINANCIALS				
08/05/24			08/16/24		10/27/2025

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	SOVs / COs / etc.	All Contractors		On-going	- Wendel / Mitchell to advise on the bailout anchor sketch, as per the conversations with NCFD1 on the previous meeting, for pricing and direction. - 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. No update. - 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 mentioned that they wanted to look for alternatives. BOFC to advise. - The two plumbing COs were signed and sent to 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 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 Key reminded them that the material for the lettering is owed as per the specs and it was not a CO. No update.

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					• 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. See previous meeting minutes for previously discussed items.