

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting



New Castle Fire District 1
Chappaqua, New York

Construction Meeting #66: November 17, 2025, @ 10:00 AM
Minutes of Construction Meeting #65

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	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	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	Yes
Tommy Crea	TC	Southeast Mechanical – PC	Yes
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	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	11/10/2025 • 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. 11/10/2025 • 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	11/10/2025 • Triton Construction asked Key Construction to provide an update on when the doghouse is being delivered on site by AP Construction. AP Construction was not on site today because of the rain but will be back tomorrow to work on finishing the West roof. After the West roof is doing, AP Construction will jump on the Southeast lower roof, then work on the Northeast

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					lower roof, and finally finish the roofing work on the North terrace roof. • Fall Fittings will remobilize tomorrow 11/11 to start railings and stairs work on the ground floor and mezzanine. • Key Construction to advise when the waterproofing work will be done on the adjacent firehouse. Triton Construction said that this work needs to be done ASAP as it has been open for a long time. • Triton Construction asked Key Construction to advise on which project in New Castle didn't require a temporary heat permit. Triton reminded Key that the permit fees have been waived and that it would be faster to just submit the document to the Town of New Castle for approval of diesel operated heaters. • Talt Electric and Intricate Tech Solutions will not be working on Tuesday 11/11 for Veteran's Day. • The West SOG was poured last Monday 11/03 and high early strength break was achieved of 5360 psi. The concrete cylinder results were shared with the team. Tectonic Engineering will share the 7 day break cylinders on Wednesday 11/12 for last Wednesday's 11/05 East SOG pour. • Intricate Tech Solutions was not on site today installing ductwork and hydronic piping because Intricate said their crew called out. The crew is expected to be on site Wednesday 11/12 to start ductwork / resume hydronic piping. Triton Construction told Intricate Tech Solutions that the manifold #6 pressure dropped again over the weekend to 25 psi from 50 psi that was refilled on Friday 11/07. The drop in pressure has been occurring over a span of days and is not sudden. Intricate Tech Solutions will advise. • Southeast Mechanical is continuing to install storm, copper, sanitary, and vents, on the 2nd floor, mezzanine, and ground floor. The plumbers are also starting to install supports for the toilet bowls in the bathrooms. • Talt Electric is continuing to rough the 2nd floor with electrical wires and conduits.

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					- SRI Fire Sprinkler will remobilize next Monday 11/17 with material to start the sprinkler work on the ground floor and the mezzanine floor. - Temporary protection was placed, by the carpenters, on the window openings to protect against the elements and to get ready for the temporary heat work. Window and door frames have started to get installed on the ground floor and Key Construction is currently placing mortar in the door frames to create a seal between the door frames on the block walls. Key Construction to coordinate with Talt Electric on the access control wiring. Key Construction is expecting a delivery of sheet rock tomorrow to start installing them on the walls of the 2nd floor. - Hull Construction's manpower has not changed, and they are continuing to work on the East and South walls. The masons are placing brick and decorative precast stone on both elevations and are expected to start placing brick in the North terrace roof today. Triton Construction expressed concern, to Key Construction, that Hull Construction will not be able to finish the brick work by the end of November if their current manpower continues. 11/03/2025 - Key Construction brought tubes on site to weld the roof anchors on the lower roofs, as per previous conversations. AP Construction's owner came on site to review site conditions. Key Construction spoke to Hull Construction to expedite block placement in the lower roofs in order to get the roofer back ASAP. The sooner we get the building watertight, the faster sheetrock can be installed. - Triton Construction asked Key Construction when Budget Maintenance (waterproofer) will be back on site to waterproof against the existing foundation. Key said that they are waiting to hear back.

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					• Triton Construction asked Key Construction to submit a permit on the temporary heating work on Key Construction responded that they would not be filing as it was not required. Triton Construction to reach out to the board regarding this matter. • DJ Concrete is on site pouring concrete on the West side of the ground floor. DJ plans to come back on Wednesday 11/05 to pour the East side of the ground floor. Tectonic Engineering has been confirmed for inspection on Wednesday. Tectonic Engineering was on site this morning as well doing masonry mortar, rebar mesh, and concrete, inspections. The apparatus bay will get poured as soon as the trench drain sediment boxes arrive on site; Key Construction to advise when the delivery is. The manufacturer said that the sediment boxes should arrive in 2-3 weeks, 2 weeks ago. • Intricate Tech Solutions is on site continuing to work on the radiant heat manifold testing for the apparatus bay. Triton Construction noted that the pressure on the manifold box #6 had dropped from 50 psi, over the weekend, to 25 psi this morning. None of the other manifold boxes lost pressure over the weekend. Manifold box #6 had been tested previously (last week) and Intricate Tech Solutions noted no issues with pressure leak. The pressure had dropped before the concrete pour occurred. Intricate Tech Solutions pressurized the system again and the pressure held at 45 psi. Intricate Tech will continue to monitor the system and will try to install a different pressure gauge to see if it is a faulty pressure gauge. Water with soap was sprayed on the manifold to see if there were any bubbles (leaks) but none were found. • SRI Fire Sprinkler was asked to remove material in the mechanical room in the mezzanine because they are in the way of boiler pads that need to get formed and poured. • Southeast Mechanical was asked to submit the RFI on the domestic water heater pad as it is causing an issue with clearance and the overhead steel beam. Southeast Mechanical is on site continuing to install pipe in the 2nd floor.

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					The plumbers were also aiding with the concrete pour to ensure that the floor drains were level with the finish. • Talt Electric is continuing to install electrical conduit and roughing in the 2nd floor ahead of the sheetrock work. Talt Electric was told that Key Construction plans to start digging, at the South entrance by the end of November to beginning of December, for the underground structures where the electrical pole will be installed. • Carpenters are continuing to frame and block on the 2nd floor as we all as frame the roof perimeters. • Triton Construction told Key Construction that Hull Construction only has 6 men on site and that more masons are needed to push the enclosure of the building (scheduled for the end of November). • Key Construction, Wendel / Mitchell, and Triton Construction, spoke to Hilti about providing a fireproofing detail around the HSS columns that are adjacent to the existing firehouse. Hilti is working on submitting an engineering judgment and Wendel / Mitchell is working on providing code clarification on fireproofing for steel columns and the walls. See previous meeting minutes for previously discussed items.
08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	11/10/2025 • On Procore there are currently 3 open submittals and 4 open RFIs. • Key Construction said that the revised canopy shop drawings will be submitted soon as they are “on their way”. • Wendel / Mitchell to respond to Hilti on the engineering judgment (EJ) documentation about the firestopping in the block wall / steel columns. Wendel / Mitchell noted that Hilti submitted an application that is not relevant to the project. Key Construction is working to schedule another meeting with Hilti and the team for clarification and direction.

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					• Key Construction said that they will hold another meeting with the door contractors to get on the same page with the latest change orders and revisions on the door hardware submittal. Triton Construction stated that RFP 07 door hardware was already approved, RFP 06 needs to have door E21 removed as per ASI 17 rev2, and RFP 40 needs to show a breakdown of what the line items for the credit are. • RFIs: The power circuit RFI, by Talt Electric, is with Gerard Associates, the duct routing RFI is with Gerard Associates and should be returned soon since a meeting was had about this last week, and the retaining wall A RFI is currently with the structural engineer; Triton Construction mentioned that JMC and Wendel / Mitchell should be reviewing this RFI as well. • 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. 11/03/2025 • On Procore there are currently 6 open submittals and 3 open RFIs. • 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, batt insulation, wall board product data, and thermostats. Wendel / Mitchell asked for the door hardware rev4 submittal to show, in bubbles, all the revisions so Wendel / Mitchell doesn't have to review the whole package that is large. • Gerard Associates to review the PRV backflow 1" revised submittal for the existing firehouse. • Wendel / Mitchell to close out the steel clash 2nd floor and truss roof ceiling RFIs.

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					• Triton asked Key Construction to submit an RFI on the concerns for the retaining wall A and the existing firehouse foundation as well as underground electrical conduits. • Triton Construction gave a fire commissioner the hard copy of the backflow preventer application for their records. • 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		11/10/2025 • Talt Electric resent the transformer cutsheets to Key Construction after Triton Construction asked if Siteworks reviewed this information yet. Key Construction to advise if there are any issues. • Key Construction mentioned that the utility pole will be able to be installed only after the DOT work and the manholes / water quality structures in the property line are installed. JMC to advise if the revised site drawings will be submitted shortly on the DOT revisions that were made. • Key Construction said that after stair S04 and the Southeast lower roof was completed, the furring would be installed in the electrical room on the ground floor for Talt Electric work in. 11/03/2025 • Triton asked Key Construction to review the transformer cutsheets that Talt Electric had previously shared with the team. Key Construction to advise if there are any issues. • Key Construction has released all underground structures and they are at the yard waiting to be installed at the end of

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					November / beginning of December. Once the manholes and water quality structures are in, the electrical utility pole will be installed. 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	11/10/2025 - 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 will remobilize on the week of 11/17 (Monday) to start installing sprinkler piping in the ground floor and mezzanine. - The boilers, pumps, and ductwork were all delivered last Friday 11/07. Intricate Tech Solutions was supposed to be on site today to start ductwork, but their men took off and will also be out tomorrow for Veteran's Day. Intricate Tech Solutions said they will be back on Wednesday 11/12. 11/03/2025 - 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 is scheduled to be back on site on the 3rd week of November to deliver material and start installing overhead sprinkler piping in the ground floor. - The boilers and pumps are scheduled to arrive on site on Wednesday 11/05. Triton Construction asked Intricate Tech

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					Solutions to confirm when manpower would be showing up this week to start installing ductwork on the 2nd floor. 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	11/10/2025 - Triton Construction shared the updated Key Construction schedule to the MEPFP primes. 11/03/2025 - Key Construction submitted their updated schedule and Triton Construction will share it 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	11/10/2025 - Wendel / Mitchell to advise on the bailout anchor sketch, as per the conversations with NCFD1 on the previous meeting, for pricing and direction. - BOFC will be submitting, shortly, the cutsheet for the light fixture on the South added sconces. Triton Construction will share this cutsheet with Talt Electric for pricing of this work. - Key Construction to provide proper breakdown of added costs for the RFP 30 ASI 28 sign revisions. - BOFC approved the foundation waterproofing and excavation work and the signed CO was sent to Key Construction.

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					• The primes were reminded to continue submitting all their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions. 11/03/2025 • Wendel / Mitchell to advise on the bailout anchor sketch, as per the conversations with NCFD1 on the previous meeting, for pricing and direction. • 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. • BOFC was asked to make a decision on the foundation excavation / waterproofing change order so the work can be done as soon as possible. • 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.