

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting



New Castle Fire District 1
Chappaqua, New York

Construction Meeting #67: November 24, 2025, @ 10:00 AM
Minutes of Construction Meeting #66

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	Yes	
Joe Manfredi	JM	Key Construction - GCC	No	
John Wright	JW	Key Construction - GCC	Yes	
Jim Pendergraft	JP	Key Construction - GCC	No	
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	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	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	11/17/2025 • 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. 11/17/2025 • 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. Triton Construction also mentioned how there are masons working on scaffolds and attention should be paid to overhead work for safety. See previous meeting minutes for previously discussed items.
10/28/24	Construction Activities	All Contractors	Ongoing	Ongoing	11/17/2025 • AP Construction will be back on-site tomorrow 11/18 to assess the progress of the brick work, which is needed to tie the edge of the waterproofing in the roofs, on completing the remaining roofs. Key Construction to provide a response on the doghouse and the access doors for the roof.

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					- Water quality structures, manholes, and CI DOT structures were delivered in the morning and accepted by Siteworks. There will be a meeting with DPW, Town of New Castle, JMC, Key Construction, and Triton Construction, at 10:30am to discuss the upcoming DOT work and durations / shutdown work. Siteworks stated that the work would take 5-6 days and DPW stated that the shutdown of water services can be no longer than 8 hours to limit the disturbances to the neighbors. - Fall Fittings installed the roof railing on the North terrace. Fall Fittings installed stairs S02 last week and is now working on installing the stringers, treads, and risers, for stair S01 which leads up to the 2nd floor. Triton asked Key Construction to confirm on the railing material on the North roof; is the steel galvanized or will it be painted after the fact. - SRI Fire Sprinklers had a delivery of sprinkler piping and materials this morning for work on the ground floor and mezzanine. SRI Fire Sprinkler will be working on these locations this week and will be remobilized on the 1st week of December to continue the work. SRI started installing pipe in the mezzanine. Two air lifts were also delivered to the Elm Street parking lot. - Key Construction stated that they plan to start the temporary heat work on the 1st week of December and Triton reminded Key to apply for the temporary heating permit with the Town of New Castle. The carpenters provided temporary covers on the 2 doors by the North roof terrace for temporary heat protection. - Grandview was on site to review the storm planters 2 and the adjacent firehouse which will require waterproofing. Triton Construction asked Key Construction to expedite waterproofing the adjacent firehouse so the area can be backfilled, and Hull Construction can set up scaffold to install brick. Key to advise on when the work will start. - The catch basins, for the apparatus bay trench drains, are expected on the week of 11/24. Key Construction was asked to notify DJ Concrete about pouring the apparatus bay on the

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					1st week of December. Intricate Tech Solutions was asked to recheck the tests on the radiant heat installed in the apparatus bay – Triton Construction has not noticed any drops in pressure for these pipes. • Triton Construction has been continuously reaching out to Intricate Tech Solutions to give an update on when dedicated manpower will be on site for the hydronic piping. The tin knockers are continuing to install hangers and ductwork on the jobsite. • Talt Electric is continuing to do electrical roughing work on the 2nd floor. • Southeast Mechanical is continuing to install copper piping in the bathrooms and kitchen as we all vent piping on the ground floor. • The carpenters continue to sheetrock the ceiling in the attic space before spray foam is placed. Wendel / Mitchell was asked to indicate a space to leave out in the ceiling for access to the attic space. Key Construction was also asked to give a heads-up notice of when the chase to the doghouse will be built so BOFC can be notified for the siren / antenna vendor to do a walk. • Hull Construction is continuing the brick work on the North, East, and South walls. Scaffold was removed in the Northeast wall that was completed. The manpower for Hull Construction has not changed from the average of 9 men on site. On Veteran's Day there were 16 men from Hull Construction but the next day the count went back down to the average. 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. See previous meeting minutes for previously discussed items.
08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	11/17/2025 - On Procore there are currently 5 open submittals and 3 open RFIs. - Key Construction said that the canopy vendor had reached out to Wendel / Mitchell to discuss their previous correspondence on the design and release of the canopies. Wendel / Mitchell and Key Construction to advise on the direction and release of material. - The door hardware rev4 submittal was released last week and Key Construction to release all material ASAP.

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					• United Spray came on site last week to review the three columns locations that will need firestopping. Key Construction to advise on the direction moving forward to Wendel / Mitchell and Triton Construction. • The pot filler submittal was submitted on Procore and Wendel / Mitchell was told about the copper pipe in the kitchen that protrudes into the kitchen hood area. Wendel / Mitchell discussed this with Southeast Mechanical, and the architect would review the submittal for direction. • JMC to review the frames and grates submittals for the underground structures work. • 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. 11/10/2025 • 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. • 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.

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					- 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. See previous meeting minutes for previously discussed items.
8/12/2024	Electrical / Gas Items	Key Construction, Intricate Tech Solutions, and Talt Electric	On-going		11/17/2025 - Talt Electric sent additional information to Key Construction on the transformer work. Triton asked Key to review with Siteworks and to let us know if there are any issues or concerns ahead of the underground work with the manholes and water quality structures. - 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. 11/10/2025 - 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

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					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. See previous meeting minutes for previously discussed items.
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	11/17/2025 - 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 remobilized today 11/17 to continue sprinkler installation on the ground floor and on the mezzanine. - Triton Construction asked Wendel / Mitchell to review the louver color samples and release ASAP to Intricate Tech Solutions. Wendel / Mitchell was also asked to advise on the color for vents. - Wendel Mitchell / Gerard Associates to advise on the new storm pipe routing from roof drain 5 to outside the firehouse. The current storm line route will conflict with the required 8'-0" ceiling and will conflict with the door that leads to the 2nd floor corridor. The presence of a steel beam is preventing the storm line from avoiding the door and being closer to the furring wall enclosure. - Intricate Tech Solutions continues to have no steamfitters on site (none showed last week or today). Tin knockers are continuing to install ductwork, however. Triton Construction has asked Intricate Tech Solutions to provide an accurate schedule with dedicated manpower. 11/10/2025

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					• 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. 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				

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08/05/24	SOVs / COs / etc.	All Contractors	08/16/24	On-going	11/17/2025 - Wendel / Mitchell received a sketch from the structural engineer on the bailout window anchors. Wendel / Mitchell to advise with Triton Construction on the feasibility so the work can be priced ASAP. - Talt Electric was sent the South scone cutsheet for pricing the roughing work. - Key Construction to provide proper breakdown of added costs for the RFP 30 ASI 28 sign revisions. - The primes were reminded to continue submitting all their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions. 11/10/2025 - 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. - 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.