

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting



New Castle Fire District 1
Chappaqua, New York

Construction Meeting #68: December 1, 2025, @ 10:00 AM
Minutes of Construction Meeting #67

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	No	
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	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	No
Scott Jennings	SJ	Southeast Mechanical – PC	No
Jack Thomas	JT	Southeast Mechanical - PC	Yes
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	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	11/24/2025 • 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. 11/24/2025 • 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	11/24/2025 • Key Construction plans to start the foam in place insulation on the 2nd floor for the 2nd week of December. The MEPFP primes were told, especially Intricate Tech Solutions, to get all of their work in before the foam gets installed.

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					• AP Construction is planning to come back on site on 12/03 after the brick work is done on the North roof. The roofer needs the exterior header brick work to be done so the waterproofing can be tied in. • Key Construction said that they don't install plumbing pipe, as per ASI #46 on the overflow drains, so Triton Construction is asking the design team if Southeast Mechanical can provide pricing on this work. • Key Construction is still working on pricing the added work to start the DOT work in King Street. Triton Construction made the point that if this work was planned for the 12/01, the pricing and all the materials should have already been submitted and released. Key said that the pricing and material confirmation should be submitted today or tomorrow 11/25. Triton reminded the team that DPW / the Town requires a 7-day notice, and the shutdown of water services must take no longer than 8 hours. • Fall Fittings is continuing to work on stair S04 and will jump on welding the roof anchors next. • SRI Fire Sprinklers started installing sprinkler pipes on the ground floor and mezzanine last week. SRI will be back next Monday 12/01 to resume the sprinkler work. • Key Construction confirmed that the temporary heating work is still scheduled for the 1st week of December. Triton asked Key to coordinate the ducting with the trades to make sure there are no issues with the overhead work. Key Construction plans to come and duct the heat from the stair S01 adjacent window location. • The waterproofing work in the adjacent firehouse is expected to be done on the 2nd week of December and the foundation will be backfilled after the waterproofing is done. • The trench drain catch basins are expected to ship on 11/25 and are expected to be on site by Monday 12/01. Triton Construction asked Key Construction again to plan with DJ Concrete to get ready for a concrete pour for the week of 12/01.

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					• Intricate Tech Solutions is checking on the pressure for the manifolds that service the apparatus bay. Triton Construction has not observed a pressure drop for these manifolds. Triton has, however, observed a pressure drop in manifold #6, as mentioned previously. Intricate Tech Solutions will continue to pressurize the cabinets and let the team know if there are any leaks. The steamfitters are also on site and are working on installing air handling units in the jobsite. • Talt Electric is continuing the electrical roughing / wiring work on the 2nd floor. • Southeast Mechanical is installing sanitary piping in the turnout gear room and last week installing copper, vent, and storm piping in the building. The 4" backflow preventer, for the new firehouse, was delivered and placed in the water room. BOFC was told that the plumber wished to talk the existing firehouse on Monday 12/01 to study the existing conditions before starting the 1" backflow preventer work in the existing firehouse. • Carpenters started framing the radio and electrical room on the ground floor. 1 layer of sheetrock started to be installed in the 2nd floor and the work is ongoing in the corridors, commissioner's meeting room, and chief's room. Triton Construction thinks that Key Construction should be getting more carpenters to do more roughing / sheetrock work in the building. Key has been looking into the manpower that is available and will advise. • Hull Construction removed all the scaffold from the East wall and on the South wall at the overhead door location. The laborers are painting the exterior block and steel outside the standby room and radio room to start the Zappala blasted face block work. 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

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					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. • 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.

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					- 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 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. See previous meeting minutes for previously discussed items.
08/05/24			On-going		11/24/2025

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	Procore – Submittals / RFIs	All Contractors		On-going	- On Procore there are currently 9 open submittals and 4 open RFIs. - Triton Construction asked JMC for an update with the three grating and two trough drain submittals. JMC said that Key was to rescind the submittals that were already previously approved and that the remaining submittals were being currently reviewed. - The pot filler submittal is currently with Gerard Associates. - The GC equipment rev1 submittal added the previously missing equipment that the GC owes – the submittal is with Wendel / Mitchell for review and approval. - RFIs: fireproofing columns (Key Construction to provide a credit on the original firestopping 3 hour rating work), 2nd floor storm drain (a sketch was provided for the storm drain pipe work rerouting), duct rerouting (design team to provide a finalized sketch on the 2nd floor corridor with the ductwork impacts), and the file server room soffit addition for the copper piping. - Key Construction said that they were still working on getting the finalized and revised pricing for the door hardware. Triton Construction told Key Construction that the door hardware cannot be held up any longer as it has an 8-week lead time. In the meantime, Key Construction is to get the wiring from the access control vendor so it can be installed in the door frames on site. - 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. 11/17/2025 - On Procore there are currently 5 open submittals and 3 open RFIs.

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					• 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. • 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. See previous meeting minutes for previously discussed items.
8/12/2024	Electrical / Gas Items	Key Construction, Intricate Tech Solutions, and Talt Electric	On-going		11/24/2025 • Key Construction shared the transformer information with Siteworks and there were no issues brought up. • 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. The electrical room framing work was done.

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					- Talt Electric to advise on the fire alarm devices that show more devices on the approved submittal than was originally shown in the design drawings. Gerard Associates to review and to advise if code minimum is indeed what is shown on the electrical drawings. - Triton Construction asked Intricate Tech Solutions to advise on when the gas piping work inside the firehouse would start. Intricate to advise. 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. See previous meeting minutes for previously discussed items.
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	11/24/2025 - 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 be back on site on 12/01 to resume the sprinkler work in the mezzanine and ground floor. - The colonial red louvers were released and are expected to be on site at the end of December. The aluminum mechanical side caps were released and will be on site at the beginning of December as it has a short 1-week lead time.

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					- A sketch was provided for the rerouting of the storm pipe in the 2nd floor and Southeast Mechanical is working on submitting for a CO. 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. See previous meeting minutes for previously discussed items.
II.	NEW ITEMS				

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III.	SCHEDULE				
08/05/24	Project Schedule	All Contractors	08/12/24	On-going	11/24/2025 - Key Construction to advise on when the next updated project schedule will be submitted. Key Construction asked the MEPFP primes to confirm the dates and durations of completed / pending work in order for the schedule to be updated. 11/10/2025 - Triton Construction shared the updated Key Construction schedule to the MEPFP primes. See previous meeting minutes for previously discussed items.
IV.	FINANCIALS				
08/05/24	SOVs / COs / etc.	All Contractors	08/16/24	On-going	11/24/2025 - 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 to provide pricing on providing the South sconces and the electrical rough 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. 11/17/2025 - Wendel / Mitchell received a sketch from the structural engineer on the bailout window anchors. Wendel / Mitchell to

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Item	Description	Action By	Required By	Date Closed	Action / Details
					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. See previous meeting minutes for previously discussed items.