

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting



New Castle Fire District 1
Chappaqua, New York

Construction Meeting #70: December 15, 2025, @ 10:00 AM
Minutes of Construction Meeting #69

Attendees	Initials	Company	Attended	Email Address
Ed Frank	EF	NCFD Fire Commissioner	No	
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	Yes	
John Wright	JW	Key Construction - GCC	Yes	
Jim Pendergraft	JP	Key Construction - GCC	Yes	
RJ Rogener	RR	Key Construction - GCC	No	
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	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	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	12/08/2025 • 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 told the primes that the delivery drivers should confirm, if any trucks are blocking the site roadway, to confirm with the site crew before assuming to drive in from Memorial Drive. The primes were also reminded to wash the truck tires of any mud before exiting on Memorial Drive. 12/08/2025 • 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	12/08/2025 • Key Construction said that they are still planning to start the foam in place insulation work, in the attic space and in the walls, for the end of the week of the 15th. Key mentioned that

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					AP Construction should be finishing the waterproofing work this week so the foam work should be good to go for next week. • Key Construction is planning to start building the temporary walls and do the demo work for the week of the 15th. Triton Construction notified NCFD1 for preparation and Talt Electric on the outlet work for disconnect. • The superintendent mentioned that there were issues with the temporary heater and the thermostat which was causing the heater to use up diesel too fast. The rep is scheduled to be on site on 12/09 to investigate. Also, Key Construction accidentally brought smoke / fire detectors instead of CO combo detectors. Key Construction was told to bring the CO combo detectors on site as soon as possible. • AP Construction is on site working on the waterproofing in the North terrace roof. The roofers did mention that the flashing that the mason installed is too low and Key Construction will be communicating this with the mason for a remedy. AP Construction is expected to work for the rest of the week to provide a water tight building. • Triton Construction asked Key Construction to review RFI 112 on the existing foundation waterproofing and advise on the scheduled work. The Emseal material, that will be going in the adjacent firehouse pit, is scheduled to arrive on site this week and this work will be done once Hull Construction finishes the brick work in the vestibule wall. • Southeast Mechanical is on site working on the 1" backflow preventers in the existing firehouse and are expected to finish by Wednesday 12/10. The water shutdown, which is expected to take place at noon on 12/10, will take no longer than 4 hours. • Fall Fittings came on site to review site conditions and advised that they would be back on the week of the 22nd to install stair rails and stair S03 (revisions and modifications were required due to the mezzanine deck being poured 1" higher than required).

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					• All three sediment boxes were installed on the trench drains in the apparatus bay and the middle bay was poured last Thursday 12/04. On Tuesday 12/05 the remaining two side bays will get poured, along with the treads on stairs S04. • Intricate Tech Solutions is on site installing ductwork and the air handling unit in the Southwest corridors. The steamfitters are installing sleeves for the radiant heating tubes so the tubes have less congestion underneath the manifold cabinets. Intricate Tech Solutions is also managing / reviewing the pressure on the manifold cabinets and no issues were brought up. Air handling units AHU-1 and 2 (vertical units) were installed, on drip pans, in the mechanical / electrical room in the 2nd floor. Triton Construction told Intricate Tech Solutions to have someone remove, this week, the existing cabinet heater in the storage room of the existing firehouse. • SRI Fire Sprinklers will be back on site on 12/10 to work in the water room to do the backflow preventer work and to resume the sprinkler work on the ground floor. • Talt Electric is onsite installing shutoff switches, for equipment in the mezzanine, and continuing rough work on the 2nd floor. • Hull Construction is planning to bring laborers on site tomorrow 12/09 to install more tarps on brick for winter protection and are expected to bring back masons on 12/10 to resume brick placement. Triton Construction asked Key Construction what the plan is for cold masonry work moving forward and if Hull plans to leave every time the temperature goes below 0. Key Construction said that they plan to coordinate this with Hull Construction. • Carpenters are continuing to install temporary covers for the openings to provide temporary heat to the building. Additional covers were added in the vestibule area. The carpenters are expected to start window installation by the end of the week when the building gets more water tight. 12/01/2025

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					• Key Construction plans to start the foam in place insulation on the 2nd floor for the 2nd week of December. AP Construction (roofer), who is expected to be back on Wednesday 12/03, will need to finish the roofing work at the perimeters (where the brick work is being installed) for the foam to be installed in the 2nd floor. A complete roofing system will be needed to avoid any water getting into contact with the foam. AP Construction / Key Construction to submit an RFI on the roof hatch and blocking clearance at the Southeast roof. • Southeast Mechanical and Key Construction discussed having the PVC and the “cow’s tongue / scupper” items to be priced by the plumber as per ASI 046. Triton Construction counted 5 locations where this work is needed and confirmed with Wendel / Mitchell. • JMC, Siteworks, Key Construction, and Triton Construction, will have a meeting at 11am to discuss the ASI 040 DOT CO work. Once the pricing is revised and resubmitted, it will be reviewed and shared with BOFC. • Fall Fittings finished installing the stringers, treads, risers, and deck, for stair S04. Fall Fittings to advise when the material will be ready to install stair S03, by the mezzanine, along with the railing at that location. The reason why this work has not been done yet is because the concrete was poured a 1” too high at the mezzanine and the rails must get revised accordingly. Key Construction to confirm when Fall Fittings will come back on site. • The sediment boxes for the trench drains are expected to arrive on site today 12/01 or tomorrow 12/02. DJ Concrete and Tectonic Engineering have been scheduled to pour the apparatus bay on Thursday 12/04 and Friday 12/05. Intricate Tech Solutions was asked to double-check all the radiant heating pipes for any leaks before the pour on Thursday morning. Triton Construction has not observed any leaks on the pressure gauges and Intricate Tech Solutions has not brought up any issues so far.

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					• Tin knockers and steamfitters are on site laying duct on the 2nd floor, installing air handling units on the 2nd floor, and also installing copper hydronic piping for these units on the 2nd floor. • SRI Fire Sprinklers to advise when they plan to be back on site to resume the sprinkler work. Triton Construction also mentioned that work can be done in the water room where the 6" backflow preventer rig can be assembled. SRI Fire Sprinklers is looking to come back on site on Monday 12/08 after the apparatus bay slab is poured. • The diesel heater was brought on site to start temporary heat work in the building. The heater is currently on the West embankment of the site, and the duct route will be passing through the stair S01 area. • The Emseal material for waterproofing at the adjacent firehouse is expected to arrive on site next week (week of 12/08). In the meantime, Hull Construction has set up scaffold in this area to install the remaining brick in the vestibule area. Wendel / Mitchell to advise on how to proceed for waterproofing behind storm planter #2. • Southeast Mechanical is on site working on testing pressure on a few zones as well as installing plumbing pipe in the janitor room. Southeast Mechanical walked the existing firehouse this morning to review the office room where the 1" backflow preventer will need to be installed and where the 2 1/2" truck fill line in the basement will need to be disconnected. BOFC to advise when the office space will be cleared for Southeast Mechanical to start their work. • Talt Electric continues to do electrical roughing work on the 2nd floor and on the mezzanine. Triton Construction to send Wendel / Mitchell pictures, with measurements, of where the ATS transformer will be in relation to door S04. • Key's carpenters are continuing to sheetrock the 2nd floor walls as well as continuing to frame the vestibule area (installing top track for studs).

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					Hull Construction finished brick work installation in the North roof and are currently installing the decorative stone over the North overhead doors. Scaffold has been set up at the Vestibule area and vapor barrier is being applied ahead of brick work. See previous meeting minutes for previously discussed items.
08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	12/08/2025 - On Procore there are currently 7 open submittals and 4 open RFIs. - JMC to return the trough drain and the water utilities submittals. - Wendel / Mitchell to review the overhead door control panel and advise if there are any issues. - Key Construction submitted a 5th revision of the door hardware submittal and Triton / Wendel asked why was this being resubmitted after it was originally approved as noted? Key Construction said that they need to make sure that everything related to door hardware gets approved as there have been a lot of changes to door hardware. Wendel / Mitchell will work on expediting the review and Key Construction will be submitting an updated credit and CO on the door hardware ASAP. - RFIs: Triton asked Gerard Associates / Wendel / Mitchell to close out these following RFIs as soon as possible; 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. - 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

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					accessing the ASIs, which are all on Procore, they must notify Triton Construction. 12/01/2025 - On Procore there are currently 9 open submittals and 4 open RFIs. - Key Construction to send an email, to Wendel / Mitchell, on the grating submittals that were submitted for record and that don't need approval. - The pot filler submittal is currently with Wendel / Mitchell to be closed and distributed. - The overhead door control panel submittal is currently with Wendel / Mitchell to be reviewed and approved. - RFIs: fireproofing columns (Key Construction to provide a credit on the original firestopping 3 hour rating work and a breakdown on United Spray's cost), 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 submitted an RFI on the door hardware and Wendel / Mitchell responded to it this afternoon. Key Construction to submit the revised CO / credits for the door hardware ASAP. - 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	On-going		12/08/2025

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		Solutions, and Talt Electric			- AP Construction is expected to finish the waterproofing this week, and Key's carpenters will work on fully framing the electrical rooms for Talt Electric. - Gerard Associates provided comments on the fire alarm package and Talt Electric to review and advise on pricing / credit work. 12/01/2025 - Once AP Construction finishes waterproofing the Southeast roof this week, Key's carpenters will work on fully framing the electrical rooms for Talt Electric. - 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. See previous meeting minutes for previously discussed items.
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	12/08/2025 - 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. - Key Construction to confirm when Schindler is expected to be on site to review the pit and conditions. Triton Construction reminded Key Construction, again, that everything needs to be ready for Schindler to work in March. The elevator is scheduled to be installed in March and will take 2 weeks to complete. - SRI Fire Sprinklers is looking to come back on site Wednesday 12/10, after the apparatus bay is poured, to resume sprinkler work.

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					- 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. 12/01/2025 - 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 made an opening in the precast deck that concerned Key Construction's superintendent. Intricate Tech Solutions provided the email that the opening was coordinated previously with the deck engineer. - Schindler is expected to be on site today / tomorrow to look at the elevator pit for adjustments that are needed in the sump pit location. The elevator is scheduled to be installed in March and will take 2 weeks to complete. - SRI Fire Sprinklers is looking to come back on site Monday 12/08, after the apparatus bay is poured, to resume sprinkler work. - 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. See previous meeting minutes for previously discussed items.
II.	NEW ITEMS				
III.	SCHEDULE				

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08/05/24	Project Schedule	All Contractors	08/12/24	On-going	12/01/2025 - Key Construction submitted an updated schedule and Triton Construction made comments for Key to review and advise on. Triton Construction will share the updated schedule with the team shortly. 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. See previous meeting minutes for previously discussed items.
IV.	FINANCIALS				
08/05/24	SOVs / COs / etc.	All Contractors	08/16/24	On-going	12/08/2025 - 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 provided pricing on the added sconces and it was submitted to NCFD1 for review. - Key Construction to provide proper breakdown of added costs for the RFP 30 ASI 28 sign revisions. - The COs on the doghouse and roof hatch from Key Construction were submitted to NCFD1 for review. - Southeast Mechanical to provide pricing on the rerouting of the storm pipe on the 2nd floor and the overflow drains. - Key Construction provided United Spray's CO and credit on the previously bought material and labor for providing fireproofing

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					to three steel columns that are adjacent to the existing firehouse. The CO was submitted to NCFD1 for review. • The DOT work CO, which was broken down to include the hot pavement work during the winter months, was submitted by Key Construction and it was reviewed by the team. The CO was submitted to NCFD1 for review. • The primes were reminded to continue submitting all their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions. 12/01/2025 • 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. • Wendel / Mitchel to advise on if there are any comments on the doghouse and roof hatch COs from Key Construction. • Southeast Mechanical to provide pricing on the rerouting of the storm pipe on the 2nd floor and the overflow drains. • Key Construction to provide a credit for the material and labor of the fireproofing on the three steel column locations as well as a breakdown of United Spray's CO. • 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.

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