

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting



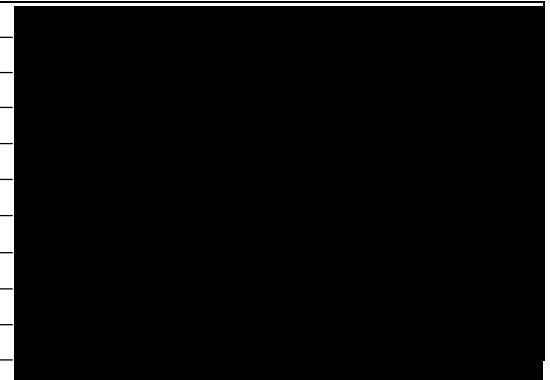
New Castle Fire District 1
Chappaqua, New York

Construction Meeting #71: December 22, 2025, @ 10:00 AM
Minutes of Construction Meeting #70

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	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	

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

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	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

NCFD1 Chappaqua

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

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					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	12/15/2025 • 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. 12/15/2025 • 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	12/15/2025 • DPW said that the water shutdown work, in King Street, can take place this Wednesday 12/17, but confirmation for the work is required by noon today 12/15. Key Construction / Siteworks is saying that they need the DOT work CO approved or an AIA

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					directive to be sent directing the contractors to do the work. Triton Construction mentioned that BOFC is meeting on Wednesday 12/17 to vote and approve these COs for the work to keep going. Triton also reiterated to the team that next week the DOT holiday schedule starts which will push this water line work until the 1st week of January. Wendel / Mitchell working on the directive to get the contractor to start the work. • NCFD1 cleared out the area of the demolition work in the apparatus bay of the existing firehouse. Key Construction will start to build the cricket (cover around the area where the demolition will happen to provide protection) this week. The carpenters expect to frame the temporary walls mid to end of next week and will plan to remove block the week of 12/22. Talt Electric was reminded that the electrician will need to remove the existing light fixtures ahead of the work. • Key Construction said that in order to place the foam in place insulation, the electrician needs to finish their fire alarm roughing and get an electrical inspection for the walls. Talt Electric has comments from the electrician on how to proceed with the fire alarm and are looking to advise shortly. In regard to the ceiling, Gerard Associates are reviewing an RFI by Intricate Tech Solutions on access to service the kitchen exhaust duct in the attic space. Triton Construction asked Gerard to review and respond ASAP. Intricate Tech Solutions also has to advise on when the kitchen duct connection will arrive on site. • The diesel heater does not have any more issues with the thermostat and is working properly. CO detectors were installed in the jobsite by the carpenters for safety. • On 12/15 or 12/16, Key Construction expects the water proofer, that will do the adjacent firehouse work, to review site conditions and get the Emseal material ready. As soon as Hull Construction finishes the brick in the vestibule and removes their scaffold, the waterproofing work can commence.

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					• SRI Fire Sprinklers is continuing to install their sprinkler pipe and mains in the apparatus bay as well as in the Southwest corridor which will provide water service to the existing sprinkler work in the existing firehouse. • Southwest Mechanical is continuing to install copper piping in the apparatus bay as well as started work in the backflow preventer water room. Insulators are also placing insulation in the copper piping in the Southwest corridor rooms. • Fall Fittings is scheduled to be back on site in the week of 12/22 to install rails and stair S03. Fal Fittings will also install the steel jambs for the overhead doors. • Intricate Tech Solutions has no steamfitters on site. Triton Construction told Intricate Tech that the copper pipes need to be marked, approved, and installed, in the stair S03 area before it gets built next week. Tin knockers are continuing to install ductwork for supply and return air in the Southwest corridor as well as the 2nd floor. The two roof top units and condenser coiling units were set on the roofs on Friday 12/12. • Concrete was poured on the treads of stairs S01, S02, and S04. • Carpenters are sheet rocking the electrical room on the ground floor as well as blocking on the 2nd floor. The carpenters will also work on the cricket, temporary walls for demo work, and will work on installing windows and door frames this week. • Hull Construction is continuing to lay brick in the vestibule area and in the radio room area. Zappala block is getting placed outside the Southwest entrance to the firehouse. Hull Construction is estimating that they will finish the exterior brick and block work at the end of December. • 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

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					walls, for the end of the week of the 15th. Key mentioned that 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

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					due to the mezzanine deck being poured 1" higher than required). • 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.

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					See previous meeting minutes for previously discussed items.
08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	12/15/2025 • On Procore there are currently 8 open submittals and 2 open RFIs. • The canopy shop drawings were approved and were sent to Key Construction for their review / release of material. • JMC to return the trough drains and the water utilities submittals. • Wendel / Mitchell is coordinating the overhead door control panel submittal with the fire chiefs. Wendel / Mitchell is also working on review and releasing the Tempered rev3 shop drawings. • Key Construction confirmed that the door hardware was all released and is expected on site by the end of January 2026. • RFIs: Triton asked Gerard Associates / Wendel / Mitchell to close out these following RFIs as soon as possible; duct rerouting (design team to provide a finalized sketch on the 2nd floor corridor with the ductwork impacts), and the attic kitchen exhaust RFI for access. • 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. 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.

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					- 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 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		12/15/2025 - Key's carpenters are working 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. - Talt Electric working on reviewing the site lighting changes and will advise on COs / credits.

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					12/08/2025 - 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. See previous meeting minutes for previously discussed items.
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	12/15/2025 - 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. Triton Construction also asked Key Construction to provide Schindler's punchlist for all the items they will need, from the primes, prior to starting the elevator 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. 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.

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					- 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. - 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				
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.

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

Item	Description	Action By	Required By	Date Closed	Action / Details
					See previous meeting minutes for previously discussed items.
IV.	FINANCIALS				
08/05/24	SOVs / COs / etc.	All Contractors	08/16/24	On-going	12/15/2025 - Wendel / Mitchell sent the sketch, on the bailout window redesign, to NCFD1. NCFD1 is coordinating with Wendel / Mitchell for confirmation. Once the sketch is approved, Triton Construction will get the work priced up with the primes ASAP. - NCFD1 to review and approve the added sconces CO. - 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. - NCFD1 to review and approve the rerouting of the storm pipe on the 2nd floor and the overflow drains in the North terrace roof. - Key Construction provided United Spray's CO and credit on the previously bought material and labor for providing fireproofing 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. - Talt Electric is working on providing the site lighting CO / credit. - The primes were reminded to continue submitting all their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions. 12/08/2025 - Wendel / Mitchell received a sketch from the structural engineer on the bailout window anchors. Wendel / Mitchell to

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting

NCFD1 Chappaqua

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 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 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. See previous meeting minutes for previously discussed items.