

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting



New Castle Fire District 1
Chappaqua, New York

Construction Meeting #73: January 5, 2026, @ 10:00 AM
Minutes of Construction Meeting #72

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	No	
Mike Bottali	MB	Key Construction - GCC	No	
Joe Manfredi	JM	Key Construction - GCC	No	
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	Yes	
Matt Capilupi	MC	Intricate Tech Solutions - MC	No	
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	12/29/2025 • 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. The contractors were also reminded that no parking on Elm Street is allowed. 12/29/2025 • 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	12/29/2025 • The DOT road work CO was approved and sent to Key Construction. NCFD1 has not heard back from DOT or the

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					Town of New Castle on working to do the water tie in work in King Street. Siteworks will be back from their holiday break next Tuesday 01/06/2026 and will look to start the site work (storm, gas work, retaining wall, etc.), now that the mason is out of their way. Siteworks mentioned that they could possibly install the underground structures, around the electric pole, before the water tie in work is done. Triton Construction continues to push for this work to be done to get permanent power from ConEd on site. • NCFD1 removed their fire truck, for the brick infill work in the window at the existing firehouse, only for the team to find out that Hull Construction did not have the 18" block on site. Triton Construction expressed the team's frustrations at the lack of preparedness for work that has been coordinated for weeks. Hull Construction to confirm when the 18" block will be delivered on site. • Key Construction plans to remove block on 12/30 when AP Construction arrives on site to waterproof over the entryway to prevent water from entering the existing firehouse. • Grandview was supposed to be on site today but did not show up because of the rain. Key Construction reached out to the waterproofer to confirm when the Emseal / waterproofing work will be done and is asking for 12/30. Key Construction submitted an RFI on the Emseal work and Wendel / Mitchell will advise to remove some scope, that is no longer needed, and to provide a credit to NCFD1. • Fall Fittings remobilized today 12/29 and accepted a delivery of the overhead door steel jambs, which are needed before Dutchess Overhead Doors can come back, and the stair S03 material. The installation of the steel rails are scheduled to start on the 2nd week of January. • Intricate Tech Solutions had previously said that the kitchen exhaust hood duct would be arriving on site this week and will be installed before Key Construction's foam subcontractor does the attic ceiling in the 2nd week of January. All the louvers

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					have been installed on site and Intricate Tech is continuing the hydronic piping work in the apparatus bay as well as ductwork on the 2nd floor. Triton Construction also reminded the contractor to install all of their piping on the 2nd floor so it can be firestopped and inspected. Firestopping of hydronic piping under stair S03 was done today. • Talt Electric is continuing the electrical roughing work on the apparatus bay and electrical room. Electricians to confirm if the electrical inspection for the 2nd floor is still scheduled for the end of the week of 12/29. • Southeast Mechanical is working on installing the storm water drains in the apparatus bay and are also prepping to start the compressed air piping for hose / combo reels in the apparatus bay. The plumbers said that they would confirm for a plumbing inspection, with the Town of New Castle, by the end of next week. • SRI Fire Sprinklers is back on site and resuming sprinkler main installation in the apparatus bay. • Hull Construction is back on-site resuming block work in the Southwest exterior. The plumber asked Key Construction is the masons can start blocking the plumbing wet wall between the unisex toilets on the ground floor. The masons will confirm after the exterior wall, a priority, is completed. 12/22/2025 • The road work on King Street is placed on hold because, originally, the contractor was waiting for BOFC to approve the DOT work change order. Last week, the DOT reached out the JMC expressing disapproval on the road plates that are on King Street currently. The DOT asked for the road plates to be removed and the street to be backfilled before 01/2026. DOT also is saying that no road work can be done until 04/01/2026. Key Construction asked for approval on a time and material change order for the work to remove plates and backfill the holes. BOFC reached out to DOT and the Town of New Castle

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					to ask for exemption, until mid-January, to do the water tie-in work in King Street; BOFC is waiting for an answer. Triton Construction stressed the importance of installing the underground structures inside the property so the utility pole can be installed for permanent power work. BOFC approved the original DOT CO work, and the document is with Key Construction to Docusign. • Key Construction replaced a lift in the existing apparatus bay and started to frame for the temporary wall that will be used during the demolition work. • AP Construction is waiting to get material on the gutters so they can come back to resume work. • Fall Fittings is planning to resume work this week to install stairs S03, install the steel jambs for the overhead doors, and to install the railing in the project. Key Construction to confirm on the remobilization date. • The foam-in-place work is scheduled for the 2nd week of January with the attic space being done first and the exterior walls second. Intricate Tech Solutions said that the kitchen exhaust ductwork is scheduled to arrive on site next week and it will be installed right after. • Talt Electric to advise on the timing required for the fire alarm roughing on the 2nd floor so it can be inspected and so the foam can be installed in the exterior walls. Triton Construction asked BOFC to advise on the desired speakers and strobes (IT work) needed in the project, so the electrician has them for their work. Wendel / Mitchell walked with the electrical foreman to discuss placement of light fixtures in the back of house spaces on the ground floor. Talt Electric is continuing their electrical room work as well as roughing in the apparatus bay. • Intricate Tech Solutions was also told about prioritizing the exterior hydronic piping work so it can get foamed mid-January. Intricate Tech Solutions is continuing the hydronic

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					pipework on the apparatus bay and are installing louvers around the building. - Grandview water proofer is scheduled to be on site Wednesday 12/24 to waterproof and install Emseal in the foundation area at the vestibule location. - Southeast Mechanical is onsite installing insulation in the copper piping on the apparatus bay. Southeast Mechanical to advise on scheduling an inspection with the Town of New Castle before the walls are closed up on the 2nd floor. - Hull Construction is installing precast stone on the West corner that was previously missing. The masons are also installing precast stone on the header of the storm water planters. Hull Construction is laying for the chases in the interior rooms as well. Hull Construction is saying, as of today, that they will not be working for the rest of the week due to the holidays. This was not communicated previously and Triton Construction told Key Construction that Hull is expected to work, given the delays. See previous meeting minutes for previously discussed items.
08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	12/29/2025 - On Procore there are currently 6 open submittals and 2 open RFIs. - Key Construction to advise on the cost savings on the alternate product for the trough drains. Once the CO is submitted and reviewed, JMC will formally return the trough drain submittals on Procore. - The natural gas piping and firestopping submittals were returned by Gerard Associates in the morning. - The mezzanine and 2nd floor railing submittal was placed in the court of the structural engineering. Triton Construction asked Key Construction to review ASI 038 (training bail out window

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					revisions) alongside the shop drawings. Triton also asked all primes to review ASI 038 for pricing. - 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 asked Wendel / Mitchell to look at the sketch that MagneGrip provided on the exhaust capture system layout and penetration (for exhaust) location. - 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. 12/22/2025 - On Procore there are currently 5 open submittals and 2 open RFIs. - JMC sent Key Construction an alternate product on the trough drains for cost savings purposes. - Wendel / Mitchell returned the overhead door control panel as well as the Tempered shop drawings. Key Construction to advise if there are any issues with Dutchess and the control panel. Key Construction previously stated that the storefront windows would be installed starting the 1st week of January. - 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

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					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		12/22/2025 - Talt Electric is continuing their panel and electrical roughing installation in the electrical room on the ground floor. - Talt Electric to advise on the fire alarm roughing work on site and on the costs / credits for the fire alarm device additions as well as the fire alarm panel redesign. - No update on the site lighting ASI pricing. 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. See previous meeting minutes for previously discussed items.
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	12/29/2025 - 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. - Schindler's punchlist was sent to Talt Electric for review. Key Construction to advise when Schindler's representative will be on site to review the elevator pit.

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					- All louvers have been installed on site. - Intricate Tech Solutions to advise on the duration of work and on whether or not they plan to continue working Saturdays to make up time. 12/22/2025 - 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. - Schindler's punchlist was sent to Talt Electric for review. Key Construction to advise when Schindler's representative will be on site to review the elevator pit. - The colonial red louvers are being installed on site currently by Intricate Tech Solutions. - Intricate Tech Solutions to advise on the duration of work and on whether or not they plan to continue working Saturdays to make up 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	12/29/2025 Key Construction to submit the updated project schedule this week. 12/01/2025

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					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. See previous meeting minutes for previously discussed items.
IV.	FINANCIALS				
08/05/24	SOVs / COs / etc.	All Contractors	08/16/24	On-going	12/29/2025 - Wendel / Mitchell submitted, formally, the ASI 038 training window revision sketch and it was sent out the primes for pricing. - 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 doghouse CO was approved and NCFD1 to advise on approving the roof hatch CO. - 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. - 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. 12/22/2025 - Wendel / Mitchell sent the sketch, on the bailout window redesign, to NCFD1. NCFD1 is coordinating with Wendel /

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					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 doghouse CO was approved and NCFD1 to advise on approving the roof hatch CO. • 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 was approved by NCFD1. • 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. See previous meeting minutes for previously discussed items.