



NEW CASTLE FIRE DISTRICT NO.1

Est. 1925

Board of Fire Commissioners
Post Office Box 64 • Chappaqua, New York 10514
Website: www.ncfd1.org • Phone: 914-238-6287



A Special Project Meeting of the Board of Fire Commissioners of New Castle Fire District No. 1 was held at 491 King Street, Chappaqua, New York on the 18th of February 2026.

Present

Nancy Zezze, Chair
Charles Rauch, Commissioner
Michael Soldo, Commissioner
Dwight Smith, Commissioner

Absent

Jon Preizler, Commissioner

Also Present

Greg Bologna, District Treasurer
Jonathan Goodman, District Secretary

Attendees

Gerald Ruck, Triton Construction
Kevin Sawyer, Triton Construction
Kiel Sadowsky, Wendel (Remote)
Joseph Modafferi, JMC (Remote)

Call Meeting to Order:

Chair Zezze called the meeting to order at 5:15pm.

Pledge of Allegiance:

Commissioner Soldo led the Pledge of Allegiance, after which the Board observed a moment of silence in remembrance of all deceased members.

Gerald Ruck of Triton Construction provided an update of the project with the other attendees participating.

- A meeting of the asbestos subcontractors is scheduled for February 19. Decisions regarding abatement versus removal will be made. There is a sizable opening involving girders where the existing and new structures meet and the work may be complicated. Once a strategy is decided, work will commence as soon as possible thereafter. A hazard posting on the door will be placed.
- Siteworks continued to make progress despite the snow.

- Town inspectors have been on-site. The kitchen hood passed. The inspectors have been accommodating and there have been no delays due to inspector availability.
- Mr. Sawyer noted that they are waiting for some sand filter information/photos because of stipulations regarding joint sealer and primer in cold conditions. After the joints are confirmed to be in compliance, sand and gravel will be placed.
- Mr. Sawyer said that he had seen a copy of the DOT letter regarding winter roadwork restrictions.
- The north wall piping is going in, and the gas pipe is going according to schedule.
- Mr. Modafferi said an "As-built Survey" is needed at the end of the job. He has made Key Construction and Siteworks aware of this, and the requirements are documented in his emails.
- Many cable pulls are being completed and most of the roughing for mechanicals are in.
- The plumber has not been on-site recently but will shortly return for bathroom work.
- Interior partitions are being worked on.
- The windows in front remain an open item as the work is being stymied by snow due to the previously discussed roof pitch problem.
- Fall Fittings is on-site working on railings and guardrails, including for stairwells.
- Mr. Ruck noted that the contingency and allowance budget is low. He then asked about the status of the Senter Street firehouse sale.

Chair Zezze responded that the budget for completion of this project was approved by the voters of the District. She said the budget did not and does not include nor rely upon revenue from the sale of Senter Street. She said that this is the second time this week that someone working on the project implied that revenues from the Senter Street sale provide a contingency fund for project cost overruns. She said that she wants to be clear that this is a serious misconception.

Change Orders

All commissioners present acknowledged that they had reviewed the latest proposed change orders.

PCO-007 Magnetic Door holders \$4677.94

Mr. Ruck explained that these devices are for alarm system tie-in for two doors which bridge the existing and new building. He said that the doors are normally open, but when the fire alarm system activates, the magnets release and the doors close. He said that the devices were on the architectural drawings but due to an error, the tie-in to the alarm system was missing from the electrical drawings and were not bid by the electrical contractor. He said the devices are not required by code. He said the GC had ordered the hardware but not the alarm tie-in. A discussion ensued regarding the need for the devices, who was at fault, and who is responsible for correcting the error. Additionally, Chair Zezze asked for a justification for the proposed 16 hours of labor. The change order was tabled.

PCO-008 Additional power circuits \$2,845.59

Mr. Ruck explained that this change order is for additional receptacles, data outlets, boxes and an exit sign. He said the exit sign is required by code. Mr. Sawyer participated in the conversation and said this change order is due to an oversight or omission and that it is arguable that the electrician is responsible. The change order was tabled with the Board asking the construction manager to take this back to the electrician.

PCO-009 Added fire alarm devices \$14,114.14

Mr. Ruck explained that this change order is for 18 additional fire alarm “devices” which he said were requested by the fire marshal during his walk through with the electrician. Mr. Ruck was unable to specify precisely what type of devices (e.g. strobes, annunciators, pull stations, etc.) were in the electrician’s change order, whether they were to be mounted on the walls or the ceiling, and whether the completion of sheetrock installation increased the complexity and cost. He said that he had already requested additional information from the electrician. The Board asked Mr. Ruck to provide documentation of the fire marshal’s requirements and a copy of the Inspection Report. Chair Zezze asked for a justification for 72 hours of labor to install 18 alarm devices. The change order was tabled pending further information.

PCO-010 Interior Lighting \$4,772.55

Mr. Ruck explained that this change order is to swap out bid specified light fixtures in offices 201 and 202 from 2 type B and 6 type A to 12 type C fixtures. In addition to the 12 fixtures, the change order includes labor, cables, connectors, supports, and four 1900-type boxes. He said the change was due to a recently discovered ceiling height issue which necessitated a different light fixture size. Board members questioned why the Board is responsible for correcting this error and also why already purchased and unused materials are not being reused or returned for credit. The Board was told that the electrician could “give them the unused fixtures” but that they could not be returned. A heated exchange ensued and the Board instructed Mr. Ruck to coordinate with the electrician to arrange a credit for unused materials. The change order was tabled.

CO-008 Reroute for elevator pipe \$3,956.92

Mr. Ruck explained that this change is being demanded by Schindler, the elevator vendor. He said that Schindler is taking the position that this change is mandatory for the product. Mr. Sawyer said that he routinely experiences difficulties working with Schindler. He said that the elevator installation is being delayed until Con Edison provides power, and he expects Schindler to soon demand a storage fee. Mr. Ruck said that because the site is still waiting for power, there was no harm in tabling this change order. The change order was tabled.

Participants next discussed an electrical panel that was installed too high, is a code violation, and requires correction. The architect’s proposed remedy is to adjust the door opening and move the door. Board members said it expects the electrician to know the code requirements and noted that the electrician’s own inspector failed the work. Board members questioned who is responsible for correcting the error. Mr. Sandowsky said

that this was a design error. When asked whether moving the box lower was feasible, Mr. Sawyer said it would cost approximately \$100,000 and that conduits are already set in the floor.

The Board discussed a modification to the bail-out window and Key Construction's quote of \$75,000 to make the change. Mr. Sadowsky said he sees an alternative that is closer to \$5,000 but which may entail a slightly different window dimension and sill. He said that he would provide more information on his idea.

Mr. Modafferi raised the possibility of using a non-US supplier for castings to save \$3,000 to \$4,000. He said that this supplier meets ASTM specifications, but he cannot speak to their internal quality control. Discussion ensued with the consensus being that the Board should not lower its standards involving matters of quality and safety. Mr. Modafferi also said that there may be a need for a design change because the sand filter pipe is extending further and a correction cannot be accomplished by pre-casting. He said that he is working through the elements of this change and expects that it will be an extra cost.

Commissioner Rauch left the meeting early.

Public Comment:

There was no public comment

Future Dates:

The next Regular Meeting will begin following the adjournment of this Special Project Meeting. The next Special Project Meeting is scheduled for March 18, 2026 at 5:15pm. Email any questions and concerns for the Board's consideration for any meeting to BOFC@NCFD1.org.

Adjournment:

Upon motion by Chair Zezze, seconded by Commissioner Smith, the Board voted unanimously to adjourn the meeting at 6:36 pm.

Respectfully submitted,
Jonathan Goodman
Fire District Secretary