New Castle Fire District 1
Chappaqua, New York

Construction Meeting #83: March 16, 2026, @ *10:00 AM*
Minutes of Construction Meeting #82

Attendees	Initials	Company	Attended	Email Address
Nancy Zezze	NZ	NCFD Fire Commissioner	Yes	[redacted]
Dwight Smith	DS	NCFD Fire Commissioner	No	[redacted]
Charles Rauch	CR	NCFD Fire Commissioner	No	[redacted]
Jon Preizler	JP	NCFD Fire Commissioner	No	[redacted]
Paul Eiden	PE	NCFD Fire Chief	No	[redacted]
Terry Rowe	TR	The Town of New Castle	No	[redacted]
Dennis Corelli	DC	The Town of New Castle	No	[redacted]
Ken Gale	KG	Wendel / Mitchell Architects	No	[redacted]
Kiel Sadowsky	KS	Wendel / Mitchell Architects	Yes	[redacted]
Joe Modafferi	JM	JMC – Site Development Consultants	No	[redacted]
John Trombino	JT	Gerard Associates – MEP Engineer	No	[redacted]
Kevin Sawyer	KS	Triton Construction – Project Executive	No	[redacted]
Gerald Ruck	GR	Triton Construction – Construction Manager	Yes	[redacted]
Jim Duesel	JD	Tectonic Engineering – Special Inspector	No	[redacted]
Al Torreggiani	AT	Key Construction - GCC	No	[redacted]
Tony Cimahosky	TC	Key Construction - GCC	No	[redacted]
Chris Germano	CG	Key Construction - GCC	No	[redacted]
Mike Bottali	MB	Key Construction - GCC	Yes	[redacted]
Joe Manfredi	JM	Key Construction - GCC	Yes	[redacted]
John Wright	JW	Key Construction - GCC	Yes	[redacted]
Jim Pendergraft	JP	Key Construction - GCC	Yes	[redacted]
RJ Rogener	RR	Key Construction - GCC	Yes	[redacted]
Krzysztof Zamajtys	KZ	Intricate Tech Solutions - MC	No	[redacted]
Tyler Ponzio	TP	Intricate Tech Solutions - MC	No	[redacted]
Matt Capilupi	MC	Intricate Tech Solutions - MC	Yes	[redacted]
Gregory Popek	GP	Intricate Tech Solutions - MC	No	[redacted]
Dorota Karwowski	DK	Intricate Tech Solutions - MC	No	[redacted]
Joe Ricca	JR	Southeast Mechanical - PC	No	[redacted]

Harley Toledo	HT	Southeast Mechanical - PC	Yes	htoledo@southeastmech.com
Scott Jennings	SJ	Southeast Mechanical – PC	No	sjennings@southeastmech.com
Jack Thomas	JT	Southeast Mechanical - PC	No	jthomas3793@gmail.com
Tommy Crea	TC	Southeast Mechanical – PC	No	Xtom1126x@gmail.com
Marianna Tompkins	MT	Southeast Mechanical - PC	No	mtompkins@southeastmech.com
Jose Castrellon	JC	Talt Electric - EC	No	jcastrellon@taltelectric.com
Robbie Talt	RT	Talt Electric - EC	No	robbie@taltelectric.com
Robert Talt	RT	Talt Electric - EC	Yes	rtalt@taltelectric.com
Scott Zalesny	SZ	SRI Fire Sprinkler - FSC	No	scott.zalesny@srifire.us
Dave Phelan	DP	SRI Fire Sprinkler - FSC	Yes	david.phelan@srifire.us

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 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 alert the author (Gerald Ruck) 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		THROUGHOUT the COURSE of the PROJECT • Delivery and work hours are 7am to 5pm, Monday through Friday. • Smoking, alcohol and/or controlled substances NOT permitted. • Radios or offensive language are NOT permitted. • Dust, noise, and odor control to be utilized at all times. • Parking is not permitted on Elm Street nor 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. • Entry through Memorial Drive is NEVER allowed. All trucks and vehicles must enter through King Street and exit through

NCFD1 Chappaqua					
Item	**Description**	**Action By**	**Required By**	**Date Closed**	**Action / Details**
					Memorial Drive. Vehicles can exit 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 project. 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	**3/9/26** • Triton Construction reiterated that parking is **NEVER PERMITTED** in the existing firehouse parking lot. Triton also reiterated that entering the jobsite through Memorial Drive is not permitted. All primes, field personnel, subs, and drivers (especially new drivers), must be made aware of these requirements. Triton told the primes that delivery drivers should advise if any trucks are blocking the site roadway, and to confirm with the site personnel before assuming to enter the site from Memorial Drive. The primes were also reminded to wash truck tires of any mud before exiting on Memorial Drive. Contractors were also reminded that parking on Elm Street is not permitted. **3/9/26** • Triton Construction reiterated the importance of using PPE on site. The (5) primes were told about following the PPE requirements during the meeting. Triton Construction also relayed that the Town had commented that site contractors need to be mindful of protecting excavations when performing site work. **See previous meeting minutes for previously discussed items.**

NCFD1 Chappaqua					
Item	**Description**	**Action By**	**Required By**	**Date Closed**	**Action / Details**
10/28/24	Construction Activities	All Contractors	Ongoing	Ongoing	**3/9/26** • Road/utility work at King Street: NYS DOT's winter construction restriction on road work remains status quo. Given the current date, it is likely that street utility work will not commence until the DOT restriction is lifted on April 1st. • Siteworks was not on site last week, mostly due to weather. Siteworks will return to the job site this week. Key Construction submitted RFIs #136 and #137 regarding the existing culvert and existing storm piping encountered during excavation for storm structures WQS D-1 and WQS A-1-1; RFI responses are pending. • Liquid Green has completed spray foam insulation at 1st floor beams, and concluded all of their contract work. • Fall Fittings is on site installing jamb extensions at overhead garage door openings, and will continue installing guardrails at the mezzanine and Atrium. Remaining work for FF also includes new beams and lintels to be installed at new openings in the existing firehouse wall. • DJ Concrete is scheduled to be on site next week to pour stair S03 treads and deck, the old sump pit, miscellaneous pads at the ground floor, and (2) site retaining walls. Key Construction's surveyor previously laid out the exterior retaining walls for Siteworks to excavate. • Intricate Tech Solutions continued installing ductwork, piping, and insulation at 1st floor, 2nd floor, and mezzanine. Intricate performed their own successful smoke test of the kitchen hood; a smoke test is scheduled for next week with the Fire Marshal. • All doors and hardware, including wooden doors, are scheduled to be delivered to the job site 3/10 and 3/11. • AP Construction will return to the site this week to resume miscellaneous roofing work -- repitching/reroofing the roof over the main entrance, scupper drains, doghouse for siren cable, etc.

NCFD1 Chappaqua					
Item	**Description**	**Action By**	**Required By**	**Date Closed**	**Action / Details**
					• Asbestos Abatement at existing firehouse: Exclusive Testing Labs (ETL) submitted an updated proposal to NCFD based on revised scope. NCFD is currently soliciting alternate pricing. • Roof Siren: Key Construction indicated that wood blocking is in place to receive the siren. AP Construction will be on site this week to install the entry port (dog house). Once installed, NCFD will schedule the radio shop back to the job site to run their cable between the siren and the controller. • NCFD indicated that the anticipated delivery date of gear washers to the site is around the end of April (actual date TBD). Delivery/installation of gear washers will require epoxy flooring in the Laundry Room to be done. The Team will review the feasibility of completing flooring work in this area in time to receive the equipment. • JMC has requested that Key Construction provide photos/documentation demonstrating that caulking of the lower sand filter was done in accordance with specifications. • Wendel inquired as to the status of lawn inlet #5 adjacent to the north entrance to the new extension, with concern for potential water ponding in the empty planter. Key Construction noted that the generator feed still needs to be installed, but that the planter had previously been waterproofed. **3/2/26** • Road/utility work at King Street: NYS DOT's winter construction restriction on road work remains status quo. • Siteworks has been on site continuously installing underground storm system work. Key Construction is responding to JMC inquiry about caulking of sand filter. Siteworks encountered an existing storm culvert on the property while excavating for storm structure WQS D-1 last week. In the follow up, it was learned that this structure had been previously identified and addressed. This matter is being reviewed with Key and Siteworks.

NCFD1 Chappaqua					
Item	**Description**	**Action By**	**Required By**	**Date Closed**	**Action / Details**
					• Liquid Green is scheduled to return to the job site this week to continue spray foam insulation at 1st floor beams. • Fall Fittings is scheduled to be on site this week to install remaining railings. Remaining work for FF also includes new beams and lintels to be installed at new openings in the existing firehouse wall. • DJ Concrete is scheduled to be on site this week to pour stair S03 treads and deck, the old sump pit, and miscellaneous pads at the ground floor. Key Construction's surveyor is on site today laying out retaining walls for Siteworks to excavate. • Intricate Tech Solutions continued installing ductwork, piping, and insulation at 1st floor, 2nd floor, and mezzanine. Intricate performed their own successful smoke test of the kitchen hood; Triton will schedule an inspection with the Fire Marshal this week. • All doors and hardware, including wooden doors, are scheduled to be delivered to the job site 3/10 and 3/11. • AP Construction: Repitching/reroofing of the roof over the main entrance is available, and is pending a break in the weather. It is anticipated that this work will occur next week. • Asbestos Abatement at existing firehouse: An on site meeting was held last week to finalize scope of abatement work, and to coordinate abatement, demolition, and masonry work at new openings in the existing firehouse wall. The abatement consultant, Exclusive Testing Labs (ETL), is revising their proposal to NCFD based on the scope established. Once approved, ETL will proceed with filings. The time frame for filing and abatement work is approximately (5) weeks. • Roof Siren: Key Construction requested the siren vendor be scheduled to return to the job site to install cable from the Radio Room to the siren. NCFD has indicated that prior to scheduling the radio shop back, wood to mount the siren controller needs to be installed at the 2nd floor, and the entry port (dog house) needs to be installed on the roof so the vendor can run the cable between the siren and the controller.

NCFD1 Chappaqua					
Item	**Description**	**Action By**	**Required By**	**Date Closed**	**Action / Details**
					• NCFD inquired as to finish status of 2nd floor offices, Laundry Room, and Apparatus Bay with regards to receiving furniture and various equipment. Key indicated that epoxy flooring at the 1st floor will be one of the last finishes to be installed, and therefore delivery of gear washers and truck exhaust equipment is likely several months away. 2nd floor offices will be finished sooner, and will be able to be closed/secured in 6-8 weeks, if need be. **See previous meeting minutes for previously discussed items.**
08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	**3/2/26** • On Procore there are currently (5) open submittals: o Trough drains SD (2) Key Construction submitted revised pricing for the (2) outstanding trough drain submittals. Pricing is being reviewed; status of drain submittals is pending. o Signage plaque SD o Stone for sand filter PD o Pipe labeling PD • On Procore there are currently two (2) open RFIs: o RFI #136: Location of WQS D-1 (storm structure) o RFI #137: Location of WQS A-1-1 (storm structure) Dialogue regarding the positioning of the storm structures referenced in RFIs #136 and #137 is ongoing. • Triton Construction reminded all prime contractors of the importance of distributing ALL ASIs to the field team, so all contractors 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.

NCFD1 Chappaqua					
Item	**Description**	**Action By**	**Required By**	**Date Closed**	**Action / Details**

					3/2/26
					• On Procore there are currently (5) open submittals:
					  o Trough drains SD (2)
					  o Signage plaque SD
					  o Stone for sand filter PD
					  o Pipe labeling PD
					• On Procore there are currently no (zero) open RFIs.
					• Two trough drain submittals are open with JMC and will be closed once Key Construction submits revised pricing, pending proposed material substitutions. Revised pricing is expected today.
					• Triton Construction reminded all prime contractors of the importance of distributing ALL ASIs to the field team, so all contractors 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		**3/9/26** • Talt Electric is continuing panel work, electrical roughing, and fire alarm work throughout the building. • The design team has provided NCFD with (2) potential solutions for the electrical room redesign to satisfy Talt Electric's underwriter inspector's code requirements; these options are under review by NCFD. • The sequence necessary to install the new gas service at the northern portion of the site will be: 1) install adjacent retaining wall; 2) install adjacent drainage piping; 3) excavate for gas line; 4) install gas line. **3/2/26** • Talt Electric is continuing panel work, electrical roughing, and fire alarm work throughout the building.

NCFD1 Chappaqua					
Item	**Description**	**Action By**	**Required By**	**Date Closed**	**Action / Details**
					• The design team has provided NCFD with (2) potential solutions for the electrical room redesign to satisfy Talt Electric's underwriter inspector's code requirements; these options are under review by NCFD. **See previous meeting minutes for previously discussed items.**
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	**3/9/26** • Per Talt's recommendation, elevator relays will remain in the project as originally designed. • Schindler's punchlist was sent to Talt Electric for review. Talt Electric to advise if there are any issues, concerns, or questions, ahead of Schindler mobilizing. Schindler's mobilization is scheduled for the middle of March (pending power from Con Ed). Construction of the new sump pit is in progress by Key Construction. Talt Electric mentioned that, as per Schindler Elevator's punchlist, an extra disconnect switch was required; Talt Electric has submitted a CO for this added device. • Key Construction reiterated that Schindler's mobilization is dependent on Con Ed providing power to the building; and, that if delayed, Schindler will charge a $3,000 monthly storage fee. (Schindler had previously indicated that they will not ship equipment to the job site until work is available to them.) Con Ed work is being held up by road work at King Street, which needs to precede Con Ed work. • Southeast inquired about permanent roof drain tie-ins to the storm drainage system. Roof drains cannot be tied in until the King Street sewer connection has been made, and storm drainage system work completed. • AP Construction will return to the job site this week to resume work on open roofing items, including scupper drains. Southeast advised that will have a lift delivered to the job site on Monday 3/16.

NCFD1 Chappaqua					
Item	**Description**	**Action By**	**Required By**	**Date Closed**	**Action / Details**
					• SRI indicated that pressure testing of sprinkler systems cannot be done until water service is supplied to the building, and that ceilings cannot be fully closed until the system has been tested. Ceiling grids may be installed, but ceiling tiles should not be installed. • Key requested that all prime contractors trim all excess threaded rod hangers in the vicinity of the garage doors, in preparation of garage door installation. **3/2/26** • Per Talt's recommendation, elevator relays will remain in the project as originally designed. • Schindler's punchlist was sent to Talt Electric for review. Talt Electric to advise if there are any issues, concerns, or questions, ahead of Schindler mobilizing. Schindler's mobilization is scheduled for the middle of March (pending power from Con Ed). Construction of the new sump pit is in progress by Key Construction. Talt Electric mentioned that, as per Schindler Elevator's punchlist, an extra disconnect switch was required. Talt Electric is pricing this added device. • Key Construction reiterated that Schindler's mobilization is dependent on Con Ed providing power to the building; and, that if delayed, Schindler will charge a $3,000 monthly storage fee. (Schindler had previously indicated that they will not ship equipment to the job site until work is available to them.) Con Ed work is being held up by road work at King Street, which needs to precede Con Ed work. • Southeast inquired about permanent roof drain tie-ins to the storm drainage system. Roof drains cannot be tied in until the King Street sewer connection has been made, and storm drainage system work completed. • Southeast indicated they need the mason and roofer to create openings in curbs/parapets in order to install overflow drains. • SRI indicated that pressure testing of sprinkler systems cannot be done until water service is supplied to the building, and that

NCFD1 Chappaqua					
Item	**Description**	**Action By**	**Required By**	**Date Closed**	**Action / Details**
					ceilings cannot be fully closed until the system has been tested. Ceiling grids may be installed, but ceiling tiles should not be installed. • Key requested that all prime contractors trim all excess threaded rod hangers in the vicinity of the garage doors, in preparation of garage door installation. **See previous meeting minutes for previously discussed items.**
II.	**SCHEDULE**				
08/05/24	Project Schedule	All Contractors	08/12/24	On-going	**2/17/26** • Key Construction previously submitted an updated schedule which indicates a substantial completion date of August 28th, which takes into account DOT's winter restriction on street work until April 1st, and Con Ed bringing electric service into the building in May. **See previous meeting minutes for previously discussed items.**
III.	**FINANCIALS**				
08/05/24	SOVs / COs / etc.	All Contractors	08/16/24	On-going	**3/9/26** • Key Construction to provide proper breakdown of added costs for the RFP 30 ASI 28 sign revisions. • Key Construction submitted RFP #53 for ASI #38 for modifications to the bail out window; this CO is under review. • Key Construction submitted RFP #54 for sawtooth brick at (2) existing windows at the existing firehouse; this CO is under review and has not yet been presented. • Key Construction submitted RFP #55 for ASI #47 for enlarged masonry piers at new masonry openings in the existing

NCFD1 Chappaqua					
Item	**Description**	**Action By**	**Required By**	**Date Closed**	**Action / Details**
					firehouse wall; this CO is under review and has not yet been presented. • Talt fire alarm CO #7 for magnetic door holders has been submitted and is under review by NCFD. • Talt Electric CO #8 for additional electrical devices has been submitted and is under review by NCFD. • Talt fire alarm CO #9 for added fire alarm devices has been submitted and is under review by NCFD. • Talt Electric CO #10 for ASI #45 interior lighting changes has been submitted and is under review by NCFD. • Talt Electric CO #11 for ASI #40 site lighting changes was submitted by Talt and is under review by the design team. • Southeast Mechanical CO #8 on the sump pit additional piping has been submitted and is under review by NCFD. • Key Construction submitted RFP #56 for ASI #48 chase walls; this CO is under review and has not yet been presented. • Key Construction indicated that they had not received formal direction on the following RFPs: 28, 36, 38, 39, 41, 47, 48, 51 through 56. Triton will review status and advise. • Talt Electric submitted CO #12 for added elevator items; this CO is under review and has not yet been presented. • Key Construction submitted RFP #46 revision 3 regarding added trough drains; this CO is under review and has not yet been presented. Key indicated that a separate CO for pitching of trough drains is forthcoming. • Key Construction submitted RFP #57 for backfill road plates at King Street; this CO is under review and has not yet been presented. • The primes were reminded to continue submitting all their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions.

NCFD1 Chappaqua					
Item	**Description**	**Action By**	**Required By**	**Date Closed**	**Action / Details**
					3/2/26 • Key Construction to provide proper breakdown of added costs for the RFP 30 ASI 28 sign revisions. • Key Construction is awaiting revised pricing from vendors for (2) exterior trough drains. • Key Construction submitted RFP #53 for ASI #38 for modifications to the bail out window; this CO is under review. • Key Construction submitted RFP #54 for sawtooth brick at (2) existing windows at the existing firehouse; this CO is under review and has not yet been presented. • Key Construction submitted RFP #55 for ASI #47 for enlarged masonry piers at new masonry openings in the existing firehouse wall; this CO is under review and has not yet been presented. • Talt fire alarm CO #7 for magnetic door holders has been submitted and is under review by NCFD. • Talt Electric CO #8 for additional electrical devices has been submitted and is under review by NCFD. • Talt fire alarm CO #9 for added fire alarm devices has been submitted and is under review by NCFD. • Talt Electric CO #10 for ASI #45 interior lighting changes has been submitted and is under review by NCFD. • Talt Electric CO #11 for ASI #40 site lighting changes was submitted by Talt and is under review by the design team. • Southeast Mechanical CO #8 on the sump pit additional piping has been submitted and is under review by NCFD. • The primes were reminded to continue submitting all their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions. • Key Construction submitted RFP #56 for ASI #48 chase walls; this CO is under review and has not yet been presented. • Talt Electric submitted CO #12 for elevator items added to meet Schindler's requirements; Talt is revising and resubmitting this CO.

NCFD1 Chappaqua					
Item	**Description**	**Action By**	**Required By**	**Date Closed**	**Action / Details**
					• Key Construction indicated that they had not received formal direction on the following RFPs: 28, 36, 38, 39, 41, 47, 48, 51 through 56. Triton will review status and advise. **See previous meeting minutes for previously discussed items.**