

TRITON CONSTRUCTION CO.
Triton / Architect / Contractors Coordination Meeting



New Castle Fire District 1
Chappaqua, New York

Construction Meeting #94: June 22, 2026, @ 10:00 AM
Minutes of Construction Meeting #93

Attendees	Initials	Company	Attended	Email Address
Nancy Zezze	NZ	NCFD Fire Commissioner	No	
Dwight Smith	DS	NCFD Fire Commissioner	No	
Charles Rauch	CR	NCFD Fire Commissioner	No	
Jon Preizler	JP	NCFD Fire Commissioner	Yes	
Mike Soldo	MS	NCFD Fire Commissioner	No	
Michael Zezze	MZ	NCFD Fire Chief	No	
Paul Eiden	PE	NCFD 1st Assistant Chief	No	
Kiel Sadowsky	KS	Wendel / Mitchell Architects	Yes	k
Joe Modafferi	JM	JMC – Site Development Consultants	No	
John Trombino	JT	Gerard Associates – MEP Engineer	No	
Kevin Sawyer	KS	Triton Construction – Project Executive	No	
Gerald Ruck	GR	Triton Construction – Construction Manager	Yes	
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	Yes	
John Wright	JW	Key Construction - GCC	Yes	
Jim Pendergraft	JP	Key Construction - GCC	No	
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	
Jose Otero	JO	Southeast Mechanical - PC	Yes	
Joe Ricca	JR	Southeast Mechanical - PC	No	
Harley Toledo	HT	Southeast Mechanical - PC	No	

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Scott Jennings	SJ	Southeast Mechanical – PC	No	sjennings	
Jack Thomas	JT	Southeast Mechanical - PC	No	jthom	
Tommy Crea	TC	Southeast Mechanical – PC	No	Xton	
Marianna Tompkins	MT	Southeast Mechanical - PC	No	mtompkins	
Jose Castrellon	JC	Talt Electric - EC	No	jcastre	
Robbie Talt	RT	Talt Electric - EC	Yes	robb	
Robert Talt	RT	Talt Electric - EC	No	rtal	
Scott Zalesny	SZ	SRI Fire Sprinkler - FSC	No	scott	
Dave Phelan	DP	SRI Fire Sprinkler - FSC	Yes	davi	

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:

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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>THROUGHOUT the COURSE of the PROJECT</u> • 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 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.

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Item	Description	Action By	Required By	Date Closed	Action / Details
					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	6/15/26 - Triton Construction reiterated that parking is <u>NEVER PERMITTED</u> 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. 6/15/26 - 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.
10/28/24	Construction Activities	All Contractors	Ongoing	Ongoing	6/15/26 Siteworks: Siteworks has temporarily pulled off the job, pending pricing and approvals of drywell piping reroute, pricing and approvals of storm structure CI-13 at King Street, and resolution of gas service piping at northwest portion of site.

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Item	Description	Action By	Required By	Date Closed	Action / Details
					• Fall Fittings: Fall Fittings work at the building interior is complete. Remaining work includes metal guardrails at the building exterior. • AP Construction will be on site the week of 6/22 to continue miscellaneous roofing work, including: flashing at the firewall; waterproofing cable entry port (dog house); installing scuppers and leaders throughout the building; and installing pavers at the 2nd floor Training Deck. • Roof Siren: Key Construction will cut an opening in the roof deck at the cable entry port (dog house) for siren cables. Once installed, NCFD will schedule the radio shop back to the job site to run their cables between the siren and the controller. • Wendel advised that penetrations in foundation walls for roof drain outlets need to be waterproofed. • Garage doors have been installed. Dutchess Doors will be back on site this week after Talt finishes connecting the operators to complete the installation. • Floor Finish at Existing Firehouse: Key Construction submitted RFP 65 for epoxy flooring on the new infill slab at the new opening in the existing firehouse; this RFP will be presented to NCFD for consideration. • Door Hardware: Key Construction indicated that they are continuing to work through issues of missing hardware internally. • Wendel previously issued ASI #57 for Emseal to close the joint at the 1st floor opening into the existing firehouse. Gap at door jambs has been reduced to 1" and can likely be filled with sealant in lieu of Emseal; Wendel to confirm. Gap at door head is +8" and will remain as Emseal. • Key Construction indicated that the mezzanine floor needs to be finished (clear coat), and <u>requested that all Primes remove any extraneous materials or equipment from the job site</u> to make room for this upcoming work.

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Item	Description	Action By	Required By	Date Closed	Action / Details
					6/8/26 • Siteworks: Siteworks has temporarily pulled off the job, pending pricing and approvals of drywell piping reroute, pricing and approvals of storm structure CI-13 at King Street, and resolution of gas service piping at northwest portion of site. • Fall Fittings: Fall Fittings work at the building interior is complete. Remaining work includes metal guardrails at the building exterior. • AP Construction will be on site this week to continue miscellaneous roofing work, including: flashing at the firewall; waterproofing cable entry port (dog house); installing scuppers and leaders throughout the building; and installing pavers at the 2nd floor Training Deck. • Roof Siren: Key Construction will cut an opening in the roof deck at the cable entry port (dog house) for siren cables. Once installed, NCFD will schedule the radio shop back to the job site to run their cables between the siren and the controller. • Hull Construction will be on site this week to continue masonry work, including: continue construction of CMU wall to close off the Storage Room in the existing firehouse; modify 2nd floor window opening; and miscellaneous patching of exterior brick. • Wendel advised that penetrations in foundation walls for roof drain outlets need to be waterproofed. • Garage doors have been installed. Dutchess Doors will be back on site this week to install operators and complete the installation. • Epoxy flooring installation is complete. Trades are permitted to access all areas of epoxy flooring. <u>Trades are cautioned to protect epoxy flooring areas where they will be working.</u> • Floor Finish at Existing Firehouse: Key Construction submitted RFP 65 for epoxy flooring on the new infill slab at the new opening in the existing firehouse; this RFP will be presented to NCFD for consideration.

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					Door Hardware: Key Construction indicated that they are continuing to work through hardware issues internally. See previous meeting minutes for previously discussed items.
08/05/24	Procore – Submittals / RFIs	All Contractors	On-going	On-going	6/15/26 - On Procore there are currently (2) open submittals: - Sandy Loam Topsoil r1 -- JMC is reevaluating previous submissions for possible acceptable product - Wood Fence & Gate SD - On Procore there are currently no open RFIs. - 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. 6/8/26 - On Procore there are currently (2) open submittals: - Sandy Loam Topsoil r1 -- JMC is reevaluating previous submissions for possible acceptable product - Guardrails at Site Walls - On Procore there are currently no open RFIs. - 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	On-going		6/15/26 Talt Electric is continuing installation of fixtures and devices throughout the building.

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Item	Description	Action By	Required By	Date Closed	Action / Details
		Solutions, and Talt Electric			- Gas Service Piping: Installation of the gas service piping run from the building to Memorial Drive is currently on hold, pending approval. Intricate Tech submitted a PCO for this work, which is being reviewed. - Electrical Power Pole: Final location of the power pole is pending final placement of adjacent storm structures, which have been adjusted due to field conditions. The guy wire is approximately 10-foot radius off the pole. - The power pole needs to be in place for Verizon to execute their work. NCFD has rescheduled Verizon for the 3rd week of June. - Electrical Closet Doors: The original Electrical Room doors have been installed, generally based on the following: - Distribution panel: The inactive section at the top of the panel does not have proper clearance to the front wall. Talt will provide a custom metal trough to close off the top/inactive section of the panel. Talt submitted a PCO for this work, which has been submitted to NCFD for their consideration - Siemens control panel: The control panel does not have proper clearance to the front wall. Talt had indicated they would provide a new, smaller panel which would clear the door opening. Talt has since learned that Siemens insists on self-performing this work, but at an added cost. Talt has proposed relocating the panel to the building exterior as a possible alternative. - Exterior Light Poles: Key has requested that Talt install exterior light poles and bases. Talt will be installing precast bases. Approximate lead time for bases is 2-weeks. It was noted that Siteworks, who will be performing excavation for exterior lighting, currently is not on site, and work will need to be scheduled/coordinated with them. <i>< continued on next page ></i>

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Item	Description	Action By	Required By	Date Closed	Action / Details
					6/8/26 • Talt Electric is continuing installation of fixtures and devices throughout the building. • Gas Service Piping: Installation of the gas service piping run from the building to Memorial Drive is currently on hold, pending pricing and approval. Piping is being priced by Intricate Tech. • Electrical Power Pole: Final location of the power pole is pending final placement of adjacent storm structures, which have been adjusted due to field conditions. The guy wire is approximately 10-foot radius off the pole. ◦ The power pole needs to be in place for Verizon to execute their work. NCFD has rescheduled Verizon for the 3rd week of June. • Electrical Closet Doors: The original Electrical Room doors have been installed, generally based on the following: ◦ Distribution panel: The inactive section at the top of the panel does not have proper clearance to the front wall. Talt will provide a custom metal trough to close off the top/inactive section of the panel. Talt submitted a PCO for this work. ◦ Siemens control panel: The control panel does not have proper clearance to the front wall. Talt has indicated they will provide a new, smaller panel which will clear the door opening. Talt will confirm a smaller panel has been ordered. • Exterior Light Poles: Key has requested that Talt install exterior light poles and bases. Most, but not all of the poles can be installed at this time, including (1) pole at the existing parking lot on Beford Avenue, and (1) pole at the new parking lot at King Street. Talt will be on site this week and review layout and logistics. See previous meeting minutes for previously discussed items.

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Item	Description	Action By	Required By	Date Closed	Action / Details
10/28/24	MEPFP Coordination	All Contractors	Ongoing	Ongoing	6/15/26 • Sprinkler BFP meter: SRI has submitted a PCO to swap out the alternate meter required by New Castle Water Department. NCFD has approved the change order, which will be distributed this week. (The meter is on site.) • Sprinkler piping at bail out window: Wendel issued an ASI to reroute (2) sprinkler branch pipes in the vicinity of the bail out window. SRI submitted (2) PCO's for this work. NCFD has indicated their desire to move forward with this change, however, they believe it is a coordination issue which should not come at the District's expense. • Key Construction asked if 2nd floor ceilings could be "whited out". Ceilings shall remain open for the time being, until temporary lighting is no longer needed and is removed (pending electric service). • SRI is tentatively scheduled to return to the job the week of 6/22 to complete installation of sprinkler heads at remaining first floor spaces. • Triton requested SRI submit sprinkler BFP certification for submission to New Castle Water Department. • Triton requested Southeast submit domestic water BFP certification for submission to New Castle Water Department. 6/8/26 • Sprinkler BFP meter: SRI has submitted a PCO to swap out the alternate meter required by New Castle Water Department. NCFD has approved the change order, which will be distributed this week. (The meter is on site.) • Sprinkler piping at bail out window: Wendel issued an ASI to reroute (2) sprinkler branch pipes in the vicinity of the bail out window. SRI submitted (2) PCO's for this work. NCFD has indicated their desire to move forward with this change, however, they believe it is a coordination issue which should not come at the District's expense.

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					• Key Construction asked if 2nd floor ceilings could be "whited out". Ceilings shall remain open for the time being, until temporary lighting is no longer needed and is removed (pending electric service). • Duct Conflict at West Entry Ceiling: An exhaust duct at the west entry is approximately 5-inches lower than required to achieve the 10-foot design height. In addition, HVAC control boxes at this same location are similarly lower than required. Intricate submitted a PCO to reroute this duct, which has been rejected. • SRI will return to the job the week of 6/15 to continue installation of sprinkler heads at remaining first floor spaces, pending installation of ceiling at the south Lobby. See previous meeting minutes for previously discussed items.
II.	SCHEDULE				
08/05/24	Project Schedule	All Contractors	08/12/24	On-going	6/15/26 • Key Construction issued a 2-week lookahead schedule, which will be distributed to all Trades. 6/8/26 • Key Construction issued a 2-week lookahead schedule, which will be distributed to all Trades. See previous meeting minutes for previously discussed items. <i>< continued on next page ></i>

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III.	FINANCIALS				
08/05/24	SOVs / COs / etc.	All Contractors	08/16/24	On-going	6/15/26 • Key Construction is to provide proper breakdown of added costs for the RFP 30 ASI #28 sign revisions. • Key Construction indicated that they had not received formal direction on the following RFPs: 28 trench drains; 36 underslab conduits; 41r4 roof guardrail; 47r1 planter waterproofing; 58r1 field installed slope in trough drain; 63 added display case; and 65 epoxy floor patch at existing firehouse. Triton will review status and advise. • Key Construction reissued RFP 41 rev4 roof hatch rail; this RFP has been presented to NCFD for consideration. • Key Construction submitted RFP 58 rev 1 for field installed slope in precast trough drains; this RFP is under review and has not yet been presented to NCFD. • Key Construction submitted RFP 62 for motor change for overhead garage doors; this RFP has been approved by NCFD, pending additional follow up information (pricing from vendor). • Key Construction submitted RFP 63 for additional display case at the 2nd floor; this RFP is under review and has not yet been presented to NCFD. • Key Construction submitted RFP 65 for epoxy flooring on the new infill slab at the new opening in the existing firehouse; this RFP has been presented to NCFD for consideration. • Key Construction submitted RFP 67 for ASI #56 existing drywell pipe rerouting; this RFP is being reviewed, but has also been presented to NCFD for their information. • Key Construction submitted RFP 68 for DOT storm structure DI-13 18" RCP and Granite Curb Replacement; this RFP is being reviewed, but has also been presented to NCFD for their information.

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					• Talt fire alarm PCO #9 for added fire alarm devices has been submitted and is under review by NCFD. • Talt Electric PCO #12 for added elevator items has not been approved by NCFD; Wendel will issue a CCD for this work. • Talt Electric submitted PCO #16 for column data outlets; this PCO is under review and has not yet been presented to NCFD. • Talt Electric submitted PCO #17 for booster panel for FA system; this PCO is under review and has not yet been presented to NCFD. • Talt Electric submitted PCO #18 for electrical closet alterations; this PCO has been presented to NCFD for consideration. • Talt Electric submitted PCO #19 to extend the conduit run for relocated B1 fixture across the driveway as per ASI #40; this PCO is under review and has not yet been presented to NCFD. • SRI submitted PCO #7 to relocate piping at Apparatus Bay for bail out window (mezzanine side). NCFD has indicated their desire to move forward with this change, however, they believe it is a coordination issue which should not come at the District's expense. • SRI submitted PCO #8 to relocate piping at Apparatus Bay for bail out window (Apparatus Bay side). NCFD has indicated their desire to move forward with this change, however, they believe it is a coordination issue which should not come at the District's expense. • SRI submitted PCO #9 to furnish and install new water meter required by New Castle Water Department; this PCO has been approved by NCFD, formal CO is pending. • Intricate Tech submitted PCO 1 for installation of utility side natural gas piping; this PCO is under review and has not yet been presented to NCFD. • The primes were reminded to continue submitting all of their stored material backup, insurances, prevailing wage, and lien wavers, with all the payment application submissions.

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					See previous meeting minutes for previously discussed items.