

Chappaqua Fire Department

New Castle Fire District No. 1

Chappaqua, NY

OACM Meeting #7 Dated January 8, 2024 at 6:00pm – Via ZOOM

Minutes of OACM Meeting #6 Dated December 18, 2023 at 6:00PM-

Attendees	Email:	Initials:	Representing:	Attended (yes/no)
Brian Murphy	bmurphy@ncfd1.org	BM	NCFD1- Commissioner	Yes
Charles Rauch	crauch@ncfd1.org	CR	NCFD1- Commissioner	Yes
Dwight Smith	dsmith@ncfd1.org	DS	NCFD1- Commissioner	Yes
ED Frank	efrank@ncfd1.org	EF	NCFD1- Commissioner	Yes
Mike Soldo	msoldo@ncfd1.org	MS	NCFD1- Commissioner	Yes
Christine Dennett	cdennett@ncfd1.org	CD	NCFD1- Secretary	Yes
Robin Rizzo	rrizzo@ncfd1.org	RR	NCFD1- Treasurer	Yes
Lynn E Weinig	lweinig@windelsmarx.com	LW	NCFD1- Attorney- Windels Marx	No
Bob Mitchell	rmitchell@wendelcompanies.com	BM	Wendel Mitchell Associates Architects	Yes
Kaitlin Chmura	kchmura@wendelcompanies.com	KC	Wendel Associates Architects	Yes
Pete Signorelli	psignorelli@wendelcompanies.com	PS	Wendel Mitchell Associates Architects	Yes
Joseph Modafferi	jmodafferi@jmcpllc.com	JM	JMC Site Development Consultants	Yes
Lenny Purcell	lpercell@osmetro.com	LP	Open Systems Metro	Yes
Kevin Sawyer	k-sawyer@tritonconstruction.net	KS	Triton Construction Company	Yes
John Hansen	jhansen@tritonconstruction.net	JH	Triton Construction Company	No

Distribution: Via Email

Attachments: None

TRITON CONSTRUCTION CO.
Owner / Architect / Construction Manager Status Meeting

New Castle Fire District No. 1					
Item	Description	Action By	Required	Closed	Action / Details
I	CRITICAL ITEMS				
7/7/23	Design Development Update	Mitchell/ JMC	Ongoing		12/18/23- CON ED- One Service for Gas and Electric. Tax Assessor will not allow two addresses for the building. - CON ED has been difficult to communicate and hold meetings with. CON ED engineering will be completed in next 30 to 40 days. Considering entering from the rear of the building. - Wendel cannot finalize the documents until CON ED completes Engineering. This will push the overall design schedule back. - Gas and power designed to accommodate the existing building, including gas to the existing boilers for future tie-in work Site/ Civil- - Existing generator may not be sized to accommodate both the new and existing building completely. An evaluation will be completed by the Engineers. We may need to scale back what is put on the existing generator. A second generator was not considered on the approved site plan. - Existing sewer line- A Video was completed on existing line. It was determined that the Existing line is too high in elevation for the new building to tie into. A redesign is under way. Building Design- - In the past month special meetings were held to review the following with the Commissioners: - Meetings were held for Door hardware/ keying (Completed) - HVAC systems and equipment Page Turn (Completed) - Interior finishes (planned for the end of next week) - Firematic Equipment and Furniture (planned for the end of next week) - Security Cameras- Met with Open Systems Metro for second design meeting. Reduced the amount of cameras. Asked Commissioners to review and approve final design by next meeting - Wendel is into the Construction Document Phase. - Wendel requested an additional conversation about Antenna needs with Commissioners. - Alerting System- Commissioners decided that it is not required. Also was not included in the budget - Triton in the process of completing a DD Estimate.

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Item	Description	Action By	Required	Closed	Action / Details
					11/13/23- JM Met with the town today and reviewed/discussed: • Utility services as two separate- need to discuss with tax assessor. • Generator needs site plan approval. Do we need a second generator? Need photograph of name plates. • ~~Hydrant Flow test planned for Wednesday.~~ • ~~Reviewed bonding requirements.~~ PS and KC discussed: • ~~Interior finishes meeting needed.~~ • Fire Matic Equipment meeting needed. • Discussed Antenna needs, DS provided examples of boots and is hoping for wall penetrations. DS to confirm number of antenna and spacing for structural design. KS Discussed setting up another meeting with Open Systems Metro to finalize design. 10/16/23- This meeting was dedicated to a design drawing review and page turn with the Commissioners. JM reviewed the zoning compliance drawings, PS reviewed the Architectural drawings, and John from Gerard reviewed the Mechanical drawings. Commissioners received a paper set of drawings and was encouraged to ask questions. Comments were noted for future design discussions where possible. 9/14/23- Design Development Completion pushed to 10/15/23. Architect team to present the completed drawings at the next OACM Meeting on 10/16/23. Site plan to include refuge container location. 8/11/23- BM and PS reviewed the revised 2nd Floor plans, for the new addition and existing building, (phase 2 and phase 3) with the Commissioners. The Design Drawings for the rest of the addition are approximately 30% complete. Pete and Bob discussed the status of current design. • ~~Will present 2nd floor design update at next BOC meeting.~~
10/16/23	Future meetings	Team	12/16/23	CLOSED 12/18/23	10/16/23- Team to set up a series of future design meetings for review and approval by the Commissioners. • ~~Meeting #1- A further review of the Mechanical, Electrical, Plumbing systems~~ Completed • ~~Meeting #2- Door Keying and security camera layout.~~ Completed. • Meeting #3- Building Color and finish options Meeting. Completed

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Item	Description	Action By	Required	Closed	Action / Details
					Meeting #4- FFE (Firematic) discussion Meeting Completed
II.	NEW ITEMS				
12/18/23	Security/ Time Lapse Camera	Owner			12/18/23- Commissioners would like to look at additional construction site security and possible time lapse cameras.
III.	BUDGET REPORT				
8/11/23	Master Budget				12/18/23- KS Provided and reviewed a Budget with the Commissioners 11/13/23, 10/16/23, 9/18/23- Budget will be updated for the next meeting. 8/11/23- Reviewed a Master Budget Draft. This will be updated every month
IV.	SCHEDULE REPORT				
8/11/23	Master Schedule				12/18/23- KS Provided and reviewed the current Master schedule with the Commissioners. Schedule did not include anticipated CON ED delays. 11/13/23, 10/16/23, 9/18/23- Schedule to be updated based on new design drawing completion time and submitted for review at the next meeting. 8/1/23- Reviewed a master Schedule with the group. This will be updated every month.

The above represents the author's understanding of the issues discussed and conclusions reached. If these minutes contain information that is not accurate, please contact the undersigned immediately.

Kevin Sawyer