

Chappaqua Fire Department

New Castle Fire District No. 1

Chappaqua, NY

OACM Meeting #8 Dated February 12, 2024 at 6:00pm – Via ZOOM and in house

Minutes of OACM Meeting #7 Dated January 8, 2024 at 6:00PM-

Attendees	Email:	Initials:	Representing:	Attended (yes/no)
Dwight Smith	dsmith@ncfd1.org	DS	NCFD1- Commissioner	Yes
Nancy Zezze	nzezze@ncfd1.org	NZ	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	No
Lynn E Weinig	lweinig@windelsmarx.com	LW	NCFD1- Attorney- Windels Marx	No
Bob Mitchell	rmitchell@wendelcompanies.com	BM	Wendel Mitchell Associates Architects	No
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

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		1/8/23 - We have engaged Con Ed for new services. Still waiting on Con Ed Engineering to be completed. Possibly bringing services in through the rear of the property. This has impacted the Design schedule. Wendel and Triton to review and update schedule. - Electrical Engineer (Gerard Eng.) to visit site to evaluate existing Generator. Team to set up a meeting to discuss what the equipment priority is if the generator needs to shed power. - Discussed Antenna needs. DS provided documentation to Wendel. Discussed installing a new tower instead of rooftop and eliminating the existing tower after switchover. JM did not think this would affect Site Plan approval. - Anticipate CD completion the first week of February and then QAQC. 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)~~

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					~~5— 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.~~ See previous Meeting Minutes for additional information
12/18/23	Security/ Time Lapse Camera	Owner			1/8/24- • Entertain local vendor with free equipment 12/18/23- Commissioners would like to look at additional construction site security and possible time lapse cameras.
II.	NEW ITEMS				
					• Commissioners would like to look at additional construction site security and possible time lapse cameras.
III.	BUDGET REPORT				
8/11/23	Master Budget				1/8/24- • KS to update commissioners at next meeting 12/18/23- • KS Provided and reviewed a Budget with the Commissioners 11/13/23, 10/16/23, 9/18/3- 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				1/8/24- • KS to update commissioners at next meeting 12/18/23- • KS Provided and reviewed the current Master schedule with the Commissioners. Schedule did not include anticipated CON ED delays.

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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