GREENWICH CONNECTICUT EST.1640

Riverside School

RIVERSIDE SCHOOL BUILDING COMMITTEE

Regular Meeting

Wednesday, August 12th, 2026 | 7:30 AM ET

MEETING ATTENDANCE

Attendee	Position	Present	Absent
Officers			
Stephan Pezdek	Chair	Zoom	
Luigi Ghilardi	Vice-Chair	Zoom	
Bryan Finkel	Secretary	Zoom	
Voting Members			
Veronica Chiavaroli	BOE Representative	Zoom	
Ben Chynsky	Regular Member		Absent
Louis Contadino	Regular Member		Absent
Andy Duus	Regular Member	Zoom	
Doug Fenton	BET Member	Zoom	
Christina Lyndon	Regular Member	Zoom	
Ex-Officio / Non-Voting Members			
Julian De La Rosa	BOE Facilities		Absent
Christina Downey	RTM Representative	Zoom	
Nicholas Macri	P&Z Representative	Zoom	
Mary Dolan Collette	Riverside School Principal	Zoom	
Lauren Rabin	BOS Representative	Zoom	
James Michel	DPW Representative		Absent
Guests			
Rusty Malik (QA+M Architecture)	Guest	Zoom	
Mike Lane (QA+M Architecture)	Guest	Zoom	
Julia McFadden (QA+M Architecture)	Guest	Zoom	
Peter Folino (Eagle Environmental)	Guest	Zoom	
Chris Cykley (MGMT Construction & Consulting)	Guest	Zoom	
Eugene Watts (Greenwich Public Schools)	Guest	Zoom	
Brent Reeves (Greenwich Public Schools)	Guest	Zoom	
Ben Branyan (Greenwich Public Schools)	Guest	Zoom	

GREENWICH CONNECTICUT EST.1640

Riverside School

MEETING MINUTES

Item	Topic	Description
1.00	Call to Order	• A quorum having been reached, the meeting was called to order at 7:36 AM ET by Mr. Pezdek; the meeting was held virtually via Zoom
2.00	Attendance	• As noted above
3.00	Housekeeping	• **Agenda Correction:** Mr. Pezdek noted that approval of the legal invoice had been listed under the architect report-out in error; it should be a separate item requiring a vote and would be handled accordingly • **Attendance Notice:** Mr. Pezdek asked that members, particularly voting members, notify him in advance when they are unable to attend a meeting
4.00	Approval of Prior Meeting's Minutes	• Motion to approve the July 29th minutes made by Mr. Duus, seconded by Ms. Chiavaroli; approved with unanimous consent
5.00	Owner's Representative RFP	• Mr. Pezdek reported that the Owner's Representative RFP was posted following the last meeting and that several requests for information (RFIs) have been received. Responses, developed with the assistance of the Town purchasing department, must be posted by close of business Friday. Mr. Pezdek will circulate draft responses to those who helped draft the RFP for confirmation before finalizing and posting
6.01	Architect Report-Out – Schedule & Concepts	• Mr. Lane reported that the team is advancing two concepts—a new building and a renovation (Options 7 and 11)—both centered on an addition to the south side of the building, with the media center relocated and that space repurposed for Pre-K. Pre-K is being designed to the EdSpecs standard of 20 students per classroom, which increases the design enrollment used for space calculations. Second-story work is focused on the 1995 addition, while the 1933 and 1949 additions remain largely unchanged. Investigation-phase consultant reports are under review and are expected to be updated and distributed within the next two to three weeks
6.02	Architect Report-Out – Hazardous Building Materials Survey	• **Findings:** Mr. Folino of Eagle Environmental presented a high-level summary of the pre-renovation and pre-demolition hazardous building materials survey (over 500 samples). Asbestos-containing materials were identified in the 1933 and 1949 sections (including pipe and duct insulation, flooring, window caulk, tar moisture barriers, and acoustical plaster), while the 1995 addition was clear. The plaster wall coats tested non-asbestos. Lead-based paint was identified, more prevalent in the 1933 section, warranting careful management given the young student population; universal-waste items such as lighting ballasts, lamps, and batteries were also noted • **PCBs and Approach:** Mr. Folino explained that PCBs are the most challenging constituent and recommended a presumptive-positive approach—presuming materials exceed the federal 50 ppm threshold to avoid testing and the associated regulatory obligations—managing PCB disposal together with asbestos abatement where the materials overlap • **Relative Assessment:** In response to Mr. Finkel and Mr. Fenton, who asked how the findings compare with Eagle's expectations and with other similar projects in order to gauge the level of concern warranted, Mr. Folino advised that the results are consistent with what would be expected for a building of this age and on par with comparable Connecticut school projects, and therefore do not represent a heightened relative concern • **Condition and Next Steps:** In response to Mr. Pezdek, Mr. Folino confirmed that the materials are currently stable and pose no concern to present occupancy, with abatement driven by the disturbance that renovation or required code upgrades would cause. In response to Mr. Ghilardi, he noted that quantities are detailed in the report's summary tables. The written report is in final review and will be provided to QA+M within a day or two
6.03	Architect Report-Out – Soils	• Mr. Duus asked whether soil testing had been performed for a potential new building. Mr. Folino advised that no soil testing has been done and that the

		Phase I assessment was issued with no recognized environmental conditions, subject to a data gap concerning an underground storage tank closure report. He cautioned that Connecticut DEEP's new release-based cleanup regulations, effective March 1, 2026, change the approach and counsel care before any sampling. Given time constraints, Mr. Pezdek tabled the soils discussion to a future meeting, to be considered together with the forthcoming report and the design charrette cost options
7.00	Approval of Legal Invoice	• Mr. Pezdek reported that the terms of the contract with the architect's team have largely been resolved, with signature anticipated by the end of the week. A legal invoice of $2,420.50 from Shipman & Goodwin required approval by a two-thirds voice vote. Motion to approve made by Mr. Finkel, seconded by Mr. Duus; approved by voice vote, with Mr. Finkel, Mr. Duus, Mr. Fenton, Ms. Chiavaroli, Mr. Ghilardi, Ms. Lyndon, and Mr. Pezdek voting in favor and none opposed
8.00	External Communications	• Ms. Chiavaroli reported that she, Ms. Rabin, Ms. Dolan Collette, Ms. Downey, and Ms. Lyndon have met and will meet approximately monthly, following the committee's meetings, to coordinate consistent messaging for their respective constituencies; she will share the meeting dates with Mr. Finkel for any members who wish to join. Mr. Pezdek noted that the committee should set a fall schedule for engaging the various community representative groups
9.00	RTM Quarterly Report	• Ms. Downey advised that the RTM quarterly report is not yet complete, having prioritized the Owner's Representative RFP, and committed to completing it
10.00	Matters for Next Meeting	• Mr. Pezdek anticipated meeting the following week, noting that the environmental report, the design charrette cost options, and the soils discussion would be taken up then; members may email agenda items in advance
11.00	Adjournment	• Motion to adjourn made by Mr. Duus; the committee adjourned without objection at 8:33 AM ET