

RIVERSIDE SCHOOL BUILDING COMMITTEE

Special Meeting

Wednesday, September 2nd, 2026 | 5:30 PM ET

Havemeyer Building | 290 Greenwich Ave, Greenwich, CT 06830 | Hybrid: In Person and via Zoom

MEETING ATTENDANCE

Attendee	Position	Present	Absent
Officers			
Stephan Pezdek	Chair	In Person	
Luigi Ghilardi	Vice-Chair	In Person	
Bryan Finkel	Secretary	In Person	
Voting Members			
Veronica Chiavaroli	BOE Representative	In Person	
Ben Chynsky	Regular Member		Absent
Louis Contadino	Regular Member	In Person	
Andy Duus	Regular Member	Zoom	
Doug Fenton	BET Member	In Person	
Christina Lyndon	Regular Member	Zoom	
Ex-Officio / Non-Voting Members			
Julian De La Rosa	BOE Facilities	In Person	
Christina Downey	RTM Representative	Zoom	
Nicholas Macri	P&Z Representative	In Person	
Mary Dolan Collette	Riverside School Principal	In Person	
Lauren Rabin	BOS Representative	In Person	
James Michel	DPW Representative		Absent
Project Team			
Rusty Malik	QA+M Architecture	In Person	
Julia McFadden	QA+M Architecture	In Person	
Mike Lane	QA+M Architecture	Zoom	
Guests			
Dr. Toni Jones (Superintendent, Greenwich Public Schools)	Guest	In Person	

MEETING MINUTES

Item	Topic	Description
1.00	Call to Order	<ul style="list-style-type: none"> A quorum having been reached, the meeting was called to order at 5:32 PM ET by Mr. Pezdek
2.00	Attendance	<ul style="list-style-type: none"> As noted above
3.00	Housekeeping	<ul style="list-style-type: none"> Mr. Pezdek reported no housekeeping matters
4.00	Executive Session	<ul style="list-style-type: none"> Executive Session to discuss the Owner's Representative RFP response scoring rubric, as noticed on the publicly posted meeting agenda. The committee entered Executive Session at 5:33 PM ET and returned to open session at 5:54 PM ET
5.00	Approval of Prior Meeting's Minutes	<ul style="list-style-type: none"> The August 19th draft minutes had been circulated in advance and no further changes were requested. Motion to approve made by Mr. Finkel, seconded by Ms. Chiavaroli; approved with unanimous consent
6.00	Matters Raised at Prior Meeting	<ul style="list-style-type: none"> Architect Contract Execution Status: Mr. Pezdek reported that all parties have signed off on the QA+M contract, with one outstanding item to be resolved by addendum or re-execution. RTM Quarterly Report: Ms. Downey confirmed the report is complete and pending Mr. Pezdek's signature before submission to the Town Clerk's office; Mr. Finkel will provide the final version for signature. External Communications: The communications working group has draft material ready for release, with the PTA newsletter and Riverside Roundup identified as channels; Ms. Lyndon will coordinate approved copy. Fall Public Meeting Schedules: Mr. Pezdek noted the committee can now begin scheduling conversations with the PTA and other external groups, including possible engagement at the Riverside Association's September event.
7.01	Architect Report-Out – Project Status	<ul style="list-style-type: none"> Facilities Report: Mr. Malik reported the existing conditions and facilities report, including the hazardous materials report as an appendix, is in final editing and will circulate within approximately one week. Enrollment & Capacity: Enrollment is confirmed at a projected high of 512 students (grades K–5) plus 40 Pre-K, for a design enrollment of 552; no portable classrooms will be required. State Grant & Space Standards: QA+M will show the grant application as submitted as of June 2026 so the project is in the State system by July 1, 2027; the State funds net square footage based on enrollment, with area above that standard the Town's responsibility absent a space standard waiver, which would fund the full project at the standard reimbursement rate.
7.02	Architect Report-Out – Concept Options & Cost Build-Up	<ul style="list-style-type: none"> Concept Options: Mr. Malik and Ms. McFadden reviewed several alternatives with the committee, including two New Build concepts, a repriced update to the Limited Renovation originally proposed, and the Renovate-as-New option, discussing whether and how each meets the Educational Specifications and comparing relative cost and timeline to completion. Committee Direction – Cost Build-Up: Mr. Fenton, Ms. Lyndon and Mr. Pezdek asked QA+M to prepare a bottoms-up cost build-up bridging the original estimate to the current proposal, to support a defensible public account of the project's cost; Mr. Malik confirmed the analysis is underway.
7.03	Architect Report-Out – Cost Reduction Options	<ul style="list-style-type: none"> Reducing Cost: In response to a question about flexibility to reduce a significant portion of the expected cost from the estimate, Mr. Malik cautioned that reductions beyond a certain point begin to erode program space, since square footage is the principal cost driver. Mr. Pezdek noted that code compliance triggered by construction work can have cascading cost effects. Contingencies & Allowances: Mr. Malik reported that roughly 30% of the current estimate sits in contingency and allowance categories, expected to decrease as the design and execution approach are settled; the construction manager's own estimates, prepared later, are often higher.

		<ul style="list-style-type: none"> • Educational Specifications: Dr. Jones noted the educational specifications are written to an ideal that the committee may not fully achieve; Mr. Malik confirmed the classroom size standard is a Board of Education rather than State requirement.
8.00	Other Matters	<ul style="list-style-type: none"> • Public Messaging: The committee discussed the sequencing of public messaging and reached consensus to complete the cost build-up and formal direction decision first, before planning a broader communications approach. • Committee Mandate: Mr. Fenton reminded the committee that its original Board of Education charge was to pursue a renovation and that any pivot to new construction would require Board approval. • Preservation Considerations: Mr. Contadino noted that renovating the existing structure carries preservation value separate from cost and disruption considerations. • Design Perspective: Ms. Dolan Collette shared her perspective, drawn from her experience in education, on designing school spaces around students' experience of time, space and transitions, and encouraged committee members to observe a school day; Mr. Malik and Ms. McFadden noted that QA+M conducts child-focused design workshops on comparable projects and offered to do the same here.
9.00	Matters for Next Meeting	<ul style="list-style-type: none"> • The next meeting will be held on Wednesday, September 9th at the committee's regular time and location; QA+M will return with the cost build-up analysis for review
10.00	Adjournment	<ul style="list-style-type: none"> • Motion to adjourn made by Ms. Rabin, seconded by Mr. Fenton; approved with unanimous consent. The committee adjourned at 7:49 PM ET