

RIVERSIDE SCHOOL BUILDING COMMITTEE

Regular Meeting

Wednesday, September 16th, 2026 | 7:30 AM ET

Riverside School – Media Center | 90 Hendrie Ave, Riverside, CT 06878 | Hybrid: In Person and via Zoom

MEETING ATTENDANCE

Attendee	Position	Present	Absent
Officers			
Stephan Pezdek	Chair	In Person	
Luigi Ghilardi	Vice-Chair	Zoom	
Bryan Finkel	Secretary	In Person	
Voting Members			
Veronica Chiavaroli	BOE Representative	Zoom	
Ben Chynsky	Regular Member		Absent
Louis Contadino	Regular Member	In Person	
Andy Duus	Regular Member	In Person	
Doug Fenton	BET Member	In Person	
Christina Lyndon	Regular Member	In Person	
Ex-Officio / Non-Voting Members			
Julian De La Rosa	BOE Facilities		Absent
Christina Downey	RTM Representative	In Person	
Nicholas Macri	P&Z Representative	Zoom	
Mary Dolan Collette	Riverside School Principal	In Person	
Lauren Rabin	BOS Representative	Zoom	
James Michel	DPW Representative	Zoom	
Project Team			
Rusty Malik	QA+M Architecture	Zoom	
Julia McFadden	QA+M Architecture	Zoom	
Mike Lane	QA+M Architecture		Absent
Guests			
Chris Cykley	MGMT Construction & Consulting	Zoom	
Brent Reeves	GPS Director of Security	Zoom	
Emily Sifuentes	Arcadis	Zoom	

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 7:32 AM 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"> Committee Web Portal: Mr. Finkel will follow up directly with members who need assistance accessing their accounts in the committee web portal.
4.00	Approval of Prior Meeting's Minutes	<ul style="list-style-type: none"> The September 11th draft minutes had been circulated in advance. Motion to approve made by Mr. Duus, seconded by Mr. Fenton; approved with unanimous consent
5.00	Matters Raised at Prior Meeting	<ul style="list-style-type: none"> Owner's Representative RFP Process and Timing Update: Mr. Pezdek reported the committee is targeting a decision by the end of September, with the item to appear on the September 30th agenda. Members are asked to complete their review by September 30th, ahead of a bid opening tentatively scheduled at the Havemeyer Building before September 29th, time to be determined. QA+M Cost Build-Up Analysis: Mr. Malik reported that QA+M continues refining the cost estimate, correcting items such as the elevator (previously listed as a refurbishment) and revising the site lighting and landscaping allowances, while distinguishing scope omitted from the original estimate from scope that proved larger than anticipated; a parallel New Construction estimate is also being developed, with any eventual recommendation requiring Board of Education approval regardless of path. Mr. Pezdek stated that refining the cost estimate is a necessary first step toward assessing the project's feasibility within a reasonable budget.
6.00	QA+M Existing Conditions & Facilities Report	<ul style="list-style-type: none"> Structural & Envelope: Mr. Malik reported the building is structurally sound with no major concerns identified by the engineering team, though the building envelope, including the gym windows and roof, has exceeded its useful life and will require replacement as part of any capital project. Interior & Systems: Interior finishes are generally worn given the building's age, cabinetry and portions of the food service area are not ADA compliant, and HVAC and mechanical systems require full replacement; Ms. McFadden directed members to the report's priority chart for the corresponding replacement timeline. Accessibility: Mr. Malik and Ms. McFadden discussed the relative cost and design tradeoffs of making all classrooms versus a limited number of classrooms ADA compliant, noting that in a Renovate-as-New project the incremental cost of full compliance is minimal since millwork is being replaced throughout regardless.
7.00	Project Schedule and Timing	<ul style="list-style-type: none"> Cost Estimate Timeline: Mr. Pezdek asked whether the cost estimation exercise can be completed by next week; Mr. Malik confirmed it can, noting that soft costs, including bonding costs, still need to be resolved, with Mr. Fenton researching bonding costs separately. FFE and Playground: Ms. McFadden reported that a majority of existing furnishings are relatively new given the district's regular replacement schedule, which should reduce furniture, furnishings and equipment costs; the playground was identified as a remaining item requiring evaluation, including state recertification and, per Ms. Chiavaroli, compliance for ages two to five, with further coordination needed with Parks and Recreation and the Board of Education. Next Steps: Mr. Pezdek stated the committee will focus on finalizing the estimate next week, with scheduling implications for both the Renovate-as-New and New Construction paths to follow at a subsequent meeting; the QA+M invoice process will also be placed on next week's agenda.
8.00	Matters for Next Meeting	<ul style="list-style-type: none"> The next meeting is scheduled for Wednesday, September 23rd at the committee's regular time and location; the committee will continue discussion of project direction alongside the refined cost estimates
9.00	Adjournment	<ul style="list-style-type: none"> Motion to adjourn made by Mr. Fenton, seconded by Mr. Duus; approved with unanimous consent. The committee adjourned at 8:25 AM ET