

RIVERSIDE SCHOOL BUILDING COMMITTEE

Regular Meeting

Wednesday, September 23rd, 2026 | 7:30 AM ET

Virtual Meeting via Zoom

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	Zoom	
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	Zoom	
Project Team			
Rusty Malik	QA+M Architecture	Zoom	
Julia McFadden	QA+M Architecture	Zoom	
Mike Lane	QA+M Architecture	Zoom	
Guests			
Chris Cykley	MGMT Construction & Consulting	Zoom	
Brent Reeves	GPS Director of Security	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 7:31 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"> Owner's Representative RFP Scoring: Mr. Pezdek asked members to finalize their Owner's Representative RFP scores by next week's meeting and to direct any questions to Mr. Pezdek, Mr. Ghilardi or Mr. Finkel. Committee Web Portal: Mr. Finkel reported that password reset instructions were sent to members who had trouble accessing the committee web portal, and asked anyone still unable to log in to contact him directly.
4.00	Approval of Prior Meeting's Minutes	<ul style="list-style-type: none"> The September 16th draft minutes had been circulated in advance. Motion to approve made by Ms. Chiavaroli, seconded by Mr. Duus; approved with unanimous consent
5.00	Matters Raised at Prior Meeting	<ul style="list-style-type: none"> QA+M Invoice: Mr. Pezdek presented QA+M's invoice of \$182,673.70 for services through the end of August, including the existing conditions and facility assessments, schematic design, cost estimating and travel. Motion to approve payment made by Mr. Duus, seconded by Mr. Finkel; approved with unanimous consent. Existing Conditions Report: Mr. Malik reported that site conditions, including the playground structures, field drainage and site accessibility, are included in the renovation estimate, and that recently renovated areas such as five toilet rooms meet current code apart from minor updates, though ceiling, window and HVAC work still applies to them. Scope of Work Examples: Ms. McFadden compared the 2024 study's renovation scope with QA+M's for two classrooms and the gymnasium, showing that new HVAC, window replacement and presumed hazardous materials require work on nearly every surface, including in rooms that are not being reconfigured. Committee Discussion: Members asked about flooring, window, ceiling, lighting and hazardous materials work; QA+M noted the estimate will be refined at each design phase, and Mr. Contadino noted that lower-cost alternatives, such as encapsulating flooring, could be considered later. Mr. Reeves confirmed the fire alarm system is being replaced throughout and requested four blue strobes in the gymnasium for emergency notifications.
6.00	QA+M Cost Build-Up Analysis	<ul style="list-style-type: none"> Methodology: Mr. Pezdek described the review by Mr. Malik, Ms. McFadden, Mr. Fenton, Mr. Finkel and himself, which compared the December 2024 study estimate line by line against current conditions and pricing; Mr. Malik noted that shortfalls arose from unit prices, quantities and scope omitted entirely, particularly in HVAC, hazardous materials, electrical and site work. Preliminary Findings: Mr. Pezdek summarized that direct construction cost rises from approximately \$27.1 million in the 2024 estimate to approximately \$48.1 million under the current plan, of which approximately \$15.4 million reflects scope and pricing the 2024 estimate did not capture and approximately \$5.6 million reflects Pre-K and the added space the Educational Specifications require; all figures are preliminary and subject to change. Discussion: Mr. Duus and Mr. Fenton discussed the effect of Pre-K on State reimbursement, and Mr. Malik noted that the New Construction concept has also been refined and, unlike the renovation, would require relief from State space standards; comparison of the two approaches will continue at future meetings.
7.00	Project Schedule and Timing	<ul style="list-style-type: none"> Not reached due to time; carried to the next meeting.
8.00	Matters for Next Meeting	<ul style="list-style-type: none"> The next meeting is scheduled for Wednesday, September 30th at 7:30 AM ET; members are to finalize Owner's Representative RFP scores in advance, and discussion of the cost build-up and the Renovate-as-New and New Construction comparison will continue
9.00	Adjournment	<ul style="list-style-type: none"> Motion to adjourn made by Mr. Finkel, seconded by Mr. Duus; approved with unanimous consent. The committee adjourned at 8:33 AM ET