RIVERSIDE SCHOOL BUILDING COMMITTEE

Regular Meeting

Wednesday, October 14th, 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	Zoom	
Voting Members			
Veronica Chiavaroli	BOE Representative	In Person	
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	Zoom	
Nicholas Macri	P&Z Representative	Zoom	
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	Zoom	
Julia McFadden	QA+M Architecture	Zoom	
Mike Lane	QA+M Architecture	Zoom	
Jack Butkus	Arcadis	In Person	
Emily Sifuentes	Arcadis	Zoom	
Robert Tencza	Arcadis	Zoom	
Guests			
Brent Reeves	Greenwich Public Schools	Zoom	
Eugene Watts	GPS Manager of School Procurement	Zoom	

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Riverside School

MEETING MINUTES

Item	Topic	Description
1.00	Call to Order	• A quorum having been reached, the meeting was called to order at 7:34 AM ET by Mr. Pezdek
2.00	Attendance	• As noted above
3.00	Housekeeping	• Mr. Pezdek noted that the committee faces several decisions in the coming weeks and that he will circulate a proposed schedule for upcoming meetings, which may include longer meetings
4.00	Approval of Prior Meeting's Minutes	• The October 7th draft minutes had been circulated in advance. Motion to approve made and seconded; approved with unanimous consent
5.00	Owner's Representative Introduction	• Mr. Pezdek welcomed Arcadis as the committee's Owner's Representative. Mr. Butkus introduced the Arcadis team, and members and attendees introduced themselves
6.00	Architect Update from QA+M	• **Design Progress:** QA+M continues to refine the full renovation and new construction options with its estimator; the athletic field renovation will be carried as a bid alternate, and the storm drainage budget has been updated based on the civil engineer's survey. • **Project Schedule:** Ms. McFadden presented the overall project schedule, showing how schematic design, Municipal Improvement review, Planning & Zoning approvals, design development, construction documents, State review and bidding follow in sequence from concept selection, with construction targeted to begin in summer 2029. QA+M identified the choice between full renovation and new construction as the principal near-term decision, noting that delay would push later milestones. Members' questions addressed Architectural Review Committee review, the RTM objection period following Municipal Improvement approval, community outreach, and the option of a special Board of Education meeting to review the selected concept. • **Design Funding to Municipal Improvement:** Mr. Fenton noted that the condition on design funding prior to Municipal Improvement approval can be amended by the BET once the cost to reach Municipal Improvement is established; QA+M will provide that estimate. • **State Grant Process:** QA+M outlined the State grant and legislative approval process, noting that the reimbursement rate and approvals will depend on the concept selected, and that the full renovation falls within the State space standard while new construction would exceed it.
7.00	Executive Session to Discuss Construction Manager RFP Process and Timing	• Motion to include the Arcadis and QA+M teams in Executive Session made by Mr. Duus, seconded by Ms. Chiavaroli; approved with unanimous consent. Motion to include Mr. Watts made by Mr. Fenton, seconded by Ms. Chiavaroli; approved with unanimous consent. Motion to enter Executive Session made by Ms. Chiavaroli, seconded by Mr. Duus; approved with unanimous consent. The committee entered Executive Session at 8:10 AM ET and returned to open session at 8:21 AM ET. No votes were taken in Executive Session
8.00	Matters for Next Meeting	• **Concept Selection:** QA+M will present full descriptions of the full renovation and new construction options, including cost and area comparisons, for discussion and a likely vote on concept selection. Members will send QA+M any questions in advance. • **Meeting Format:** Mr. Pezdek will poll members on holding the next meeting entirely via Zoom with an earlier start or later end time.
9.00	Open Discussion	• **Follow-Up Items:** QA+M will provide its estimate of fees to reach Municipal Improvement approval; Mr. Pezdek will circulate the draft Construction Manager RFP to members, Arcadis and QA+M; and Arcadis onboarding and contracting will continue.
10.00	Adjournment	• Motion to adjourn made by Mr. Fenton, seconded by Ms. Chiavaroli; approved with unanimous consent. The committee adjourned at 8:22 AM ET