GREENWICH CONNECTICUT EST.1640

Riverside School

RIVERSIDE SCHOOL BUILDING COMMITTEE

Regular Meeting

Wednesday, October 21st, 2026 | 7:00 AM ET

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	Zoom	
Christina Downey	RTM Representative	Zoom	
Nicholas Macri	P&Z Representative	Zoom	
Mary Dolan Collette	Riverside School Principal		Absent
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	
Jack Butkus	Arcadis	Zoom	
Robert Tencza	Arcadis	Zoom	
Guests			
Brent Reeves	Greenwich Public Schools	Zoom	

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MEETING MINUTES

Item	Topic	Description
1.00	Call to Order	• A quorum having been reached, the meeting was called to order at 7:03 AM ET by Mr. Pezdek
2.00	Attendance	• As noted above
3.00	Housekeeping	• Mr. Pezdek reported on recent conversations with Board of Education members and elected officials regarding project cost and post-election advocacy and outreach, and stated that the goal of the meeting was to give QA+M direction to advance the design
4.00	Approval of Prior Meeting's Minutes	• The October 14th draft minutes had been circulated in advance. Motion to approve made by Ms. Chiavaroli, seconded by Mr. Duus; approved with unanimous consent. Mr. Pezdek thanked Ms. Lyndon for her assistance with the minutes
5.00	Design Direction: Full Renovation and New Construction Concepts (QA+M)	• **Full Renovation Concept:** Ms. McFadden presented the site plan, floor plans and phasing plan for the full renovation, with the addition on the south side of the building. Members' questions addressed site circulation, parking and accessible parking, bicycle racks, the maker space, a covered entry, restroom capacity and the space above the gymnasium; QA+M noted that traffic analysis and further review with educators will follow in schematic design. • **New Construction Concept:** Ms. McFadden presented the new construction site plan, floor plans, rendering and phasing, under which the existing school would remain in operation until the new building is complete. • **Comparison:** QA+M compared the two concepts on phasing, disruption to education, land use approvals, area, hazardous materials, cost and State reimbursement, noting that both would require special legislation. Mr. Butkus suggested that the renovation schedule may need additional time. Members discussed the likelihood of full State reimbursement for new construction and community considerations; Mr. Fenton summarized that net cost to the Town is comparable in the best case, with downside risk for new construction. • **Design Direction:** Mr. Pezdek stated that the committee's charge is to execute the Educational Specifications, which call for a renovation, and that no vote was required to proceed on that basis. QA+M will advance the full renovation (renovate-as-new) option through schematic design. Mr. Butkus noted that the renovate-as-new reimbursement rate requires the entire building to be renovated or verified to last at least another 20 years. • **Funding and Board of Education:** Ms. Downey asked whether the Town has the appetite for this level of expenditure. Mr. Fenton noted that the BET is aware that the current capital plan figure is not an appropriate estimate. Ms. Chiavaroli noted that the Board of Education's November 5th meeting will address the budget and that a special meeting with QA+M may be held beforehand.
6.00	Executive Session to Discuss Construction Manager RFP	• The committee entered Executive Session at 8:43 AM ET, with the Arcadis and QA+M teams present, and returned to open session at 8:46 AM ET. No votes were taken in Executive Session
7.00	Matters for Next Meeting	• **Construction Manager RFP:** Mr. Pezdek stated that the final Construction Manager RFP will be brought to a vote at the next meeting, for distribution thereafter. • **Meeting Format:** The next meeting will be held via Zoom at 7:30 AM ET.
8.00	Open Discussion	• **Follow-Up Items:** QA+M will prepare materials for the Board of Education ahead of its budget meeting, and Ms. Chiavaroli will coordinate timing for a possible special session; QA+M will also outline modifications to the Educational Specifications arising from the full renovation option, such as the cafetorium.
9.00	Adjournment	• Motion to adjourn made by Mr. Duus, seconded by Ms. Chiavaroli; approved with unanimous consent. The committee adjourned at 8:50 AM ET