

RIVERSIDE SCHOOL BUILDING COMMITTEE

Organizational Meeting

Wednesday, February 25th, 2026 | 7:30 AM ET

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			
Paul Cappiali	BOE Member	Zoom	
Louis Contadino	Regular Member	Zoom	
Doug Fenton	BET Member	Zoom	
Christina Lyndon	Regular Member	In Person	
Ex-Officio / Non-Voting Members			
Veronica Chiavaroli	First Selectman's Advisory Advocacy Committee for People with Disabilities		Absent
Christina Downey	RTM Representative	In Person	
Nicholas Macri	P&Z Representative	Zoom	
Jason Martin	Riverside School Principal		Absent
Lauren Rabin	BOS Representative	Zoom	
Sheel Spina	DPW Representative	Zoom	
Guests			
Andy Duus		In Person	
Lisa Yates		Zoom	

MEETING MINUTES

Item	Topic	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting called to order at 7:35 AM ET
2.00	Attendance	<ul style="list-style-type: none"> As noted above
3.00	Housekeeping	<ul style="list-style-type: none"> Mr. Pezdek noted the challenges facing the group regarding weather and reminded the group that Zoom is always an option if safe driving is a concern Mr. Finkel noted that approval for the recurring meeting space request remains pending with the Riverside School administration
4.00	Approval of Minutes	<ul style="list-style-type: none"> Motion to approve prior meeting minutes approved by unanimous consent
5.00	Matters Raised at Prior Meeting	<ul style="list-style-type: none"> Inclusion of Pre-K in EdSpecs: Committee members engaged in a discussion on current state statutes for project reimbursement with the inclusion of Pre-K. Mr. Fenton noted that this topic arose during the feasibility analysis and that there was a presentation made to the BET from the Board of Education. Mr. Cappiali noted that the final draft of the EdSpecs removed Pre-K from the estimated project cost, as it was voted down. Committee members, noting that the statute has changed since the completion of the Feasibility Committee's work, debated the feasibility of, and potential impact to overall project timing of, reopening the EdSpecs and the associated approval process thereof. <p>Ms. Lisa Yates, of Antinozzi Associates, commented that her firm did remove Pre-K from the EdSpecs and cost estimate, and clarified that the 15% "additional reimbursement" from the State applies to the entire project if early education is implemented, suggesting that the state would reimburse 35% of the total project cost vs. the planned 20%. Mr. Pezdek noted that this is a scoping item that will require input from the Architect Construction Manager, and Owner's Rep to understand the changes in cost and timing.</p> <p>Mr. Finkel inquired whether the Board of Education has, since the change in reimbursement rate, considered re-inclusion of Pre-K in the plan. Mr. Cappiali noted that subsets of the BoE have discussed, but that he cannot speak for the entire body. At a high level, the BoE is aware of the potential additional reimbursement but must weigh this against running costs in perpetuity (staffing, etc.).</p> Renovation vs. New Build: Mr. Cappiali raised the option of looking at costs of complete rebuild vs. renovation, noting that there has been discussion initiated by the BET indicating that BET has made a bipartisan request relating to one vs. the other. Mr. Fenton clarified that, yes, there is a comparison desired by BET, but that they are not looking for a cost estimate and set of EdSpecs for each; rather, they are looking for general guidance on the quantum of difference.
6.00	New Matters	<ul style="list-style-type: none"> Review of RFP Process: Mr. Pezdek introduced Eugene Watts, Manager of School procurement for Greenwich Public Schools, to review the RFP process. Mr. Watts reviewed, in detail the step-by-step process for RFP drafting, soliciting of processionalals, response timeline, low-cost bid requirements, and responsibilities amongst various involved parties and Town departments. Mr. Watts then detailed Review of RFP Process Initial RFP Draft

	<p>the process for developing a scoring system for evaluation of RFP responses, and the requirements for confidentiality during the process. Mr. Watts answered clarifying questions from the committee regarding process rules/requirements vs. norms.</p> <ul style="list-style-type: none"> • Initial RFP Draft: Mr. Pezdek noted that a draft RFP was in process by a subset of committee members and that a draft would be shared with the broader committee once a round of comments has been incorporated.
7.00 Meeting Logistics	<ul style="list-style-type: none"> • Mr. Pezdek noted that he will invite James Watters, Chairman of the Old Greenwich School Building Committee, to attend a future meeting to discuss that committee's process. • Mr. Pezdek noted that the Committee will meet in Executive Session at next week's meeting to discuss the RFP in more detail. Given scoping should not be shared externally beyond the group, this portion will be kept confidential. • Ms. Rabin noted that the scheduled meeting time is problematic for at least one member of the committee and asked if the Committee can revisit other times that work. Mr. Pezdek noted that he will poll all committee members to determine an alternative time(s) that may be more agreeable to the group.
8.00 Adjournment	<ul style="list-style-type: none"> • Motion to adjourn approved by unanimous consent at 8:28 AM ET