

Riverside School Building Committee

First Quarter Report

January 14, 2026 - April 13, 2026

The Riverside School Building Committee (RSBC) held its organizational meeting on January 14, 2026 and elected officers. Standard weekly meetings are Wednesday mornings at 7:30 am in the Riverside School Media Center and via Zoom, and are open to the public.

The committee has met 10 times since the committee's first Kick off meeting and expects to hire an architect and owner's representative in the near term to deliver on the Educational Specifications (Ed Specs) approved by the Board of Education (BOE) in 2025.

Among other items addressed in the Ed Specs, Riverside School is lacking several accessibility requirements, particularly an elevator, and is not compliant with the 1990 Americans with Disabilities Act. Students and staff with ambulatory challenges (temporary or permanent) have challenges navigating the stairs to access a large share of the classrooms on the second floor. The small and crowded entry to the building is lacking many of the security standards expected in a modern school. The building lacks a sprinkler system throughout the structure. Students experience long cafeteria wait times and shortened lunches due to an undersized kitchen and cafeteria.

The enrollment has consistently averaged 459 students over the last 11 years. There are currently around 430 children enrolled in the school at this time. The highest enrollment forecast of 512 students in 2032 precedes the project's estimated completion by approximately one year.

The committee has raised several issues about the building's ability to handle a renovation, like the one proposed in the Ed-specs. Three main concerns have persisted in discussion:

- The building's ability to handle the renovation proposed from an engineering perspective and the additional cost and implications of that.
- The staging and phasing impacts on the school's operations and the ability for the construction team to be able to execute in a timely manner.
- The cost-effectiveness of an intervention as opposed to a new building

All of these items have been included in the Request For Proposals (RFP) to bring on an architectural team to begin the design investigation of the renovating/replacing the school. The RFP was posted on March 31st and a walk thru for potential respondents was conducted on April 7th at Riverside school.

Committee meeting agendas, minutes, and other documents including RFPs can be

accessed on our website: <https://www.greenwichschools.org/departments/facilities-rentals/building-grounds-projects/riverside-building-committee>

Its anticipated that active communication with numerous public stakeholders will begin in the early fall

RIVERSIDE SCHOOL BUILDING COMMITTEE

Stephan Pezdek (Chair)
Luigi Ghilardi (Vice Chair)
Bryan Finkel (Secretary)
Paul Cappiali (BOE)
Ben Chynsky
Louis Contadino
Andy Duus
Doug Fenton (BET)
Christina Lyndon

Ex-Officio Members

Veronica Chiavaroli (FSAC4PWD)
Julian De La Rosa (BOE Facilities)
Christina Downey (RTM)
Nick Macri (P&Z)
Jason Martin (Principal)
Lauren Rabin (BOS)
Sheel Spina (DPW)

RIVERSIDE SCHOOL BUILDING COMMITTEE TIMELINE

The following estimated timeline, as adopted by the committee, is for illustrative purposes only:

- Design: July 2026 – Q2 2027
- Town/State Funding Approvals: Q2 2027
- Pre-Construction: Q3 2027
- Construction Bidding/Awards: Q1 2028
- Construction: Q2 2028
- Board of Education Occupancy & Furniture, Fixtures and Equipment move-in: continuous, consistent with phasing

Architectural Services Key Dates

- 4/7 RFP posted on GPS website and invitations emailed
- 11/16 Mandatory Riverside walkthrough with potential RFP respondents
- 4/23 RFP Bid Opening, proposals received
- 4/23-5/13 RSBC reviews RFP responses
- Candidate interviews - Expected May
- References checked - Expected May
- Approved finalist candidate - Expected Early June
- Present finalist recommendation for hire to Board of Education for approval - Expected Early June
- Early Summer - Execute agreements, sign contract

To date, no funds have been spent from the approved FY '26-27 allocation

Respectfully Submitted,

Riverside School Building Committee, Stephan Pezdek, Chair, May 8, 2026