

Riverside School Building Committee
Second Quarter Report
April 14, 2026 – July 13, 2026

The Riverside School Building Committee (RSBC) continued its work through the second quarter, meeting eleven times between April 15 and July 8, 2026. Standard meetings are held Wednesday mornings at 7:30 am in the Riverside School Media Center and via Zoom and are open to the public; several sessions this quarter were convened in the afternoon or evening to accommodate the architect selection process. The committee's central accomplishment during the quarter was the selection of a project architect, QA+M Architecture, to deliver on the Educational Specifications (Ed Specs) approved by the Board of Education (BOE) in 2025. During the same period, the Board of Education voted to add two Pre-Kindergarten classrooms to the project's scope.

Architect Selection

Following the posting of the Request for Proposals (RFP) for architectural services and the April 7th pre-proposal walkthrough—attended by an estimated 25 to 30 firms—the committee distributed a master question-and-answer document to prospective respondents on April 17th and received proposals at the bid opening on April 23rd. The committee reviewed the submissions during a work session on May 13th and conducted in-person interviews of the finalist firms on May 26th.

On June 3rd, the committee voted to select QA+M Architecture as the project architect, with eight voting members in favor and one member preferring Antinozzi Associates. The committee's recommendation was presented to the Board of Education on June 10th for its approval. QA+M's lead architect on the project previously served as lead designer for the performing arts center at Greenwich High School, bringing relevant local experience to the engagement. The committee extended particular thanks to Mr. Fenton for coordinating reference checks on each of the candidate firms.

Pre-Kindergarten and Educational Specifications

Early in the quarter, the Board of Education commissioned a parallel study re-estimating the cost of new construction relative to renovation. The committee elected to proceed with its RFP as written—which requires architects to price renovation, hybrid, and new-build options—thereby preserving all future choices while the study proceeded.

In early June, the Board of Education voted to include two Pre-Kindergarten classrooms in the Riverside project. The addition is expected to yield approximately \$5 million in additional state reimbursement under a new statute providing enhanced reimbursement for projects that incorporate Pre-K, and its incremental operating cost is expected to be minimal, as Pre-K capacity can be relocated from other district facilities without increasing the district's overall need.

Owner's Representative, Legal Counsel, and Construction Management

With the architect selected, the committee turned to assembling the balance of the project team. A subgroup consisting of Ms. Downey, Ms. Lyndon, and Mr. Pezdek is refining a template RFP for an Owner's Representative, structured on a billable-hour rather than fixed-fee basis; funding

for this role will be required in the next fiscal year. To support negotiation of the architect's contract, the committee voted on June 17th to engage Shipman & Goodwin—already retained as town counsel and experienced on the Old Greenwich and Central Middle School projects—as outside legal counsel. Selection of a Construction Manager is anticipated in the fall, following the Owner's Representative engagement.

Existing Conditions and Concept Design

QA+M mobilized promptly following its selection. The firm conducted a full-day site investigation on July 1st and began an existing-conditions assessment with its structural, mechanical, civil, and food-service consultants; Eagle Environmental has been engaged for hazardous-materials sampling, to be coordinated around the school's summer cleaning schedule. At the July 8th meeting, QA+M presented an initial project schedule extending through the end of 2027, together with a preliminary review of concept options ranging from an addition with limited renovation, to a full renovation with an addition, to a placeholder new-building concept. The committee discussed site logistics particular to Riverside—heavy parent drop-off, a congested five-way intersection, and limited bus service—which QA+M will study through direct observation in August. The firm also reviewed the components of state reimbursement, including owner's contingency, the enhanced Pre-K rate, special-education spaces, and the potential for a “renovate-as-new” approach to qualify for full construction reimbursement rates. The committee has targeted mid-September for selection of a concept and mid-November for submission of the state grant application.

Committee Membership

The committee's composition changed over the course of the quarter. Ms. Veronica Chiavaroli assumed the role of Board of Education Representative and voting member, succeeding Mr. Paul Cappiali, who stepped down. The committee also marked the departure of Mr. Jason Martin, Principal of Riverside School, and welcomed Ms. Mary Dolan Collette in her capacity as the school's new Principal. In addition, the committee noted the coming departure of Mr. Dan Watson, the Greenwich Public Schools Director of Facilities, and arranged to capture his institutional knowledge before his transition. The committee formed a communications subgroup, drawing on Ms. Rabin's experience with the Central Middle School communications effort, to serve as its primary point of contact with the community as the project advances.

Committee meeting agendas, minutes, and other documents, including the RFP, can be accessed on the committee's website: <https://www.greenwichschools.org/departments/facilities-rentals/building-grounds-projects/riverside-building-committee>. The committee anticipates that active communication with public stakeholders will expand as concept design progresses in the fall.

RIVERSIDE SCHOOL BUILDING COMMITTEE

Stephan Pezdek (Chair)
Luigi Ghilardi (Vice Chair)
Bryan Finkel (Secretary)
Veronica Chiavaroli (BOE)
Ben Chynsky
Louis Contadino

Andy Duus
Doug Fenton (BET)
Christina Lyndon

Ex-Officio Members

Julian De La Rosa (BOE Facilities)
Christina Downey (RTM)
Nick Macri (P&Z)
Mary Dolan Collette (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

Architect Selection & Design Key Dates

- 4/7 Pre-proposal walkthrough at Riverside School (est. 25–30 firms)
- 4/17 Master Q&A distributed to prospective respondents
- 4/23 RFP bid opening; proposals received
- 5/13 Committee review of submissions (work session)
- 5/26 In-person interviews of finalist firms
- 6/3 Committee selected QA+M Architecture as project architect
- 6/10 Recommendation presented to the Board of Education
- 6/17 Committee voted to engage Shipman & Goodwin as outside counsel
- 7/1 QA+M full-day site investigation
- 7/8 QA+M presented existing-conditions approach, project schedule, and concept options
- Mid-September (target) — Concept selection
- Mid-November (target) — State grant application submission
- Fall (anticipated) — Owner's Representative and Construction Manager selection

As of the end of the quarter, the architect's contract remained under negotiation, and the committee continued to operate within the approved FY 2026–27 allocation.

Respectfully Submitted,
Riverside School Building Committee, Stephan Pezdek, Chair, August 13, 2026

A handwritten signature in black ink, appearing to be 'SP', written over a horizontal line.