

**TOWN OF WEST WARWICK
REQUEST FOR PROPOSALS (RFP)**

**GENERAL CONTRACTOR
30 Payan Street Renovation**

ADDENDUM #1



**RFQ/P REFERENCE NUMBER: 2026-08
RFP RELEASE DATE: January 27, 2026**

**SEALED PROPOSALS MUST BE SUBMITTED BY
*Tuesday, February 17, 2026 – 10:00 AM***

**RFQ/P Issued by:
Town of West Warwick**

**Mark Knott
Town Manager**

ATTACHMENTS:

APPENDIX A: Pre-Bid Walkthrough Sign-In Sheet 1/29/2026
[APPENDIX A](#)
https://netorg856529-my.sharepoint.com/:f:/g/personal/kturner_leftfieldpdm_com/IgDHI6085IRiRpylLQmNrsFIAXGoWvvi99P0RmYLjpHRWus?e=53KTxQ

APPENDIX B: Tecton Architects – Addendum #1 Attachments
[APPENDIX B](#)
https://netorg856529-my.sharepoint.com/:f:/g/personal/kturner_leftfieldpdm_com/IgA-Vw-J7bnLQL7OD1dqcBr6AdpRtQZmUg1UYT4XumODrNY?e=H2cMOt

QUESTION #1: Please identify Folding Panel Partitions-Specification Section 10 22 39 on drawings

ANSWER #1: The folding panel partition was referenced in Addendum #1, with the elevation included on E3/A6.10 and the specific detail added on H6/A8.10.

QUESTION #2: Specification Section 09 72 00-2.02 references drawing I0.10-there is no such drawing, please advise

ANSWER #2: The correct reference for the Materials list is Sheet I2.10. This will be corrected in the upcoming Addendum/Bulletin.

QUESTION #3: We cannot find a specification identifying WC-1, please advise

ANSWER #3: It should reference WP-1, as indicated in the Materials List and Wall Graphics Elevations on I2.10 and A6.11. The specifications will be revised in the forthcoming Addendum/Bulletin.

QUESTION #4: Please provide interior ADA signage schedule and specification section

ANSWER #4: This is forthcoming in Addendum #2

ADDENDUM 1

WEST WARWICK PUBLIC SCHOOLS – 30 PAYAN ST

30 Payan Street, West Warwick, RI 02893

Tecton Project No. WWE02AR

TO: Plan Holders

Project: 30 PAYAN ST

Project #: WWE02AR

Owner: West Warwick Public Schools

Date: January 30, 2026

Notice is hereby given that this Addendum forms a part of the Contract Documents and modifies the original Contract Documents as noted below.

A. DRAWINGS

1. A2.10 MAIN LEVEL FLOOR PLAN, SECTIONS, & DETAILS
 - Replaced folding panel partition per specification 10 22 39 in Break Area.
 - Added isolation clips on detail C8/A2.10 per acoustician report.

2. A6.10 ENLARGED PLANS & ELEVATIONS
 - Modified Break Area layout per the new folding partition.
 - Added an elevation of the folding partition on E3/A6.10.
 - Modified casework per the folding partition changes on G10 and G12.

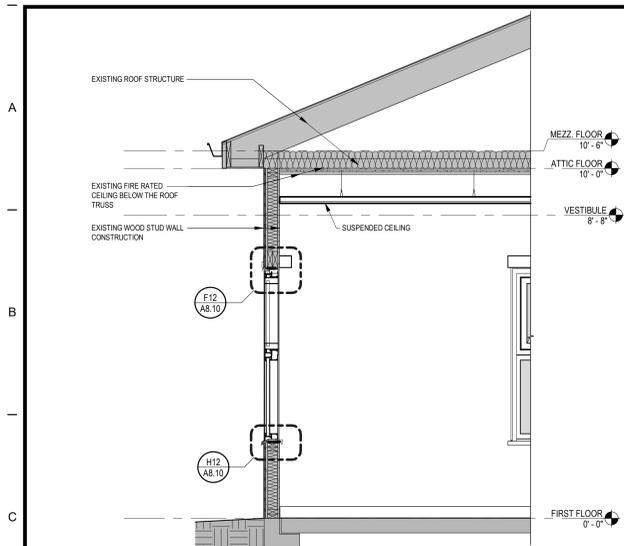
3. A8.10 DOOR & WINDOW SCHEDULES, ELEVATIONS, AND DETAILS
 - Removed safety glazing from the windows per Pre-bid walk-through meeting on 01/29/2026.
 - Removed door #S1A from existing door schedule.
 - Added door #S1A on new door schedule and changed the door type from F to N.
 - Added a folding panel partition section on H6/A8.10.

4. M1.01 FIRST FLOOR PLAN - MECHANICAL
 - Added lined ductwork to return duct branches in classrooms per acoustician report.
 - Added volume dampers to return duct branches in south wing classrooms.
 - Added additional return grilles to accommodate NC levels in each of the classrooms.

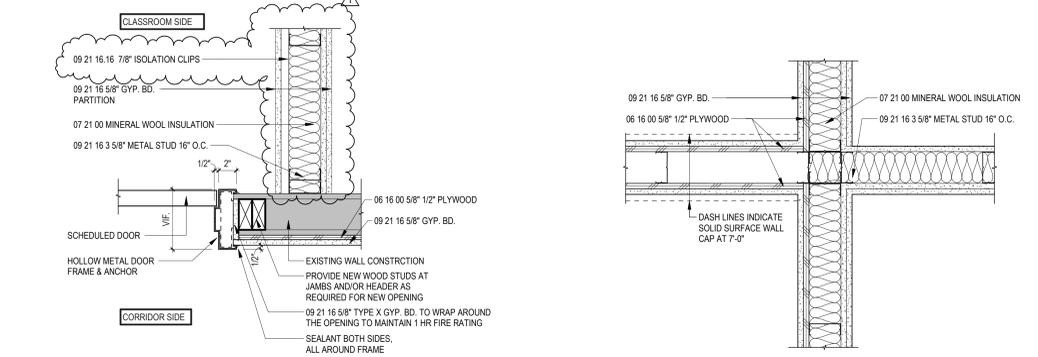
5. M1.02 SECOND FLOOR PLAN - MECHANICAL
 - Added lined ductwork upstream of EF-7 and EF-9 per acoustician report.
 - Added lining to bypass air duct for each bypass box.

 6. E1.02 SECOND FLOOR PLAN - ELECTRICAL
 - Provided Exhaust fan EF-9 with a disconnect switch and circuited to panelboard C/39.
 - Modified the second floor exhaust fans EF-7, EF-8, and EF-9 to re-circuited to panelboard C/39.
 - Ensured that the storage receptacles are now circuited to panelboard A.

 7. E4.01 SINGLE LINE DIAGRAM AND PANEL SCHEDULES - ELECTRICAL
 - Ensured that circuit 39 on panelboard C is a dedicated 15A/1P circuit for the second floor exhaust fans.
- *All drawings listed above are attached as part of Addendum 1.*



C12 TYPICAL WALL SECTION AT WINDOW
1/2" = 1'-0"



C8 WALL TRANSITION FROM EXISTING TO NEW
1 1/2" = 1'-0"

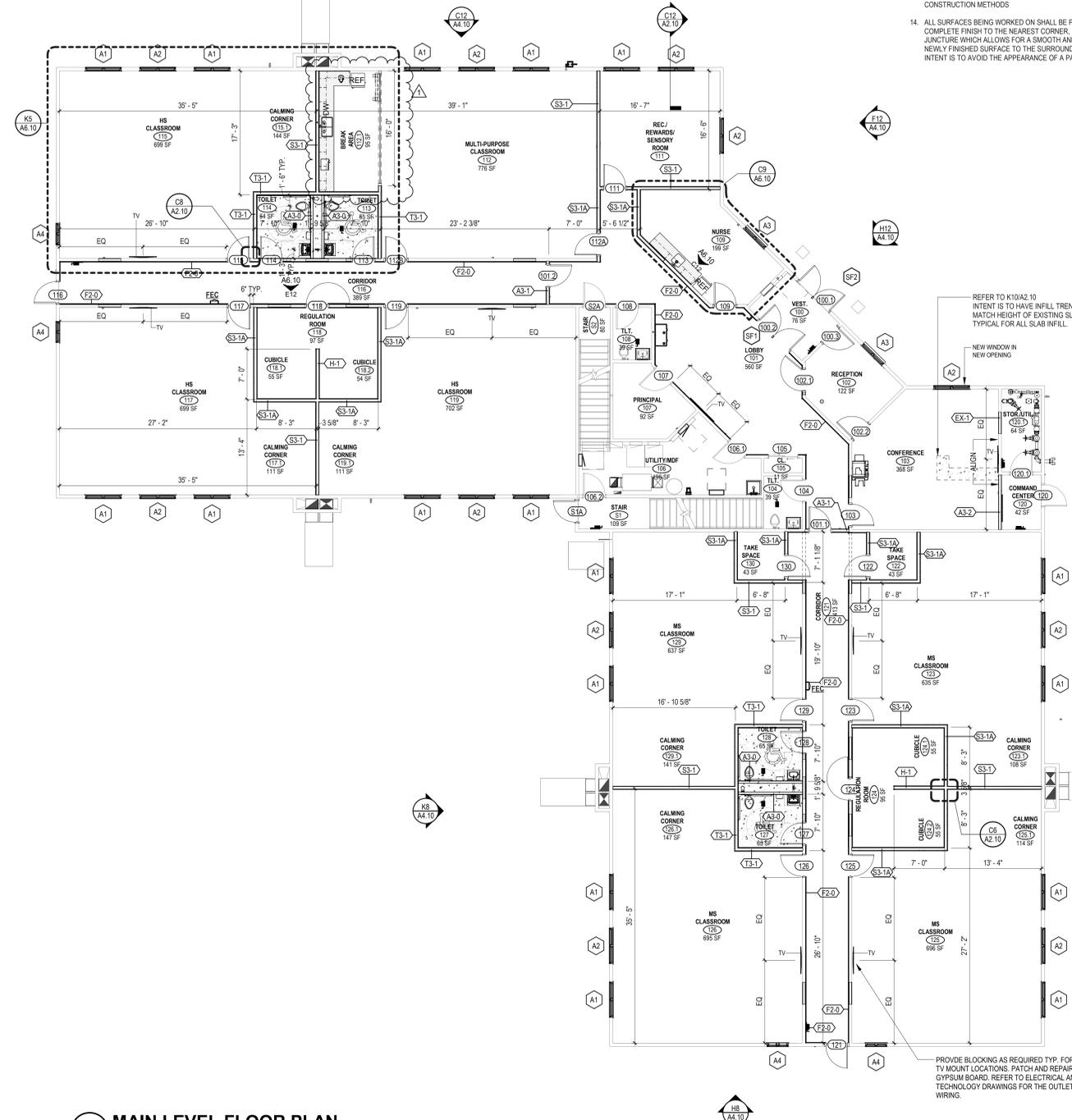
C6 PLAN DETAIL AT CUBICLE WALLS
1 1/2" = 1'-0"

CONSTRUCTION LEGEND

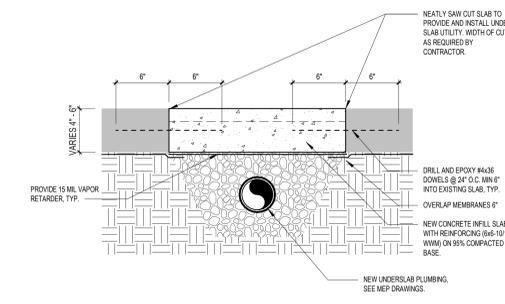
	EXISTING ITEMS		NEW CONSTRUCTION
	PARTITION TAG		HATCH DENOTES MILLWORK
	DOOR TAG		WINDOW TAG
			CORNER GUARD (CG-1)
			ESTIMATED NEW CONCRETE INFILL SLAB

GENERAL NOTES - CONSTRUCTION

- WHERE TWO DENOTED WALL TYPES COINCIDE, THE MOST STRINGENT OF BOTH WALL CONSTRUCTION DEFINITIONS APPLIES TO THAT WALL (A FIRE CODE GYPSUM BATT INSULATION, WHERE A RATED CONSTRUCTION BEGINS/TERMINATES AT AN EXISTING COLUMN ENCLOSURE OR NEW FURRED, NON-RATED ENCLOSURE, THE HIGHER RATING MUST BE PROVIDED. THE INTENT IS TO PROVIDE A COMPLETE ENVELOPE OF INTENDED DESIGN RATINGS.
- PROVIDE SOLID WOOD BLOCKING FOR ALL INDICATED WALL HUNG EQUIPMENT.
- FIRE SAFE ALL PENETRATIONS IN RATED WALL ASSEMBLIES. SEE TYPICAL RATED WALL PENETRATION DETAIL.
- ALIGN FACE OF NEW FINISH WITH FACE OF EXISTING FINISH AT ALL GYPSUM BOARD INFILL CONSTRUCTION UNLESS OTHERWISE NOTED.
- VERIFY LOCATION OF ALL ACCESS PANELS WITH MEP EQUIPMENT.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ARCHITECT.
- WHERE THE DRAWINGS AND SPECIFICATIONS CONFLICT THE MOST STRINGENT, GREATEST QUANTITY AND OR BEST QUALITY SHALL BE USED.
- FIRE RATED PARTITIONS INDICATED ON THE FLOOR PLANS ARE COMPONENTS OF CONTINUOUS RATED ASSEMBLIES CONSISTING OF WALLS, FLOOR, DOORS, INTERIOR BORROWED LIGHTS, MECHANICAL PENETRATIONS AND CEILING. REFER TO PLANS AND SPECIFICATIONS FOR METHODS OR ACHIEVING THE NECESSARY RATINGS. WHERE THE SPECIFIC METHOD OF ACHIEVING THE RATING IS NOT INDICATED, OBTAIN CLARIFICATION FROM ARCHITECT PRIOR TO BIDDING.
- PATCH, REPAIR, AND REFINISH ALL SURFACES EXPOSED BY DEMOLITION WORK OR CUTTING TO ALIGN WITH EXISTING SURFACES SCHEDULED TO REMAIN OR NEW FINISHES SPECIFIED.
- ALL EXISTING FINISH REMAINING IN PLACE (I.E. CARPET, VCT, CEILING, ETC.) SHALL BE CLEANED UTILIZING EFFECTIVE CLEANING METHODS WHICH WILL PRODUCE THE MOST DESIRABLE RESULTS POSSIBLE.
- WHERE DOORS IN METAL STUD PARTITIONS ARE NOT SPECIFICALLY LOCATED ON THE PLANS WITH DIMENSION STRINGS, PROVIDE A MINIMUM HINGE SIDE JAMB DIMENSION OF 6\"/>



K7 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



K10 SLAB INFILL DETAIL AT PIPE TRENCHES
1 1/2" = 1'-0"

Notice: This drawing is the property of Tecton Architects | pc. The use, re-use or reproduction of this drawing for any purpose whatsoever without an expressed written agreement between Tecton Architects | pc and the user is prohibited. Rights to use the information on this sheet are not transferred until payment has been received for services rendered. Any rights so granted are non-transferable to other parties without the prior expressed written consent of Tecton Architects | pc.
© 2024 Tecton Architects | pc

Client/ Contractor
WEST WARWICK PUBLIC SCHOOLS
10 Harris Ave
West Warwick, RI 02893

Project
30 PAYAN ST
30 PAYAN STREET
WEST WARWICK, RI 02893

Seals

Issues / Revisions

No.	Date	Description
0015/2025		SCHEMATIC DESIGN SUBMISSION
12/05/2025		DESIGN DEVELOPMENT
01/26/2026		100% CONSTRUCTION DOCUMENTS
01/29/2026		ADDENDUM 1

Drawing Title
MAIN LEVEL FLOOR PLAN, SECTIONS, & DETAILS

Project Manager: JH Project No: WVE02AR
Project Architect: AC Production Leader: NA
Project Designer: KM Peer Reviewer: EW
Drawing Number

1/30/2026 9:02:14 AM Autodesk Docs\\WVE02AR - 30 Payan Street\\WVE02AR_ARCH.rvt

Notice: This drawing is the property of Tecton Architects | pc. The use, re-use or reproduction of this drawing for any purpose whatsoever without an expressed written agreement between Tecton Architects | pc and the user is prohibited. Rights to use the information on this sheet are not transferred until payment has been received for services rendered. Any rights so granted are non-transferable to other parties without the prior expressed written consent of Tecton Architects | pc.
© 2024 Tecton Architects | pc

TOILET ACCESSORIES

Toilet Accessory Type Mark	Description	Contractor Furnished	Owner Furnished	Installation
A1	18" VERTICAL GRAB BAR	Yes		CONTRACTOR
A5	36" GRAB BAR	Yes		CONTRACTOR
A6	42" GRAB BAR	Yes		CONTRACTOR
B	TOILET TISSUE DISPENSER	Yes	Yes	OWNER
C	MIRROR	Yes		CONTRACTOR
D1	SOAP DISPENSER - VERTICAL		Yes	OWNER
J	SANITARY WIPER DISPOSAL		Yes	OWNER
K	ELECTRIC HAND DRYER	Yes		CONTRACTOR

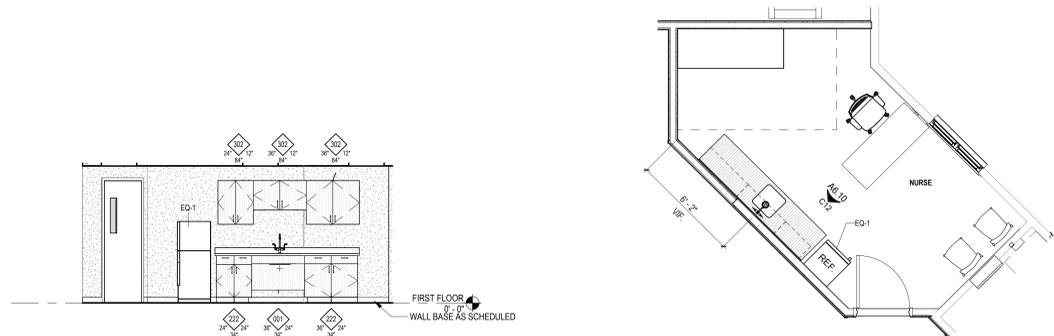
APPLIANCES

Description	Contractor Furnished	Owner Furnished	Installation
EQ-1	Yes	Yes	OWNER
EQ-2	Yes	Yes	OWNER
EQ-3	Yes	Yes	OWNER

CONSTRUCTION LEGEND

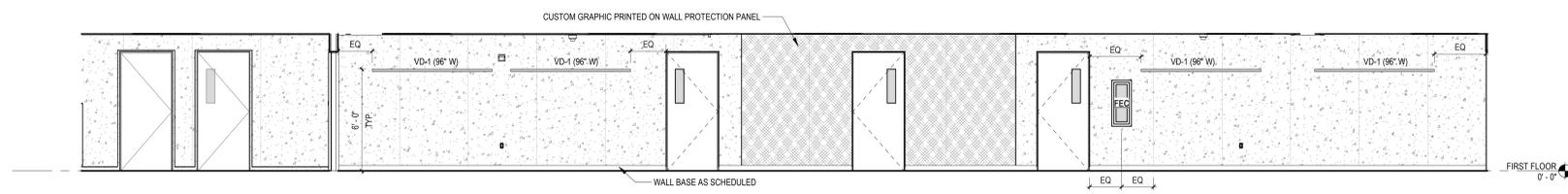
EXISTING ITEMS: Dotted pattern
NEW CONSTRUCTION: Solid pattern

A3-D PARTITION TAG
101 DOOR TAG
11 WINDOW TAG
CG-1 CORNER GUARD (CG-1)
XX FINISH NOTATION
301 CASEWORK DESIGN SERIES NUMBER (CDS #)
30" CABINET DEPTH (IN INCHES)
24" COUNTER / UPPER CABINET HEIGHT (IN INCHES)
36" COUNTER / UPPER CABINET HEIGHT (IN INCHES)
NOTE MODIFIER NOTATION
CSD-A COUNTER SURFACE DETAIL
CSD-A COUNTER SURFACE DETAIL
 ESTIMATED NEW CONCRETE FILL SLAB
 CASEWORK DESIGN SERIES KEY

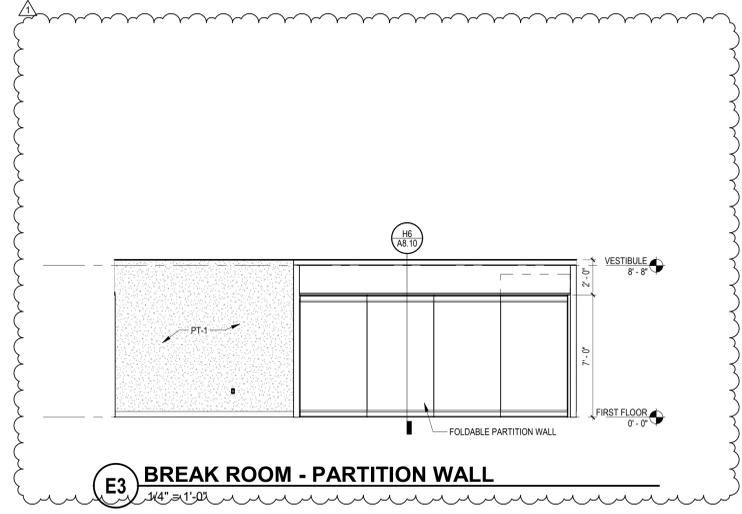


C12 NURSE - MILLWORK
1/4" = 1'-0"

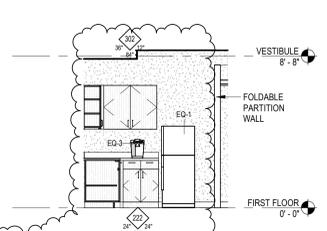
C9 NURSE SUITE
1/4" = 1'-0"



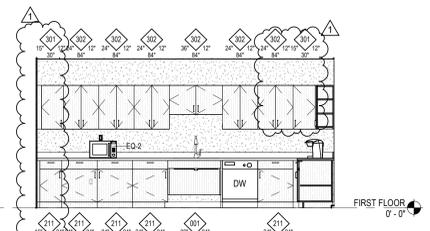
E12 TYPICAL CORRIDOR
1/4" = 1'-0"



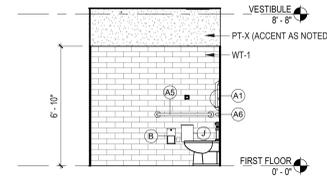
E3 BREAK ROOM - PARTITION WALL
1/4" = 1'-0"



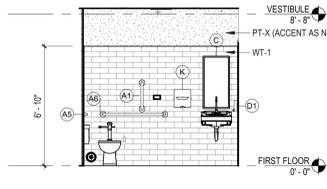
G12 BREAK ROOM - NORTH
1/4" = 1'-0"



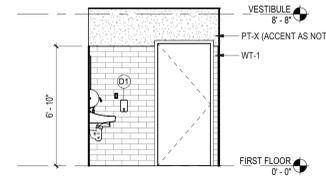
G10 BREAK ROOM - WEST
1/4" = 1'-0"



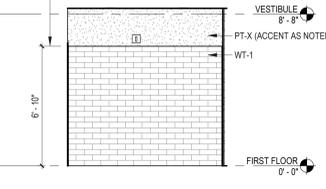
G8 TOILET - SIDE WALL
1/4" = 1'-0"



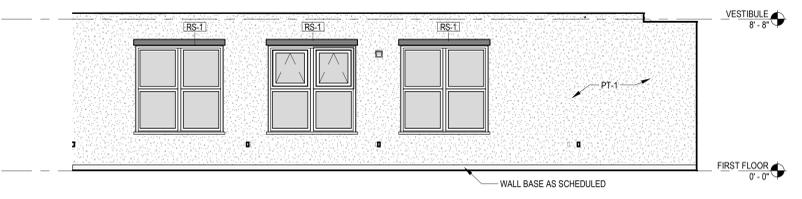
G6 TOILET - WET WALL
1/4" = 1'-0"



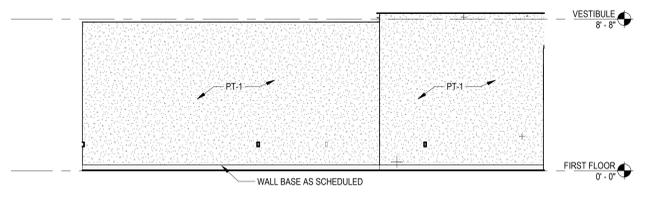
G4 TOILET - ENTRY WALL
1/4" = 1'-0"



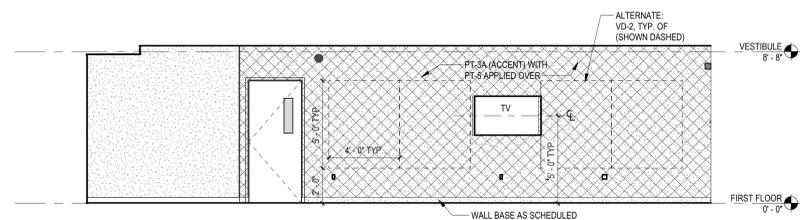
G2 TOILET - BACK WALL
1/4" = 1'-0"



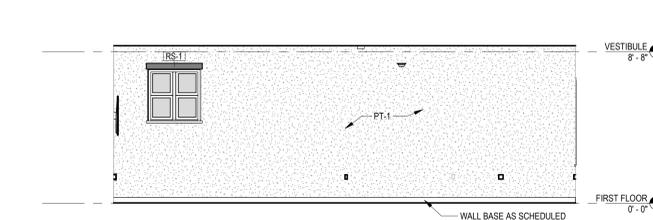
H12 WINDOW WALL
1/4" = 1'-0"



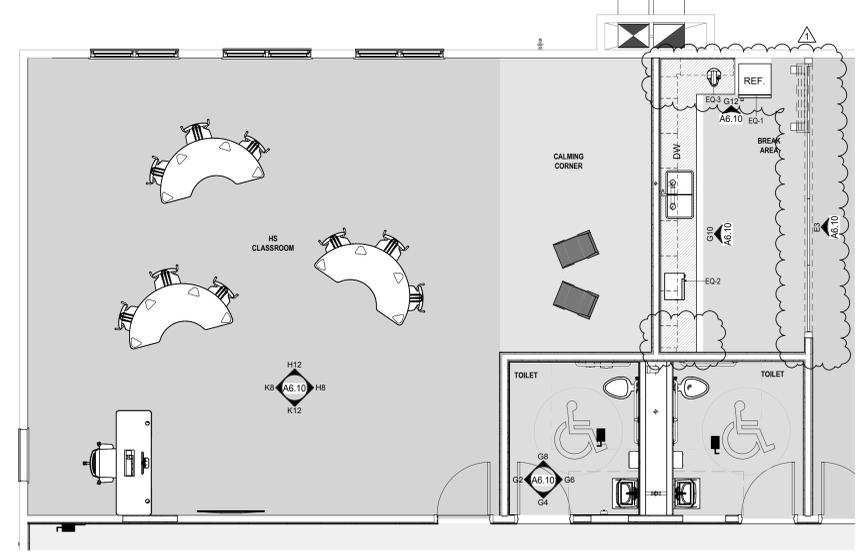
H8 SIDE WALL
1/4" = 1'-0"



K12 TEACHING WALL
1/4" = 1'-0"



K8 BACK WALL
1/4" = 1'-0"



K5 ENLARGED PLAN - TYPICAL CLASSROOM & BREAK AREA
1/4" = 1'-0"

Client/ Contractor
WEST WARWICK PUBLIC SCHOOLS
10 Harris Ave
West Warwick, RI 02893

Project
30 PAYAN ST
30 PAYAN STREET
WEST WARWICK, RI 02893



Issues / Revisions

No.	Date	Description
02/15/2025	SCHEMATIC DESIGN SUBMISSION	
12/05/2025	DESIGN DEVELOPMENT	
01/26/2026	100% CONSTRUCTION DOCUMENTS	
01/29/2026	ADDENDUM 1	

Drawing Title
ENLARGED PLANS & ELEVATIONS

Project Manager: JH | Project No: WVE02AR
Project Architect: AC | Production Leader: NA
Project Designer: KM | Peer Reviewer: EW

Drawing Number
A6.10

System name and number	RTU-4
Condition analyzed (impacts Ez, Vdz, Vpz and Vps)	Heating
All zones are included in the VRP calculation	No

Zone Name and Number	Occupancy Category	Zone Floor Area Az (sq ft)	Are you using default value for zone population?	Zone Population Pz (people)	Zone Air Distribution Effectiveness Ez	Zone Outdoor Airflow Voz (cfm)	Zone Discharge Airflow Vdz (cfm)	Zone Primary Airflow Vpz (cfm)	Zone Secondary Recirculation Fraction Er	Zone Primary Air Fraction Ep
						Vbz / Ez				Vpz/Vdz
112 - MULTI-PURPOSE CLASSROOM	Multi-purpose assembly	909	No	60.00	0.80	443.18	2,215	443	0.75	0.20
115 - HS CLASSROOM	Classrooms (age 9 plus)	832	No	10.00	0.80	249.80	1,250	250	0.75	0.20
116 - CORRIDOR	Corridors	389	No	0.00	0.80	29.18	190	38	0.75	0.20

Add Rows Delete Rows

System area	As (sq ft)	1,298
System population	Ps (people)	60.00
People outdoor air rate for system	Rp system (cfm per person)	5.00
Area outdoor air rate for system	Ra system (cfm per sq ft)	0.06
Uncorrected outdoor air intake	Vou (cfm)	377.88
System primary airflow (at condition analyzed)	Vps (cfm)	2,405
Average outdoor air fraction	Xs	0.15

Which method from ASHRAE 62.1 is being used to determine system ventilation efficiency (Ev)?	Other (specify)	
Ventilation efficiency	Ev	0.90
Outdoor air intake flow (required by 62.1)	Vot (cfm)	420

Outdoor air intake flow provided (measured or design)	(cfm)	485
---	-------	-----

System name and number	AC-1
Condition analyzed (impacts Ez, Vdz, Vpz and Vps)	Heating
All zones are included in the VRP calculation	Yes

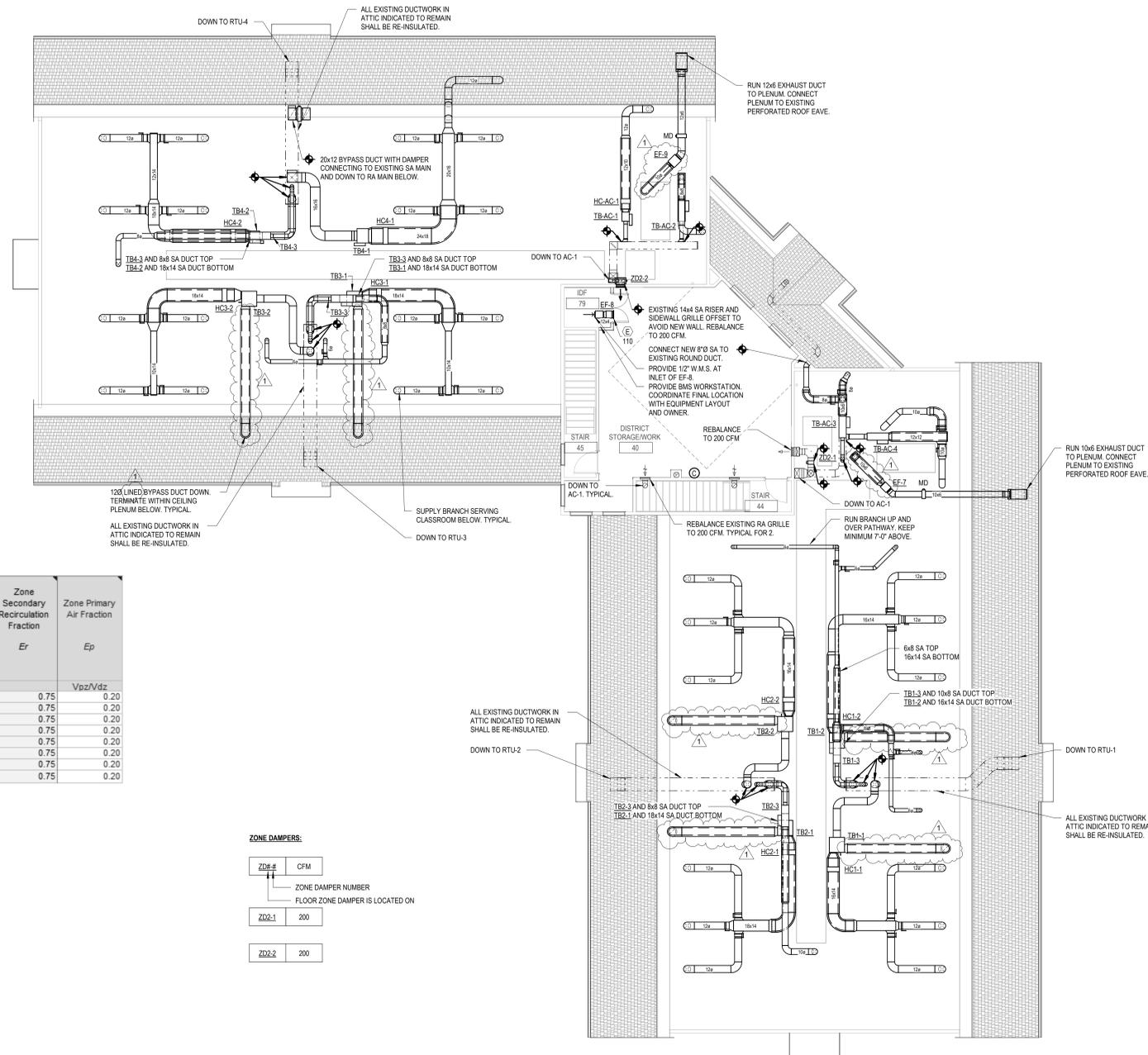
Zone Name and Number	Occupancy Category	Zone Floor Area Az (sq ft)	Are you using default value for zone population?	Zone Population Pz (people)	Zone Air Distribution Effectiveness Ez	Zone Outdoor Airflow Voz (cfm)	Zone Discharge Airflow Vdz (cfm)	Zone Primary Airflow Vpz (cfm)	Zone Secondary Recirculation Fraction Er	Zone Primary Air Fraction Ep
						Vbz / Ez				Vpz/Vdz
100 - VEST.	Corridors	76	No	0.00	0.80	5.70	40	8	0.75	0.20
101 - LOBBY	Main entry lobbies	560	No	0.00	0.80	42.00	250	50	0.75	0.20
102 - OFFICE	Office space	122	No	1.00	0.80	15.40	130	26	0.75	0.20
103 - CONFERENCE	Conference / meeting	368	No	10.00	0.80	90.10	510	102	0.75	0.20
107 - OFFICE	Office space	92	No	1.00	0.80	13.15	75	15	0.75	0.20
109 - NURSE	Office space	199	No	2.00	0.80	27.43	255	51	0.75	0.20
111 - REC./REWARDS/SENSORY ROOM	Classrooms (age 9 plus)	266	No	3.00	0.80	77.40	385	77	0.75	0.20
201 - DISTRICT STORAGE/WORK	Storage rooms	701	No	0.00	0.80	105.15	400	80	0.75	0.20

Add Rows Delete Rows

System area	As (sq ft)	2,384
System population	Ps (people)	17.00
Sum of zone population	sum of Pz (people)	17.00
Occupant diversity	D	1.00
Uncorrected outdoor air intake	Vou (cfm)	301.06
System primary airflow (at condition analyzed)	Vps (cfm)	2,045
Average outdoor air fraction	Xs	0.14

Which method from ASHRAE 62.1 is being used to determine system ventilation efficiency (Ev)?	Other (specify)	
Ventilation efficiency	Ev	0.90
Outdoor air intake flow (required by 62.1)	Vot (cfm)	335

Outdoor air intake flow provided (measured or design)	(cfm)	410
---	-------	-----



ZONE DAMPERS:

ZD#	CFM
ZD#-1	200
ZD#-2	200

ZONE DAMPER NUMBER FLOOR ZONE DAMPER IS LOCATED ON

1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Notice: This drawing is the property of Tecton Architects | pc. The use, re-use or reproduction of this drawing for any purpose whatsoever without an expressed written agreement between Tecton Architects | pc and the user is prohibited. Rights to use the information on this sheet are not transferred until payment has been received for services rendered. Any rights so granted are non-transferable to other parties without the prior expressed written consent of Tecton Architects | pc.

© 2024 Tecton Architects | pc



Client/ Contractor
WEST WARWICK PUBLIC SCHOOLS
10 Harris Ave
West Warwick, RI 02893

Project
30 PAYAN ST
30 PAYAN STREET
WEST WARWICK, RI 02893

Seals

Issues / Revisions	No.	Date	Description
	1	01/30/2026	ADDENDUM 1

Drawing Title
SECOND FLOOR PLAN - MECHANICAL

Project Manager: Project No: 25101
Project Architect: Production Leader:
Project Designer: DD Peer Reviewer: RVH
Drawing Number

M1.02

