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CHIEF OF STAFF

TOWN OF CUMBERLAND

OFFICE OF THE MAYOR
Jeffrey J. Mutter



Sarah King
COMMUNITY OUTREACH

MEMORANDUM

To: Cumberland Town Council
CC: Mayor Jeffrey J. Mutter
From: Sarah King, Community Outreach Coordinator
Date: June 12, 2025
Re: Monthly Building Committee Updates – Amaral & Heritage Park

This memo outlines the most recent developments and updates for the Amaral Adaptive Reuse Building Committee and the Valley Falls Heritage Park Building Committee.

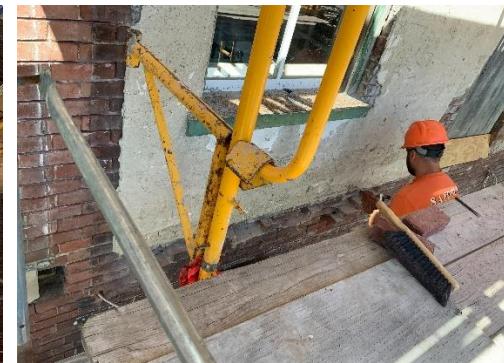
Amaral Adaptive Reuse Building Committee

E.W. Burman has submitted their [eighth pay requisition](#) for the project. Pay [requisition seven](#) was approved at the May 28th, 2025, Amaral Adaptive Reuse Building Committee meeting. Also at that meeting, the Building Committee reviewed and approved the following change orders.

- [Gutter Replacement](#)
- [Hardie Board Painting](#)

The approved Building Committee meeting minutes for May 28th, 2025, can be found [here](#). The Building Committee also met on June 10th, 2025. That was to discuss [North Elevation repointing](#). The draft minutes for that meeting can be found [here](#).

The Town continues to have bi-weekly construction meetings with E.W. Burman and Northeast Collaborative Architects. These meetings occur onsite and will continue throughout the project. The most recent meeting occurred on Thursday, June 5th, with the next one scheduled for 6/18. I've included several pictures below to show the impressive progress that has been made.



Much of the work that has occurred in the last month has been related to repointing the brick, installing the steel flashing at the façade, and prepping for the elevator installation. Painting is set to begin this week on the second floor of the building.

Capital Projects Fund Grant:

The Town of Cumberland has successfully received reimbursement for the previous requests submitted. Within the next few weeks, the Town is likely to submit an additional reimbursement request for \$616,918.60, which represents the last three E.W. Burman requisitions.

Since our last Building Committee Update to the Town Council, we have filed or submitted the following reports to the Pandemic Recovery Office for the Capital Projects Fund Grant:

- [Monthly Transaction Log](#)
- [Q2 2025 Site Review Questionnaire](#)

Upcoming Reports Include:

- Construction Documentation
- Asset Ownership Documentation
- Program Attestation (5-year plan)
- Labor Law Compliance
- Procurement Documentation

Cumberland Highlighted for Outreach Efforts:

Rhode Island's Pandemic Recovery Office is preparing its annual report for the ARPA CPF Community Learning Center Municipal Grant program projects. In this report, along with project details on each CLC project, PRO would also like to include examples of robust grassroots, ongoing, and multi-pronged community engagement undertaken by communities. They have chosen to highlight Cumberland's efforts.

Programming Grant:

Representatives from the Pandemic Recovery Office informed the Town that there will be programming grants available to municipalities (\$95,000) once they reach substantial completion on their projects. This will ensure that programming can be maintained.

Construction Timeline:

Amaral Building	Date of Milestone	Actual or Expected
Construction Commence	9/1/2024	Actual
Construction at 25% Complete	12/21/2024	Actual
Construction at 50% Complete	5/31/2025	Actual
Construction at 75% Complete	9/1/2025	Expected
Construction 100% Complete	10/31/2025	Expected
Operations Initiated	2/2/2026	Expected

Valley Falls Heritage Park:

Stoss has completed the [Valley Falls Heritage Park Master Plan!](#)

The Town has begun working with Stoss on phase I of this project, which includes securing pricing for a full survey of the property and a ground penetrating radar study. The costs associated with these initial steps were approved at the February 5th, 2025 Town Council meeting with resolution 25-10.

Additionally, The Planning Department prepared an application for \$1 million in CDBG funds to revitalize Valley Falls Heritage Park. Funds will be used for design services by Stoss Landscape Urbanism and for construction (see Resolution #25-34).

The Town anticipates issuing a construction RFP for phase I in August.

Timeline (for Phase I – outdoor classroom and streetscape):

Heritage Park	Date of Milestone	Actual or Expected
Construction Commence	11/1/2025	Expected
Construction at 25% Complete	3/15/2026	Expected
Construction at 50% Complete	5/31/2026	Expected
Construction at 75% Complete	8/31/2026	Expected
Construction 100% Complete	10/30/2026	Expected
Operations Initiated	11/9/2026	Expected

Next Steps:

Scheduling a Steering Committee Meeting to provide an update on the current status of the project.