



Jessica Kubiak
Mayoral Appointment

Ashley Dopart
Mayoral Appointment

Bruce Lemois
Council Appointment

Jeremy Scott
Council Appointment

Glenn Modica
Ex-Officio

Sarah King
Ex-Officio

Carlos Neves
Honorary

Matthew Bessette
Alternate

Michael Mitchell
Alternate

AMARAL ADAPTIVE REUSE BUILDING COMMITTEE

WEDNESDAY, MAY 28TH, 2025 AT 6:00 PM

APPROVED MINUTES

CUMBERLAND TOWN HALL – TOWN COUNCIL CHAMBERS
45 BROAD STREET, CUMBERLAND, RHODE ISLAND 02864

1. Call to Order

The meeting was called to order at 6:06 PM.

Members Present: Glenn Modica, Sarah King, Carlos Neves, Matthew Bessette, Michael Mitchell

2. Approval of Previous Minutes:

- April 30th, 2025

There was no discussion on the April 30th meeting minutes. By unanimous consent, the minutes are approved.

3. Communications/Updates: Glenn and Sarah

Glenn explains that they have finished the work of removing those two rows of brick and installing the flashing at the façade, which was part of the last change order. They will begin the repointing soon.

Glenn and Sarah indicate that much of the discussion at recently bi-weekly meetings has been about these change orders and getting them to a place where they were ready to submit to the committee. Otherwise, the project has been moving along smoothly. They note they were able to bring some of the Town Councilors into the building to see the progress, they were

excited to see it.

The elevator has arrived on site. Matthew Bessette asks about the FFE allowance provided to Burman, noting that with lead times now may be the time to start ordering those fixtures. Sarah and Glenn indicate that is a good point and will discuss with Tripp and Andrea.

4. Review of E.W. Burman Requisition(s), *For Action*

Glenn and Sarah present E.W. Burman's seventh pay requisition to the committee for approval. The total payment request is \$274,623.15.

Motion by Sarah King, seconded by Glenn Modica. The requisition is unanimously approved.

5. Review of Potential Change Proposals, *For Action*

Gutter Replacement

Sarah explains that in the initial bid documents and specifications, it called for repairing and maintaining the existing wood gutters. Upon site investigation, E.W. Burman documented that the gutters were in such poor condition that they could not be restored. NCA reviewed the photo documentation of the gutters and concurred. Subsequently, E.W. Burman provided pricing for two gutter replacement options.

The first option is to replace it with wood gutters again, and the cost for that (including the credit) would be \$18,227.

The second option would be to replace the gutters with a fiberglass alternative. The cost (including the credit) would be \$13,961. The fiberglass would be treated and painted to look like the wood. Sarah indicates that E.W. Burman recommends the fiberglass from a maintenance standpoint. This option has been approved by RI Historic Preservation.

Discussion ensues with the committee indicating that it seems like an easy choice to go with the fiberglass as it is more cost-effective and has easier maintenance.

Motion by Matt Bessette to approve, seconded by Sarah King. The fiberglass gutter replacement option is unanimously approved.

Hardie Board Painting

Glenn and Sarah explain that the issue was that the Hardie siding that was specified in the bid documents did not come in the desired color. E.W. Burman presented this option to paint the siding (\$7,668). The Town requested that NCA try to find comparable material for the siding that would not require painting. The proposed substitution material was significantly more expensive, making painting the more cost-effective option.

Mike Mitchell clarifies that this is for the new addition. Sarah and Glenn confirm.

Motion by Sarah King, seconded by Matt Bessette. The change proposal is unanimously approved.

6. Public Comments

There were no public comments.

7. Adjournment

Motion to adjourn by Glenn Modica, seconded by Sarah King.

The meeting is adjourned at 6:36 PM.