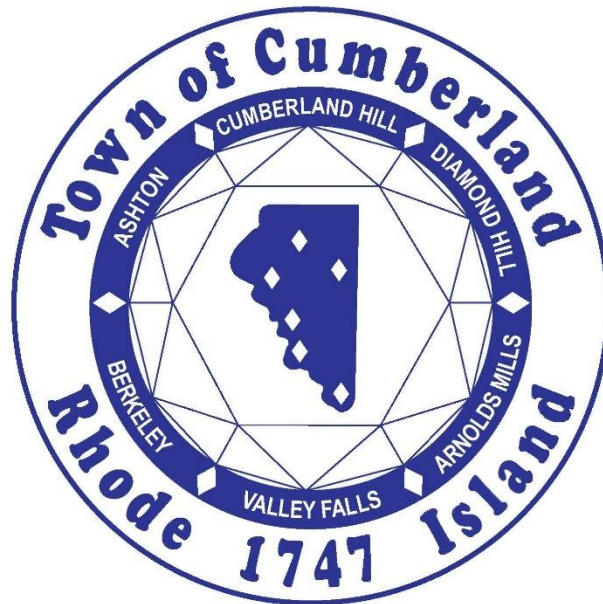


**TOWN OF CUMBERLAND, RHODE ISLAND**  
**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**  
**REQUEST FOR QUALIFICATIONS**



**HISTORIC STONE WALL INVENTORY CONSULTING SERVICES**

**BID # 2026-0701-01**

**ISSUE DATE: June 9, 2026**

**DUE DATE: July 1<sup>st</sup>, 2026 @ 10 AM**



## **TOWN OF CUMBERLAND, RHODE ISLAND**

Department of Planning and Community Development  
Request for Qualifications

Historic Stone Wall Inventory Consulting Services  
Cumberland, Rhode Island

Bid # 2026-0701-01

### **INTRODUCTION**

The Town of Cumberland, Rhode Island seeks a preservation professional that meets the Secretary of the Interior's Professional Qualification Standards in Architectural History, Historic Preservation, Archaeology, or a closely related discipline to conduct a historic stone wall inventory within the town.

This project is funded in part by the Rhode Island Historical Preservation & Heritage Commission (RIHPHC) through the Certified Local Government Grant Program, with federal funds from the National Park Service and U.S. Department of the Interior.

The selected consultant will assist the town in documenting, evaluating, and interpreting historic stone walls in Cumberland as well as training Town staff and Historic District Commission members to continue inventory efforts beyond the grant period.

### **PROJECT BACKGROUND**

Stone walls are a defining feature of Cumberland's historic and rural landscape, with many dating to the mid-18<sup>th</sup> century. These stone structures historically marked agricultural fields, roads, cemeteries, and animal enclosures and remain important cultural and ecological resources.

Several properties in Cumberland have been identified as having notable historic stone walls, underscoring the town's rich history. These include:

- Franklin Farm (mid-19th century)

- Peck Cemetery (Rhode Island Historical Cemetery CU19, mid-18th century)
- Wilkinson Cemetery (Rhode Island Historical Cemetery CU32, early 19th century)
- Jeremiah Wilkinson House (circa 1800)
- Dexter Weatherhead House (circa 1800)
- Whipple House (18th century)
- Site of Town Pound (c. 1750), an old animal enclosure, only indicated by parts of now-collapsed stone walls.

Increasing development pressure may result in the loss of historic stone walls. The Cumberland Historic District Commission has identified the need for a comprehensive inventory as a priority to ensure these resources are identified and evaluated, so that they can be better protected through future planning and zoning tools.

The Town has access to a [statewide GIS layer](#) developed using remote sensing and lidar (light detection and ranging) technology. However, field verification (“ground truthing”) is required to confirm accuracy, determine age and type, and understand spatial patterns.

According to the lidar survey there are approximately 160 miles of potential stone walls in Cumberland. Given the project’s budget, a survey of all stone walls is probably not feasible. The anticipated methodology prioritizes surveying stone walls on privately owned properties, where walls may be at greater risk.

The Planning Department will handle public outreach regarding the project. All private property owners who have stone walls for potential inventory will be sent certified mail notifying them of the survey and that a consultant may be entering their property. The Planning Department will make effort to communicate with each affected owner individually.

Subject to available funding, stone walls on town-owned and Cumberland Land Trust properties may also be included.

Training of Town staff and the Historic District Commission is also required. This will ensure that the town and Historic District Commission members are equipped to continue the inventory process even after the grant funding has been expended.

The project will culminate in a comprehensive stone wall overlay on the town’s GIS portal, and establishing an eligibility list for a Historic Stone Wall Preservation Program, which could provide tax credits to property owners and safeguard the walls.

## **PROJECT OBJECTIVES**

The objectives of this project are to:

- Inventory and document historic stone walls in select areas of Cumberland
- Classify stone walls by type, construction, materials, and estimated age
- Analyze spatial patterns to better understand historic land use
- Verify existing GIS stone wall data developed through remote mapping
- Create an eligibility list for a future Historic Stone Wall Preservation Program
- Train Town staff and Historic District Commission members to conduct future inventories

## **SCOPE OF WORK**

The consultant shall perform the following tasks:

### **A. Field Inventory and Documentation**

- Conduct field inspections of historic stone walls in select areas of Cumberland, with an emphasis on privately owned properties. Subject to available funding, inspections may also include town-owned properties, land trust properties, and historic districts.
- Verify existing GIS stone wall data developed through remote mapping
- Document stone walls based on:
  - Structure and construction technique
  - Materials
  - Condition
  - Estimated age
  - Historic use and function
  - Degree of threat
  - Integrity (i.e. remnant or part of larger system)

### **B. Classification and Analysis**

- Classify stone walls using a recognized system (class, family, and type)
- Identify and interpret spatial patterns and trends to provide insight into historic land use and development

### **C. Training**

- Provide training for Town Planning Department staff and Historic District Commission members on:
  - Field identification and documentation of stone walls
  - Classification methods

#### **D. Deliverables**

- Draft and Final Stone Wall Inventory Report.
- Eligibility list for a future Historic Stone Wall Preservation Program
- Training materials and documentation

The Draft Stone Wall Inventory Report and Eligibility List will be reviewed by the RIHPHC, Town staff and the Historic District Commission and comments will be provided to the consultant.

#### **E. Meetings**

In addition to field inspections, the consultant should also factor in the following meetings:

- One kickoff meeting with the RIHPHC, Town staff and the Historic District Commission
- At least one day of training for town staff and the Historic District Commission
- An evening meeting to present final findings to the Historic District Commission
- An evening meeting to present final findings to the Town Council

The Town seeks proposals that demonstrate creativity and professional judgment in defining a scope of work that maximizes value and impact within the available budget. Respondents are encouraged to recommend an approach they believe will most effectively achieve the project objectives.

#### **BUDGET**

The total project budget for consulting fees is \$10,500.

Consultants should demonstrate their ability to complete the scope of work within the available funding.

#### **PROJECT SCHEDULE**

- RFQ Issued: June 9, 2026
- RFQ Due: July 1, 2026
- Interviews: Second Week of July
- Consultant Selection: July 2026 (subject to RIHPHC concurrence)
- Project Kickoff: August 2026
- Draft Inventory Report & Eligibility List: January 2027
- Training Sessions: January 2027
- Final Inventory Report & Eligibility List: June 2027

#### **SUBMITTAL REQUIREMENTS**

Interested consultants shall submit a Statement of Qualifications that includes:

1. Cover letter identifying the principal point of contact, along with a clear and concise response as to why the Town of Cumberland should select your firm for this project
2. Detailed explanation of the firm's project approach and understanding of each task outlined herein, as well as the consultant's expectations of meetings with and assistance from the Town
3. Qualifications and experience of key personnel who will be assigned to the project
4. Availability of key personnel to complete all tasks
5. Proposed project schedule with milestones
6. At least three (3) examples of projects of similar scope and complexity within the last five (5) years including references and points of contact
7. If consultant teams are being proposed, a description and role of any subcontractor and/or consulting member must be provided, including past work and professional certification
8. Hourly rates of project personnel

Costs are not required for this qualifications-based submittal and will therefore not be considered as part of the evaluation.

During the evaluation process, the Town reserves the right, where it serves the Town's best interest, to request additional information or clarification from respondents to allow corrections of errors or omissions.

Award will not be made to any consultant in default of a contract with the Town, the State of Rhode Island, or the Federal Government.

The Town of Cumberland does not discriminate on the basis of race, color, creed, national origin, age, marital status, sex, physical or mental disability.

## **EVALUATION CRITERIA**

Statements of Qualifications will be evaluated based on:

- Relevant experience with historic stone walls and cultural landscapes
- Technical approach and understanding of the project
- Experience and qualifications of the project manager, assigned personnel, and subconsultants, as applicable
- Evaluation of firm references

Town staff and the Historic District Commission will rank firms and select the top finalist(s) for an interview based on the criteria outlined above. Town staff and the Historic District Commission will request a cost proposal from each finalist. They will re-rank the firms after the interviews. If negotiations with the top ranked firm are unsuccessful, the process will be

repeated with the next highest-ranked firm until a fair and reasonably priced contract can be awarded.

Final consultant selection is subject to RIHPHC review and concurrence.

**DEADLINE**

Proposals must be submitted in sealed envelopes clearly marked “Historic Stone Wall Inventory Consulting Services - Bid# 2026-0701-01 and delivered to the following address:

Ms. Sarah King  
Mayor’s Office  
Cumberland Town Hall  
45 Broad Street  
Cumberland, RI 02864

Sealed proposals will be accepted until **10:00 AM** local time on **Wednesday, July 1, 2026**. Any proposals received after the specified time will not be accepted. Please submit three (3) hard copies of your proposal, along with a PDF version emailed to Sarah King: [sking@cumberlandri.gov](mailto:sking@cumberlandri.gov).

**QUESTIONS OR ADDENDUM**

Questions concerning this RFQ must be submitted by email to: Planning Director Amelia Morton at [amorton@cumberlandri.gov](mailto:amorton@cumberlandri.gov) Questions/inquiries must be received by 12:00 PM on Monday, June 22, 2026 to be considered.

Any changes or addenda to this RFQ, including answers to questions, will be posted to the Town’s website: [Bid Postings • Cumberland, RI • CivicEngage](#)

**RFQ SCHEDULE**

RFQ Issued: June 9, 2026  
Last Day for Questions: June 22, 2026  
RFQ Due: July 1, 2026  
Consultant Selection: Late July 2026

Interviews with top-ranked consultants are anticipated to be held the second week in July. The final consultant will be selected for award after a fair and reasonable price has been negotiated.

**ADDITIONAL INFORMATION**

The following resources are available:

- [Application \\_CLG Grant 2025\\_Stone Walls](#)

- [Stone Walls \(statewide\) | RIGIS](#)
- [Rhode Island Stone Wall Mapping Project](#)