

Recreation Committee

Vision 2030 Update



**Green Hill
Civic Association**

Recreation Committee

Team Leader and Members:

Maria DiMauro
Kathleen Conlin
Bill Conlin
Peter Brash
Kathleen Price
Tom Price



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Survey Data

- *Improve kayak launch area for easy boating and supply storage*
- *Build dock to create a place to enjoy pond views*
- *Bring water line to recreation area allowing cleaning of courts/add electricity*
- *Improve landscaping to enhance privacy and quiet on Rosebriar Ave*
- *Limit commercial development and building structures*
- *Maintain peace and quiet, sense and strength of community*
- *Maintain night sky darkness*



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Scope of Work

In Scope (Geography)

- GH Kayak Launch; Tennis, and Park areas

In Scope (Including but not limited to)

- Recreation area policies and enhancement (functionality & aesthetics)
- Collaboration with GH Pond, Health/ Safety Teams and Social Committee
- Natural environment preservation

Out of Scope

- Beach & Pond areas
- Health & Safety matters on roads and GHCA areas



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Research

- Collaborated with Safety Committee for park hours and pond safety **Signage**.
- Researched **Permanent Dock** at GH launch area. Depth, boundary and aquatic vegetation surveys are required to determine feasibility.
- Determined **Shed** at boat launch area useful for storage of communal kayak supplies.
- Explored **Tent Rental** for recreation area community events.
- Investigated bringing **Water/Electricity** into tennis/recreation areas. Special Use Permit approved by the SK Zoning Board is required. **Landscape restoration** in tandem with project.
- Reviewed **Landscaping** at park area to enhance aesthetics, quiet, and privacy.

Note: We are concerned if electricity has been brought to the recreation area, sometime in the future someone may attempt to get a special use permit to light the tennis courts. We will request this be added to the bylaws: "No lighting will be installed at the Racquet Court area".



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Priority / Cost / Timing

<u>Priority</u>	<u>Cost</u>	<u>Timing (Yr.)</u>
1. Dock – Preliminary Work	\$ 4,500.	2024
2. Shed	6,200.	2024
3. Tent Rental	1,800.	2025
4. Water/Landscaping	16,000.	2025
Electricity	14,000 (pending)	
5. Dock - Build	81,500.	2027
6. Landscaping	15,000.	2029
	\$139,000. Total	



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Questions / Feedback

- You may reach me at mariakdimauro@gmail.com with questions and feedback. Thank you!



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Back Up Information



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Water/Electricity into tennis/park areas.

- GHCA must seek an amendment to an exception granted in 1990 to allow the construction of the (2) tennis courts; noting no plumbing or lighting & including a 10' vegetative buffer @ the east property line.
 - Exception must be initiated thru a Special Use Permit approved by the SK Zoning Board.
 - Field work by SK Water Division determined water will be brought in by 'short service' from Rosebriar Ave; SK building official must determine & approve a structure to house a water meter.
 - GHCA will implement a regulated measure (ie: lock) @ the water source and ensure annual winter shut off/draining to avoid freezing/bursting of pipes.
-

Water/Electricity into tennis/park areas: **\$30,000.**

- S.K. Water Dept: **\$4,500.** (current pricing) for 'short service' to connect water line is \$2,883.+ excavation to install meter pit is \$1,500.
 - Landscaper cost to excavate for water pipes/replace landscape/ plumber to connect: **\$11,500.**
 - Electrician to lay line/ outlet at shed: TBD, **initial quote of \$14K, pending additional quotes.**
- **NOTE: not** included are annual costs (current pricing): **Total \$540.**
Quarterly water bill (\$55.per 1250 cubic feet x 4=\$220) +
Winter shut off/ Spring turn on (S.K. Water Dept/\$50. + plumber /\$270 =\$320.)

Babcock Landscaping Co.

Contract #193

1161 Matunuck Schoolhouse Road Wakefield RI 02879

401-595-6045

Maria Dimauro

Contract Title

Water line installation

Contract Date

04/10/2024

Charge Type

Fixed Price (FP)

Sales Rep

Babcock, Christopher

Contract Items

Item	Description	Qty	Rate	Total
Misc Materials	curb cut and water tap (short) from town	1.00	\$2,900.00	\$2,900.00
Misc Materials	meter pit and 3/4 water line with 1" sleeve	1.00	\$3,400.00	\$3,400.00
Loam	top dress and grading	6.00	\$38.00	\$228.00
Hydroseed	Hydroseed excavated area	3000.00	\$0.22	\$660.00
Plant Material	plant budget for disturbed brush area	1.00	\$300.00	\$300.00
3.5 Ton Excavator	digging trench and back fill	1.00	\$1,200.00	\$1,200.00
Labor	pluming tasks and permit back filling and raking delivery of materials	1.00	\$2,800.00	\$2,800.00

Proposed Total:

\$11,488.00

Permanent (Fixed) Dock @ GH launch area. (Float doc not allowed in Type 2 waters)
approx. **Total - \$81,500.** (can range from \$62.5K/50' to \$81.5K/70')

☐ **Phase 1: Initial investment: \$4,500. (no ROI);**

Preliminary process required to move forward with design.

Depth Analysis to evaluate feasibility; minimum depth for a boating facility is 18" at mean low water @ the terminus of the dock. Standard is to go out a maximum of 50' beyond this +

Boundary survey (Class 1) for property lines, topography, and soundings : **cost: \$3,000.**

Aquatic Vegetation Survey to determine presence, percent cover, and other qualities of protected aquatic vegetation. (good for 3 yrs; conducted 1 x yr/July 1-Aug 15) current cost: **\$1,500.**

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☐ **Phase 2:** design engineering plan & permit conducted by Dowdell Engineering: Cost: \$5K -**6K.**

☐ **Phase 3:** application submission to CRMC for approval to build dock: Cost: **\$1,500.**

☐ **Phase 4:** obtain bids from various dock builders

☐ **Phase 5:** Dock construction (4-6 weeks): Cost*: **50' estimated \$49K or 70' estimated \$68K;**

*dependent on depth analysis results

☐ **Phase 6:** Circulator: approx. **\$1,500.**; **potential** future need, dependent on pond icing.

*pending electrician quote to bring electricity into launch area

Total Cost for Phase 2 thru 6: \$77,000.

ATLANTIC
MARINE
CONSTRUCTION



Thank you for the opportunity to present you with our proposal for the construction and installation of a residential boating facility consisting of a 4ft x 50ft fixed pier, a 3'x 16' ramp to a 8'x18'.75 float. (total length approximately 70') Based on a site visit as well as conversations this is a budgetary estimate and the project would consist of the following.

New Timber Pier

- Mobilize crane, equipment, and material to site.
- Supply and drive 14 CCA treated pilings for the main dock.
- Supply and install 3" x 10" P.T. split caps on pilings with 1" galv. bolts.
- Supply and install 3" x 10" P.T. stringers (3 runs) fastened with 1" galv. bolts.
- Supply and install 3" x 8" P.T X-bracing with 1" galv. bolts.
- Supply and install 2" x 6" SYP P.T. decking fastened with stainless steel screws.
- Supply and install 3'x16' aluminum ramp
- Supply and install 8'x18.75' float with cleats, rub rail and pile hoops.
- Supply and install 2 runs of 1" rope railing per side.
- Install eyebolts and chains to raise dock in winter.
- Supply and install white pile caps.
- Remove all debris and demobilize from site.

Atlantic Marine Construction will provide all labor, equipment, and material to complete the project referenced above for the total contract amount of \$67,700.00. This project will take approximately four to six weeks to complete, and we could start on or about late spring/summer 2025. This quote does not include any water, or electric. We look forward to working with you on this project. If you have any questions, please call.

Options:

Timber railing system add.....	\$12,750.00
Stainless cable railing system: add	\$23,950.00
IPE Decking: add.....	\$14,150.00
50' of floats with a pole system to be removed each end of season.....	\$28,500.00
All steps proposal with 25' timber pier with 16' ramp and 18' float Approx 50'....	\$48,600.00