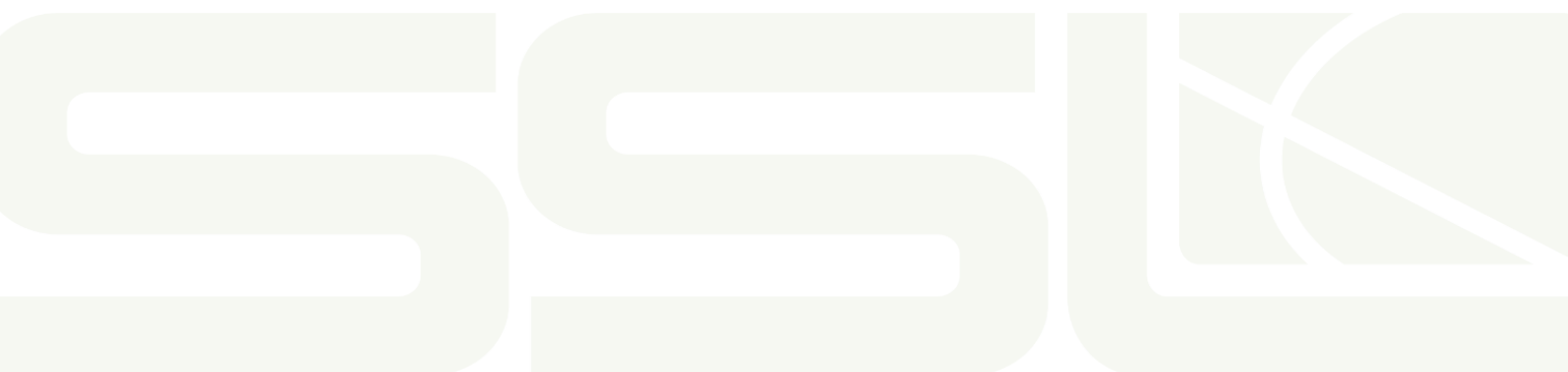


Lodge Park Sports Centre

Condition Survey Report



Client	Lodge Park Sports Centre 134-148 Shetland Way Corby NN17 2SG			
Project	Artificial Turf Pitch (ATP) Refurbishment			
SSL project code	SSL2593			
Document title	Condition Survey Report			
Document control	Revision	By	Checked	Date
	First Issue	NM		26.11.18

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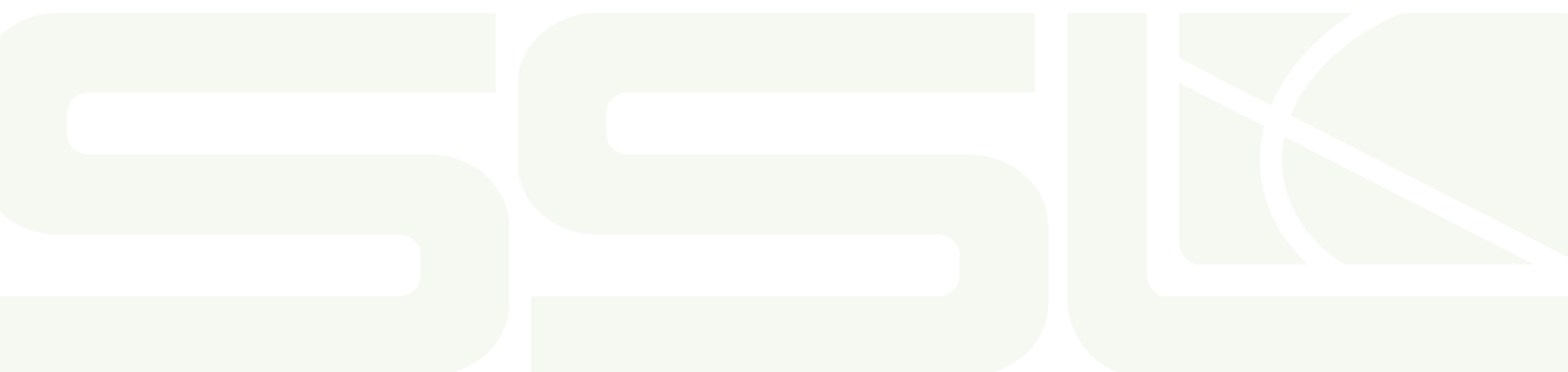
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1. Introduction

- 1.1 Surfacing Standard Ltd (SSL) has been appointed to complete a condition survey and report on the existing Artificial Turf Pitch (ATP) refurbishment at Lodge Park Sports Centre.
- 1.2 The condition survey provides an assessment and appraisal of physical property conditions including photographs and illustrations to indicate existing features found during the survey.
- 1.3 This report aims to be beneficial in the decision making process with respect to renovation, refurbishment or renewal of the existing sports facility.
- 1.4 This report does not represent the final design and should not be used for planning purposes. It is our initial interpretation of the project brief offered by our client and their associated partners.
- 1.5 This document should be used as an aid for fund raising and general progression of the project.
- 1.6 This report satisfies our commission scope as follows:

Task
Attend project initiation meeting
Produce 'As Existing' Plan to be appropriately scaled and to indicate the facility in its current form
Carry out a condition survey of existing facility to include commentary on the age, nature and construction of the facility with elemental details of the following key aspects of the original design: Sub base <ul style="list-style-type: none"> • Base • Surfacing • Fencing systems Provide a report detailing: <ul style="list-style-type: none"> • Condition of existing playing surface • Assessment of current deficiencies • Assessment of refurbishment works
Prepare schedule of works to include details of the anticipated works to be undertaken to achieve the proposed design.

- 1.7 The survey conditions were:

SSL representative	Nick McLaren
Inspection date	Friday 16 th November 2018
Weather condition	Dry / Clear

- 1.8 The documents that support this document are:

SSL2593 01 - Location Plan
SSL2593 02 - Existing ATP Plan
SSL2593 03 - Proposed ATP Plan

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2. Findings

2.1 Facility Size

Total Playing Area (TPA), which is the total turfed area within the sports facility is sized 99.55m x 61.0m that has a paved mowing margin surround within the fence line of 1.0m wide to the sides of the pitch and 2.0m wide to the ends of the pitch. This creates a total internal fenced facility sized 101.55 x 63.00m.

This size meets FA requirements for 11v11 u15/16 age group.

2.2 Age

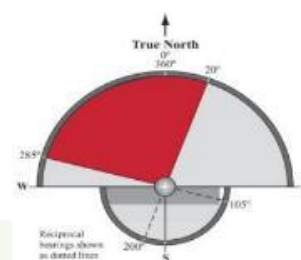
The facility was originally constructed in the 1990s as a sand filled hockey surface which was later resurfaced with the 3G surface to improve performance for the primary sport of football at the Sports Centre and School.

2.3 Planning Detail

The original planning information could not be found for the development.

2.4 Pitch Orientation

The existing artificial grass pitch follows an approximate north east to south west orientation, which is consistent with Sport England's recommendation that the preferred direction for the main playing direction for pitches should follow an approximate North to South orientation (between 345° and 15°) due to the effect of the setting sun and to resist players affected by the sun set.



2.5 Pitch Surfacing

Artificial Football Pitch

The playing surface comprises of a Fibrillating Yarn 3rd generation sand/rubber filled artificial turf. The carpet was worn in the high use areas with the fibres fibrillating and splitting. When this happens the fibres lose strength and lie flat across the top of the rubber. This results in fast ball roll as there is limited upright strands of fibre to slow the ball down, like natural grass, and modern day monofilament fibre 3G carpets.



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2.6 Pitch Base

Underneath the carpet is a 50mm thick sand layer enclosed within geotextile layers to the bottom, sides and top. The geotextile holds the sand in place and acts as a filter keeping the sand clean and free from debris which allows the base to drain freely. These sand bases are slightly mobile and depressions and undulations will form within the base that is evident from surface within high use areas of the pitch. These localised undulations can be dealt with through refurbishment works by regrading the sand base.

Due to the sand layer it was not possible to determine the depth of the stone without compromising the sand layer. Traditionally the base would comprise of a 300+mm of stone or 250+mm stone and 40mm macadam base. The stone and macadam base option is the most common and preferred method utilised within the UK. A cost has been included for removing the sand base and installing a macadam base towards the rear of the report as an alternative specification to regrading the sand base. This method, while more expensive will ensure longevity of the base design for multiple resurfaces, whilst the sand base will need to be removed at some point in the future when the sand becomes clogged with debris.

Infiltration testing was not undertaken on the sand layer as it was not possible to expose a large enough area due to the carpet retention method at the sides. However it was noted by the site staff that the pitch does not suffer from drainage / flooding issues.

The sand base, if retained, will be regraded to ensure the surface is level along with installation of a new geotextile layer to the top of the sand base only, retaining the geotextile to the bottom and sides.

The sand base method of base construction is unusual, but which we have experience on previous resurfacing projects, and therefore we would propose only selecting contractors which have undertaken works on this type of surface previously and know the methods of how to undertake the resurfacing works successfully. If this is not possible due to the councils procurement rules we would propose adding a higher weighting towards the quality element of the tender return, with specific questions towards previous experience/references of undertaking resurfacing works on this type of base. This will ensure the project is completed on budget and on time without delays during the construction programme.

2.7 Pitch Restraint

The artificial turf playing surface is restrained at the edges using a bolster. There is a small gap between the kerb line and the sand base where the carpet is folded and bolstered which secures the carpet in place.

The PCC kerb edgings are generally sound with a true line. Due to the cost of infilling the 20mm gap between the sand base and the kerb it is proposed that for the resurfacing works the carpet is bolstered as per the existing installation method.

2.8 Hard Standing Areas

There is carpeted hardstanding pathway leading to the pitch entrance from the sports complex, and a grassed entrance route from the school. Within the fenceline there is an internal macadam walkway around the playing surface perimeter. The kerbs and macadam surface are generally in good condition to be left as it is without any remedial works required.

2.9 Storage Areas

There are no goal storage recessed areas within pitch area. All the small sided goals are currently swing type which are fixed to the fence. The 11 aside goals can be pushed back onto the macadam pathway to remove from the pitch area when the cross pitches are used.

2.10 Pitch Equipment

The pitch contains 2no. free standing goals for full sized football and 4no. mini soccer swing out goals that are in a reasonable condition. These items can be included within the tender documents as an additional item, and can either be purchased through the main contract, or removed and purchased direct by the client, if replacements are deemed required.

2.11 Site Furniture

The site furniture and bins are present outside of the fenced area and shall be controlled and developed direct by the client.

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2.12 Perimeter Ball-Stop Fencing

The ATP has rolled weld mesh fencing on all sides which rises behind the goal areas. Newer twin bar fencing has been installed behind the cross pitch goals. Access and egress is provided by the double leaf gate on the southern corner for the Sports Centre and a single leaf gate in the north eastern corner for School access.

The fencing is damaged in sections and will require localised repair work but retains its main function in serving as a perimeter fence. The site team have stated that refurbishment should be included within these works as an extra over item and the works may proceed if budgets allow. A provisional sum of £5,000 will be allocated against fencing repairs which will include resetting several fence posts and replacement of several panels of roll weld mesh.

2.13 Floodlighting

The lighting system gets maintained and inspected through the school direct and does not form part of SSL works and assessment.

It was noted that two of the luminaires are not working which in theory should not pose a problem to the primary sport of football, as the floodlighting design appears, from experience, to be designed towards hockey, which requires 350 Lux levels in comparison to Football which requires 200Lux. A traditional metal halide football system designed to 200 lux on an eight column system would require 16no. luminaires in total, where as on pitch there are currently 24no luminaires in total with 2no not working. To assess the amount of light and the uniformity across the surface for the existing floodlights, a specialist light survey can be commissioned if required in due course.

It was noted by the school that the lights may be upgraded to LED in the future. If a floodlighting design using LED luminaires is required we can provide a light levels design using in-house software. The LED luminaires are heavier than Metal Halide luminaires but as the existing columns are designed for 3no. luminaires per column the LED system, using 2no luminaires per column should be possible, but a structural engineer will need to confirm the existing columns and base are fit for purpose.

2.14 Maintenance Equipment and Storage

It is understood that the site does have maintenance equipment as well as an external maintenance contract with Replay Maintenance.

2.15 Pitch Drainage

It was not possible to open the single inspection chambers during the course of the inspection. The site manager noted that the site does not flood and they have not had issues with drainage previously.

2.16 Pitch Markings

The synthetic pitch is marked out for 11 a side football with two cross pitches for football. The Sports Centre would like to retain the Hockey and 2no. cross pitches when the site gets refurbished.

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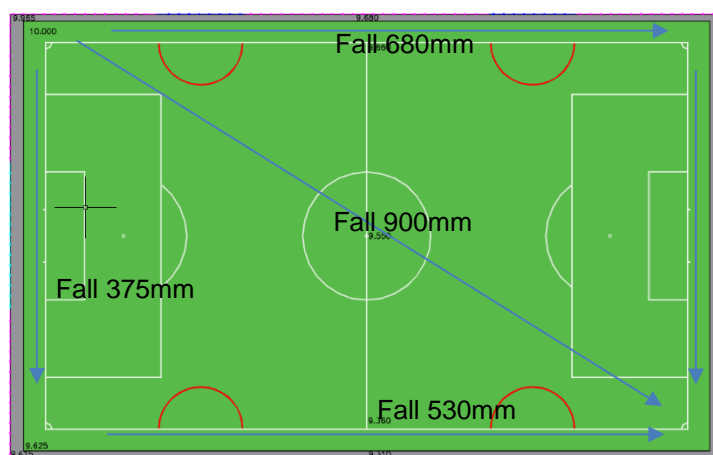
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2.17 Topography, Pitch Slope and Profile

The topography of the existing ATP is even and consistent and generally running in a diagonal cross fall, from the east to the west corners by around 900mm with a slope of 1:128.



2.18 Surface Regularity

The surface regularity of the pitch is measured using a 3m straightedge and graduated wedge as described in EN 13036-7. The straightedge is pulled over the entire pitch longitudinally and transversally to the direction of play and any out of tolerance undulations recorded.

Any localised ridges or hollows identified during the 3m straightedge survey of the pitch should also be checked using a 300 mm straightedge. FIFA and The FA permit no deviations greater than 10mm.

There are a few deviations within the existing surface consisting 18mm low near the double gate entrance, a 15mm low near the halfway line and a 12mm low towards the corner of the pitch. The FA threshold when using a 3m straight edge is 10mm however as it is proposed to replace the carpet, regrading levelling works can be undertaken to the sand base to ensure no undulations exist greater than 10mm for the completed refurbishment works.

It should be noted that the carpet could be hiding further areas of undulations and deficiencies and until the surface is removed the true quality of the sand base cannot be determined. Upon removal of the surface and SSL can undertake a straightedge test of the exposed base to ascertain the issues and discuss further.

2.19 Utilities / Local Services

Utilities and local services were found and are present around the pitch perimeter. A drainage manhole, which could not be opened during the survey is intact and likely serves the pitch along with electrical cabling and ducting believed to be on the external fence line for the floodlights.

Care and due diligence should be undertaken throughout the refurbishment works to ensure that no existing local services are affected and CAT scans prior to works starting would be required with any element of works that involves excavation or puncturing below finished surface levels.

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3. Conclusions

- 3.1 The condition of the surface is worn, compacted and starting to deteriorate with and the seams starting to show the signs of failing and the facility condition is consistent with our expectations of the age of the facility.
- 3.1.1 The artificial turf and upper most geotextile layer shall be removed along with options for installing a new macadam base, and regrading the existing sand base will be required. We would propose installation of a 60mm 3G carpet with sand and rubber infill.

Various levels of 3G surfaces are available and will need to be considered for budgetary and level of competitive usage purposes. SSL shall budget for the mid and higher end market at present for the carpet and all options can be discussed further as the project progresses.

- 3.2 The predominant use of the surface shall be football with other sporting uses being possible. It should be clearly understood that the surface can only accommodate one sport to particular high sporting requirements.

Therefore, the following quality standards to adopt for the refurbishment works are likely to be drawn from the following sources of reference (or amended / updated publications):

The artificial turf shall be a FIFA Quality (or tested to the equivalent IATS standard), meaning a product that has successfully passed the three phases of testing as required by FIFA, those being:

FIFA Quality Programme for football turf – Handbook of requirements - FIFA Quality – October 2015

- Stage 1/3 – Laboratory testing
- Stage 2/3 – Initial Field Assessment
- Stage 3/3 – Field certification

To prove the PQS has been achieved, an artificial turf pitch test could be sought upon completion of refurbishment work, to indicate the pitch meets appropriate performance specifications and could be included within the FA Pitch Register. The pitch cannot be FIFA tested as there are no FIFA approved systems on the sand base construction method.

3.3 Future Pitch Arrangement

Total Playing Area (TPA), which is the total turfed area within the sports facility is sized 97.55m x 61.0 that has a 2.0m wide macadam pathway surround to the ends and 1m to the sides within the fence line. This creates a total internal fenced facility sized 101.55m x 63.0m.

This size meets the 11v11 u15/16 age category for The FA within The FA Guide To Pitch and Goalpost Dimensions.

It is understood from the client that the current sized facility is sufficient and that the run offs of the football pitch are compliant with FA recommendations. Due to this then the facility would be able to receive FA Pitch Register certification.

The current refurbished works can allow for a pitch that will be capable of supporting the following activities:

Activity	Pitch Size	No
Football 11v11 u15/16	91.40 x 55m	1
Cross field mini football pitches with 3m safety gap between cross pitches	55.0m x 44.20m	2
Cross field mini football pitches with 3m safety gap between cross pitches	55.0m x 28.47m*	3

* An example showing the width of the pitches if three cross pitches were utilised instead of the currently installed 2no cross pitches.

3.4 The Pitch Slope and Profile and Surface Regularity

The FA demand that no surface gradient exceeds 1:100 (1%) in order to prevent any unbiased ball roll and as required to satisfy construction tolerances for artificial football pitches, no single or combined axis exceeds the maximum 1% surface gradient, which the current levels and tolerances meet.

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The facility currently exceeds the surface regularity requirements set by FA/FIFA with localised bumps or depressions beneath a 3m straightedge that are currently greater than 10mm. However as the carpet is to be removed, the full extent of the undulating base will not be known until they are removed.

Any/all true imperfections will only be revealed once the surface has been lifted and until the pitch base can be fully surveyed, a cautious approach to the scope of refurbishment work is recommended. The resurfacing works will include a regrade of the sand base which will ensure that the resurfaced pitch will meet the requirements to be included within the FA Pitch Register.

3.5 Scope of Refurbishment Work

Surfacing

In terms of the new artificial turf, the principal considerations should be:

- Ability of the synthetic turf carpet to withstand the effects of weathering and in particular ultra violet light degradation;
- Ability of surfaces to offer adequate resistance to wear;
- Ability of the system to provide adequate performance in conjunction with the artificial turf carpet and sand base.

The installed appearance of the playing surface will comprise a 3G artificial grass containing a 60mm pile and partially in-filled with silica sand (for stability) and granulate rubber (for performance).

This is consistent with current Football Association (FA) technical requirements and recognised as the most suitable artificial playing surface for community football and youth development.



Example of 3G artificial grass installed

Sand Base

The sand base needs to be protected during the removal of the existing carpet. Even so a regrade of the sand base will need to be undertaken to the entire surface to ensure a flat and level playing surface which meets the FA requirements. In addition to the regrade of the sand base, a new geotextile layer will need to be installed.

Drainage

No drainage works are currently being considered.

Fencing

No works to fencing are currently being considered.

Sports Equipment

New goals are not necessarily required but as good practice SSL shall introduce extra over costs for replacing them. These will be itemised as additional items which can be purchased through the contract, or removed from the contract and the site team purchase them directly if required.

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Example of free standing (self weighted) football goal

Associated site features and furniture

The inclusion of additional features such as signage etc.



Maintenance Equipment and Storage

The provision of new maintenance equipment is not considered necessary as the site undertake routine maintenance alongside ongoing specialist maintenance also being continued by the new installer or suitable operator. Onsite maintenance should be taking place once a week for brushing and more frequently to remove litter and leaves.

It is understood that the site has appropriate maintenance equipment but SSL can assist with reviewing this and recommend upgrades or add-ons as the project progresses in order for them to purchase direct.

Dividing Netting

Currently no dividing nets are used on the pitch.

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3.7 Construction requirements

The anticipated construction works required to implement the scheme will include the following activities:

Refurbishment of existing Hockey Pitch Area

Based on the recommendation of removing the existing carpet and shockpad and installing a new macadam layer with an insitu rubber shock pad and sand dressed carpet.

1-	Contractual Provisions and Compliance
2-	Site Establishment
3-	Site Clearance, Excavations, and Groundwork's
4-	Playing Surface System
5-	Reinstatement
6-	Client Contingency (5% of above costs)

Potential Extra Works Options

A1-	Football Goals
A2-	Fence Repairs – nominal allowance
A3-	After Care
A4-	3no cross pitch markings, instead of 2no.
A5 –	A saving offered for a mid-level 3G carpet
A6 –	Removal of sand base and replacement with macadam base

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- 3.8 The findings from the information received to date have been tailored into a proposed design and an outline schedule of works to allow for a pre-tender cost estimate to be produced for the refurbishment works.

Refurbishment of existing Football Pitch Area

Activity	Cost (£)
Contract Preliminaries	£3,000
Site Establishment	£5,500
Site Clearance, Excavations and Groundwork	£25,000*
Artificial Grass Playing Surface with Shock Pad	£113,000**
Reinstatement	£1,500
Construction Cost Estimate Sub Total	£148,000
Construction Contingency (5%)	£7,400
Construction Cost Estimate Total (ex. VAT)	£155,400

* A conservative estimate for the cost for removing the existing carpet, which is weightbased disposal via licensed landfill.

** A high level carpet has been proposed, however extra work items below identify the potential savings through using a lower specification carpet. These details can be discussed further.

Potential Extra Works Options

A1- Football Goals (2no 11v11, 4no fence fixed 12x6ft)	£8,600
A2- Fence Repairs – nominal allowance	£5,000*
A3- After Care	£3,200
A4- 3no cross pitch markings, instead of 2no.	£2,000
A5 – A saving offered for a mid-level 3G carpet	Saving of £8,000-£16,000
A6 – removal of sand base and replacement with macadam base	£56,500

*We would suggest adding a nominal allowance for fence repairs which can be reviewed and itemised once a contractor has been awarded the contract. It is likely that further deterioration of the fence will take place between now and the start of the contract.

3.9 Minimum Recommended Total Works/Costs

Activity	Cost (£)
Construction Cost Estimate Total (ex. VAT)	£148,000
A2- Fence Repairs	£5,000
A5 – Lower level 3G carpet	Saving of £8,000
Construction Cost Estimate Sub Total	£145,000
Construction Contingency (5%)	£7,250
Construction Cost Estimate Total (ex. VAT)	£152,250

To arrive at the overall project costs; various fees, development costs (for example planning and statutory approvals) and forward professional fees should be added to the construction estimate.

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Photographs



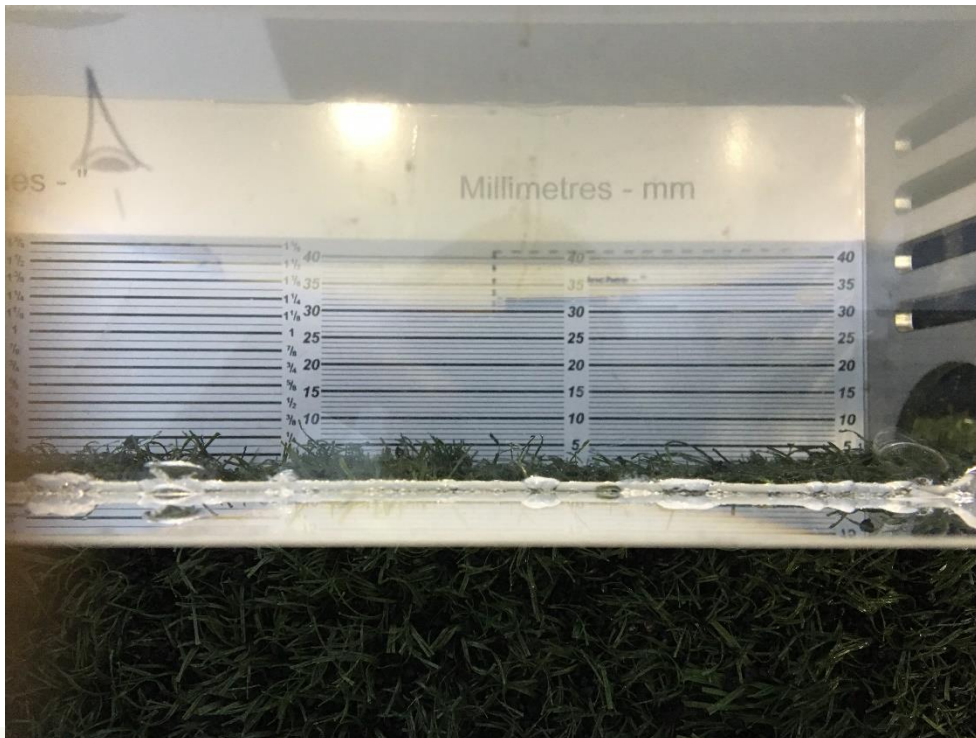
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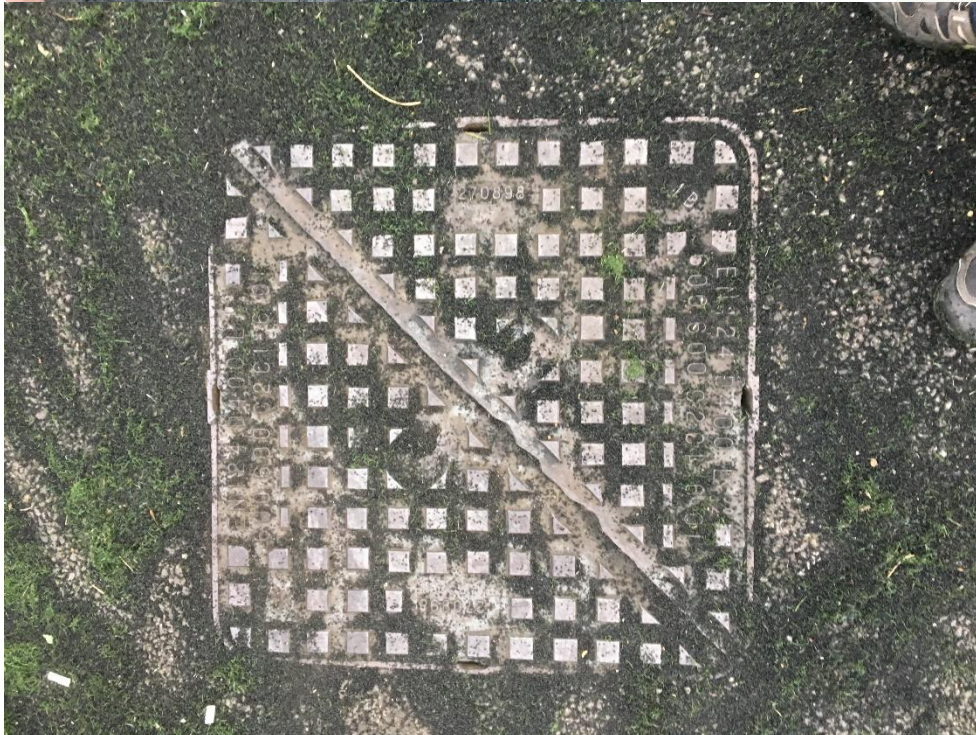
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