

3G PITCHES AND PROPOSALS FOR REPAIR AND REFURBISHMENT

1.0 EXECUTIVE SUMMARY

- 1.1 At its June 2016 meeting, the Council earmarked unspent budget for maintenance of 3G pitches across Argyll and Bute, in line with the Policy on End of Year Flexibility.

The Council has initiated two separate projects with regard to Astro pitch facilities – Tarbert (£170k budget) and £750k budget for a group of 9 pitches.

It is recommended that the report be endorsed and that the list of works detailed in Appendix 1 be approved for tender issue.

Amenity Services has, through default, carried out some high level repairs at various facilities in recent years but has had no budget allocation to deal with these facilities.

Internal Audit is to report on its findings from a recent audit on the maintenance and management arrangements for the 3G facilities and until the findings have been considered and appropriate costed actions identified, no release of surplus earmarked reserves should be granted.

3G PITCHES AND PROPOSALS FOR REPAIR AND REFURBISHMENT

2.0 INTRODUCTION

- 2.1 This report details the current position relating to proposals to improve the physical condition for a number of 3 G pitches across the Council area. These works include works to the facility at Tarbert where a contractor has been appointed and works are due to commence. The remaining sites will be covered by a separate tender process which will be awarded following the Council's January meeting.

3.0 RECOMMENDATIONS

- 3.1 That the report be endorsed and that the list of works detailed in Appendix 1 be approved for tender issue. No Contract Award is to be made prior to the Council's January 2017 meeting.

4.0 DETAILS

- 4.1 Project updates are provided below:-

Tarbert Astro Pitch

- 4.2 Based on the report provided to Council's February meeting, a tender exercise was taken forward and a contract awarded to SGS Ltd for the works at Tarbert. Works are planned for September – November period and include for:-
- the removal of the existing synthetic carpet. This is to be removed carefully in strips and transported to Dunoon for re-use in the future.
 - the removal of the perimeter fencing on the east and north sides of the pitch. This includes removal of the panels, fence posts, and edging kerbs. These will then need to be re-set to new levels. The entrance step and ramp will also need to be re-set to tie-in with the new kerb levels.
 - re-grading the base of the pitch by removing high areas and building up low areas with imported granular sub-base material. The whole area is then to be blinded with a smaller grade of stone to achieve the required levels and regularity.

- the installation of the new synthetic carpet. The Contractor is to provide a fully porous 'third generation' synthetic grass pitch.

- 4.3 A provisional sum is included in the Activity Schedule for the replacement of the drains. This allows for the replacement of 250m of 80mm dia UPVCu perforated drain and 100m of 160mm dia UPVCu perforated drain.
- 4.4 One of the local Members has raised concerns about the effect the construction of the astro facility has had on the adjacent grass pitch. No works to grass the field are included in the tender, such works being considered to be out of scope for the project as they were not included in the original project brief. Based on this information, levels of the astro and surrounding grass areas will be monitored during construction to obtain a better understanding of any movements that take place. A decision can then be taken on the need for any further works that may be necessary. Representation has also been received regarding the provision of a tractor, tractor shed and associated access gateway, tools and equipment for the future maintenance of the facility. These additional items are considered to be currently out of scope for this project. However, consideration needs to be given to how the facilities are maintained in the future

Group of Astro Pitches

- 4.5 The Council meeting of June 2016 allocated £750k to undertake surveys and works for a group of astro pitches. These are:-
- Bendarroch Park, Garelochhead
 - Kirkmichael, Helensburgh
 - Tobermory, King George v Park (this includes a tennis court and a football pitch)
 - Innellan
 - The Cages, Black Park, Dunoon
 - Aqualibrium, Campbeltown
 - Park Primary School, Oban
 - Lochnell School, Benderloch
 - Oban High School, Oban
- 4.6 Souters Sports were appointed to survey six of the facilities listed above (those that did not have maintenance/management arrangements in place). The surveys were completed in August and condition reports have now been received. A table of recommended actions is shown in Appendix 1. Timing of any proposed works to the pitches has to take into account the needs/bookings of pitch users to minimise disruption to planned use.
- 4.7. The current management and maintenance arrangements will be covered by the Internal Audit report to be completed later in the year.

5.0 CONCLUSION

5.1 This report details the current position relating to proposals to improve the physical condition and recommends works for a number of 3G astro pitches across the Council area.

6.0 IMPLICATIONS

6.1	Policy	None
6.2	Financial	Financial provision in place for restoration works
6.3	Legal	None known
6.4	HR	None known
6.5	Equalities	Access to leisure facilities
6.6	Risk	None
6.7	Customer Services	None

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Policy Leads

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APPENDICES

Appendix 1 Proposed works

Appendix 2 Commercial and confidential information (excluded item)

APPENDIX 1 – PROPOSED WORKS

Ref.	Name	Surface Type	Surface Area (Square metres)	Condition Report/Recommended Works
1	Bendarroch Park, Garelochhead	3G Synthetic Grass	648	Remove the existing surface & place to one side, regulate the base, blind off the existing base, lay new 3G synthetic grass, infill & lines, assess the existing floodlights (no replacement included), replace ball stop netting to sides of the pitch & close off the loose fencing and supply new chains and padlocks.
1a	Bendarroch Park, Garelochhead	3G Synthetic Grass		LED Floodlight Replacement? (R&A lighting department checking basic function 07/09/16 i.e. switch on)
2	Innellan Primary School, Dunoon	3G Synthetic Grass	1152	Generally good but maintenance required (Carry out a 12 month maintenance programme including 12 visits per Year and 2 deep cleans)
3	Kirkmichael Recreation, Helensburgh	Sand Filled Synthetic Grass	2854	Replace the infill in the surface, repair seams & damaged areas of the surface, re-aim the floodlights and assess the timing clock.
4	Lochnell Primary School, Benderloch	Polymeric Multi Use Games Area	648	Weed kill & pressure wash the surface, repaint the surface including lines, restrain the timber rebound boards and repaint the goals.
5	The Cages, Black Park, Dunoon	3G Synthetic Grass	2592	Badly worn surface and crumb uneven / compacted and uneven sub-surface - replacement required / 16 floodlight lamps are installed only 6 are functional - separate replacement estimate supplied as club 'hoping' for LED lighting
5a	The Cages, Black Park, Dunoon	3G Synthetic Grass		LED Floodlight replacement
6	Tobermory High School, King George V Park, Isle of Mull	3G Synthetic Grass	1998	Remove the existing surface & place to one side, regulate the base, blind off the existing base, lay new 3G synthetic grass, infill & lines and supply a new set of goals
6a	Tobermory High School, King George V Park, Isle of Mull	Painted Macadam (Tennis Court)	580	Good condition - recently repainted surface no damage to fencing / equipment apparent