

SECTION G Sports Facilities

Preamble

The strategy adopted for specifying sports facilities is likely to vary according the type and quality of facility the Employer is seeking to provide.

This section therefore presents a range of clauses that offer the specification writer a choice of task activity so that a specification can be compiled that is specifically relevant to the circumstances of each contract.

Most seasonal sports facility maintenance work involves three distinctly separate sets of activity:

- a) initial preparation for the commencement of each season,
- b) maintenance and match preparation throughout the season, including required match attendance,
- c) repair of facility at the end of each season.

Apart from year round general maintenance, sports work is therefore specified in a three part order with all tasks for each sports facility grouped together under a facility sub-heading, e.g. "Football pitches".

Generally clauses in this section referring to sports facilities state that setting out, markings and equipment are to be in accordance with the relevant sports governing body regulations. Where other standards are to be adhered to they should be so stated. Where different sizes of regulation pitches are required these can be denoted in one of the following ways:

- a) detailed on the location drawings,
- b) measured in the Bills of Quantities or Schedule of Works,
- c) appended in schedule format to the specification.

This section assumes the general preparation of grass and artificial surfacing used for sports facilities to be specified in Section B - Grass Maintenance and Section K - Hard Surfaces (a) Artificial Sports Surfaces. Specific surface treatment required for each facility is however specified in each relevant sub-section.

Each sports facility has been separately specified with a full range of clauses, except for chemical applications which are grouped in a separate sub-section, so that writers have the required clauses under each specific facility heading. However, some specification writers will wish to group similar type facilities, and similar task activities, together to eliminate some of the clause repetition used herein.

Equipment used in association with sports facilities is classified in the following way:

- a) Sports equipment - that which is an integral component of the facility e.g. goal posts and nets, tennis post and nets markers and flags and the like.
- b) Playing equipment - that which is needed by the participant to play e.g. putters, balls, bowls and the like.

Fees and charges for sports facilities are included in this section. Some specification writers may prefer to include this as a separate section or include it in some other section.

This section is subdivided into eighteen subsections as follows:

01. General

Playing schedules
Sports equipment
Playing equipment
Fees and charges
Definitions of specification standards

15 Football pitches

It is common practice to prevent clauses becoming too long and losing clarity, that a number of relevant details are placed in “schedules” and/or “appendices” to the Sports Facility section. Clauses stated herein are often referenced to Schedules. A number, not all, of model schedules are appended at the end of this section.

G.01. GENERAL

Playing Schedules

G.01.01 The Employer will furnish the Contractor with a detailed fixture list and schedule of lettings to all sports facilities as early as possible before the start of each playing season.

Guidance Note No. 1: Date or time can be specified

G.01.02 The Employer will notify the Contractor immediately of additions and cancellations to sports bookings.

G.01.03 The Employer will notify the Contractor of each special sport event and non-sport events held on sports areas in a separately scheduled update monthly.

Guidance Note No. 2: Alternatives can be written in and reference to Section P “Events” as necessary

G.01.04 When weather conditions dictate, the Contractor is to be solely responsible for deciding whether a sport facility is fit for play. The Contractor shall be responsible for notifying the participants of any such cancellation.

Guidance Note No. 3: Amend where “conditions” need to be defined e.g. “when, in the opinion of the Contractor, damage from play is likely to exceed the pitch recuperation rate,”

Guidance Note No. 4: Where cancellation notices are required to be notified to, or approved by, the Employer this shall be stated.

Sports Equipment

G.01.05 The Employer will provide at each location a complete set of fixed sports equipment, for example goal posts, nets, posts and flags and the like in accordance with Schedule [.....] attached.

Guidance Note No. 5: Insert Schedule or Appendix details

G.01.06 The Contractor shall provide a secure store for fixed sports equipment for the whole period it is not in use.

Guidance Note No. 6: This may be detailed in a property lease agreement

G.01.07 Sports equipment shall be maintained in safe and good working order. The Contractor shall inspect equipment after each use and repair any damage before it is next used. Sports equipment shall be maintained to the issued standard.

Guidance Note No. 7: Amend wording to suit local requirements

G.01.08 Sports equipment damaged and worn beyond a state of repair shall be returned to the Employer for replacement.

Guidance Note No. 8: Select one of these alternatives

OR

G.01.09 Sports equipment damaged and worn beyond repair shall be disposed to tip and replaced with new stock by the Contractor.

Playing Equipment

G.01.12 The Employer will provide at each facility a complete set of playing equipment, for example putters, stump sets, bowls and the like in accordance with Schedule [.....] attached.

Guidance Note No. 9: Insert Schedule or Appendix details

G.01.13 The Contractor shall provide a secure store for playing equipment when not in use.

Guidance Note No. 10: This may be detailed in a property lease agreement

G.01.14 Playing equipment shall be maintained in safe and good working order. The Contractor shall inspect equipment after each use and repair any damage before it is next used. Apart from fare wear and tear, playing equipment shall be maintained to the issued standard.

G.01.15 Playing equipment damaged and worn beyond a state of repair shall be returned to the Employer for replacement.

Guidance Note No. 11: Select one of these alternatives

OR

G.01.16 Playing equipment damaged and worn beyond repair shall be disposed to tip and replaced with new stock by the Contractor.

Fees and charges

G.01.20 Fees for sports facilities and the hire of playing equipment shall be charged at the rates listed in Appendix [...] to this specification.

Guidance Note No. 12: If fees are not to be controlled by the Employer this should be so stated.

G.01.21 The Employer will notify the Contractor of changes in fee and charge structures at least one calendar month before they are to be implemented.

Guidance Note No. 13: Where different arrangements are required so state

- G.01.22 Fees and charges are only to be made for the facilities, and at the rates, determined by the Employer.
- G.01.23 Fees and charges shall be collected from all users unless they are in possession of a valid season ticket or other authorisation issued by the Employer. No charges shall be made for any facility except those listed in Appendix [...]
- G.01.24 The Contractor shall keep account of, and retain, all fees and charges collected at the sports facilities.

Guidance Note No. 14: The dispersing of fees and charges income can be detailed in a number of ways - three examples are suggested at clauses G.01.25/26/27 to 28

- G.01.25 Income from fees and charges, with the accounts, shall be delivered to the Employer at the end of each month.

OR

- G.01.26 Income from fees and charges shall be retained by the Contractor and a sum equal to the takings, and verified by the relevant accounts, shall be deducted from the contract interim payment for that period.

OR

- G.01.27 Fees and charges for sports facilities and hire of playing equipment shall be retained by the Contractor as income.
- G.01.28 Fees and charges set at the rates in Appendix [...] are estimated to produce a notional annual income of £[.....].

Guidance Note No. 15: Where annual adjustment is intended this should be stated.

Definition of Standards

- G.01.30 Specific standards for each sports facility are stated in the relevant section.
Guidance Note No. 16; Clauses G.01.30 to 35 are the general definitions that support specific measurements in relevant clauses for each facility.

- G.01.31 Height of growth or herbage length shall mean the height attained by the herbage above the soil base measured in millimetres.

Guidance Note No. 17: Alternatively they can support an appended schedule setting out standard criteria for all relevant sports facilities.

- G.01.32 Surface evenness shall mean the maximum depression permitted under a two metre straight edge measured in millimetres.
- G.01.33 Gradient shall mean the maximum permitted general slope in the ground measured in millimetres at one end and under a horizontal two metre straight edge.
- G.01.34 Thatch shall mean the maximum permitted depth over the turf area measured in millimetres.
- G.01.35 Infiltration shall mean the rate at which water percolated into the soil measured in millimetres head of water per time period.

G.15 FOOTBALL PITCHES

General

G.15.01 The annual Football season commences in the first week of September and ends in the third week of April.

Guidance Note No. 180: Start and finish dates to be amended to suit

G.15.02 Pitches are to be kept in a state of readiness to playing throughout the season.

G.15.03 Start of season preparation Pitches shall be set out and marked to the dimensions stated in Schedule of this section and to comply with the Football Association regulations.

Guidance Note No. 181: Where no schedule is provided wording should be amended to state where sizes are detailed e.g. "according to location drawings"

G.15.04 Grass to lines shall be mown one width of a cylinder mower to a height of 10 to 15mm immediately prior to marking out.

Guidance Note No. 182: Amend height of grass cut to requirement.

G.15.05 Line marking shall be undertaken with equipment that produces straight, even width lines of equal pigmentation using a non-toxic whiting agent so they are clearly visible from 30 metres away.

G.15.06a Locate and set vertically into ground one set of timber goal post boxes per pitch with the top 50mm below ground surface level.

OR/AND

G.15.06b Locate and set vertically into ground one set of metal goal post boxes per pitch surrounded with 150mm thickness of plain concrete (1:9 - 20mm ballast) with top 50mm below ground surface level.

G.15.07 Erect one set of goal posts, net stays and nets to each pitch.

Guidance Note No. 183: Clause only required where posts are to remain in position for the season.

G.15.08 Maintenance during season Line marking shall be uniformly remarked as often as required to maintain clear visibility from 30 metres and after general grass cutting

G.15.09 Grass cut to lines shall be kept to a height of between 10 and 25mm.

G.15.10 Erect one set of goal posts, net stays and nets to pitch immediately prior to commencement of game.

Guidance Note No. 184: Alternative to G.15.07 where goals post are not permanently positioned

G.15.11 Dismantle and return to store one set of goal posts net stays and nets at the end of each game.

Guidance Note No. 185: Alternative to G.15.07 where goals post are not permanently positioned

G.15.12 Issue one set goal posts, net stays and nets to "home side" before the game and receive back into store at end of game.

Guidance Note No. 186: Alternative to G.15.10/11

G.15.13 Issue one set of six flags and posts to “home side” before the game and receive back into store at end of game.

Guidance Note No. 187: Amend to similar wording to G.15.10/11 if flag and posts to be positioned and taken in by ground staff.

G.15.14 Divots and torn turf shall be replaced and “trodden in” after each game.

G.15.15 Collect litter and debris generated from by the teams and spectators immediately after the ground is cleared at the end of the game.

G.15.16 The area of the pitch shall be scarified in two passes, the second at least 60° to the first as required to maintain an even surface.

Guidance Note No. 188: Frequency can be added e.g. “at least twice during the season”

G.15.17 The area of the pitch shall be spiked with solid tines giving a minimum penetration of 150mm as required to relieve compaction and maintain infiltration depth.

Guidance Note No. 189: Frequency can be added e.g. “at least twice during the season”

G.15.18 Worn areas around the goal and central areas of the pitch shall be spiked with a fork as often as necessary to prevent water logging.

Guidance Note No. 190: Frequency can be added e.g. “at least twice during the season”

G.15.19 Pitches shall be rolled with an appropriate size smooth wheel roller as required to maintain surface level and cohesion.

Guidance Note No. 191: Frequency can be added e.g. “at least twice during the season”

G.15.20 Worn areas of the pitch shall be thinly dressed with coarse washed sand to prevent the build up of water

Guidance Note No. 192: Frequency can be added e.g. “at least twice during the season”

Post season maintenance

G.15.21a Dismantle goal posts, net stays and nets, clean, paint posts and net stays with two undercoats and one gloss coat and store for next season.

Guidance Note No. 193: Relevant to G.15.07

OR

G.15.21b Clean goal posts, net stays and nets, clean, paint posts and net stays with two undercoats and one gloss coat and return to store for next season.

Guidance Note No. 194: Relevant to G.15.10 to 12

G.15.22 Clean and paint flag posts with two undercoats and one gloss coat and launder flags and return to store for next season.

G.15.23 Take up goal boxes clean and treat with preservative and store for next season including reinstate area with topsoil and turf.

G.15.24 Line markings shall be obliterated by water jet and light brushing

Guidance Note No. 195: Only needed where line markings impinge on new season facilities.

G.15.25 Worn areas of turf shall be repaired in accordance with Section B.07 at the end of each season

G.15.26 At the end of the season pitch areas shall be treated with contravention and overseeding with more heavily worn areas having two passes and lesser worn areas one pass.

G.15.27 Worn areas of artificial surfaces shall be repaired in accordance with Section K(a) at the end of each season

G.18 CHEMICAL TREATMENT TO SPORTS FACILITY SURFACES

General

- G.18.01 Only chemical treatments specific to sports facilities are detailed in this sub-section. Normal surface treatments will be undertaken in accordance with section B.06 of this specification.
- G.18.02 Chemical treatment to sports facility turf shall generally be undertaken in accordance with section B.06 of this specification.
- G.18.03 Chemical treatment warranting the facility. Or part thereof to be closed for a period shall be agreed with the Employer and users shall be notified at least seven days prior to the treatment closure.

Programmes for application

- G.18.04 The Contractor shall furnish the Employer with a detailed programme of treatment to sports surfaces seven days prior to the works being carried out. In accordance with clause B.06.05 the programme shall be agreed with, and approved by, the Employer at least 24 hours before any treatment is commenced.