

Analysis of the life cycle of a typical surface, and the costly implications of delaying a maintenance programme...

The long-term effects of Non-Maintenance

It is now generally accepted that synthetic surfaces require maintaining in order to retain their playing characteristics and prolong their expected life.



Clean Sand Infill

However what is often overlooked is that contamination begins to occur from the very first moment of installation.

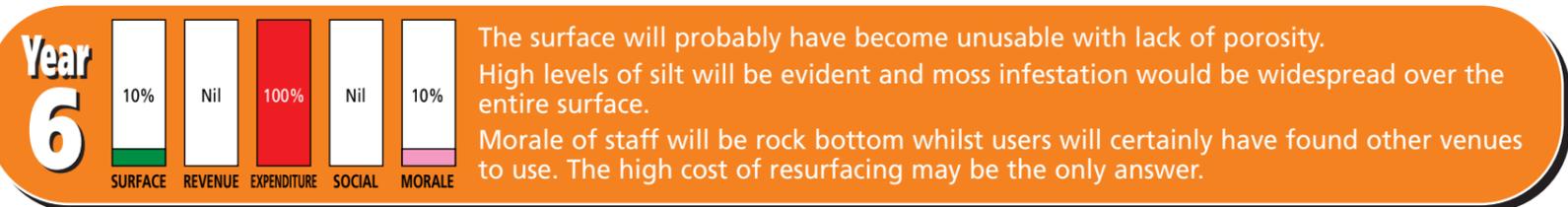
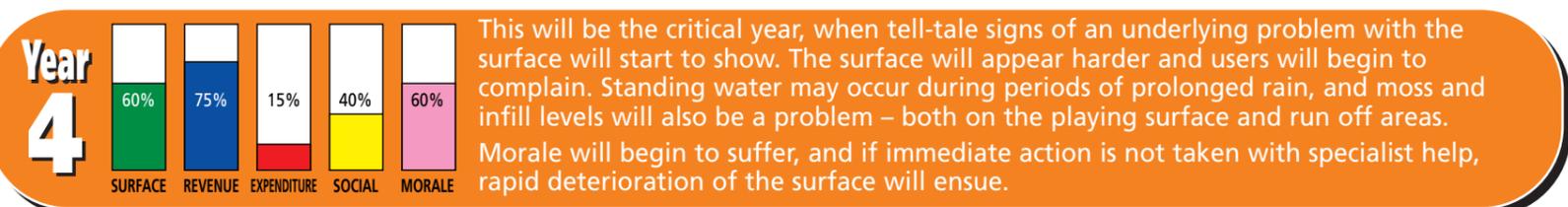
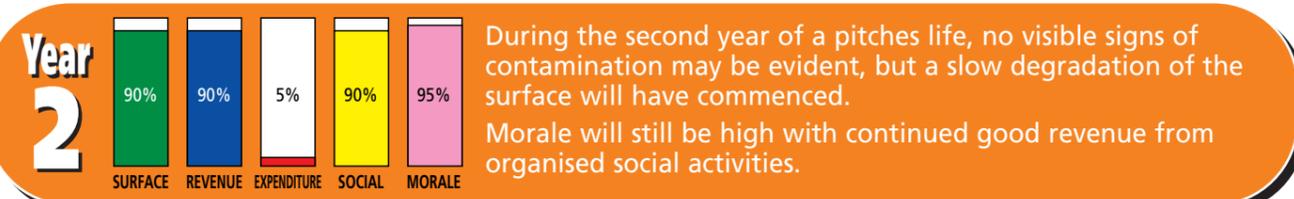


Contaminated Sand Infill

Sand samples taken from a surface reveal how dirt and debris begin to accumulate in a matter of months.

Delaying the onset of a structured maintenance programme will require the need for more intensive and more frequent processes to be carried out to remedy the situation.

Failure to do so may result in high renovation or even resurfacing costs.



You will see that the first 2 years are little changed with the surface appearing to be in top condition and morale of staff and users high.

However, contamination will be occurring and regular drag brushing alone will not remove the problem. If the same programme of maintenance continues without some way of removing this dust and dirt the surface problems will be inevitable.

Year 4 will be critical in that from this stage onwards the slow degradation of the surface will accelerate exponentially. Visible signs will be obvious with silt patches appearing and users complaining of a harder surface.

At this point specialist techniques such as Revitalisation™ will be required to bring the carpet back into its former condition by removing the detritus from the infill and open up the pile.

A structured regime of Power Sweeping and/or PowerGrade™ to the surface should be introduced to ensure maximum life expectancy.

Failure to do so will result in total breakdown of the surface system over the next 2 to 3 years with it becoming impervious and unfit for play.

During this period revenue will rapidly decline as users seek alternative venues and staff morale will be at its lowest ebb.

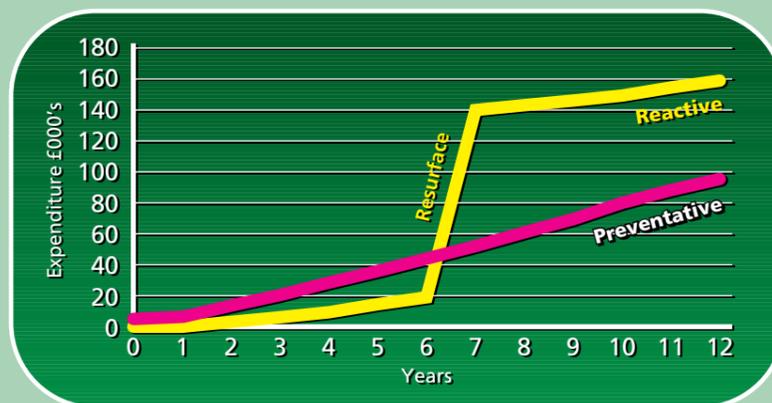
The only solution from here will be major renovation costs or total carpet replacement.

Maintenance – The Real Benefits

This example life cycle (see graph below) is typical of many hundreds of surfaces we visit each year.

Historically, lack of knowledge and understanding was justification for improper maintenance and the rapid decline of the surface.

However this is no longer a reasonable excuse.



The cost of a comprehensive maintenance programme should be budgeted for from Day 1.

The cost of doing so should be balanced against the longevity of the surface and the avoidance of expensive renovation or replacement.

However, do not lose sight of other factors which play a part:

- The revenue which a well presented surface will generate
- Health and Safety issues, with the increase in litigation claims for injury
- The effect on the community of having these facilities, and the social aspect this may bring to the centre, school or club, and the indirect benefits or revenues this may achieve
- The morale of staff knowing that the surface is being looked after professionally

Our experience has shown that in some cases a regime of specialist maintenance can extend the useful life of a surface beyond 15 years.

Indeed we have several surfaces which are almost 20 years old!



HARDENING OF THE SURFACE, LACK OF POROSITY AND SILT DEPOSITS ARE ALL TELL TALE SIGNS OF UNDERLYING CONTAMINATION

Power Sweeping, PowerGrade™ and Revitalisation™ can reverse the ageing effect and add valuable years to a surface's life – as can be seen from these pictures of St. Augustines School, which is now in its 17th year



SPECIALIST REGIME OF MAINTENANCE RESTORES LIFE