



Maintenance & Guarantee Statement

Llwynderw Skatepark

By choosing a skate facility made from in situ sprayed concrete the usual issues concerned with Maintenance and Durability can largely be set aside. Our superior method of finish will ensure your maintenance will be restricted to a series of simple visual checks to ensure undesirable foreign objects such as broken glass, sharps or even makeshift wooden obstacles have not found their way onto the park.

In Autumn months any leaf fall in the park should be removed as when they become wet they will present a real slip hazard to the users. We suggest a broom could be made available to the users so they can clear the park themselves as and when is needed in addition to a scheduled council operative clean.

We suggest a simple sign off book register is employed to state the date and time inspections are carried out, by whom and if anything untoward was found, and what arrangements have been made to rectify whatever fault has been found.

Since we are specifying a spray concrete facility there are NO fixings to break or come loose, there will be no safety hand rails that can fail. In reality all that is likely to be needed to be done is to litter pick the park and empty the bins. The park will not need to be treated with any specialist products.

The council will need to decide on their stance re graffiti. We can recommend products supplied by others to remove this. Generally, our parks for whatever reason do not appear to attract tagging on the riding surface. This is more about enforcing the local viewpoint and engendering respect amongst locals.

We recommend 'Graffiti Go' as a suitable product for removing Graffiti. Applied with care, and in line with the instructions then sponged off, this will do the job. You can purchase this directly on the following link:

<https://www.toolstation.com/shop/p21232?table=no>

Jet washing should only be used as a last resort as this can remove the cream from the concrete if not carried out with great care.

It should be noted that ALL concrete parks will at some point develop hairline cracks. With the reinforcement sheeting and steel "spiders web" arrangements in place and unseen on the finished article, this is absolutely of no consequence whatsoever. It is even to be expected. The design of the park from an engineering platform ensures it will be stable and will conform to all the relevant guide lines; however, you will have a full set of engineering drawings that will confirm that your park has been designed correctly.

In the highly unlikely event of finding a structural fault with one of our parks we simply ask you make contact with our office and send an email with pictures of what is concerning you. We will take whatever action is appropriate upon receipt.

The high C values that we build our parks to will ensure our facility is durable and completely fit for purpose. Anywhere where we would anticipate the users will "grind" has been protected by galvanised box steel, this will stop the chipping one usually sees in inferior park designs.



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Any edges such as floors or platforms which would not be used in such a way have been treated with a “rounding tool” this creates a radiused edge which not only adds an aesthetically pleasing finish, it will also deter cracks or chipping from appearing. The details of this will be found in the supplied engineering drawings and method statements.

We are aware that BMX bikes with “stunt pegs” have been known to damage skate parks, some scooters also have metal pegs. It is completely acceptable to state that metal pegs are NOT ALLOWED on this facility. There are many such rules in force in skate parks across the country and they tend to be self policed and enforced by the users themselves. The low decks on scooters can cause scuff marks on the concrete which though unsightly, is an unavoidable part of the wear and tear that a well used facility will experience.

We have done everything in our power to protect the park by ensuring every grindable edge is covered by the galvanised box section.

We are confident that our specification will stand the test of time as we have projects in the ground that are not showing adverse wear and tear after many years of use.

The beauty of providing a facility in spray concrete is the ease in which it can be repaired if it is ever needed. Any person with basic home DIY skills can mend any slight defects, we would advise that you simply contact us with a picture of what is worrying you, we will advise the appropriate course of action and if anything is required, it is likely that you will only need a small amount of one of these two (or similar) products:

<https://www.allfix.co.uk/productgrp/spit-c-mix-plus-polyester-resin-basic>

<https://flexcrete.com/flexcrete-products/concrete-repair-products/concrete-repair-mortars/monomix-hd-concrete-repair/>

Copings at weld points can be maintained if necessary by utilising Anti-Rust Galv Spray:

<https://www.actioncan.com/product/zg-90/>

Other areas where welds are visible should be checked for integrity and can likewise be treated with Galv Spray should “grinding” wear off the protective zinc we applied when the park was built.

If a formalised drainage system has been specified with this project and we will provide you with a Hex key in order for the drain to be checked and cleaned. The sump pot under the drainage cover may need occasional cleaning of debris to ensure the drains remain free and clear. Twice a year is generally sufficient. We suggest that the screw threads are dipped in grease before winding in place to ensure they will be able to be removed easily on the next inspection date. Where Aco drains are specified, covers need to be lifted and cleared of debris on a regular basis.

In line with standard JCT contract terms, we allow our clients to hold a retention during the 12 months Defects Liability Period (DLP) and in addition we will offer a 15 year guarantee against structural failure. The level of detail in engineering we go to ensures your park will be constructed to the highest possible standards.

At the end of the defects liability period we will return to site to carry out any necessary snagging.

Please note: Park defects and erosion of bunds caused by wear and tear, arson, deliberate misuse or wilful neglect are not covered by the guarantee, nor are any remedial works to landscaping works including trees.



Any ancillary items supplied such as shelters, benches & bins are also excluded from our guarantee but are covered by the standard warranty provided by the manufacturer.

It should be noted that Pool Copings & tiles whilst popular with the riders are prone to chipping when pegs are used in the park. For this reason regretfully they are excluded from our guarantee.

Upon practical completion and handover of the facility, responsibility for maintaining the facility and the surrounds, including watering until the bunds have grassed over and tree care passes to the client.

The quality of all the existing parks we have put in is testament to their predicted durability and projected long lifespan. We guarantee you will not be able to source a finer built skate park than one built by Maverick.

Data Sheets

Data sheets for these materials will be provided within our 'As Built' information at the end of the project.

On-going Maintenance Cost Summary

It is difficult for us to precisely quantify costs this as we are not party to the wage structure your operatives enjoy. If you are able to incorporate the suggested visual checks of the skatepark into existing arrangements for other facilities, we would suggest that cost is already budgeted for and as a consequence will not have any significant additional financial impact.

Cleaning of the park will often be undertaken by the users themselves if they have the ability to do so, and this should be encouraged - however you may wish to factor in during Autumn months a regime to clear the park of leaves and with bins being filled regularly and therefore needing emptying, whatever cost that entails for the council will need to be factored in.

There is absolutely no need for an additional annual paid for maintenance plan.

Should minor cosmetic repairs be required during its life cycle we have provided you with links showing costs to buy the products (at today's prices). You would only have to apportion an hourly rate to which ever member of your ground staff you would task with dealing with it. However, we would suggest that most repairs can be effected in under an hour based upon historical evidence.

Providing the park is looked after well, those costs should be all you will need to budget for during the park's lifetime.

Mark Clogg

Maverick Industries - Health and Safety Officer

01.11.18



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