

## HALLAM LAND MANAGEMENT LIMITED AND ST ALBANS SCHOOL

### Specification for the construction of a new cricket non-turf match pitch

### An addendum to document TGMS1284.4 'Hallam land Management Ltd Woollams Extension Natural Turf Playing Field Specification'

21<sup>st</sup> August 2025

**TGMS1284.4**

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## Appendices

1. Drawing Tgms1183.2-1 Woollams Playing Fields – Proposed and Existing Levels Rev 2
2. Drawing Tgms1183.2-5 Woollams Playing Fields – Setting Out Rev 2

**Please note: Quantities have been provided in the Work Schedules referred to above however these are indicative only and must be verified by the Contractor. TGMS accepts no liability for these quantities, which must not be relied upon.**

# 1. PART I: JCT 2016 MINOR WORKS BUILDING CONTRACT - PRELIMINARIES SUMMARY

## 1.1 PROJECT PARTICULARS

### 1.1.1 The Project

- Name: Woollams Playing Fields Extension.
- Nature: Natural turf playing field construction.
- Location: Woollams Playing Fields, 162 Harpenden Road, St Albans AL3 6BZ.
- Length of contract: 16 Weeks plus 12 months initial agronomic maintenance.

### 1.1.2 Employer (Client)

- Name: St Albans School.
- Address: Abbey Gateway, St Albans, AL3 4HB.
- Contact: Edward Saunders
- Telephone: 07775 786560
- Email: esaunders@st-albans.herts.sch.uk

### 1.1.3 Principal Contractor (CDM)

- Name: **TBC**
- Address:
- Contact:
- Telephone:
- E-mail:

### 1.1.4 Contract Administrator and Designer

- Name: Matt Young.
- Address: 4 Doolittle Mill, Froghall Road, Ampthill, Bedfordshire, MK45 2ND.
- Contact: Matt Young
- Telephone: 01525 307060
- Email: matt.young@tgms.co.uk

### 1.1.5 CDM Administrator

- Name: N/A
- Address:
- Contact:
- Telephone:
- Email:

## 1.2 FORM OF CONTRACT

The form of contract will be the Joint Contracts Tribunal Ltd Minor Works Building Contract 2016 Edition incorporating all current published amendments.

The Clauses are scheduled within this document, but the Contractor must inspect the draft form for the full details of these Clauses and is to allow such sum/s as may deem necessary for carrying out the obligations and services required by the Contract.

**All information contained within this document is subject to the conditions of the above stated contract.**

## 1.3 THE RECITALS

### 1.3.1 First Recital

The work comprises surface re-grading and the installation of a primary land drainage scheme and a secondary surface bypass system plus establishment of turfgrass from seed.

### 1.3.2 Second Recital

All construction information is found in the specification section (**REF: TGMS1284.4**) and on the drawings scheduled in Table 1 below.

### 1.3.3 Third Recital

The Contractor is to supply the Employer with a copy of the priced Work Schedules.

### 1.3.4 Forth Recital

Is the Employer a 'contractor' for the purposes of CIS? **No.**

### 1.3.5 Sixth Recital

The Contract is not supplemented by a Framework Agreement.

## 1.4 THE ARTICLES

Article 2: Contract Sum: **TBC.**

Article 3: ~~Architect~~/Contract Administrator: **TGMS.**

Article 4 The Principal Designer for the purposes of the CDM Regulations is the ~~Architect~~/Contract Administrator.

Article 5 The Principal Contractor for the purposes of the CDM Regulations is the Contractor.

Article 7: Is dispute resolution to be by arbitration? **Yes.**

## 1.5 CONTRACT PARTICULARS

### Fourth Recital & Schedule 2

Base Date: **10 days before tender return date**

### Fifth Recital

CDM Regulations **The project is not notifiable.**

### Section 2.2

Works commencement date **TBC.**

Date for completion: **TBC.**

### Section 2.8

Liquidated damages: **£50 per day or part thereof.**

### Section 2.10

Rectification period: **12 months from the date of practical completion (seed in the ground).**

### Section 4.3 Date of first interim payments

**30 days** from start date.

### Section 4.3 Interim payments

**95%** of total work value up to practical completion.

Percentage of the total amount to be paid to the contractor on or after practical completion: **97.5%.**

Section 4.8.1 Final certificate and final payment

Supply of documentation for computation of amount to be finally certified: **3 months.**

Section 4.3 and 4.8 Fluctuations provision

Schedule 2 (Fluctuations Option): **Does not apply.**

Section 5.3

Contractor's Public Liability insurance: injury to persons or property – the required level of cover is not less than **£1 million.**

Section 5.4A, 5.4B and 5.4C Insurance of the Works.

Insurance of the works: **Option A Applies.**

Percentage to cover professional fees: **15%**

Section 7.2 Settlement of Disputes – Adjudication

The Adjudicator is: **Chartered Institute of Arbitrators**

Nominating body: **Chartered Institute of Arbitrators**

Appointor of Arbitrator (and of any replacement): **President or a Vice-President of the Chartered Institute of Arbitrators.**

Attestation

Method of execution: **By Deed.**

## 1.6 FORM OF TENDER

PROJECT TITLE: Woollams Extension.

We ..... (Tenderer's name to be entered) hereby tender and undertake to perform the whole of the works/services required in and associated with the Project for **Hallam Land Management** according to the Specification, Work Schedules, Preliminaries and Drawings examined by us for the firm price sum of:

.....(pounds)

.....(pence)

(£ : p) excluding VAT.

Further we are prepared, when called upon to do so, to enter into and sign a contract, the full terms of which we have read, for the due and proper completion of the works/services.

We understand that we are tendering at our own expense and that the Client is not bound to accept the lowest or any tender and that the client reserves the right to award the contract phase by phase.

We declare that we are not party to any scheme or agreement under which:

- we inform any other person the amount of our tender; and/or
- we have fixed the amount of any tender in accordance with a price fixing arrangement.

We accept that the Client is entitled to cancel the contract and to recover from us the amount of any loss resulting from such cancellation if it is discovered that there has been any corrupt or fraudulent act or omission by us which in any way induced the Client to enter into the contract.

We declare that all goods materials and workmanship will meet the appropriate British Standard Specification or British Standard Code of Practice issued by the British Standards Institution or equivalent European standard current at the date of the contract.

We undertake in respect of all persons employed by us or with whom we sub-contract to comply with the Disability Discrimination Act 1995 and the Commission for Racial Equality's Code of Practice issued under the Race Relations Act 1976 aimed at eliminating discrimination and promoting equality of opportunity.

We undertake not to transfer, assign, or sub-let any portion of the contract nor create any lien or charge on premises, goods or equipment connected with or forming part of the contract, without the written consent of the Client or its duly authorised officer.

We agree that if, before acceptance of this tender, an error in computation of the tender is detected in the priced document submitted by us we will be given details of the error and the opportunity of confirming the total tender sum or withdrawing the tender.

We agree that the insertion by us of any qualifications to this tender or any unauthorised alterations to any of the tender documents will not affect the original text but will cause the tender to be liable to rejection.

We agree that this tender will remain open for acceptance by the Client and will not be withdrawn by us for a period of 90 days from the last date fixed for the receipt of tenders or any notified extension thereof.

We certify that this is a bona fide tender.

Tenderer's Name

.....

Address

.....

.....

.....

Telephone

.....

Facsimile

.....

Signature\*

.....

Name

.....

Date

.....

Witness

.....

Name

.....

Date

.....

\* Where the Tenderer is an incorporated association the Company Secretary or a duly authorised Director should sign. In the case of a partnership a Partner should sign. In the case of an individual the Proprietor should sign.

## **2. PART II: DESIGN SPECIFICATION**

### **2.1 INTRODUCTION AND SITE INFORMATION**

#### **2.1.1 Site location and access**

- The site is situated on arable agricultural land immediately east of The Woollams Playing Fields, 162 Harpenden Road, St Albans AL3 6BZ.
- The grid reference for the centre of the site is approximately: OSGB 515050,210223.
- The existing Woollams Playing fields were constructed 21 years ago from the same farmland. The construction method was to remove the topsoil, screen it to remove stones and then stockpile. The cut and fill earthworks were on the subsoil to a formation level. The stones removed in the screening were placed on the subsoil formation and then the screened topsoil was replaced, a piped drainage scheme installed and the soil ameliorated with sand to improve drainage.

#### **2.1.2 Relevant site investigation reports**

- North St Albans Agricultural Land Classification and Soil Resources, Reading Agricultural Consultants, July 2022 (presented in Appendix 1).
- TGMS1284.2 - A feasibility study and equivalent quality assessment for the relocation of pitches at Woollams Playing Fields, St Albans

#### **2.1.3 Arrangements to visit the site can be made by contacting**

Contact Name: Edward Saunders

Position: Head of Strategic Land

Organisation: St Albans School

Contact Number: 07775 786560

Email: esaunders@st-albans.herts.sch.uk

## 2.2 GENERAL SCOPE

The work proposed in this specification shall be as follows:

**PART A: installation of a non-turf cricket match pitch**

- installation of a non-turf cricket match pitch

Please refer to the Schedule of Drawings (Table 1).

*Table 1 Schedule of Drawings.*

Drawing No.	Title
TGMS1284.4-1	Woollams Playing Fields - Proposed and Existing Levels Rev 2
TGMS1284.4-5	Woollams Playing Fields – Setting Out Rev 2

## General Notes

- All drainage and earthworks to be carried out using equipment fully equipped with laser grade control.
- All ancillary equipment to be fitted with low ground pressure tyres.
- The position and layout of the drainage system, as indicated on the attached drawing, may be amended to take account of local factors encountered on site.
- Contractors must be aware: allowance shall be made for topping up trench lines following settlement occurring during the 12-month period following drainage installation, including as a result of natural soil shrinkage in dry weather.
- Diesel or any other deleterious matter shall be prevented from contaminating the site etc. Any such matter allowed to pollute the site shall be removed together with all affected soil and/or plant material and carted to tip at the Contractor's own expense. Any material necessary to make good the soil formation or plant material will be provided by the Contractor and will be of the type and quality of the original material prior to damage, and must be approved by the Contract Administrator.
- Stones are a particular safety hazard and are a key component of Performance Quality Standards. The Contractor should note that the imported materials must not include stones or any material outside the specified particle size distribution.
- Provisional sums will not be considered as a compliant bid, and the specification must be achieved for the price stated by the Contractor in the tender return documents.
- It is the Contractor's responsibility to conduct searches to determine the presence of any services and utilities running through, over and/or around the working area. Contractors should conduct site investigations to determine the location of any service or utilities as per good health and safety procedures. All this should be before the commencement of any work on site.
- Prior to start on site, the Contractor shall prepare a photographic Schedule of Condition and agree same with the Contract Administrator.
- The works listed below are not necessarily to be conducted in chronological order. It is the responsibility of the contractor to implement all items specified to the desired standards irrespective of the order that they are presented in this document.

## 2.3 DETAILED SPECIFICATION

### PART A: Construction of 1 Nr. non-turf cricket pitches (2.74 x 30.00 m)

Item	Operation
------	-----------

- |    |  |
|----|--|
| P1 | The Contractor shall allow for all necessary fencing and signage in order to secure the working and site compound areas and haulage routes in order to protect members of the public from the works. It is anticipated that Heras fencing shall be used to demarcate the working areas and site compound. Footpath crossing points shall be marked appropriately. The location for deep excavations (e.g. inspection chamber construction) shall be protected with Heras (or similar) fencing. |
| P2 | The Contractor shall allow for compliance with all relevant Health and Safety regulations including the Construction Design and Management regulations (CDM) 2015. This shall include performing the role of Principal Contractor.   |
| P3 | The Contractor shall allow for the provision of all welfare facilities for staff.  |
| P4 | The Contractor shall allow for the mobilisation and demobilisation of all necessary plant to complete the project.   |
| P5 | The Contractor shall allow for compliance with all Conditions of Contract.   |
| P6 | The Contractor shall locate and mark the path of the electrical cables in and around the project area. The Contractor will be responsible for making good any damage caused by construction.   |

### A1 Construction of 1 Nr. non-turf cricket pitches (2.74 x 30.00 m)

- |      |   |
|------|---|
| A1.1 | Supply and install 1 Nr. 2.74 x 30.00 m non-turf cricket pitch [Match Standard] in the location as per drawing <b>TGMS1284.5 Setting Out Rev 2</b> . The artificial pitches shall be an ECB approved pitch system and supplied by a company that adheres to the ECB Code of Practice for the Design and Installation of Non-Turf Cricket Facilities and is on the current list of ECB Approved Non-Turf Pitch Systems and Suppliers. <b>Please note: This includes preparation of the sub-base to accommodate the artificial cricket surface.</b> |
|------|---|

Details of ECB approved suppliers and installers can be found on [ECB-Approved-NTP-Systems- -Suppliers-100120.pdf](#). A single performance pad system is anticipated comprising synthetic turf laid on a performance pad over unbound mineral over a stone base formation. All arisings shall be disposed of on-site in a location agreed with the Contract Administrator. Details and specification of the proposed non-turf cricket pitch must be submitted with the completed tender submission. The selection of non-turf cricket pitch will be subject to approval by the Contract Administrator or their representative.

- |      |  |
|------|--|
| A1.3 | The non-turf match pitch shall be installed at a consistent grade and level to tie in perfectly with the surrounding outfield and cricket square.  |
| A1.2 | The non-turf cricket pitch shall conform to the "Performance Standards for Non-Turf Cricket Pitches Intended for Outdoor Use [TS6]" published by the ECB (2007) with respect to requirements for Performance, Construction, Materials and Product Identification. The required standard is Club/Recreational. The Contractor will be required to undertake performance testing of the pitch after 200 hours of use in accordance with the methods identified in the above-mentioned document using an ECB approved test house. |
| A1.4 | The Contractor shall provide a warranty for these works as follows:<br>Workmanship: 1 Year.<br>Synthetic materials: 5 Years.   |

Base materials: 10 Years.

- A1.5 The Contractor shall supply O & M manuals for the non-turf pitch to facilitate their future maintenance.

## **2.4 DESIGNERS ASSESSMENT OF RESIDUAL RISK**

### **2.4.1 The project:**

- Name: Woollams Playing Fields Extension.
- Nature: Natural turf playing field construction.
- Location: Woollams Playing Fields, 162 Harpenden Road, St Albans AL3 6BZ.

### **2.4.2 Nature of work:**

#### **PART A: installation of a non-turf cricket match pitch**

- installation of a non-turf cricket match pitch

### **2.4.3 Timescale for works:**

n/a.

### **2.4.4 Existing drawings:**

See Table 1 above.

### **2.4.5 Existing environment:**

The site is situated on arable agricultural land immediately east of The Woollams Playing Fields.

### **2.4.6 Residual risk to construction workers:**

1. Tetanus.
2. Injury from vehicle movements in and around site.
3. Excavations >0.5 m.
4. Potential fall hazard from exposed trenches prior to backfilling.
5. Fertiliser application.
6. Herbicide application.
7. Materials handling, including bulk materials handling.
8. Existing piped drainage infrastructure
9. Overhead power cables

### **2.4.7 Residual maintenance risks:**

1. Handling, storage and application of pesticides.
2. Handling, storage and application of fertilisers.
3. Dust (soil).
4. Manual handling.
5. Use of machinery including tractors, mowers, rollers and others.
6. Vibration.
7. Confined, deep spaces (maintenance of inspection chambers)

### **2.4.8 Residual operator risks:**

1. Risk of acute and chronic sport injury – this risk has been minimised through the use of industry approved products and systems, material selection, the use of industry best practice design and the use of performance testing. It is the recipient's responsibility to maintain the surfaces following pitch handover so that these performance and safety standards are maintained.
2. The use of sports facilities during the construction phase (this risk is owned by the Contractor and the Client and behaviour, coordination and communication are as important as physical control measures such as fencing and signage).

### **2.4.9 Construction materials that are hazardous to health:**

1. Fertiliser
2. Soil

3. Herbicide
4. Cement

#### **2.4.10 Site wide elements:**

The working areas and haul routes shall be fenced with Heras fencing, or similar, to delineate these areas. This fencing shall be maintained until handover to the Client.

#### **2.4.11 Method statements & risk assessments to be provided by contractor:**

1. Installation of an approved artificial cricket non-turf pitch

## 2.5 METHOD STATEMENTS

ITEM	Brief method statement (Continue on additional sheets if required)	Type / name of equipment you intend to use	Is equipment owned by the contractor?	Is equipment rented?	Will work be sub-contracted?	How many staff will be on site?
1. Installation of an approved artificial cricket non-turf pitch						

## 2.6 SUBCONTRACTORS

Please specify the names and contact details for any subcontractors that you intend to use during the project (please continue on a separate sheet if necessary):

Name:	Contact Details:	Role:

## 2.7 REFERENCES

Please provide references from three recent (last 2 years) schemes where you have carried out work of a similar nature and value. Please give name, address and telephone number for the referees.

Name:	Contact Details:	Nature of work / project value (£):

## **2.8 CONFIDENTIALITY**

This presentation is confidential and is only for the use of officers of Hallam Land Management Limited, St. Alban's School, Nortoft and Sport England. Without the specific consent in writing of TGMS, no copies of this presentation are to be made and information contained herein should not be communicated to any third party. At the request of TGMS all copies of this document, in whatever form, are to be returned.

## **2.9 CONTACT DETAILS**

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Email: [matt.young@tgms.co.uk](mailto:matt.young@tgms.co.uk)

