Town of Lewiston Pickleball Courts



Two Courts @Lewiston Fire Co. #2, 1705 Saunders Settlement Rd Two Courts @Pletcher Rd Municipal Park

Design And Performance Criteria

Nov, 2026

Project Overview

This is a two-site, municipal outdoor pickleball court project for the Town of Lewiston, NY:

- **Site 1:** Lewiston Fire Co. #2, 1705 Saunders Settlement Rd — one 2 - court battery
- **Site 2:** Pletcher Rd Municipal Park — one 2 - court battery

This is a total project to completion bid. The contractor is expected to complete the entire project in accordance with the national standard provided. Work shall include all site work, court installation and lighting; final site restoration including topsoil, seed and mulching of disturbed areas.

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PREFACE:

1.0 All courts are:

- Surface: asphalt pavement sports courts per ASBA/USA Pickleball Courts Construction & Maintenance Manual (2023 or newer)
- **Use:** Public recreational and league play, compliant with USA Pickleball rules
- **Orientation:** North–South
- **Single court footprint:** 34′×64′ (includes overruns) with **10' clear spacing** on ends and **7' on sides** to fences/obstructions.

1.1 Codes and standards

- **Building & safety:**
  - NYS Uniform Code and Energy Code (current edition).
  - ASCE 7 for loads (ground snow load ~40–50 psf; wind 115+ mph, Risk Cat. II).
- **Sports & construction:**
  - USA Pickleball Official Rulebook (court dimensions, net height, lines)
  - ASBA/USA Pickleball Courts Construction & Maintenance Manual (2023) - asphalt pavement sports courts, drainage, surfacing, fencing, lighting.
- **Accessibility:**
  - 2010 ADA Standards for Accessible Design (routes, benches, signage, clearances).

1.2 Environmental and durability requirements

- **Freeze–thaw:**
  - Asphalt and coatings designed for repeated freeze–thaw cycles; non-frost-susceptible base.
- **Snow:**
  - Structural elements (light poles, fences, divider nets, signage) designed for **ground snow load 40–50 psf** and drift where applicable.
- **Wind:**
  - Design fences, divider nets, and light poles for **115+ mph 3-second gust** (ASCE 7, Exposure B or C as applicable).
- **Drainage:**
  - Court slope 0.83%–1.0% (1:120–1:100) cross-slope, no birdbaths; positive drainage away from courts per ASBA guidance. 4-inch perforated drainage pipe around the perimeter

I. DESIGN AND PERFORMANCE CRITERIA

1. Governing Standards

- USA Pickleball Official Rulebook
- ASBA / USA Pickleball Court Construction & Maintenance Manual (2023+).
- ASCE 7-16 (Wind 115 mph, Snow 40–50 psf).
- NYS Building Code.
- ADA 2010 Standards.
- Town of Lewiston Public Works Requirements
- Concrete Testing per ASTM C31, C39.
- Subbase Compaction Testing Required.

2. Climate & Geotechnical

- Frost depth: **48 – inches.**
- Soil: Silty clay / glacial till (frost-susceptible).
- Groundwater: Variable, perched layers possible.
- Required: Non-frost-susceptible base, underdrains, PTC slab.

3. Court Dimensions

- Playing area: **20' × 44'**
- Total court module: **34' × 64'**
- Two-court footprint: **34' × 64'x 2**

4. Orientation

- North–South **±15°**
- Avoid sun glare.
- Avoid shadowing from buildings, trees, poles.

5. Slab & Drainage

- Asphalt pavement sports courts thickness: **5.0"**
- Slope: **0.83%–1.0%** single-plane.
- Base: **8" NYSDOT Type 2.**
- Underdrains: **Required. 4-inch perforated HDPE around perimeter.**
- No birdbaths > **1/16" after 1-hour.**

6. Surfacing

- Acrylic surfacer + 3-5 color coats.
- Colors: Blue or green in-bounds, contrasting apron.

7. Fencing

- 10' perimeter.
- 4' - interior court dividers.
- Vinyl-coated chain-link
- Windscreens on North South and West sides.

8. Lighting

- LED sports lighting.
- 30–50 fc average.
- Uniformity ≤3:1
- Poles engineered for 115 - mph wind.

9. Amenities

- ADA Benches with companion wheelchair space.
- Accessible route ≤5% slope.
- Signage.

II. Technical Specifications

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- **32 31 13 – CHAIN-LINK FENCING**

DIVISION 00-FRONT-END DOCUMENTS

00 11 13 – ADVERTISEMENT FOR BIDS

A. Town of Lewiston invites sealed bids for construction of outdoor pickleball courts at Lewiston Fire Co. #2 and Pletcher Road Park. B. Bid opening date, time, and location as stated in legal notice.

00 21 13 – INSTRUCTIONS TO BIDDERS

A. Examination of documents. B. Pre-bid meeting. C. Addenda procedures. D. Bid security requirements. E. Withdrawal of bids.

- Performance & payment bonds required. Bidders shall review all drawings and specifications.
- A mandatory pre-bid meeting will be held at Town Hall.
- Questions must be submitted in writing no later than 7-days prior to pre-bid opening.
- Contractor shall be licensed and insured per NYS requirements.
- Bid shall include all labor, materials, equipment, and incidentals.

00 41 00 – BID FORM

See Appendix - A.

00 52 00 – AGREEMENT

A. Lump-sum contract. B. Contract time. C. Payment terms. D. Incorporation of drawings and specifications.

00 61 13 – Bonds

Performance & payment bonds.

00 72 00 – GENERAL CONDITIONS

A. EJCDC C-700 based -2026 edition or similar. B. Insurance, indemnification, changes, disputes. C. Contractor responsible for safety and OSHA compliance. D Work hours: 7:00 AM–5:00 PM.

Submittals required for: Asphalt mix design, Lighting photometrics, Fencing shop drawings, Acrylic surfacing system including data sheets, Warranty documentation, Contractor shall protect site during construction and completed work from damage prior to turnover.

00 73 00 – SUPPLEMENTARY CONDITIONS

A. Lewiston-specific requirements: 1. Coordination with Fire Co. #2 operations; 2. Noise limits; 3. Winter shutdown procedures; 4. Local permitting. 5. Coordination with Parks Department event scheduling. 6. NYS prevailing wage. 7. Construction window: April 1 – October 15. 8. Insurance limits. 9. No heavy equipment permitted on finished slab. 10. Warranty requirements: Asphalt Pavement : 10-years, Acrylic surfacing: 5-years, Lighting: 5-years

DIVISION 01- GENERAL REQUIREMENTS

01 10 00 – SUMMARY:

- **Scope:** Construction of two separate 2-court side-by-side outdoor pickleball batteries, complete with Asphalt Sports Court Pavement, color surfacing, striping, fencing, lighting, divider nets, benches, windscreens, and permanent signage.
- **Owner:** Town of Lewiston, New York.

Total Playing Area (including run-out):

- Minimum 34 ft. wide x 64 ft. long. 10.0 ft. buffer on ends and 7.0 ft. buffer on sides.
- **Playing Court Dimensions:** 20 ft. wide x 44 ft. long (to outside of lines). Lines are 2 - inches wide, same color, high contrast to surface.
- **Orientation:** Court North-South (long axis) to minimize sun glare.

Court Layout and Markings

- **Non-Volley Zone (Kitchen):** 7 ft. from net on each side (14 ft. total), full width.
- **Service Areas:** Two 10 ft. x 15 ft. boxes per side, divided by centerline.
- **Net Line:** At center (22 ft from each baseline).
- **All lines:** 2” wide, straight, uniform. Typically, white or high-contrast color.
- **Drawings:** Provide detailed shop drawings for approval showing exact layout, dimensions, and tolerances (±1/8” or better for lines).

01 20 00 – PRICE AND PAYMENT PROCEDURES:

- Lump-sum bid per site and alternates (if any).

01 30 00 – ADMINISTRATIVE REQUIREMENTS:

- Preconstruction meeting; submittal schedule; coordination with Town and Fire Co. #2.

01 33 00 – SUBMITTAL PROCEDURES:

- Product data, shop drawings, mix designs, Asphalt Pavement Sport Court plans, lighting photometrics, signage proofs, color samples.

01 45 00 – QUALITY REQUIREMENTS:

- Contractor shall have demonstrable experience with at least three completed asphalt pavement sports courts pickleball or tennis court projects in frost-prone climates.

01 50 00 – TEMPORARY FACILITIES:

- Maintain emergency access
- Protect court and adjacent facilities

01 78 00 – CLOSEOUT SUBMITTALS:

- As-built drawings (AutoCAD), warranties, maintenance manuals (surfacing, lighting, fencing, signage).

DIVISION 10 – SPECIALTIES (SIGNAGE, WINDSCREENS, DIVIDER NETS, COURT NETS):

10 14 00 – PERMANENT SIGNAGE

PART 1 – GENERAL

1.1 SUMMARY

A. Provide all permanent signage for municipal pickleball court complex:1. Regulations; 2. Safety & Liability; 3. Hours of Operation; 4. Court Numbering 5. Emergency Notification ; 6. Court Use Policy

1.2 SUBMITTALS

A. Sign proofs. B. Material samples. C. Mounting hardware data.

PART 2 – PRODUCTS

2.1 SIGN PANELS

A. 0.080" aluminum or 3/4" HDPE. B. UV-stable inks. C. Anti-graffiti coating optional D. All signs exterior grade, vandal resistant, UV stable, and suitable for freeze–thaw and wind exposure. E. Mounting hardware stainless steel or hot dip galvanized.

2.2 POSTS

A. Schedule 40 steel or aluminum' B. Powder-coated' C. Concrete footings min 3' deep.

PART 3 – EXECUTION

3.1 INSTALLATION

A. Mount height: 5'–7' above finished grade. B. Orient for visibility. C. Provide ADA-compliant reach/ viewing ranges where applicable.

Required sign types and content (performance requirements)

- **Rules & Regulations Sign:**
- **Size:** Min **24" x 36"**, legible from 20'.
- **Placement:** Main entrance
    - Content: Court etiquette, footwear requirements, no food/drink on court, no skateboards/bikes, etc. USA Pickleball basic rules, NVZ rules, local park regulations

- **Safety & Liability Sign:**
- **Size: 18" × 24"**
- **Placement:** At each court cluster.
    - Content: “Use at your own risk,” warm-up recommendations, emergency procedures, Town of Lewiston disclaimer.
    - Include emergency phone number and nearest AED location if applicable.
- **Hours of Operation Sign:**
- **Size: 12" × 18"**
- **Placement:** Fence Entrance and or near lighting controls.
    - **Content**: Daily hours, seasonal closures, lighting curfew, noise expectations.
    - **Funding**: Made Possible by Supervisor Steve Broderick using Lewiston PASNY Greenway Funds
- **Court Numbering Signs:**
- **Size: 8" × 12"**
- **Placement:** Fence at 8 ft. height, visible from both sides.
    - Individual court IDs (e.g., “Court # 1,” “Court # 2”) mounted on fence ends, middle of court; high-contrast lettering.
- **Emergency Information Sign:**
- **Size: 12" × 18"**
- **Placement:** Main entrance
- **Content:**
    - **Dial 911**
    - Lewiston Police Non-Emergency: **716-754-8477**
    - Parks Department: **716-754-8218**
    - Facility address: Pletcher Rd. Park; & 1705 Saunders Settlement Rd.
    - AED location (if applicable)
- **Court Use Policy Sign:**
- **Size: 18" × 24"**
- **Placement:** Main entrance
    - Content: Priority rules (drop-in vs. league play), reservation info, maximum play time, Town contact info.

10 70 00 – WINDSCREENS

PART 1 – GENERAL

1.1 SUMMARY

A. Provide vinyl-coated polyester windscreens for fencing on North South and West sides.

PART 2 – PRODUCTS

2.1 MATERIAL

A. 9–10 oz/sy mesh. B. UV-resistant. C. Grommets at 12" or Less. D. Hemmed with reinforced edges.

PART 3 – EXECUTION

3.1 INSTALLATION

A. Mount on interior fence face. B. Bottom edge 6" above grade. C. Secure with UV-resistant. Ties. D. Wind permeable to reduce sail effect; grommets at 12" spacing; attachment with UV resistant ties.

10 75 00 – COURT DIVIDER NET SYSTEM

PART 1 – GENERAL

1.1 SUMMARY

A. Provide all labor, materials, equipment, and incidentals necessary to furnish and install complete pickleball divider post and net systems, including posts, sleeves, divider net panels, tension hardware, and accessories.

B. Divider systems shall be designed for outdoor pickleball court separation, providing ball containment, player safety, and visual separation between courts.

1.2 REFERENCES

A. ASTM A653 – Standard Specification for Steel Sheet, Zinc-Coated (Galvanized). B. ASTM F567 – Standard Practice for Installation of Chain Link Fence. C. Manufacturer’s published installation instructions.

1.3 SUBMITTALS

A. Product Data:

1. Divider posts, sleeves, bases, and hardware.
2. Divider net panel material, mesh type, border reinforcement, and grommet spacing.
3. Tension cable, turnbuckles, clamps, and attachment hardware.

B. Shop Drawings:

1. Post spacing layout.
2. Net panel lengths and elevations.
3. Sleeve locations and embedment details.

C. Samples:

1. Netting material (minimum 6" × 6").
2. Vinyl border material.

D. Warranty:

1. Manufacturer’s standard 4-year limited warranty on netting materials.

1.4 QUALITY ASSURANCE

A. Manufacturer Qualifications:

1. Douglas Sports or approved equal with minimum 5-years’ experience producing court divider systems.

B. Installer Qualifications:

1. Minimum 3-years’ experience installing sports court equipment.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Store materials in a clean, dry location protected from moisture, deformation, and UV exposure. B. Do not store net panels directly on concrete.

1.6 WARRANTY

A. Provide manufacturer’s standard warranty:

1. #420 knotless pylon netting: 4-years.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Basis of Design: Douglas Sports. B. Approved Equal: Must meet or exceed all performance, dimensional, and material requirements herein.

2.2 DIVIDER POSTS – IN-GROUND

A. Posts:

1. **2-7/8" OD**, **8-gauge** galvanized steel.
2. **Total Length: 66"**, providing **48" exposed height**.
3. **Finish:** Black baked-on polyester powder coat.

B. Ground Sleeves:

1. **24" aluminum sleeve**, GS-24 RD/Alum or equal.
2. Provide sleeve caps for unused sleeves.

2.4 DIVIDER NET PANELS

A. Material Options:

1. **#420 Knotless Pylon Netting** a.) Mesh: **1-1/2" square**. b.) Break strength: **125 lb**. c.) Outdoor recommended.

B. Construction:

1. Reinforced **1-1/2" solid vinyl** perimeter border.
2. Double-stitched seams.
3. **#2 brass grommets**, evenly spaced.
4. Sewn top pocket concealing tension cable.

C. Dimensions:

1. Maximum recommended width: **40 ft**.
2. Custom lengths permitted.

2.5 TENSION HARDWARE

A. Cable:

1. **¼" galvanized steel** cable (1/8" permitted for short spans).

B. Hardware:

1. Turnbuckles: **6"**, galvanized.
2. Cable clamps: Standard galvanized.
3. Eye bolts: Galvanized, compatible with post collars.
4. Tie wraps: TR-120XL (14") or equal.
5. Lacing cord: 500' spool.

2.6 POLE PADDING

A. Dimensions:

1. **4' height**, **17" wrap width**.
2. **2" thick** high-impact foam.

B. Cover:

1. UV-resistant, mildew-resistant vinyl.

2. Colors: Black (standard), Forest Green, Royal Blue, Navy, Red.

C. Attachment:

1. Double-stitched Velcro straps.

PART 3 – EXECUTION

3.1 EXAMINATION

A. Verify post locations, sleeve embedment, and court layout prior to installation. B. Notify Owner of any conflicts.

3.2 INSTALLATION – POSTS

A. In-Ground Posts:

1. Install sleeves plumb, with top flush to finished surface.
2. Set posts fully into sleeves; ensure 48" exposed height.

3.3 INSTALLATION – NET PANELS

A. Post Spacing:

1. Space posts **4" wider** than net panel length. Example: 30' panel → **30'-4"** post spacing.

B. Cable Installation:

1. Form cable loops with clamps at both ends.
2. Attach turnbuckle to eye bolt on opposite post.
3. Tension cable until taut and uniform.

C. Net Attachment:

1. Secure net to cable via sewn pocket.
2. Attach sides using grommets and tie wraps.
3. Ensure net hangs straight without sag.

3.4 CLEANING AND PROTECTION

A. Remove debris and packaging. B. Protect divider systems from damage until final acceptance.

10 75 01 - PLAYING COURT (20’ x 44’) NET SYSTEM

PART 1 – GENERAL

1.1 SUMMARY

A. Provide a complete **USA Pickleball–compliant permanent net system**, including in-ground posts, tensioning hardware, net body, center strap, and recessed center anchor. B. System shall be suitable for **outdoor installation in Western New York climate**, including freeze–thaw cycles, UV exposure, and wind load.

1.2 REFERENCES

A. USA Pickleball Official Rulebook – Court and Equipment Specifications. B. ASTM A123 – Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products. C. ASTM F1487 – Standard for Public Use Play Equipment (general safety considerations).

1.3 SUBMITTALS

A. Product Data: Manufacturer’s specifications for posts, net, cable, strap, and anchor. B. Shop Drawings: Indicate post placement, footing dimensions, cable routing, and center anchor details. C. Warranty: Minimum **5-year** manufacturer warranty for outdoor net systems.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: Minimum 3-years’ experience installing athletic court equipment. B. Regulatory Requirements: Net system shall meet all dimensional requirements of USA Pickleball.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Store components off ground, protected from moisture and damage. B. Do not install damaged components.

PART 2 – PRODUCTS

2.1 NET POSTS

A. Material: **Schedule 40 steel**, **3" OD**, hot-dip galvanized per ASTM A123. B. Wall Thickness: Minimum **0.216 in**. C. Finish: Powder-coated (black or green). D. Height: Fabricated to achieve **36 in net height at sidelines** after installation. E. Footings:

1. Concrete piers, **12" diameter x 36" depth** minimum (adjust to local frost depth).

2. Reinforced with rebar cage or spiral reinforcement. F. Post Spacing: **22 ft inside-to-inside**.

2.2 NET BODY

A. Width: **22 ft**. B. Height: **36 in** at sidelines, **34 in** at center. C. Material: UV-resistant polyethylene or nylon mesh. D. Mesh Size: ≤ **1 in** openings; ball shall not pass through. E. Top Band: **2 in white vinyl tape** enclosing cable. F. Side Bands: **2 in white vertical tape**.

2.3 TOP CABLE

A. Material: **3/16 in galvanized aircraft cable**. B. Tensioning: Turnbuckle or internal post-mounted winch. C. Routing: Cable shall pass through both posts and tension at one end.

2.4 CENTER STRAP

A. Material: **2 in white polyester webbing**. B. Adjustment: Buckle or cam-lock capable of maintaining **34 in center height**. C. Attachment: Strap connects to recessed center anchor.

2.5 CENTER ANCHOR

A. Material: Stainless steel or galvanized steel. B. Type: Recessed anchor with flush cover plate. C. Embedment: Minimum **8 in** in concrete. D. Placement: Centered on court midpoint.

2.6 HARDWARE

A. All bolts, nuts, washers, and fasteners shall be stainless steel or galvanized. B. All exposed edges shall be smooth and safe for players.

PART 3 – EXECUTION

3.1 EXAMINATION

A. Verify court surfacing is complete and level. B. Confirm post locations relative to court layout.

3.2 INSTALLATION

A. Install posts plumb and true, **22 ft inside-to-inside**, positioned **1 ft outside each sideline**. B. Set posts in concrete footings; allow curing per manufacturer recommendations. C. Install net and tension cable to achieve:

1. **36 in height at sidelines**
2. **34 in height at center**

3. **2 in center dip** D. Install center strap and anchor flush with court surface. E. Adjust tension to remove slack without deforming posts.

3.3 FIELD QUALITY CONTROL

A. Verify net height at center and sidelines after tensioning. B. Confirm center strap maintains regulation height under normal play.

3.4 CLEANING AND PROTECTION

A. Remove installation debris. B. Protect net system from damage until final acceptance.

DIVISION 12 FURNISHINGS:

12 93 00 – SITE FURNISHINGS (ADA BENCHES)

PART 1 – GENERAL

1.1 SUMMARY

A. Provide and install outdoor park benches for pickleball court facilities, including all materials, hardware, concrete pads, anchoring, and accessories.

B. Work includes:

1. Factory-fabricated bench assemblies.
2. Surface-mount or embedded post foundations.
3. Concrete pads and anchor hardware.
4. Coordination with court fencing, circulation paths, and ADA access.

1.2 REFERENCES

A. ASTM A36 – Carbon Structural Steel B. ASTM A123 – Zinc Hot-Dip Galvanizing C. ASTM B117 – Salt-Spray Corrosion Test D. ASTM C94 – Ready-Mixed Concrete E. ADA Standards for Accessible Design (2010)

1.3 SUBMITTALS

A. Product Data: Manufacturer's catalog sheets, dimensions, materials, finishes. B. Shop Drawings: Bench layout, anchor locations, pad dimensions. C. Samples: Color chips for powder coat or thermoplastic finish. D. Warranty: Minimum 5-year manufacturer warranty.

1.4 QUALITY ASSURANCE

A. Benches shall be manufactured by a company specializing in outdoor municipal furnishings. B. Installers shall have minimum 3-years' experience with park or athletic-facility site furnishings.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver benches wrapped and protected from abrasion. B. Store off ground, protected from moisture and UV exposure.

1.6 WARRANTY

A. Manufacturer shall provide a minimum **5-year structural warranty** and **3-year finish warranty**.

PRODUCTS

2.1 MANUFACTURERS

A. UltraSite 940 Series B. Pilot Rock UBR or T Series C. Kay Park Recycled Plastic Bench D. DuraBench HDPE Bench (Or approved equal)

2.2 MATERIALS

A. **Frame:**

1. Steel: 11-gauge minimum, powder-coated, UV-resistant.
2. Aluminum: Marine-grade, powder-coated.
3. Fasteners: Stainless steel, tamper-resistant.

B. **Seat & Backrest:**

1. Recycled HDPE planks, minimum 1" thick; or
2. Thermoplastic-coated steel slats.
3. Color: Black, green, or brown (match fencing/windscreens).

C. **Finish:**

1. Polyester powder coat, UV-stable.
2. Thermoplastic coating shall be non-slip and cool-touch.
3. Finish shall meet ASTM B117 salt-spray test (≥ 500 hours).

2.3 DIMENSIONS

A. Length: 6 ft standard; 8 ft preferred for multi-court complexes. B. Seat Height: 17–19 inches above finished grade. C. Seat Depth: 15–18 inches. D. Backrest Height: 30–36 inches overall. E. Load Rating: Minimum **600 lbs.** static load.

EXECUTION

3.1 EXAMINATION

A. Verify concrete pad location, elevation, and clearances. B. Confirm bench placement does not obstruct court circulation or ADA routes.

3.2 INSTALLATION – SURFACE MOUNT

A. Concrete Pad:

1. Thickness: **4 inches**, **3,000 psi**, broom finish.
2. Pad Size: a. **6-ft** bench: **24" × 72"** b. **8-ft** bench: **30" × 96"**
3. Edges: Chamfered ½".

B. Anchors:

4. ⅜" or ½" stainless steel wedge anchors.
5. Minimum 4" edge distance.

3.3 INSTALLATION – EMBEDDED POST

A. Footings:

1. Diameter: 8"
2. Depth: extend below frost line (48" typical in Lewiston). B. Concrete: 3,500 psi, air-entrained. C. Posts: Schedule 40 steel or aluminum.

3.4 ADA REQUIREMENTS

A. Provide one ADA companion seating area per court cluster. B. Clear floor space: **30" × 48"** adjacent to bench. C. Surface shall be firm, stable, and slip-resistant.

3.5 CLEANING AND PROTECTION

A. Remove construction debris. B. Protect benches until final acceptance.

3.6 PLACEMENT REQUIREMENTS FOR PICKLEBALL COMPLEXES

A. Two-Court Complex (Side-by-Side Courts) Lewiston Fire Co. #2 & Pletcher Rd, Park

1. Provide **two-benches**, one per court.
2. Bench Locations:
    - Place behind each court's baseline fence.
    - Minimum **5 ft** from fence.
    - Minimum **10 ft** from sideline.
3. ADA Companion Area:
    - One ADA pad located between the two courts or adjacent to the main walkway.

DIVISION 26 ELECTRICAL:

26 56 00 – EXTERIOR SPORTS LIGHTING (Optional)

PART 1 – GENERAL

1.1 SUMMARY

A. Provide LED sports lighting system for pickleball courts. Design per ASBA lighting diagrams for pickleball courts. Typically, four-fixtures per court and then adjust wattage/optics and pole sharing for multi-court banks. 4-LED sports fixtures per regulation court, mounted on two 20-ft side poles (two fixtures per pole, aimed across the court).

1.2 SUBMITTALS

A. Photometric plan. B. Fixture data. C. Pole structural calculations.

PART 2 – PRODUCTS

2.1 LUMINAIRES

A. LED sports fixtures. B. Cutoff optics. C. 30–40 foot-candles average maintained.

2.2 POLES

A. Steel, hot-dip galvanized. B. Foundations designed for 115+ mph wind.

2.3 CONTROLS

A. Timeclock and photocell. B. Manual override. C. Curfew settings per Town policy.

PART 3 – EXECUTION

3.1 INSTALLATION

A. Aim fixtures per photometric plan. B. Conceal wiring. C. Test system for uniformity.

DIVISION 31 SOIL STABILIZATION

31 25 00 – Erosion Control

Silt fence; Stabilized entrance; Site Restoration.

DIVISION 32 – EXTERIOR IMPROVEMENTS:

32 11 00 – SUBBASE & EARTHWORK FOR SPORTS COURTS

PART 1 – GENERAL

1.1 SUMMARY

A. Work includes excavation, grading, proof-rolling, subgrade preparation, and placement of granular subbase with drainage for asphalt pavement sports pickleball courts.

1.2 REFERENCES

A. ASTM D698 – Standard Proctor. B. ASTM D1557 – Modified Proctor. C. NYSDOT Standard Specifications. D. ASBA/USA Pickleball Court Construction Manual.

1.3 SUBMITTALS

A. Gradation reports for granular material. B. Compaction test results. C. Proof-roll documentation

1.4 QUALITY ASSURANCE

A. Contractor shall have experience with athletic court earthwork in frost-susceptible climates. B. Testing agency shall be independent and certified.

PART 2 – PRODUCTS

2.1 GRANULAR SUBBASE

A. NYSDOT Type 2 or equivalent. B. Minimum thickness: **8-inches.** C. Free of organics, clay lumps, or frost-susceptible fines.

2.2 STRUCTURAL FILL

A. Site to be filled with NYSDOT Type 2 or equivalent as-needed. Free of organics, clay lumps, or frost-susceptible fines.

PART 3 – EXECUTION

3.1 EXCAVATION

A. Excavate and strip vegetation and topsoil to required depth; remove unsuitable soils. B. Maintain stable subgrade.

3.2 PROOF-ROLLING

A. Proof-roll entire area with loaded tandem axle truck. B. Remove and replace soft or pumping areas.

3.3 SUBBASE PLACEMENT

A. Place in uniform lifts not exceeding 6-inches. B. Compact to **95% Modified Proctor**. C. Grade to achieve final court slope of **0.83–1.0%**.

3.4 DRAINAGE

A. Critical for snowmelt and spring runoff. B. Minimum 1% surface slope (1" per 10 ft) in one direction. C. Positive drainage away from court to prevent ponding/ice buildup. D. Perimeter underdrains required at each site:

3.4 (a) Perimeter Underdrains For both the Fire Hall #2 and Pletcher Road Park sites:

- 4" ADS N-12 perforated HDPE with factory sock @ 0.5% slope
- 12" × 12" washed stone trench
- Mirafi 140N Nonwoven Geotextile Fabric wrap
- One continuous collector drain along the all sides of the two-court battery
- Pipe placed 2-3 inches above trench bottom
- Vertical cleanouts at both ends with lockable caps
- 4" solid HDPE outlet pipe, SDR-35 PVC acceptable for exposed/outlet sections, minimum slope: 0.5%
- Connection to existing catch basin or storm sewer pipe with 4" solid HDPE outlet pipe at Pletcher Road site and install 4" solid HDPE outlet pipe with rodent prof discharge to the East side of Fire Hall #2 property.

32 12 16 – Asphalt Sports Court Pavement

PART 1 – GENERAL

1.1 SUMMARY

A. Furnish all labor, materials, equipment, and incidentals required to construct asphalt pavement sports courts for outdoor pickleball facilities.

B. Work includes:

1. Excavation and grading.
2. Aggregate foundation.
3. Hot mix asphalt paving.
4. Court surfacing.
5. Court striping.
6. Drainage.
7. Testing and quality control.

1.2 REFERENCES

A. ASBA Sports Facilities Manual
B. USA Pickleball Facility Construction Guidelines
C. NYSDOT Standard Specifications
D. ASTM Standards
E. AASHTO Standards
F. ASCE 7

1.3 DESIGN REQUIREMENTS

A. Court surface shall provide:

1. Stable base.
2. Proper drainage.
3. Uniform playing surface.
4. Long-term resistance to freeze-thaw deterioration.

B. Finished court slope:

1. Minimum 0.83%.
2. Maximum 1.0%.

C. No low spots capable of retaining standing water greater than 1/16-inch depth after rainfall.

1.4 SUBMITTALS

A. Mix designs.
B. Compaction reports.
C. Asphalt certifications.
D. Aggregate gradation reports.
E. Testing laboratory reports.

PART 2 – PRODUCTS

2.1 SUBGRADE

A. Existing soils shall be proof-rolled.

B. Unsuitable material shall be removed and replaced.

C. Compact to:

1. Minimum 95 percent Modified Proctor.
2. ASTM D1557.

2.2 GEOTEXTILE FABRIC

A. Non-woven stabilization fabric.
B. Mirafi 140N or approved equal.
C. Install over subgrade or where directed by Engineer.
D. Overlap joints minimum 18–24 inches.

2.3 AGGREGATE FOUNDATION

A. Crushed limestone.
B. NYSDOT Type 2 Subbase.
C. Thickness:

1. Minimum 8 inches compacted.
2. Increase to 12 inches where poor soils are encountered.

D. Compact to 100 percent Standard Proctor.

2.4 ASPHALT PAVEMENT

Base Course

A. NYSDOT Type 3 Binder Course.
B. Compact Thickness: 3.5 inches.

Surface Course

A. NYSDOT Type 6F Top Course or approved fine sport court mix.
B. Compact Thickness: 1.5 inches.

Total Asphalt Thickness

A. Minimum compacted thickness: 5.0 inches.

2.5 ASPHALT TOLERANCES

A. Surface variation shall not exceed: 1/8 inch in ten-feet. B. Maximum edge deviation: ¼ inch.
C. No birdbaths.

PART 3 – EXECUTION

3.1 SITE PREPARATION

A. Remove vegetation, organic matter, roots, and unsuitable material.
B. Grade subgrade to design elevations.
C. Proof-roll entire area.

3.2 AGGREGATE BASE INSTALLATION

A. Place in lifts not exceeding 6 inches.
B. Compact each lift to specified density.

3.3 ASPHALT INSTALLATION

A. Place asphalt only when:

1. Air temperature exceeds 50°F.
2. Surface is dry.

B. Mechanical paving required.
C. Hand work minimized.
D. Roll until density requirements are achieved.

3.4 SURFACE TOLERANCES

A. Verify slopes.

B. Correct irregularities prior to surfacing.
C. Remove and replace deficient work.

LEWISTON-SPECIFIC RECOMMENDATION

For both the **Fire Company #2 site** and **Pletcher Road Park**:

- 8" NYSDOT Type 2 crushed stone foundation
- Geotextile separator over native soils
- 3.5" binder asphalt
- 1.5" surface asphalt
- Acrylic sports coating system
- Edge drains required
- LED lighting designed for approximately 30 foot-candles average recreational play
- A. Protect court from traffic for minimum 14-days. B. Prevent staining, cracking, or damage prior to acrylic surfacing.
- A. Coordinate court edges with fencing post foundations. B. Coordinate lighting pole bases to avoid conflicts. C. Coordinate surfacing contractor access and curing schedule.

32 13 13 – CONCRETE PAVING (WALKS & ADA ROUTES)

PART 1 – GENERAL

1.1 SUMMARY

A. Provide concrete walks connecting courts to parking and amenities.

PART 2 – PRODUCTS

2.1 CONCRETE

A. 4,000 psi. B. Air-entrained. C. 4" thick.

PART 3 – EXECUTION

3.1 INSTALLATION

A. Slopes ≤ 5% longitudinal, ≤ 2% cross-slope. B. Broom . C. Tooled joints at 5' spacing

32 18 23 – ACRYLIC PICKLEBALL COURT SURFACING & STRIPING

PART 1 – GENERAL

1.1 SUMMARY

A. Work includes acrylic resurfacing system, color coatings, line striping, and court markings.

1.2 REFERENCES

A. ASBA/USA Pickleball Construction Manual. B. USA Pickleball Rulebook. C. Manufacturer's installation instructions.

1.3 SUBMITTALS

A. Color samples. B. Product data. C. Application schedule.

1.4 QUALITY ASSURANCE

A. Installer shall have minimum 5-years' experience in sports surfacing. .

PART 2 – PRODUCTS

2.1 100 % ACRYLIC SURFACING SYSTEM

A. Multi-coat acrylic system compatible with asphalt. B. Colors: Owner-selected (typical: blue play area, green apron). C. UV-stable, non-chalk, freeze-thaw resistant. Surfacing system: SportMaster's "PickelMaster" coating or equivalent. Installed in strict compliance with Manufactures requirements. Color finish coat Acrylic system suitable for cold climates (flexible to handle thermal expansion/contraction). Maintenance: Annual inspection for cracks from freeze-thaw.

2.2 LINE PAINT

A. Acrylic line paint, 2" width B. Color: White or Owner-approved contrasting color.

PART 3 – EXECUTION

3.1 SURFACE PREPARATION

A. Clean slab; remove contaminants. B. Grind high spots; fill low spots.

3.2 APPLICATION

A. Apply manufacturer’s recommended number of coats. B. Maintain uniform texture and color.

3.3 STRIPING

A. Layout per USA Pickleball:

1. Court: 20' x 44'; 2. Non-volley zone: 7';. Apply crisp, uniform lines.

32 31 13 – CHAIN-LINK FENCING

PART 1 – GENERAL

1.1 SUMMARY

A. Provide 10’ perimeter fencing, gates, posts, foundations, and accessories.

1.2 REFERENCES

A. ASTM A392 – Chain-link fabric. B. ASTM F567 – Installation. C. ASCE 7 – Wind loads (115+ mph).

1.3 SUBMITTALS

A. Shop drawings. B. Product data. C. Wind load calculations.

PART 2 – PRODUCTS

2.1 FABRIC

A. 9-gauge galvanized or vinyl-coated B. Mesh: 1-3/4".

2.2 POSTS

A. Schedule 40 steel. B. Hot-dip galvanized. C. Footings sized for wind loads.

2.3 GATES

A. Self-closing, Self-latching & lockable. B. Panic hardware where required.

PART 3 – EXECUTION

3.1 INSTALLATION

A. Set posts plumb and true. B. Stretch fabric taut. C. Install windscreens per Section 10 70 00.

APPENDIX A – CONTRACTOR BID FORM

1. **Bidder Information**
   Bidder Name: _____
   Company: _____
   Address: _____
   Phone: _____
   Email: _____

2. **Base Bid**
   Lewiston Fire Co. #2
   Court Complex Lump Sum: $_____
   Lighting (Optional): $_____

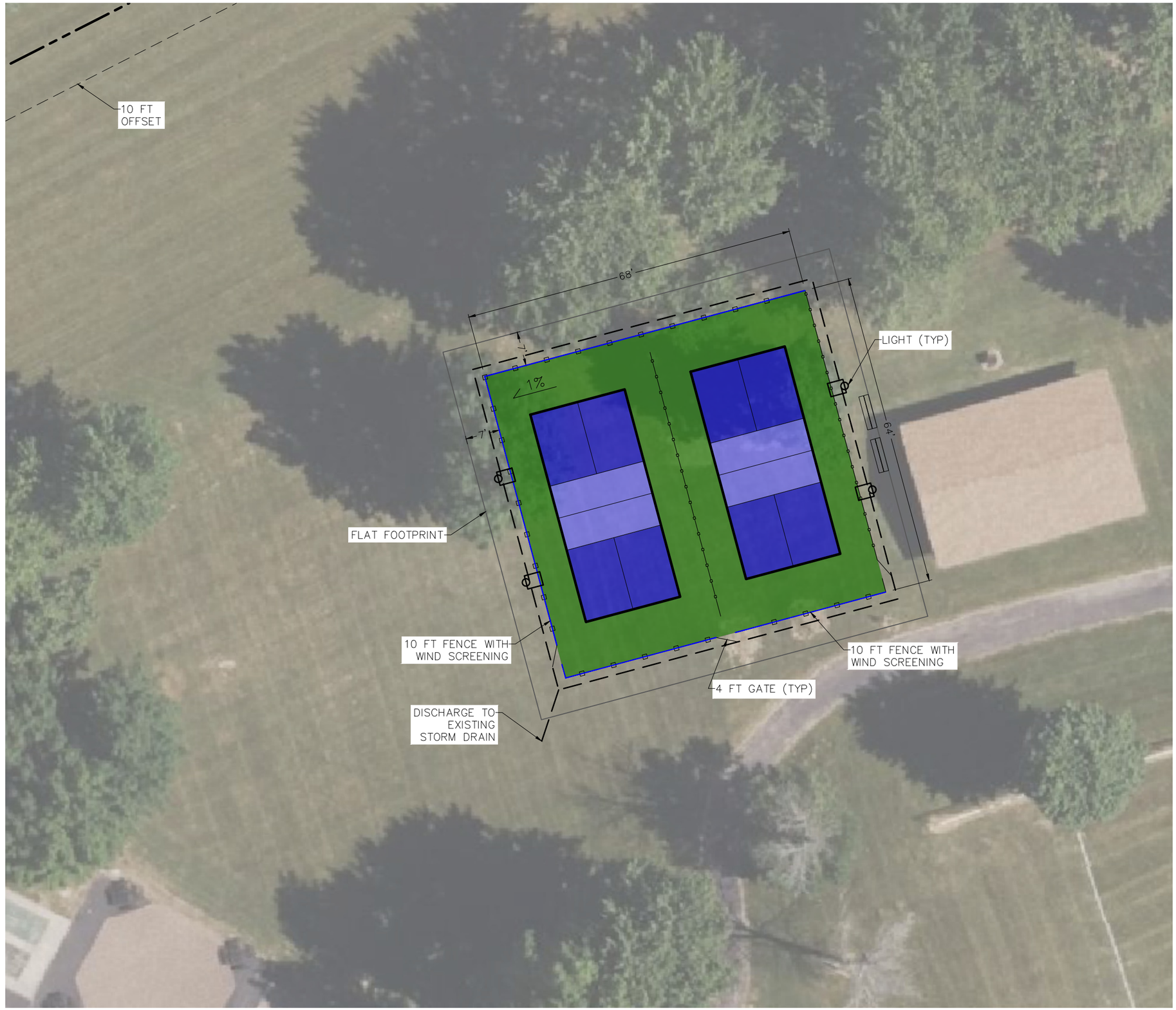
   Pletcher Rd Park 2-Court Complex
   Court Complex Lump Sum: $_____
   Lighting (Optional): $_____

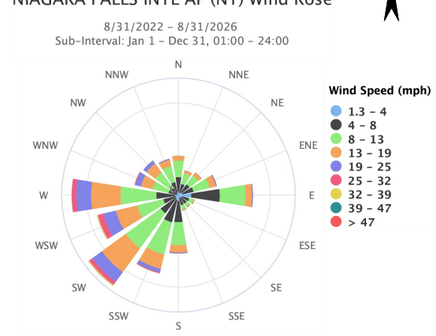
   Allowance for Subbase and Structural Fill
   Fill Unit Price: $_____ per Ton
   Total (Assume 1,700 Tons): $_____

3. **Schedule**
   Proposed start date: _____
   Substantial completion (calendar days): _____

4. **Acknowledgements**
   Addenda received: No. ___, ___, ___

5. **Signature**
   Authorized representative: _____
   Date: _____





LEGEND:

- PROPERTY BOUNDARY
- WIND SCREENING FENCE
- 10 FT FENCE
- 4 FT FENCE
- LIGHT
- PARK BENCH
- SUBDRAIN PIPE

NOTES:

1. AERIAL IMAGE USED SOURCED FROM AUTODESK ON-LINE MAPPING, ACCESSED ON 8/12/2026.
2. WIND ROSE OBTAINED FROM MRCC "CLI-MATE" DATA PORTAL, ACCESSED ON 8/31/2026.

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NO.	REVISION	BY	DATE

JOHN B. BATTAGLIA, P.E.
NYSPE LICENSE NO. 070389

CLIENT:
ULTIMATE PICKLEBALL COURTS

SITE:
PLETCHER RD PARK

CITY OF LEWISTON
COUNTY OF NIAGARA
STATE OF NEW YORK

PROJECT:
TOWN OF LEWISTON PICKLEBALL COURTS

TITLE:
PLETCHER RD PARK SITE PLAN

ISSUE: FINAL

DES:	DRN:	CHK:
JBB	KLK	JBB

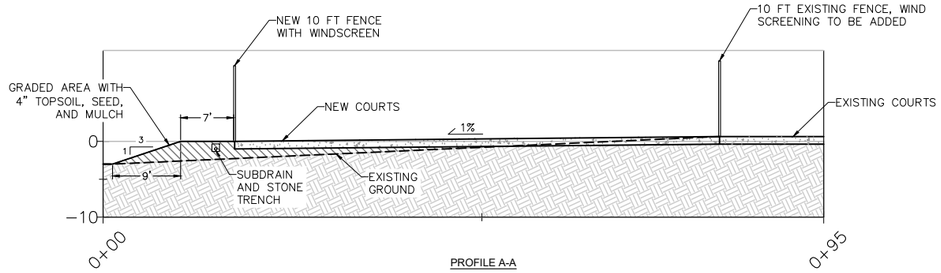
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000-A0000	NOVEMBER 2026

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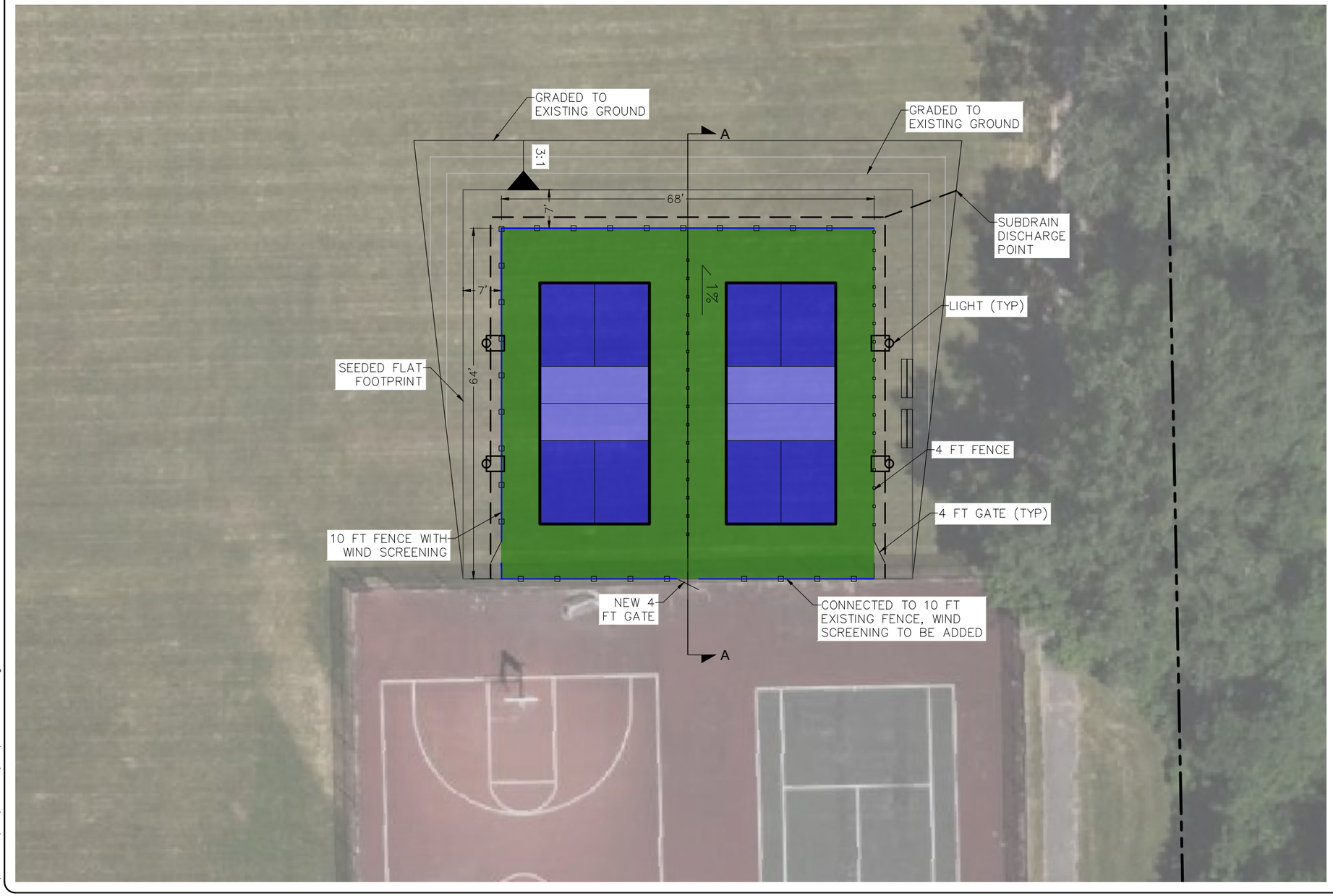
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REV NO:	FIGURE:
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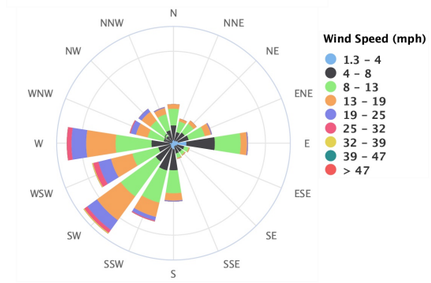


PROFILE A-A



NIAGARA FALLS INTL AP (NY) Wind Rose

8/31/2022 - 8/31/2026
Sub-Interval: Jan 1 - Dec 31, 01:00 - 24:00



LEGEND:

- PROPERTY BOUNDARY
- WIND SCREENING FENCE
- 10 FT FENCE
- 4 FT FENCE
- LIGHT
- PARK BENCH
- SUBDRAIN PIPE

NOTES:

1. AERIAL IMAGE USED SOURCED FROM AUTODESK ON-LINE MAPPING, ACCESSED ON 8/12/2026.
2. WIND ROSE OBTAINED FROM MRCC "CLI-MATE" DATA PORTAL, ACCESSED ON 8/31/2026.

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NO.	REVISION	BY	DATE

JOHN B. BATTAGLIA, P.E.
NYSPE LICENSE NO. 070389

CLIENT:
ULTIMATE PICKLEBALL COURTS

SITE:
FIRE CO #2
CITY OF LEWISTON
COUNTY OF NIAGARA
STATE OF NEW YORK

PROJECT:
TOWN OF LEWISTON PICKLEBALL COURTS

TITLE:
FIRE CO #2 SITE PLAN

ISSUE:
FINAL

DES:	DRN:	CHK:
JBB	KLK	JBB

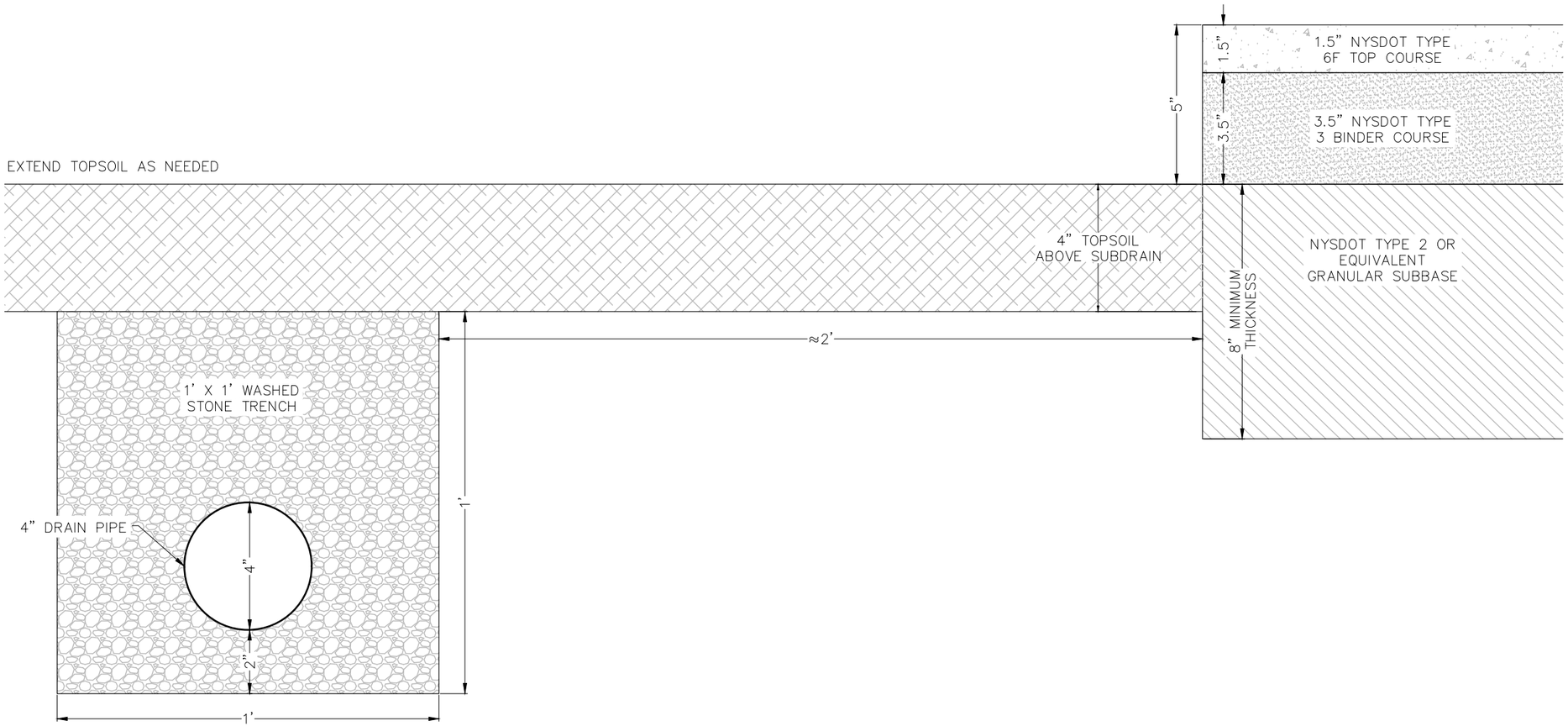
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DATE: NOVEMBER 2026

GRAPHIC SCALE: 0' 15' 30'

FILE: Pickleball Site Plan.dwg

REV NO.: 0
FIGURE: 2

Y:\JBB LAB LLC\Pickle\Lewiston #2\ACAD\Pickleball Site Plan.dwg



DRAIN TRENCH AND TYPICAL ASPHALT CROSS-SECTION

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NO.	REVISION	BY	DATE

JOHN B. BATTAGLIA, P.E.
NYSPE LICENSE NO. 070389

CLIENT:
ULTIMATE PICKLEBALL COURTS

SITE:
PLETCHER RD PARK & FIRE CO #2

CITY OF LEWISTON
COUNTY OF NIAGARA
STATE OF NEW YORK

PROJECT:
TOWN OF LEWISTON PICKLEBALL COURTS

TITLE:
TYPICAL CROSS-SECTION

ISSUE:
FINAL

DES:	DRN:	CHK:
JBB	KLK	JBB

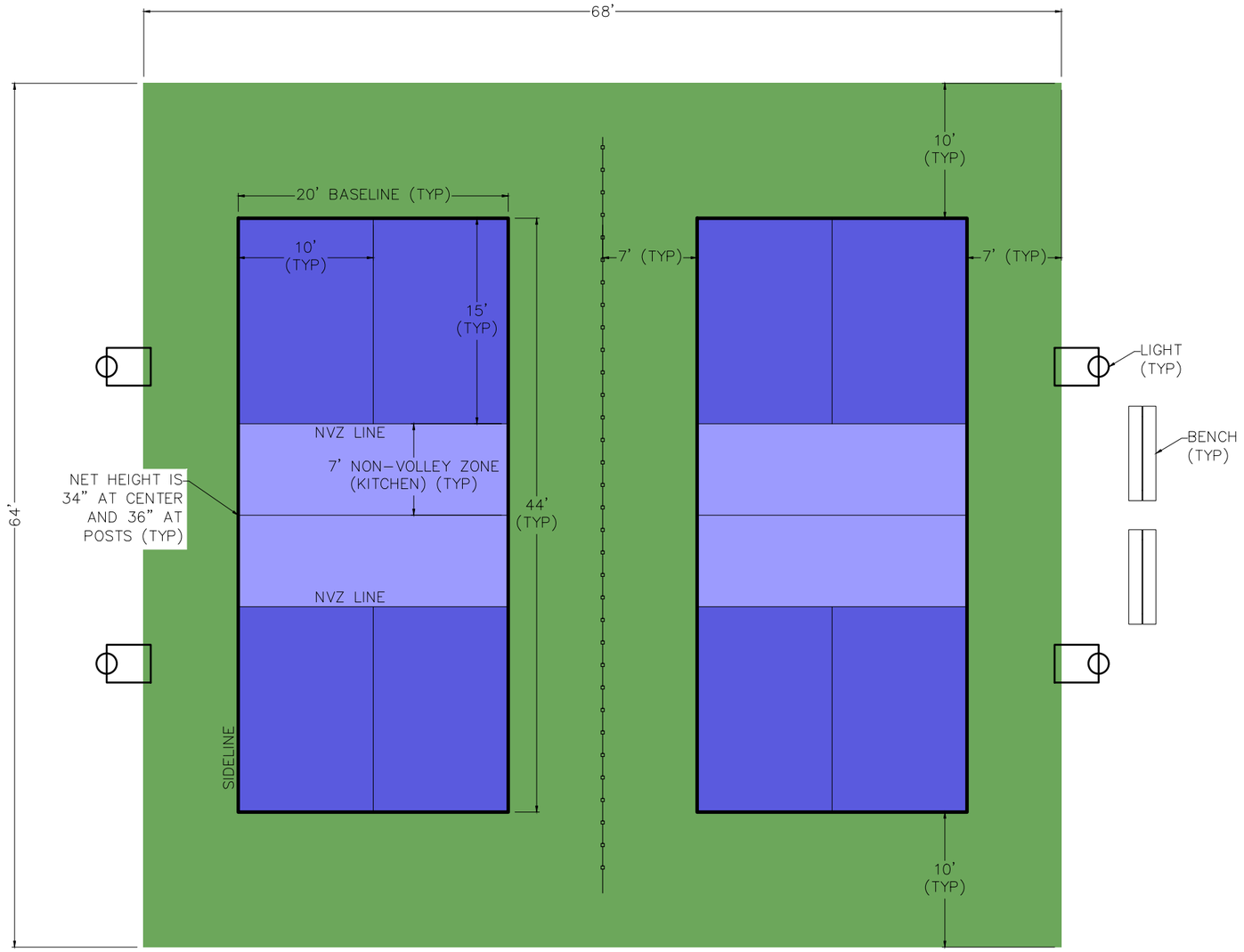
PROJECT NO: 000-A0000
DATE: NOVEMBER 2026

GRAPHIC SCALE: 0' 2' 4'

FILE: Pickleball Site Plan.dwg

REV NO: 0
FIGURE: 3

Y:\JBB LAB LLC\Pickle\Lewiston #2\ACAD\Pickleball Site Plan.dwg



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NO.	REVISION	BY	DATE

JOHN B. BATTAGLIA, P.E.
NYSPE LICENSE NO. 070389

CLIENT:
ULTIMATE PICKLEBALL COURTS

SITE:
PLETCHER RD PARK & FIRE CO #2

CITY OF LEWISTON
COUNTY OF NIAGARA
STATE OF NEW YORK

PROJECT:
TOWN OF LEWISTON PICKLEBALL COURTS

TITLE:
COURT LAYOUT AND STRIPING DIAGRAM

ISSUE:
FINAL

DES:	DRN:	CHK:
JBB	KLK	JBB

PROJECT NO: 000-A0000
DATE: NOVEMBER 2026

GRAPHIC SCALE: 0' 5' 10'

FILE: Pickleball Site Plan.dwg

REV NO: 0
FIGURE: 4

Y:\JBB LAB LLC\Pickle\Lewiston #2\ACAD\Pickleball Site Plan.dwg