BID DOCUMENTS

TOWN OF LEWISTON

OUTDOOR PICKLEBALL COURTS PROJECT

Two-Court Battery at Lewiston Fire Co. #2
1705 Saunders Settlement Road

and

Two-Court Battery at Pletcher Road Municipal Park

TOTAL PROJECT-TO-COMPLETION BID

Post-Tensioned Concrete Courts • Acrylic Surfacing • Fencing • Nets • ADA Improvements • Site Restoration

LED Sports Lighting: Bid Alternate / as directed by Town

Sealed Bids Due	November 30, 2026 at 12:00 p.m.
Bid Opening	Immediately following bid deadline
Pre-Bid Meeting / Site Walk	November 25, at 10:00 a.m. — Town Hall, then project sites
Town Contact	Tim Smith, Recreation Director — (716) 754-8213 Ext. 254

Lewiston Town Hall • 1375 Ridge Road • Lewiston, New York 14092

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Town of Lewiston, Niagara County, New York (the "Town") will receive sealed bids for the construction of outdoor pickleball court facilities at two municipal locations in the Town of Lewiston.

The Work consists generally of furnishing all labor, supervision, engineering, materials, equipment, transportation, testing, permits, temporary facilities, and incidentals necessary to construct: (1) one two-court battery at Lewiston Fire Co. #2, 1705 Saunders Settlement Road; and (2) one two-court battery at Pletcher Road Municipal Park. The contemplated complete work includes site preparation, drainage, post-tensioned concrete court slabs, acrylic surfacing and striping, fencing, windscreens, permanent pickleball net systems, court divider systems, ADA-accessible routes and seating, signage, final grading and restoration, together with the lighting alternate described in the Contract Documents.

Sealed proposals will be received until November 30, 2026 at 12:00 p.m. at the Office of the Town Clerk, Lewiston Town Hall, 1375 Ridge Road, Lewiston, New York 14092, at which time bids will be publicly opened and read aloud.

Contract Documents may be obtained from the Town Clerk during regular business hours and/or by such electronic distribution method as the Town may designate.

A pre-bid meeting and site walk will be held on November 25, 2026 at 10:00 a.m., beginning at Lewiston Town Hall and proceeding to the project sites. Bidders are responsible for field verification of existing conditions, access, grades, quantities, utilities, and dimensions.

Each bid shall be submitted in a sealed envelope clearly marked "BID — TOWN OF LEWISTON PICKLEBALL COURTS PROJECT" and shall state the bidder's name, address, telephone number, and email address. The bid shall include the required bid security, Non-Collusive Bidding Certification, bidder responsibility information, and all other forms required by these Contract Documents.

The Town intends to award the Contract, if an award is made, to the lowest responsible bidder furnishing the required security, subject to the Town's right to reject any or all bids, waive non-material informalities, investigate bidder responsibility, and make an award in the Town's best interests consistent with applicable law.

This is a New York public work contract. Prevailing wages and supplements, certified payroll requirements, contractor/subcontractor registration requirements, and all other applicable provisions of New York Labor Law Article 8 apply.

Dated: November18, 2026

Tamara Burns, Town Clerk
Town of Lewiston, New York

TOWN OF LEWISTON

OUTDOOR PICKLEBALL COURTS PROJECT

INFORMATION AND INSTRUCTION TO BIDDERS

PROPOSALS RECEIVED

The Town of Lewiston, New York (hereinafter referred to as the "Town") will receive proposals for the provision of **Town of Lewiston Outdoor Pickleball Courts Project**, as specified in Exhibit A, at the time and place and under the conditions stated in the Notice to Bidders. Conditions set forth in the "Information to Bidders" and the attached contract shall constitute part of the specifications and the contract.

PROPOSALS

Proposals shall be made upon the forms contained herein. The proposals as submitted shall not be separated from the volume containing the other contract documents which are bound with it. The blank spaces in the proposal must be filled in correctly were indicated for each and every item of the contract being bid, and the bidder must state, in ink, the price(s) proposed for each item contemplated. Ditto marks are not considered appropriate responses and shall not be accepted. The bidder shall sign their proposal correctly. If the proposal is made by an individual, his or her name and post office/mailing address must be shown clearly. If made by a firm, partnership or other legal entity (i.e. Corporation/LLC), the proposal must be signed and sealed by an authorized* official of the firm, partnership or other legal entity. The following original signatures are required to be affixed to the bid documents:

REQUIRED DOCUMENT	SIGNATURE
Bid/Proposal	Bidder
Non-collusion bidding certificate	Bidder
Bidder Responsibility Questionnaire	N/A

Execution by an authorized individual on behalf of a firm, partnership or other legal entity constitutes certification that the individual signing is duly authorized to bind the entity on behalf of whom he/she executes the bid documents.

IRREGULAR PROPOSALS

Proposals may be rejected if they contain any material deviations, irregularities, any omissions, alterations of form or substance, additions not called for, conditional or alternate bids, bids containing escalation clauses, other than those provided for in the proposal documents.

BIDDER RESPONSIBILITY AND QUALIFICATION REQUIREMENTS

The Town may require evidence establishing that the bidder is responsible and possesses the experience, organization, financial capacity, workforce, equipment, safety record, and technical competence necessary for this specialized sports-court project.

- Minimum five (5) years' experience in post-tensioned sports-court construction.
- Evidence of at least three (3) completed post-tensioned pickleball or tennis court projects in freeze-thaw climates.
- PTI Level 1 or Level 2 certified personnel on site during post-tensioning operations.
- Sports surfacing installer with at least five (5) years' experience.
- Athletic equipment and fencing installers with at least three (3) years' relevant experience.
- Independent qualified testing agency for concrete and compaction testing.
- List of at least three comparable municipal/public projects, including owner contact, contract value, completion date, and description.
- Disclosure of defaults, terminations, claims, safety violations, debarments, or prevailing-wage violations during the preceding five years.
- New York contractor/subcontractor registration numbers required by Labor Law Article 8, where applicable.

The Town may reject a bid if the bidder fails to supply requested responsibility information within the time established by the Town. The Town may also investigate the qualifications and responsibility of any bidder and may require supplemental information. No bidder acquires any contractual right until the Town has made an award and the Agreement has been fully executed.

EXECUTION OF CONTRACT

The successful bidder shall execute the Agreement and deliver required bonds, insurance, registration documentation, and other required submissions within ten (10) days after Notice of Award, unless the Town provides a different written deadline. The Town shall then cause the documents to be executed and the same shall constitute the contract between the bidder and the Town. In the case of the bidder's failure or neglect to execute the contract within this timeframe, the Town may, at its option, determine that the bidder has abandoned the contract, and thereupon the Town's proposal and acceptance shall be null and void, and the security accompanying the proposal shall be forfeited to the Town.

INTERPRETATIONS

If any person contemplating submitting bids is in doubt as to the true meaning of any part of this proposed bid and/or contract document, he may submit to the Town a written request for an interpretation thereof. Any interpretation of such documents will be made only by addenda

duly issued, and a copy of each addendum will be mailed or delivered to each person receiving a set of documents. The Town will not be responsible for any other explanations or interpretations of such documents which anyone presumes to make on behalf of the Town.

RIGHT TO REJECT

The Town reserves the right to accept the low bid conforming to the specifications and further reserves the right to reject any and all proposals, or to accept any proposal deemed to be in the best interest of the Town.

WITHDRAWAL OF BIDS PRIOR TO BID OPENING

If a bidder wishes to withdraw his/her bid, he/she may do so before the time fixed for the opening of bids by communicating his purpose, in writing, to the Town Clerk. Upon such notice, the bid will be returned to the bidder unopened.

WITHDRAWAL OF BIDS AFTER BID OPENING

If the Town fails to award a contract for this work within forty-five (45) days from the actual date of opening of bids, the bidder may nullify or withdraw his/her bid by communicating his/her purpose, in writing, to the Town. Prior to expiration of the forty-five (45) day time period and in absence of written notice of withdrawal thereafter, the bid shall be deemed to be in full force and effect. Written notice of acceptance from the Town shall be considered an award.

TIME OF COMPLETION

The Contractor shall commence within the time stated in the Notice to Proceed. The intended construction window is April 1, 2027 through October 15, 2027. Bidder shall state proposed calendar days to substantial completion and final completion on the Bid Form. Extensions to be granted upon written request and solely at the Town's discretion. Delivery and/or services shall be coordinated with both Tim Smith, Town of Lewiston Recreation Director, (716) 754-8477 Ext. 254, and Steve Broderick, Town of Lewiston Supervisor, (716) 754-8213 Ext. 224.

WORK HOURS

Unless otherwise approved in writing, work shall be performed between 8:00 a.m. and 5:00 p.m. Contractor shall coordinate operations at Fire Co. #2 so emergency access and fire company operations are maintained at all times.

INSURANCE, INDEMNIFICATION AND RISK ALLOCATION

A. Insurance

Before commencing Work, Contractor and each subcontractor shall furnish certificates and required endorsements evidencing coverage maintained through final acceptance. The Town of Lewiston, New York, its officers, officials, employees, and agents shall be named as additional insureds on liability policies on a primary and non-contributory basis for ongoing and completed operations.

Coverage	Minimum Requirement
Workers' Compensation / Employers Liability	Statutory New York coverage or lawful exemption; required NYS forms.
Disability Benefits	Statutory New York coverage or lawful exemption; required NYS forms.
Commercial General Liability	$1,000,000 each occurrence; $1,000,000 personal/advertising injury; $2,000,000 products-completed operations aggregate; $2,000,000 general aggregate.
Automobile Liability / No-Fault	$1,000,000 combined single limit for owned, hired, and non-owned vehicles.
Umbrella / Excess Liability	$5,000,000 each occurrence and aggregate, following form over CGL/Auto/Employers Liability.
Professional Liability	If design, delegated design, engineering, photometrics, structural calculations, or other professional services are furnished: $1,000,000 per claim / aggregate, maintained through applicable limitation period.

B. Indemnification

To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless the Town and its officers, officials, employees and agents from claims, damages, losses, liabilities and expenses, including reasonable attorneys' fees, but only to the extent caused by the negligent, reckless, wrongful or willful acts or omissions of Contractor, its subcontractors, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable. This provision shall not be construed to require indemnification for the Town's own negligence beyond the extent permitted by New York law.

C. Property Protection

Contractor is responsible for protection of the Work, adjacent property, utilities, pavements, landscaping, facilities and completed improvements until final acceptance, and shall promptly repair damage caused by its operations at no additional cost to the Town.

SIGNATURE – CANCELLATION – ADDITIONAL INSURED STATUS

A. Each policy or Certificate of Insurance hereinbefore required, and each endorsement thereto, must be signed by a licensed resident agent. Insurance agent shall provide telephone number on each policy or Certificate of Insurance submitted.

B. Each policy or Certificate of Insurance hereinbefore required shall contain the following endorsement: Should this policy be cancelled before the expiration of the date thereof; notice will be delivered in accordance with policy provisions.

C. At the expiration date of the policy as shown on the Certificate(s) of Insurance, or at any other time requested, new proof of insurance must be provided to the Town.

D. For each insurance for Liability Coverage, the Town, their agents, officers, and employees must be additional insured and the Certificate(s) of Insurance shall so indicate.

E. Commercial General Liability Insurance shall be Primary and Non-Contributory Insurance, and this Certificate of Insurance shall so indicate. Other Insurance available to the Town with respect to work performed pursuant to this contract shall not be, in any instance, considered as Primary Insurance, Co-Insurance or Contributory Insurance.

MATERIAL PERFORMANCE

The bidder will be held responsible for strict conformance to specifications for the quality, performance and test results of each item of material covered by the contract. The bidder shall obtain adequate guarantees addressed to the Town from the various manufacturers that the material furnished shall meet the specifications in every respect.

BID SECURITY; PERFORMANCE AND PAYMENT BONDS

A. Bid Security

Each bid shall be accompanied by bid security in the amount of five percent (5%) of the total Base Bid, in the form of a bid bond issued by an authorized surety or other security acceptable to the Town. The security shall guarantee that the bidder will

enter into the Contract and furnish the required bonds and insurance if awarded the Contract.

B. Performance Bond

The successful Contractor shall furnish a Performance Bond in the amount of one hundred percent (100%) of the Contract Sum, in form and substance acceptable to the Town, guaranteeing faithful performance of the Contract.

C. Payment Bond

The successful Contractor shall furnish a Labor and Material Payment Bond in the amount of one hundred percent (100%) of the Contract Sum, in form and substance acceptable to the Town, guaranteeing payment of lawful claims for labor and materials.

D. Surety

Bonds shall be issued by a surety authorized to transact business in New York and acceptable to the Town. The Town may require evidence of the surety's authority and financial capacity.

EXEMPTION FROM SALES AND/OR USE TAXES

The contractor is advised that the Town, a public benefit corporation created by the State of New York, is exempt from payment of all state and local sales and compensating use taxes of the State of New York and cities and counties on the purchase of all equipment pursuant to the provisions of the contract. Such taxes are not to be included in the contract price, bid or cost to be reimbursed as the case may be. This exemption does not, however, apply to tools, machinery, equipment or other property purchased by or leased to the Contractor or a subcontractor or to supplies, machinery equipment and materials which, even though they are consumed in the performance of the contract, are not incorporated into the completed permanent work. The Contractor and his subcontractors shall be responsible for and pay any and all applicable taxes, including sales and compensating use taxes, on such tools, machinery, equipment of other property and upon all such unincorporated supplies and materials.

The Town will supply the necessary exemption or other certificates.

NON-COLLUSIVE BIDDING CERTIFICATION

Each proposal shall contain a properly executed "Non-Collusive Bidding Certification" as required by Section 103-d of the General Municipal Law. The necessary form is provided herein for each proposal.

REQUIRED PROVISIONS OF LAW

Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to have been inserted herein. If any such provision is not inserted, through mistake or otherwise, then upon the application of either part, this Contract shall be physically amended forthwith to make such insertion.

PREVAILING WAGE RATES REQUIRED BY LAW

A. The parties hereto, in accordance with the provisions of Section 220(3) of the Labor Law, hereby agree that there shall be paid each employee engaged in work under this Contract not less than the wage rate and supplements set opposite the trade or occupations in which he/she is engaged which are the wage rates and supplements established as the prevailing rate of wages for the work covered by this Contract, by the Department of Labor.

B. Proof of payment of prevailing wage shall be documented to the Town by the Contractor prior to payment. The Contractor shall hold the Town harmless from any fine or penalty for failure to comply with these provisions.

NEW YORK PUBLIC WORK AND STATUTORY REQUIREMENTS

The following requirements are incorporated into the Contract to the extent applicable. The Contractor is responsible for compliance with all federal, state, county and local laws, regulations and permit requirements.

- Competitive bidding and award requirements of New York General Municipal Law §103.
- Non-Collusive Bidding Certification required by General Municipal Law §103-d.
- Prevailing wage, supplements, certified payroll and related public-work requirements under New York Labor Law Article 8, including §220 et seq.
- Contractor and subcontractor registration requirements applicable to public work under New York Labor Law Article 8.
- Workers' Compensation Law and Disability Benefits Law.
- Applicable OSHA construction safety requirements and New York public-work safety training requirements.
- NYS Uniform Code, Energy Code where applicable, accessibility requirements, utility protection requirements, and Town permits.

THE CONTRACT TOGETHER WITH "EXHIBIT 1 – TOWN OF LEWISTON PICKLEBALL COURTS - DESIGN AND PERFORMANCE CRITERIA" CONSTITUTES THE ENTIRE CONTRACT. NO OTHER TERMS WILL BE INCLUDED: BY SUBMITTING THE PROPOSAL YOU AGREE TO EXECUTE THE CONTRACT AND PROVIDE THE ITEMS, MATERIALS AND OR SERVICES CALLED FOR IN ACCORDANCE WITH ITS TERMS

(The remainder of this page is intentionally left blank.)

BID / PROPOSAL FORM AND BID SCHEDULE

The undersigned submits this Bid to the Town of Lewiston and agrees, if awarded the Contract, to execute the Agreement and furnish all required bonds, insurance and documentation within the required time.

Bid Item	Description	Amount
1	Site 1 — Lewiston Fire Co. #2: complete two-court battery, excluding lighting alternate	$_____
2	Site 2 — Pletcher Road Municipal Park: complete two-court battery, excluding lighting alternate	$_____
3	BASE BID TOTAL (Items 1 + 2)	$_____
A-1	Alternate: complete LED sports lighting system — Site 1	$_____
A-2	Alternate: complete LED sports lighting system — Site 2	$_____
U-1	Structural fill / NYSDOT Type 2, furnished and installed, compacted in place — unit price per ton Estimated No. of Tons (fill)	$_____ / ton 1,700 tons

Proposed Start Date: _____ Substantial Completion: _____ calendar days after Notice to Proceed

Final Completion: _____ calendar days after Substantial Completion

Bidder: _____

Legal Name: _____

Address: _____

Telephone: _____

Email: _____

Federal ID No.: _____

NYS Public Work Contractor Registration No.: _____

Authorized Signature: _____ Date: _____

Printed Name / Title: _____

BIDDER CERTIFICATIONS

Non-Collusive Bidding Certification — GML §103-d

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:

1. The prices in this bid have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or competitor.

2. Unless otherwise required by law, the prices quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or competitor.

3. No attempt has been made or will be made by the bidder to induce any other person, partnership, corporation or entity to submit or not to submit a bid for the purpose of restricting competition.

Bidder: _____ By: _____

Name/Title: _____ Date: _____

Bidder Responsibility Questionnaire

- Years in business under current name: _____
- Number of completed post-tensioned sports-court projects in last five years: _____
- List three comparable projects on attached sheet, with owner contact information.

_____

_____

_____

- Has bidder or an affiliate been terminated for default in the last five years? Yes / No. If yes, explain.

_____

_____

_____

_____

- Has bidder or an affiliate been found in violation of prevailing-wage requirements in the last five years? Yes / No. If yes, explain.

_____

_____

_____

_____

- Has bidder or an affiliate been debarred or suspended from public contracting? Yes / No. If yes, explain.

_____

_____

_____

_____

- If known, list proposed post-tensioning, surfacing, fencing, electrical and site-work subcontractors below.

_____

_____

_____

_____

CONTRACT AND AGREEMENT

THIS AGREEMENT is made as of the ____ day of _____, 2026, by and between the TOWN OF LEWISTON, NEW YORK ("Town"), and _____ ("Contractor").

For good and valuable consideration, the parties agree as follows:

1. Contractor shall furnish and complete all Work for the Town of Lewiston Outdoor Pickleball Courts Project in strict accordance with the Contract Documents.
2. The Contract Documents include this Agreement; Advertisement; Instructions to Bidders; accepted Bid; certifications; General and Supplementary Conditions; Schedules A through D; drawings; technical criteria; prevailing wage schedule; bonds; insurance requirements; all addenda; and written modifications issued after execution.
3. Contract Sum. The Town shall pay Contractor the Base Contract Sum of $_____, subject to authorized additions and deductions. Accepted alternates: _____.
4. Contract Time. Contractor shall achieve Substantial Completion within _____ calendar days after Notice to Proceed and Final Completion within _____ calendar days thereafter, subject only to written extensions authorized by the Town.
5. Payment. Progress payments may be made monthly for properly completed and accepted Work, less retainage as permitted by law and subject to submission of certified payrolls, lien/claim documentation, testing, and other required records. Final payment is conditioned on final acceptance and complete closeout.
6. No oral direction shall modify the Contract Sum or Contract Time. Changes require written authorization by the Town in accordance with the Contract Documents.

TOWN OF LEWISTON, NEW YORK

By: _____
Name/Title: Steve Broderick, Supervisor

Date: _____

CONTRACTOR

By: _____

Name/Title: _____

Date: _____

GENERAL AND SUPPLEMENTARY CONDITIONS

1. Contractor's General Duty

Contractor shall supervise and direct the Work using its best skill and attention and is solely responsible for construction means, methods, sequences, procedures, safety precautions and programs, except where the Contract Documents prescribe a specific result or requirement.

2. Subcontractors

Contractor remains fully responsible for acts and omissions of subcontractors and suppliers. No subcontract creates contractual rights against the Town.

3. Safety and Emergency Access

Contractor shall comply with OSHA and all applicable safety requirements, maintain secure work zones, and preserve emergency access. At Fire Co. #2, operations shall never obstruct apparatus movement or emergency response.

4. Existing Utilities

Contractor shall obtain utility mark-outs and protect utilities. Damage caused by Contractor shall be repaired promptly at Contractor's expense.

5. Permits and Inspections

Contractor shall obtain and pay for permits, inspections, licenses and approvals required for its Work unless expressly stated otherwise. Town-issued permits may be fee-waived only if the Town expressly so provides.

6. Submittals

Contractor shall submit shop drawings, product data, mix designs, post-tensioning plans, structural calculations, photometrics, samples, warranties and other specified items sufficiently in advance to avoid delay. Review does not relieve Contractor from compliance.

7. Testing

Required testing shall be performed by qualified independent agencies. Failed tests and retesting caused by nonconforming Work are Contractor's responsibility.

8. Changes

No extra work or change in price/time is compensable without prior written authorization, except emergency action necessary to protect life or property, which must be reported immediately.

9. Concealed Conditions

Contractor shall promptly notify the Town before disturbing materially differing concealed physical conditions. Contractor shall not proceed with affected work until directed.

10. Payments and Retainage

Payment is for accepted Work and does not constitute final acceptance. The Town may withhold sums for defective work, claims, unpaid subcontractors, failure to submit payrolls, incomplete closeout, or other contractual grounds.

11. Warranty

Contractor warrants that materials are new unless otherwise specified, Work is of good quality, and Work conforms to the Contract Documents. Specific warranties are in Schedule C and are in addition to other legal and contractual remedies.

12. Correction of Work

Contractor shall promptly correct rejected, defective or nonconforming Work at its expense, including associated testing, removal, replacement and restoration.

13. Suspension / Termination

The Town may order suspension for safety, noncompliance, public necessity, or other cause. The Town may terminate for material default after applicable notice and opportunity to cure, or exercise other rights available under the Contract and law.

14. Disputes

Contractor shall continue performance during disputes unless directed otherwise. Claims shall be submitted promptly in writing with complete supporting documentation. No claim is waived or allowed merely by field discussion.

15. Final Acceptance

Final acceptance requires completion of punch-list work, testing, restoration, closeout documents, warranties, as-builts, releases/affidavits requested by the Town, and removal of temporary facilities and debris.

EXHIBITS

(DOCUMENTS TO BE ATTACHED BY TOWN)

- Exhibit 1 — Town of Lewiston Pickleball Courts - Design and Performance Criteria, including drawing set. (40 pgs.)

END OF BID PACKAGE

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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II. TECHNICAL SPECIFICATIONS

DRAWING SET

Figure 1 – Pletcher Road Park Site Plan

Figure 2 – Fire Co #2 Site Plan

Figure 3 – Typical Cross-Section

Figure 4 – Court Layout and Striping Diagram

APPENDICES - Appendix A – Contractor Bid Form

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

DIVISION 00-FRONT-END DOCUMENTS

- **00 11 13 – ADVERTISEMENT FOR BIDS**
- **00 21 13 – INSTRUCTIONS TO BIDDERS**
- **00 41 00 – BID FORM**
- **00 52 00 – AGREEMENT**
- **00 61 13 – Bonds**
- **00 72 00 – GENERAL CONDITIONS**
- **00 73 00 – SUPPLEMENTARY CONDITIONS**

DIVISION 01- GENERAL REQUIREMENTS

- **01 10 00 – SUMMARY:**
- **01 20 00 – PRICE AND PAYMENT PROCEDURES:**
- **01 30 00 – ADMINISTRATIVE REQUIREMENTS:**
- **01 33 00 – SUBMITTAL PROCEDURES:**
- **01 45 00 – QUALITY REQUIREMENTS:**
- **01 50 00 – TEMPORARY FACILITIES:**
- **01 78 00 – CLOSEOUT SUBMITTALS:**

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

- **10 14 00 – PERMANENT SIGNAGE**
- **10 75 00 – COURT DIVIDER NET SYSTEM**
- **10 75 01 - PLAYING COURT (20' x 44') NET SYSTEM**

DIVISION 12 FURNISHINGS:

- **12 93 00 – SITE FURNISHINGS (ADA BENCHES)**

DIVISION 26 ELECTRICA:

- **26 56 00 – EXTERIOR SPORTS LIGHTING (Optional)**

DIVISION 31 SOIL STABILIZATION

- **31 25 00 – Erosion Control**

DIVISION 32 – EXTERIOR IMPROVEMENTS

- **32 11 00 – SUBBASE & EARTHWORK FOR SPORTS COURTS**
- **32 13 13 – CONCRETE PAVING (WALKS & ADA ROUTES)**
- **32 12 16 – ASPHALT SPORTS COURT PAVEMENT**
- **32 18 23 – ACRYLIC PICKLEBALL COURT SURFACING & STRIPING**
- **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): $_____

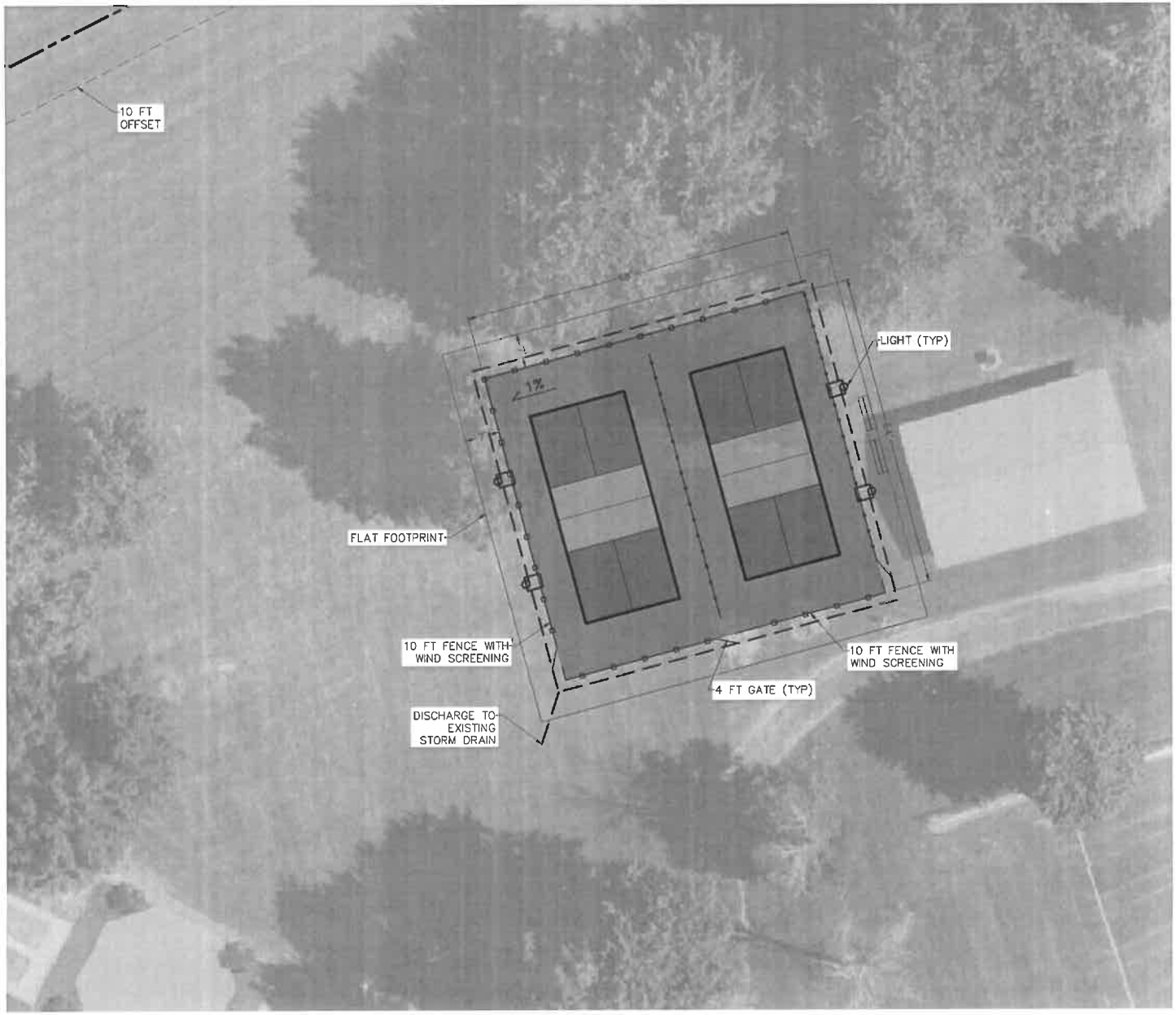
   Pletcher Rd Park 2-Court Complex
   Court Complex Lump Sum: $_____
   Lighting (Optional): $_____

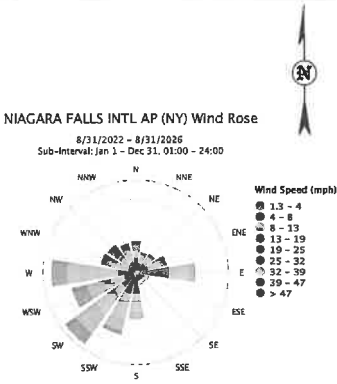
   Allowance for Subbase and Structural Fill
   Fill Unit Price: $_____ per Ton
   Total (Assume 1,700 Tons): $_____

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.

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 SECTION 7209, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

NO	REVISION	BY	DATE

JOHN B. BATTAGLIA, P.E.
NYSPE LICENSE NO. 070988

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

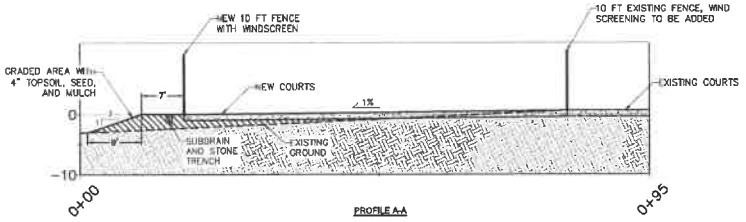
PROJECT NO:	DATE:
000-A0000	NOVEMBER 2026

GRAPHIC SCALE:
0 15' 30'

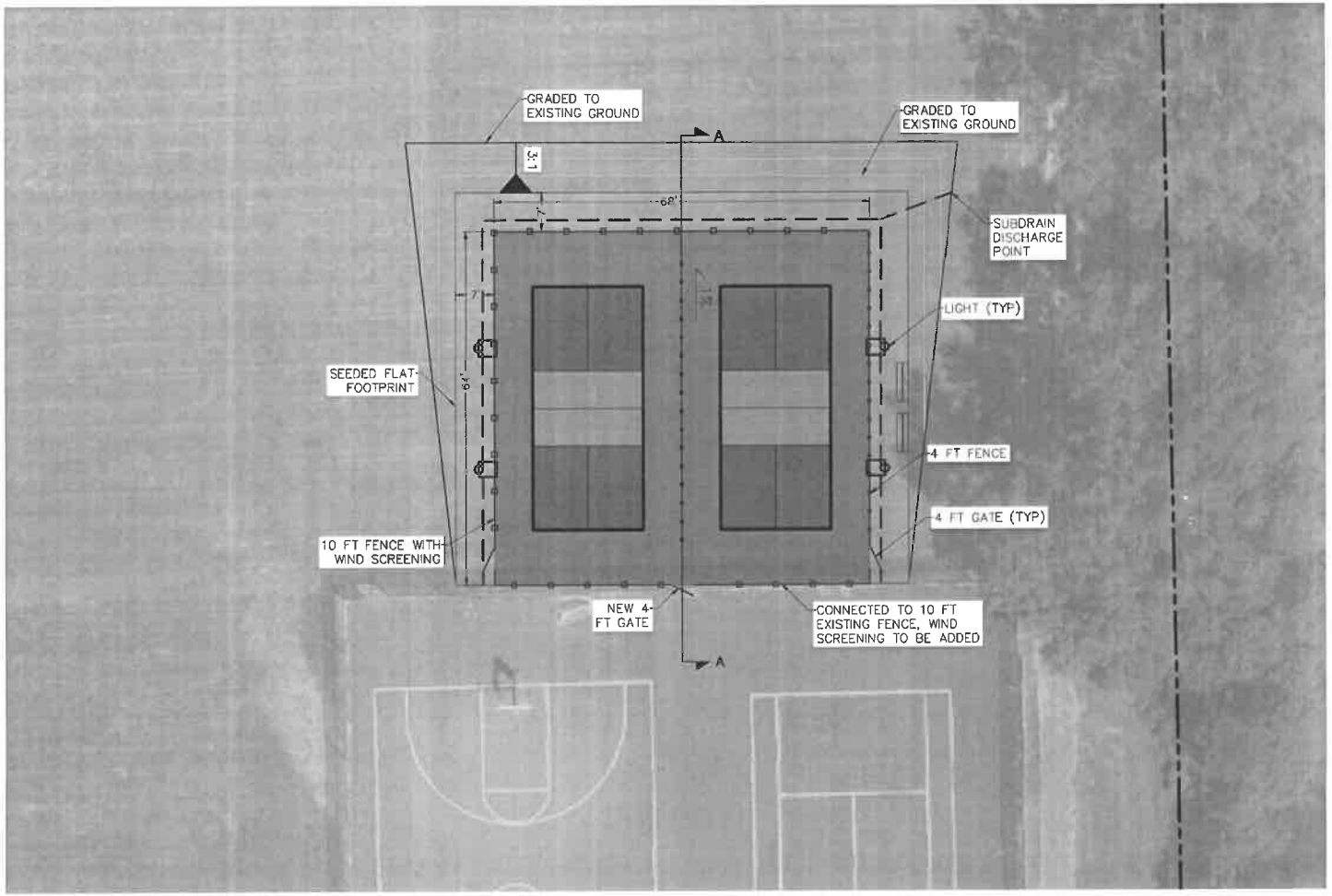
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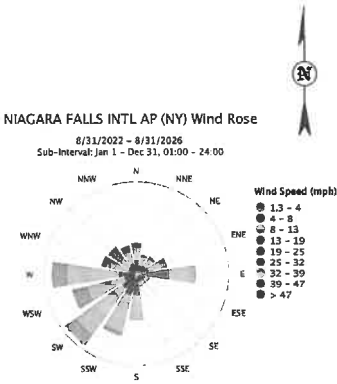
REV NO:	FIGURE:
0	1

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



PROFILE A-A





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.

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

NO.	REVISION	DATE

JOHN B. BATTAGLIA, P.E.
NYSPE LICENSE NO. 078589

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

SHEET: FINAL

DES	DRN	CHK
JBB	KLK	JBB

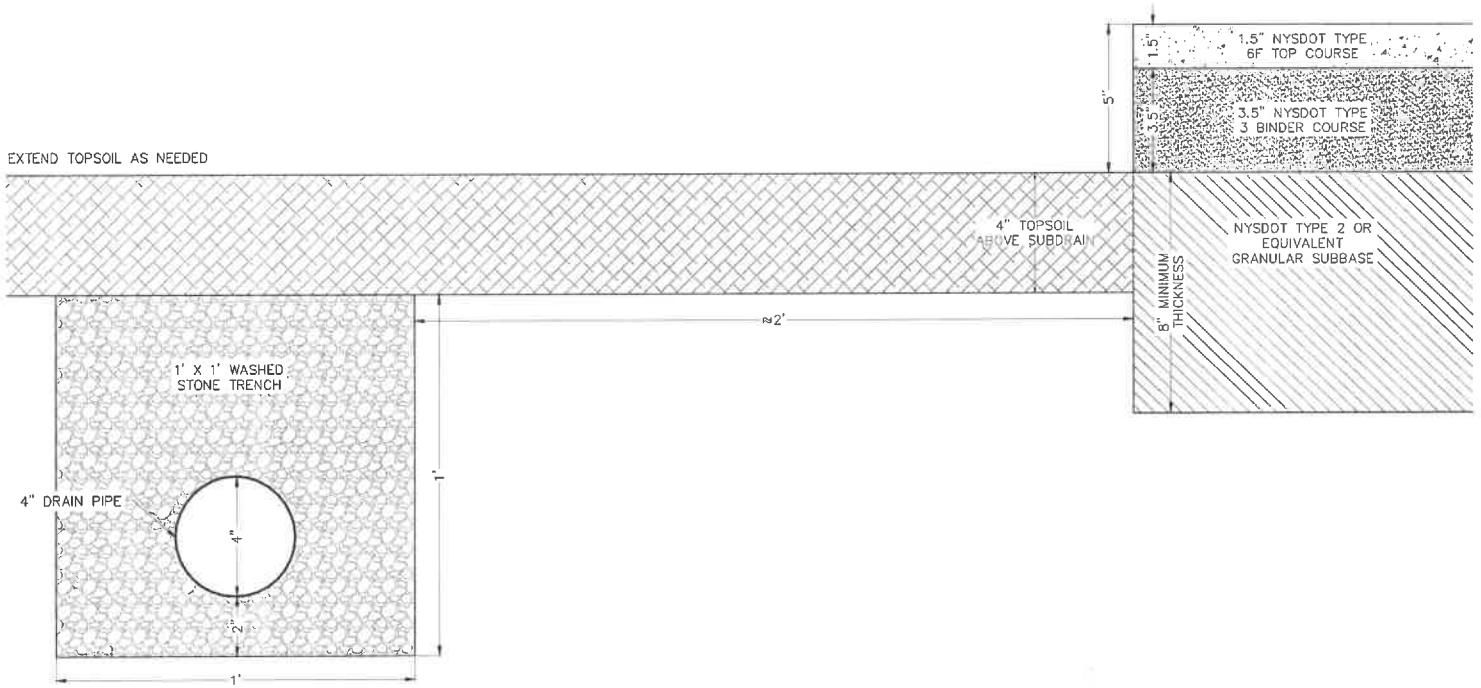
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DATE: NOVEMBER, 2026

GRAPHIC SCALE: 0' 15' 30'

FILE: Pickleball Site Plan.dwg

REVNO: 0
FIGURE: 2

Y:\JBB Last LLC\Docs\Lewiston #2\ACAD\Pickleball Site Plan.dwg



DRAIN TRENCH AND TYPICAL ASPHALT CROSS-SECTION

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 SECTION 7209, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

NO.	REVISION	BY	DATE

JOHN S. BATTAGLIA, P.E.
NYSPE LICENSE NO. 079888

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

SHEET:
FINAL

DES:	DRN:	CHK:
JSB	RJK	JSB

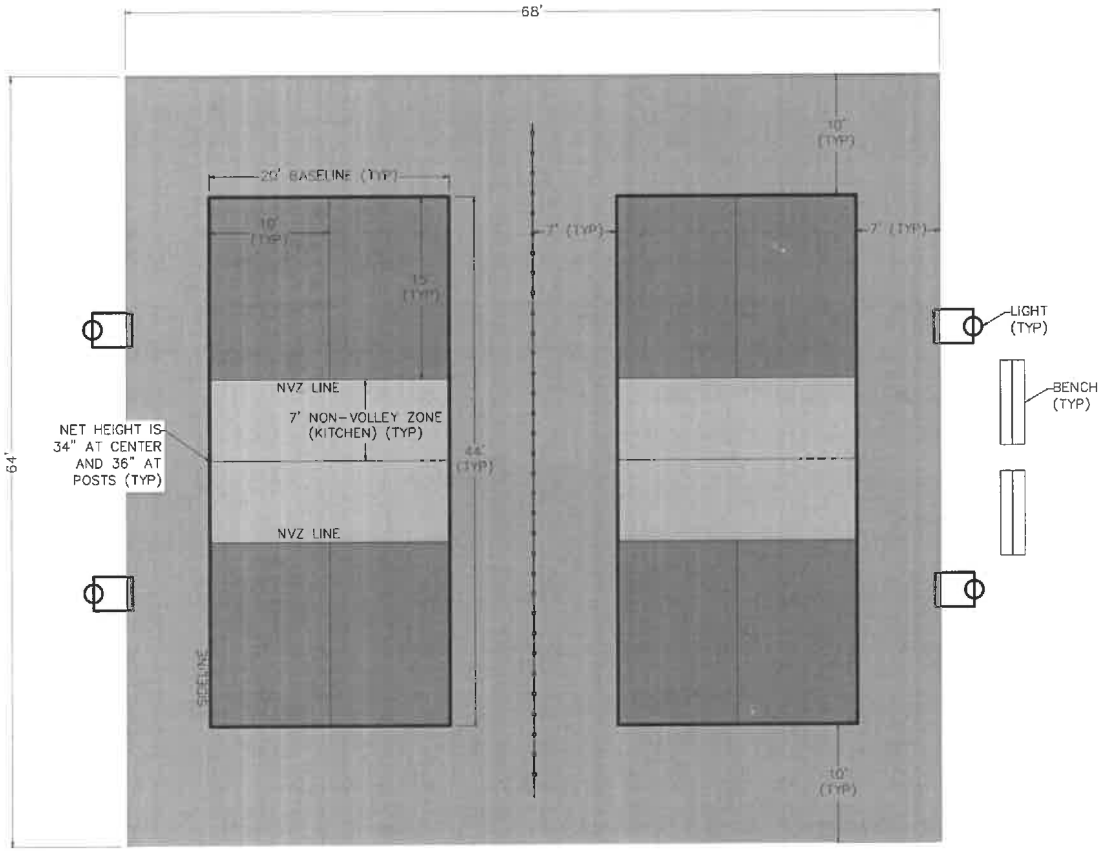
PROJECT NO: 800-A0000
DATE: NOVEMBER 2020

GRAPHIC SCALE:
0' 2' 4'

FILE:
Pickleball Site Plan.dwg

REV NO: 0
FIGURE: 3

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IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 SECTION 7209, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

DATE
BY
REVISION
NO.

JOHN B. BATTAGLIA, P.E.
NYSPE LICENSE NO. 070988

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	KI K.	JBB

PROJECT NO:	DATE:
500-A0000	NOVEMBER 2023

GRAPHIC SCALE:
0 5' 10'

FILE:
Pickleball Site Plan.dwg

REV NO:	FIGURE:
0	4

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