

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 24, 2026 at 12:00 p.m.
Bid Opening	Immediately following bid deadline
Pre-Bid Meeting / Site Walk	November 10, 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 24, 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 10, 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: October 19, 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 where 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 SCHEDULES "A", "B", "C" & "D" AND "EXHIBIT 1 - 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

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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.

SCHEDULE A

PROJECT SCOPE AND GENERAL REQUIREMENTS

1. Project Description

This is a two-site municipal outdoor pickleball project consisting of one two-court battery at Lewiston Fire Co. #2, 1705 Saunders Settlement Road, and one two-court battery at Pletcher Road Municipal Park. The bid is intended as a total project-to-completion bid. Contractor shall provide all site work, court installation, associated amenities, and final restoration required for complete facilities. Lighting shall be priced as specified in the Bid Schedule.

2. Governing Standards

- USA Pickleball Official Rulebook.
- ASBA / USA Pickleball Courts Construction & Maintenance Manual (2023 or newer).
- ACI 318, ACI 302, ACI 360 and applicable PTI post-tensioning standards.
- ASCE 7 design criteria; wind design not less than 115 mph and ground snow load approximately 40–50 psf, subject to final delegated-design verification.
- NYS Uniform Code and other applicable New York codes.
- 2010 ADA Standards for Accessible Design and applicable New York accessibility provisions.
- ASTM C31 and C39 for concrete testing; applicable ASTM/NYSDOT standards for compaction and materials.
- Town of Lewiston public works requirements.

3. Climate / Site Performance

- Western New York freeze-thaw environment; frost depth approximately 48 inches.
- Anticipated silty clay / glacial till and frost-susceptible soils; groundwater may be variable or perched.
- Provide non-frost-susceptible base and required underdrainage.
- Positive drainage away from courts; no ponding or ice-producing depressions.

4. Court Geometry

- Playing court: 20 ft x 44 ft to outside of lines.
- Minimum court module including run-out: 34 ft x 64 ft, with approximately 10 ft clear at ends and 7 ft at sides to fences/obstructions.
- Long axis: north-south, generally within ± 15 degrees where site conditions permit.
- Non-volley zone: 7 ft from net each side. Lines: 2 inches wide, straight, uniform and high contrast.
- Contractor shall submit dimensioned layout/shop drawings before construction.

5. Coordination and Restoration

Coordinate with Town, Recreation Department, Fire Co. #2, utilities and other affected parties. Maintain public and emergency safety. Restore disturbed areas with topsoil, seed and mulch; repair pavement, turf, landscaping and facilities damaged by operations.

SCHEDULE B

TECHNICAL SPECIFICATIONS

1. Earthwork, Subbase and Drainage

- Strip vegetation/topsoil and excavate to required grades. Remove unsuitable material.
- Proof-roll subgrade; remove and replace soft or pumping areas.
- Granular subbase: NYSDOT Type 2 or approved equivalent, minimum 6 inches compacted thickness.
- Place fill/subbase in controlled lifts and compact to at least 95% Modified Proctor. Provide independent compaction testing.
- Laser grade to required plane. Final court slope: 0.83%–1.0% single plane.
- Provide perimeter French drains, swales and/or underdrains as necessary for positive drainage and spring snowmelt conditions.
- Provide 10-mil minimum vapor barrier below PTC slab where required by the court system design.
- Structural fill shall be non-frost-susceptible and free of organics, clay lumps and deleterious material. Extra authorized fill shall be measured under Unit Price U-1.

2. Post-Tensioned Concrete Courts

- PTC slab thickness: 5.5–6.0 inches, designed and detailed by qualified personnel in accordance with PTI/ACI and sports-court requirements.
- Concrete: minimum 4,000 psi at 28 days; water-cement ratio ≤ 0.45 ; air content 5–7%; ASTM C33 aggregate; no calcium chloride.
- Tendons: 0.5-inch minimum 7-wire low-relaxation strand, factory greased and sheathed, with PTI-approved encapsulated anchorages.
- Submit tendon layout, anchorage details, mix design, stressing plan and installer qualifications before placement.
- Place continuously to avoid cold joints; finish to uniform sports-court plane. Cure for minimum 28 days as required by system/manufacturer.
- Stress only after concrete reaches at least 75% of design strength; record jack pressures, elongations and lock-off values.
- Planarity: maximum deviation 1/8 inch in 10 feet. After surfacing, no birdbaths deeper than 1/16 inch following one hour after wetting.
- Protect slab from traffic for at least 14 days and from staining or damage until surfacing and acceptance.

3. Acrylic Surfacing and Striping

- 100% acrylic multi-coat sports surfacing system compatible with post-tensioned concrete; SportMaster PickleMaster or approved equal meeting specified performance.
- UV-stable, freeze-thaw resistant system suitable for cold climate.

- Owner-selected colors; typical in-bounds blue or green with contrasting apron.
- Prepare slab by cleaning, grinding high spots and filling low spots as approved. Apply manufacturer-recommended surfacer and color coats.
- Stripe regulation USA Pickleball layout with crisp 2-inch acrylic lines.

4. Chain-Link Fencing

- 10-foot perimeter fencing; 4-foot interior dividers where shown/required.
- 9-gauge galvanized or vinyl-coated chain-link fabric, approximately 1-3/4-inch mesh.
- Schedule 40 steel posts, hot-dip galvanized or approved coated finish; footings engineered for wind and local frost conditions.
- Gates shall be self-closing, self-latching and lockable; provide compliant hardware where required.

5. Windscreens

- Provide on north, south and west fence sides unless adjusted by Town during submittal review.
- 9–10 oz/sy UV-resistant mesh, reinforced hems, grommets at 12 inches or less, wind-permeable construction.
- Mount on interior fence face with bottom approximately 6 inches above grade using UV-resistant ties.

6. Court Divider Systems

- Douglas Sports or approved equal outdoor divider system.
- Posts: 2-7/8-inch OD, 8-gauge galvanized steel, black powder coat, approximately 48 inches exposed, installed in sleeves.
- Netting: #420 knotless pylon netting or approved equal, approximately 1-1/2-inch mesh, reinforced vinyl perimeter, grommets and top cable pocket.
- Provide galvanized cable, turnbuckles, clamps, eye bolts, ties and pole padding as required.

7. Permanent Playing Nets

- Complete USA Pickleball-compliant permanent net system at each court.
- Schedule 40 steel posts, 3-inch OD, galvanized and powder coated; spacing and installation to achieve regulation geometry.
- Net: 22 ft width; 36 inches at sidelines and 34 inches at center; UV-resistant mesh ≤1 inch openings.
- Provide galvanized top cable, center strap and recessed flush center anchor.
- Post footings minimum 12-inch diameter x 36-inch depth, increased as required for local frost depth and design.

8. ADA Benches / Site Furnishings

- Provide two benches per two-court complex, one per court, with one ADA companion seating area per court cluster.
- Municipal-grade steel, aluminum or recycled HDPE bench; 6 ft minimum, 8 ft preferred; minimum 600 lb static load.

- Concrete pads: minimum 4-inch, 3,000 psi, broom finish; anchors stainless steel.
- ADA clear floor space: 30 x 48 inches adjacent to bench, on firm, stable and slip-resistant surface.

9. Concrete Walks / ADA Routes

- 4,000 psi air-entrained concrete, 4 inches thick, broom finish.
- Accessible route slopes: $\leq 5\%$ longitudinal and $\leq 2\%$ cross slope unless a compliant ramp is specifically designed.
- Provide tooled joints at approximately 5-foot spacing and coordinate routes to parking, gates and seating.

10. Permanent Signage

- Exterior-grade, vandal-resistant, UV-stable aluminum or HDPE signs with stainless or galvanized hardware.
- Provide rules/regulations, safety/liability, hours of operation, court numbering, emergency information and court-use policy signage.
- Emergency information shall include 911, Lewiston Police non-emergency 716-754-8477, Parks Department 716-754-8218, facility location and AED location if applicable.
- Hours/funding sign shall include Town-approved language concerning PASNY Greenway funding as directed by the Town.

11. Exterior Sports Lighting (BID ALTERNATE)

- Lighting shall be bid separately for each site as Alternates A-1 and A-2. If accepted, provide a complete operational LED sports-lighting system including design, fixtures, poles, foundations, conduit, wiring, controls, electrical connections, testing and commissioning.
- Design target: 30–50 foot-candles average maintained, with uniformity not exceeding 3:1, subject to approved photometric design.
- LED sports fixtures with cutoff optics suitable for minimizing spill and glare.
- Poles and foundations engineered for not less than 115 mph wind or governing code load, whichever is greater.
- Timeclock and photocell controls, manual override and Town-approved curfew settings.
- Submit sealed structural calculations where required, photometric plan, fixture data and electrical load information.

12. Erosion Control and Site Restoration

- Provide stabilized construction entrance and erosion/sediment controls appropriate to site conditions.
- Prevent sediment tracking and migration. Maintain controls throughout construction.
- Upon completion, remove temporary controls when stabilization is established; place topsoil, seed and mulch on disturbed areas and restore adjacent improvements.

SCHEDULE C

SUBMITTALS, TESTING, CLOSEOUT AND WARRANTIES

1. Required Submittals

- Project schedule and submittal schedule.
- Site layout and grading plan / shop drawings.
- Post-tension tendon layout, anchorage details, stressing plan and calculations.
- Concrete mix design and curing materials.
- Granular fill gradation and source.
- Compaction test reports and proof-roll documentation.
- Concrete cylinder testing reports.
- PT stressing records: jack pressures, elongations and lock-off values.
- Fencing and gate shop drawings and wind-design information.
- Divider-net and permanent-net product data.
- Acrylic surfacing product data, color samples and application schedule.
- Bench and signage product data / proofs.
- Lighting photometrics, fixture data, controls and pole/foundation structural calculations if alternate accepted.
- Insurance, bonds, contractor/subcontractor registration and certified payroll documentation.

2. Testing and Acceptance

- Concrete testing per ASTM C31/C39 or current applicable standards.
- Subbase/structural fill compaction testing by independent qualified agency.
- Verify court slope, planarity and drainage before surfacing.
- Final water/ponding check after surfacing; correct birdbaths exceeding specified tolerance.
- Verify net heights and court dimensions.
- If lighting is accepted, perform operational and photometric verification as directed.

3. Closeout

- As-built drawings, including AutoCAD/electronic format if available and PDF.
- Operation and maintenance manuals for surfacing, lighting, fencing, nets and site furnishings.
- Manufacturer and installer warranties.
- Final certified payroll and statutory documentation.
- Punch-list completion, final cleanup and restoration.

4. Minimum Warranties

Component	Minimum Warranty
Post-tensioned slab	10 years against structural cracking, heaving, settlement or loss of slope beyond specified tolerances.
Acrylic surfacing	5 years.
Permanent playing net system	5 years manufacturer warranty.
Divider netting	#420 knotless netting: 4 years or manufacturer standard, whichever is greater.
Benches	5-year structural; 3-year finish.
Lighting, if accepted	5 years minimum on system/fixtures, plus manufacturer warranties.

SCHEDULE D

BID ALTERNATES AND UNIT PRICES

1. Lighting Alternates

The Town may accept either, both, or neither lighting alternate. Alternate prices shall include all work required for a complete system at the applicable site and shall remain firm for the bid-validity period.

2. Structural Fill Unit Price

Unit Price U-1 shall include excavation coordination, furnishing, delivery, placement, moisture conditioning, compaction, grading, testing coordination, overhead and profit for NYSDOT Type 2 or approved equivalent structural fill. No quantity is guaranteed. Extra fill is payable only when authorized in writing by the Town and measured by certified scale tickets or another method approved by the Town.

EXHIBITS

(DOCUMENTS TO BE ATTACHED BY TOWN)

- Exhibit 1 — Town of Lewiston Pickleball Courts Design and Performance Criteria, including drawing set. (34 pgs.)

END OF BID PACKAGE

Town of Lewiston Pickleball Courts



Two Courts at Lewiston Fire Co. #2, 1705 Saunders Settlement Rd.

Two Courts at Pletcher Rd. - Municipal Park

EXHIBIT 1

Design And Performance Criteria

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:

I. DESIGN AND PERFORMANCE CRITERIA

II. TECHNICAL SPECIFICATIONS

DRAWING SET

Figure 1 – Two-Court Plan View;

Figure 2 – Two-Court Plan View;

Figure 3 – Typical Cross-Section;

Figure 4 – Striping Diagram;

Figure 5 – Multi-Court Complex Layout

PREFACE:

1.0 All courts are:

- **Surface:** Post-tensioned concrete (PTC) 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) - post-tensioned concrete sections, drainage, surfacing, fencing, lighting.
- **Accessibility:**
 - 2010 ADA Standards for Accessible Design (routes, benches, signage, clearances).

1.2 Environmental and durability requirements

- **Freeze–thaw:**
 - Concrete and coatings designed for repeated freeze–thaw cycles; air-entrained sub-slab concrete; 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.

I. DESIGN AND PERFORMANCE CRITERIA

1. Governing Standards

- USA Pickleball Official Rulebook
- ASBA / USA Pickleball Court Construction & Maintenance Manual (2023+).
- ACI 318 / PTI Post-Tensioning Manual.
- 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

- PTC slab thickness: **5.5"– 6.0"**
- Slope: **0.83%–1.0%** single-plane.
- Base: **6" NYSDOT Type 2.**
- Underdrains: **Required.**
- No birdbaths **> 1/16" after 1-hour.**

6. Surfacing

- Acrylic surfacer + 2–3 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 $\leq 3:1$
- Poles engineered for 115 - mph wind.

9. Amenities

- ADA Benches with companion wheelchair space.
- Accessible route $\leq 5\%$ slope.
- Signage.

II. Technical Specifications

DIVISION 01- GENERAL REQUIREMENTS

- 01 10 00 – SUMMARY:**
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DIVISION 31 SOIL STABILIZATION

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- 32 11 00 – SUBBASE & EARTHWORK FOR SPORTS COURTS**
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- 32 18 23 – ACRYLIC PICKLEBALL COURT SURFACING & STRIPING**
- 32 31 13 – CHAIN-LINK FENCING**

DIVISION 01- GENERAL REQUIREMENTS

01 10 00 – SUMMARY:

- **Scope:** Construction of two separate 2-court side-by-side outdoor pickleball batteries, complete with PTC slabs, 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 ($\pm 1/8"$ 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, PT stressing plans, lighting photometrics, signage proofs, color samples.

01 45 00 – QUALITY REQUIREMENTS:

- Contractor shall have demonstrable experience with at least three completed post-tensioned 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 03- CONCRETE

03 38 13 – POST-TENSIONED CONCRETE PICKLEBALL COURTS

PART 1 – GENERAL

1.1 SUMMARY

A. Work includes furnishing all labor, materials, equipment, engineering, and incidentals necessary to construct **post-tensioned concrete (PTC) slabs** for outdoor pickleball courts at: 1. **Lewiston Fire Co. #2**, 1705 Saunders Settlement Rd; 2. **Pletcher Road Municipal Park**, Town of Lewiston, NY.

B. Work includes: 1. Subgrade preparation and proof-rolling; 2. Granular subbase 3. PTC slab, tendons, anchorages, stressing 4. Edge forms, perimeter isolation joints 5. Drainage slope formation 6. Coordination with fencing, lighting, surfacing, and adjacent improvements.

C. Courts shall comply with: 1. **ASBA/USA Pickleball Courts Construction & Maintenance Manual (2023 or newer)** 2. **USA Pickleball Official Rulebook** 3. **PTI (Post-Tensioning Institute) Specifications** 4. **ACI 318, ACI 302, ACI 360** 5. **NYS Uniform Code and ASCE 7 (115+ mph wind, 40–50 psf ground snow load).**

1.2 SUBMITTALS

A. **Product Data:** 1. Tendons, anchorages, sheathing, stressing equipment 2. Concrete mix design 3. Vapor barrier 10 mil min. Curing compound.

B. **Shop Drawings:** 1. Full tendon layout plan 2. Anchorage details 3. Edge forms and perimeter isolation joints 4. Slab thickness transitions (if any).

C. **PT Stressing Records:** 1. Jack pressures 2. Elongations 3. Final lock-off values.

D. **Quality Assurance Submittals:** 1. Installer qualifications 2. Evidence of three prior PTC sports court projects in freeze-thaw climates.

1.3 QUALITY ASSURANCE

A. **Installer Qualifications:** 1. Minimum 5-years' experience in PTC sports slabs 2. PTI Level 1 or 2 certified personnel on site.

C. **Regulatory Requirements:** 1. Comply with all applicable codes and standards listed in 1.1.C above.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Store tendons off ground, protected from moisture and physical damage. B. Protect anchorages from corrosion and contamination.

1.5 WARRANTY

A. Provide **10-year warranty** against structural cracking, heaving, settlement, or loss of slope exceeding ASBA tolerances.

PART 2 – PRODUCTS

2.1 CONCRETE MATERIALS

A. **Concrete Mix:** 1. Minimum compressive strength: **4,000 psi @ 28 days** 2. Water-cement ratio: ≤ 0.45 3. Air content: **5–7%** (freeze-thaw durability) 4. Cement: ASTM C150 Type I or II 5. Aggregates: ASTM C33, non-frost-susceptible.

B. **Admixtures:** 1. Water reducer, mid-range; 2. Air-entraining agent; 3. No calcium chloride.

2.2 POST-TENSIONING MATERIALS

A. **Tendons:** 1. 7-wire, low-relaxation steel strand; 2. Minimum diameter: **0.5 inch**; 3. Factory-greased and sheathed.

B. **Sheathing:** 1. HDPE, seamless, moisture-resistant.

C. **Anchorages:** 1. PTI-approved, encapsulated; 2. Bearing plates sized for slab thickness.

D. **Stressing Equipment:** 1. Calibrated hydraulic jacks; 2. Pressure gauges with current certification.

2.3 SUBBASE MATERIALS

A. **Granular Fill:** 1. NYSDOT Type 2 or equivalent; 2. Minimum thickness: **6- inches**; 3. Compaction: **95% Modified Proctor**. 4. **Install 6" NYSDOT Type 2 subbase (typically, Item 4).** Item 4 needs to be compacted in lifts, not dumped in a six-inch pile and rolled once. Lay it in three-inch lifts, water it, compact each lift. 5. Laser grade to ± 0.01 ft.

2.4 FORMS AND ACCESSORIES

A. **Forms:** 1. Steel or wood, true to line and grade. B. **Isolation Joint Material:** 1. **1/2"** asphalt-impregnated fiberboard or closed-cell foam.

PART 3 – EXECUTION

3.1 EXAMINATION

A. Verify subgrade is stable, uniform, and free of organic material. B. Proof-roll entire area; remove and replace soft spots.

3.2 SUBGRADE AND SUBBASE PREPARATION

A. Grade to achieve final court slope of **0.83–1.0%**. B. Compact subbase to required density. C. Moisture-condition subgrade as needed.

3.3 FORMING

A. Set forms to maintain slab thickness of **5.5"–6"**. B. Ensure forms maintain required slope and court geometry.

3.4 TENDON INSTALLATION

A. Install tendons per approved shop drawings. B. Maintain minimum cover per PTI and ACI. C. Secure tendons to prevent displacement during concrete placement.

3.5 CONCRETE PLACEMENT

A. Place concrete continuously to avoid cold joints. B. Consolidate using internal vibration. C. Scream to uniform plane; float and finish to ASBA standards. D. No trowel burns or excessive laitance.

3.6 CURING

A. Apply curing compound immediately after final finishing. B. Maintain curing for minimum **28-days**.

3.7 STRESSING

A. Stress tendons only after concrete reaches **75% of design strength**. B. Record jack pressures and elongations. C. Submit full stressing report to Owner.

3.8 TOLERANCES

A. **Planarity:** 1. Maximum deviation: **1/8 inch in 10 feet** B. **Birdbaths:** 1. No depressions deeper than **1/16 inch** after surfacing

3.9 PROTECTION

A. Protect slab from traffic for minimum **14-days**. B. Prevent staining, cracking, or damage prior to surfacing.

3.10 COORDINATION

A. Coordinate slab edges with fencing post foundations. B. Coordinate lighting pole bases to avoid tendon conflicts. C. Coordinate surfacing contractor access and curing schedule.

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. **1/4" 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/windcreens).

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 ($\geq$ 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 post-tensioned concrete 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: **6-inches**. C. Free of organics, clay lumps, or frost-susceptible fines. D. Vapor barrier: 10 mil min. under concrete slab.

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. Approximately 1,500 Tons.

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% slope (1" per 10 ft) in one direction.** C. Perimeter French drains, swales, or underdrains required. D. Positive drainage away from court to prevent ponding/ice buildup.

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 $\leq 5\%$ longitudinal, $\leq 2\%$ 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 post-tensioned concrete. 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](#).