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City of Buffalo City Pickleball Courts Construction Project – Bid Specifications

The City of Buffalo City [the Municipality] is accepting bids for the construction of three (3) regulation size, fenced pickleball courts [the project] on a vegetated area. Site: Buffalo City Park, 26 N Humboldt St., Buffalo City, WI. The pickleball courts (the site) will occupy an area sixty six (66) feet by one hundred fifteen (115) feet and will occupy an area immediately south of the existing tennis/basketball court complex. The site will share a common fence with this complex. The perimeter fence for these pickleball courts will align with the existing fence bounding the tennis/basketball court complex's west side. Upon completion each court will have a standard regulation pickleball playing surface of forty-four feet (44') by twenty feet (20') plus side and baseline playing areas, this additional perimeter apron is comprised of the same materials measuring eight feet (8') on sides of the marked playing surface, and eleven feet (11') at ends of the courts (parallel to court nets). A regulation USA Pickleball court must measure 20 ft × 44 ft, include a 7-ft non-volley zone ("kitchen") on each side of the net, use 2-inch boundary lines, and have a net height of 36 in at the posts and 34 in at the center.

These specifications are defined in the USA Pickleball Official Rulebook. Bidders are directed to review the attached diagram depicting the layout preferred by the municipality. The project will require substantial earth work to obtain suitable base grades and drainage/runoff and run-on control and erosion control of adjacent areas. It is anticipated that excavation of soil to the south of the complex will be necessary to obtain proper drainage. Likewise, the eastern part of complex will likely need fill material added to obtain an acceptable subgrade. Sufficient fill material may exist within the disturbed areas to satisfy this need. If not, additional fill material may need to be imported to achieve acceptable subgrades. It is the responsibility of the excavation contractor to make this determination and source any needed fill material.

All bidders are advised to consult with Pickleball Courts Construction & Maintenance Manual 2023, Third Edition, prepared by the American Sports Builders Association when questions arise regarding construction details and to seek clarification from the municipality.

Bidders shall provide an itemized breakdown of labor and material costs for each part of the project. Each contractor must carry their own liability insurance and provide proof of insurance to the municipality with their bid.

The Project consists of four (4) Phases:

Phase 1 - Site Excavation and Preparation.

Phase 2 - Concrete Playing Surface Installation,

Phase 3 - Installation of nets, perimeter and interior Fencing, and

Phase 4 - Court Layout.

Bidders may submit a bid for one (1) or more individual Phases, any combination of Phases, or all four (4) Phases in their entirety. A Bidder is not required to bid on all Phases in order for its bid to be considered responsive. Bidders must complete the Bid Form in full for each Phase on which they are bidding, including all unit prices, lump sum prices, and required attachments applicable to that Phase. Failure to submit complete pricing for a Phase will render the bid non-responsive as to that Phase only, and will not disqualify the Bidder's bid on any other Phase.

SECTION 1: BASIS OF AWARD

The Municipality reserves the right to award this Project in whatever manner it determines to be in its best interest, including but not limited to:

- (a) Award of an individual Phase to the lowest responsive, responsible Bidder for that Phase;
- (b) Award of any combination of Phases to a single Bidder, where doing so results in the lowest aggregate cost or otherwise best serves the Municipality's interests;
- (c) Award of all four (4) Phases to a single Bidder submitting the lowest responsive, responsible bid for the Project in its entirety; or Any combination of the above, including award of different Phases to different Bidders.
- (d) The Municipality is not obligated to award any Phase on the sole basis of lowest price for that Phase if it determines that an alternate award structure provides greater overall value, taking into account cost, scheduling, coordination, contractor experience, and continuity of work between Phases.
- (e) The Municipality reserves the right to reject any or all bids, or any portion of a bid, and to waive informalities or irregularities in bidding.

PROJECT SPECIFICATIONS:

PHASE I: EXCAVATE FOR NEW PICKLEBALL COURTS. TO BE COMPLETED BY NOVEMBER 15, 2026

- Contractor shall survey, layout, and mark three (3) pickleball courts on the site pursuant to City direction (see attached diagram for layout) and location selection, with courts 1 and 2 and courts 2 and 3 being separated by sixteen feet (16'). A separation distance of fifteen (15) feet shall be provided between the western fence edge and the boundary of the adjacent court 1. A separation distance of eight (8) feet shall be provided between court 3 and the eastern fence edge. An eleven (11) foot space shall separate the boundaries of the playing court surface from the north and south fences.
- Contractor shall mark all utilities prior to excavation.
- Contractor shall remove existing fence common to the proposed pickleball courts and tennis/basketball courts. Contractor shall saw cut and remove 1 foot of asphalt surface on the south edge of the tennis/basketball court. The area to be used for constructing the complex shall be sixty-seven (67) feet by one hundred fifteen (115) feet.
- Contractor shall excavate and undercut site to adequate subgrade to allow for stable court installation, drainage, and playing surfaces that are sloped between 0.83% (1:120) and 1.00% (1:100). This is to insure proper drainage of the playing surfaces.
- Contractor shall remove all vegetation including 3 trees and all major tree roots encountered during excavation. Any depressions created by tree removal shall be backfilled with gravel or a gravel/screenings combination as specified below. All fill must be compacted after placement. Contractor shall remove all organic soil beneath the complex. The subgrade shall be constructed to allow the entire court complex to be sloped in one plane. Any off site fill material must be identified and approved by the municipality in advance of placement.
- Any off-site fill material utilized must be free of waste, topsoil, vegetation, or other organic material and be of mineral composition and approved in advance by the municipality.
- Contractor shall establish site drainage to prevent water from running onto the courts.
- Contractor shall proof roll subgrade to ensure adequate compaction prior to installation of any base or court product. When adding fill, it must be in 8" lifts maximum and compacted thoroughly before the next layer is put down.
- Contractor shall furnish and install six inches (6") of #304 limestone base or #304 limestone and limestone screenings, laser graded and compacted, as a base for the concrete playing surface for all courts installed in Phase 2.

PHASE 2. CONCRETE PLAYING SURFACE INSTALLATION TO BE COMPLETED BY MAY 30, 2027

- A concrete pad meeting the specification below shall be installed over the area excavated in Phase 1. This shall occupy an area sixty seven (67) by one hundred fifteen (115) feet.
- Prior to installation of the concrete the surface of the base shall be covered by 15 mil poly after compaction of the base and prior to placement of the concrete. An alternative method is to install 2 layers of 6 mil poly perpendicular to each other. For additional information about the installation of vapor barrier/retarder systems, consult industry sources such as ASTM E1745, Standard Specification for Water Vapor Retarders Used in Contact with Soil or Granular Fill Under Concrete Slabs, or ACI 302.2R, Guide for Concrete Slabs that Receive Moisture-Sensitive Flooring Materials.
- Contractor shall install six (6) (3 sets) of sleeves in the concrete with concrete footers at the net line

for each court. Sleeves shall allow insertion of heavy duty 3" pickleball posts with adjustable collars. These sleeves shall have sufficient footings to prevent frost heave.

-Contractor shall install 5 inches of concrete with #4 rebar spaced 18 inches on center in a square grid pattern. All rebar intersections shall be secured with ties. Rebar must be placed in the center of the 5 inches of concrete. In lieu of rebar contractor may install properly designed post tensioned concrete. All concrete shall have a cured strength of 4000 psi.

- There shall be no low or high spots on the finished concrete court surface and the courts shall be of equal elevation to each other (i.e. no steps between courts). The surface of the concrete shall be sloped between 0.83% (1:120) and 1.00% (1:100). This is to insure proper drainage of the playing surfaces.

- Prior to pouring the concrete, all fence posts, light poles, net posts or sleeves, and center anchors that have independent foundations or footings shall be installed and wrapped with foam material to allow for shrinkage and compression of the concrete slab.

- Contractor shall apply a medium broom-finish to the concrete surface to allow proper adhesion of an acrylic surface system to the concrete.

- Contractor shall saw cut the concrete surface to control cracking, Saw cuts shall be installed in a manner that minimizes negative impacts to the playing surface. All saw cuts within the playing surfaces must be properly filled with material that does not impact the playing surface or adversely affect play or create a tripping hazard.

- The new concrete slab shall be allowed to cure by keeping it moist for seven days by covering it with burlap, a polyethylene sheet or other curing paper, then allowed it to cure for an additional 21 to 38 days. Liquid curing agents are not recommended and should be used only if they are approved in advance by municipality.

- After curing the pavement is to be flooded with water to check for planarity and to identify low areas ("birdbaths), which are areas where standing water is at least 1/16" thick (the thickness of a nickel). With a string line, contractor shall check to see whether the birdbaths are truly low spots or are formed by surrounding high areas. Low areas shall to be patched and leveled; high areas shall be leveled by scraping or grinding.

PHASE 3. PERIMETER AND INTERIOR FENCING INSTALLATION TO BE COMPLETED BY JUNE 30, 2027

-Contractor shall furnish and install three hundred sixty two linear feet (362') of 10 feet (10') tall galvanized, black vinyl coated chain link fence surrounding the outside perimeter of all playing areas (collectively), allowing for appropriate access points as described below.

-Contractor shall install 60 feet of five (5) foot tall galvanized, black vinyl coated chain link fence between courts 1 and 2 and courts 2 and 3 for a total of one hundred twenty linear feet (120') of five feet (5') tall fence. -

- A three foot open area shall be left at the end of each sixty (60) foot intra-court fence and the perimeter fence.

- Fence posts and sleeves shall be anchored in concrete, and spaced as is appropriate according to industry standards, but no further apart than eight feet (8').

-Two (2) four feet (4') wide and eight feet (8') tall galvanized black vinyl coated chain link fence gates shall be installed on the south end of the perimeter fence.

-One gate shall allow access to court one and one gate shall allow access to court two. Contractor shall install all perimeter and intermediate fencing at a height that prevents a pickleball from rolling beneath.

Contractor shall install center anchors and nets.

Areas around post installations will be patched by contractor with quick-setting binder and ground to smooth finish.

PHASE 4. NET INSTALLATION, COURT LAYOUT, COLOR, AND SEALANT SPECIFICATIONS.

TO BE COMPLETED BY : August 15, 2027.

- **Surface Preparation.** Contractor shall pressure wash, scrub, and/or otherwise clean surface area as needed with blowers, scrapers, power brooms, etc. to make adequately clear of debris for playing surface coating system installation.
- **Playing Surface Coating.** Contractor shall provide and apply SlipDoctors Alpha Grip (or approved equal) waterborne acrylic non-slip court coating system over the new concrete playing surface. The system shall produce a durable, UV-resistant, textured non-slip finish suitable for pickleball play, with documented wet dynamic coefficient of friction (DCOF) performance meeting or exceeding ANSI A137.1 / A326.3 and NFSI standards as published by the manufacturer.
- As part of their bid contractor shall submit:
 - Current product Technical Data Sheet (TDS) and Safety Data Sheet (SDS).
 - Manufacturer's written application instructions specific to outdoor concrete athletic courts.
 - Documentation of wet coefficient of friction values.
- Proposed "or equal" products must be submitted for approval with full TDS, performance data, and proof of equivalent use on pickleball/tennis courts. Any substitute must be a waterborne (or equivalent) acrylic athletic-court coating specifically marketed for concrete pickleball courts, with integrated non-slip texture, comparable coverage and dry times, documented wet traction values, and manufacturer application instructions that include equivalent substrate curing, moisture barrier recommendations for outdoor concrete, and multi-coat roller application.

Concrete Substrate Requirements (prior to coating)

- New concrete shall cure a minimum of 60 days (manufacturer requirement for athletic courts; some guides note 28–30 days minimum plus additional drying for internal moisture) before coating application. Excess moisture must evaporate.
- Concrete shall be clean, dry, sound, and free of dust, dirt, oil, grease, curing compounds, form release agents, laitance, loose material, and other contaminants.
- Surface preparation: Power-wash the surface of the concrete thoroughly. Acid-etch (e.g., with manufacturer-recommended etch cleaner such as Max Grip or equivalent muriatic/phosphoric acid process per instructions) or mechanically abrade as needed for proper profile and adhesion. Rinse thoroughly and allow to dry completely.
- Repair cracks, voids, and irregularities with suitable concrete repair materials compatible with the coating system; allow full cure.
- Apply SlipDoctors Hydro Prime (or municipality approved equal penetrating moisture barrier/sealer) per manufacturer instructions to create a vapor barrier and improve adhesion.
- Apply SlipDoctors Prime Coat Resurfacer (or equal) as needed to fill surface texture. After curing, lightly sand any glossy/smooth areas with 220-grit sandpaper before topcoating.

Application Conditions:

- Surface, air, and product temperature shall be above 50°F (10°C). Relative humidity less than 80%. - Do not apply if precipitation is expected within 24 hours, or when temperature/humidity are near or below the dew point. Avoid evening/night application when temperatures are falling.
- Mix thoroughly with a drill mixer or by hand before and during application to keep traction additives evenly distributed. Do not thin.

Application of Alpha Grip (or equal): Apply with a 3/8-inch nap roller (or manufacturer-approved squeegee) in uniform coats using light, even pressure. Avoid thick coats.

- Apply a minimum of two coats (2–3 coats recommended). Second (and subsequent) coats shall be applied at a right angle to the previous coat.
- Recoat time: 1–2 hours at 77°F (25°C); adjust for cooler temperatures or higher humidity. Confirm previous coat is dry to the touch before recoating.
- Coverage: Follow manufacturer rates (typically up to ~200–300 sq ft per gallon depending on porosity and number of coats; verify with current TDS).
- Allow full cure (typically 24 hours before heavy use; light traffic sooner) before play or line marking.

Line Markings:

Contractor shall furnish and apply regulation pickleball painted lines on all courts. Tolerances shall be those specified in Pickleball Courts Construction & Maintenance Manual 2023, Third Edition. Use the same Alpha Grip (or equal) product in contrasting color (commonly white) for all court lines so traction is consistent across the surface. Apply after base coats have cured sufficiently.

Quality Assurance / Acceptance

- Work shall be performed by personnel experienced with acrylic court coatings.
- Finished surface shall be uniform in color and texture, free of holidays, runs, sags, or thin spots, and provide consistent non-slip performance.
- Protect coated surface from traffic, precipitation, and contamination until fully cured.
- Warranty: The surface coating utilized shall have a 2-year warranty on coefficient of friction (subject to proper preparation and application).

Additional Practical Notes:

- Hydro Prime is particularly important for outdoor concrete exposed to freeze-thaw, salts, flooding, or high humidity.
- Thorough mixing is critical so the grip additives do not settle.
- Cross-rolling the second coat improves uniformity.
- Always test adhesion on a small area if the substrate condition is uncertain.
- Contractor shall consult SlipDoctors Alpha Grip Technical Data Sheet (TDS) and their pickleball court preparation guide for the most precise details. The applicator shall follow them exactly.

Nets: Contractor shall furnish and install nets for each court. The net specifications for each pickleball court are:

Material. The net shall be made of any weather-proof netted material.

Net Size. The net length shall be 22 feet (6.1 m) extending from one sideline to the other. The net width shall be at least 2 feet (0.8 m). The top of each net should be edged with a 2 inch (5 cm) white binding

over a cord or cable running through the binding. This binding must rest upon the cord or cable.

Mesh Size. The net's mesh size must be sufficiently small to prevent a regulation pickleball ball from passing through it.

Height. Each net shall be suspended over the center of the court and shall be 36 inches (0.914 m) high at the post and 34 inches (0.86 m) high at the center of the court using straps and anchors. Each net shall be set at a height that will allow a pickleball to roll beneath it.

Center and Side Straps. A center strap shall be placed at the center of each net to enable easy adjustment to the 34 in. (0.86 cm) requirement at center. An anchor shall be placed in the concrete surface directly below each net at this location to allow attachment of the center strap. Straps and anchors shall be placed at the sidelines to allow the net to be set to 36 inches at these locations.

Posts. Net posts should be placed 12 inches outside the sidelines of each court. The maximum diameter of the net post should be 3" (7.62 cm).

SECTION 2: INDEPENDENCE OF PHASES

Award of a contract for any Phase does not obligate the Municipality to award a contract for any other Phase to the same Bidder. Each Phase, if awarded, will be governed by a separate Notice of Award and Contract, unless the Municipality elects to combine multiple Phases into a single Contract at its sole discretion.

SECTION 3: PHASE SEQUENCING AND COORDINATION

Each Phase of the project must be completed in sequence as listed in this document.

Phase 2 may not commence until Phase 1 has achieved substantial completion, as determined by the Municipality or its designated project manager.

Phase 3 shall not commence until Phase 2 has achieved substantial completion, as determined by the Municipality or its designated project manager.

Phase 4 shall not commence until phase 3 has achieved substantial completion as determined by the Municipality or its designated project manager .

In the event different Bidders are awarded different Phases, the Contractor(s) shall cooperate with other Contractor(s) working on the Project site, including with respect to scheduling, site access, staging areas, and utility coordination. The Municipality will designate a Project manager to coordinate scheduling among Phase Contractors. No Contractor shall be entitled to a claim for delay, extra cost, or damages arising from coordination with another Phase's Contractor, except as otherwise provided in the Contract Documents.

SECTION 4: BONDING REQUIREMENTS FOR PARTIAL BIDS

Bid security shall be submitted in an amount equal to [X]% of the total bid amount for the Phase(s) actually bid by the Bidder. Performance and payment bonds, if required, shall be sized to the value of the Phase(s) actually awarded to the Contractor.

****Sealed Bids due to City of Buffalo City, 245 E. 10th Street, Buffalo City, WI by Monday, October 12, 2026 at 4PM. Must include copy of proof insurance. Bid questions should be addressed to River Valley Pickleball group representative Mark Bestul 715-212-6174. Bids will be opened at the Recreation Committee meeting October 12 at 4:30pm.**