

Avon Parks – Pickleball Park Addendum 02

DATE: Friday, February 20, 2026

PROJECT NAME: **Pickleball Park**

ATTACHMENTS: Plan Holder List, Prebid Agenda, Prebid Signin Sheet, Asphalt Drive Information

This Addendum forms part of the Contract Documents for the Project and contains clarifications and revisions to the Contract Documents.

The information contained herein modifies the original Bidding Documents and all prior Addenda as applicable. Requirements of the original Bidding Documents and previous Addenda remain in effect except as modified by this Addendum.

Bidders must acknowledge receipt of all Addendum on the Bid form. Failure to acknowledge receipt of this Addendum may subject Bidder to disqualification.

The extent of this addendum is as follows:

PHONE, EMAIL, PRE-BID QUESTIONS, RESPONSES, AND CLARIFICATIONS

- 1) **Question:** Both projects (Pickleball and Burnett/Winton) have a deduct alternate for cost savings if both projects are won by same contractor. Should we only list this on 1 of the projects?
Response: Split the value of the deduct alternate between both bids equally,.
- 2) **Question:** What is the asphalt Pickleball Court section?
Response: See Detail 5, L500
- 3) **Question:** What is the asphalt Pickleball parking section?
Response: See the attached recommendation pulled from the Geotech report.
- 4) **Question:** How much are the damages for INDOT Specification 108?
Response: \$1,500
- 5) **Question:** What type of pole is required for the parking lot?
Response: A square aluminum pole painted grey.
- 6) **Question:** Is the monument sign itself Owner-furnished?
Response: No. Provided by contractor.
- 7) **Question:** Are site furnishings owner provided?

Response: No. Provided by contractor.

8) **Question:** When can the site be visited?

Response: All bidders are encouraged to visit the site. The school has asked to limit site visits Visit the after 3:30pm on weekdays.

ISSUED SPECIFICATION REVISIONS

1) **None at this time**

ISSUED DRAWING REVISIONS

1) **None at this time**

END OF ADDENDUM #2

Avon Parks - Pickleball Park

Plan Holders

Company Information ▲	CSI Codes	Contact Information	Status Date Filled	Delivery Method Tracking Number	Bid Categories
3D Professional Contracting Inc. 327 N. patterson Street Lebanon, IN 46052	00 00 00-General Contractor	Don Hawkins (765) 483-8124	Filled 2/5/2026	Pickup - N/A (Downloads or Other)	BIDDER
AG Sports Surfaces 2225 windhaven In lebanon, IN 46052	32 00 00-Exterior Improvements	Adam Gholson (765) 586-5332	Filled 2/3/2026	Pickup - N/A (Downloads or Other)	Subcontractor/Supplier
Astroturf 19523 Silver Spring Dr Noblesville, IN 46062	00 00 00-General Contractor	Kevin Christman (415) 640-6412	Filled 2/17/2026	Pickup - N/A (Downloads or Other)	Subcontractor/Supplier
Byrne & Jones Sports Construction 13940 St. Charles Rock Rd. Bridgeton, MO 63044	00 00 00-General Contractor	Elise Burk (314) 567-7997	Filled 2/3/2026	Pickup - N/A (Downloads or Other)	BIDDER
ConstructConnect 3825 Edwards Rd. Ste 800 Cincinnati, OH 45209	01006 - Plan Rooms	Megan Anderson (800) 364-2059	Filled 2/2/2026	Pickup - N/A (Downloads or Other)	Subcontractor/Supplier
Context Design 5825 Lawton Loop East Drive Indianapolis, IN 46216	Subcontractor	Joe Mayes (317) 485-6900	Filled 1/30/2026	Delivery - Eastern Engineering-Ft Wayne Office	(C) Eastern Engineering Use Only
Dodge Construction Network 2860 S State Hwy 161 Suite 160 #501 Grand Prairie, TX 75052-7361	01006 - Plan Rooms	Lori Bachman (810) 639-0660	Filled 2/9/2026	Pickup - N/A (Downloads or Other)	Subcontractor/Supplier
Eastern Engineering - Fishers 9901 Allisonville Road Fishers, IN 46038	Reprographics	Fishers Plan Room Services (317) 598-0661	Filled 1/30/2026	Pickup - N/A (Downloads or Other)	(C) Eastern Engineering Use Only
First Due Company 1829 N County Road 100 E Danville, IN 46122	00 00 00-General Contractor	Joe Shields (317) 313-5120	Filled 2/17/2026	Pickup - N/A (Downloads or Other)	BIDDER
MacDougall Pierce Construction Inc. 12720 Ford Drive Fishers, IN 46038	00 00 00-General Contractor	Alyson Candler (317) 596-6371	Filled 2/16/2026	Pickup - N/A (Downloads or Other)	BIDDER
Mattcon General Contractors Inc. 5460 West 84th Street Indianapolis, IN 46268	00 00 00-General Contractor	Chuck Penaflor (317) 872-4700	Filled 2/3/2026	Pickup - N/A (Downloads or Other)	BIDDER
Pace Contracting, LLC 15415 Shelbyville Rd Louisville, KY 40245	00 00 00-General Contractor	Kris Smith (502) 815-4142	Filled 2/2/2026	Pickup - N/A (Downloads or Other)	BIDDER
Patterson Horth 5745 Progress Rd. Indianapolis, IN 46241	00 00 00-General Contractor	Jacob Jeffries (317) 243-6104	Filled 2/9/2026	Pickup - N/A (Downloads or Other)	BIDDER
R Chavez Construction Company Inc. 1811 Executive Drive Suite O Indianapolis, IN 46241	00 00 00-General Contractor	Brian Chavez (317) 584-3746	Filled 2/17/2026	Pickup - N/A (Downloads or Other)	BIDDER
Smock Fansler Corporation 2910 W Minnesota St Indianapolis, IN 46241	00 00 00-General Contractor	Dia Donoho (317) 248-8371	Filled 1/30/2026	Pickup - N/A (Downloads or Other)	BIDDER
Tarkett Sports Construction - Central, LLC PO Box 1000 Lee's Summit, MO 64063	00 00 00-General Contractor	Zach Munsterman (855) 697-4194	Filled 2/2/2026	Pickup - N/A (Downloads or Other)	BIDDER
Zack Bullock 2381 S 500 E Montgomery, IN 47558	00 00 00-General Contractor	Zack Bullock (812) 698-2535	Filled 2/2/2026	Pickup - N/A (Downloads or Other)	BIDDER

If you need assistance with the plan room please contact [Eastern Engineering here](#) or call Eastern Engineering Fishers at (317) 598-0661.
© Copyright Eastern Engineering 2001-2024

Avon Parks – Pickleball Park

PRE BID MEETING AGENDA

DATE: Thursday, February 19, 2026 at 9am

PROJECT NAME: **Pickleball Park**

ATTACHMENTS: Current Plan Holders List

PLEASE SIGN-IN

The Pre Bid Meeting highlights key bidding and project requirements; however, it is not an exhaustive review of all requirements or scope items. All bidders are responsible for thoroughly reviewing and complying with all bid and project requirements.

Introduction

Owner – Town of Avon

Ryan Cannon – Town Manager
Shelby Price – Park Director
Brent Bangel – Rigdon Construction | Construction
Manager as Advisor (CMa)

Design Team

Context Design – Lead and Landscape Architect

- Fred Prazeau – Principal in Charge
- Joe Mayes – Project Manager
- Karina Kasmauskis – Landscape Architect

Structurepoint – Civil Engineer
KrM Architecture – Architect

Bidding Process Overview

Plan Room Details

Eastern Engineering
9901 Allisonville Rd, Fishers, IN 46038
(317) 598-0661
<https://easternengineering.com/>
Plan Holder List is accessible on the project page

Bidding Process Date Highlights

- Questions Deadline – 2/23/2026
- Substitutions Request Deadline – 2/23/2026
- Bids Due – 3/2/2026 at 1 pm at Town Hall – Avon Town Hall, Planning Department, 6570 E. US 36, Avon, Indiana 46123. Bids received after that time will be returned unopened.
- Bid Opening – 3/2/2026 at 1 pm at Town Hall

- Anticipated Two to Three Addenda
- Questions via email to: Joe Mayes, Fred Prazeau and Karina Kasmauskis
- Avon Bid Forms
- Form 96 Public Works Bid Form
- Lump Sum Amount
- Add Alternates – One Alternate
- Deduct Alternates – Contractor Options
- Bid Bonds
- Refer to Bidders Instructions
- Signed and Sealed Bid Documents – Received before 1 pm

Project Overview

Project Dates Highlights

- Anticipated Contract Award on or before 3/31/26
- Notice Proceed – When Insurance and Bond Information is received
- Substantial Completion by September 1, 2026, except for landscape plantings and November 1, 2026 for the entire project.
- Liquidated Damages – INDOT 2025-1 Standard Specifications.

Project Management and General Conditions Highlights

- Regular Progress meetings
- Online project management
- Regular photography
- Temporary facilities includes an optional construction trailer and enclosing the property during construction.
- Survey layout, construction testing and in field geotech by contractor.
- Performance, Payment, Maintenance, and Warranty Bond
- Insurance Requirements
- Work within the ROW and Traffic restrictions need to be submitted to Town of Avon Public Works.
- Project is adjacent to school property refer to Work Restrictions for construction hours and activities that impact traffic.
- Monthly Payment Application: Schedule of Values that breaks out materials and labor – AIA Document G702

Project Overview of Site and Scope of Work

- Former tennis courts
- New Parking Area, sidewalks
- New Picnic Shelter with restroom
- New Electrical, Water, and Sewer Service
- Add Alternates
 - Add Alternate 01 Shade Structures. Basebid: No Shade Structures. Add Alternate 01, Includes adding Two (2) Shade Structures and coordination of permitting, handling, delivery, and installation of foundation and structure per the manufacturer's recommendations.
- Deduct Alternates

- Deduct Alternate 01, Basebid: As Included in the Contract Documents. Deduct Alternate 01: Contractor's Option – Contractors awarded the Pickleball Park, Winton Meadows Park, and Burnett Park projects may identify efficiencies and cost savings for constructing and managing all three projects for the Owner to consider.
- Deduct Alternate 02, Contractor's Option – Basebid: As Included in the Contract Documents. Deduct Alternate 02, Contractor's Option – The Contractor may submit a proposed deduct alternate for materials, details, means, or methods that result in a reduction in the Contract Sum. Each deduct alternate shall include sufficient information within the Bid Proposal to permit evaluation and acceptance by the Owner. Proposed substitutions of materials, manufacturers, or products shall be subject to prior approval in accordance with the substitution requirements.

Open Floor For Questions

1. All responses will be finalized and distributed via addendum with pre-bid meeting sign-in sheet and agenda.

END OF PRE BID AGENDA



Avon Parks – Pickleball Park PRE BID MEETING SIGN-IN SHEET

DATE: February 19th, 2026

PROJECT NAME: Pickle Park

Name: Phone: Company: Email:

Kevin DeJarnett	812-254-1610	Tabor Owens	Bids @ TaborOwens.com
Jay Jeffries	765-346-3396	Patterson Horth	Jejeffries@pattersonhorth.co
Sean Collins	317 351 9500	HG Metals	scollins@hgmets.com
Derrick Gray	317-435-2361	Leslie Coatings	derrick@lesliecoatings.com
D. Papafig	317-281-0237	PE Paint	pandepainting@yahoo.com
Sam Richard	317 334-1327	JDH	SRichard@JDHContracting.com
Karen (deyle)	317-503-0100	JDH	Karen.Gdale@JDHContracting.com
Paul Palmer	317 644 3808	Midstates Recreators	paulp@midstatesrecreators.com
Alayson Candler	317 447 9030	MPCI	acandler@mpconst.com
BEN LISBY	812-360-5302	JAMES STANGER EXC.	ben.lisby@stangerexcavating.com
Don Hawkins	(765) 483 8124	3D Professional Contracting	dhawkins@3dproinc.com
Aaron Wagner	(317) 209-4494	3D Professional Contracting	awagner@3dproinc.com
Kevin Christman	415-640-6412	ASTROTurf Lakolo	Kevin.Christman@astroturf.com
Chuck Pender	317-872-4700	MATTCON	chuck.pemattcon.com

Asphaltic Concrete Design

Layer	Minimum Thickness (in.) ¹
	Light Duty
AC Surface Course ²	1½
AC Intermediate Course ³	2½
Compacted Aggregate Base, No. 53 ⁴	6
TOTAL	10

1. The individual and total material thickness values presented herein represent minimum thickness values, not averages. We recommend the finished asphalt thickness of each course be at least 2 times the maximum particle size and no more than 5 times the maximum particle size.
2. The asphalt surface mix should consist of INDOT 402 HMA Surface, 9.5 mm, Type B for light- and heavy-duty asphalt pavement.
3. The asphalt intermediate mix should consist of INDOT 402 HMA Intermediate, 19.0 mm, Type B for light- and heavy-duty asphalt pavement.
4. The compacted aggregate base should consist of crushed stone complying with ISS Section 300 Aggregate Base. The aggregate base course is permeable material and water will soak through the material. It has been our experience that the permeability of typical dense-graded aggregate is higher than the cohesive subgrade. If the base course is left exposed to inclement weather or heavy traffic for an extend period time, reconditioning and possible undercutting may be needed prior to paving. All crushed stone should be provided by a state-qualified quarry/pit.