



# REQUEST FOR PROPOSAL

## Design–Build Services for Progression-Based Skills Trails

Tannery Knobs Bike Park – Johnson City, Tennessee

**PROPOSAL DUE DATE: March 6, 2026**

**PROJECT START DATE: By June 1, 2026**

### CONTACTS:

Abraham McIntyre, Executive Director | Anthony Duncan, Board President  
TriCities@SORBA.org



# REQUEST FOR PROPOSAL (RFP)

**Issued by:**

Southern Off Road Bicycle Association (SORBA) Tri-Cities

**Issue Date:**

February 5, 2026

**Proposal Submission Deadline:**

March 7, 2026

**Project Start Date:**

No later than June 1, 2026

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## 1. Project Overview

SORBA Tri-Cities is seeking qualified trail Design–Build teams to plan, design, and construct progression-based mountain bike skills trails and areas at Tannery Knobs Bike Park in Johnson City, Tennessee.

This project will include the following tasks with full descriptions on page 10:  
(Distances are estimates and will be determined by final design)

- **New Trail Construction:**
  - **Connector: Bottom to Top - Climb/Descent:** Beginner - 1,500'
  - **Connector: Top to Bottom - Descent:** Intermediate - 900'
  - **Sessionable Descent:** Intermediate - 400'
  - **Sessionable Descent:** Advanced - 500'
  
- **Progression-Based Optimization of Existing Trails:**
  - **Descent: Beginner** - 1,600' - Features: 10
  - **Skills Area: Beginner/Intermediate** - 400' - Features: 10

This is a Design–Build RFP. Proposing teams are expected to lead both final trail design, refinement, and construction in coordination with project partners. These new trails and bike optimized assets will form a cohesive skills progression zone that welcomes and supports new riders, families, youth, adaptive riders, and experienced cyclists in a welcoming and confidence-building environment.



## 2. Project Vision & Guiding Principles

Tannery Knobs Bike Park is a gateway riding destination for the Tri-Cities region and a model for how trail infrastructure can support community health, youth development, and equitable access to outdoor recreation. These trails are a part of Tannery Knob's Phase 3 build out.

This project is supported by a three-year funding grant from the Tennessee Department of Health's Project Diabetes initiative, which prioritizes policy, systems, and environmental improvements that make physical activity easier, safer, and more accessible for everyday residents. In partnership with the City of Johnson City, Johnson City Parks and Recreation, and our local Rotary Clubs, these progression-based skills trails are a direct investment in creating durable infrastructure that lowers barriers to participation and supports long-term behavior change around active living.

Specifically, these progression trails are intended to:

- Create clear, intuitive skill progression for all users
- Prioritize safety, flow, and fun, without sacrificing challenge or technical integrity
- Be welcoming, inclusive, and accessible, especially for youth, families, and adaptive riders
- Support community programming, youth development, and beginner instruction, including school, nonprofit, and City led initiatives
- Integrate seamlessly with existing and planned trail infrastructure, reinforcing it as a regional hub for active recreation

Designs should reflect modern best practices in bike-optimized trail construction while remaining approachable and unthreatening at the entry level, ensuring that new riders feel invited rather than overwhelmed.

The selected design–build team will be contributing to trail construction and a public health strategy that connects recreation, access, and community well-being through thoughtful design.



### 3. Project Location

Tannery Knobs Bike Park (New Lower Entrance)  
411 Bert St.  
Johnson City, Tennessee 37601

The project site sits within an existing multi-use trail system and will be integrated into a larger network of trails, skills areas, bicycle playground, and community amenities. Final trail corridors will be confirmed in coordination with the project manager prior to construction.

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### 4. Scope of Services

#### Design Responsibilities

The selected Design–Build team will be responsible for:

- Refining trail alignments and feature concepts for five progression-based skills trails and one skills area
- Designing features appropriate to all skill levels, including but not limited to:
  - Rollers, berms, grade reversals
  - Rock and wood features
  - Drops, jumps, technical elements
- Incorporating progressive feature options and ride-arounds where appropriate
- Design for adaptive cycling by maintaining minimum 36-inch trail widths, optimizing cross slopes, and increasing turn and switchback radii
- Coordinating design approvals with SORBA Tri-Cities and City partners
- Trail design must clearly communicate difficulty and progression through layout, signage recommendations, and feature design

#### Construction Responsibilities

Construction scope includes, but is not limited to:

- Machine-built and hand-finished trail construction as appropriate to terrain and features
- Sustainable tread construction using native materials where feasible
- Drainage features, grade reversals, and erosion control



- Construction of all designed trail features
  - Finish work to ensure smooth transitions, safe sightlines, and minimal environmental disturbance
  - Site restoration and naturalization of disturbed areas
  - Welcoming and utilizing SORBA Tri-Cities Volunteers when appropriate
  - Trail widths, feature dimensions, and difficulty standards will be finalized during design but must align with modern bike park best practices
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## 5. Inclusivity, Accessibility, and User Experience

**We value who gets to ride our trails as much as how our trails ride.**

Proposals must clearly demonstrate how the team will:

- Create a welcoming entry experience for beginner riders
  - Support youth and family use, including predictable flow and clear progression
  - Consider adaptive riders, particularly on Green and Blue trails, through thoughtful width, grade, and feature design
  - Reduce intimidation through visibility, signage concepts, and logical trail sequencing
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## 6. Construction Considerations

- Trails will be constructed within approved corridors coordinated with the land manager
  - Tree removal and environmental impacts should be minimized
  - All work must comply with local, state, and park regulations
  - Contractors are responsible for maintaining a clean, safe worksite
  - Flexibility and clear communication are valued
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## 7. Project Schedule

The anticipated construction window will be determined in coordination with the selected team and project partners, with the project start date being no later than, and preferably before, June 1, 2026.



**Proposals should include:**

- A preliminary construction schedule
  - Estimated duration for design finalization and construction phases
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## **8. Project Management & Coordination**

Regular progress updates and on-site coordination meetings will be required.

The selected team will coordinate closely with:

- SORBA Tri-Cities (Project Lead)
  - City of Johnson City / Parks and Recreation (Land Manager)
  - Other project partners as applicable
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## **9. Deliverables**

At minimum, the selected team will deliver:

- Final trail designs for each trail and skills areas
  - Complete construction of all trails and skills areas
  - As-built documentation
  - A brief final project summary with recommendations for maintenance
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## **10. Evaluation Criteria**

Proposals will be evaluated based on:

- Demonstrated experience with progression-based trail systems
  - Understanding of inclusivity and accessibility in trail design
  - Quality and clarity of proposed design–build approach
  - Past performance and references
  - Ability to deliver within schedule and budget
  - Award will be made on a best-value basis, not lowest price alone
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## 11. Proposal Requirements

1. Company Overview
  2. Relevant experience with bike parks and progression-based trail systems
  3. Design–Build Approach
    - a. Philosophy and process for progression, inclusion, and accessibility
  4. Relevant Project Examples
    - a. At least three comparable projects, including photos and brief descriptions
  5. Project Team
    - a. Key personnel and roles
  6. Preliminary Construction Schedule
    - a. Estimated duration for design finalization and construction phases
  7. Preliminary Budget & Cost Proposal
    - a. Labor
    - b. Equipment
    - c. Materials
    - d. Mobilization/Demobilization
    - e. Other (specify)
    - f. Total Cost
  8. Proposed Schedule
    - a. Start and End date
  9. References
    - a. 2–3 professional references
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## 12. Site Visit and Project Questions

- **Site Visit:**
    - Optional, with preference given to those who attend
  - **Date Options:**
    - Date 1: Monday, Feb 16th, 10:00a
    - Date 2: Wednesday, Feb 18th, 1:00p
  - **RFP Questions:**
    - Please ask early and often.
    - **Submission Method:**
      - **Email to:** TriCities@SORBA.org
      - **Subject line:** RFP - Tannery - Questions - Your Company
    - **Submission Deadline:** Friday, Feb. 20th, 5:00pm
    - **Responses By:** Tuesday, Feb 24th, 5:00pm
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## 13. Contract Terms

- **Anticipated Contract Type**
    - Time & Materials
  - **Change Management**
    - Follow SORBA Tri-Cities' Change Order Process
  - **Grant Funding and Invoice Schedule**
    - For prior month, due by 5:00pm on:
      - Phase 1
        - June 25, 2026
        - July 25, 2026
      - Phase 2
        - Aug 25, 2026
        - Sept 25, 2026
  - **Terms**
    - The selected contractor is expected to be available to begin work on or before June 1, 2026
    - Proposers shall include a phased project schedule and invoicing plan that clearly identifies:
      - Phase 1 Work to be invoiced on or before July 25, 2026
      - Phase 2 work to be invoiced after July 25, 2026
    - Final project completion is anticipated on or before Aug 31, 2026, subject to weather, site conditions, and approved change orders
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## 14. Insurance, Licensing

The selected contractor must provide:

- Proof of Insurance based on City of Johnson City requirements
  - Current Applicable Licenses
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## 15. Submission Information

- **Submission Deadline:**
    - March 6, 2026 by 5:00pm
  - **Format:**
    - Single PDF file
  - **Email file to:**
    - TriCities@SORBA.org
  - **Subject Line:**
    - RFP - Tannery - Proposal - Your Company
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## 16. Right to Reject and Good-Faith Effort

SORBA Tri-Cities reserves the right to reject any or all proposals. In the event that insufficient bids are received, the organization may proceed after documenting a good-faith effort to solicit qualified proposals.

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## Design-Build Trail Descriptions

### **Overview:**

Lower Tannery Knobs will be the main beginner-friendly progression-based portion of the park. Being adjacent to the new larger parking area and additional amenities, it is important that the connectivity to the rest of the park be accessible to all levels of riders. Due to the unique terrain and existing trails, our options for connectivity and progression are limited. We will lean on the builder's experience, and their best practices, to meet the project's overall objectives. We will also be optimizing two existing trails and a skills area to be more beginner and progression friendly.

### **Existing Adjacent Trails to Lower Tannery Knobs:**

1. **Panorama** - Intermediate dual direction trail
2. **Home Run** - Beginner directional descent that connects the top of the park to Waterloo Trailhead on Tannery Drive
3. **Waterloo** - Beginner dual direction trail that connects the Waterloo Trailhead on Tannery Drive to the top of the park
4. **Vol Holler** - Intermediate bike-optimized directional descent

### **New Trail Construction:**

#### **Lower Tannery to Waterloo - Beginner Connector (1): Dual Direction - 1,500'**

- Create an efficient beginner climb to the top of the park from Lower Tannery, via Waterloo, with sessionable trail hubs
  - One dual direction minimum 48" trail catered to beginners connecting Lower Tannery to Waterloo's most westerly turn pad, with a crossing of Home Run
  - Alter Home Run, as needed, to mitigate user conflicts (i.e. widen trail, open sightlines, over/under option, etc).
  - Two trail hubs at the westernmost turn pads to stage riders for sessionable descents without impeding climbing or descending traffic

#### **Lower Sessionable Descents (2): Single Direction - 900' Combined**

- Create two purpose built bike-optimized single direction trails starting at the new connector trail hubs and flowing across the southern slope. If terrain and trail grades do not accommodate preferred skill rating, creative adjustments will be discussed to best fit the scope of the project



- Both lines to vary in progression with the inclusion of features that include prefabricated lips and technical rock features (available on-site) for both trails
- Both trail hubs to be designed to allow for rider staging without impeding the climbing and descending trail traffic
  - Estimated Length(s)
    - Intermediate: 300-400'
    - Advanced: 400-500'

### **Vol Holler to Bottom Descent - Intermediate Connector (1): Single Direction - 900'**

- Create a continuation of Vol Holler after briefly traversing Panorama to connect the western portion of the park (Hub C) to Lower Tannery
  - Option: Be similar to Vol Holler or take on a personality of its own
  - Depending on design, the new trail may cross a drainage ravine that historically has required handbuilding and jackhammering bedrock

## **Progression-Based Optimization to Existing Infrastructure**

### **Green Descent: Home Run - 1,600'**

- Refresh existing trail to include more progressive options to appeal to a variety of skill levels while maintaining a beginner skill level
  - Add beginner prefab/rock slab lips and drops with green alternate lines
    - Estimated Number of features: 10

### **Upper Skills Area - 400'**

- Refresh U-shaped skills area around pump track with beginner to intermediate natural and pre-fab features such as:
  - Rocks, Rollers, Balance, Drops, and Berms
    - Estimated Number of features: 10

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### **IMPORTANT NOTICE TO ALL:**

SORBA Tri-Cities reserves the right to disqualify incomplete Proposals, waive minor defects as it deems applicable in the written Proposals, request additional information from any respondent, change or modify the scope of the project at any time without penalty, negotiate terms with one or more of the respondents, reject any or all Proposals without penalty, and take any steps necessary to act in the organization and the City of Johnson City's best interest. SORBA Tri-Cities also reserves the unilateral right to order, in writing, changes in the work within the scope of the contract and changes in the time of performance of the contract that do not alter the scope of the contract work. Proposals will not be considered for award if received by SORBA Tri-Cities after the official closing date and time.

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# TANNERY KNOBS

MOUNTAIN BIKE PARK | JOHNSON CITY, TN

## TRAIL INFORMATION

Total 4.7 Miles

Breakfast Club	Easiest	0.6 Miles	Bike/Hike
Waterloo	Easier	0.4 Miles	Bike Only
Home Run	Easier	0.4 Miles	Bike/Hike
Baby Flow	More Difficult	0.25 Miles	Bike Only
Mountain Express	More Difficult	0.8 Miles	Bike Only
Chairlift	More Difficult	0.5 Miles	Bike/Hike
Panorama	More Difficult	0.85 Miles	Bike/Hike
Vol Holler	More Difficult	0.2 Miles	Bike Only
Posse's Club	Most Difficult	0.4 Miles	Bike Only
Cumberland Braps	Most Difficult	0.3 Miles	Bike Only

### Bike Traffic Direction

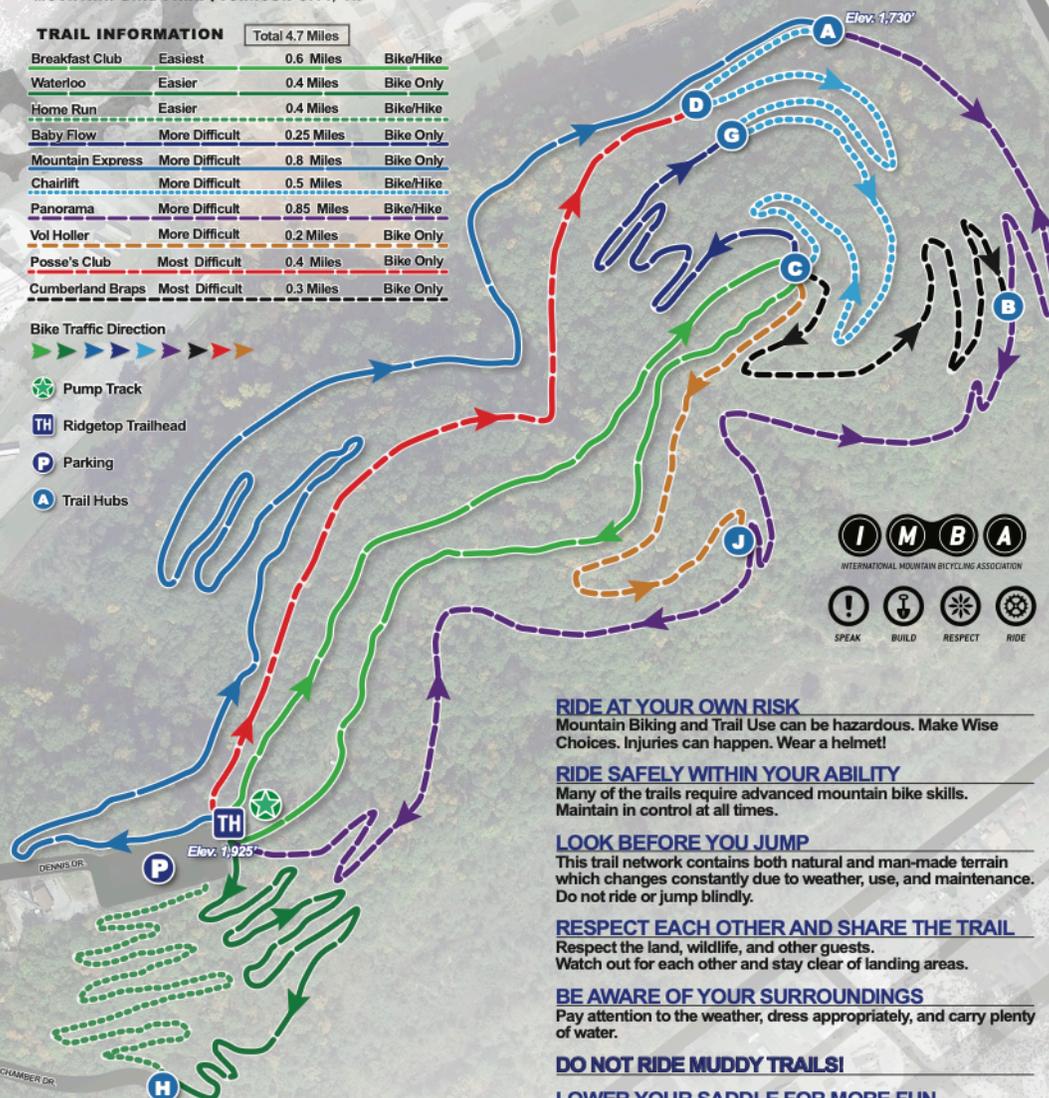


Pump Track

Ridgetop Trailhead

Parking

Trail Hubs



### RIDE AT YOUR OWN RISK

Mountain Biking and Trail Use can be hazardous. Make Wise Choices. Injuries can happen. Wear a helmet!

### RIDE SAFELY WITHIN YOUR ABILITY

Many of the trails require advanced mountain bike skills. Maintain in control at all times.

### LOOK BEFORE YOU JUMP

This trail network contains both natural and man-made terrain which changes constantly due to weather, use, and maintenance. Do not ride or jump blindly.

### RESPECT EACH OTHER AND SHARE THE TRAIL

Respect the land, wildlife, and other guests. Watch out for each other and stay clear of landing areas.

### BE AWARE OF YOUR SURROUNDINGS

Pay attention to the weather, dress appropriately, and carry plenty of water.

### DO NOT RIDE MUDDY TRAILS!

### LOWER YOUR SADDLE FOR MORE FUN

It is strongly recommended you lower your saddle before descents for improved bike handling. Raise your seat for the climb.

### WEAR SAFETY EQUIPMENT

This includes appropriate clothing, helmet, knee and elbow pads. Serious injury or death can occur even with proper precautions.



This Project Made Possible Through Partnerships with:



Planning, Design, and Construction by:



## CALL 911 FOR EMERGENCIES

You are at Tannery Knobs Mountain Bike Park Ridgetop Trailhead  
18 Tannery Knobs, Johnson City, TN 37601

Identify your location to the 911 operator by using the nearest intersection and/or trail marker.

The nearest hospital is Johnson City Medical Center  
400 N State of Franklin Rd #11, Johnson City, TN

Please report any non-emergencies and criminal activity to the Johnson City Police Department  
(423) 434-6000



**TENNESSEE**

JOHNSON CITY

**TANNERY KNOBS**

MOUNTAIN BIKE PARK

**DRAFT**

**TRAILS CONCEPT**

**PLAN**

**Trail Info & Map Legend**

	Phase 1	Phase 2	Phase 3
Easiest	0.56	1.47	0.32
Intermediate	1.78	0.92	3.57
Difficult	0.27	0.22	1.14
<b>SUMS</b>	<b>0.27</b>	<b>0.19</b>	<b>0.46</b>
<b>Phase Totals</b>	<b>2.61</b>	<b>2.39</b>	<b>0.73</b>
<b>Total Miles</b>	<b>5.73</b>		

Phase 1 - Blue Park	Phase 2 - Orange Park	Phase 3 - Green Park
6.6 acres	4.0 acres	3.3 acres
0.37 acres each	0.25 acres each	0.22 acres each
3.8 acres	2.0 acres	1.5 acres
3.3 acres	2.0 acres	1.5 acres

**Trail Head and Parking**

Phase 1: A, C, D, E, F, G, H, I, J, K

Phase 2: A, C, D, E, F, G, H, I, J, K

Phase 3: A, C, D, E, F, G, H, I, J, K

**Parking Lot**

Phase 1: A, C, D, E, F, G, H, I, J, K

Phase 2: A, C, D, E, F, G, H, I, J, K

Phase 3: A, C, D, E, F, G, H, I, J, K

Approved by:

TRAIL SOLUTIONS

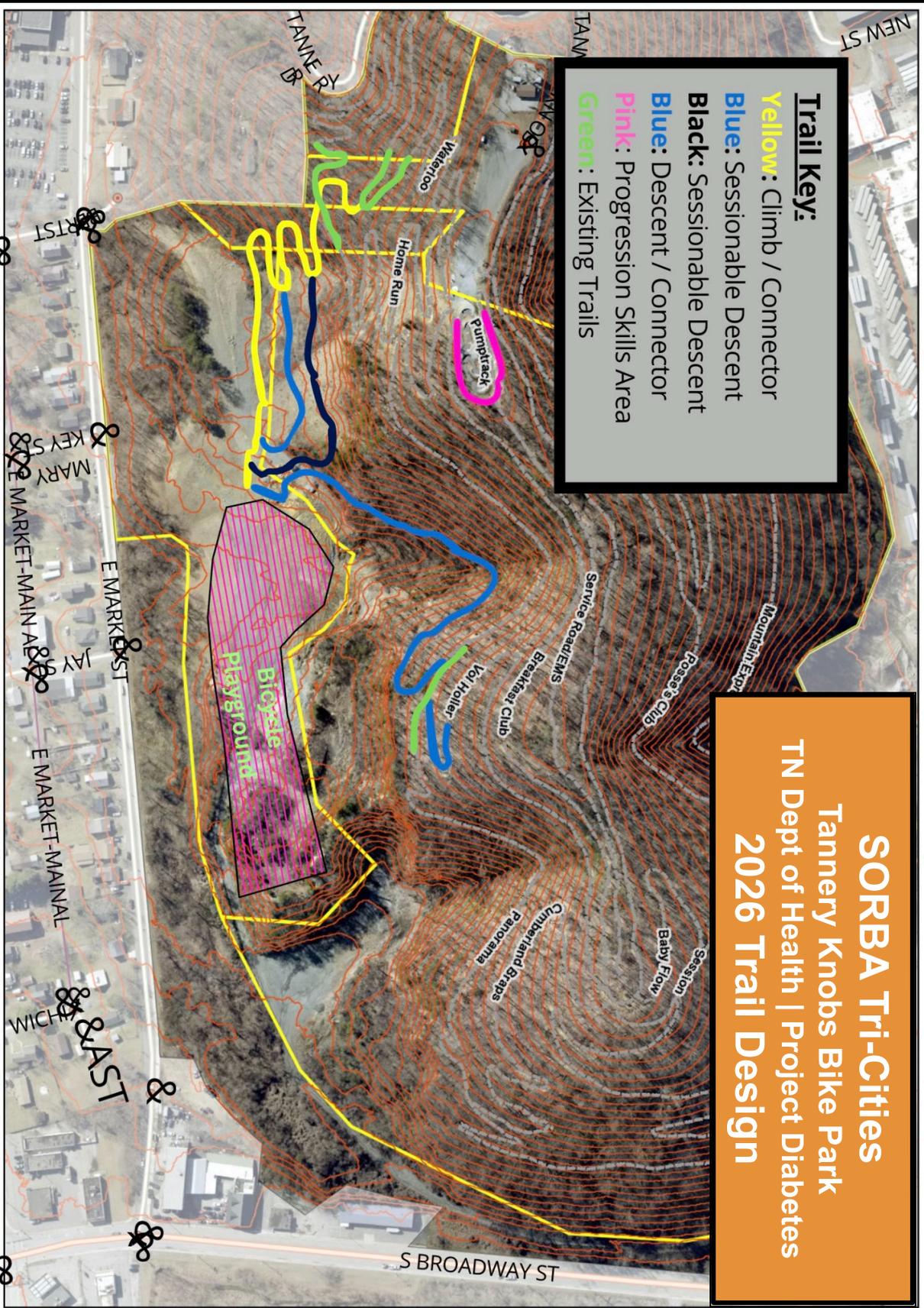
Map Scale: 1 inch = 250 feet

Note: This map is for planning purposes only. Do not use for design, development or construction techniques.

**SORBA Tri-Cities**  
**Tannery Knobs Bike Park**  
 TN Dept of Health | Project Diabetes  
**2026 Trail Design**

**Trail Key:**

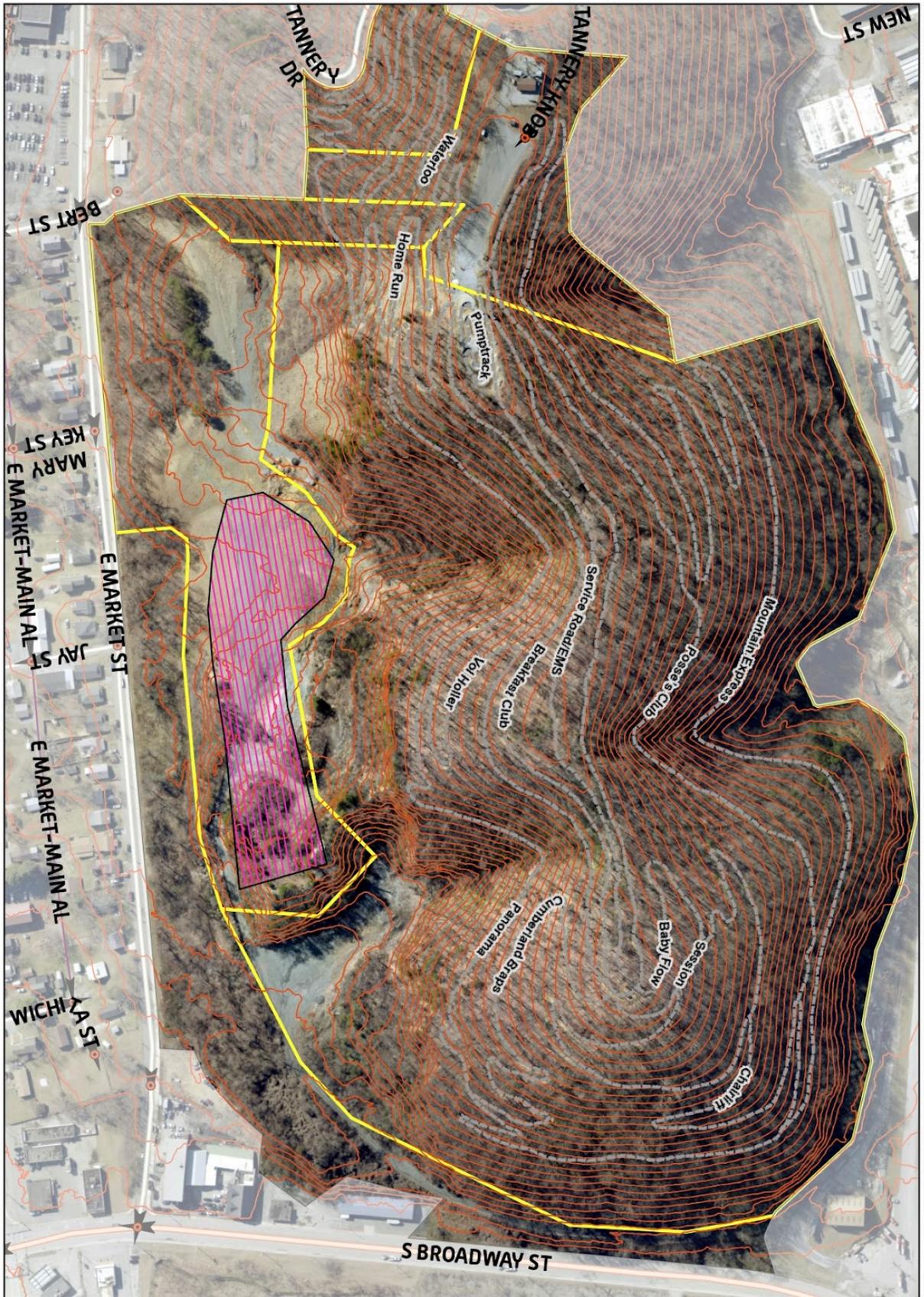
- Yellow:** Climb / Connector
- Blue:** Sessionable Descent
- Black:** Sessionable Descent
- Blue:** Descent / Connector
- Pink:** Progression Skills Area
- Green:** Existing Trails



Bicycle Playground Footprint

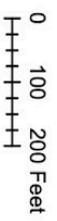
Disclaimer: Topography data does not include 2025-2026 excavation. Parcel lines are not survey grade.



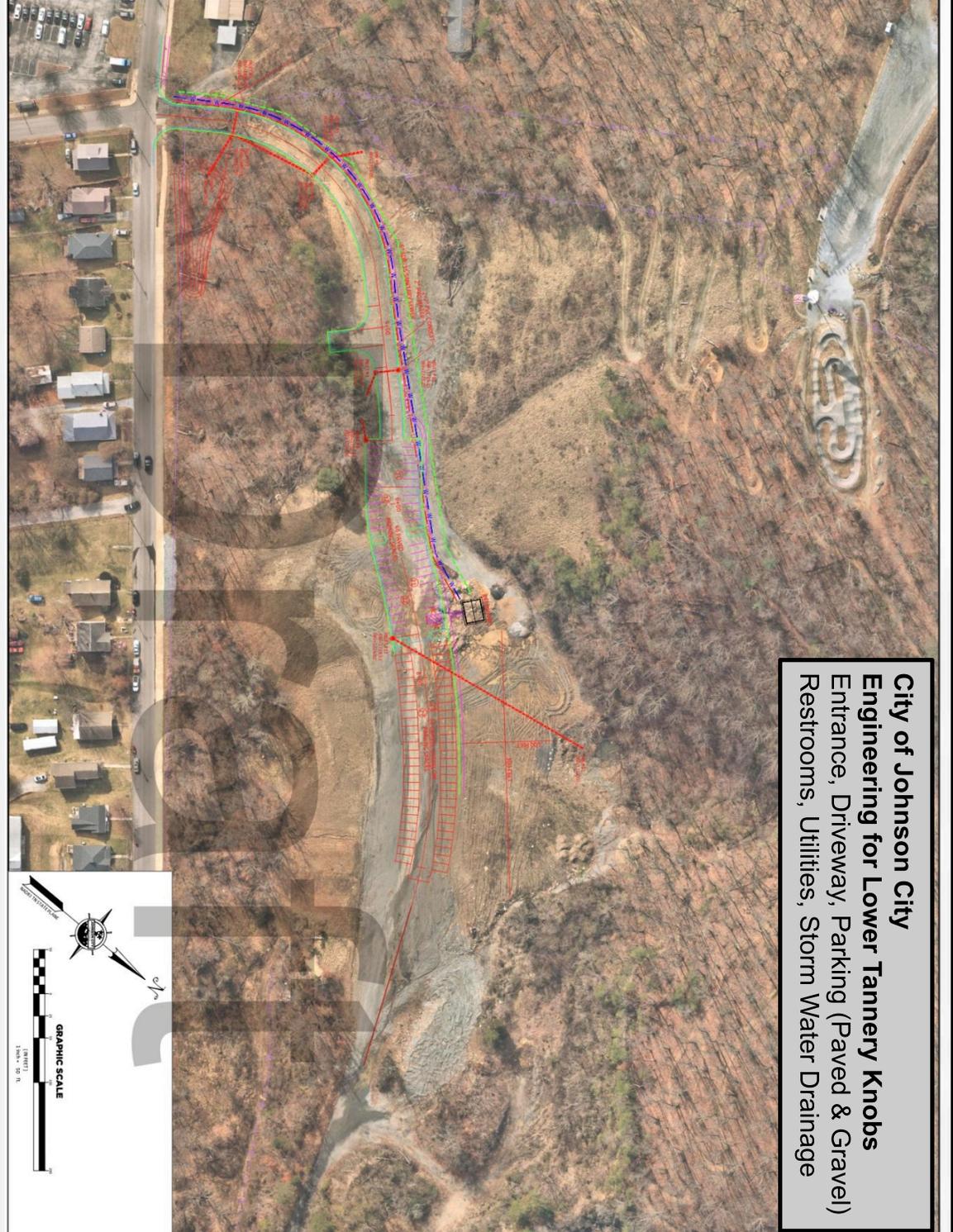


Bicycle Playground  
 Footprint

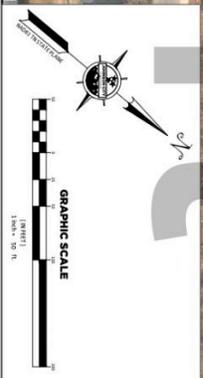
Disclaimer: Topography data does not include 2025-2026 excavation. Parcel lines are not survey grade.



S:\PublicWorks\Engineering\Shared\All Construction Projects\Parks and Paths Projects\Dog and Bike Park\Bike Park\2405 PRDP-LWRK 268262.dwg, McCulloch, Wallace, 2/3/26 11:13:04 AM



**City of Johnson City**  
**Engineering for Lower Tannery Knobs**  
**Entrance, Driveway, Parking (Paved & Gravel)**  
**Restrooms, Utilities, Storm Water Drainage**



**PUBLIC WORKS DEPARTMENT**  
**ENGINEERING DIVISION**  
**PROPOSED LAYOUT**  
**LOWER TANNERY KNOB**  
**BIKE PARK**  
**CITY OF JOHNSON CITY, TN**

DATE	YEAR	PROJECT NO.	SHEET
02/03/2026	2026		1

SCALE: BY