

Request for Qualifications
Design-Build Mountain Bike Park, Chico, CA

Chico Velo is seeking proposals from qualified design-build trail building teams interested in overseeing the comprehensive design, construction, supervision, provision of materials (as required), and equipment for the development of a new mountain bike park in Chico, California. The design-build team must demonstrate sufficient prior experience completing similar bike park construction projects to be considered. The work will be awarded based on bike park design and construction experience, positive references, and ability to complete this project by the end of 2025. There will be a virtual non-mandatory pre-bid meeting on [Zoom](#) on Monday May 6th - 9:00AM PDT. All proposals must be received by 5:00 PM PDT Friday, May 17, 2024.

Please submit your proposal electronically to:
Thad Walker thadwalker@chicovelo.org
Chico Velo
125 W 3rd St. Suite 210
Chico, CA 95928



1. Overview

The proposed mountain bike park will be situated on an undeveloped 5.4-acre property, primarily flat, located at the intersection of Humboldt Road and Notre Dame Boulevard in Chico, CA. The intent of this Request for Qualifications (RFQ) is to engage the services of a qualified professional trail building team or firm to design and construct a bike park. Our vision is to create a premier facility that fosters the progression of mountain bike and dirt jump skills, accommodating riders of all ability levels. We aim to provide a controlled environment where riders can challenge themselves and elevate their skills while ensuring accessibility to beginners.

The bike park we envision will be a comprehensive facility designed to cater to riders of varying skill levels. This facility will include distinct zones, each meticulously planned to offer riders logical progressions through different difficulty levels. Our vision for the bike park will include the following components:

- Slopestyle Jump Zone with berm corners
- Dirt Jump Zone
- Air Bag/Mulch Jump Zone
- Drop Zone
- Pump Track Zone
- Skinny/Trails Zone
- Perimeter Trail
- Non-Bike Park features to be included in the design but constructed by local general contractors.
 - Playground
 - Dog park area
 - Parking
 - Bathrooms
 - Shade pavilion and seating
 - Food truck pad
 - Irrigation for dirt features
 - Native/drought tolerant plantings

Team Members

The winner of this contract will be a key member of an already established project team. We already have a general contractor, architects, engineers, environmental planners and bike park enthusiasts on the project, however, none of the existing team members have experience designing or building a bike park. Here is a brief description of each of the existing team members so far:

Chico Velo

Chico Velo is a 501 (c)(3) non-profit organization whose mission is to promote bicycling for transportation, recreation and health through public education, advocacy, and community stewardship. The mountain bike arm of the organization is called Chico Velo Trailworks. Trailworks is committed to supporting the creation and upkeep of sustainable and enjoyable trails within our region. We have fostered a robust partnership with the City of Chico, actively participating in the maintenance and enhancement of trails in Upper Bidwell Park, Lassen National Forest, and beyond. Our dedicated team of Trailworks volunteers invests hundreds of hours annually to improve trails, ensuring they are accessible and enjoyable for all users. Chico Velo is the non-profit that is leading and coordinating the entire project and will also continue to contribute to long term maintenance of the bike park. They will be coordinating the approval of the design phase of the project and will be reviewing and approving bike park features as they are built.

Chico Area Recreation and Park District (CARD)

CARD is dedicated to enriching the lives of residents in the greater Chico area by offering high-quality recreational programs and maintaining public parks suitable for individuals of all ages. CARD parks are renowned for their pristine condition and inclusive features, including playgrounds, softball and baseball fields, soccer fields, basketball, and tennis courts, as well as leisurely walking trails. Notably, one of the parks managed by CARD in Chico already boasts a beginner and intermediate pump track. CARD is the current landowner of the proposed bike park site.

Butte Construction Company (General Contractor)

Butte construction will be the lead general contractor on the project. They will handle all the billing and all subcontractors and construction of all non-bike park specific elements of the project. They will be directly contracting the bike park builder as a sub-contractor on this project. They will help the bike park builder with grading, material staging, movement and any other general construction as needed.

Outlier Architecture (Project Architect)

Outlier Architecture will serve as the architectural designer for all the non-bike park elements of the project, such as the parking lot, pavilions, food truck area, dog park, bathrooms, and playground. They are open to collaborating with the bike park builder as needed.

Rolls, Anderson and Rolls Survey and Civil Engineering

Rolls, Anderson, and Rolls have already been contracted to provide a detailed survey of the project site and will serve as lead civil engineers. The details of their survey will be made available soon. They are available for any future survey needs on the project as needed.

Adema Environmental

Carol Wallen Owner/Lead Regulatory and Wildlife Biologist specializing in U.S. Army Corps of Engineers and CA Regional Water Quality Control Board Clean Water Act, U.S. Fish and Wildlife Service and CA Department of Fish and Wildlife permits, and Central Valley Flood Protection Board regulatory permit acquisition, management, and closure. Services include all associated surveys, reporting, construction monitoring and agency coordination. Biological Resources Assessments, Aquatic Resources Delineations (formerly wetland delineations), Natural Environmental Surveys (Caltrans-specific), Biological Assessments (USFWS). Qualified Stormwater Pollution Prevention Plan Practitioner with Developer License in progress. Adema will be the environmental surveys and permitting lead. Initial surveys and aquatic resources delineations are already in progress.

Jenna Johnsons Designs (Landscape Architect)

They will serve as the landscape architect for all the landscaped areas of the project between bike park zones and the other non-bike park elements. They are open to collaborating with the bike park builder as needed.

Lupine Legacy Foundation

This non-profit will be providing general support to the project.

The Need for a Mountain Bike Park

While Chico, CA, is home to one of the nation's largest municipal parks, Bidwell Park, which offers over 50 miles of natural multi-use trails, none of these trails feature purpose-built technical or progressive mountain bike trails and features. Currently, residents seeking such amenities must travel 1-2 hours away to bike parks in Redding, Elk Grove, or Auburn, CA. Given Chico's vibrant mountain bike community and strong community interest in all aspects of cycling, the development of a mountain bike park within our city has become a top priority.

2. Scope of Project

The objective is to engage a qualified firm or individual to design and construct a comprehensive and progressive bike skills park. The park aims to cater to riders of all abilities, offering a controlled environment for skill development across all ability levels. Our climate also makes it difficult to ride local trails in the winter due to seasonal rains and mud. It is challenging to ride in the summer due to extreme heat. To mitigate the mud season, we would like a significant portion of the bike park to be constructed with wooden jumps, paved surfaces, and rubberized landings to make an all-weather surface. To take advantage of the cool summer evenings and morning hours, we would also like lighting to allow a significant portion of the park to be usable at night. Lastly, we realize that there is a potential for injuries in bike parks, we would like this builder to hold safety in the highest regard while designing and building this park. Each zone within the bike park will have specific criteria, detailed as follows:

Priority Allocation for Zones

1. Slopestyle/Flow Jump Zone
2. Dirt Jump and Airbag/Mulch Zone
3. Drop Zone
4. Pump Track Zone
5. Skinnies
6. Perimeter Trail

2.1 Slopestyle/Flow Jump Zone

- **Definition:** High-speed, shallower faced jumps with wooden features
- **Features:** Wooden take-offs, "Lilly Pads," "Whale Tails," wall rides, drops and paved trails and rubberized landings.
- **Skill Progression:** Minimum of 4 lines from beginner to pro
- **Technical Requirements:** Case pads made of wood or dirt; focus on cornering abilities.
- **Priority:** Highest

Example images of the desired features are included below in **Figure 1**. The images are only intended to provide a basic representation of the types of features desired.



Figure 1 Example slopestyle features.

2.2 Dirt Jump and Airbag/Mulch Zone

- **Definition:** Slower speed, steep lip jumps
- **Features:** Wooden lips, paved trails and rubberized landings, airbag jump and mulch jump
- **Skill Progression:** Minimum of 4 lines categorized by jump height (2-6+ feet)
- **Technical Requirements:** Case pads made of wood or dirt and or padding
- **Priority:** High



Figure 2 Example wood-dirt hybrid jumps and air bags of different sizes.

2.3 Drop Zone

- **Definition:** Varying height and style of drops
- **Features:** Progressing in 1 - 1.5-foot increments up to 6 - 8 feet
- **Technical Requirements:** Elevated and low-level platforms for different drop experiences
- **Priority:** Medium



Figure 3 Example Drop Zones.

2.4 Pump Track Zone

- **Definition:** Skill-enhancing loop or circuit
- **Features:** Rollers, berms, doubles, and tabletops
- **Technical Requirements:** Asphalt surfacing for all-weather usage
- **Priority:** Medium



Figure 4 All-weather Asphalt pump track

2.5 Skinnies

- **Definition:** Narrow ladder bridges or logs
- **Features:** Varying lengths, widths, and heights
- **Priority:** medium



Figure 5 Example skinnies.

2.6 Perimeter Trail

- **Definition:** Outer loop for warming up and beginner riders
- **Features:** Optional beginner jumps, drops, log rolls, and skinnies
- **Priority:** medium

Additional Infrastructure Requirements

- Multi-zone irrigation system for any dirt features. Our regional climate typically has seasonal droughts from May to October.
- Trails and features need to be graded properly to prevent water ponding or erosion.
- Lighting system to illuminate the bike park features at night.
- A portion of the site needs to be maintained as a stormwater detention basin. Location is negotiable.
- Space allocation for playground, dog park, pavilion, food truck area, bathrooms, parking, and native drought tolerant plantings between park zones. All these items will be designed and constructed by other members of the project team.

3. Current Conditions

Site Overview

- **Location:** The primary site for the bike park is a 5.4-acre parcel intersection of Humboldt Road and Notre Dame Boulevard in Chico, CA. Little Chico Creek borders the property to the south side (buffer will be required).
- **Terrain:** Mostly flat land covered predominantly in annual grasses with a few shrubs and trees.
- **Elevation:** The center of the site sits 3-6 feet lower than its periphery. The most significant elevation change occurs along the southern edge.
- **Detention Basin:** A portion of the site is currently a stormwater overflow detention basin and will need to be maintained in some form in the final design.
- **Images:** Satellite images and photographs are included in **Figure 6-9**.
- **Parcel number:** 002-180-201, 002-110-007, 002-180-111
- **Zoned:** OS2 Secondary Open Space –allows for bike park development
- **Civil Drawings:** We are in the process of completing a topographic survey and soil testing. These will be provided to the selected contractor.
- **Trees:** The western edge of the property has mature trees. These will remain in place.
- **Access:** The site has the best access along the northern edge of the site, which is Humbolt Rd. There is also access on the western side and the northern half of the east side. The southeastern side is occupied by Creekside Place Senior Living Apartments and their dedicated parking lot. The southern side is bordered by Little Chico Creek and its floodplain.

Soil Conditions

- **Soil Types:** According to the USDA Soil Survey, the site has two primary soil types:
 - **Almendra Loam:** A relatively deep, well-drained loam-textured soil.
 - **Redtough-Redswale:** A shallower loam that drains poorly.
- Given the flat nature of the property, site will be dependent on soil import for construction of features.

Ownership

- **Additional Info:** Soil survey reports are available in the [shared folder](#) and the approximate location of each soil type is included in **Figure 6**.
- The property is leased to Chico Velo but owned by Chico Area Recreation and Park District (CARD)

Documentation

A recent site survey is available for viewing in the [shared folder](#).



Figure 6A Google Earth and Satellite views of the Proposed Bike Park site on Humbolt Rd and Notre Dame Blvd in Chico, CA.



Figure 6B Google Earth and Satellite views of the Proposed Bike Park site on Humboldt Rd and Notre Dame Blvd in Chico, CA.

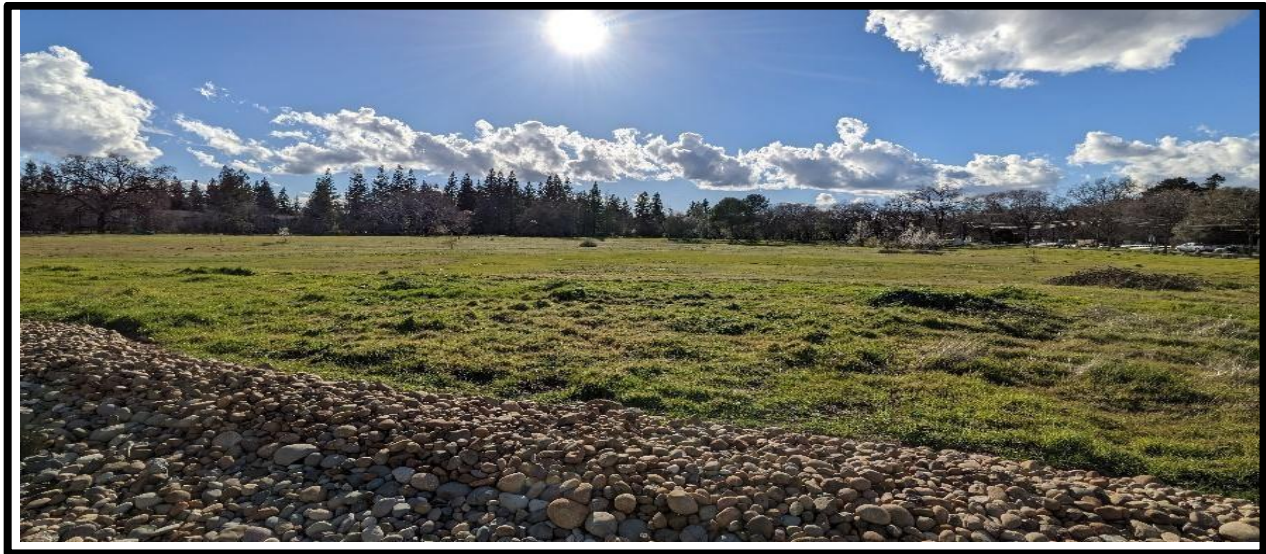


Figure 7 Photographs of the site. Eastern edge looking west.



Figure 8 Photographs of the site. Eastern edge looking north.



Figure 9 Photographs of the site. Northwestern end looking southeast.

4. Proposed Project Timeline

Chico experiences extremely hot and dry conditions from June through September with daytime temperatures often more than 100 F. The rainy season begins in October or November and ends in May but can be highly variable. Optimal soil moisture conditions for construction can be difficult to predict. There is never snow or persistent freezing conditions, even in the winter. This is a proposed timeline and

Schedule

- RFQ released: Wednesday, April 17th, 2024
- [Virtual Non-Mandatory Pre-Bid Meeting on Zoom](https://tinyurl.com/chicobikepark) Monday May 6th 9:00AM PDT 2024 (https://tinyurl.com/chicobikepark)
- Last day for respondent questions: Tuesday May 7th, 2024
- Addendum released: Friday May 10th, 2024 (will be included in the [Notre Dame Bike Park Share Folder](#))
- RFQ Proposals due: Friday May 17th, 2024 before 5:00 pm PDT
- Notice of Interview Request (to top Respondents): Friday May 24th, 2024
- Interviews: May 28th – June 7th, 2024
- Award date: June 7th, 2024
- Notice to Proceed for Design: June 14th, 2024
- Design Phase desired to be completed in 6 months. The selected contractor will be required to adhere to the proposed design checkpoints included in [Exhibit A](#).
- The Construction phase is desired to be completed to allow for a proposed opening by the end of 2025.

5. Other Requirements

- **Collaboration:** The selected trail builder is encouraged to use their expertise to design and build an exceptional bike park that meets the expectation laid out in this document and through future conversations with Chico Velo. They are also encouraged to communicate and collaborate with the general contractor, Butte Construction Company, and any other members of the project team to ensure project cohesiveness during both the design and construction phases.
- **Compliance with Industry Standards:** All construction activities shall conform to industry-standard best practices for a safe and sustainable bike park design. Deviations from these standards should only occur after thorough discussion with and approval from Chico Velo.
- **Scope Adherence:** The contractor is expected not to deviate substantially from the project's scope as defined in this RFQ without prior consultation with Chico Velo and subsequent approval. Any work performed by the Design-Build Trail builder that falls outside the specifications of this RFQ and lacks prior authorization from Chico Velo will not be eligible for compensation.
- **Compliance with Restrictions:** The Contractor must fully comply with any restrictions imposed by Chico Velo, the Chico Area Recreation and Park District (CARD), or the City of Chico. While, as of this writing, the land owner has not specified any restrictions, potential restrictions may include but are not limited to: designated access points, parking areas, or limitations on the operation of machinery, such as specific days and hours, work near the creek, preservation of trees, best management practices for site storm water prevention, general site safety during construction, items required by local city permit, etc.
- **Legal and Regulatory Compliance:** The Design-Build Trail builder must strictly adhere to all applicable laws, ordinances, and regulations. Additionally, the Design-Build Trail builder is required to maintain an active California Contractors license and must fully comply with all relevant State of California contracting laws, including licensing, and liability insurance. This project does not require the payment of prevailing wages or certified pay role requirements. The Design-Build Trail builder shall protect and indemnify Chico Velo and Chico Area Recreation and Park District and their representatives against any claim or liability arising from or based on the violation of any such law, regulation, or ordinance.
- **Timely Communication and Resolution:** Chico Velo personnel will be readily available to address any questions or concerns raised by the Design-Build Trail builder. Their objective is to facilitate progress on the project without unnecessary hindrances.

- **Right of Inspection:** Chico Velo reserves the right to inspect the work throughout the construction process. This is to ensure that it aligns with the project's objectives, specifications, and quality standards.
- **Guaranty and Warranty:** A 1-year guarantee and warranty will be provided by the Design-Build Trail builder on this project's work. Any portions needing replacement or repair within 1 year from the date of written acceptance shall be completed by the Design-Build Trail builder at their expense and within an agreed-upon time frame.
- **Insurance Requirements:** The selected Contractor shall be required to provide proof of adequate insurance coverage for the duration of the project. Specifically, the contractor shall furnish Certificates of Insurance evidencing general liability insurance, workers compensation and employer liability insurance and business automobile insurance. Example insurance requirements are included in [Exhibit B](#).
- **Contracts:** The Design-Build Trail builder will be contracted by Butte Construction Company. A sample contract can be seen in [Exhibit C](#).

6. Proposal Requirements

All interested organizations or businesses shall provide written interest, via email, to: Thad Walker (thadwalker@chicovelo.org). Interested organizations or businesses shall provide their proposal including the following information:

- I. **Contact Details:** Name, address, email and telephone number of organization or business.
- II. **Qualifications and Experience:** Narrative of firm's qualifications and relevant experience including:
 - a. The names, titles, and relevant experience of any personnel that would be assigned to the project.
 - b. Detail your company's experience in designing and building similarly sized bike parks. Include at least three examples with the following:
 - customer name/name of bike park
 - contact person, email and telephone number
 - your role in the project
 - pictures, video or other media
 - completion date
 - budget
- III. **Project Understanding and Approach:** Statement of your understanding of the project and a general description of your proposed approach to project scope of services. Identify any special knowledge or skills provided by your organization or business that may be related or helpful to the completion of this project.
 - a. Anticipated construction methods and equipment used to.
 - b. Pictures and other media of previously built bike parks and or technical trail features.
 - c. Statement of expectation of site condition (i.e. grades, dirt balance, underground utilities) or other needs that can be provided by our Project Team.
 - d. Cost Estimates:
 - i. Estimate cost to design the project (see [Exhibit A](#) to estimate your time and materials costs)

- ii. Contractor Rate Card that includes all design and construction personnel.
- e. Could you complete the design phase of the project ([Exhibit A](#)) by the end of 2024? If not, what is your availability to complete the design phase of this project?
- f. Could you complete the construction phase of the project by the end of 2025? If not, what is your proposed timeline to construct this project?

7. Selection Process

To ensure that each qualified professional or firm has an equal opportunity for consideration, all proposals must adhere to a standardized format. This format should organize each of the required elements (I-III) organized into separate chapters or sections.

Review Committee

Contractors for this project will be selected by a review committee, comprised of representatives from Chico Velo, Butte Construction Company, Outlier Architecture, and Lupine Legacy Foundation.

Selection Criteria

To provide each qualified professional or firm an equal opportunity for consideration, adherence to a standardized proposal format is required. The format of your proposal must contain each of the above elements I-III organized into separate chapters and sections. Contractors for this project will be selected by a review committee. The criteria used to select a consultant will not be limited to cost alone, and price may not be the sole deciding factor. Criteria for selection include:

- Experience in trail design, construction, and maintenance.
- Thoroughness of the organization's approach to the scope of services requested.
- Availability to complete the project on our recommended timeline.
- Feedback from previous clients.

Deadline and Submission

Complete proposals must be submitted by Friday, May 17th, 2024 at 5:00 PM. Proposals lacking in required information will not be considered.

Questions

All queries regarding this RFQ or site conditions should be directed to Thad Walker. The deadline for submitting questions is Tuesday May 7th, 2024.

Disclaimer

Issuance of this RFQ and receipt and review of the response does not commit Chico Velo or Butte Construction Company to award the contract. Chico Velo expressly reserves the right to modify the due date for the response, modify the requirements or modify the action to award the RFQ. Response to this RFQ may be entirely rejected and no compensation will be due to the respondents. All costs and expenses incurred by the respondent to prepare a qualified response shall be borne solely and exclusively by the respondent. Chico Velo reserves the right to waive any minor irregularity in the RFQ responses. Nothing in this RFQ should be implied or construed as implying the creation or existence of any warranty, express or implied, on the part of Chico

Velo with respect to the accuracy, sufficiency, or completeness of the information contained herein.

Exhibit A – Proposed Design Checkpoints

Level of Design Plan Details	Content Deliverables
<p>30% Design Elements</p>	<ul style="list-style-type: none"> • In-person site visit with project team / initial design meeting • Field investigation with notes and photos • Lead in-person community input session to determine desired bike park-specific features. • Draft topographical and aerial map that shows draft proposed bike park layout with alternatives. • Bike feature recommendations with typical drawings. • Initial construction estimate • 30% design presentation to project team
<p>60% Design Elements</p>	<ul style="list-style-type: none"> • Attend project team meetings • Address feedback/comments on the 30% draft design • Fully developed site layout plan • Finalized bike-specific features • Materials specification and details • Detailed construction estimate • 60% design presentation to project team
<p>Pre-final (90%) Design Elements</p>	<ul style="list-style-type: none"> • Attend project team meetings • Address feedback/comments on the 60% draft design • Fully developed design plan and specifications • Refined and finalized construction details and product specifications. • Development of maintenance plan • Finalized construction budget • 90% design presentation to project team
<p>Final Design Elements</p>	<ul style="list-style-type: none"> • Address feedback/comments on the 90% draft design • Final design package delivered • Project team approval of final design

Exhibit B – Sample Insurance Requirements

See [Notre Dame Bike Park Share Folder](#)

Exhibit C – Sample Contract

See [Notre Dame Bike Park Share Folder](#)