

We are pleased to invite your firm to submit a proposal for the new construction project identified below. This Request for Proposal (RFP) is being issued to solicit qualified Subcontractors to provide a complete proposal including pricing, qualifications, and project approach.

Project Name: NORTH CHESTER APARTMETNS
Project Location: 805 NORTH CHESTER
Project Description: Landscape

This project consists of the new Construction of a multifamily residential development consisting of **4 residential buildings** with a total of **15 dwelling units**. Each unit includes **1 bedroom, 1 bathroom, and an open-concept living room and kitchen**. The project also includes construction of the **parking lot**, as well as all associated site improvements, utilities, landscaping, and infrastructure necessary to complete the development in accordance with the approved plans and specifications.

SPECIAL REQUIREMENTS

PREVAILNG WAGE

TRADE: **Landscape**

The intent of this RFP is to select a Subcontractor based on overall value, including cost, experience, proposed schedule, and approach to the work.

RFP Schedule:

- RFP Issued: **Friday 11-6-26**
- Non mandatory Pre-Proposal Meeting: **Thursday 11/12/26 @8:30am**
- Deadline for Questions (RFIs): **Friday 11/13/26**
- Proposal Due Date: **Wednesday 11/18/26 @ 1:30pm**

***Note:** If you plan to bid on this project, please notify us so we can keep you informed of any addendums, updates, or changes throughout the bidding process. (email: aaguilar@geahi.org)

Proposal Submission Requirements:

Please submit your proposal in accordance with the instructions included in this RFP package. At a minimum, proposals shall include:

- Lump sum or GMP pricing with a detailed cost breakdown.
- Project schedule and duration.
- Proposed project team, including the number of crews and size.

- List of key subcontractors.
- Clearly identified assumptions, exclusions, and any value engineering suggestions.
- If is your first time doing business with GEAHI, please Fill out the Vendor information sheet, and provide Company qualifications and relevant project experience, including 3 letters of recommendation from projects of similar size and scope.

Proposals shall be submitted electronically in PDF format to **Arturo Aguilar**. At procurement@geahi.org. Late submissions or incomplete forms may not be considered.

All questions or requests for clarification shall be submitted to:
Arturo Aguilar
aaguilar@geahi.org
661.373.9506

Responses to RFIs will be issued via addenda to all invited proposers.

We appreciate your time and interest in this project and look forward to reviewing your proposal.

Sincerely,
Arturo Aguilar



Superintendent
Golden Empire Affordable Housing Inc

GOLDEN EMPIRE AFFORDABLE HOUSING, INC.

601 24TH STREET, SUITE B
BAKERSFIELD, CA 93301
OFFICE 661.633.1533 | FAX 661.633.1617

SPECIFIC REQUIREMENTS

Project: North Village Apartments

TRADE: LANDSCAPE

DATE_____
SUBCONTRACTOR_____
LICENSE#_____
EMAIL_____

Reference to Subcontractor shall mean Landscaping Subcontractor and reference to Owner shall mean **GEAHI Inc**. Subcontractor shall furnish all labor and equipment to perform the operations necessary to complete all landscaping work (supply & install) as indicated on the Contract Documents and specified herein, including but not limited to the following.

CONTRACT WILL INCLUDE:

1. Subcontractor shall furnish all labor, material and equipment to perform all operations necessary to complete the installation of all landscaping per City or Governing Agency specifications with Owners approval.
2. Subcontractor shall guarantee all plant materials for 30 days.
*Irrigation system shall be guaranteed for 1 year from time of acceptance by Owner.
3. Subcontractor shall supply and install all chase pipes as needed under driveways and walkways before concrete/asphalt is poured.
4. Subcontractor shall supply and install irrigation control per plan with rain sensor.
5. All planter areas shall be irrigated by polyethylene tubing.
6. No high-water usage plants shall be permitted.
7. Subcontractor shall wash and/or sweep clean all walks, streets, and gutters when landscape operations are complete.
8. Subcontractor shall clean-up and haul off all scrap material and waste created by landscape operations.
9. Subcontractor shall be responsible for landscape maintenance for 30 days after final acceptance by owner.
10. Price includes all labor, materials, equipment, and services necessary to install all landscaping in accordance with the approve plans
11. Install Backflow with Cage. Backflow test by Owner
12. Subcontractor responsible to call USA before trenching.
13. No temp power onsite.
14. Trim Trees on the West side of the property.
15. Furnish and install proposed French drains (3") as shown on separate Revised Site Plan.
ADS 3-in. Corrugated Perforated Pipe. NDS 3 in. Round Grate. Spee-D Basin, 3 in. Drain Pipes and Fittings.

Initials _____ Initials _____
SpecReq.landscape

TREE TRIMMING $_____

FRENCH DRAINS $_____

TOTAL $_____

PAYMENT SCHEDULE: (Refer to Contract Article 5 "Progress Payments")
100% Complete

_____ _____

Subcontractor Date GEAHI Inc Date

Initials _____ Initials _____

SCOPE OF WORK
LANDSCAPING

1.GENERAL:

A. Reference to Subcontractor shall mean **Landscaping Subcontractor**. Reference to Owner shall mean Geahi, Inc.
B. Subcontractor is responsible to check Contract and Approved Plans for any changes before construction.

2. SCOPE:
A. Subcontractor shall furnish all labor and equipment to perform the operations necessary to complete all Landscaping operations as indicated on the drawings and specified herein, including but not necessarily limited to the following:
B. Subcontractor shall furnish all labor, material, and equipment to perform all operations necessary to complete the installation of all landscaping per City or Governing Agency specifications with Owner's approval.
C. Subcontractor shall guarantee all sod and plants materials for 60 days. Irrigation system shall be guaranteed for 1 year from time of acceptance by Owner.
D. Subcontractor shall supply all chase pipes as needed under driveways and walkways before concrete is poured.
E. Fertilizer tablets for trees and shrubs;
F. Pre-emergent weed control in shrub beds.
G. All planter areas shall be irrigated by drip irrigation Polyethylene tubing. All control valves shall be pressure regulated. Irrigation system shall have manual shut off valve(s)
H. Subcontractor shall wash and/or sweep clean all walks, streets and gutters when landscape operations are complete.
I. Subcontractor shall clean-up and haul off daily all scrap material and waste created by landscape operations.
J. Subcontractor shall be responsible for landscape maintenance for 30 days after final acceptance by Owner.
K. Irrigation system shall have manual shut off valve(s)
L. Compact all trenches.
m. Replace dead plants and Shrubs after 30 days.
n. Always Protect landscape areas against damage.

4. GERAL REQUIREMENTS

Subcontractor shall guarantee that all work and equipment are in accordance with OSHA regulations.

5. PERFORMANCE STANDARDS

Anything not meeting the following standards will be repaired or replace by Subcontractor at no additional cost to
Owner

6. WORKMANSHIP:

A. Workmanship shall be incompliance with all requirements of local, state and federal codes and manufacturers specifications Whether specifically mentioned in these specifications or not, at no additional cost to Owner.
B. All Workmanship shall meet the standard of good practice acceptable within the industry.

7. CLEAN-UP:

A. Subcontractor shall clean-up and dispose daily all debris, waste material, rubbish, etc. to designated bins or as directed to by job site superintendent. The site shall be. left in a neat and clean condition acceptable to owner. Subcontractor is responsible to sweep house when completed and or as directed by job site Superintendent.
B. After all work is completed, Subcontractor shall sweep and hose down walkways, gutters, and sidewalks.

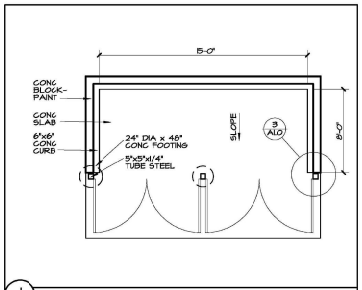
8. GUARANTEE – WARRANTY

A. Subcontractor shall guarantee plants and trees for 30 days and irrigation for 1 year minimum including sprinkler timer.
B. Subcontractor shall warranty Installation 1 year

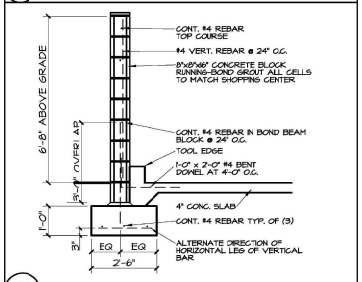
_____ _____

Subcontractor Date GEAHI Inc Date

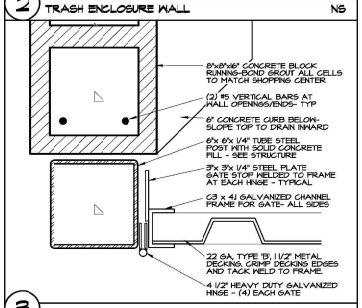
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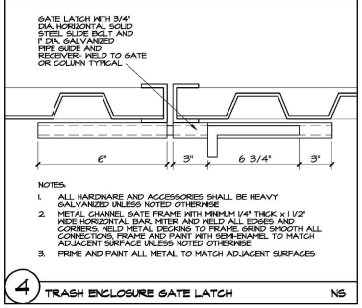
1 TRASH ENCLOSURE



2 TRASH ENCLOSURE WALL NS

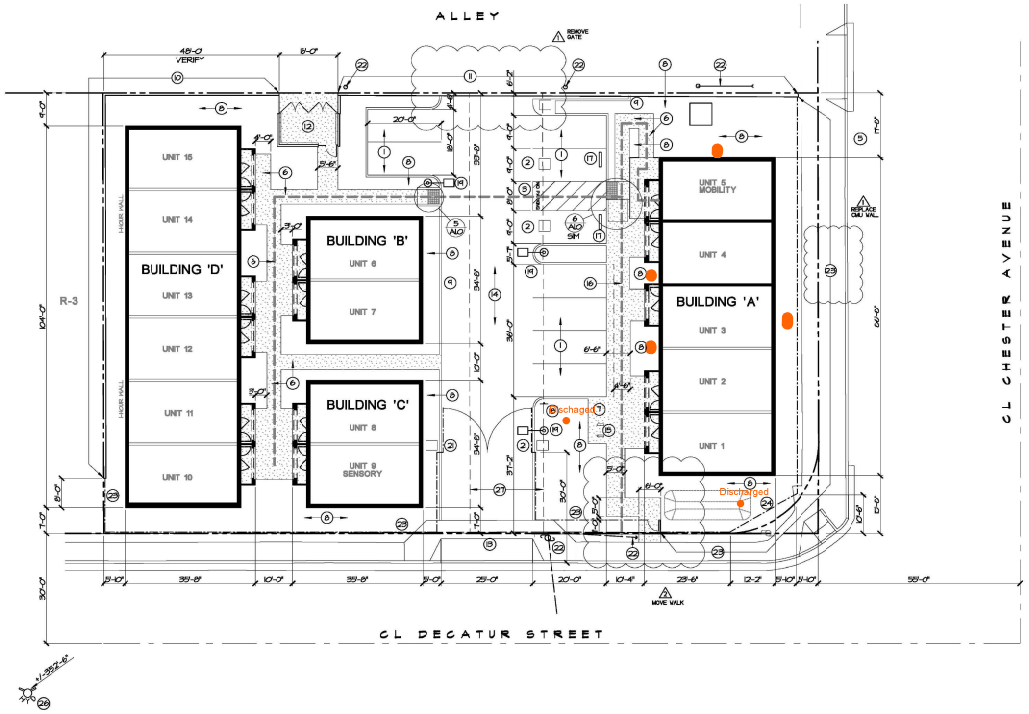


3 TRASH ENCLOSURE NS

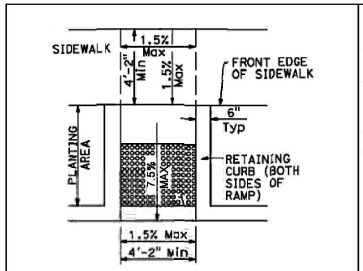


NOTES:
1. ALL HARDWARE AND ACCESSORIES SHALL BE HEAVY GALVANIZED UNLESS NOTED OTHERWISE
2. METAL CHANNEL GATE FRAME WITH MINIMUM 1/4" THICK x 1 1/2" WIDE HORIZONTAL BAR, MITER AND WELD ALL EDGES AND CORNERS, WELD METAL DECKING TO FRAME, GRIND SMOOTH ALL CONNECTIONS, FRAME AND PAINT WITH SEMI-ENAMEL TO MATCH ADJACENT SURFACE UNLESS NOTED OTHERWISE
3. PRIME AND PAINT ALL METAL TO MATCH ADJACENT SURFACES

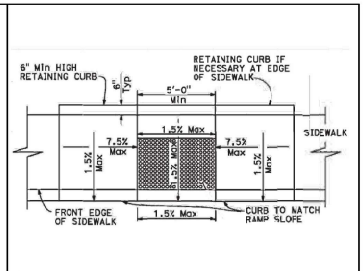
4 TRASH ENCLOSURE GATE LATCH NS



SITE PLAN 1/16"



5 TRASH ENCLOSURE GATE LATCH NS



6 CURB RAMP DETAL NS

NOTES

FIRE DEPARTMENT

1. THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CODE OFFICIAL AND HAVE AN APPROVED MEANS OF EMERGENCY OPERATION - SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES - ELECTRIC GATE OPERATORS SHALL BE LISTED IN ACCORDANCE WITH UL 325 - GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200 AND ALL COUNTY ORDINANCES
2. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 5032, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13'-9"

GATE NOTES

1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT
2. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH FORCE BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND CENTER PLANE OF SLIDING DOORS, COMPENSATING DEVICES OR AUTOMATIC DOORS MAY BE USED TO MEET REQUIREMENTS
3. FLOOR LEVEL LANDINGS ARE REQUIRED AT EACH SIDE OF DOOR

KEYNOTES

1. 9'-0" WIDE x 20'-0" DEEP PARKING STALL PER COUNTY STANDARDS
2. 9'-0"x 20'-0" ACCESSIBLE PARKING STALL WITH 3'-0" x9'-0" PAINTED STALL SIGN AND 70 SQ IN POLE MOUNTED PARKING SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH AN ADDITIONAL SIGN OR LANGUAGE STATING "MINIMUM FINE $250.00" INCLUDE SIGN MOUNTED BELOW STATING "VAN ACCESSIBLE" WHERE APPROPRIATE PER CBC SECTION 1265- 60" MINIMUM HEIGHT TO THE BOTTOM OF ALL POLE SIGNS
3. 8'-0" WIDE ACCESSIBLE PARKING ACCESS AISLE WITH THE WORDS "NO PARKING" IN 1" HIGH CONTRASTING LETTERS- SLOPE NOT TO EXCEED 1:48
4. CURB RAMP WITH 3'-0" DEEP TRUNCATED DOME TILE WARNING STRIP AT FLUSH CONDITION BETWEEN CONCRETE WALKWAY AND VEHICULAR AREA FOR ACCESSIBLE PATH OF TRAVEL TO AND FROM PUBLIC WAY AND/OR ACCESSIBLE PARKING STALLS AND AISLES
5. EXISTING CURB, GUTTER AND SIDEWALK - CONTRACTOR SHALL CONFIRM CONDITIONS OR AREAS TO BE REPLACED WITH PUBLIC WORKS AT TRAFFIC CONSTRUCTION DESK.
6. 4'-0" WIDE CONCRETE WALK WITH SLOPE NOT TO EXCEED 1:20 - CROSS SLOPE NOT TO EXCEED 1:48
7. MAIL BOX LOCATION
8. LANDSCAPE AREA
9. NEW 6" CONCRETE CURB
10. EXISTING 6'-0" TALL CONCRETE BLOCK WALL-PAINT EACH SIDE
11. NEW 8x8x16 6'-0" TALL CONCRETE BLOCK WALL-PAINT EACH SIDE
12. 8'x5' CONCRETE BLOCK TRASH ENCLOSURE
13. SEE CIVIL PLANS FOR NEW DRIVE BREAK PER COUNTY STANDARDS
14. SEE CIVIL PLANS FOR AC PAVING PER COUNTY STANDARDS
15. (2) SHORT TERM 34" HIGH x 24" WIDE INVERTED U-STYLE LOOP BICYCLE PARKING RACKS WITH LOCATIONS FOR (4) BIKES. MINIMUM (5 PERCENT) TO BE PARKED AT ONE TIME ON 3 1/2" THICK CONCRETE PAD- SEE SITE PLAN FOR DIMENSIONS (PER CBSC) - PAINT PER SHOPPING CENTER STANDARDS
16. DASHED LINE DENOTES ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY. MAXIMUM SLOPE DOES NOT EXCEED 1:20 AND CROSS SLOPE DOES NOT EXCEED 1:50 - SEE CIVIL DRAWINGS FOR ACTUAL SLOPES AND GRADE CHANGES
17. CONCRETE WHEEL STOPS TO PREVENT VEHICLES FROM OVERHANGING ACCESSIBLE CURB RAMPS
18. 11"x22" POLE MOUNTED SIGN WITH 1" HIGH LETTERS STATING THE FOLLOWING (BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN). "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING_____." BOTTOM OF SIGN AT 80" MIN
19. NEW POLE MOUNTED LIGHT FIXTURE PER ELECTRICAL PLANS
20. NOT USED
21. NEW PAINTED 6'-0" HIGH x +/-22'-0" WIDE WROUGHT IRON SWING GATE WITH 3" SQUARE POSTS, 3/4" SQUARE PICKETS AND 1 1/2" TOP AND BOTTOM HORIZONTALS RAILS TO MATCH EXISTING FENCING - INSTALL "LIFTMASTER" 24 VDC HEAVY DUTY COMMERCIAL SWING OPERATOR EACH GATE WITH KEYPAD MOUNTED POST EACH SIDE - VERIFY WITH OWNER.
22. EXISTING UTILITY POLE WITH GUY WIRE WHERE OCCURS
23. DASHED LINE DENOTES EXTENT OF NEW PAINTED WROUGHT IRON FENCE WITH 3" SQUARE POSTS AT 8'-0" O.C., 3/4" SQUARE PICKETS AND 1 1/2" TOP AND BOTTOM HORIZONTALS RAILS - PICKETS SHALL BE 6'-0" TALL WITH CURVED TOP SPEARS EXTENDING ABOVE - INSTALL POSTS 42" DEEP IN 12"DIA x 48" FOOTING - MATCH EXACT CONFIGURATION OF EXISTING WROUGHT IRON ON EAST SIDE
24. NEW 36" WIDE PAINTED WROUGHT IRON GATE WITH 3" SQUARE POSTS, 3/4" SQUARE PICKETS AND 1 1/2" TOP AND BOTTOM HORIZONTALS RAILS WITH "ALARM LOCK" PDL3000 DIGITAL LOCK WITH CARD PROXIMITY READER - MAKE ALLOWANCE FOR 30 CARDS TOTAL AND ALL HARDWARE, SOFTWARE AND ELECTRICAL POWER REQUIRED FOR COMPLETE OPERATIONAL INSTALLATION - INSTALL PAINTED STEEL MESH ON GATE AND FOR 3' EACH SIDE OF GATE - GATES SHALL HAVE VAN DUPRIN 98/9852L-BE GATE EXIT DEVICE OR EQUAL WITH 8'-0"x8'-0" LANDING ON EACH SIDE
25. NOT USED
26. EXISTING HYDRANT LOCATED ON DECATUR STREET +/-352'-0" FROM THE FURTHEST CORNER OF PROPOSED BUILDING
27. EXISTING 20'-0" WIDE WATER LINE EASEMENT - SEE CIVIL PLANS

PDA ARCHITECTS INCORPORATED

LICENSED ARCHITECT REGISTERED PROFESSIONAL ENGINEER No. C-34100 6-26 RENEWAL STATE OF CALIFORNIA

1330 32nd STREET, SUITE 100
BAKERSFIELD, CALIFORNIA 93301
TELEPHONE: (661) 324-8934

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NOTICE TO CONTRACTORS
Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and are responsible for coordinating all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

HOUSING AUTHORITY OF THE COUNTY OF KERN

NORTH VILLAGE APARTMENTS

DECATUR ST
BAKERSFIELD, CA

DATE	ISSUED FOR
5-1-25	BULDING DEPT REVIEW
2-12-26	BULDING DEPT REVIEW
4-4-26	PERMIT
5-8-26	ADD DIMENSION STREET CL

NO.	REVISIONS
1	4-1-26
2	5-5-26
3	
4	
5	

SITE PLAN

FILE NAME: 4375A1-0R2

SHEET
A-1.0