



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:

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

~~*BABA~~

*PREVAILNG WAGE

TRADES: DRYWALL

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 7-24-26**
- Non mandatory Pre-Proposal Meeting: **Wednesday 8/5/26 @8:30am**
- Deadline for Questions (RFIs): **Wednesday 8/12/26**
- Proposal Due Date: **Wednesday 8/18/26**
- **Proposal Due Date: WEDNESDAY, AUGUST 19, 2026 at 3:00pm**

***Note:** If you plan to bid on this project, please notify us so we can keep you informed of any addenda, updates, or changes throughout the bidding process.

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 in writing 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

601 24th Street, Suite B, Bakersfield, CA

August 3, 2026

ADDENDUM NO. 1

To: All Bidders (**Trade: Insulation & Fire Sprinkler**)

Re: 805 North Chester, Bakersfield Ca 93308

Notice to all Contractors concerning RFP for the above referenced project.

All contractors are hereby notified of the following revisions and additional information regarding the Request for Proposal (RFP) for the above-referenced project. This addendum shall take precedence over any conflicting information contained in the original RFP documents.

It is the responsibility of each bidder to review and incorporate all items contained in this addendum into their proposal.

Item 1: BABA Requirement Removed

Please note that there has been a revision to the project requirements.

The BABA (Build America, Buy America) requirement for this project has been lifted and no longer applies. Please do not include any BABA requirements or associated costs in your bid.

The bid due date remains unchanged. If you have any questions, please let us know.

Thank you,

Art

GOLDEN EMPIRE AFFORDABLE HOUSING

601 24th Street, Suite B, Bakersfield, CA

August 12, 2026

ADDENDUM NO. 2

To: All Bidders (Trade: Drywall)

Re: 805 North Chester, Bakersfield, CA 93308

Notice to all Contractors concerning RFP for the above referenced project.

All contractors are hereby notified of the following correction regarding the Request for Proposal (RFP) for the above-referenced project. This addendum shall take precedence over any conflicting information contained in the original RFP documents.

It is the responsibility of each bidder to review and incorporate all items contained in this addendum into their proposal.

Item 1: Bid Due Date Correction

Please note that the original RFP incorrectly listed the bid deadline as **Wednesday, August 18, 2026**. August 18, 2026 falls on a **Tuesday**.

The intended bid deadline is **Wednesday**. Therefore, the corrected bid due date is:

WEDNESDAY, AUGUST 19, 2026 at 3:00pm

All other terms, conditions, and requirements of the RFP remain unchanged.

If you have any questions, please let us know.

Thank you,

Art

GOLDEN EMPIRE AFFORDABLE HOUSING, INC
601 24TH STREET, SUITE B
BAKERSFIELD, CA 93301
OFFICE 661.633.1533 | EMAIL PROCUREMENT@GEAHI.ORG

SCOPE OF WORK

Project:

North Village Apartments

DATE: _____

SUBCONTRACTOR: _____

OFFICE: _____

EMAIL: _____

TRADE: DRYWALL

Reference to Subcontractor shall mean **Drywall Subcontractor** and reference to owner shall mean **Golden Empire Affordable Housing, Inc II**. Subcontractor shall furnish all labor and equipment to perform the operations necessary to complete all Drywall as indicated on the Contract Documents and specified herein, including but not limited to the following:

CONTRACT WILL INCLUDE:

1. Subcontractor is responsible to check contract and approved plans before construction.
2. Standard contract price includes hand texture finish.
3. 1-hour party wall to receive one layer each side as shown on plans. Refer to plans "Wall legend" for locations.
4. One layer behind showers, Add second layer to level wall out @ party wall locations.
5. 1-hour party wall at attic separation to receive one layer each side to ceiling above. 5/8' type x gypsum board and fire taped. Refer to plans for details.
6. Roof/ceiling assembly to receive 1-layer 5/8" gypsum board throughout.
7. On 1-hour exterior walls Provide 1-layer 5/8 type X exterior gypsum board. Refer to plans
8. Follow the "wall legend for each building.
9. All angles and joints shall be taped and bedded standard two coats of joint compound.
10. One interior final pick-up per unit and one walk-through pick-up per unit.
11. All corners shall be bullnose throughout except around windows.
12. Cover all drywall on the day of delivery (at frame).
13. Floor scraping and swept clean (Drywall debris shall be hauled by others)
14. Caulk all angles and window seals, including showers.

GOLDEN EMPIRE AFFORDABLE HOUSING, INC II.
601 24TH STREET, SUITE B
BAKERSFIELD, CA 93301
OFFICE 661.633.1533 | EMAIL PROCUREMENT@GEAHI.ORG

SCOPE OF WORK

TRADE: DRYWALL

2. SCOPE

- a. Moisture resistant gypsum board. (**Mold, mildew and moisture resistant**) at showers and wet areas where building codes require.
- b. Metal drywall accessories. Metal accessories shall be 26 gauge-galvanized steel (no edges of drywall shall be left unfinished). Corner bead shall be Dur-a-Bead or equal. Corner bead to be screwed and not stapled. Contract includes bull nose corner bead.
- c. Taping and texturing of all walls (hand texture).
- d. Gypsum wallboard sheathing will include all accessories, joint treatment and service preparation to render walls ready for painting.
- e. All interior and exterior corners shall be rounded.
- f. Subcontractor to re-install safety rail after drywall is in place, if applicable.
- g. All nicks or gouges in surface of drywall to be touched up with joint compound. All walls and ceilings to be scribed and all walls bladed or sanded after dry walling, ready for paint. Ceiling edges to be straight and true.
- h. Caulk all angles, window seals, and around showers.
- i. Subcontractor must review the plans thoroughly for discrepancies or errors.
- j. Any discrepancies that may result in a change order must be submitted as a formal RFI prior to signing the contract.
- k. No change orders will be accepted after signing the contract, unless due to a design change by the builder.

3. MATERIAL

This project is a BABA project. (Build America Buy America)

The Build America, Buy America Act (BABA) requires that all iron, steel, manufactured products, and construction materials used in federally funded infrastructure projects are produced in the United States

- a. Gypsum wallboard: USG “Sheetrock” or equal, thickness and fire rating as indicated. Edges tapered or rounded unless otherwise directed by Owner.
- b. 5/8” type X gypsum board shall be installed where noted as per the plans.
- c. Water resistant board, in all wet areas where required per building code.
- d. Metal Accessories:
 - i. Corner bead: USG Dur-A-Bead, around windows only.
 - ii. Fasteners, nails: GWP-54 annular ring or 12-1/2 ga. cement coated 15/16” head.
- e. Tape and compound: USG Perf-A-Tape and all-purpose compound.

- f. Finishes: Walls and ceilings are to be hand texture.
- g. Subcontractor shall use 5/8" thick gypsum board per the US Gypsum Fire Code.

4. INSTALLATION

Subcontractor shall stockpile wallboard at project flat on floor in piles with care against loading beyond load limits of floor and leave in original wrapping or containers until ready for actual use. If wallboard has been exposed to moisture in excess of manufacturer's recommendation, it shall be considered defective and is not to be installed in units. Protect wallboard from any possible damage. Subcontractor shall not remove windows to install or deliver sheetrock.

- a. Do not stack sheetrock over 11" high on floor joist or floor truss.
- b. Subcontractor shall provide cut-outs for electrical boxes and other work penetrating drywall.
- c. Drywall shall be carefully made to produce a press fit of drywall around item. Subcontractor is to fill and seal all voids with compound.
- d. Subcontractor shall return all windows on all four sides with drywall and flat tape to window frame.
- e. Subcontractor shall horn or picture frame all openings.
- f. All wallboard joints shall be butted loosely together with plumb and straight surfaces. Butt ends shall not be placed against a tapered edge. Maximum allowable gap at end joints shall be 1/8".
- g. All external corners shall be covered with protective round bead, and secured with taping compound. All joints, including gypsum board, terminate in a free edge and are not concealed by wood trim, etc.
- h. Metal shall be provided.
- i. All material and applications shall agree with local codes and/or regulations.
- j. All gypsum board fireproofing behind paneling shall be fire taped.
- k. All joint compounds to dry between embedding coat, second coat and finish coat. Where necessary, sand between coats and follow with final coat to provide a smooth surface.
- l. All preparation needed for hanging sheetrock shall be done by Subcontractor (i.e.: removal of excess window paper). Subcontractor shall install all draft stops per plans if needed.
- m. Type X exterior gypsum board on selected exterior walls including overhang as noted on the plans.

5. FINISHES

- a. Subcontractor shall apply hand texture with the approved material per the manufacture.
- b. All walls and ceilings to be sanded after texture is applied.
- c. Subcontractor shall repair all drywall damage done by other trade at no additional cost to Owner.
- d. Subcontractor shall complete all drywall patching and prepping before paint touch-up or upon request by Owner. All touch ups or patches after paint require caulking to match paint.
- e. Two (2) Drywall pick-ups as follows:
 - i. **One interior final pick-up, and**
 - ii. **One walk-through pick-up per unit.**

6. GUARANTEE

All gypsum board work shall be guaranteed for two (2) years after date of final completion and acceptance by Owner. Any joint blisters, cracks in inside corners, edge cracking, high joints, popping or other defective work shall be replaced or repaired one trip only (6 hours maximum) during the guarantee period without any additional cost to Owner. Subcontractor shall be responsible for painting.

7. WORKMANSHIP

- a. Workmanship shall be in compliance 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 drywall work shall be done by experts in a manner in conformance with the best current practices of the trade. All work to be in strict accordance with manufacturer's specifications for drywall installation.
- c. Improper framing will not be covered without Owner's approval or Subcontractor shall be responsible for repair of improper framing, drywall and other trades affected. It shall be the responsibility of the Subcontractor to inspect all framing prior to dry walling, and to notify Owners Housing Construction Superintendent in writing or any and all framing correction required.
- d. Subcontractor shall completely mask all windows, exterior doors, exposed beams, electrical panels, ceiling bath fans, fixtures, tubs, showers, fireplaces, and any other exposed surface, with clear plastic to protect from spills and over spray.
- e. All workmanship shall meet the standard of good practice acceptable within the industry.
- f. Subcontractor will not deviate from the plan, in any way, without prior written approval by Owners. This includes but is not limited to all structural and design elements.

8. GENERAL REQUIREMENTS

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

9. CLEAN UP

- a. Subcontractor shall clean- up and dispose daily all debris, waste material, rubbish, etc. to designated bins or as directed to by Owners Housing Construction 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 Owners Housing Construction Superintendent.
- b. Subcontractor shall clean **ALL** topping compound or texture from door frames, window frames, electrical boxes or any other area that is affected and scrape all floors swept clean ready for next trade.

10. PERFORMANCE STANDARDS

- a. Anything not meeting the following standards will be repaired or replaced by Subcontractor at no additional cost to Owner. The Subcontractor is responsible for repairing nail pops, blisters, or any visible blemishes.

During installation subcontractor is responsible for any damages.

- b. All work shall be judged defective if it fails to meet contract documents. Such work shall be corrected by Subcontractor in a manner and by such means as is satisfactory to Owner at no additional cost.

11. WARRANTY

Warranty for one year from the date the building final inspection is signed off.

Subcontractor

Date

Owner

Date

VENDOR INFORMATION SHEET

Date: _____ Prepared By: _____

Official Business Name: _____

DBA: _____

Location Address: _____
Street City State Zip

Remit Address: _____
Street City State Zip

Contact Person: _____ Title: _____

Phone #: _____ Accts. Receivable Phone #: _____

Fax #: _____ Customer Service Phone #: _____

E-mail Address: _____

Federal ID # or SS#: _____ Contractor Lic #: _____

Business Lic #: _____ City License Issued: _____

General Liability Insurance Carrier & Policy #: _____

Auto Liability Insurance Carrier & Policy #: _____

Workers Compensation Insurance Carrier & Policy #: _____

FEDERAL TAX CLASSIFICATION:

☐ Individual/Sole Proprietor ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/Estate

☐ Limited Liability Co. ☐ Other: _____

SBA CLASSIFICATION:

It is the policy of Golden Empire Affordable Housing, Inc. II, consistent with Federal, State and local laws, to promote and encourage the development, participation, and continued expansion of Small Business Enterprises, Minority Business Enterprises, Women's Business Enterprises and Veteran Business Enterprises.

☐ Minority-Owned ☐ Small Business ☐ Veteran-Owned ☐ Woman-Owned

Years in Business: _____ Accept Purchase Orders: ☐ Yes ☐ No

If your business has a Social Security number as Tax ID, we require the signature of the owner.

Authorized Signature: _____ Print Name: _____

Title: _____ Date: _____

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
	6 City, state, and ZIP code	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-				-	
or									
Employer identification number									
				-					

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ►	Date ►
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.