



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: Multifamily development, with 4 buildings consisting of 15 units. 1bedroom, 1bath, LV/kitchen, and parking lot.

SPECIAL REQUIREMENTS

***BABA**

***PREVAILNG WAGE**

TRADES: FRAMING, TRUSSES AND LABOR

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: **5-22-26**
- Pre-Proposal Meeting / Job Walk: **Monday 6/8/26**
- Deadline for Questions (RFIs): **Monday 6/8/26**
- Proposal Due Date: **Wednesday 6/17/26**

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 by trade.
- List of key subcontractors (if available).
- Clearly identified assumptions, exclusions, and any value engineering suggestions.
- If is your first time doing business with GEahi, please Fill out Vendor information sheet, provide Company qualifications and relevant project experience, including 2–3 letters of recommendation from projects of similar size and scope.
- Proposed project team, including key personnel.

Proposals shall be submitted electronically in PDF format to Arturo Aguilar. At procurement@geahi.org. Late submissions 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 questions 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 | EMAIL PROCUREMENT@GEAHI.ORG

SPECIFIC REQUIREMENTS

PROJECT:

North Village Apartments

DATE: _____

SUBCONTRACTOR: _____

LICENSE# _____

EMAIL _____

TRADE: FRAMING – TRUSS

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

CONTRACT WILL INCLUDE:

TRUSSES:

1. Each truss, per layout plan, to be delivered to plate line or as instructed by Owner.
2. A copy of truss layouts to be delivered to the job site with trusses.
3. Subcontractor will provide truss calculations, along with all applicable municipal approval and engineering.

TOTAL CONTRACT PRICE: (Price includes all tax, labor, material, and delivery)

Site	Price
Total	\$

GOLDEN EMPIRE AFFORDABLE HOUSING, INC.
601 24TH STREET SUITE B
BAKERSFIELD, CA 93301

SCOPE OF WORK
TRUSSES

1. GENERAL

Reference to Subcontractor shall mean **Truss Subcontractor**. Reference to Owner shall mean **Golden Empire Affordable Housing, Inc.** Subcontractor shall furnish all labor, material and equipment to perform the operations necessary to complete all plumbing work as indicated on the Contract Documents and specified herein, including but not necessarily limited to the following:

2. SCOPE

Subcontractor shall furnish all roof and miscellaneous trusses as required for the house and/or structure, material and equipment to perform the operations necessary to complete all truss labor as indicated on the Contract Documents and specified herein, including but not necessarily limited to the following:

1. Prefabricated trusses are by the truss designer. Truss design drawings and calculations must be stamped and signed by the truss designer's licensed California civil/structural engineering responsible charge of the truss design.
2. Subcontractor is responsible for all truss calculation approvals and submissions Standard Contract price includes all applicable municipal approvals and engineering costs.
3. Engineered stamped drawings to be in conformance with the Owners architectural plans. Subcontractor to supply two sets of engineered stamped drawing deliver to the Owners office with attention to Housing Construction Superintendent. Trusses to be constructed to match stamped drawings.
4. Truss designer ensure all trusses labeled as girder drag, drag girder or otherwise specially called out on the framing plan are used/placed in his design, and shall specifically call out all locations required for interior bearing on his preliminary layout.
5. Each truss, per layout plan, is to be delivered to plate line or as instructed by Owner.
6. A copy of Truss Layouts to be delivered to the job site with trusses.
7. All packing slips must be signed upon delivery of trusses with an authorized signature from Owner. If not available for any reason, do not leave material onsite. Owner shall not be responsible for payment without authorized signature.
8. All trusses to be deliver Monday – Friday, as scheduled with Owners Housing Construction Superintendent.
9. All truss members, gussets, webbings and manufacturing shall be in accordance with trade standards and local codes.
10. Trusses shall be delivered within ten days after order date.
11. Subcontractor shall supply and deliver all trusses to include all materials for plate line up, including but not limited to mono backing, trusses, gable end trusses, drops, blocking, eave and ridge blocking, California fill and build downs per plan.

12. Truss layout to be included with each deliver.
13. All rafter tails to be level cut per plans.
14. All trusses to be packaged and loaded in correct order.
15. No drilled and screened vents allowed on jobs, and should not be included in the bid.
16. Any changes or modifications needed are to meet codes and will be done at Subcontractors expense.
17. Trusses are to be careful unloaded to prevent excessive stress being exerted on joints without disturbing framing alignment. In no case are trusses to be allowed to drop or sage in a direction perpendicular to the joints.

3. MATERIAL

1. All trusses to be constructed with DF #2/BTR. No Hem Fir will be allowed.
2. Truss clips shall be furnished by framing Subcontractor.

4. WORKMANSHIP

1. 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.
2. All workmanship shall meet the standard of good practice acceptable within the industry.
3. 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.

5. DEFECTIVE WORK

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.

6. CLEAN UP:

1. 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.
2. Subcontractor is responsible to sweep house when completed and or as directed by Owners Housing Construction Superintendent.

7. PERFORMANCE STANDARDS

1. Anything not meeting the following standards will be repaired or replaced by Subcontractor at no additional cost to Owner.
2. If an Owner has concerns regarding performance, Owner shall reach out to Subcontractor regarding those concerns and Subcontractor shall respond to Owner within 24 hours. If there is an issue, Subcontractor is responsible for correcting issue within 48 hours after being notified.

8. GENERAL REQUIREMENTS

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

9. WARRANTY

Subcontractor shall warranty structural work for 10 years as stated in the state of California.

Subcontractor

Date

Owner

Date

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

PROJECT:

4th Street Apartments

DATE: _____

SUBCONTRACTOR: _____

LICENSE # _____

EMAIL _____

TRADE: FRAMING - LABOR

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

CONTRACT WILL INCLUDE:

1. Provide all labor and hardware as necessary to frame including but not necessarily limited to plumb and line, stack, sheet, nail, etc., to complete all requirements per all codes and Contract Documents.
2. Subcontractor is responsible to check contract and approved plans.
3. Subcontractor shall supply generator at no cost to Owner. There is no temporary power onsite.
4. Shall provide bolt layout and verify all bolts are on the right place before pour date.
5. The Subcontractor shall review plans to ensure no critical details are missing that could result in a change order.
6. The Subcontractor shall comply with all applicable framing codes and clearance requirements. Any relocation or correction due to discrepancies, improper measurements, or installation errors shall be at the Subcontractor's expense.
7. All RFIs shall be submitted and resolved prior to contract execution, and all responses shall be incorporated into the final pricing per unit.
8. No change orders will be accepted due to plan review oversights by the Subcontractor. Change orders will only be considered in the event of architect-directed changes, theft, or vandalism.

GOLDEN EMPIRE AFFORDABLE HOUSING, INC
601 24TH ST SUITE, B
BAKERSFIELD, CA 93301
SCOPE OF WORK

FRAMING

2. SCOPE

Subcontractor shall furnish all labor, material, and equipment to perform the operations necessary to complete all framing labor as indicated on the drawings and specified herein, including but not necessarily limited to the following:

1. Framing of all units and attached structures per plans.
2. Subcontractor shall install all floor, roof and miscellaneous trusses and fill lumber for trusses.
3. Subcontractor shall carefully layout, cut, fit and erect framing.
4. Framing shall be true to line, plumb, level, square and rigid.
5. Subcontractor shall install blocking, FAU platform, furring, shower backing, exterior trim, etc., required for all fixtures, miscellaneous accessories, paneling and other trades as required to complete work per plans.
6. All hip and ridge boards for the roofer's use.
7. All framing and railing shall be at least equal to local codes and ordinances and the UBC.
8. Subcontractor shall perform all cutting and heading out for other Subcontractors if necessary.
9. Subcontractor shall supply and install eave vents, and gable end vents with molding per plan including caulk and flashing.
10. All insulation baffles at eave vents.
11. Subcontractor shall supply and install asphalt caulking under all exterior plates.
12. Subcontractor shall supply and install building and flashing paper where required.
13. Subcontractor shall install draft stops where required.
14. Subcontractor will caulk and flash attic vents or louvers to eliminate leaks.
15. Subcontractor shall supply and install temporary construction aids, scaffolding, safety handrails, etc., to comply with governing codes and ordinances (OSHA), if required.
16. Provide all labor and hardware as necessary to frame including but not necessarily limited to plumb and line, stack, sheet, nail, truss installation etc., to complete all requirements per all codes and Contract Documents.
17. Subcontractor shall apply exterior waterproof adhesive to adhere the plywood sub-floor to floor joist and/or floor trusses. If applicable
18. Subcontractor shall furnish caulking, sealants and glue. Subcontractor shall also apply in neat, workmanlike manner where shown or required.
29. All siding to be installed per manufacturer's instructions including correct foam and building paper. All exterior trim joints are to be caulked.
20. Subcontractor shall keep lumber stacked neatly five feet behind sidewalk and moved as requested by Owner.
21. Subcontractor shall provide a competent foreman on job at all times; foreman to meet with Owners Housing Construction Superintendent every morning and prior to leaving the job every evening.

22. Subcontractor shall supply bolt and hardware layout and confirm bolts are set in the correct place before foundation pour date.

23. Subcontractor to install plywood on all shower pans as soon as they are installed.

24. Subcontractor shall supply generator. There will be no temp power onsite.

25. Interior stairs and sub-floor shall be squeak free and have no deflection, all risers and tread material to be nailed and glued to stair horses, if applicable.

26. Rough openings for doors and windows should be properly dimensioned, plumb, and level.

27. All closet headers and jambs to be perfectly straight, plumb and level. If necessary, bi-pass door openings to be repaired after trim.

3. MATERIAL

1. Subcontractor shall inspect all lumber and plywood prior to installations. If lumber and plywood in an unacceptable condition, it shall not be installed.

2. Subcontractor shall furnish and install all structural and rough hardware not embedded in concrete, etc., (Align heads of bolts where exposed).

3. Subcontractor shall furnish and install all nails required for the framing work.

4. WORKMANSHIP

1. Workmanship shall follow 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.

2. All workmanship shall meet the standard of good practice acceptable within the industry. All walls and stud walls shall be straight, true, level, and plumb. Corners shall be true right angles.

3. 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.

4. All 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.

5. CLEAN UP

1. Subcontractor shall clean- up and dispose daily all debris, waste material, rubbish, etc. The site shall be left in a neat and clean condition acceptable to Owner. Subcontractor is responsible to sweep when completed and or as directed by Owners Housing Construction Superintendent.

2. After all framing work is completed, Contractor shall sweep home clean.

3. Subcontractor to sweep for shear inspection and after pick up.

6. PERFORMANCE STANDARDS:

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

1. Wood beams, posts and exposed exterior trim with splits or checks 3/16 are to be caulked or spackled as directed by Owner. Anything over 3/16 inch shall not be installed.
2. Beams, posts and exposed exterior trim that exceed a 1/4 inch twist in 6 feet shall not be installed. Beams, posts and exposed exterior trim that are cupped more than 3/16 inch in 5 1/2 inches shall not be installed.
3. Subcontractor will refasten any loose subfloor or take other corrective action to eliminate squeaking or floor noises.
4. Wood floors shall not have more than a 3/16-inch ridge or depression within any 32-inch measurement when measured parallel to the joists.
5. The wood floors squareness shall be measured by the diagonal of a triangle with sides of 24 feet and 32 feet along the edges of the floor shall be no more than 1/4 inch more or less than 40 feet.

7. GENERAL REQUIREMENTS

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

TOTAL CONTRACT PRICE: (Price includes all tax, labor, material and delivery)

	Price
Total	\$

PAYMENT SCHEDULE:

Subcontractor

Date

Owner

Date

GOLDEN EMPIRE AFFORDABLE HOUSING, INC.

**601 24TH ST SUITE B
BAKERSFIELD CA 93301**

SCOPE OF WORK

LUMBER

1. GENERAL

Reference to Subcontractor shall mean **Lumber Subcontractor**. Reference to Owner shall mean **Golden Empire Affordable Housing, Inc.** Subcontractor shall furnish all labor, material and equipment to perform the operations necessary to complete all plumbing work as indicated on the Contract Documents and specified herein, including but not necessarily limited to the following:

2. SCOPE

Subcontractor shall furnish all labor, hardware, and equipment to perform the operations necessary to complete all Lumber as indicated on the drawings and specified herein.

3. MATERIAL

A

1. All beam and joist material to be Weyerhaeuser "TrusJoist" Brand, no substitutions.
2. All material to match plans, any deviation from plans must be approved in writing, by Owner.
3. Furnish and install round gable end vent & trim as shown on the plans.
4. All hardware.
- a. 5. All materials delivered to site shall be responsibility of Subcontractor until installed and accepted by Owner. Any loss, no matter what the cause, shall be the responsibility of the Subcontractor.

B. All Beams, purling's, headers, columns, posts #1 Douglas Fir.

1. Studs, Joist, rafters, king posts, plates, trimmers: #2 Douglas Fir.
2. Wood in contact with concrete /earth: #1 Pressure treated Douglas Fir.

4. WORKMANSHIP

A. Workmanship shall follow 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.

C. 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.

5. 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.
- B. After all work is completed, Subcontractor shall sweep units clean.

6. PERFORMANCE STANDARDS

- A. Anything not meeting the following standards will be repaired or replaced by Subcontractor at no additional cost to Owner.
- B. If an Owner has concerns regarding performance, Owner shall reach out to Subcontractor regarding those concerns and Subcontractor shall respond to Owner within 24 hours. If there is an issue, Subcontractor is responsible for correcting issue within 48 hours after being notified.

7. GENERAL REQUIREMENTS

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

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: _____

