



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: STUCCO

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: FINISH CARPENTRY, STUCCO AND CABINETS

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 8-28-26**
- Non mandatory Pre-Proposal Meeting: **Thursday 9/10/26 @9:00am**
- Deadline for Questions (RFIs): **Wednesday 9/16/26**
- Proposal Due Date: **Wednesday 9/23/26 @ 2pm**

***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, INC
601 24TH STREET, SUITE B
BAKERSFIELD, CA 93301
OFFICE 661.633.1533 | PROCUREMENT@GEAHL.ORG
SCOPE OF WORK

PROJECT:

North Village

TRADE: STUCCO

DATE: _____

SUBCONTRACTOR: _____

EMAIL: _____

LICENSE # _____

Reference to shall mean **Stucco 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 Stucco work as indicated on the Contract Documents and specified herein, including but not limited to the following:

CONTRACT WILL INCLUDE:

1. Furnish and install a complete **traditional three-coat cement plaster (stucco) system** consisting of:
 - a. Scratch Coat
 - b. Brown Coat
 - c. Acrylic Finish Coat
2. **Manufacturer:** Omega Products
3. **Finish:** Medium Finish
4. **Color:** TBD – final color to be selected and approved by Owner prior to application.
5. Finish shall be applied uniformly to provide consistent color, texture, and appearance throughout all stucco surfaces.
6. **Contract includes:**
 - a. Square corners.
 - b. 1"x 20 ga wire over 2 ply 60 mil paper.
 - c. Scaffolding.
 - d. Racking back stucco debris 3ft from building.
7. Subcontractor shall supply builder with 2 sets of stucco samples prior to start of the project.
8. No Temp power Onsite.
9. Subcontractor must review the plans thoroughly. Any RFI must be submitted prior to signing the contract.
10. Any discrepancies that may result in a change order must be submitted as a formal RFI prior to signing the contract.
11. No change orders will be accepted after signing the contract unless they are due to a design change by the builder.
12. Warranty for 1 year. From building final inspection signed off

GOLDEN EMPIRE AFFORDABLE HOUSING, INC.
601 24TH STREET, SUITE B
BAKERSFIELD, CA 93301
OFFICE 661.633.1533 | FAX 661.633.1617

TRADE: STUCCO

Subcontractor _____

SCOPE OF WORK

2. SCOPE

- a. Subcontractor shall supply and install 3 coat system;
- b. Acrylic medium finish. All false drains, moldings, corbels, wingwalls, pop outs and all decorative appurtenances are included as per plan.
- c. Pay special attention to “belly-banding” and expansion joints on designated places.
- d. Subcontractor shall supply Builder with 2 sets of stucco samples prior to start of project.
- e. Galvanized steel weep screed and casing beads are installed to match the thickness of plaster.
- f. Building paper is fastened, two layers if over any wood based sheathing.
- g. 1” tongue and groove foam board is applied – a thermal barrier is installed between foam plastics and interior spaces per code requirements. Plywood and sheetrock meet this requirement. R-fax may be used to replace building paper in areas where plywood or sheetrock are eliminated.
- h. Foam boards are attached horizontally or vertically to exterior wall framing up to 24 inches on center except where otherwise limited by the wall covering system. Exterior finishes attached with mechanical fasteners through maximum 1 ½-inch thick boards are considered as adequately attached, provided fastener lengths are increased by the added thickness of the board, with tongues faced upward and is temporarily held in place with galvanized staples or roofing nails. Vertical butt joints must be over framing members, provided joints are staggered a minimum of one stud space from adjacent courses and occur directly over studs.
- i. 1”x20 ga. Self-furred wire lath is applied over black paper. Wire should be fastened with No. 11 gauge galvanized roofing nails with 3/8” head diameter or No. 16 gauge galvanized staples (permitted in Group II wood species only, 1/2” min. crown) that allow 1” penetration into wood stud, nails or staples at 6” on center. Avoid overdriving fasteners. The lath is applied with 1 1/2” end and side laps. Wire must be substantially covered at scratch, and no wire shall be exposed after brown coat. Install flasing paper, corner reinforcement, metal trim and weep screeds per manufacturer's recommendations and as shown in the Contract Documents. Eave vents to be flashed as per window manufacturer recommendations and as shown in the Contract Documents.
- j. Bitumen shall be used on all surfaces as follows:
 - a. All horizontal sloped surfaces, see Section 19-03 C. below

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- b. A 12" wide bitumen strip shall be used over all of the edges of shear panels and under the lath, to protect the lath paper from tearing on the rough shear panel edge.
- c. A 12" wide bitumen strip shall be used vertically at all interior and exterior wall corners, and under the lath to protect the lath paper from tearing.
- d. Also add over any other rough edge to protect the lath paper from tearing.
- e. All foam shutter attachment points if there are any penetration.
- k. All lathing including waterproof paper backing, all lathing accessories, metal screens, corner beads, counter flash bent etc., necessarily, and normally furnished by trade.
- l. Subcontractor shall be responsible for any damaged or scratched windows unless Builder is notified prior to any work started. Cost of correcting or replacing damaged windows resulting from Subcontractor's application will be born by Subcontractor.
- m. Subcontractor shall be responsible for any damaged gutters unless Builder is notified prior to any work started.
- n. All holes and lath to be repaired by industry approved method, no daylight should be seen through lath. Foam board gaps to be taped. Electricians are responsible for tears in paper and foam at outlets due to install after lath complete.
- o. Subcontractor shall place plastic coverings at all exterior windows and doors in order to keep stucco from coming into contact with windows and doors and to remain in place during entire process.
- p. Where roofs have been loaded with tile or partial laydowns have occurred, Subcontractor will be responsible for protecting roof tile from stucco splatter.
- q. Superintendent to be supplied with patch material. Patch material to be in plastic containers and labeled clearly.
- r. Moist curing must be provided after coating application as per manufacturers specifications Subcontractor is responsible for ensuring that the curing process is fully completed prior to the painting applications.
- s. Soffits: The system may be applied to soffits, provided the coating is applied over metal lath complying with Table No 47-B of the code in lieu of wire fabric lath Metal lath fastening must comply with Table 47-C, except the length must be increased by the thickness of any substrate.

3. MATERIALS

A. Lathing materials:

- 1. Falcon Foam Type II or equal (must be approved by Builder in writing)
- 2. Metal lath: 3.4 lbs, copper-bearing steel, 3.8" expanded diamond mesh, galvanized or coated with rust inhibitive paint.
- 3. Paper: asphalt coated one side for exterior plaster – water resistant, 60+ minutes
- 4. Woven wire mesh: 20 ga. Galvanized soft annealed wire.
- 5. Wire (tie): 18 ga. Galvanize soft annealed wire.
- 6. Casing bead: "Milcor" #66 (or equal) short flange.
- 7. Expansion joint: "Milcor" #40 (or equal), if indicated on drawings.

B. Plaster

- 1. Portland Cement: A.S.T.M. C150, Type II
- 2. Sand: washed A.S.T.M. C35.

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3. Gypsum plaster: A.S.T.M. C28.
 4. Stucco: factory prepared Portland cement, sand and color mix. Submit name of exterior stucco and samples manufactured to Builder for color selection and approval. Finish color to match approved samples.
- C. All Exterior pot, planter and window shelves: If applicable.
1. Use one (1) layer bitumen under the two (2) layers of 30# felt and the lath.
 2. The bitumen shall be used on all shelves including over the foam trim, the plant/pop out selves, other horizontal surfaces and the fireplace/media area tops where the chimney necks down.
 3. The bitumen shall extend 6 inches minimum up and down the adjacent vertical surfaces and e properly lapped with the lath or flashing for waterproofing.
 4. Slope horizontal surfaces as follows:
 - a. Surfaces up to 6 inches wide; 1inch minimum slope with bitumen.
 - b. Surfaces 7 to 12 inches wide; 2 inch slope with bitumen.
 - c. Surfaces 13 to 24 inches wide; 4 inch slope with bitumen.
 - d. Wider than 24 inches; slope 2 inches per foot with bitumen.

4. INSTALLATION

- a. All work to be in conformance with building codes and "Reference Specification" compiled by the California Lathing and Plastering Contractors Association, Inc.
- b. Subcontractor agrees to supply all scaffolding required to perform the work as outlined in this contract. It is agreed that this Subcontractor may allow other Subcontractors to use his scaffolding only upon receipt of a Hold Harmless Agreement. Stucco finish coat on exterior plaster shall be hand troweled applied finish to be skip trowel. Notify Builder five (5) days in advance of applying stucco finish coat. (Submit samples).
- c. Exterior decorator pot, planter and window shelves. If applicable.
- d. Wrap felt 6" minimum up adjacent walls. Stagger joints in the felt layer 18" minimum and provide 6" minimum lap joints.
- e. Slope framed surface 1/2" per foot for drainage.
- f. Subcontractor shall be responsible for any damage to 30# roofing felt.
- g. Subcontractor shall install plaster in the following order: lath, scratch brown, brown coat, color coat, and take down scaffolding.
- h. Coordinate installation around:
 - o Windows
 - o Doors
 - o Vents
 - o Electrical penetrations
 - o Plumbing penetrations
 - o Mechanical equipment
 - o Roof intersections
 - o Flashings
 - o Expansion joints
 - o Other building penetrations.

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5. Scaffolding and Protection

Subcontractor shall provide all scaffolding, lifts, staging, and access equipment required to complete the work.

Protect adjacent surfaces, including windows, doors, roofing, concrete, siding, masonry, landscaping, and other completed work, from damage or staining caused by stucco operations.

6. 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 work shall be performed by qualified installers and in accordance with **Omega Products' installation requirements**, approved construction documents, and applicable building codes.
- c. Subcontractor shall repair, at no additional cost to the Owner, any defective workmanship or damage caused by its operations.

7. CLEAN UP

- Subcontractor shall maintain the work area in a clean and safe condition throughout construction.
- a. Shall clean- up and dispose daily all debris, waste material, rubbish, etc.
 - b. The site shall be left in a neat and clean condition acceptable to Owner.
 - c. Remove excess stucco, plaster, packaging, and debris generated by this scope
 - d. Clean stucco material and overspray from windows, doors, concrete, roofing, and adjacent surfaces.
 - e. Remove all scaffolding, equipment, and debris upon completion.
 - f. Upon completion of texture, the subcontractor will be responsible for detailing the building. This will
 - g. include but not be limited to water blasting roofs and windows, cleaning window tracks of excess stucco.
 - h. cleaning overspray from eaves and any other wood surfaces and cleaning overspray from all metal.
 - i. The building shall be left free of excess stucco residue caused by subcontractors' operation.

8. PERFORMANCE STANDARDS

A. Anything not meeting the following standard will be repaired or replaced by Subcontractor at no additional cost to Builder.

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1. Excessive stucco cracking is unacceptable.
2. Stucco falling or chipping around window and door frames to be repaired.
3. All exterior stucco walls to be uniform in color. Splotching or discoloration is not acceptable.

4. Home shall not have any water penetration.

5. Subcontractor is responsible for water-proofing all stucco areas. Any deficiencies of other trades shall be brought to Builder's attention in writing. Subcontractor is not to proceed with stucco applications until defective work is correctly repaired. Any work to be performed before house is ready for lath and plastering per written Superintendent's scheduling, under no circumstances shall deficiencies be cover up, including but not limited to improper door, window or vent flashing, tears or holes in any waterproof paper. Subcontractor takes full responsibility for all work that is defective and covered by Subcontractor. Subcontractor will immediately repair all work and be fully responsible for all damages caused by the defective work.

6. If there are any inconsistencies between the Contract and the Contract Documents, the more stringent of the terms shall prevail.

9. WARRANTY

Warranty for 1 year. From building final inspection signed off.

Subcontractor shall provide its standard workmanship warranty and all applicable manufacturer warranties upon completion.

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

\$ _____

PAYMENT SCHEDULE:

(Refer to Contract, Article 5 "Progress Payments")

40% Lath Complete

50% scratch Brown, brown coat & Texture complete

10% Touch up complete.

Subcontractor

Date

Owner

Date

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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.

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: _____