



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

*PREVAILNG WAGE

TRADES: Insulation

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 12, 2026

ADDENDUM NO. 1

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: _____

EMAIL: _____

LICENSE# _____

TRADE: INSULATION

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

CONTRACT WILL INCLUDE:

1. All work to conform to 2022 Title 24 energy requirements as per plan.
2. Subcontractor is responsible to check and follow approved plans.
3. All work to be in accordance with manufacturers printed instructions and codes.
4. Provide exterior wall insulation. Refer to plans for R value per building.
5. Provide R19 unfaced fiberglass batts in roof deck area held by wire and nails.
6. Insulate all party walls with 3 ½ R15 Batt insulation for sound between studs to ceiling framing above.
Follow all fire notes noted on the plans.
7. Install Batt insulation for sound in all walls.
8. Provide in between floor insulation. Refer to plans for details.
9. Shall Include T24 and QII install. Foam and baffles (fire block spray foam sealant on locations needed).
10. Shall include radiant barrier at gable ends.
11. Provide R49 above the ceiling per title 24. See plans for details.
12. Provide Unfaced fiberglass batts in FAU area.
13. Provide R13 for all interior walls.
14. One week after installing insulation, Subcontractor shall provide and deliver a certificate of insulation stating the insulation conforms to FHA and all governing agencies.

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

\$ _____

PAYMENT SCHEDULE:

60% Batt installed complete.

40% BLOW installed complete

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

SCOPE OF WORK
INSULATION

2. SCOPE

- a. All wood stud exterior and knee walls of house shall receive batts friction fitted between framing members. See plans for R value.
- b. T24 QII install.
- c. Firewalls shall receive R15 Batts insulation (between units) for sound between studs to ceiling framing.
- d. Batts installed below roof decks must be secured in place by staples 16 O.C or by binding wire. Secure insulation necessary to stay in place. See plans for R value (follow 2019 title 24 requirements)
- e. Install Radiant barrier at gable ends.
- f. Follow all fire notes.

3. MATERIALS

- a. Batts shall conform to the National Bureau of standards, specifications number HH-I-521C, Type I (unfaced) and type 2 (faced) Class B. All insulation material shall be formed into a uniform friction fit batt having specific dimensions and density in accordance with installation specifications.
- b. Each batt shall be clearly labeled with R value.
- c. Blown insulation shall consist of fiberglass materials.

4. INSTALLATION

- a. Batts shall be installed between ceiling joists, rafters and/or stud friction fitted and stapled in place to completely fill all voids in accordance with manufactures printed instructions and codes.
- b. All batt insulation shall be installed with the R value clearly visible.
- c. All plumbing pipes shall be exposed to the conditioned air.
- d. Subcontractor shall use a non-expanding air infiltration liquid foam to seal all windows, doors pates, pipes between top plates and inside bays of all exterior walls as per the 2016 title 24 requirements.
- e. Subcontractor shall not install insulation unless it can be protected from damage due to inclement weather. Any insulation, kraft facing, or visqueen, which becomes torn, water soaked or otherwise damaged before insulation inspection will not be accepted and will be replaced by Subcontractor.
- f. Subcontractor shall insulate behind showers and in dead spaces as code requires.
- g. Batts installed in attic space underneath HVAC platform must be secure in place by staples or by binding wire.
- h. Fire stopping shall be installed at electrical and plumbing penetrations where they occur per local City and fire codes.
- i. Install baffles at all eave vents to help facilitate proper attic ventilation.

5. GENERAL REQUIREMENTS

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

6. PERFORMANCE STANDARDS

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

- a. During insulation applications 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.

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 workmanship shall meet the standard of good practice acceptable within the industry.
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.
- c. Installation shall be by skilled installers and in accordance with the best of trade standards.
- d. Any areas that do not meet with the above shall be immediately removed and/or re-installed to comply.

8. CLEAN UP

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 when completed and or as directed by Owners Housing Construction Superintendent. After all insulation work is complete, Subcontractor shall sweep home clean.

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.