



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: FINISH CARPENTRY & Hardware

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 | EMAIL PROCUREMENT@GEAHI.ORG

SPECIFIC REQUIREMENTS

Project: North village Apartments

DATE: _____

SUBCONTRACTOR: _____

EMAIL: _____

LICENSE# _____

TRADE: FINISH CARPENTRY &

HARDWARE

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

CONTRACT WILL INCLUDE:

1. Complete all requirements per all codes and contract documents.
2. Furnish and install all interior and exterior doors including trim for all units as indicated on the plans.
3. All interior doors shall be solid core, textured surface, paint grade with paint grade jamb and standard 2 1/4 finger jointed casing per plan. Masonite or Equivalent.
4. Front doors: 3'-0" x 6'-8". 6 panel primed fiberglass pre-finished fiberglass door. Door surface flush smooth.
5. All exterior jambs need to be per plan size. See plans for details.
6. Water heater Closet door: Flush smooth fiberglass Door primed with louvers. Refer to plans for size.
7. Interior Door Casings: 356 model 2-1/4"
8. Bedroom Closet: Bi-fold doors
8. No baseboard is required. Cove base will be installed by flooring subcontractor.
9. Shelves: MDF board. Shelve and rod bracket to be included. Closet Wood pole to be standard size 1 1/2".
10. Subcontractor shall add additional shelf at +34 with additional rod at +30 A.F.F. on all ADA units.
11. Attic Access: Install Frost king WV21H Door set with stop, 1 1/2 in width. around attic access with weather stripping or equivalent.
- 12 Follow Door schedule for sizes and details on all doors in apartment Units.
13. No temp power Onsite.

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SCOPE OF WORK

2. SCOPE

Subcontractor shall furnish all labor, material, and equipment to perform the operations necessary to complete all Doors & Trim work (supply and install) as indicated on the Contract Documents and specified herein, including but not necessarily limited to the following:

- a. Subcontractor shall study the work and related drawings and specifications of other crafts whose work abuts, adjoins and/or is in any manner affected by work of this section. Consult with Owners Housing Construction Superintendent and coordinate materials and labor to avoid omissions and delays.
- b. Subcontractor shall layout the work and be responsible for the accuracy thereof.
- c. Subcontractor shall perform all cutting, patching and fitting for the installation of the work, and to accommodate the work of other trades.
- d. Trim and millwork: scribe joints neatly and accurately, miter corners, scarf end joints. Vertical trim to be (1) piece. All work performed to be in a neat workmanship manner.
- e. Subcontractor shall examine all frame work before commencing installation. If defective area exist Subcontractor shall report to Owner for corrections.
- f. There will not be extra charges to Owner without prior approval or written purchase order.

3. INSTALLATION

Subcontractor shall install the following:

- a. Interior and exterior doors, jambs, casings and as per contract documents.
- b. Door jambs shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a vertical distance of 12 inches each side of the strike bolt.
- c. Exterior Door Jambs to have a minimum of 6 screws (3) per side and (2) screws per head jamb countersunk. Doors to be installed with screws only. All entry doors will be secured to framing by Subcontractor with oversized wood screws through hinge butt. Subcontractor is to provide fasteners and pre drill.
- d. Subcontractor shall install all closet shelves, poles, brackets and supports.

4. MATERIAL

- a. 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. Any storage container staying on the premises needs to be approve by Owner.
- c. Subcontractor shall supply generator, if necessary, at no additional charge to Owner.
- d. Subcontractor shall be responsible for delivery and storage of material until items are installed. Items delivered during rainy weather shall be protected by Subcontractor.

5. WARRANTY

Any door adjustments or defective material shall be repaired or replace by subcontractor at no cost to owner.

- a. Subcontractor shall warranty installation for 1 year minimum. Warranty starts on invoice date.

6. GENERAL REQUIREMENTS

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

7. WORKMANSHIP

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.

- a. Installation shall be by skilled installers and in accordance with the best of trade standards.
- b. Work shall be conducted by thoroughly trained, experienced personnel, familiar with sound workmanship and quality. All finish work will be closely scrutinized by Owners Housing Construction Superintendent before Subcontractor submits billing.
- c. All workmanship shall meet the standard of good practice acceptable within the industry.
- d. 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.
- e. 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. 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.

9. PERFORMANCE STANDARDS

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

- a. Subcontractor shall not install warped or damaged doors/trim.
- b. Subcontractor shall not install any cracked or defective materials.
- c. If at any time a procedure is not in accordance with the contract documents or industry standards, Subcontractor to stop the work and notify Owners Housing Construction Superintendent.
- d. All doors shall open and close freely without binding and with proper alignment.
- e. All doors to open and close freely stay closed tight.
- f. During installation Subcontractor is responsible for any damages.
- g. 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.
- h. Work shall be conducted by thoroughly train.ad, experienced personnel, familiar with sound workmanship and quality. All finish work will be closely scrutinized by Owner before Subcontractor submits billing.

10. DELIVERY

- a. Delivery and installation on days scheduled is mandatory.
- b. Subcontractor must meet or exceed schedule.
- c. Owner is not responsible for anything missing or stolen until is installed.

11. 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.
- b. Subcontractor is responsible to sweep house when completed and or as directed by Owners Housing Construction Superintendent.

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

	Price
Total	\$

PAYMENT SCHEDULE:

50% Doors and Trim Complete.

50% FINISH HARDWARE

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

Project: North Village Apartments

DATE: _____

SUBCONTRACTOR: _____

EMAIL: _____

LICENSE# _____

TRADE: HARDWARE

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

CONTRACT WILL INCLUDE:

1. Complete all requirements per all codes and contract documents.
2. Furnish all interior and exterior finish hardware to complete all units as indicated on the plans.
3. All hardware shall operate as designed.
4. Subcontractor will replace malfunctioning hardware at no cost to Owner.
5. Door Hardware: To be Schlage Elan series- Lever style- Color: Satin Chrome or Satin Nickel.
Door Hinges: 4"x4" #1741 By Hagar or Equal.
6. Entry door: Schlage Elan Series in Satin Chrome. Model F10 passage door handle with deadbolt. Or equivalent.
7. Security door: As per plan.
8. Water heater Closet Door: Schlage Elan Series in Satin Chrome. Model F51. Storage room. Or equivalent.
Keyed to master key only.
9. Interior bedroom doors: Schlage Elan Series in Satin Chrome. Model F40 Privacy handle for Bedroom.
10. Interior Closet: Model F10 passage door. Lever style.
11. Wall Door stop commercial type in satin nickel or chrome. All interior doors. Wall mounted #1270WV by Trimco or equal.
12. Bathroom accessories: shall Include: Towel bars, TP holders, medicine cabinet and shower rods. In Chrome finish or satin nickel.
13. Entry Door in all units shall include weather strip: aluminum-satin nickel; ADA approved threshold (color: chrome or black), Adjustable door shoe (color: chrome or black), White Q-Lon.
14. Drill and install ½ peep hole on centerline of front entry door 58 ½ from bottom. ADA units must have a second peep hole at ADA height.
15. Water heater door: Shall include weather strip: Aluminum- Satin nickel finish; standard threshold (color: Chrome finish or black), adjustable door shoe (color: Chrome finish), White Q-Lon.
16. Zaca "Chrome" Recessed mirrored medicine cabinet. Standard size
17. ADA Unit must include grab bars as per plan. Refer to plans for details.
18. No Temp power Onsite.

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SCOPE OF WORK

2. SCOPE

Subcontractor shall furnish all labor, material, and equipment to perform the operations necessary to complete all Doors & Trim work (supply and install) as indicated on the Contract Documents and specified herein, including but not necessarily limited to the following:

- a. The installation of all interior & exterior door hardware, and bathroom Accessories.
- b. All hardware shall operate as designed.
- c. Subcontractor will replace malfunctioning hardware at no cost to Owner.
- d. All unit locks shall be keyed differently from every other unit. 4 tenant key copies per unit.
- e. All unit locks and water heater locks to be keyed to a master key. 4 Master key copies.
- f. Temporary locks shall be provided by Subcontractor and installed by Subcontractor at the time of door installation.
- g. Subcontractor shall be responsible to give labeled keys to Owners Housing Construction Superintendent.
- h. There will not be extra charges to Owner without prior approval or written purchase order.

3. INSTALLATION

- a. All hardware shall be installed as per the manufacture recommendation.
- b. Subcontractor shall caulk exterior door thresholds on interior and exterior edges. Caulk to be color of threshold or clear , all excess should be cleaned off by installer.
- c. Subcontractor shall cut and fit threshold brace under all exterior doors with ¼ or less gap.

4. MATERIAL

- e. 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.
- f. Any storage container staying on the premises needs to be approved by Owner.
- g. Subcontractor shall supply generator, if necessary, at no additional charge to Owner.
- h. Subcontractor shall be responsible for delivery and storage of material until items are installed. Items delivered during rainy weather shall be protected by Subcontractor.

5. WARRANTY

Any door adjustments or defective material shall be repaired or replace by Subcontractor at no cost to Owner.

- b. Subcontractor shall warranty installation for 1 year minimum.

6. CLEAN UP

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 Housing Construction Superintendent.

7. GENERAL REQUIREMENTS

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

8. WORKMANSHIP

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.

- f. Installation shall be by skilled installers and in accordance with the best of trade standards.
- g. Work shall be conducted by thoroughly trained, experienced personnel, familiar with sound workmanship and quality. All finish work will be closely scrutinized by Owners Housing Construction Superintendent before Subcontractor submits billing.
- h. All workmanship shall meet the standard of good practice acceptable within the industry.
- i. 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.
- j. Any areas that do not meet with the above shall be immediately removed and/or re-installed to comply.

9. CLEAN UP

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 Housing Construction Superintendent.

10. PERFORMANCE STANDARDS

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

- a. Subcontractor shall not install warped or damaged material.
- b. Subcontractor shall not install any cracked or defective materials.
- c. If at any time a procedure is not in accordance with the contract documents or Industry standards, Subcontractor to stop the work and notify Owners Housing Construction Superintendent.
- d. All doors shall open and close freely with proper alignment.
- e. All doors to open and close freely stay closed tight.
- f. During installation Subcontractor is responsible for any damages.
- g. Work shall be conducted by thoroughly trained, experienced personnel, familiar with sound workmanship and quality. All finish work will be closely scrutinized by Owner before Subcontractor submits billing.

11. DELIVERY

- d. Delivery and installation on days scheduled is mandatory.
- e. Subcontractor must meet or exceed schedule.
- f. Owner is not responsible for anything missing or stolen until is installed.

Subcontractor

Date

Owner

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.

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: _____