



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: Fire Sprinklers

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 Apartmets

DATE: _____

SUBCONTRACTOR: _____

LICENSE # _____

EMAIL: _____

TRADE: FIRE SPRINKLERS

Reference to Subcontractor shall mean **Fire Sprinklers 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 Fire Sprinkler work of the units as indicated on the Contract Documents and specified herein, including but not limited to the following:

CONTRACT WILL INCLUDE:

1. Engineering design, calculations, and approval of submittals to appropriate authorities having jurisdictions.
2. Subcontractor to install complete above ground, stand alone, independent from potable water, fire sprinkler system, including complete fire sprinkler riser assembly.
3. As required by municipality, contract will include alarm bell, flow switch, check valve, pressure gauge and access panel.
4. Fire sprinkler lines and pipe shall be CPVC. Must conform to NFPA 13R Standards and/or CRC 313.3.
5. Subcontractor shall use "Quick flash Panel" product at all exterior penetration for weatherproofing.
6. Shall include all white flat plate concealed residential sprinkler heads in all living areas with pendent sprinklers and protective cages in attic over FAU.
7. Shall include all required signage. Subcontractor to use foam pipe insulation on all CPVC pipe above FAU.
8. Shall include all field tests and inspections.
9. Shall follow all fire notes. Any penetration through a fire wall must be of a noncombustible material and fire caulked on both sides.

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

TRADE: FIRE SPRINKLERS

Project: North Village Apartments

SCOPE OF WORK

2. SCOPE

- a. This is a BABA project. (Buy America Build America act)
- b. Fire sprinkler lines and pipe shall be CPVC.
- c. White flat plate concealed residential sprinkler heads in all living areas with pendent sprinklers and protective cages in attic over FAU.
- d. Subcontractor should supply generator if needed. No temporary power will be provided onsite.
- e. Must conform to NFPA 13R Standards and/or CRC 313.3.
- f. Subcontractor shall follow all fire notes. Any penetration through a fire wall must be of a noncombustible material and fire caulked on both sides.
- g. Install foam pipe insulation in attic where required.
- h. Subcontractor must review the plans thoroughly for discrepancies or errors.
- i. Any RFI must be submitted prior to signing the contract.
- 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 they are due to a design change by the builder or Architect.
- l. Warranty for one year from the date the building final inspection is signed off.

3. MATERIAL

- a. This project is a BABA project. (Build America Buy America)
BABA PROJECT: 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
 - This is a Prevailing wage project
- b. 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 Subcontractor.
- c. Subcontractor shall supply generator, at no additional charge to Owner. No Temp power on site.
- 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.

4. GENERAL REQUIREMENTS

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

5. WORKMANSHIP

Workmanship shall be in compliant 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. All workmanship shall meet the standard of good practice acceptable within the industry.

6. CLEAN UP

Subcontractor shall clean- up and dispose daily all debris, waste material, rubbish, etc. to trash 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.

7. PERFORMANCE STANDARDS

- a. Anything not meeting the following standards will be repaired or replaced by Subcontractor at no additional cost to Owner.
- b. Subcontractor will check wiring circuits for conformity with applicable national, state, or local code requirements. The Subcontractor will correct circuitry not conforming to applicable code specification or plans.

8. WARRANTY

The subcontractor shall warranty installation for 1 year. commencing on the date the building receives its final inspection approval. During the warranty period, the subcontractor shall promptly repair or replace any defects in workmanship or installation at no additional cost to the Owner.

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

\$ _____

PAYMENT SCHEDULE:

60% Fire Inspection -Pass

40% Final Sign 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.