



M V P Construction LLC
428 N. Buchanan Circle #15
Pacheco, CA 94553
License #1047890
925.586.1478
Mike@mvpcllc.com

May 8, 2025
Contra Costa County Public Works Department
Attn: Capital Projects Management Division
255 Glacier Drive
Martinez, CA 94553

Subject: Formal Bid Protest – Pinole Library Accessibility Upgrades Project

Bid Protest Against: Quiring General, LLC

Christian Guillen
cguillen@quiring.com
925.758.9388

M V P Construction LLC hereby submits this formal bid protest against the above-referenced contractor, Quiring General, LLC, the apparent low bidder for the Pinole Library Accessibility Upgrades project. This protest is made in accordance with the bid protest procedures outlined in the bid documents and the California Public Contract Code.

Grounds for Protest:

- Failure to list a qualified Tile subcontractor. Per Section 093000 1.4 Quality Assurance, Installer qualifications: Experienced firm who has successfully completed tile installations similar in material, design, and extent to that indicated for Project for at least 5 years. They are unable to meet this requirement without the proper license. Quiring General, LLC does not have a C54 Tile License. They are also unable to get a Tile Council of North America, Inc. (TCNA) **Master Grade Certificate** and currently do not possess one. (Section 09 30 00). Without such certification, they are also unable to provide the **manufacturers special warranty** called out for materials and workmanship as noted in this specification. The only way a contractor is granted this certification is if they are properly licensed with this specialty license C54.

- Failure to list a certified, licensed arborist for Tree Work as noted in Section 31 10 00 Site Clearing. None of their listed subcontractors hold a C-61/D49 Tree Service License. They also cannot self-perform this specialty work.
- Failure to list an abatement subcontractor for lead compliance despite site survey showing lead presence in the existing roofing. Their listed demolition subcontractor Roldan Construction Inc. does not have an abatement/hazmat license and cannot perform this work as the listed subcontractor for demolition. See attached license details from the CSLB.

Legal Basis for Protest:

- Public Contract Code §1103: All bids must be responsive.
- **Business & Professions Code §7059: Contractors must have the appropriate specialty license to self-perform.**
- **DeSilva Gates v. Dept. of Transportation (2015): Bidders must list all required licensed subcontractors for specialty scopes.**
- Pacific Bell v. California CSLB (2003) 112 Cal.App.4th 1065: Misclassification or license substitution invalidates bid compliance.
- **Great West Contractors v. Irvine USD (2010): Failure to list required specialty subcontractors renders a bid non-responsive.**
- **MCM Construction v. City and County of San Francisco (1998) 66 Cal.App.4th 359: Listing violations are grounds for disqualification.**
- **Valley Crest Landscape v. City of Davis (1994): Strict compliance with licensing and listing is mandatory.**

For the foregoing reasons, M V P Construction LLC respectfully requests that Quiring General, LLC's bid be deemed non-responsive and rejected. MVP remains ready and able to perform the work in full compliance with the specifications and applicable public contracting laws.

Sincerely,

Michael Vila
Owner/President
M V P Construction LLC
mvpcllc.com | O: 925.586.1478

Additional Grounds – Good Faith Effort Documentation:

Each bidder was required to submit Good Faith Effort documentation as part of their bid. This documentation reveals that the protested bidders failed to obtain bids or list subcontractors for the respective specialty trades outlined in our protest (e.g., tile, tree removal, and abatement). This omission demonstrates that they had no subcontractor

bids in hand at the time of bid submission. Accordingly, their failure to list required subcontractors was not due to scope value falling below the ½ of 1% threshold per Public Contract Code §4104, but because they lacked bids altogether and also cannot self-perform this work.

The attempt to now retroactively produce subcontractor bids in response to this protest undermines the integrity of the Public Contract Code and directly conflicts with established law, including DeSilva Gates and MCM Construction, which affirm that mandatory listing requirements must be satisfied at the time of bid. Work that is specialty licensed, not incidental, and materially present in the bid specifications must be supported by a listed subcontractor.

M V P CONSTRUCTION LLC

Under penalty of perjury under the laws of the State of California, I hereby certify that the foregoing is true and correct to the best of my knowledge.

Signed: _____

Michael Vila

Owner/President

M V P Construction LLC

Date: 5/9/2025



CONTRACTORS STATE LICENSE BOARD

Contractor's License Detail for License # 549375

DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

- ▶ CSLB complaint disclosure is restricted by law (B&P 7124.61). This entity is subject to public complaint disclosure click on link that will appear below for more information. Click [here](#) for a definition of disclosable actions.
- ▶ Only construction related civil judgments reported to CSLB are disclosed (B&P 7071.17).
- ▶ Arbitrations are not listed unless the contractor fails to comply with the terms.
- ▶ Due to workload, there may be relevant information that has not yet been entered into the board's license database.

Data current as of 5/9/2025 11:31:26 AM

ROL DAN CONSTRUCTION INC
4607 ENTERPRISE COMMON
FREMONT, CA 94538
Business Phone Number:(510) 496-1355

Entity Corporation
Issue Date 11/22/1988
Expire Date 11/30/2026

This license is current and active.

All information below should be reviewed.

- ▶ B - GENERAL BUILDING
- ▶ C-61 / D16 - HARDWARE, LOCKS AND SAFES
- ▶ C-61 / D08 - DOORS & DOOR SERVICE, SHOWER & TUB ENCLOSURES, ACCORDIAN DOORS
- ▶ C-61 / D10 - ELEVATED FLOORS
- ▶ C-61 / D50 - SUSPENDED CEILINGS
- ▶ C21 - BUILDING MOVING, DEMOLITION

Contractor's Bond

This license held a Contractor's Bond with AMERICAN CONTRACTORS INDEMNITY COMPANY.

Bond Number: SC6010215

Bond Amount: \$25,000

Effective Date: 01/03/2023

Contractor's Bond History

Bond of Qualifying Individual

The qualifying individual JEFFREY JAMES ROLDAN JR certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.

Effective Date: 11/22/1988

This license has workers compensation insurance with the STATE COMPENSATION INSURANCE FUND

Policy Number:9377893

Effective Date: 03/30/2025

Expire Date: 03/30/2026

[Workers' Compensation History](#)

Workers' compensation classification code(s):

5447 - Wallboard Installation-high wage

5346 - Tile/Stone/Mosaic/Terrazzo Work

5020 - Ceiling Installation

For a description of the workers' compensation classification code(s) listed for this licensee, contact the licensee's insurance carrier. Contact information for the licensee's insurer is available by clicking the insurer link above. Classification codes are also available on the Workers' Compensation Insurance Rating Bureau's classification search page.

The board does not verify or investigate the accuracy of classification codes displayed.

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May 8, 2025
Contra Costa County Public Works Department
Attn: Capital Projects Management Division
255 Glacier Drive
Martinez, CA 94553

Subject: Formal Bid Protest – Pinole Library Accessibility Upgrades Project

Bid Protest Against: Arntz Builders, Inc.

Kelsey Godfrey
bid@arntzbuilders.com
707.835.2900

M V P Construction LLC hereby submits this formal bid protest against the above-referenced contractor, Arntz Builders, Inc., the 2nd place bidder for the Pinole Library Accessibility Upgrades project. This protest is made in accordance with the bid protest procedures outlined in the bid documents and the California Public Contract Code.

Grounds for Protest:

- Failure to list a qualified Tile subcontractor. Per Section 093000 1.4 Quality Assurance, Installer qualifications: Experienced firm who has successfully completed tile installations similar in material, design, and extent to that indicated for Project for at least 5 years. They are unable to meet this requirement without the proper license. Arntz Builders does not have a C54 Tile License. They are also unable to get a Tile Council of North America, Inc. (TCNA) **Master Grade Certificate** and currently do not possess one. (Section 09 30 00). Without such certification, they are also unable to provide the **manufacturers special warranty** called out for materials and workmanship as noted in this specification. The only way a contractor is granted this certification is if they are properly licensed with this specialty license C54.

- • Failure to list a certified, licensed arborist for Tree Work as noted in Section 31 10 00 Site Clearing. None of their listed subcontractors hold a C-61/D49 Tree Service License. They also cannot self-perform this specialty work.
- • Failure to list an abatement subcontractor for lead compliance despite site survey showing lead presence in the existing roofing. Their listed demolition subcontractor Roldan Construction Inc. does not have an abatement/hazmat license and cannot perform this work as the listed subcontractor for demolition. See attached license details from the CSLB.

Legal Basis for Protest:

- • Public Contract Code §1103: All bids must be responsive.
- • **Business & Professions Code §7059: Contractors must have the appropriate specialty license to self-perform.**
- • **DeSilva Gates v. Dept. of Transportation (2015): Bidders must list all required licensed subcontractors for specialty scopes.**
- • Pacific Bell v. California CSLB (2003) 112 Cal.App.4th 1065: Misclassification or license substitution invalidates bid compliance.
- • **Great West Contractors v. Irvine USD (2010): Failure to list required specialty subcontractors renders a bid non-responsive.**
- • **MCM Construction v. City and County of San Francisco (1998) 66 Cal.App.4th 359: Listing violations are grounds for disqualification.**
- • **Valley Crest Landscape v. City of Davis (1994): Strict compliance with licensing and listing is mandatory.**

For the foregoing reasons, M V P Construction LLC respectfully requests that Arntz Builders, Inc.'s bid be deemed non-responsive and rejected. MVP remains ready and able to perform the work in full compliance with the specifications and applicable public contracting laws.

Sincerely,

Michael Vila
Owner/President
M V P Construction LLC
mvpcllc.com | O: 925.586.1478

Additional Grounds – Good Faith Effort Documentation:


Each bidder was required to submit Good Faith Effort documentation as part of their bid. This documentation reveals that the protested bidders failed to obtain bids or list subcontractors for the respective specialty trades outlined in our protest (e.g., tile, tree removal, and abatement). This omission demonstrates that they had no subcontractor bids in hand at the time of bid submission. Accordingly, their failure to list required

subcontractors was not due to scope value falling below the ½ of 1% threshold per Public Contract Code §4104, but because they lacked bids altogether and also cannot self-perform this work.

The attempt to now retroactively produce subcontractor bids in response to this protest undermines the integrity of the Public Contract Code and directly conflicts with established law, including DeSilva Gates and MCM Construction, which affirm that mandatory listing requirements must be satisfied at the time of bid. Work that is specialty licensed, not incidental, and materially present in the bid specifications must be supported by a listed subcontractor.

M V P CONSTRUCTION LLC

Under penalty of perjury under the laws of the State of California, I hereby certify that the foregoing is true and correct to the best of my knowledge.

Signed: 
Michael Vila
Owner/President
M V P Construction LLC
Date: 5/9/2025



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May 8, 2025
Contra Costa County Public Works Department
Attn: Capital Projects Management Division
255 Glacier Drive
Martinez, CA 94553

Subject: Formal Bid Protest – Pinole Library Accessibility Upgrades Project

Bid Protest Against: One Workplace Construction LLC dba Vantis

Vince Medrano
vmedrano@vantis.net
559.432.2800

M V P Construction LLC hereby submits this formal bid protest against the above-referenced contractor, One Workplace Construction LLC dba Vantis, the third low bidder for the Pinole Library Accessibility Upgrades project. This protest is made in accordance with the bid protest procedures outlined in the bid documents and the California Public Contract Code.

Grounds for Protest:

- Failure to list a qualified Tile subcontractor. Per Section 093000 1.4 Quality Assurance, Installer qualifications: Experienced firm who has successfully completed tile installations similar in material, design, and extent to that indicated for Project for at least 5 years. They are unable to meet this requirement without the proper license. Vantis does not have a C54 Tile License. They are also unable to get a Tile Council of North America, Inc. (TCNA) **Master Grade Certificate** and currently do not possess one. (Section 09 30 00). Without such certification, they are also unable to provide the **manufacturers special warranty** called out for materials and workmanship as noted in this specification. The only way a contractor is granted this certification is if they are properly licensed with this specialty license C54.

- Failure to list a certified, licensed arborist for Tree Work as noted in Section 31 10 00 Site Clearing. None of their listed subcontractors hold a C-61/D49 Tree Service License. They also cannot self-perform this specialty work.
- Failure to list a glazing subcontractor for skylight scope, which requires specialized license and warranty compliance per Specification 086000 Skylight. This project also falls under a Project Labor Agreement and only those with a C17 Glazing Specialty license can perform this work.
- Failure to list subcontractor for asphalt paving; Vantis holds only a B license and may not self-perform C-12 trade work and does not have an A License to self perform this work. Furthermore, this is not incidental work. There is over 3,000 SF of Asphalt work that needs to be performed.

Legal Basis for Protest:

- Public Contract Code §1103: All bids must be responsive.
- **Business & Professions Code §7059: Contractors must have the appropriate specialty license to self-perform.**
- **DeSilva Gates v. Dept. of Transportation (2015): Bidders must list all required licensed subcontractors for specialty scopes.**
- Pacific Bell v. California CSLB (2003) 112 Cal.App.4th 1065: Misclassification or license substitution invalidates bid compliance.
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- **MCM Construction v. City and County of San Francisco (1998) 66 Cal.App.4th 359: Listing violations are grounds for disqualification.**
- **Valley Crest Landscape v. City of Davis (1994): Strict compliance with licensing and listing is mandatory.**

For the foregoing reasons, M V P Construction LLC respectfully requests that One Workplace Construction LLC dba Vantis's bid be deemed non-responsive and rejected. MVP remains ready and able to perform the work in full compliance with the specifications and applicable public contracting laws.

Sincerely,

Michael Vila
Owner/President
M V P Construction LLC
mvpcllc.com | O: 925.586.1478

Additional Grounds – Good Faith Effort Documentation:

Each bidder was required to submit Good Faith Effort documentation as part of their bid. This documentation reveals that the protested bidders failed to obtain bids or list subcontractors for the respective specialty trades outlined in our protest (e.g., tile, tree removal, asphalt paving, and glazing). This omission demonstrates that they had no

subcontractor bids in hand at the time of bid submission. Accordingly, their failure to list required subcontractors was not due to scope value falling below the ½ of 1% threshold per Public Contract Code §4104, but because they lacked bids altogether and also cannot self-perform this work.

The attempt to now retroactively produce subcontractor bids in response to this protest undermines the integrity of the Public Contract Code and directly conflicts with established law, including DeSilva Gates and MCM Construction, which affirm that mandatory listing requirements must be satisfied at the time of bid. Work that is specialty licensed, not incidental, and materially present in the bid specifications must be supported by a listed subcontractor.

M V P CONSTRUCTION LLC

Under penalty of perjury under the laws of the State of California, I hereby certify that the foregoing is true and correct to the best of my knowledge.

Signed: 

Michael Vila

Owner/President

M V P Construction LLC

Date: 5/9/2025