

From: Mike Vila <mike@mvpcllc.com>
Sent: Wednesday, June 18, 2025 9:53 AM
To: County Administrator <County.Administrator@cao.cccounty.us>
Cc: Monica Nino <Monica.Nino@cao.cccounty.us>; Tom, Quinlan <quinlan.tom@wbd-us.com>
Subject: Response to Appeal - June 18, 2025 - MVP Response - Public Comment
Importance: High

Mr. Eric Angstadt,

In your letter you said the following:

"Nevertheless, even if these allegations could now be considered, they are purely speculative and *MVP has provided no documentation showing* that Quiring and/or KZ Tile has insufficient experience with tile work or will be unable to provide the required certificate **or warranty.**"

In the bid submission including your teams review of the Good Faith Documentation and this email sent to your team regarding Quiring General.

We did provide proof that the Tile subcontractor KZ Tile and Quiring will not be able to provide the special warranty for workmanship and tiles, yet this was ignored. They specifically stated that this was excluded in their bid, reviewed by your team. (see attached)

It is clear as day and why is the County choosing to ignore this material fact and evidence.

This was already provided and this matter about warranty is not new, it was stated clearly in our bid protest. Our bid submission did not exclude such warranties nor did our subcontractors make statements like KZ tile on the bid submitted and that were reviewed by the County.

Again, see attached proof and what your team has already reviewed and chose to ignore. KZ Tile specifically stated that this excluded. This was also sent to Jeff Acuff on 06.06.2025 in an email as a response to initial county bid protest response, before the appeal was sent. Why is the proof being ignored now?
Public entities may not waive material requirements stated in bid documents.

It should also be noted that a check was provided for all three protests and by County admission, only reviewed one and profiting on a contractors bid protest submitted timely.

Is it the practice for the County to make money on bidding contractors in a public works bid?

"Monica, please provide this email and attachments as a Public Comment and an appeal for the BOS Meeting where this will be on the agenda."

Thanks,
Mike Vila
Owner/President
M V P Construction LLC
925.586.1478
"Woman Business Enterprise"
License #1047890
www.mvpcllc.com
428 N. Buchanan Circle #15
Pacheco, CA 94553



From: [Mike Vila](#)
To: [kyle](#)
Subject: Pinole Library for Contra Costa County
Date: Friday, June 6, 2025 8:59:23 AM

Kyle,
Did you guys quote this job to Quiring General and if so, can you send me your bid?

Thanks,

Mike Vila

Owner/President

M V P Construction LLC

925.586.1478

“Woman Business Enterprise”

License #1047890

www.mvpcllc.com

428 N. Buchanan Circle #15

Pacheco, CA 94553

image001.png



From: [Jeffrey Ramirez](#)
To: [Mike Vila](#)
Cc: [Tik Tam](#); [Kyle](#)
Subject: Pinole Library Accessibility Upgrades - Tiling bid Submission - KZ Tile
Date: Friday, June 6, 2025 9:32:26 AM
Attachments: [Pinole Library Accessibilty Upgrades Proposal - KZ Tile.pdf](#)

Good morning Mike,

Thanks for reaching out.

Please consider KZ Tile's bid for the Pinole Library project to be **\$13,860.00.**

Includes an allowance for waterproofing patching as needed; with no warranty or performance guarantee.

Does not include special 15 year manufacturer warranty per project manual, as all work is patching only.

Excludes any backing install, or demo/repair of existing tile/grout/membranes, etc.
New tile install only.
Any additional floor prep/leveling is TBD after subfloor conditions are verified.

Please see attached proposal for expected scope details, and let me know if you have any questions.

Thank you,

Jeffrey Ramirez

KZ Tile Company, Inc.

415 Browning Way, South San Francisco, CA 94080
Phone: (650) 875-9018 Ext: 103 | Fax: (650) 875-5952

KZ Tile Company

415 Browning Way, South San Francisco, CA 94080

PHONE: 650-875-9018

FAX: 650-875-5952

Lic. No. 767277

DIR#: 1000001756

BIDDING PROJECT: Pinole Library Accessibility Upgrades

PROJECT LOCATION: 2935 Pinole Valley Road, Pinole, CA 94564

SUBMITTED TO: GC ATTENTION TO: Estimator

BID DATE AND TIME: 5/7/2025

DESCRIPTION: Interior Tiling- SPEC Section 09 30 00

Price Valid for 30 Days

FURNISH & INSTALL

- Per Plans and Floor Plan Key Notes

100CD Planset - 4/24/24

ADD 1-4 Noted

- Location:

Womens RR - Floor and wall tile patching provided as expected per the following:(Total ~90 SF)

-Accessible Toilet Stall floor: ~25 SF

-Acc toilet removal: ~3 SF

-Acc Toilet Partition removal: ~2 SF

Toilet Floor/wall removal: ~5 SF

Toilet Parition Removal: ~2 SF

Sink floor/wall demo: ~50SF floor/wall

Sink Shelf: ~2 SF

Changing Table removal: ~3 SF

Mens RR -Floor and wall tile patching provided as expected per the following: (Total ~150SF)

-Accessible Toilet Removal: ~5SF Floor/wall

-Acc Toilet North wall full demo+grab bar removal: ~75 SF

-Acc Toilet partition removal: ~2 SF

-Urinal +Parition Demo: ~7 SF

-Sink Wall relocation+demo: 50 SF Floor/wall

-Changing Table removal: ~3SF

We are not providing the Manufacturer Special 15 year warranty per spec section 09 30 00 for this scope for all patching work..

Excludes for any tile backing install or demo/repair of existing tile/grout/membranes/mortar.

New tile install only.

Cove base and bullnose tile included at applicable areas.

Includes for allowance for waterproofing patching at demo'd floor areas.

Patched waterproofing comes with **NO WARRANTY OR GUARANTEE FOR PERFORMANCE.**

If substantial floor prep/leveling is required, change order will be needed once site conditions are verified.

- Material:

KZ Tile Company

415 Browning Way, South San Francisco, CA 94080

CB - Cove Base - 6"x6"- Patched Cove Base - Giving 12\$/LF as material allowance
FT - Floor Tile - 2"x2"- Patched Floor tiling - Giving 5\$/SF as material allowance
WT - Wall Tile - 6"x6"- Patched wall tiling - Giving 5\$/SF as material allowance
BN - Bullnose - 6"x6"- Patched Bullnose Tile - Giving 12\$/LF as material allowance

CLARIFICATION:

1. Regular Hours Rate
2. All Floor Tile, Wall Tile and Base Tile will be using **regular thin-set**
3. All Floor Tile, Wall Tile and Base Tile will be using **Cement Base Grout**
4. Excluded Waterproofing, Mortar Bed, Floor/Wall Prep, Tile Sealer and Crack Isolation Membrane(UON) .
5. Floor/Wall/Substrate Prep is by others
6. Concrete polish and seal is by others
7. Remove existing / demolition is by others
8. Backer Board / Green Board / Cement Board/Tile Substrate is by others
9. Wood Base or Rubber Base is by others
10. Exclusion: exterior brick veneer, Countertop, shopdrawing(UON), Scaffolding, all other tile not shown in the list above, final cleanup and protection, protective coating, fix or patch tile damage by other trade, Unforseen Condition.

TOTAL TILE BASE PRICE:

\$ 13,860.00

From: Mike Vila <mike@mvpcllc.com>
Sent: Wednesday, June 18, 2025 10:16 AM
To: Eric Angstadt <Eric.Angstadt@cao.cccounty.us>
Cc: Monica Nino <Monica.Nino@cao.cccounty.us>
Subject: FW: Response to Appeal - June 18, 2025 - MVP Response - Public Comment
Importance: High

Mr. Eric Angstadt,

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From: Eric Angstadt
Sent: Friday, June 20, 2025 9:12 AM
To: Mike Vila <mike@mvpcllc.com>
Cc: Monica Nino <Monica.Nino@cao.cccounty.us>
Subject: RE: Response to Appeal - June 18, 2025 - MVP Response - Public Comment

Mr. Vila,

Our office disagrees with your statements about the tile warranty and sub-bid from KZ Tile. That sub-bid was reviewed and considered as part of our response to MVP's appeal. Actually, the KZ Tile sub-bid and the sub-bid you got from Frost Tile are similar. Neither sub-bid says anything about the subcontractor's experience with tile work. KZ Tile's sub-bid excludes the warranty in a standard exclusion and Frost Tile's sub-bid does not list the warranty under the work to be performed, thus indicating that they are not going to provide the warranty. In any event, these sub-bids and issues were not ignored but rather were thoroughly reviewed and considered by Public Works and our office.

Our office also reviewed and considered the sub-bids from Magellan Construction and Mountain Enterprises, both of which list the removal of 3 trees and say nothing about an arborist. We also reviewed and considered the sub-bids from Roldan Construction and AMG, both of which cover roofing and other demolition work and exclude hazardous materials (e.g., lead above regulatory levels).

As stated in our letter denying your appeal, we believe that MVP is trying to attack Quiring's low bid for alleged subcontractor issues that also apply to MVP's 4th-place bid and that MVP has not shown that rejection of Quiring's bid is justified or legally required. At this point, MVP's appeal has been fully reviewed and responded to. Should you or your attorney have further comments on this matter, you may address them to the Board of Supervisors at their June 24, 2025 meeting.

It is too late for me to include the email you sent in the Board's packet for June 24. I am sending your email to the Clerk of the Board and it will be distributed to the Board before the meeting on June 24th, 2025.

As for the bid protest fee paid by MVP, your protests against Arntz and One Workplace Construction were evaluated and responded to as being moot. In handling MVP's 3 bid protests, the County expended much more in staff costs than the bid protest fee paid by MVP. We disagree that the County is making money on bidding contractors, as stated in your email. That's simply not the case.

Sincerely,

Eric Angstadt
Chief Assistant County Administrator
Contra Costa County