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AVILA CONSTRUCTION COMPANY

June 23, 2026

Email Delivery

Andrei F. Petrutiu
Public Works, Facilities & Parks
County of Monterey
1441 Schilling Place South, Second Floor
Salinas, CA
petrutia@countyofmonterey.gov

Re: East Garrison Library, Bid Number 4112 - Bid Protest

Mr. Petrutiu,

INTRODUCTION

In regards to The County of Monterey's invitation and opening of bids in connection with the Project referenced above, Avila was the third low bidder of six total bidders. Avila Construction's bid package was complete, responsive, and was timely submitted. Avila Construction is an indisputably responsible bidder.

The low bid was submitted by DMC, Inc. and the second low bid by KYA. The third low bid was submitted by Avila Construction.

DMC and KYA's errors and omissions impact the fairness of the bidding process and undercut the purpose and intent of the Public Contract Code. By not listing certain trades, listing two subcontractors for one trade, or listing subcontractors without proper qualifications or registrations to complete scopes of work, DMC and KYA received a material advantage over their competition; DMC and KYA could continue to solicit the subcontractor community post-bids for the trades not listed, double listed, or for which an unqualified subcontractor listed. As justified by the details below, DMC and KYA's bid should be rejected, and the Project awarded to the next lowest, responsive and responsible bidder, which is Avila Construction Company.

I. FACTUAL BACKGROUND

The district issued a call for bids in connection with the *East Garrison Library Project*. Six bids were submitted:

Bidder	Total Bid Amount
DMC	\$5,636,390
KYA	\$5,679,859
Avila Construction	\$5,714,612
Kent Construction	\$5,900,535
DL Falk	\$5,988,000
Patriot Contracting	\$7,075,000

Bid opening occurred on June 11, 2026 at or around 10:30 AM.

DMC's and KYA's bid proposals indicates material omissions in scope and is in patent violation of the intention of the Public Contract Code. DMC's subcontractor listings is attached hereto as **Exhibit 1** and is incorporated herein by this reference. KYA's subcontractor listings is attached hereto as **Exhibit 2** and is incorporated herein by this reference.

II. LEGAL ARGUMENTS

The purpose of competitive bidding laws is to “guard against favoritism, improvidence, extravagance, fraud and corruption, and to secure the best work or supplies at the lowest price practicable, and [such laws] are enacted for the benefit of property holders and taxpayers ... and should be construed and administered as to accomplish such purpose fairly and reasonably...” See *Domar Electric, Inv. v. City of Los Angeles* (1994) 9 Cal. 4th 161, 174. The central purpose of the Subletting and Subcontracting Fair Practices Act (Public Contract Code 4100 *et seq.*) is to protect both the public and contractors from the practices of bid manipulation, peddling, shopping and chiseling. A basic rule of competitive bidding is that bids must conform to the specifications, and that if a bid does not so conform, it may not be accepted. See *Ghilotti Construction Co. v. City of Richmond* (1996) 45 Cal.App.4th 897 (quoting 47 Ops. Cal. Atty. Gen. 129).

As detailed below, DMC's and KYA's bid proposals submitted in connection with the Project undermined these principles, rendering them non-responsive bidders.

1. DMC listed a subcontractor for Heavy Timber who did not have a DIR at bid time.

DMC listed New Energy Works for the Heavy Timber scope of work. Avila Construction also received a bid from New Energy Works, but was forced to disregard it because the subcontractor did not have a DIR number at the time of bid. In listing a subcontractor without a DIR number, DMC received a material advantage over Avila Construction.

Though Public Contract Code section 1725.5 allows the subcontractor to register within 24 hours post bid and pay a penalty to avoid a protest, Avila has no evidence this was

completed timely. As of the writing of this letter, New Energy Works does not have a DIR number that is viewable when searched on the online DIR portal using their license number.

2. **DMC has two subcontractors listed for the same scope: Acoustical/ t-bar ceilings.**

According to Public Contract Code 4106, “if a prime contractor fails to specify a subcontractor or if a prime contractor specifies more than one subcontractor for the same portion of work to be performed under the contract in excess of one-half of 1 percent of the prime contractor's total bid, the prime contractor agrees that he or she is fully qualified to perform that portion himself or herself, and that the prime contractor shall perform that portion himself or herself.”

Therefore, DMC will be required to self- perform the acoustical/ tbar ceilings for this project. If DMC refuses to do so or is not qualified to do so, the scope of the bid would be rendered incomplete.

3. **DMC listed Coast Counties Glass for doors/ windows, but their proposal did not include installation services**

DMC listed Coast Counties Glass for doors/ windows; However, Coast Counties Glass only included supply of the doors/ windows in their proposal. They did not provide for installation services.

Without this, DMC’s proposal is incomplete.

4. **DMC failed to list a subcontractor for the following trades. As a result, DMC’s scope of work is not complete and does not sufficiently answer the call for complete bids:**

- a. access controls – Approximately \$23-\$32K
- b. site electrical – Approximately \$100K

Public Contract Code 4100 *et seq.* requires, among other provisions, that bidders for public works projects list in their bids the “name and the location of the place of business of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the work or improvement” (Pub. Contract Code, § 4104, subd. (a)(1)) Bidders are also required to state the “portion of the work that will be done by each subcontractor ...” *Id.*, § 4104, subd. (b).

For context, one half of 1% of DMCs bid is \$28,181.95. At minimum, the scope of work for site electrical is above the listing threshold for DMC.

DMC may argue that their listed electrical or low voltage contractors, JM Electric or Johnson Electronics, will handle the access controls. Per **Exhibit 3**, JM Electric’s quote and **Exhibit 4**, Johnson Electronics Quote, they do not cover the access control work.

DMC may also argue that their listed electrical or site work contractors, JM Electric or Coastal Paving, will handle the site utilities. Per **Exhibit's 4 (JM Electric Quote) and Exhibit 5, Coastal Paving Quote**, they do not cover the site utility work in their scope.

Further, the strategy of other subcontractors handling the access control and/ or site electrical portion of work gives a material advantage to DMC. In not listing the portions of work, DMC has given themselves the freedom to continue to bid out this work at a more competitive price; their electrical/ low voltage subcontractor could hire any access control professional to complete the work. Similarly, DMC would have the opportunity to hire any site utility contractor. In failing to list select trades, DMC created a larger pool of bidders for themselves and more time to solicit bids, and therefore a material pricing advantage over their competitors.

These deviation from the bidding requirements is in direct conflict with the California Public Contract Code section 4100 *et seq*, which states its intention of protecting both the public and contractors from the practices of bid manipulation, peddling, shopping and chiseling. Further, *Ghilotti Construction Co. v. City of Richmond* (1996) 45 Cal.App.4th 897 (quoting 47 Ops. Cal. Atty. Gen. 129 states that "A basic rule of competitive bidding is that bids must conform to the specifications, and that if a bid does not so conform, it may not be accepted." The critical errors made by DMC threaten the intention of California Public Contract code and go against previous court finding surrounding conformance with bid specifications.

5. **KYA listed a Roofer for the storefront/ curtain walls/ glazing/ mirrors scope, which is not a scope of work the company provides. As a result, KYA's scope of work is not complete and does not sufficiently answer the call for complete bids.**

Here, KYA provides subcontractor listing for the trade category of **storefronts/ curtain walls/ glazing/ mirrors**. The subcontractor listed for the scope, Diablo Roofing, does not perform this scope of work. Without a valid storefront/ curtain walls/ glazing/ mirrors scope listing, KYA's scope is incomplete.

If the County allows KYA to substitute a qualified subcontractor for the portion of work, this would allow KYA "a second bite at the apple," to solicit for additional pricing post bid, a clear violation of public contract code as described below:

The purpose of competitive bidding laws is to "guard against favoritism, improvidence, extravagance, fraud and corruption, and to secure the best work or supplies at the lowest price practicable, and [such laws] are enacted for the benefit of property holders and taxpayers ... and should be construed and administered as to accomplish such purpose fairly and reasonably..." See *Domar Electric, Inv. v. City of Los Angeles* (1994) 9 Cal. 4th 161, 174. The central purpose of the Subletting and Subcontracting Fair Practices Act (Public Contract Code 4100 *et seq.*) is to protect both the public and contractors from the practices of bid manipulation, peddling, shopping and chiseling. A basic rule of competitive bidding is that bids must conform to the specifications, and that if a bid does not so conform, it may not be accepted. See *Ghilotti Construction Co. v. City of Richmond* (1996) 45 Cal.App.4th 897 (quoting 47 Ops. Cal. Atty. Gen. 129).

Without this subcontractor, KYA's bid is incomplete, and therefore it may not be accepted.

6. **KYA failed to list a subcontractor for the following trades. As a result, KYA's scope of work is not complete and does not sufficiently answer the call for complete bids.**

- a. Solar/ carport – approximately \$120,000
- b. Windscreen– approximately \$75,000
- c. Fire Alarm – listed, but marked as “N/A”- Approximately \$30K-\$40K

Public Contract Code 4100 *et seq.* requires, among other provisions, that bidders for public works projects list in their bids the “name and the location of the place of business of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the work or improvement” (Pub. Contract Code, § 4104, subd. (a)(1)) Bidders are also required to state the “portion of the work that will be done by each subcontractor ...” *Id.*, § 4104, subd. (b).

For context, one half of 1% of KYA's bid is \$28,399.30. Each of the scopes of work listed above are above the listing threshold for KYA. In failing to list a number of subcontractors, KYA's subcontractor list does not conform to Public Contract Code.

KYA may argue that their listed electrical contractor, Pajaro Valley Electric, will handle the fire alarm work. However, KYA deliberately included a line item on their subcontractor listing form and did not simply list the scope under their electrician. Further, in listing the line item for fire alarm work, KYA acknowledges that this is an independent and sizeable scope of work.

Further, the strategy of other list subcontractors handling the fire alarm portion of work gives a material advantage to KYA. In not listing the portions of work, KYA has given themselves the freedom to continue to bid out this work at a more competitive price; their electrical/ low voltage subcontractor could hire any low voltage professional to complete the work. Similarly, KYA would have the opportunity to hire any fire alarm subcontractor. In failing to list select trades, KYA created a larger pool of bidders for themselves and more time to solicit bids, and therefore a material pricing advantage over their competitors.

These deviation from the bidding requirements is in direct conflict with the California Public Contract Code section 4100 *et seq.*, which states its intention of protecting both the public and contractors from the practices of bid manipulation, peddling, shopping and chiseling. Further, *Ghilotti Construction Co. v. City of Richmond* (1996) 45 Cal.App.4th 897 (quoting 47 Ops. Cal. Atty. Gen. 129 states that “A basic rule of competitive bidding is that bids must conform to the specifications, and that if a bid does not so conform, it may not be accepted.” The critical errors made by DMC threaten the intention of California Public Contract code and go against previous court finding surrounding conformance with bid specifications.

III. CONCLUSION

In light of the above, it is not reasonably subject to dispute that DMC's and KYA's omissions and errors violations render DMC and KYA's bid non-responsive and subject the bids to rejection. As such, the next lowest, responsive and responsible bidder should be awarded the Project. That bidder is Avila Construction and we respectfully request confirmation that this Project will be awarded to us.

Avila very much looks forward to working with the County of Monterey on the Project. Thank you for your time and attention to the above matters. Please feel free to contact me directly to discuss this matter further.

Respectfully submitted,
Avila Construction Company

Michael J. Avila
12 Thomas Owens Way, Ste 200,
Monterey, CA 93940
Mike@avilaconst.com
831-372-5580

EXHIBIT 1

DMC Sub List

DocuSign Envelope ID: C705B0D3-CBA5-48B6-A723-D9AF348DD467

- Check this box if no subcontractors are required to be listed for work or labor to be performed or services to be rendered. Otherwise provide **all** requested information below. Assembly Bill No. 44 requires name/location of business/CALIFORNIA contractor's license of all subcontractors

Portion (Type) of Work	Subcontractor Name/ License Number & Expiration Date	Subcontractor's Location of Place of Business
Sitework Demo Earthwork Utilities	Coastal Paving & Excavating Lic# 1021900 Exp. 12/31/2026	24560 Silvercloud Ct. Monterey, CA 93940
Parking Lot Striping, Signage, Wheelstops	Coastal Paving & Excavating Lic# 1021900 Exp. 12/31/2026	24560 Silvercloud Ct. Monterey, CA 93940
Concrete	Enhanced Concrete Construction, Inc. Lic# 714465 Exp. 07/31/2026	5820 Obata Way, Suite C Gilroy, CA 95020
Metal Fabrication	Mercury Metals Lic# 1053850 Exp. 05/31/2027	169-2 West Beach St. Watsonville, CA 95076
Framing	RH Framing, Inc. Lic# 819542 Exp. 05/31/2027	820 Park Row #642 Salinas, CA 93901
Heavy Timbers	New Energy Works Lic# 1033771 Exp. 12/31/2027	117 SE Taylor Street, Suite 202 Portland, OR 97214

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Portion (Type) of Work	Subcontractor Name/ License Number & Expiration Date	Subcontractor's Location of Place of Business
Waterproofing	Titus Caulking & Waterproofing Lic# 738996 Exp. 05/31/2027	16035 Caputo Drive, Suite G Morgan Hill, CA 95037
Thermal Insulation	All Bay Area Dustless Blasting, Inc. Lic# 1058008 Exp. 09/30/2027	800 Avenue H San Francisco, CA 94130
Clay Roof Tiles	Seudder Roofing Lic# 445118 Exp. 08/31/2027	P.O. Box 2596 Monterey, CA 93942
	<i>Sunshine Roofing Lic# 1053780 Exp. 5/31/27</i>	<i>10305 San Pablo Ave. El Cerrito, CA 94530</i>
Waterproofing Retaining Walls	Titus Caulking & Waterproofing Lic# 738996 Exp. 05/31/2027	16035 Caputo Drive, Suite G Morgan Hill, CA 95037
Wood Doors, Alum-Clad Windows & Hardware	Coast Counties Glass, Inc. Lic# 170560 Exp. 04/30/2027	4 Upper Ragsdale Dr. Monterey, CA 93940

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Portion (Type) of Work	Subcontractor Name/ License Number & Expiration Date	Subcontractor's Location of Place of Business
Cement Plastering	Brady West, Inc. Lic# 1098648 Exp. 11/30/2026	13540 Blackie Road Castroville, CA 95012
Gypsum Board & Acoustical Ceilings	South County Drywall & Plastering Lic# 987621 Exp. 10/31/2027	224 Valle Verde Hollister, CA 95023
Tile	Peerless Tile Lic# 1068035 Exp. 08/31/2026	4460 Enterprise Place, Unit B Fremont, CA 94538
Flooring	Prime Flooring Co. Lic# 1135223 Exp. 04/30/2027	869 Abbott Street Salinas, CA 93901
Painting	Applied Finishes Lic# 1022434 Exp. 01/31/2027	P.O. Box 481 Chico, CA 95927

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Portion (Type) of Work	Subcontractor Name/ License Number & Expiration Date	Subcontractor's Location of Place of Business
T-Bar Ceiling	California Acoustic Lic# 991823 Exp. 04/30/2028	200 Healy Ave., Suite B Marina, CA 93933
Signage	ASAP Signs & Printing Lic# 994266 Exp. 07/31/2028	590 Brunken Avenue, Suite B Salinas, CA 93901
Toilet Compartments & Bath Accessories	Golden State Specialties Lic# 955523 Exp. 12/31/2026	P.O. Box 1716 Hollister, CA 95023
Roller Window Shades	DJM Drapery Lic# 1076599 Exp. 06/30/2027	1375 N Hayes Avenue Fresno, CA 93723
Casework & Countertops	Fremont Millwork Co. Lic# 249756 Exp. 12/31/2026	2949 Oynx Ave Klamath Falls, OR 97603

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Portion (Type) of Work	Subcontractor Name/ License Number & Expiration Date	Subcontractor's Location of Place of Business
Fire Suppression	Presidential Fire Protection, Inc. Lic# 847133 Exp. 07/31/2026	4517 Harlin Drive Sacramento, CA 95826
	<i>Cosco Fire Protection Lic# 577621 Exp. - 9/30/27</i>	<i>4233 W. Sierra Madre #108 Fresno, CA 93722</i>
Plumbing	P. Plumbing, Inc. dba Get Piped Lic# 1054207 Exp. 06/30/2027	1000 Medowridge Rd. Watsonville, CA 95076
HVAC Vents/Fans Louvers	Monterey Peninsula Sheet Metal & Heating Lic# 966812 Exp. 10/31/2027	P.O. Box 1297 Seaside, CA 93955
Electrical	JM Electric Lic# 376938 Exp. 06/30/2027	400 Griffin Street Salinas, CA 93901
Fire Alarm	Johnson Electronics Lic# 850025 Exp. 11/30/2026	78A Malarin Street Salinas, CA 93901

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Portion (Type) of Work	Subcontractor Name/ License Number & Expiration Date	Subcontractor's Location of Place of Business
Solar	Bright Future Solar Energy Lic# 996617 Exp. 09/30/2026	8142 Moss Landing Road Moss Landing, CA 95039
Landscape & Ext. Pavers	K & D Landscaping, Inc. Lic#664584 Exp.08/31/2026	62c Hanger Way Watsonville, CA 95076
WINDSCREEN	American Window & Door Systems Lic# 1066470 Exp. 6/30/20	110 Padd Ct. American Canyon, CA 94503

EXHIBIT 2

KYA Sub List

Check this box if no subcontractors are required to be listed for work or labor to be performed or services to be rendered. Otherwise provide all requested information below. Assembly Bill No. 44 requires name/location of business/CALIFORNIA contractor's license of all subcontractors

Portion (Type) of Work	Subcontractor Name/ License Number & Expiration Date	Subcontractor's Location of Place of Business
CONCRETE	MOISES CONCRETE INC/ LIC#820873, Expire Date 10/31/2027	2004 Angelico Circle /Stockton, Ca
ROUGH CARPENTRY	PORTOLA CONSTRUCTION INC /LIC#951386, Expire Date 08/31/2026	18931 PORTOLA DRIVE STE A /SALINAS, CA
CASEWORK, TOPS, & MILLWORK	Fremont Millwork Company /LIC#249756, Expire Date 12/31/2026	2949 Onyx /Klamath Falls, OR
COUNTERTOPS SOLID SURFACES	JCJ COUNTERS INC /LIC#1108632, Expire Date 08/31/2027	3670 CONCORD AVE /BRENTWOOD, CA
INSULATION	Alcal Specialty Contracting, Inc /LIC#815286, Expire Date 11/30/2026	946 North Market Blvd /Sacramento, CA
STUCCO/EIFS	OLIVEIRA PLASTERING LATHING & DRYWALL INC /LIC#644757, Expire Date 05/31/2028	209 LOCUST ST /WATSONVILLE, CA
ROOFING	DIABLO ROOFING INC /LIC#1069338, Expire Date 09/30/2026	3661 STAR RIDGE RD /HAYWARD, CA
DOORS, FRAMES, AND HARDWARE	Midstate Specialties Inc. /LIC#874941, Expire Date 03/31/2028	1500 National Dr Suite #A /Sacramento, CA
STOREFRONTS / CURTAIN WALLS/ GLAZING / MIRRORS	DIABLO ROOFING INC /LIC#1069338, Expire Date 09/30/2026	3661 STAR RIDGE RD /HAYWARD, CA
DRYWALL & METAL STUDS	SOUTH COUNTY DRYWALL & PLASTERING INC /LIC#987621, Expire Date 10/31/2027	224 VALLE VERDE /HOLLISTER, CA
RESILIENT FLOORING	B.T. Mancini Co., Inc. (BT) /LIC#229210, Expire Date 10/31/2026	8571 23rd Ave /SACRAMENTO, CA
PAINTING	APPLIED FINISHES INC /LIC#1022434, Expire Date 01/31/2027	P O BOX 481 /CHICO, CA
TOILET PARTITIONS & ACCESSORIES	American Sheet Metal Partitions, Inc. (ASMP) /LIC#277769, Expire Date 05/31/2027	PO Box 13126 /SACRAMENTO, CA
WINDOW TREATMENTS	SunShield Solutions, Inc. /LIC#998338, Expire Date 11/30/2026	680 P Street Suite B /Fresno, CA
FIRE SUPPRESSION SPRINKLER SYSTEM	NORTHERN CALIFORNIA FIRE PROTECTION SERVICES DBA NOR - CAL FIRE INC /LIC#688213, Expire Date 01/31/2028	16840 JOLEEN WAY BLDG A /MORGAN HILL, CA
PLUMBING	ASSOCIATED PLUMBING INC /LIC#577085, Expire Date 09/30/2027	90 LEAVESLEY ROAD /Sacramento, CA
HVAC	THE LABOR SOLUTION LLC /LIC#1001904, Expire Date 03/31/2027	1800 E MCFADDEN AVE STE 4 /SANTA ANA, CA
ELECTRICAL	Parajo Valley Electrical, LIC#246744, Expire Date 12/31/2027	220 PINE VALLEY WATSONVILLE, CA 95076
FIRE DETECTION & ALARM	#N/A	#N/A

EARTHWORK & PAVEMENT	CENTINELA GENERAL ENGINEERING INC /LIC#1019853, Expire Date 05/31/2027	20033 AUDREY LANE /SALINAS,CA
FENCE, GATES, & OPERATORS	THE LABOR SOLUTION LLC /LIC#1001904, Expire Date 03/31/2027	#N/A
UNIT PAVERS	K&D LANDSCAPING INC /LIC#664584, Expire Date 08/31/2026	P O BOX 2187 /FREEDOM,CA
LANDSCAPING & IRRIGATION	K&D LANDSCAPING INC /LIC#664584, Expire Date 08/31/2026	P O BOX 2187 /FREEDOM,CA
UNDERGROUND UTILITIES	COASTAL PIPELINE INC /LIC#1119715, Expire Date 04/30/2028	PO BOX 296 /SEASIDE,CA

Exhibit 3 JM Electric Quote



STATE LICENSE C-10 #376938 • PHONE (831) 422-7819
COMMERCIAL • INDUSTRIAL • RESIDENTIAL
400 GRIFFIN STREET, SALINAS, CA 93901 EST. 1948

MBCC NECA

Standard Condition of Proposal



Date: 6/10/2026
Attn: Estimator
Fr: Oscar Ramos
Ph/Fx 831-422-7819 / 831-758-9638
Dir# 100000800
Re: East Garrison Library

We are pleased to submit this proposal to perform subcontract work on the following project:
East Garrison Library

The scope of work included in this proposal is as follows:

Electrical Systems all straight time.

Fire Alarm Systems (boxes only), Low voltage/data (outlet, stub into accessible ceiling space)

no access control wiring / devices noted

The bid documents upon which this proposal is based are:

Electrical drawings dated 06/03/2026 by Aurum Consulting Engineers Monterey Bay, Inc job no. 23159

Specs: Division 26~ Division 27~ Division 28~

The Exceptions are:

Bond by others (Bonding rate @ 2.5%)

Any Utilities, charges, fees, permits are by others

Access panels

Fire caulking, firestopping, Roof penetration, Saw Cutting or Coring, Painting/patching

Surveying, layout and staking by others

Photovoltaic Design and Energy Storage system

Electrical Trenching, Pads, Guard posts, PG&E & AT&T pullbox install, Light Poles and both excavating and setting of pull boxes as well as drain rock

site electrical is excluded

Mechanical LV wire for AC unit(s)

No temporary power

Handling & Disposal of any Hazardous materials by others

Backboard Plywood install, TV's/Brackers

Active equipment (servers, routers, switches), telephone equipment, telephones.

Blocking or supports for wall cabinets and fixtures

Ceiling wire for light fixtures, tying wire; hanger/safety wire for bracing and supports for AV

Choice of venue for all legal matters will be the California County where the work/project is located

Waiver of subrogation for workers compensation will result in additional charge

Tariffs: Cost increases due to tariffs are not included

Unscheduled work stoppage fees barring acts of God

Addendum's Noted:

1, 2, 3 & 4

We propose the budgetary bid set forth in the above scope of work for the price shown below.

Base Bid:

Alternate #1 (Automatic Transfer Switch)

Alternate #2 (EV Charger)

Total



Exhibit 4
Johnson Electronics
Quote

78A Malarin Street
Salinas, CA 93901
(831) 424-6459
johnson-electronics.com



Fire Alarm
Voice & Data
Audio Visual
Security and CCTV

CSLB #850025

C7 / C10

DIR #100000049

PROJECT BID QUOTATION

Issued: 06/11/2026

PROJECT: East Garrison Library

Bid Date: 06/11/2026

Addendums: AD01, AD02, AD03 and AD04 Read and acknowledged.

Per Specifications – General Requirements Dated 08/01.2025 : Div. 28

Per drawings – Project Drawings Dated: 06/03/2026

Fire Alarm System

Provide and install a new fire alarm system per drawings and specifications. Included is:

- New fire alarm control panel
- Provide and install all initiation devices
- Provide and install all notification devices
- Provide and install all required cabling
- Submittal to fire authority
- Shop drawings
- Submittals
- All labor for a complete installation, programming and testing using prevailing wage rates

Items EXCLUDED for fire alarm:

- Electrical contractor to provide and install all necessary conduit, wire mold, pull boxes, terminal cans, outlet back boxes (except as noted), electrical, cutting, patching, painting and fire stopping.
- Permit and permit fees
- Bonds

The above scopes of work completed with sales tax for the sum of:

Total



All pricing is based on timely coordination between trades with minimal mobilization and demobilization. Acceleration and stacking of trades is not agreeable. Rush scheduling or delays may be considered compensatable if notification beforehand is less than 5 working days.

Submitted by

Bryan Johnson

Exhibit 5 JM Electric Quote



Coastal Paving and Excavating
 24560 Silvercloud Ct Suite 102
 Monterey CA 93940
 831-646-2099
 Lic#1021900
 www.coastalpavingex.com
 Coastalteam@coastalpavingex.com
 Estimating@coastalpavingex.com

To: Avila Construction Company	Contact: Sydnee Thomas
Address: 12 Thomas Owens Way Monterey, CA 93940 USA	Phone: (831) 372-5580
	Email: sydnee@avilaconst.com
Project Name: East Garrison Library	Bid Number:
Project Location: 13933 Sherman Blvd, East Garrison, CA	Bid Date: 6/11/2026
Addendum #: 1, 2, 3 & 4	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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BASE BID:

101	SWPPP Implementation	1.00	LS		
102	Site Demolition	1.00	LS		
103	Earthwork & Grading	1.00	LS		
104	Sanitary Sewer	1.00	LS		
105	Storm Drain	1.00	LS		
106	Fire Water	1.00	LS		
107	Domestic Water	1.00	LS		
108	Baserock & HMA Paving	1.00	LS		
Total Price for above BASE BID: Items:					

↗ no site electrical listed

ADD ALTERNATE 01:

201	Site Concrete Flatwork/Concrete Pavement	1.00	LS		
Total Price for above ADD ALTERNATE 01: Items:					

Notes:

- **SPECIFIC INCLUSIONS:** Mobilization; Implementation & maintenance of SWPPP BMP's; Pothole existing utilities; Demolish & remove existing trees, concrete C&G & sidewalk, as shown; Strip & stockpile existing site vegetation; Cut-to-fill of onsite soils, including moisture conditioning and compaction; Import, place & compact clean soil; Finish grading and compaction for proposed building pad, new concrete asphalt / concrete parking areas, concrete sidewalks, permeable paver area, landscape planting areas and eastern slope; Construct storm drain system, including PVC pipe, imported sand bedding & backfill, catch basin, area drains, cleanouts, rain water leaders, rock trench dissipator, 4" perforated PVC underdrain pipe and connection to existing drain inlet, per plans & specifications; Flush new storm system; Construct sanitary sewer system, per plans & specifications; Construct fire water system, per plans & specifications, Construct domestic water service, as shown; Furnish, install & compact recycled class-2 baserock beneath proposed new asphalt/concrete pavement areas; Furnish & install rock section beneath proposed permeable pavers; Furnish, install & compact 1/2" hot mix asphalt concrete paving, per plans and specifications; Furnish & install striping & signage per plan; Clean-up & demobilize.
 - **SPECIFIC EXCLUSIONS:** Engineering, surveying and/or staking; Inspections and/or permits; Bonds and/or fees; Compaction testing; Sub-Excavation and/or re-compaction of soils not specified; Handling of unsuitable and/or over-optimum site material; Handling of any hazardous material; Underslab drainage blanket and/or rock; Storm Water Pollution Prevention Plan notice of intent and/or monitoring; De-Watering; Structural excavation; Tree protection and/or tree trimming; Handling of spoils generated by others; Removal, replacement and/or relocation of any existing utilities; Site concrete; Landscape planting and/or hydroseeding; Structural concrete, piers and/or retaining walls; Wall and/or structural backfill; Dry utility work; Above ground appurtenances; Night and/or weekend work.
 - **CLARIFICATIONS:** Proposal based on plans by Wald, Ruhnke & Dost, dated 11/21/25, the Geotechnical Investigation by Earth Systems Pacific, dated 1/29/24 and Monterey County Standards & Specifications; We acknowledge addenda 1-4; Proposal includes current prevailing wage rates; Coastal Paving & Excavating is not signatory to any unions; Our DIR#: 1000059715.
- ADD ALTERNATE 01:** Form, place & finish on & off site concrete curb/gutter, vertical curb, sidewalks, ADA ramps & heavy duty concrete pavement.
- UNIT COST #4:** Load & Offhaul Non-Hazardous soil = \$30.00/TON **UNIT COST #5:** Load & Offhaul Class-1 Hazardous Soil = \$195.00/TON.

Exhibit 6 Coast Counties Glass

		B226037
PROPOSAL		
COAST COUNTIES GLASS, INC.		
4 UPPER RAGSDALE DR., MONTEREY, CA 93940 -- CONTRACTORS STATE LICENSE #170560 -- DIR #1000421264 -- PH 831-649-4444 -- FAX 831-649-3531		
PROJECT INFORMATION		
JOB NAME:	EAST GARRISON LIBRARY	BID DATE / TIME:
ADDRESS:	13993 SHERMAN BLVD.	TAKE-OFF DATE:
CITY / STATE:	MARINA, CA	ADDENDUM:
CONTRACTOR:		
ARCHITECT:	WALD RUHNKE & DOST ARCHITECTS LLP	EST. COMPLETION DATE:
PLAN DATE:	11/21/25	CONTACT:
BID PACKAGE		
SECTION		
08 11 13	HOLLOW METAL DOORS, BORROWED LITES AND FRAMES***	DELIVERED
08 14 33	STILE AND RAIL WOOD DOORS***	DELIVERED
08 71 00	DOOR HARDWARE	DELIVERED
08 52 13	ALUMINUM-CLAD WOOD WINDOWS	DELIVERED
08 14 23	CLAD WOOD DOORS - Includes hardware applied by CCG	DELIVERED
10 21 13	TOILET COMPARTMENTS	INSTALLED
10 28 13	TOILET AND BATH ACCESSORIES	DELIVERED
TOTAL BASE BID:		
QUALIFICATIONS BELOW		
GENERAL CONDITIONS		
COAST COUNTIES GLASS, INC. SHALL ALSO BE KNOWN AS CCG		
1) NO CLEAN, NO BREAK, NO PROTECT, NO DEMO, NO TESTING, NO CERTIFIED ENGINEERING PROPOSAL VALID FOR 30 DAYS		
2) BIDS ARE PREPARED FROM ARCHITECTURAL DRAWINGS ONLY, AND SPECIFICATION SECTIONS LISTED ABOVE.		
3) PRODUCT LEAD TIMES ARE APPROXIMATE, CONFIRMED TIMES ARE AVAILABLE ONLY AFTER THE ORDER IS PLACED.		
4) FIELD VERIFICATION AND SIZES OF F.O.B. ITEMS BY OTHERS.		
5) FIELD SIZE VERIFICATION OF INSTALLED ITEMS ONLY WHEN LEAD TIME AND COMPLETION SCHEDULES ALLOW.		
6) NO WARRANTY ON WOOD DOORS WHEN USED AT EXTERIOR APPLICATIONS.		
7) GENERAL LIABILITY INSURANCE POLICY LIMITS ARE \$6,000,000.00.		
8) ADDITIONAL INSURED ENDORSEMENT FORM CG7323 PER PROJECT.		
9) NO BACK CHARGES WILL BE ACCEPTED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CCG.		
10) DEFERRED APPROVAL TO SPECIFICATIONS ARE SUBJECT TO PRICE CHANGE.		
11) SUBCONTRACT BETWEEN GENERAL CONTRACTOR AND CCG RELATES TO ABOVE BID SPECIFICATIONS SECTIONS ONLY.		
12) SUBCONTRACT BETWEEN GENERAL CONTRACTOR AND CCG DOES NOT BIND CCG TO CONTRACT BETWEEN GENERAL CONTRACTOR AND OWNER.		
13) THIS PROPOSAL MUST BE MADE PART OF ANY SUBCONTRACT AGREEMENT.		
14) ACCEPTANCE OF BID IS SUBJECT TO CREDIT APPROVAL, IF CREDIT IS NOT APPROVED DEPOSITS AND COD PAYMENTS MAY BE REQUIRED.		
15) ALL SHOP DRAWINGS AND SUBMITTALS MUST BE APPROVED BY OWNER, ARCHITECT, OR GENERAL CONTRACTOR BEFORE ORDERING MATERIAL.		
16) GENERAL CONTRACTORS SUBCONTRACT IS SUBJECT TO REVIEW AND WRITTEN APPROVAL BY CCG.		
17) MONTEREY COUNTY SHALL BE THE EXCLUSIVE VENUE FOR ALL DISPUTES INVOLVING ALL CONTRACTS.		
18) WHEN DEPOSITS ARE REQUIRED, PAYMENT MUST BE MADE PRIOR TO ORDERING.		
19) PROJECTS WHERE A CONSULTANT IS INVOLVED ARE SUBJECT TO PRICE CHANGES.		
20) CCG STANDARD BILLING FORMAT WILL BE UTILIZED.		
21) MANUFACTURERS STANDARD WARRANTIES APPLY TO ALL PRODUCT SOLD.		
22) IN THE EVENT OF A DISPUTE BETWEEN THE PARTIES, THE PREVAILING SHALL BE ENTITLED TO REASONABLE ATTORNEYS FEES.		
23) NO WARRANTY FOR SPONTANEOUS BREAKAGE ON TEMPERED GLASS.		
24) ALL CHANGE/FIELD ORDERS MUST BE IN WRITING; MUST INCLUDE A SIGNATURE BY THE RESPONSIBLE PARTY & DOLLAR AMOUNT PRIOR TO ORDERING ANY MATERIAL.		
25) UNLESS OTHERWISE AGREED, PAYMENT TERMS ARE NET 30 DAYS, 18.00 % PER ANNUM ADDED TO ANY PAST DUE BALANCE.		
26) PAST DUE ACCOUNTS ARE SUBJECT TO MONTHLY SERVICE CHARGE.		
ADDITIONAL TERMS		
SECTION	SCOPE:	
10 28 13	8-10 week lead time; high end premium instead of standard	only includes toilet partition install
10 21 13	Furnish and install partitions only. Finish to be determined; Qualify all	
85213-81423	Excludes: testing, engineering, keying. Includes: Std warranty, pine interior, Cardinal 366 Lowe w/Marvins std spacer system. Lead Time: 12-15 weeks. Subject to marvins mull limitations & certification. Field mulling will be required by installer. Hardware preps subject to Marvins capabilities. Includes Marvin standard design and performance, Marvin's standard frosted glass.	
08 11 13	Shop drawings not included. Mark G-01 not included	
08 14 33	Wood doors priced as Oregon Door SCL 5-ply, Wilsonart 8281-05, white Oak PB natural w/ Timbergrain finish. "Woodland faux finish" NOT available. Vision lites to have 1/4" CLR temp. Shop drawings not included.	
08 71 00	Keying by others	
ACCEPTED: _____ DATE: _____ COAST COUNTIES GLASS, INC. REP: _____ DATE: _____		