



Brian Pratt, AIA, DBIA, LEED AP
Associate Vice Chancellor & Campus Architect
Design & Construction Services

July 2, 2025

Joseph Johnson, President
JSB BUILDERS, INC.
17910 Sky Park Circle, Suite 200
Irvine, CA 91614

**RE: NOTICE OF INTENT TO AWARD
SC 22-23 CTSA - BUILDING SECURITY ENHANCEMENTS
PROJECT NO. 5112903-A / CONTRACT NO. 996180**

Dear Mr. Johnson:

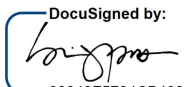
The University is pleased to inform you that it intends to award a contract for the SC 22-23 CTSA - Building Security Enhancements project to JSB Builders, Inc. After reviewing the bids received on Monday, June 30, 2025, the University has determined that JSB Builders, Inc. is the lowest responsive, responsible bidder with a Total Bid of \$630,199, including the Lump Sum Base Bid, the extended amount for Unit Prices, and the Daily Rate of Compensation for Compensable Delay.

The three-day bid protest period will begin on Thursday, July 3, 2025, and will expire at 5:00 P.M. on Tuesday, July 8, 2025.

The University has begun its internal process to award a contract to your firm for this project. In view of the foregoing, this letter should not be considered an award of the contract until a Notice to Proceed is received. Until such time, the University reserves the right to reject all bids.

A summary of the bids received is attached for your reference. If you have any inquiries regarding this bid, please contact Viola Teoxon at (949) 824-7304, email vteoxon@uci.edu.

Sincerely,

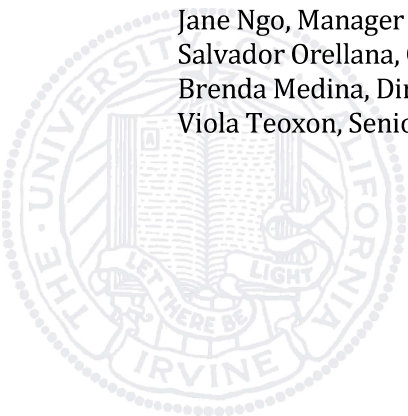
DocuSigned by:

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Campus Architect

/vt

Enclosure: Bid Summary Spreadsheet

cc: Sergio Chavez, COO, JR Universal Construction, Inc.
Adam Feuerstein, Director of Project Services, Facilities Management
Jane Ngo, Manager of Construction Project Services, Facilities Management
Salvador Orellana, Construction Project Manager, Facilities Management
Brenda Medina, Director of Contracts, Design & Construction Services
Viola Teoxon, Senior Contracts Analyst, Design & Construction Services



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SC 22/23 CTSA Building Security Card Key Installation
Project No. 5112903-A / Contract No. 996180
ESTIMATED CONSTRUCTION COST: \$560,000
Bids DUE June 30, 2025, 2:00pm
Bid Opening Date: June 30, 2025, 2:05pm

GENERAL CONTRACTOR	JR UNIVERSAL CONSTRUCTION INC. 1029 N. Mansfield Ave. Los Angeles, CA 90038	JSB BUILDERS, INC. 17910 Sky Park Circle, Suite 200 Irvine, CA 92614
LUMP SUM BASE BID	\$ 557,207	\$ 508,759
UNIT PRICES		
Unit Price Item No. 1 - Access Control System Infrastructure and Integration (Group 1)	\$17,640	\$11,040
Unit Price Item No. 1 x 11 Complete access control package per door as shown on plans	\$194,040	\$121,440
TOTAL OF ALL EXTENDED UNIT PRICES	\$194,040	\$121,440
DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAY		
Daily Rate of Compensation for Compensable Delay	\$0	\$0
Daily Rate per Day x 15 day multiplier:	\$0	\$0
ALTERNATES		
Alternate No. B1 - Exterior Rain Guard	\$3,500	\$3,220
Alternate No. B2 - Remove & Replace with New Sound Door	\$18,960	\$18,170
Alternate No. D1 - Art Culture & Technology: Existing (E) Door 1221 Remove & Replace with New Sound Door	\$18,960	\$18,170
TOTAL OF ALL ALTERNATES	\$41,420	\$39,560
TOTAL PROJECT COST = Sum Base Bid + Unit Prices + Compensable Delay Total + All Alternates	\$ 792,667.00	\$ 669,759.00
LOW BIDDER DETERMINATION = Lump Sum Base Bid + Unit Prices + Compensable Delay Total	\$ 751,247.00	\$ 630,199.00