



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

March 21, 2024

Jeffrey Lawhorn, President  
**NU AGE DEVELOPMENT, INC.**  
3940 Prospect Avenue, Suite A  
Yorba Linda, CA 92886

**RE: NOTICE OF INTENT TO AWARD  
LAW LIBRARY RESTROOM RENOVATION  
PROJECT NO. 5112803/ CONTRACT NO. 999610**

Dear Mr. Lawhorn:

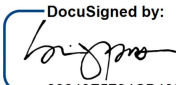
The University is pleased to inform you that it intends to award a contract for the Law Library Restroom Renovation project to Nu Age Development, Inc. After reviewing the bids received on Monday, March 18, 2024, the University has determined that Nu Age Development, Inc. is the lowest responsive, responsible bidder with a Total Bid of \$276,367, including the Lump Sum Base Bid and the extended amount for the Daily Rate of Compensation for Compensable Delays.

The three-day bid protest period will begin on Friday, March 22, 2024 and will expire at 5:00 P.M. on Tuesday, March 26, 2024.

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](mailto:vteoxon@uci.edu).

Sincerely,

DocuSigned by:  
  
89849F5734CB403...

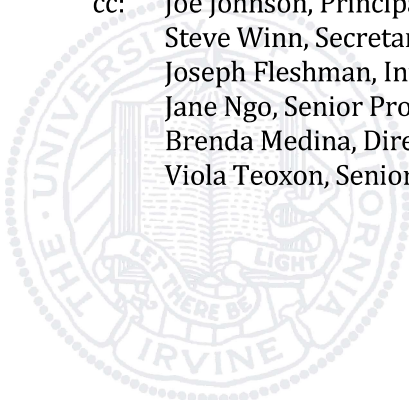
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Campus Architect

/vt

Enclosure: Bid Summary Spreadsheet

cc: Joe Johnson, Principal, JSB Builders, Inc.  
Steve Winn, Secretary, Blackstone Builders, Inc.  
Joseph Fleshman, Interim Director of Energy & Engineering, Facilities Management  
Jane Ngo, Senior Project Manager, Facilities Management  
Brenda Medina, Director of Contracts, Design & Construction Services  
Viola Teoxon, Senior Contracts Analyst, Design & Construction Services

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**LAW LIBRARY RESTROOM RENOVATION**  
**PROJECT NO. 5112803 / CONTRACT NO. 999610**  
**ESTIMATED CONSTRUCTION COST: \$280,000**

**Bids Due March 18, 2024, 2:00pm**  
**Bid Opening Date: March 18, 2024, 2:05pm**

<b>GENERAL CONTRACTOR</b>	<b>JSB BUILDERS, INC.</b> 17910 Sky Park Circle, Suite 200 Irvine, CA 92614	<b>BLACKSTONE BUILDERS, INC.</b> 3091 E. La Cadena Drive Riverside, CA 92507	<b>NU AGE DEVELOPMENT, INC.</b> 3940 Prospect Avenue, Suite A Yorba Linda, CA 92886
<b>LUMP SUM BASE BID</b>	\$ 303,254	\$ 318,563	\$ 276,367
<b>DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAY</b>			
Daily Rate of Compensation for Compensable Delay	\$0	\$0	\$0
Daily Rate per Day x 15 day multiplier:	\$0	\$0	\$0
<b>ALTERNATES</b>			
Alternate No. 1 - Floor Finish Replacement	\$ 57,684.00	\$ 55,176.00	\$ 42,704.00
Alternate No. 2 - Sink, Countertop and Faucet Replacement	\$ 28,868.00	\$ 46,506.00	\$ 40,320.00
<b>TOTAL PROJECT COST =</b> Lump Sum Base Bid + Compensable Delay Total + All Alternates	\$ 389,806	\$ 420,245	\$ 359,391
<b>LOW BIDDER DETERMINATION =</b> Lump Sum Base Bid + Compensable Delay Total	\$ 303,254	\$ 318,563	\$ 276,367