



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

May 28, 2025

Sergio Chavez, Vice President
JR UNIVERSAL CONSTRUCTION, INC.
1029 N. Mansfield Avenue
Los Angeles, CA 90038

**RE: NOTICE OF INTENT TO AWARD
ROCKWELL L3 RENOVATION
PROJECT NO. 5112966 / CONTRACT NO. 997349**

Dear Mr. Chavez:

The University is pleased to inform you that it intends to award a contract for the Rockwell L3 Renovation project to JR Universal Construction, Inc. After reviewing the bids received on Tuesday, May 27, 2025, the University has determined that JR Universal Construction, Inc. is the lowest responsive, responsible bidder with a Total Bid of \$650,990, including the Lump Sum Base Bid, Unit Prices, and the extended amount for Daily Rate of Compensation for Compensable Delay.

The three-day bid protest period will begin on Thursday, May 29, 2025 and will expire at 5:00 P.M. on Monday, June 2, 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:

A handwritten signature in black ink, appearing to read 'Brian Pratt', enclosed within a blue DocuSign signature line.

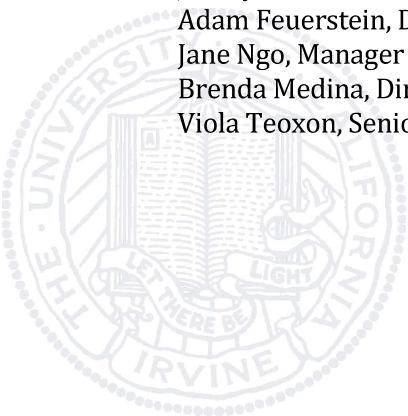
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/vt

Enclosure: Bid Summary Spreadsheet

cc: Sheryl Scordino-Finch, Secretary/COO, JSB Builders, Inc.
Jeffrey Lawhorn, President, Nu Age Development, Inc.
Adam Feuerstein, Director of Project Services, Facilities Management
Jane Ngo, Manager of Construction Project Services, Facilities Management
Brenda Medina, Director of Contracts, Design & Construction Services
Viola Teoxon, Senior Contracts Analyst, Design & Construction Services



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Rockwell L3 Renovation		Bids DUE May 27, 2025, 2:00pm	
Project No. 5112966 / Contract No. 997349		Bid Opening Date: May 27, 2025, 2:05pm	
ESTIMATED CONSTRUCTION COST: \$850,000			
GENERAL CONTRACTOR	JR UNIVERSAL CONSTRUCTION INC. 1029 N. Mansfield Avenue Los Angeles, CA 90038	JSB BUILDERS, INC. 17910 Sky Park Circle, Suite 200 Irvine, CA 92614	NU AGE DEVELOPMENT, INC. 3950 Prospect Avenue, Suite A Yorba Linda, CA 92886
LUMP SUM BASE BID	\$ 614,500	\$ 688,333	\$ 845,564
UNIT PRICES			
Unit Price Item No. 1 - 2 X 4 Ceiling Grid and Acoustical Ceiling Tiles	\$2,160	\$1,120	\$2,000
Unit Price Item No. 1 x 10 - 10' x 10' section	\$21,600	\$11,200	\$20,000
Unit Price Item No. 2 - Hard Lid Ceiling	\$1,452	\$16	\$5,000
Unit Price Item No. 2 x 10 - 4' x 8' section	\$14,520	\$160	\$50,000
Unit Price Item No. 3 - Hard Deck Coating	\$25	\$6	\$32
Unit Price Item No. 3 x 10 - 1' x 1'	\$250	\$60	\$320
Unit Price Item No. 4 - Data Cabling	\$12	\$4	\$6
Unit Price Item No. 4 x 10 - 10'	\$120	\$40	\$60
TOTAL OF ALL EXTENDED UNIT PRICES	\$36,490	\$11,460	\$70,380
DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAY			
Daily Rate of Compensation for Compensable Delay	\$0	\$0	\$0
Daily Rate per Day x 15 day multiplier:	\$0	\$0	\$0
ALTERNATES			
Alternate No. 1 - Exterior 3rd Floor Window Frames	\$13,000	\$6,272	\$3,000
Alternate No. 2 - Exterior Metal Screen Signage	\$6,250	\$16,800	\$22,000
Alternate No. 3 (Deductive) - Deduct Casework for 3D Printer	-\$3,900	-\$2,820	-\$2,250
TOTAL PROJECT COST = Lump Sum Base Bid + Unit Prices + Compensable Delay Total + All Alternates	\$ 666,340.00	\$ 720,045.00	\$ 938,694.00
LOW BIDDER DETERMINATION = Lump Sum Base Bid + Unit Prices + Compensable Delay Total	\$ 650,990.00	\$ 699,793.00	\$ 915,944.00