



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

October 22, 2024

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

**RE: NOTICE OF INTENT TO AWARD**  
**SC 22-23 ICS-1 - BUILDING SECURITY ENHANCEMENTS**  
**PROJECT NO. 5112908 / CONTRACT NO. 996220**

Dear Mr. Chavez:

The University is pleased to inform you that it intends to award a contract for the SC 22-23 ICS-1 - Building Security Enhancements project to JR Universal Construction, Inc. After reviewing the bids received on Monday, September 30, 2024, the University has determined that JR Universal Construction, Inc. is the lowest responsive, responsible bidder with a Total Bid of \$506,253, including the Lump Sum Base Bid, Alternates No. B and No. C, and the extended amount for Daily Rate of Compensation for Compensable Delay. The award of the SC 22-23 LAW, ED. & MPAA BLDGS - Building Security Enhancements project is still pending University review and approval.

The three-day bid protest period will begin on Wednesday, October 23, 2024 and will expire at 5:00 P.M. on Friday, October 25, 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:

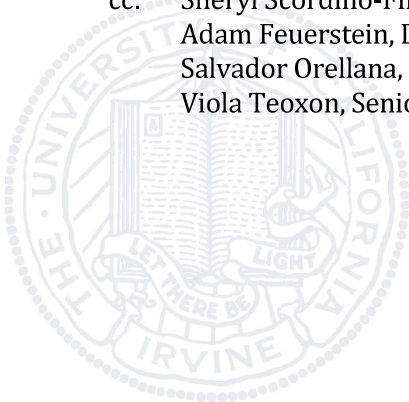
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/vt

Enclosure: Bid Summary Spreadsheet

cc: Sheryl Scordino-Finch, Secretary/COO, JSB Builders, Inc.  
Adam Feuerstein, Director of Project Services, Facilities Management  
Salvador Orellana, Construction Project Manager, Facilities Management  
Viola Teoxon, Senior Contracts Analyst, Design & Construction Services



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**SC 22-23 ICS-1 - Building Security Enhancements**

**Project No. 5112908 / Contract No. 996220**

**ESTIMATED CONSTRUCTION COST: \$577,727**

**SC 22-23 LAW, ED. & MPAA BLDGS - Building Security Enhancements**

**Project No. 5112909 / Contract No. 996230**

**ESTIMATED CONSTRUCTION COST: \$537,727**

**Bids DUE September 30, 2024, 2:00pm**

**Bid Opening Date: September 30, 2024, 2:05pm**

<b>GENERAL CONTRACTOR</b>	<b>JR UNIVERSAL CONSTRUCTION INC. 1029 N. Mansfield Ave. Los Angeles, CA 90038</b>	<b>JSB BUILDERS, INC. 17910 Sky Park Circle, Suite 200 Irvine, CA 92614</b>
<b>LUMP SUM BASE BID</b>	<b>\$ 492,443</b>	<b>\$ 626,326</b>
<b>DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAY</b>		
Daily Rate of Compensation for Compensable Delay	\$0	\$200
Daily Rate per Day x 15 day multiplier:	\$0	\$3,000
<b>ALTERNATES</b>		
Alternate No. A - NOT USED	\$0	\$0
Alternate No. B - New Powered Door Operator System	\$7,560	\$26,820
Alternate No. C - New Card Reader for Door	\$6,250	\$5,760
<b>TOTAL OF ALL ALTERNATES</b>	<b>\$13,810</b>	<b>\$32,580</b>
<b>TOTAL PROJECT COST =</b> Lump Sum Base Bid + Compensable Delay Total + All Alternates	<b>\$ 506,253.00</b>	<b>\$ 661,906.00</b>
<b>LUMP SUM BASE BID</b>	<b>\$ 671,571</b>	<b>\$ 1,148,753</b>
<b>DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAY</b>		
Daily Rate of Compensation for Compensable Delay	\$0	\$200
Daily Rate per Day x 15 day multiplier:	\$0	\$3,000
<b>ALTERNATES</b>		
Alternate No. A1 - Law Building: Solid Core Wood Door with New Door Hardware	\$8,644	\$6,360
Alternate No. B1 - Law Building: Solid Core Wood Door with New Door Hardware	\$12,272	\$6,360
Alternate No. C1 - MPAA: Solid Core Wood Door with New Door Hardware	\$21,712	\$49,200
<b>TOTAL OF ALL ALTERNATES</b>	<b>\$42,628</b>	<b>\$61,920</b>
<b>TOTAL PROJECT COST =</b> Lump Sum Base Bid + Compensable Delay Total + All Alternates	<b>\$ 714,199.00</b>	<b>\$ 1,213,673.00</b>
<b>TOTAL OF ALL PROJECTS COSTS =</b>	<b>\$ 1,220,452.00</b>	<b>\$ 1,875,579.00</b>