



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

May 21, 2025

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

**RE: NOTICE OF INTENT TO AWARD
SC 22-23 LAW, ED. & MPAA BLDGS - BUILDING SECURITY ENHANCEMENTS
PROJECT NO. 5112909-A / CONTRACT NO. 996230**

Dear Mr. Chavez:

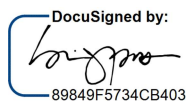
The University is pleased to inform you that it intends to award a contract for the SC 22-23 Law, Ed. & MPAA Bldgs. – Building Security Enhancements project to JR Universal Construction, Inc. After reviewing the bids received on Thursday, May 15, 2025, the University has determined that JR Universal Construction, Inc. is the lowest responsive, responsible bidder with a Total Bid of \$595,520, 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 22, 2025 and will expire at 5:00 P.M. on Tuesday, May 27, 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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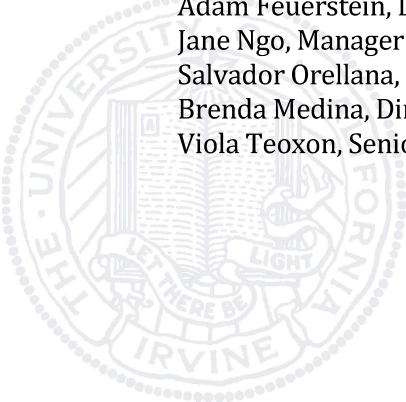
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/vt

Enclosure: Bid Summary Spreadsheet

cc: Sheryl Scordino-Finch, Secretary/COO, JSB Builders, Inc.
Adam Feuerstein, Director of Project Services, Facilities Management
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 LAW, ED. & MPAA BLDGS - Building Security Enhancements
Bids DUE May 15, 2025, 2:00pm
Project No. 5112909-A / Contract No. 996230
Bid Opening Date: May 15, 2025, 2:05pm
ESTIMATED CONSTRUCTION COST: \$392,115

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	\$ 393,000	\$ 607,486
UNIT PRICES		
Unit Price Item No. 1 - Access Control System Infrastructure and Integration (Group 1)	\$28,200	\$11,153
Unit Price Item No. 1 x 2 complete access control package per door	\$56,400	\$22,306
Unit Price Item No. 2 - Access Control System Infrastructure and Integration (Group 2)	\$14,600	\$7,818
Unit Price Item No. 2 x 1 complete access control package per door	\$14,600	\$7,818
Unit Price Item No. 3 - Access Control System Infrastructure and Integration (Group 3)	\$39,800	\$14,488
Unit Price Item No. 3 x 3 complete access control package per door	\$119,400	\$43,464
Unit Price Item No. 4 - New Solid Core Wood Door	\$2,424	\$2,021
Unit Price Item No. 4 x 5 solid core wood door	\$12,120	\$10,105
TOTAL OF ALL EXTENDED UNIT PRICES	\$202,520	\$83,693
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
TOTAL PROJECT COST = Lump Sum Base Bid + Unit Prices + Compensable Delay Total	\$ 595,520.00	\$ 691,179.00