



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

May 22, 2025

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

**RE: NOTICE OF INTENT TO AWARD  
SC 22-23: EDU. 2ND & 3RD FLOOR RENOVATION  
PROJECT NO. 5112905 / CONTRACT NO. 999620**

Dear Mr. Lawhorn:

The University is pleased to inform you that it intends to award a contract for the SC 22-23: Edu. 2nd & 3rd Floor Renovation project to Nu/Age Development, Inc. After reviewing the bids received on Thursday, May 22, 2025, the University has determined that Nu/Age Development, Inc. is the lowest responsive, responsible bidder with a Total Bid of \$478,969, including the Lump Sum Base Bid, the extended amount for the Daily Rate of Compensation for Compensable Delays, and Alternate No. 2.

The three-day bid protest period will begin on Friday, May 23, 2025 and will expire at 5:00 P.M. on Wednesday, May 28, 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 Abel Saldaña at (949) 824-6330, email [abelrs@uci.edu](mailto:abelrs@uci.edu).

Sincerely,

DocuSigned by:

89849F5734CB403...

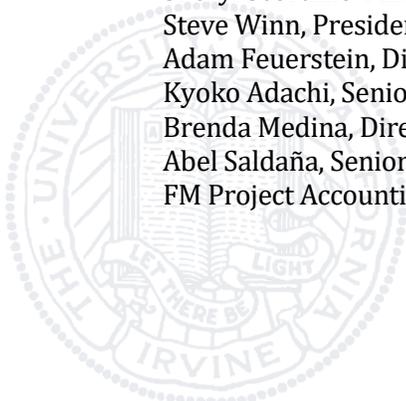
Brian Pratt, AIA, DBIA, LEED AP  
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Campus Architect

/as

Enclosure: Bid Summary Spreadsheet

cc: Sergio Chavez, COO, JR Universal Construction, Inc.  
Sheryl Scordino-Finch, Secretary/COO, JSB Builders, Inc.  
Steve Winn, President, Blackstone Builders, Inc.  
Adam Feuerstein, Director of Project Services, Facilities Management  
Kyoko Adachi, Senior Project Manager, Facilities Management  
Brenda Medina, Director of Contracts, Design & Construction Services  
Abel Saldaña, Senior Contracts Analyst, Design & Construction Services  
FM Project Accounting

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**SC 22-23: Edu. 2nd & 3rd Floor Renovation**

**Project No. 5112905 / Contract No. 999620**

**ESTIMATED CONSTRUCTION COST: \$540,000**

**Bids Due: May 22, 2025, 2:00pm**

**Bid Opening Date: May 22, 2025, 2:05pm**

<b>GENERAL CONTRACTOR</b>	<b>JSB Builders, Inc. 17910 Sky Park Circle, Suite 200 Irvine, CA 92614</b>	<b>Nu/Age Development, Inc. 3940 Prospect Avenue, Suite A Yorba Linda, CA 92886</b>	<b>JR Universal Construction, Inc. 1029 N. Mansfield Avenue Los Angeles, CA 90038</b>	<b>Blackstone Builders Inc. 1785 Pomona Road, Ste B Corona, CA 92878</b>
<b>LUMP SUM BASE BID</b>	\$ 504,276.00	\$ 448,370.00	\$ 478,000.00	\$ 519,655.00
<b>DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAY</b>				
Daily Rate of Compensation for Compensable Delay	\$0	\$0	\$0	\$0
Daily Rate per Day x 15 day multiplier	\$0	\$0	\$0	\$0
<b>ALTERNATES</b>				
Alternate No. 1 - Not Used	N/A	N/A	N/A	N/A
Alternate No. 2 - Solid Surface Countertop	\$ 2,921.00	\$ 30,599.00	\$ 8,732.00	\$ 20,160.00
<b>TOTAL PROJECT COST =</b> Lump Sum Base Bid + Compensable Delay Total + All Alternates	\$ 507,197	\$ 478,969	\$ 486,732	\$ 539,815
<b>LOW BIDDER DETERMINATION =</b> Lump Sum Base Bid + Compensable Delay Total + Alternate No. 2	\$ 507,197	\$ 478,969	\$ 486,732	\$ 539,815