



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

May 27, 2025

Sheryl Scordino-Finch, Secretary/COO
JSB BUILDERS, INC.
17910 Sky Park Circle, Suite 200
Irvine, CA 92614

**RE: NOTICE OF INTENT TO AWARD
LANGSON LIBRARY RESTROOMS ADA UPGRADES
PROJECT NO. 5112609 / CONTRACT NO. 997094**

Dear Ms. Scordino-Finch:

The University is pleased to inform you that it intends to award a contract for the Langson Library Restrooms ADA Upgrades project to JSB Builders, Inc. (JSB). After reviewing the bids received on Wednesday, May 21, 2025, the University has determined that JSB is the lowest responsive, responsible bidder with a Total Bid of \$522,330, 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 Wednesday, May 28, 2025, and will expire at 5:00 P.M. on Friday, May 30, 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 Ladita McBride at (949) 824-1190, email laditam@uci.edu.

Sincerely,

DocuSigned by:

A handwritten signature in black ink, appearing to read "B. Pratt", enclosed within a blue DocuSign signature box.

89849F5734CB403...
Brian Pratt, AIA, DBIA, LEED AP
Associate Vice Chancellor
Campus Architect

/lm

Enclosure: Bid Summary Spreadsheet

cc: Sergio Chavez, Vice President, JR Universal Construction, Inc.
Jeff Lawhorn, President, Nu/Age Development, Inc.
Teresita Hegarty, Construction Project Manager, Facilities Management
Craig Denney, Manager of Construction Project Services, Facilities Management
Brenda Medina, Director of Contracts, Design & Construction Services
Ladita McBride, Senior Contracts Analyst, Design & Construction Services
FM Project Accounting

DESIGN & CONSTRUCTION SERVICES
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**LANGSON LIBRARY RESTROOMS ADA UPGRADES****PROJECT NO. 5112609 / CONTRACT NO. 997094****ESTIMATED CONSTRUCTION COST: \$620,000****Bids Due May 21, 2025, 2:00pm****Bid Opening Date: May 21, 2025, 2:05pm**

GENERAL CONTRACTOR	JSB BUILDERS, INC. 17910 Sky Park Circle, Suite 200 Irvine, CA 92614	JR UNIVERSAL CONSTRUCTION, INC. 1029 N. Mansfield Avenue Los Angeles, CA 90038	NU/AGE DEVELOPMENT, INC. 3940 Prospect Ave., Suite A Yorba Linda, CA 92886
LUMP SUM BASE BID	\$ 522,330	\$ 675,000	\$ 619,000
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
TOTAL PROJECT COST = Lump Sum Base Bid + Compensable Delay Total	\$ 522,330	\$ 675,000	\$ 619,000