



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

February 8, 2024

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

**RE: NOTICE OF INTENT TO AWARD  
ADA HANDRAIL & STAIR UPGRADES – MULTIPLE BUILDINGS  
PROJECT NO. 5112608 / CONTRACT NO. 997093**

Dear Mr. Chavez:

The University is pleased to inform you that it intends to award a contract for the ADA Handrail & Stair Upgrades – Multiple Buildings project to JR Universal Construction, Inc. After reviewing the bids received on Friday, October 20, 2023, the University has determined that JR Universal Construction, Inc. is the lowest responsive, responsible bidder with a Total Bid of \$728,459, including the Lump Sum Base Bid, the extended amount for Unit Price Item No. 1, 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, February 9, 2024 and will expire at 5:00 P.M. on Tuesday, February 13, 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 Brenda Medina at (949) 824-9586, email [blduenas@uci.edu](mailto:blduenas@uci.edu).

Sincerely,

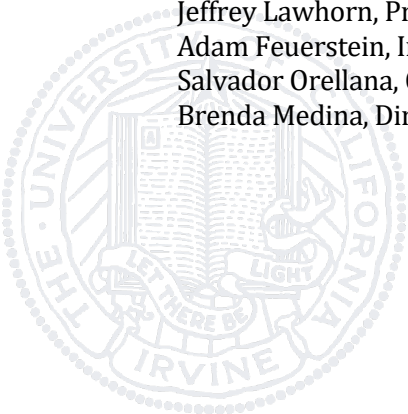
DocuSigned by:

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

/bm

Enclosure: Bid Summary Spreadsheet

cc: Sheryl Scordino-Finch, Secretary/COO, JSB Builders, Inc.  
Jeffrey Lawhorn, President, Nu/Age Development, Inc.  
Adam Feuerstein, Interim Director of Project Services, Facilities Management  
Salvador Orellana, Construction Project Manager, Facilities Management  
Brenda Medina, Director of Contracts, Design & Construction Services



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**ADA HANDRAIL & STAIR UPGRADES – MULTIPLE BUILDINGS**
**Project No. 5112608 / Contract No. 997093**
**ESTIMATED CONSTRUCTION COST: \$604,445**
**Bids DUE October 20, 2023, 2:00pm**
**Bid Opening Date: October 20, 2023, 2:05pm**

| <b>GENERAL CONTRACTOR</b>   | <b>JR UNIVERSAL<br/>CONSTRUCTION INC.<br/>1029 N. Mansfield Ave.<br/>Los Angeles, CA 90038</b> | <b>NU/AGE DEVELOPMENT INC.<br/>3940 Prospect Ave., Suite A<br/>Yorba Linda, CA 92886</b> | <b>JSB BUILDERS, INC.<br/>17910 Sky Park Circle, Suite 200<br/>Irvine, CA 92614</b> |
|---|--|--|---|
| <b>LUMP SUM BASE BID</b>  | <b>\$ 638,747</b>  | <b>\$ 638,885</b>  | <b>\$ 999,895</b>   |
| <b>UNIT PRICES</b>  |  |  |   |
| Unit Price Item No. 1 - Backing for New Wall Mounted Handrails  | \$190  | \$2,500  | \$72  |
| Unit Price Item No. 1 x 100 linear feet   | \$19,000   | \$250,000  | \$7,200   |
| <b>DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAY</b>   |  |  |   |
| Daily Rate of Compensation for Compensable Delay  | \$0  | \$0  | \$0   |
| Daily Rate per Day x 15 day multiplier:   | \$0  | \$0  | \$0   |
| <b>ALTERNATES</b>   |  |  |   |
| Alternate No. 1 - Guardrail Refurbish in lieu of Replacement  | \$255,000  | \$512,500  | -\$378,310  |
| Alternate No. 2 - All Scope Associated with UCI Building #413, Physical Science Classroom Bldg.                             | \$70,712   | \$69,812   | \$78,706  |
| Alternate No. 3 - Substitute Modular Prefabricated Anodized Aluminum Handrails  | \$107,327  | \$350,000  | -\$346,636  |
| <b>TOTAL OF ALL ALTERNATES</b>  | <b>\$433,039</b>   | <b>\$932,312</b>   | <b>-\$646,240</b>   |
| <b>TOTAL PROJECT COST =</b><br>Lump Sum Base Bid + Unit Price No. 1 Total + Compensable Delay Total + All Alternates        | <b>\$ 1,090,786</b>  | <b>\$ 1,821,197</b>  | <b>\$ 360,855</b>   |
| <b>LOW BIDDER DETERMINATION =</b><br>Lump Sum Base Bid + Unit Price No. 1 Total + Compensable Delay Total + Alternate No. 2 | <b>\$ 728,459</b>  | <b>\$ 958,697</b>  | <b>\$ 1,085,801</b>   |