

February 25, 2025

Vincent Cortes, President  
**VINCOR CONSTRUCTION, INC.**  
2651 Saturn Street  
Brea, CA 92821

**RE: NOTICE OF INTENT TO AWARD  
JOB ORDER CONTRACT - SMALL CONSTRUCTION PROJECTS, MAINTENANCE & SERVICE  
WORK  
PROJECT NO. 5112021**

Dear Mr. Cortes:

The University is pleased to inform you that it intends to award the Job Order Contract – Small Construction Projects, Maintenance & Service Work, to Vincor Construction, Inc. After reviewing the bids received on Friday, February 14, 2025, the University has determined that Vincor Construction, Inc. is the lowest responsive, responsible bidder with a Total Composite Bid of \$93,501/1.0000.

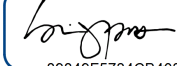
The three-day bid protest period will begin on Wednesday, February 26, 2025, and will expire at 5:00 P.M. on Friday, February 28, 2025.

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 or [abelrs@uci.edu](mailto:abelrs@uci.edu).

Sincerely,

DocuSigned by:



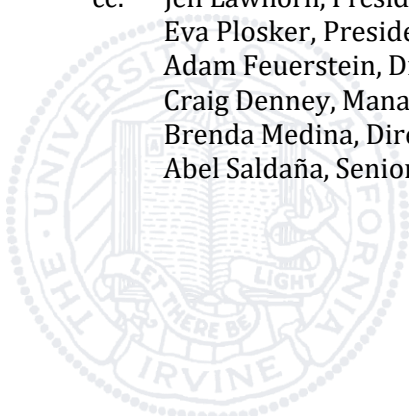
8984955734CB408  
Brian Pratt, AIA, DBIA, LEED AP  
Associate Vice Chancellor  
Campus Architect

/as

Attachment: Calculation of Low Bidder

cc: Jeff Lawhorn, President, Nu/Age Development, Inc.  
Eva Plosker, President, LCS Constructors, Inc.  
Adam Feuerstein, Director of Project Services, Facilities Management  
Craig Denney, Manager of Construction Project Services, Facilities Management  
Brenda Medina, Director of Contracts, Design & Construction Services  
Abel Saldaña, Senior Contracts Analyst, Design & Construction Services

DESIGN & CONSTRUCTION SERVICES  
101 Academy, Suite 200  
Irvine, CA 92697-2450  
(949) 824-6630 | Fax (949) 824-8096  
[www.designandconstruction.uci.edu](http://www.designandconstruction.uci.edu)





**JOB ORDER CONTRACT – SMALL CONSTRUCTION PROJECTS,  
MAINTENANCE & SERVICE WORK, PROJECT NO. 5112021**

**Calculation of Low Bidder**

Bids Due: February 14, 2025; 2:00 PM

Bid Opening: February 14, 2025; 2:05 PM

<b>LCS Constructors, Inc.</b>					
Adjustment Factor	<u>1.7300</u>	x	100%	=	1.7300
<b>Total Composite Adjustment Factor (TCAF)</b>				=	<b>1.7300</b>
Job #1 - SSL 240 Active Learning / Zoom Room	<u>\$184,331</u>	x	1.7300	=	\$318,893
Job #2 - Engineering Lab Facility	<u>\$25,293</u>	x	1.7300	=	\$43,757
<b>Total Composite Bid</b>				=	<b>\$362,651.25</b>

<b>Nu/Age Development, Inc.</b>					
Adjustment Factor 1	<u>0.9231</u>	x	100%	=	0.9231
<b>Total Composite Adjustment Factor (TCAF)</b>				=	<b>0.9231</b>
Job #1 - SSL 240 Active Learning / Zoom Room	<u>\$169,510</u>	x	0.9231	=	\$156,475
Job #2 - Engineering Lab Facility	<u>\$17,412</u>	x	0.9231	=	\$16,073
<b>Total Composite Bid</b>				=	<b>\$172,548.62</b>

<b>Vincor Construction, Inc.</b>					
Adjustment Factor 1	<u>1.0000</u>	x	100%	=	1.0000
<b>Total Composite Adjustment Factor (TCAF)</b>				=	<b>1.0000</b>
Job #1 - SSL 240 Active Learning / Zoom Room	<u>\$81,065.00</u>	x	1.0000	=	\$81,065
Job #2 - Engineering Lab Facility	<u>\$12,435.00</u>	x	1.0000	=	\$12,435
<b>Total Composite Bid</b>				=	<b>\$93,501.00</b>