



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

July 3, 2025

Jeff Lawhorn, President
NU/AGE DEVELOPMENT, INC.
3940 Prospect Ave., Suite A
Yorba Linda, CA 92886

RE: NOTICE OF INTENT TO AWARD
SC 23/24 - SOCIAL SCIENCES LAB 4TH FLOOR SOUTH LABS RENOVATION
PROJECT NO. 5113045 / CONTRACT NO. 997297

Dear Mr. Lawhorn:

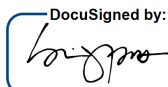
The University is pleased to inform you that it intends to award a contract for the SC 23/24 - Social Sciences Lab 4th Floor South Labs Renovation project to Nu/Age Development, Inc. After reviewing the bids received on Thursday, June 26, 2025, the University has determined that Nu/Age Development, Inc. is the lowest responsive, responsible bidder with a total bid of \$306,048.

Although the bid submitted by JSB Builders, Inc. is lower than the bid submitted by Nu/Age Development, Inc. as shown on the attached Bid Summary Spreadsheet, the University rejected their bid for failure to list a first-tier electrical subcontractor prequalified by the University on the Bid Form.

The three-day bid protest period will begin on Monday, July 7, 2025, and will expire at 5:00 P.M. on Wednesday, July 9, 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:


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

/lm

Enclosure: Bid Summary Spreadsheet

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

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SC 23/24 - SOCIAL SCIENCES LAB 4TH FLOOR SOUTH LABS RENOVATION

PROJECT NO. 5113045 / CONTRACT NO. 997297

ESTIMATED CONSTRUCTION COST: \$462,000

Bids Due June 26, 2025, 2:00pm

Bid Opening Date: June 26, 2025, 2:05pm

GENERAL CONTRACTOR	BLACKSTONE BUILDERS, INC. 1785 Pomona Rd. Corona, CA 92878	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	\$ 363,767	\$ 305,888	\$ 353,700	\$ 306,048
DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAY				
Daily Rate of Compensation for Compensable Delay	\$0	\$0	\$0	\$0
Daily Rate per Day x 15 day multiplier:	\$0	\$0	\$0	\$0
TOTAL PROJECT COST = Lump Sum Base Bid + Compensable Delay Total	\$ 363,767	\$ 305,888	\$ 353,700	\$ 306,048