



CBOC | Measure EE Bond Program Update No. 19

N|A|Z Building Program Advisors, Inc.

December 4, 2025



AGENDA

- ❖ Project Updates
- ❖ General Updates

ENGAGE.



EMPOWER.



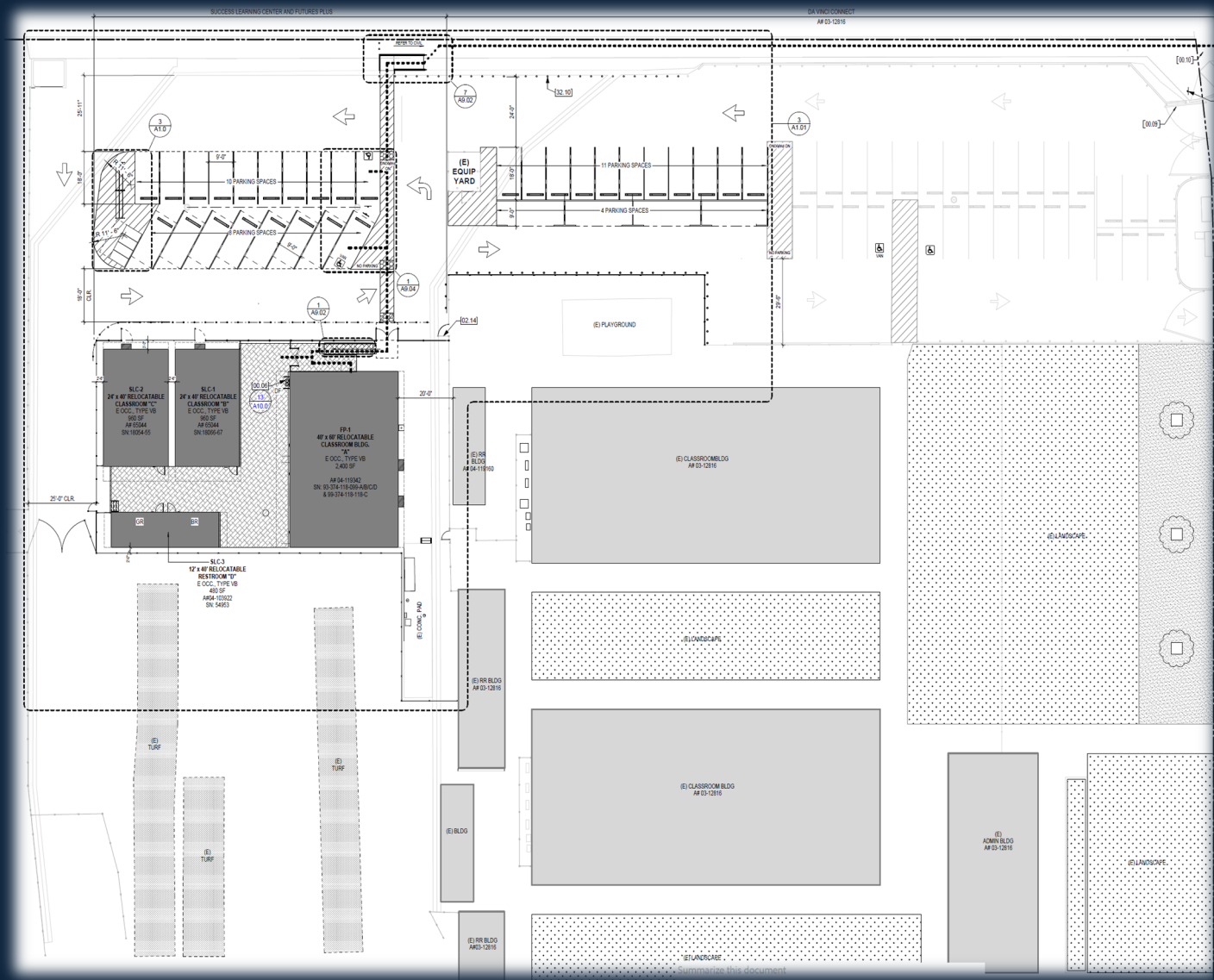
ELEVATE.



SLC RELOCATION PROJECT

Architect	PBK
Contractor	JR Universal Construction
Contract Amount	\$2,187,500 (inc. \$100,000 Owner Allowance)
Construction Start	June 18, 2025
Substantial Completion	December 22, 2025
Planned Final Completion	January 30, 2025

ORIGINAL CONTRACT AMOUNT	\$2,187,500
CHANGE ORDER NO. 1	\$147,405.13
CHANGE ORDER NO. 02	\$65,341.19
TOTAL CONTRACT TO DATE	\$2,400,246.32



SLC RELOCATION PROJECT



Wiseburn Unified School District

Blake Silvers, Ed.D., Superintendent

Board of Trustees
Roger Bañuelos, President; Neal Goldman, Vice President/Clerk
Nelson Martinez, Member • Rebecca Hamburg Cappy, Member • Michelle Legaspi, Member

December 1, 2025

Via Email and Certified Mail

Sergio Chavez, Vice President
JR Universal Construction, Inc.
1045 N. Hudson Ave.
Hollywood, CA 90038

**RE: 48-Hour Notice to Cure – Failure to Perform Contract Obligations
SLC Relocation Project – Wiseburn Unified School District**

Dear Mr. Chavez:

This correspondence serves as the District's formal **48-Hour Notice to Cure** pursuant to your contractual obligations under the SLC Relocation Project. As of December 1, 2025, JR Universal Construction, Inc. ("Contractor") is in material noncompliance with multiple requirements of the Contract, including—but not limited to—schedule management, manpower allocation, coordination of critical path activities, and overall progress of the Work.

1. Failure to Provide Required Schedule Updates

To date, the Contractor has not submitted the required monthly schedule updates, nor have you consistently provided the contractually required three-week look-ahead schedules on a timely basis.

The last look-ahead schedule the District received was dated November 23, 2025; however, it continues to reference the original contractual completion date of November 3, 2025, which has long passed. This schedule does not reflect actual progress, outstanding work, or current delays.

2. Insufficient Manpower and Minimal Progress

During multiple site visits over the past month, the Program Management team have repeatedly observed insufficient manpower, often limited to one to three workers on site. **This is not adequate to complete the remaining scope before the scheduled staff and student move-in on December 22, 2025.**

When questioned regarding the ongoing delays, your Superintendent, Alvaro, has repeatedly stated that the assigned workers "did not show up" or "do not listen to him." This level of supervision and workforce coordination is unacceptable and constitutes a failure to manage the Work in accordance with the Contract.

3. Lack of Progress During the Critical Holiday Work Window

Despite the District providing full site access during the Thanksgiving week (November 24–28) while students and staff were off campus, no critical work was completed, including:

48-Hour Notice to Cure SLC Relocation Project Page 2 of 2

- Fire alarm work
- Electrical work
- Low-voltage work

These activities were identified as critical-path tasks and should have been completed during the non-occupied window, in addition to flooring which should have also started on 11/24.

4. District Expectations and Required Corrective Measures

The District remains committed to working collaboratively; however, continued nonperformance places the project at serious risk. Accordingly, you are hereby directed to **cure these deficiencies within 48 hours** of receipt of this notice by taking the following actions:

1. Immediately increase manpower, including after-hours and weekend work **at no additional cost to the District**, until the project is brought back on track.
2. Submit a fully updated, accurate monthly schedule, reflecting actual progress, remaining work, critical path, revised logic ties, float, and a realistic completion plan.
3. Submit timely and contract-compliant three-week look-ahead schedules, beginning immediately.
4. Provide a written recovery plan detailing how JR Universal will achieve completion before the December 22, 2025 occupancy deadline.

5. Notice of Potential District Action

Failure to cure these deficiencies within 48 hours (by December 3, 2025) will leave the District no choice but to pursue further contract remedies. These may include, but are not limited to:

- Issuance of a formal Notice of Default
- Withholding of progress payments
- Assessment of liquidated damages
- Supplementation of the Contractor's workforce
- Recommendation to terminate for cause

The District expects immediate corrective action and full compliance with all contractual obligations. Thank you for your cooperation.

Sincerely,

Noemi Avila-Zamudio
Bond Program Manager – Consultant

cc: Blake Silvers, Superintendent, WUSD
Sean Kearney, Chief Business Official, WUSD
Greg Romero, Sr. Project Manager, NAZ
Miguel Aguilar, Project Manager, NAZ
Viviana Sanchez, Architect, PBK

201 North Douglas Street, El Segundo, CA 90245 • Phone: (310) 725-2101

SLC Manpower 12/5/2025: **12**

1 Painter
1 Flooring
1 Electrician
1 Fire Alarm
1 Signage
2 KGC (Blasting Ballards)
2 JR Universal
3 Fencing

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WISEBURN SPORTS COMPLEX

LLB Builder	Erickson-Hall
Final GMP	\$12,995,357.00
TenCate Field	\$2,919,951.00
Construction Start	April 1, 2025
Substantial Completion	February 28, 2026
Final Completion	March 27, 2026
Percentage of Completion	86%



Color Coat Installation in Progress

WISEBURN SPORTS COMPLEX



Ornamental Fence Installed at Entrance

WISEBURN SPORTS COMPLEX



Restrooms & Storage Building – Back View

WISEBURN SPORTS COMPLEX



Dugouts Erected, Painted & Metal Decking Installed



Concrete Seat Wall Installed

WISEBURN SPORTS COMPLEX



Baseball Field Backstop

WISEBURN SPORTS COMPLEX



TenCate Installing Perimeter Drain Lines



Removable Outfield Fence Was Test-Fitted on Both Ball Fields

WISEBURN SPORTS COMPLEX



Soccer Field Fine Graded & Turned Over to Tencate



Scoreboards Installed

WISEBURN SPORTS COMPLEX

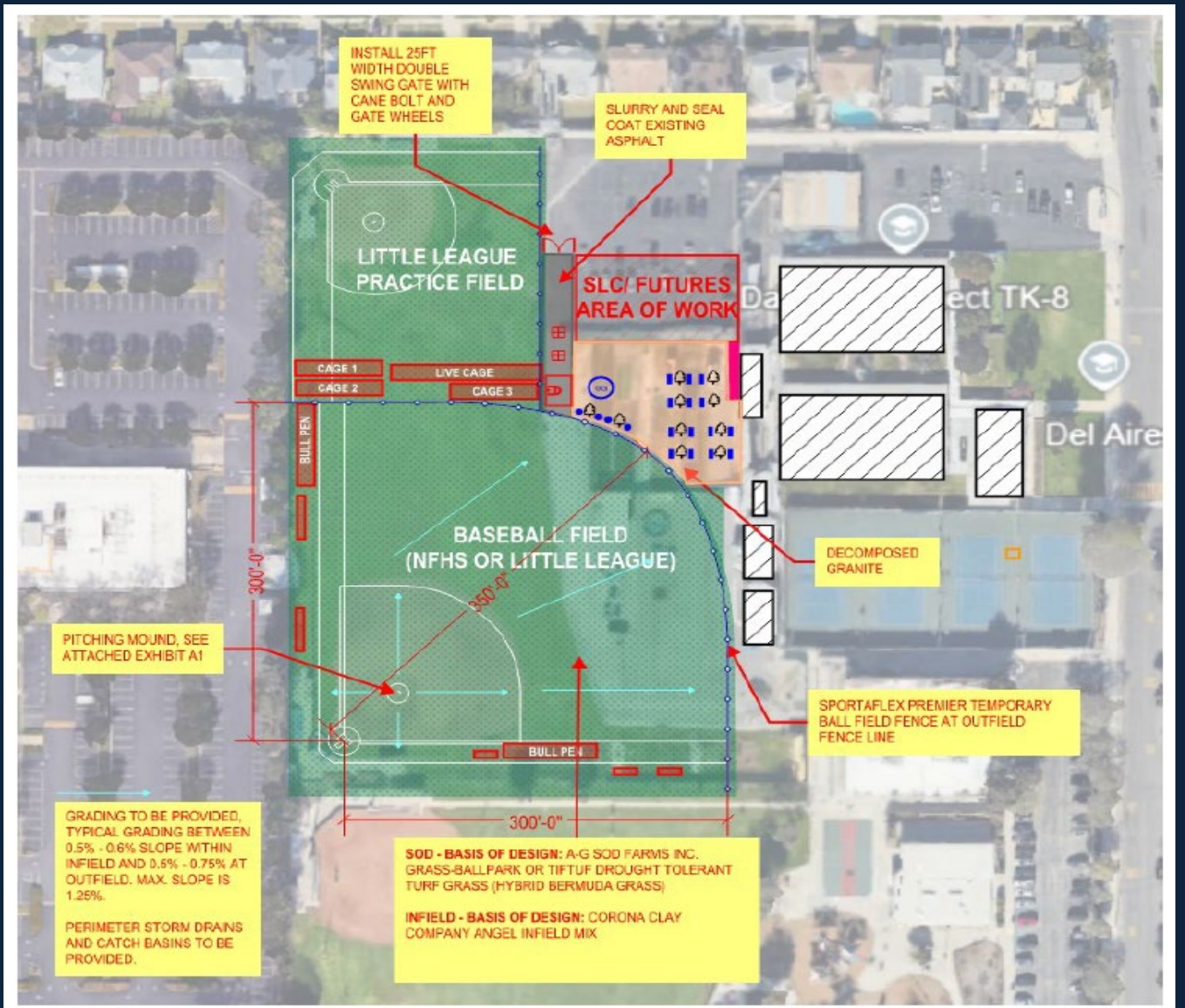


Digital Marquee Ready for Installation



Soccer Scoreboard Installed

Project Delivery	DBB
Contractor	Corner Keystone Construction
Contract Amount	\$1,277,079.28 <i>(full-size field)</i>
Construction Start	May 1, 2025
Final Completion	November 30, 2025



DEL AIRE BASEBALL FIELD IMPROVEMENTS PROJECT



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General Updates



- ❖ DaVinci Cafe: **DSA Approved | Low Bid: R Dependable**
- ❖ Planning Underway for Summer 2026 Projects

Thank You!

Questions