



## EXECUTIVE SUMMARY

RFP No. EM25-YMCA01

Flooring Replacement and Resurfacing

RESPONSE DEADLINE: October 3, 2025 at 8:00 am

Report Generated: Monday, October 6, 2025

## SOLICITATION OVERVIEW

Project Title	Flooring Replacement and Resurfacing
Project ID	EM25-YMCA01
Project Type	Request For Proposal
Release Date	September 9, 2025
Due Date	October 3, 2025
Procurement Agent	Valerie Ojeda
Evaluators	Cason Chambers, Valerie Ojeda, Sean VonRoenn

<b>Project Description</b>	<p><b>YMCA Group Fitness Room Flooring</b></p> <p>The YMCA facility’s original Group Fitness Room flooring installed in 2014 is approaching the end of its useful life (approximately 10-15 years) and would benefit from an upgrade to a modern group fitness flooring system to accommodate the type of high impact programming activity hosted in this space. The current roll flooring product does not allow for refinishing maintenance and does not offer the shock absorbent qualities of an integrated cushioned flooring product intended for group fitness applications with an improved anticipated lifespan of 20+ years.</p> <p><b>YMCA Teen Center Flooring</b></p> <p>The YMCA multi-use youth programming room vinyl floor (approximately 1,640 square feet) located next to the gymnasium has sustained significant wear and tear over the last ten years since its original installation and is at the end of its useful life (typically ~10 years). This project would replace the existing flooring materials with new vinyl plank flooring and include wall painting to refresh this heavily used space.</p> <p><b>YMCA Gymnasium Floor Resurfacing</b></p> <p>The YMCA gymnasium wood floor system (approximately 7,100 square feet) has sustained significant wear and tear over the last ten years since its original installation and is overdue for refinishing and minor repairs. This project will strip and refinish the entire wood surface, as well as repair damaged areas, deep clean duct work, and re-stripe the court with all current activity lines with the addition of pickleball.</p>
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## Introduction

### 1. Summary

#### YMCA Group Fitness Room Flooring

The YMCA facility’s original Group Fitness Room flooring installed in 2014 is approaching the end of its useful life (approximately 10-15 years) and would benefit from an upgrade to a modern group fitness flooring system to accommodate the type of high impact programming activity hosted in this space. The current roll flooring product does not allow for refinishing maintenance and does not offer the shock absorbent qualities of an integrated cushioned flooring product intended for group fitness applications with an improved anticipated lifespan of 20+ years.

### **YMCA Teen Center Flooring**

The YMCA multi-use youth programming room vinyl floor (approximately 1,640 square feet) located next to the gymnasium has sustained significant wear and tear over the last ten years since its original installation and is at the end of its useful life (typically ~10 years). This project would replace the existing flooring materials with new vinyl plank flooring and include wall painting to refresh this heavily used space.

### **YMCA Gymnasium Floor Resurfacing**

The YMCA gymnasium wood floor system (approximately 7,100 square feet) has sustained significant wear and tear over the last ten years since its original installation and is overdue for refinishing and minor repairs. This project will strip and refinish the entire wood surface, as well as repair damaged areas, deep clean duct work, and re-stripe the court with all current activity lines with the addition of pickleball.

## **2. Background**

In accordance with City of El Mirage Procurement Code, proposals for Flooring Replacement and Resurfacing will be received by the City of El Mirage Purchasing Administrator at the specified location until 8:00 am. on Friday, October 3, 2025. Proposals received by the correct date and time shall be considered. Proposals shall be in the actual possession of the City of El Mirage Administration on or prior to the exact date and time indicated above. Late proposals will not be considered, except as provided in the City of El Mirage Procurement Code. **Proposals shall be electronically submitted via the City's eProcurement Portal. Proposers are strongly encouraged to carefully read the entire Request for Proposals Package.**

## **3. Contact Information**

### **Valerie Ojeda**

Procurement Administrator  
10000 N El Mirage Rd  
El Mirage, AZ 85335

Email: [vojeda@elmirageaz.gov](mailto:vojeda@elmirageaz.gov)

Phone: [\(623\) 876-2953](tel:6238762953)

**Department:**  
Public Works

**4. Timeline**

<b>Release Project Date</b>	September 9, 2025
<b>Final Date for Inquires</b>	September 16, 2025, 9:00am
<b>Proposal Submission Deadline</b>	October 3, 2025, 8:00am 10000 N. El Mirage Rd. El Mirage, AZ 85335 City Hall Administration Building, OR Provide Zoom or TEAMS online address
<b>Notice of Intent to Award</b>	Pending Council Approval

**SOLICITATION STATUS HISTORY**

Date	Changed To	Changed By
Sep 4, 2025 7:42 AM	Draft	Valerie Ojeda
Sep 9, 2025 7:15 AM	Review	Valerie Ojeda
Sep 9, 2025 7:15 AM	Final	Valerie Ojeda
Sep 9, 2025 7:15 AM	Post Pending	Valerie Ojeda
Sep 9, 2025 7:30 AM	Open	OpenGov Bot

Date	Changed To	Changed By
Oct 3, 2025 8:00 AM	Pending	OpenGov Bot
Oct 3, 2025 9:03 AM	Evaluation	Valerie Ojeda
Oct 6, 2025 10:58 AM	Award Pending	Valerie Ojeda

### SELECTED VENDOR

#### VENDOR RECOMMENDED BY THE EVALUATION PROCESS

Vendor	Location
FCI Constructors, Inc.	Glendale, AZ

### PROPOSALS RECEIVED

Status	Vendor	Contact Info	Submission Date
Submitted	BWC Enterprises Inc.	Wade woodruff wade.woodruff@woodruffaz.com (602) 571-8620	Oct 1, 2025 11:20 AM
Submitted	FCI Constructors, Inc.	Anthony Haverkamp ahaverkamp@fciol.com	Oct 2, 2025 4:23 PM
Submitted	Good News Construction, LLC	Asbed Khosdeghian goodnewsconstruction@cox.net (623) 764-2288	Oct 2, 2025 10:23 PM

### VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	BWC Enterprises Inc.	FCI Constructors, Inc.	Good News Construction, LLC
Have you read and agreed to all of the terms and conditions in the RFP	Pass	Pass	Pass
Subcontractor's List	Pass	Pass	Pass
Please Provide your Certificates of Insurance.	Pass	Pass	Pass
Please provide any additional information you would like for the City to consider.	Pass	No Response	No Response
Proposal	Pass	Pass	Pass

## QUESTIONS AND ANSWERS

*No Questions Received.*

## ADDENDA & NOTICES

ADDENDA ISSUED:

**Addendum #1**

*Sep 22, 2025 11:53 AM*

Please use the [See What Changed](#) link to view all the changes made by this addendum.

**Addendum #2**

*Sep 22, 2025 11:53 AM*

Please use the [See What Changed](#) link to view all the changes made by this addendum.

**Addendum #3**

*Sep 25, 2025 8:25 AM*

Please use the [See What Changed](#) link to view all the changes made by this addendum.

ADDENDA ACKNOWLEDGEMENTS:

**5. Addendum #1**

Proposal	Confirmed	Confirmed At	Confirmed By
BWC Enterprises Inc.	X	Sep 24, 2025 7:23 AM	Wade woodruff
FCI Constructors, Inc.	X	Oct 2, 2025 4:09 PM	Anthony Haverkamp
Good News Construction, LLC	X	Oct 1, 2025 7:56 PM	Asbed Khosdeghian

**6. Addendum #2**

Proposal	Confirmed	Confirmed At	Confirmed By
BWC Enterprises Inc.	X	Sep 24, 2025 7:23 AM	Wade woodruff
FCI Constructors, Inc.	X	Oct 2, 2025 4:09 PM	Anthony Haverkamp
Good News Construction, LLC	X	Oct 1, 2025 7:57 PM	Asbed Khosdeghian

**7. Addendum #3**

Proposal	Confirmed	Confirmed At	Confirmed By
BWC Enterprises Inc.	X	Sep 29, 2025 11:36 AM	Wade woodruff
FCI Constructors, Inc.	X	Oct 2, 2025 4:09 PM	Anthony Haverkamp
Good News Construction, LLC	X	Oct 1, 2025 7:57 PM	Asbed Khosdeghian

NOTICES ISSUED:  
*No Notices issued.*

## EVALUATION

## PHASE 1

### EVALUATORS

Name	Title	Agreement Accepted On
Cason Chambers	Operations Superintendent	Oct 3, 2025 2:55 PM
Valerie Ojeda	Procurement Administrator	Oct 3, 2025 8:06 AM
Sean VonRoenn	Parks and Recreation Director	Sep 17, 2025 11:30 AM

### EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Price	Points Based	70 (70% of Total)

Description:

Criteria	Scoring Method	Weight (Points)
Project Understanding	Points Based	15 (15% of Total)

Description:

Criteria	Scoring Method	Weight (Points)
Similar Projects Completed	Points Based	15 (15% of Total)

Description:

**AGGREGATE SCORES SUMMARY**

Vendor	Cason Chambers	Valerie Ojeda	Sean VonRoenn	Total Score (Max Score 100)
FCI Constructors, Inc.	80	94	87	<b>87</b>
Good News Construction, LLC	75	75	92	<b>80.67</b>
BWC Enterprises Inc.	75	69	64	<b>69.33</b>

**VENDOR SCORES BY EVALUATION CRITERIA**

Vendor	Price Points Based 70 Points (70%)	Project Understanding Points Based 15 Points (15%)	Similar Projects Completed Points Based 15 Points (15%)	Total Score (Max Score 100)
FCI Constructors, Inc.	66.7	13	7.3	<b>87</b>
Good News Construction, LLC	65	9	6.7	<b>80.67</b>
BWC Enterprises Inc.	45	13	11.3	<b>69.33</b>