

**MINUTES OF MEETING
GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Governors Park South Community Development District held an Evaluation Committee Meeting on December 10, 2025 at 11:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Peter Ma	Evaluation Committee Member
Eric Lavoie	Evaluation Committee Member
Aharon Benyowitz	Evaluation Committee Member
Stan Bates	Vallencourt Construction Company, Inc.
Kate John (via Teams)	District Counsel
Kevin Kramer (via Teams)	Board Member

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

NOTE: NO OFFICIAL ACTION OF THE BOARD WILL BE TAKEN

The meeting was called to order at 11:00 a.m. Evaluation Committee Members Lavoie, Ma and Benyowitz were present, as well as others and District Staff.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Committee Member Comments – Review Proposals for Clay Dairy Parkway (Bypass West)

Mr. Ma stated that there were seven respondents to the Request for Proposals (RFP), as follows:

- Florida Roads
- AJ Johns
- Vallencourt
- CW Mathews
- JB Coxwell
- Petticoat Schmitt
- Phillips Heavy Civil

Mr. Ma stated that all respondents met the preliminary requirements. Going over the scoring matrix, the Price and Schedule categories are determined based on the formula as set forth in the Project Manual. Those are as shown with Vallencourt getting the full amount for Price and Phillips Heavy Civil getting the full amount for Schedule.

Mr. Lavoie stated the rest of the scoring matrix is what this Committee will determine and recommend to the Board at the CDD meeting.

Mr. Ma stated that, for Reasonableness of Price, based on the bid tabs, it appears that all were reasonable and that they all should get the maximum score of 15. He stated it is the same line of thought with Personnel and Equipment, every one of these respondents have plenty of staff and equipment.

Mr. Ma stated, for Experience, the following are the notes from reviewing the submittals:

- Petticoat Schmitt: No CC Experience, few private, no recent CDD experience.
- JB Coxwell: No CC Experience, few private, no recent CDD experience.
- Florida Roads: No CC experience, plenty of local private work, no recent CDD experience.
- Phillips Heavy Civil: No local CDD or CC experience, very aggressive schedule.
- AJ Johns: Has experience and good standing with local CDD work.
- Vallencourt: Has experience and good standing with local CDD work.
- CW Mathews: Has experience and good standing with local CDD work.

Mr. Lavoie stated, based on these notes, AJ Johns, CW Mathews, and Vallencourt should all get a 10, Florida Roads gets an 8, everyone else gets a 7.

Mr. Lavoie stated that, for the Reasonableness of Schedule, the feeling is that the Phillips Heavy Civil submission of 229 days, compared to everyone else's average of 390 days, seems out of place. The Committee Members did not think that was reasonable. Mr. Ma stated, also, when they come back for more time, this would be a huge burden on staff to figure out if it is legitimate. Mr. Lavoie stated, for that, the Committee thinks Phillips Heavy Civil should get a 7 under this category. Mr. Benyowitz and Mr. Ma agreed.

Mr. Lavoie stated, for Florida Roads, Vallencourt, and CW Mathews, their schedules are in the mid-300's; therefore, each one gets a 10. For AJ Johns, JB Coxwell, and Petticoat Schmitt, their schedules were in the low 400's; therefore, each one gets a 9.

Mr. Ma stated, based on the summary of the scoring matrix, it appears that Vallencourt, with a score of 96.36, is ranked first; followed by CW Mathews with a score of 94.07 as second; and Phillips Heavy Civil as third with a score of 93.95.

Mr. Ma stated this concludes the Evaluation Committee meeting for this RFP.

The Evaluation Committee’s recommendations will be presented to the CDD Board for discussion and consideration at the December 11, 2025 meeting.

FOURTH ORDER OF BUSINESS

Public Comments

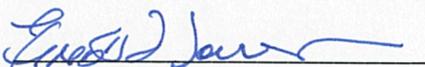
No members of the public spoke.

FIFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair