

**MINUTES OF MEETING
GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Greenbriar Community Development District held an Evaluation Committee Meeting on November 12, 2025 at 11:00 a.m., at 50 Silver Forest Dr., Suite 203, Florida 32095.

Present:

Peter Ma	Evaluation Committee Member
Eric Lavoie	Evaluation Committee Member
Aharon Benyowitz	Evaluation Committee Member
Charles Laughlin	A.J. Johns, Inc.
Jared Popola	A.J. Johns
Nick Sartori	Regional Development
Kate John	District Counsel

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

**District Counsel Comments Regarding
Evaluation of Pinewalk Active Adult
Collector Road Proposal Packages in
Response to Request for Proposals (RFP)**

Ms. John stated this pertains to consideration of the responses to the RFP. She discussed the roles of the Construction Evaluation Committee, which includes reviewing and discussing the proposals received and providing recommendations to the Board at the Regular Meeting. She suggested the Committee consider each respondent's proposal separately, focusing on the merits, and referring to the adopted Evaluation Criteria Matrix, which includes the Preliminary Requirement, Price, Personnel & Equipment, Experience and Schedule.

The Committee Members discussed the RFP responses to the Active Adult Phase 1 Collector Road RFP, as a group and in conjunction with the Evaluation Criteria Matrix.

Ms. John suggested the Committee consider whether all bidders were responsive and determine whether any mistakes in math, days, or construction costs need to be corrected.

It was noted that a typo related to subcontractors was identified and Mr. Loughlin had advised that all subcontractors are in good standing. Mr. Loughlin stated that is correct.

The consensus of the Committee Members was that the respondents were responsive.

The respondents were as follows:

- Florida Roads Contracting, Inc.
- A.J. Johns, Inc.
- Vallencourt Construction Company, Inc.

Ms. John stated it might be beneficial to go through categories under the evaluation criteria and take notes on any observations. That way it will be easy to provide the information to the Board per category so the Board can do the formal scoring. She stated all the respondents passed as far as the preliminary requirements.

Ms. John stated the next category is price reasonableness. A Committee Member asked, on the price, since they are considering alternate, is it price as the alternate total or the total base that is scored on or is it either or is it two different scoresheets.

Discussion ensued regarding alternate prices and base bids.

Ms. John stated, per the Evaluation Criteria, under price, this point category can include any bid alternates recommended for implementation by the Construction Evaluation Committee. Since all respondents included a bid alternate, it is appropriate to recommend the bid alternate be included in the scoring for the base bid.

Discussion ensued regarding the number of calendar days to complete and all bids being pretty much the same as far as schedule reasonableness.

Regarding whether the RFP specified substantial or final completion, Ms. John stated the RFP has both. She thinks it is appropriate to use final completion dates as Mr. Ma has suggested.

Discussion ensued regarding price reasonableness, all being fairly similar in price except for Vallencourt and the ability to consider unit prices under price reasonableness. Discussion

ensued regarding Vallencourt’s bid being almost \$1,000,000 more, that meriting a reduction in the price category.

Discussion ensued regarding all respondents being comparable with regard to experience, personnel and equipment.

A Committee Member asked if there is value for ongoing or past performance or work in another CDD. Ms. John stated that would be under the experience category. Experience addresses past and current record and experience of the proposer and/or subcontractors and suppliers in similar projects, past performance and other contracts.

The Evaluation Committee’s notes and recommendations will be presented to the Board at the Regular Meeting, at which the Board will score and rank the respondents.

FIFTH ORDER OF BUSINESS

Public Comments

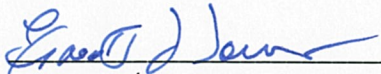
No members of the public spoke.

SIXTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 11:28 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair