AGCM Invoice 13679, dated 09/01/2026
No Exceptions as submitted.

Catherine Blackler, SPM - AGCM
September 13, 2026

Professional Project Management Firm

**AG|CM, Inc.**
P.O. Box 2682
1101 Ocean Drive (78404)
Corpus Christi, TX 78403
361-882-0469

La Vernia ISD
13600 US Hwy 87 West
La Vernia, TX 78121

Invoice number 13679
Date 09/01/2026

Project **22-002P La Vernia ISD Project Management Services**

Billing Period 08/01/2026 - 08/30/2026

**Invoice Summary**

| Description | Contract Amount | Total Billed | Prior Billed | Current Billed | Remaining | Percent Complete |
|---|---|---|---|---|---|---|
| **PRE-DESIGN PHASE** | 149,596.00 | 149,596.00 | 149,596.00 | 0.00 | 0.00 | 100.00 |
| **22-002P PROGRAM MANAGEMENT** | 3,766,070.00 | 2,292,865.89 | 2,214,060.39 | 78,805.50 | 1,473,204.11 | 60.88 |
| **INVOICE CREDIT** | 0.00 | -16,905.75 | -16,905.75 | 0.00 | 16,905.75 | 0.00 |
| Total | 3,915,666.00 | 2,425,556.14 | 2,346,750.64 | 78,805.50 | 1,490,109.86 | 61.94 |

**Professional Fees**

**4 week billing cycle**

| | | Hours | Rate | Billed Amount |
|---|---|---|---|---|
| Senior Project Manager | | | | |
| Catherine Blackler | **Average 28.062 hrs / week** * PTO, not included | 112.25 | 230.00 | 25,817.50 |
| Project Advisor | | | | |
| Jacobo E. Morales | | 9.00 | 259.00 | 2,331.00 |
| Assistant Project Manager | | | | |
| Michael W. Rogers | **Average 36.625 hrs / week** | 146.50 | 179.00 | 26,223.50 |
| Walter Nu'u | **Average 34.125 hrs / week** | 136.50 | 179.00 | 24,433.50 |
| | Professional Fees subtotal | 404.25 | | 78,805.50 |

**Average $19,701.375 / week**

Invoice total **78,805.50**

**Billable weekly rate $ 24,090.99**

**Aging Summary**

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|---|---|---|---|---|---|---|---|
| 13679 | 09/01/2026 | 78,805.50 | 78,805.50 | | | | |
| | Total | 78,805.50 | 78,805.50 | 0.00 | 0.00 | 0.00 | 0.00 |

Approved by:

Derek M. Bird
Director of Operations

*NOTE:*
*Please send all accounts receivable correspondent to ar@agcm.com.*

*IMPORTANT PAYMENT INFORMATION:*
*Please call to verify any changes to our ACH information at 361-882-0469 ext 311 or 361-215-1533 (Brenda Brewer's cell) prior to making the changes.*

*REMIT PAYMENT TO:*
*AG|CM, Inc.*
*P.O. Box 2682*
*Corpus Christi, TX 78403*

**PROJECTED MONTHLY RATES - 2026**

| | | | |
|---|---|---|---|
| $259.00 | 10 | $ 2,470.00 | Jacobo Morales |
| $230.00 | 173 | $38,060.00 | Catherine Blackler |
| $179.00 | 173 | $29,583.00 | Micheal Rogers |
| $179.00 | 173 | $29,583.00 | Walter Nu'u |
| | | **$104,314.00** | **Projected Monthly billing** |

Mrs. Oaks:

AG|CM. Inc. is pleased to provide Amendment #1 to our original Program Management Agreement, dated January 21, 2022. Amendment details are as below.

- 10.2, Hourly Rate Table to be replaced with rates for current phase/scope as follows:

| Staff Proposed | 2023 | 2024 | 2025 | 2026 | 2027 |
|---|---|---|---|---|---|
| Project Advisor | $ 223.00 | $ 235.00 | $ 247.00 | $ 259.00 | $ 270.00 |
| Sr. Project Manager | $ 200.00 | $ 210.00 | $ 220.00 | $ 230.00 | $ 240.00 |
| Assistant Project Manager | $ 155.00 | $ 163.00 | $ 171.00 | $ 179.00 | $ 188.00 |
| Cost Estimators | $ 150.00 | $ 157.00 | $ 164.00 | $ 171.00 | $ 179.55 |
| QA Inspector | $ 155.00 | $ 163.00 | $ 171.00 | $ 179.00 | $ 188.00 |

*Rates Beyond 2027 will be adjust at a rate of 4% YOY

# Invoice Supporting Detail

## 22-002P La Vernia ISD Project Management Services

### Program Management
### Design Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| WIP Status: | | | | |
| Subtotal | | | | **0.00** |
| total | | | | **0.00** |

### Program Management
### Procurement Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| WIP Status: | | | | |
| Subtotal | | | | **0.00** |
| total | | | | **0.00** |

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Senior Project Manager | | | | |
| Catherine Blackler | | | | |
| Billable Time | 08/03/2026 | 7.25 | 230.00 | 1,667.50 |

*Misc. Administrative: Time*
*Misc. Administrative: Email*
*Misc. Administrative: Housekeeping*
*Security & Access Controls - Walk with 3Sixty / RAMTEK - Overhead path from Weight Room to Field House*
*Invoices: review, Process for Funding, Update Budget Reconciliation, Upload to Procore*
*- Alamo 1 Inv A26-68941*
*- Aries Inv 457405*
*- Burcham Inv 13056*
*- Burcham Inv 13066*
*Security & Access Controls - RFI 2a - generate and distribute to design team and 3Sixty*
*Security and Access Controls Meeting Agenda 10 - updated and emailed team*
*Meeting Reschedule - Dr. Cone 08/03 to 08/04*
*Meeting Reschedule - Jacobo 08/04 9:30 to 10:30*
*Meeting Reschedule - 3Sixty 08/05 9:30 to 11:30*
*Terracon Report Information complied and emailed Carnall*
*HS Admin - research wooden cabinet for Alex Ragland*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Billable Time | 08/04/2026 | 10.75 | 230.00 | 2,472.50 |

# Invoice Supporting Detail

## 22-002P La Vernia ISD Project Management Services

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Senior Project Manager | | | | |
| Catherine Blackler | | | | |
| *Misc. Administrative: Email<br>Arch Div 8 - Reissue Inv 881349 (PO 270219 & PO 270258)<br>PR 79 - gas piping response to Alex Ragland on scope<br>PR 78, 92 & 95: Prepping for Dr. Cone signature<br>Project Progress: Prepping for meeting with Dr. Cone<br>Misc. Administrative: Housekeeping<br>Dr. Cone - Project updated, PR execution, approvals needed<br>Drive from Jobsite to Main office -mtg with Jacobo - PA upgrades, and Pfluger Invoice reconciliation an ASR<br>PR 95: Prepped Dr. Cones approval and emailed Bartlett and Design team<br>Pfluger Invoice reconciliation discussion with Jacobo Morales<br>Security and Access Controls Meeting<br>Security and Access Controls Meeting Minutes 10<br>JH Parent Pick up / drop off revision discussion with Jose Medillan Pfluger/ Dr. Cone Meeting scheduled<br>Security and Access Controls Meeting Agenda 11<br>Arch Div 8 - emailed Primary Access Control Drawings<br>Arch Div 8 Invoice 881349-01, prepped, emailed to LVISD acctng<br>Arch Div 8 Invoice 881349-02, prepped, emailed LVISD acctng<br>Misc. Administrative: Housekeeping<br>Updated Audit Sheet<br>RFI 238 - response to Pfluger to cut back cables and remove empty panel box<br>HS 300 card readers - 2 approved - notified Mr. Ramirez<br>Misc. Administrative: Time* | | | | |
| Billable Time | 08/05/2026 | 6.75 | 230.00 | 1,552.50 |
| *Misc. Administrative: Email<br>3Sixty PA 01 Draft - review and feedback to Jessica McCelvey<br>FELPS surveyor - emailed Patrick response to surveyor<br>F/U with Coach Null and Sydney (L shaped desk and cubicles)<br>Intermediate: Exterior cores/response to Mrs. Freeman / Coordinate change with Michael Rogers<br>Arch Div 8: Plans Primary & Intermediate Dr Numbers per submittal<br>Security & Access Control Agenda & Minutes upload to Procore<br>Contingency Tracker updated with approved PR information<br>Pfluger - review initial design Greenhouse, Transportation, Culinary<br>Drive to 3 Sixty - review stored materials for PA 1<br>3Sixty on site visit - Cameras - stored materials for PA 01<br>Culinary - Mrs. LeStorgen/Michael Rogers on site cafeteria - confirm expectations<br>Security & Access Controls - Meeting set up to discuss cable installation logistics<br>Dr. Cone - meeting to review JH road revision/site visit to tennis courts* | | | | |
| Billable Time | 08/06/2026 | 7.00 | 230.00 | 1,610.00 |
| *Misc. Administrative: Email<br>EAD's emailed Dr. Cone information provide by Michael Rogers on the status of the current AEDs and pediatric pads.<br>Misc. Administrative: Email<br>- 3Sixty - COI and Packing slips for Pay App<br>PR 92 - Tennis Court Lighting - emailed Pfluger and Team Dr. Cone recommendations<br>PR 85 - review scope change with Alex Ragland Bartlett Cocke<br>HS Bldg. 100 Cafeteria Renovation to Culinary - Generated floor plans and expectations narrative for Architect<br>Security & Access Control - JH meeting to schedule cable install / walked Cameral Location with Mr. Cauligh<br>Training Center - Warranty / Meeting Coach Nickles - file cabinet<br>Mr. Ramirez - PO review for camera servers* | | | | |
| Billable Time | 08/07/2026 | 6.75 | 230.00 | 1,552.50 |

# Invoice Supporting Detail

## 22-002P La Vernia ISD Project Management Services

### Program Management

### Construction Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Senior Project Manager | | | | |
| Catherine Blackler | | | | |
| *Misc. Administrative: Email*<br>*FF & E Training Center File Cabinets - response to Meteor*<br>*Terracon Rpt 0366B - Review for compliance and logged*<br>*PA review - SOV process - Walter Nu'u*<br>*AGCM Internal Project Meeting - Jacobo Morales, Michael Rogers, Waler Nu'u*<br>*RAMTEX - coordination of Monday work areas/JH 600 penetrations*<br>*WRP Reconciliation - July '26 BC Pay Application*<br>*Monthly Report Contingency Tracker Update* | | | | |
| Billable Time | 08/08/2026 | 5.75 | 230.00 | 1,322.50 |
| *Misc. Administrative: Email*<br>*Security & Access Control: Junior High - Cable Logistics/Email 3Sixty*<br>*Security Access Control Meeting Agenda 11 - 08.11.26*<br>*Bartlett PA 23 - SOV - review Walter comments/provided feedback*<br>*Security & Access Control: Camera analysis for servers and meeting with Mr. Raminrez 08.10.26* | | | | |
| Billable Time | 08/09/2026 | 8.00 | 230.00 | 1,840.00 |
| *Misc. Administrative: Email*<br>*Terracon Invoice prepped and emailed LVISD*<br>*Prepped Invoices for meeting with Dr. Cone*<br>*Security & Access Controls - marked up drawings for Arch Div 8 hardware*<br>*Prepped responsibility task list for Jacobo for when I am on PTO*<br>*Security & Access Controls - Scope adds*<br>*Bartlett PA 23 - GC & GR - review Michael comments/provided feedback*<br>*Bartlett PA 23 - Self Perform vs GC Analysis. Emailed BC comments*<br>*Misc. Administrative: Time* | | | | |
| Billable Time | 08/10/2026 | 12.75 | 230.00 | 2,932.50 |
| *Misc. Administrative: Email*<br>*Misc. Administrative: Housekeeping*<br>*Invoices for Board approval: Pre Subcommittee meeting with Dr. Cone and Belinda Raindl*<br>*Bartlett - meeting to discuss complaint from Kitchen Director*<br>*JH site review of Fire Alarm Covers - Alex Ragland Bartlett*<br>*JH site visit - RAMTEX review camera location at soffit areas*<br>*Security & Access Control: Scope Add JH 500 - pictures/emailed Arch Div 8*<br>*Security & Access Control: Meeting with Mr. Ramirez - analysis of added servers for upgrades*<br>*Barlett Cocke PA 23 - comments review Alex Ragland & Christian Cortez*<br>*LVISD Security and Badging Protocol - meet with BC, Mr. Wilen & Mr. Mills*<br>*Security & Access Control: Scope Add HS 300 - pictures/emailed Arch Div 8*<br>*Security & Access Control: Scope Add HS Gym 3 - pictures/emailed Arch Div 8*<br>*Security & Access Control: Scope Add HS Gym 4 - pictures/emailed Arch Div 8*<br>*Security & Access Control: Scope Add Library - pictures/emailed Arch Div 8*<br>*Barlett Cocke PA 23 - Prepped revised PA for subcommittee meeting*<br>*AGCM Invoice - review and prep for Subcommittee Meeting*<br>*Subcommittee Meeting to discuss invoices for Board Meeting 08.17.26*<br>*Meteor Invoices 5776, 5967 - researched, prepped for funding, emailed LVISD*<br>*Lien Notice - review and forwarded to BC*<br>*Prepping Invoices for Board Meeting / Emailed to Michael Rogers*<br>*Wish List: Roofs JH 500, HS 300, 400, 500 Emailed Pfluger and Bartlett*<br>*Addressing loose ends - prior to leaving for vacation*<br>*Misc. Administrative: Time* | | | | |
| Billable Time | 08/11/2026 | 14.00 | 230.00 | 3,220.00 |

# Invoice Supporting Detail

## 22-002P La Vernia ISD Project Management Services

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

**Labor** WIP Status: Billable

Senior Project Manager

Catherine Blackler

*Misc*
*Terracon - discussion with Ad. Administrative: Email*
*Security & Access Control: On site meeting to coordinate JH cable placement*
*Invoices above 50K: Processed and emailed Belinda Raindl and Brenda Miller for Board meeting*
*RAMTEK coordinated conduit rough in with Robert Rodriquez*
*Mr. Mills - discussion on quotes for HAVC unit replacement at JH 500, JH 500 roof, HS 300, 400, 500*
*Pfluger - discussion on wish list status, culinary, green house and maintenance shop*
*Notification to Pfluger & Bartlett to provide ROM for HAVC unit replacement at JH 500, JH 500 roof, HS 300, 400, 500*
*DBR Inv 104345 - review for compliance and reached out to Sara Garcia for reports associated with Billin*
*DBR Inv 104345 - forwarded to LVISD to enter into the system but place on hold.*
*Fencing - updated site fencing plan for Walter Nu'u to research pad locks and cores*
*RAMTEK - Mtg Victor & Michael to schedule Rough In Gym 3, gym 4, HS 200, 300, Central Office & Support Center*
*Adrian Saucedo to reconciled reports - status on invoices not billed.*
*Meeting to delegate responsibilities while I am on Vacation - Michael Rogers*
*Meeting to delegate responsibilities while I am on Vacation - Walter Nu'u*
*Terracon Rpt 0366 - review for compliance and log*
*Room Signage Number Sequencing - research and response to Mr. Wilen - series for HS CTE and JH Additions*
*Security and Access Controls Meeting Minutes 11*
*Security and Access Controls Meeting Agenda 12*
*Security and Access Controls: Camera and Access Control Rough In Schedule update - distributed to the team*
*Paragon Warranty - emailed Donald Davis on Track issues*
*Email to Dr. Cone on project status*
*Email to Pfluger on open PR update / requesting information*
*Emailed Derek and Jacobo for help to call FELPS for line upgrade*
*Misc. Administrative: Time*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Billable Time | 08/23/2026 | 2.75 | 230.00 | 632.50 |

*Administrative Emails 08.12.26-08.22.26*
*Terracon Rpt 367, 365, 375 review and log*
*Bartlett Weekly report review 08.14.26 & 08.21.26*
*Warranties - review status*
*PR 92 Tennis Court Lighting - review emails from all parties*
*PR 79 Gas connections reviewed and respond to BC*
*PR 96 Ornamental fence and gates reviewed and respond to BC*
*Notice of Intent Waiver - reviewed and forwarded to Rita LVISD*
*Cash Flow Projections - reviewed what BC sent*
*Coordinate meeting with Jen Lewis Meteor and Culinary Mrs. Lestourgen*
*Arc Div 8 - reviewed cost for access control*
*3Sixty - reviewed RCOs for Access Control, Cabling, Field House*
*Dr. Cone - Fall Access Events Gym 3 & Gym 4*
*JH Outdoor seating - reviewed quote and renderings from Meteor*
*Misc. Administrative: Time*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Billable Time | 08/25/2026 | 6.75 | 230.00 | 1,552.50 |

*Misc. Administrative: Email*
*Technology Upgrades - F/U with Kirk Donvan Flylock*
*JH Asst Principal - F/u on issue with music disruption at Portables*
*Security & Access Controls Update - F/U with Arch Div 8 on start/drawings*
*PR 79 Discussion with Alex Ragsdale - BC - take from CM Contingency*
*Pfluger Weekly PR Meeting / Wish List*
*Misc. Administrative: Housekeeping*
*Security and Access Controls Meeting 13*
*HS Culinary FF & E Mtg to review renderings and furniture / furniture layout Meteor and Mrs. Lestourgeon*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Billable Time | 08/26/2026 | 11.00 | 230.00 | 2,530.00 |

# Invoice Supporting Detail

## 22-002P La Vernia ISD Project Management Services

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Senior Project Manager | | | | |
| Catherine Blackler | | | | |
| *Misc. Administrative: Email*<br>*Pfluger Inv Reconciliation*<br>*Pfluger call with Robyn Popa - Invoice Reconciliation and ASR expectations*<br>*OAC No. 43 Meeting*<br>*Meteor - F/u on Hs 100 Bld FF & E Delivery 12.07.26*<br>*Wish List review - Dr. Cone, Pfluger*<br>*Pfluger post wish list meeting - Robyn Popa, Rafeal, Jose, Alex Ragland BC*<br>*FELPS: Reached out to Jacobo for information on contact attempts*<br>*FELPS: Spoke with Walter and Wayne Pruski on contract attempt*<br>*Security & Access Controls - Schedule, Meeting Minutes and Agenda Task & Priority Discussion Michael Rogers*<br>*Terracon Report and BC Tracker updated for MR to take over*<br>*FELPS: Spoke with Wayne Prusk and got contact information*<br>*PR 79 - collecting supporting documentation for BC to take pricing from CM Contingency*<br>*PR 96 - review for compliance, prep for Dr. Cone signature*<br>*PR 87 - review for compliance, prep for Dr. Cone signature*<br>*JH Outdoor Seating Quote - review and prep for Dr. Cone signature*<br>*3Sixty RCO 01 Weight Room / Field House review and prep for Dr. Cone Signature*<br>*3Sixty RCO 02 Added access controls review and prep for Dr. Cone signature*<br>*3Sixty RCO 03 Cable review and prep for Dr. Cone signature*<br>*Misc. Administrative: Time* | | | | |
| Billable Time | 08/27/2026 | 8.75 | 230.00 | 2,012.50 |
| *Misc. Administrative: Email*<br>*Misc. Administrative: housekeeping*<br>*Call to Tommy Scoggins - Help with FELP install*<br>*Call to Meteor - Confirm what is expected with paw print logo*<br>*Call to Terracon to discuss Rpt 356 - # 4 sieve "fail"*<br>*F/U with Bartlett & Pfluger on PR 87 & PR 96*<br>*Call to Arch Div 8 to discuss Invoice for Access Controls Stored materials*<br>*Call to WJHW to discuss the door release and VIC install for Access Controls*<br>*Updated Room No's - F/u with Pfluger on new sequencing*<br>*Paw Design - F/U on LVISD expectations reached out to Pfluger to provide revised vector file*<br>*JH Score Boards - F/U with Jose on changing out type of boards*<br>*Pick up printed documents from LVISD Central Office for Mtg with Dr. Cone*<br>*Meeting with Dr. Cone to sign Quotes/PR's and discuss project update*<br>*Arch Div 8 Quote executed be Dr. Cone - Prep and distribute to LVISD for PO, and trade partner*<br>*Meteor Quote executed be Dr. Cone - Prep and distribute to LVISD for PO, and trade partner*<br>*Bartlett - Discussion on the Renovations on HS Roofs*<br>*PR 96 - Processed executed copy, distributed to Bartlett and Design Team*<br>*Security and Access Control Mtg 13 - review with Michael Rogers*<br>*3Sixty quote 10743 (RCO 01) prepped executed quote, distributed to LVISD and Trade Partner*<br>*HS Training Center: Coordinate PR for Front door buzzer / relocate desk draws*<br>*Arch Div 8 Inv 882231 - prep for payment, including photos, packing slips etc.*<br>*Meteor Invoice 6460 - review and reached out to Jenn Lewis for clarification on cost*<br>*Security & Access Control Mtg 13 - review Meeting Minutes, provided comments to Michael Rogers*<br>*JH 100 Library to board Room - Set up meeting for initial design.*<br>*Coach Null - phone call to discuss JH weight room equipment list*<br>*Security & Access Control; Set up Coordination Meeting - BC and 3sixty*<br>*Misc. Administrative: Time* | | | | |
| Billable Time | 08/30/2026 | 4.00 | 230.00 | 920.00 |
| *Pfluger Contract / Invoice Reconciliation thru 08.30.26.* | | | | |
| | Subtotal | **112.25** | | **25,817.50** |
| Project Advisor | | | | |
| Jacobo E. Morales | | | | |
| Billable Time | 08/04/2026 | 1.75 | 259.00 | 453.25 |

# Invoice Supporting Detail

## 22-002P La Vernia ISD Project Management Services

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Project Advisor | | | | |
| Jacobo E. Morales | | | | |
| *Meeting with Catherine to discuss and review Pfluger invoices and process to make a bill reconciliation* | | | | |
| Billable Time | 08/07/2026 | 0.75 | 259.00 | 194.25 |
| *Meeting with AGCM team to discuss projects update, milestones, challenges, current work in progress* | | | | |
| Billable Time | 08/12/2026 | 1.75 | 259.00 | 453.25 |
| *OAC meeting attendance<br>Meeting with Michael and Walter to discuss work in progress* | | | | |
| Billable Time | 08/17/2026 | 0.50 | 259.00 | 129.50 |
| *Meeting with Michael to discuss work in progress* | | | | |
| Billable Time | 08/19/2026 | 0.50 | 259.00 | 129.50 |
| *Meeting with Michael and Walter to discuss work in progress* | | | | |
| Billable Time | 08/21/2026 | 1.75 | 259.00 | 453.25 |
| *Meeting with the AGCM team to discuss projects update, milestones, challenges, current work in progress<br>Review documentation in Procore Drive* | | | | |
| Billable Time | 08/25/2026 | 1.00 | 259.00 | 259.00 |
| *Meeting to discuss District Wide - Security and Access Controls Upgrade* | | | | |
| Billable Time | 08/28/2026 | 1.00 | 259.00 | 259.00 |
| *Review Pfluger fully executed contract and invoices* | | | | |
| | Subtotal | **9.00** | | **2,331.00** |
| Assistant Project Manager | | | | |
| Michael W. Rogers | | | | |
| Billable Time | 08/03/2026 | 1.00 | 179.00 | 179.00 |
| *Conversation with LVISD regarding gate behind Primary Campus; followed up with BC<br>Misc admin work<br>Worked on take offs for Intermediate security and access control upgrade drawings* | | | | |
| Billable Time | 08/04/2026 | 8.00 | 179.00 | 1,432.00 |
| *Investigated issues w/asphalt at Training at request of Dr. Cone; followed up w/BC; notified Dr. Cone of resolution<br>Completed take offs for security and access control cabling; added lengths to Procore spreadsheet<br>Misc admin work<br>Warranty complete on door and mullion at Training; installed 2 remaining cores<br>Installed chain and padlock to secure temporary propane tank at Intermediate<br>Conversation w/Airgas regarding tax exemption for welders<br>Researched AED submittal, vendors, lead times, and cost of pediatric pads; wrote email to provide LVISD info<br>Requested info from Pfluger regarding necessity for AED in gym<br>Asked BC what it would take to move AEDs; advised C.Blackler<br>Uploaded outstanding upgrade RFI responses to Procore; updated RFI log<br>Security and access control upgrade weekly coordination meeting* | | | | |
| Billable Time | 08/05/2026 | 6.00 | 179.00 | 1,074.00 |

# Invoice Supporting Detail

### 22-002P La Vernia ISD Project Management Services

**Program Management**
**Construction Phase**

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Michael W. Rogers | | | | |
| *Misc admin work<br>Began working on Monthly Report<br>HS100 underground plumbing inspection<br>Transported Ramtek to Field House and provided access to building<br>Switched 2 white cores at Pri to match existing exterior keys so teachers can access from playground and parking lot<br>Met LVISD and HVAC tech on top of Intermediate to investigate RTU-8 issues<br>Standing weekly PR review meeting w/Pfluger / Culinary Discussion<br>Switched 6 white cores at Intermediate to match existing exterior keys so teachers can access from playground<br>Investigated water leak at Primary with BC<br>Worked more on Monthly Report<br>Walked HS100 Cafeteria with Culinary Arts Teacher to discuss plan and options* | | | | |
| Billable Time | 08/06/2026 | 4.00 | 179.00 | 716.00 |
| *Phone call with LVISD regarding key schedule<br>Completed review of Pay App 23 General Conditions<br>Began review of Pay App 23 General Requirements<br>Misc admin work* | | | | |
| Billable Time | 08/07/2026 | 8.00 | 179.00 | 1,432.00 |
| *Opened gates at multiple locations for Smith Gas to refill propane tanks<br>Ensured Training parking lot is clear of vehicles so BC can stripe<br>Followed up with LVISD on RTU-8<br>Followed up with BC regarding Training outlets warranty item<br>Weekly LVISD meeting with AGCM team<br>Continued review of Pay App 23 General Requirements<br>Got permission from LVISD for BC to work in HS Kitchen; gave BC access to kitchen<br>Coordinated Levrack changing shelves in Training and gave him access<br>Coordinated with LVISD to allow me to transfer kitchen key to BC in a transmittal; provided BC rules and regs for kitchen* | | | | |
| Billable Time | 08/08/2026 | 0.25 | 179.00 | 44.75 |
| *Continued review of Pay App 23 General Requirements* | | | | |
| Billable Time | 08/08/2026 | 1.25 | 179.00 | 223.75 |
| *Continued review of Pay App 23 General Requirements; identified discrepancies and sorted through breakdown and backup to verify; noted LVISD being charged late fees* | | | | |
| Billable Time | 08/09/2026 | 1.00 | 179.00 | 179.00 |
| *Completed review of Pay App 23 General Requirements; sent reviews of GCs and GRs to C.Blackler* | | | | |
| Billable Time | 08/10/2026 | 10.50 | 179.00 | 1,879.50 |
| *Met with BC regarding mess left in HS Kitchen during weekend work<br>Worked on Monthly Report<br>Escorted BC to kitchen to clean up mess left over weekend<br>Went over PA 23 review with BC<br>Meeting with LVISD IT to determine switches needed for security upgrade and IDFs to be used at Pri and Int<br>Lunch meeting with LVISD IT to further discuss need for different size switches<br>Investigated power failure at HS 500 IDF while Ramtek was working; found and resolved issue<br>Investigated number of available IDF ports at Press Box<br>Documented door hardware needed at Gym 3, Gym 4, HS 300, HS 100, and HS Library<br>Subcommittee meeting<br>Wrote security and access control upgrade RFI 08 regarding preferred IDFs to be used at Primary and Intermediate* | | | | |
| Billable Time | 08/11/2026 | 8.25 | 179.00 | 1,476.75 |

# Invoice Supporting Detail

## 22-002P La Vernia ISD Project Management Services

### Program Management

### Construction Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

**Labor** WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

*Met 3sixty and Brycom at JH; walked through the scope; took to Support Center to get badges; coordinated with LVISD for them to work in the JH*
*Documented shelving in J104 for Meteor to ensure correct shelves are ordered*
*Met with Coach Null regarding outlets now working; advised him of procedure should they stop working again*
*Distributed RFI 08 for security and access control upgrade*
*Went to HS Library and cleared up confusion Ramtek had regarding camera locations due to amendments*
*Security and access control weekly coordination meeting*
*Gave Brycom access to room to store materials at JH*
*Meeting to discuss roles and responsibilities during C.Blackler's vacation*
*Misc admin work*
*Worked on Monthly Report*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Billable Time | 08/12/2026 | 7.25 | 179.00 | 1,297.75 |

*Provided Brycom access to JH to continue pulling cable*
*Discussed with LVISD HS400 Bond cores being pinned incorrectly*
*Met with Coach Null regarding new ice maker requirements*
*Discussed existing ice maker in new Training outdoor storage issues; followed up with Pfluger for solution*
*Continued working on Monthly Report*
*OAC Meeting*
*Provided Ramtek access to their stored equipment and Gym 4 to continue work*
*Contacted by HS Principal regarding issues in HS400; followed up w/BC; updated Principal*
*Completed and emailed Monthly Status Report and Contingency Cost Tracker to LVISD; updated doc audit worksheet*
*Misc admin work*
*Sent Airgas credit application to LVISD CFO to complete billing account*
*LVISD had questions/concerns regarding application; followed up w/Airgas for another option*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Billable Time | 08/13/2026 | 7.25 | 179.00 | 1,297.75 |

*Coordinated permitting Ramtek to access Gym 4 for rough-in*
*Misc admin work*
*Reviewed responses for RFI 168 - Tennis Light Pole; provided feedback to Pfluger*
*Received information for ACH payment from Airgas; forwarded to LVISD CFO*
*Received feedback on security & access control upgrade RFI 08; checked take-offs to route cabling to main MDF*
*Conversation with LVISD IT regarding take-offs; emailed marked up drawings; max allowable distance is 290'*
*Coordinated Server Assessment with 3sixty to be on 8-17-26; forwarded meeting to LVISD IT*
*Researched DBR reports, or lack thereof; reached out to DBR to obtain reports/meeting minutes to substantiate invoice*
*Researched existing JH 500 HVAC Mech drawings to assist with RTU replacement*
*Additional conversation with LVISD IT regarding take-offs to determine which Primary IDF to use for which cameras*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Billable Time | 08/14/2026 | 8.50 | 179.00 | 1,521.50 |

# Invoice Supporting Detail

## 22-002P La Vernia ISD Project Management Services

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Michael W. Rogers | | | | |
| *Gave Brycomm access to JH 600 and several rooms within*<br>*Gave Ramtek access to HS Band Hall and mechanical yard where their equipment is stored*<br>*La Vernia Wishlist - Civil Cord meeting with Pluger and Pape-Dawson*<br>*Searched for and sent elevations drawings behind HS400 and bus barn to Pfluger and Pape-Dawson*<br>*Sent marked up aerial photos of Intermediate front parking and parent drop off to Pfluger and Pape-Dawson*<br>*Sent pics of CTE transformers to Pfluger (they are in the way of the proposed green house location)*<br>*Met with Dr. Cone regarding several Wish List items and issues with flooring in HS100*<br>*Reached out to Pfluger regarding Wish List concerns brought up by Dr. Cone; followed up with email*<br>*Met with BC about issues with flooring in HS100; followed up with email; emailed Principal for help tracking issues*<br>*Located HVAC Mech drawings for JH500; notified BC drawings are available*<br>*Received reports/meeting minutes from DBR to substantiate invoice; uploaded to Procore*<br>*Gave Brycomm access to JH 600, 500, and 100 after lunch*<br>*Found boxes delivered outside JH 600; moved boxes into reception area*<br>*Emailed LVISD to advise DBR backup was received so invoice can be paid*<br>*Received feedback from Pfluger regarding Dr. Cone's concerns w/ Wish List items; updated Dr. Cone*<br>*Met with Ramtek to discuss schedule for next week; updated calendar*<br>*Met with Brycomm to discuss schedule for next week; created calendar*<br>*Distributed Ramtek and Brycom schedules to security and access control team*<br>*Misc admin work*<br>*Reached out to Pfluger to schedule Wish List meeting with Dr. Cone*<br>*Reached out to Brycomm to schedule walk with them and Ramtek to identify interior sleeves to be installed*<br>*Uploaded security and access control RFI 2a to Procore*<br>*Verified all buildings are secure after Ramtek and Brycomm finished working for the day* | | | | |
| Billable Time | 08/17/2026 | 11.50 | 179.00 | 2,058.50 |
| *Signed Ramtek in before they began working*<br>*Misc admin work*<br>*Signed off on and sent DBR meeting minutes to LVISD accounting for backup to invoice*<br>*Spoke w/Coach Null about ice maker not working after water was shut off; spoke w/BC; confirmed city shut it off*<br>*Asked LVISD about JH gate; does it need to be modified if entrance is widened, or demo it*<br>*JH gate does not get used; notified Pfluger it can be demoed when widening the entrance*<br>*Scheduled time to walk with Brycomm and Ramtek to identify interior sleeves*<br>*BC requested I investigate gate at ticket booth #2 due to new telephone pole changing existing conditions; gate is still acceptable; notified BC to proceed installing gate*<br>*Conversation about District Wide Upgrade wire mold size concerns*<br>*Reviewed 2 Intech quotes provided to me by LVISD accounting; returned with no expecption*<br>*Continued search for new ice maker for Training addition*<br>*LVISD Server Assessment with 3sixty*<br>*Opened Auditorium IDF for Brycomm and walked them through existing cameras to test*<br>*Coordinated for BC to go into Intermediate tomorrow for warranty on water heater*<br>*Investigated need to update ADA compliance when re-striping Auditorium parking lot; notified Pfluger it's not needed*<br>*Distributed security and access control weekly coordination agenda #12*<br>*Coordinated Wish List Meeting with Pfluger and Dr. Cone for next week*<br>*Researched new starting blocks for track*<br>*Followed up with LVISD regarding payment method to Airgas for CTE welders*<br>*LVISD August Board Meeting* | | | | |
| Billable Time | 08/18/2026 | 6.00 | 179.00 | 1,074.00 |

# Invoice Supporting Detail

### 22-002P La Vernia ISD Project Management Services

**Program Management**
**Construction Phase**

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Michael W. Rogers | | | | |
| *Notified subs are parking at City Park; addressed with BC<br>Misc admin work<br>Badged in Brycomm and Ramtek; gave them access to JH, Auditorium, and Support Center<br>Investigated outlet issue in HS Counselor's Suit; contacted BC regarding issue<br>Followed up with LVISD Maint after Firetrol checked HS100 fire alarm<br>Reached out to LVISD Administrator regarding her request for HS drawings to determine what type of drawings<br>Reached out to Airgas for contact information so LVISD CFO can speak to them regarding welder payment method<br>Documented paint/caulk around thermostat in HS Rm 528<br>Walked Press Box and Central Office with Ramtek<br>Notified LVISD accounting of invoices passed at school board meeting<br>Gave Ramtek access to Press Box<br>Reviewed agenda for security and access control meeting<br>Conducted Security and access control upgrade meeting #12<br>Walked Intermediate w/LVISD to check magnets at firewall doors for proper operation<br>Secured all areas Brycomm and Ramtek worked* | | | | |
| Billable Time | 08/19/2026 | 8.50 | 179.00 | 1,521.50 |
| *Signed in and badged Brycomm<br>Provided Brycomm access to Auditorium<br>Signed in and badged Ramtek<br>Wrote and distributed security and access control weekly coordination minutes #12<br>Conversation with Coach Null about ice makers; provided service info to him; coordinated use of BC ice maker pending service of school's ice makers<br>Misc admin work<br>Went to Primary to schedule security and access control work next week<br>Researched nugget ice machine head for Training Dept.; requested pricing from vender<br>Signed in and badged additional Ramtek crew<br>Notified by Ramtek they prefer to move to Intermediate next week; met w/Int Principal and scheduled work next week<br>Opened doors for Ramtek after lunch<br>Got keys from LVISD Maint so Ramtek can work in Central Office on Friday<br>Asked Walter to submit warranty items in HS 400 and 500; reviewed feedback for issue in HS 400<br>Created security and access control upgrade RFI08R1; distributed to team* | | | | |
| Billable Time | 08/20/2026 | 5.50 | 179.00 | 984.50 |
| *Received info of flooring lifting in HS 100; documented accordingly<br>Misc admin work<br>Responded to WJHW feedback on RFI 08R1<br>Reviewed open warranty items<br>Let Airgas know LVISD set up the ACH for the CTE welders<br>Emailed Future Infrastructure again for closing docs and final invoice<br>Checked Document Audit Worksheet to ensure my items are up to date; updated items in Procore<br>Requested certified payroll from BC<br>Requested updated insurance certificates from Pfluger, DBR, and Terracon<br>Phone call w/Future Infrastructure about email I sent; downloaded/emailed drawings for them to mark up as-builts* | | | | |
| Billable Time | 08/20/2026 | 2.00 | 179.00 | 358.00 |
| *Received email from BC regarding certified payroll request saying they're in a link folder; searched emails and Autodesk for link and/or folder; unable to locate; responded to BC requesting link or direction to locate said folder; BC provided link to BC certified payroll; follow-up phone call to clarify Trade Partner CPR is being requested<br>Only 2 of 5 weeks of BC CPR were provided at time of PA23; verified it was updated on 8-10-26<br>Reviewed BC CPR to investigate possible discrepancies with 2 employees; backup appears to be corrected on 8-10-26* | | | | |
| Billable Time | 08/21/2026 | 7.00 | 179.00 | 1,253.00 |

# Invoice Supporting Detail

## 22-002P La Vernia ISD Project Management Services

### Program Management
#### Construction Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Michael W. Rogers | | | | |
| *Misc admin work*<br>*Previously emailed Chefs Deal for pricing on Training ice machine, no response; followed up with phone call*<br>*LVISD team weekly meeting*<br>*Made Security and Access Control Meeting #12 Agenda; uploaded to Procore*<br>*Received and reviewed 2 quotes from Chefs Deal for Training ice machine head units*<br>*Put together presentation describing pros/cons of each ice machine*<br>*Reached out to Brycomm to discuss schedule for next week*<br>*Phone call with Airgas, he wanted to confirm ACH has been set up for CTE welders*<br>*Updated Ramtek schedule for next week*<br>*Phone call with Airgas to advise me payment has not been made; will follow up next week*<br>*Followed up with Brycomm regarding site walk to identify interior sleeves*<br>*Updated Brycomm schedule for next week*<br>*Send Brycomm meeting invite to walk the District on Monday morning*<br>*Distributed rough-in and cabling schedules to team* | | | | |
| Billable Time | 08/24/2026 | 3.00 | 179.00 | 537.00 |
| *Misc admin work*<br>*Walked with Brycomm to identify interior sleeves needed*<br>*Investigated location of locks removed from track ambulance entrance by BC*<br>*Distributed security and access control meeting #13 Agenda*<br>*Spoke with Airgas regarding ACH payment* | | | | |
| Billable Time | 08/25/2026 | 6.75 | 179.00 | 1,208.25 |
| *Briefed C.Blackler on all events that occurred during her absence*<br>*Standing weekly PR review with Pfluger*<br>*Misc admin work*<br>*Went to Training and identified model of existing ice machine; researched cut sheet for machine*<br>*Emailed cut sheet to Pfluger and requested louver with exhaust fan in Training Storage*<br>*Security and access control meeting*<br>*Requested quotes for ice machines from Mission Restaurant Supply*<br>*Retrieved pad lock from BC that was at the Football Field ambulance entrance*<br>*Took pics of cafeteria flooring for C.Blackler* | | | | |
| Billable Time | 08/26/2026 | 7.25 | 179.00 | 1,297.75 |
| *Misc admin work*<br>*Researched BC questions related to PR 79 - HS Natural Gas Piping*<br>*OAC Meeting*<br>*Wish list meeting with Dr. Cone, BC, and Pfluger*<br>*Site walks at JH and HS with BC and Pfluger*<br>*Met with Culinary Arts Teacher to identify coffee pots and warmers that require more power at new renovation*<br>*Sent above mentioned pics to Pfluger*<br>*Researched existing HVAC drawings for Pfluger*<br>*Provided updates on security and access control to C.Blackler*<br>*Discussion with C.Blackler regarding FELPS delays* | | | | |
| Billable Time | 08/27/2026 | 8.50 | 179.00 | 1,521.50 |

# Invoice Supporting Detail

### 22-002P La Vernia ISD Project Management Services

**Program Management**
**Construction Phase**

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Michael W. Rogers | | | | |
| *Asked BC for list of cameras in the JH and HS bond additions to verify sufficient server storage<br>Phone call with Terracon to discuss deviation in report 0365; noted comments on report and Terracon log<br>Misc admin work<br>Researched original drawings requested by Pfluger; emailed said drawings<br>Followed up with Airgas on CTE welders<br>Worked on verifying Terracon reports and updated Terracon log<br>Gave Ramtek access to Intermediate after lunch<br>Gave Brycomm access to Gym 3 after lunch<br>Completed and distributed security and access control meeting #13 minutes<br>Coordinated and gave Brycomm access to girls locker room in Gym 3<br>Coordinated with Ramtek and Brycomm's schedules for next week; marked up calendar and distributed to team<br>Coordinated with LVISD and BC a plan for visitors at tonight's JV football game<br>Took pics of Training receptionist desk for PR to alter it* | | | | |
| Billable Time | 08/28/2026 | 1.75 | 179.00 | 313.25 |
| *Notified coach Brycomm and Ramtek would be working in Gym 3<br>Gave Brycomm access to Gym 3<br>Gave Ramtek access to Intermediate and Gym 3<br>BC requested to shut off water to Training addition to work on water heater; spoke with coaching staff; staff is game prepping; asked BC to wait until 10 am* | | | | |
| Billable Time | 08/28/2026 | 5.75 | 179.00 | 1,029.25 |
| *Misc admin work<br>Gave Arch Div 8 access to HS100, Gym 3, Gym 4, Auditorium, and Support Center; got door latch for Central Office<br>Gave Meteor access to HS 500, HS 400, Band Hall, and Training Center<br>Began auditing Terracon reports to ensure all reports are in Procore; numerous reports were missing;<br>Gave Ramtek access to Auditorium/Gym referee conference room<br>Asked BC to clean artificial turf on football field where mud had previously washed onto<br>Gave Meteor access to Primary Art classroom<br>Retrieved HS Art packages mistakenly delivered to construction area and moved to HS100 corridor for LVSID<br>Continued auditing Terracon reports<br>Gave Meteor access to Primary storage room<br>Gave Ramtek access to Auditorium/Gym coach's office<br>Secured all buildings after Ramtek, Brycomm, and AD8 completed work for the day<br>Continued auditing Terracon reports* | | | | |
| Billable Time | 08/29/2026 | 1.75 | 179.00 | 313.25 |
| *Completed auditing Terracon reports* | | | | |
| | Subtotal | **146.50** | | **26,223.50** |
| Walter Nu'u | | | | |
| Billable Time | 08/02/2026 | 6.50 | 179.00 | 1,163.50 |
| *Checking emails and responding to.<br>Creating punch walk list on Procore and distributing to GC.<br>Monitoring and assisting BC on the asphalt progress.* | | | | |
| Billable Time | 08/03/2026 | 6.00 | 179.00 | 1,074.00 |

# Invoice Supporting Detail

## 22-002P La Vernia ISD Project Management Services

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Walter Nu'u | | | | |
| *Walked the site for observations.<br>Visit HS parking lot to check on the asphalt finish product.<br>- Discuss stripping with the school maintenance director to make sure we sees his mark.<br>Visit 100 building to check on the lights to make sure they been taking care of.<br>Visit CTE building for observations.<br>- Eiler: counting and check material before they started erecting.<br>- IES - Continue run low voltages wires and continue running conduits pipes.<br>Rain King - Continues working on installing metal penal on the exterior wall.<br>Walked JHS for observations.<br>- View fasteners 4.26R1-054001-Structuural Stud Drawings- - P2<br>- Observed metal stud installations<br>- Observed hvac ductwork installation,<br>- Observed hanging fan boxes.* | | | | |
| Billable Time | 08/04/2026 | 10.00 | 179.00 | 1,790.00 |
| *Check emails, respond to and making phones calls.<br>Respond to a call from intermediate about security issue.<br>- Have a meeting with principals to discuss security, access procedure and irrigation remover status.<br>Respond to turn off irrigations malfunctions and water spraying every where<br>Assist the school with security situation.<br>Walked the site to check all security fences to make sure they're all locked.<br>Assist 3sixty staff to set them where they need to work at.<br>- Notified coaches to be aware that they will have people working their buildings<br>Walked 100 building with the IT to identified cables that were in a way of the constructions team.<br>- Notified school maintenance director and coordinate with BC to have their people identify the cables.* | | | | |
| Billable Time | 08/05/2026 | 5.00 | 179.00 | 895.00 |
| *Check emails, respond to via emails or phone calls,<br>Met with the facility director to verified cables that were about to get demo inside 100 renovations buildings<br>* Making phone calls to gather information to help identified cables to see if they are still live.<br>Followed up with BC on the status of RTUs maintenance at intermediate.<br>Work with LaVernia plumber to confirm BC will tie in the sewer line to 100 buildings<br>* BC and RTM to find the issue and tie in the sewer.<br>Assist Coach Null to clear the storage room for Meteor to complete install the racks.* | | | | |
| Billable Time | 08/06/2026 | 10.50 | 179.00 | 1,879.50 |
| *Check email and respond to, making phone calls,<br>Assisting 3SixtyIntergrade to have access to the building to do their work.<br>Work with Coaches to clear storages rooms for furniture's rooms.<br>Review submittals for 3sixty.<br>Work on GC/Subcontractor Pay App.<br>Work with Bartlett Cocked and La Vernia plumbers to investigating clog issue at JHS.<br>- Monitoring RTM to tie in the sewer line to building 100 sewer line that was missed by GC.* | | | | |
| Billable Time | 08/07/2026 | 7.00 | 179.00 | 1,253.00 |
| *Team meeting with Jacobo.<br>- Updates on Closeout documents<br>- Updates on Construction progress.<br>Review pays app and emails to the team* | | | | |
| Billable Time | 08/10/2026 | 6.00 | 179.00 | 1,074.00 |

# Invoice Supporting Detail

## 22-002P La Vernia ISD Project Management Services

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Walter Nu'u | | | | |
| *Check email and making phone calls.<br>Met with Bartlett Cocke to go through pay app.<br>Walked the constructions site for observations.<br>- Walked HS 100 building.<br>* Take pictures and upload them on Procore.<br>* View Wall submittals to make sure they are aligning the spec and the plan.<br>Sat in the Security meeting with the La Vernia Security stuff and BC.<br>Monitoring Ramtek team on continuing run conduits and sleaves.* | | | | |
| Billable Time | 08/11/2026 | 9.00 | 179.00 | 1,611.00 |
| *Work with Brycom to get access to the campus.<br>- Take a tour of the campus and point out areas that needs to take care of.<br>Walked the site for observations.<br>Work with Bartlett on finding solutions to complete basketball hoop.<br>- Research for manual handle to raise the back board.<br>- Search internet for the similar item.<br>Sat in the Access Control OAC Meeting.<br>- Talked about Submittals and RFIs.<br>- Discuss Schedule and executions<br>LVISD Construction AGCM team meeting with Senior PM<br>- Go through open items<br>- Taking more responsibility to help the team.<br>Review Fencing plans for the campus.<br>- Discuss executions, time frames and who needs to get involve.* | | | | |
| Billable Time | 08/12/2026 | 6.00 | 179.00 | 1,074.00 |
| *Have a meeting with Brandon and secretary on patching the process.<br>Assist Brycon for access to the building.<br>Met with Bartlett Cocke to discuss outstanding items that need to address.<br>- Water heater at intermediate (Warranty)<br>- Existing Water Heater, what is the status and who is going to get it done.<br>Reach out to IT to discuss our access to the patch electronic machine.<br>More calls on items that needs to be address and who is responsible for.<br>- Reach out Bartlett and School for better communications and due date for all items* | | | | |
| Billable Time | 08/13/2026 | 10.00 | 179.00 | 1,790.00 |
| *Check email and respond to.<br>Answer call and respond to phone calls.<br>Monitoring subcontractors pulling wires and running conduits, raceways for cameras and door contact.<br>Walked the site for observations<br>- Review plumbing plans for the JHS 2" line connecting from 1st floor to 2nd floor.<br>- Observed metal stud installation.<br>- Observed above ceiling ductwork installation.<br>- Observed VAV installation in every room<br>- Observed boogie on the metal ducts<br>- Observed roofing installation.<br>- Observed welding columns and rigging joists.<br>- Observed electrical roughing in wall.<br>- Varify switch panel for power.* | | | | |
| Billable Time | 08/14/2026 | 2.00 | 179.00 | 358.00 |
| *Working on Submittals for 3Sixtys Access Control<br>Review campus Fencing plans<br>Create daily reports and labels pictures.<br>Check emails and making phone calls.* | | | | |
| Billable Time | 08/17/2026 | 6.00 | 179.00 | 1,074.00 |

# Invoice Supporting Detail

## 22-002P La Vernia ISD Project Management Services

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Walter Nu'u | | | | |
| *Check emails and phone calls, respond to*<br>*Working on screening subcontractors to have access to the building.*<br>*Conducting an orientations for the subcontractors*<br>*Have a meeting with subcontractors to discuss the scope of work and awareness.*<br>*Verifying cables* | | | | |
| Billable Time | 08/19/2026 | 5.00 | 179.00 | 895.00 |
| *Check emails and makes phones calls*<br>*Met with the AGCM team for updates on security progress.*<br>*- Discuss open submittals.*<br>*Walk the site for observations.*<br>*Respond to a warranty request from LVISD due to a receptacle that are not working in one of the renovation rooms*<br>*- Met with the director of LVISD maintenance and his assistant to to investigate the issue.*<br>*- Discuss AC units' operations on the new 500building renovations.*<br>*Write up warranties' requests from LVISD*<br>*- Receptacles not working*<br>*- Leaking Irrigation back flow at Primary.* | | | | |
| Billable Time | 08/20/2026 | 8.50 | 179.00 | 1,521.50 |
| *Check Emails and responds.*<br>*Making phone calls and responding to calls.*<br>*Work on warranty items and sent emails to appropriate people for status of each item.*<br>*Sign Subcontractors in the system to have access to the campus.*<br>*- Pull cables and raceways at JHS and HS campus.*<br>*- Conduct an orientation for Subcontractor's*<br>*Discuss plans and verify each item that calls out on the plans*<br>*- Varify submittals 27 10 00 and follow up with the subs.*<br>*Work on punch list items.* | | | | |
| Billable Time | 08/21/2026 | 2.00 | 179.00 | 358.00 |
| *Met with Bartlett Cocke first thing this morning.*<br>** Discuss Warranty Items*<br>** Punchlist items*<br>** Subcontractors issues*<br>** Follow up on each building to check on open items to make sure they are completed and taking care of.*<br>*- Training Center AC unit*<br>*- Irrigation Backflow leaks*<br>*- Int- Wate Heater plumbing leaking.*<br>*- Int- Light driver board out.* | | | | |
| Billable Time | 08/21/2026 | 6.00 | 179.00 | 1,074.00 |
| *Set up subcontractors where they need to work*<br>** Brycomm - Set up 6 guys to run wires and land home runs at JHS100 and Auditorium.*<br>** Ramtek - Set up 5 guys to install door contact and Card readers at HS Gym 3, HS200, HS300. Support Center and Admin building on Highway 87.*<br>*Assisting IT team to give Everon access inside campus building to test technology system.*<br>*Walked the job site for observations.*<br>*Building 100 -Admin Renovations*<br>*- Observed Inwall pluming, PVC sanitary/drain piping is being rough in*<br>*- Observed copper piping is running horizontally in walls.*<br>*Walked JHS roof.*<br>*- Observed Roof curb for AC unit got installed*<br>*- Marked down curb comes with spring build in.*<br>*- Observed CMU installations*<br>*- Observed mounting hangers for overhead plumbing, electrical piping, sheet metal ducts.*<br>*- Check fire wall sheet installation.* | | | | |
| Billable Time | 08/24/2026 | 7.00 | 179.00 | 1,253.00 |

# Invoice Supporting Detail

## 22-002P La Vernia ISD Project Management Services

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Walter Nu'u | | | | |
| *Walked the site to check gates to make sure they were locked.<br>Working on rearranging all the books that were moved at JHS library in order for subcontractors to run their wires for the new security systems upgrades before school start.<br>Conducting a safety and awareness meeting with subcontractors<br>- Set them at areas where they start working<br>- Updates with day-by-day progress.<br>Walked JHS & HS site to count gates and padlocks<br>Walked Intermediates building with Ramtek go through their scope of work.<br>- Introduce them to the school security team.<br>GO through plans and discuss schedules.* | | | | |
| Billable Time | 08/25/2026 | 9.00 | 179.00 | 1,611.00 |
| *Walked the job site and documented observations.<br>Cabling Subcontractor Coordination<br>Met with the cabling subcontractor on site.<br>Reviewed site safety requirements and discussed situational awareness.<br>Walked the Band Hall area and identified work locations and scope of work.<br>Security Subcontractor Coordination<br>Met with security subcontractors at the Intermediate campus to begin installing raceways for door contacts and camera systems.<br>Discussed site awareness, housekeeping expectations, and maintaining a clean work area.<br>Introduced the subcontractors to the district security team.<br>Fence and Gate Upgrade Verification<br>Verified gates throughout the campus and inventoried push bars and padlocks required for fence upgrades at:<br>Primary Campus<br>Intermediate Campus<br>Junior High School<br>High School<br>Access Control Upgrades<br>Followed up on access control rough-in installations.<br>Conducted field observations to verify work progress and ensure installations matched the plan .* | | | | |
| Billable Time | 08/26/2026 | 9.00 | 179.00 | 1,611.00 |
| *Check Emails and respond.<br>Respond to phone calls and making calls<br>Coordinating subcontractors and schoolteachers, coaches to be aware of activities that going to happen in there building.<br>Monitoring the progress throughout the day.<br>Follow up on subcontractor's works to make sure they don't miss anything that was called out on the plans<br>Sat in the OAC Meeting room.<br>- Discuss schedule, productions, upcoming business and coordination.* | | | | |
| Billable Time | 08/27/2026 | 4.00 | 179.00 | 716.00 |
| *Set up subcontractors where needed to work at.<br>- Sign them in the system and print out id patches.<br>Follow up with Bartlett on warranty items and executions.<br>Walked the sites for Observations.<br>Met with the coach to discuss FF&E furniture's deliver and coordination's when it gets delivery and the expectations.* | | | | |
| Billable Time | 08/29/2026 | 0.50 | 179.00 | 89.50 |
| *Updating Senior PM on items that had appointed us to take care of while she was on vacation.* | | | | |
| Billable Time | 08/29/2026 | 1.50 | 179.00 | 268.50 |

# Invoice Supporting Detail

## 22-002P La Vernia ISD Project Management Services

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Walter Nu'u | | | | |
| *Working on counting gates on the existing fences and the new fences.*<br>*- Push bar gates & pad locks.* | | | | |
| Subtotal | | **136.50** | | **24,433.50** |
| Labor total | | **404.25** | | **78,805.50** |

### Program Management
### Close-out Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| WIP Status: | | | | |
| Subtotal | | | | **0.00** |
| total | | | | **0.00** |

### Program Management
### Warranty Phase

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| WIP Status: | | | | |
| Subtotal | | | | **0.00** |
| total | | | | **0.00** |

### Pre-Design Phase

Phase Status: Active

| | Contract | | Previously Billed | | | To Bill | | |
|---|---|---|---|---|---|---|---|---|
| | Units | Amount | Units | % | Amount | Units | % | Amount |
| Labor | | 149,596.00 | 921.50 | 81 | 121,171.00 | | | |
| **Subtotal** | | **149,596.00** | **921.50** | **81** | **121,171.00** | **0.00** | **0** | **0.00** |

### Invoice Credit

Phase Status: Active

**Billing Cutoff: 08/30/2026**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| WIP Status: | | | | |
| Subtotal | | | | **0.00** |
| total | | | | **0.00** |

# Invoice Supporting Detail

**Invoice Summary**

| | Contract | Billed | % | Remaining | % |
|---|---|---|---|---|---|
| **Labor** | 3,915,666.00 | 2,379,115.41 | 61 | 1,536,550.59 | 39 |
| **Expense** | | 511.48 | | -511.48 | |
| **Consultant** | | 45,929.25 | | -45,929.25 | |
| **Total** | 3,915,666.00 | 2,425,556.14 | 62 | 1,490,109.86 | 38 |