

Proposal Request Pricing Recommendation

Project #: 22-075
 Project: La Vernia ISD – Bond 2023
 To: Dr. Cone, Superintendent of Schools, LVISD
 Date: 09.08.26
PR #: # 79

*No Exceptions as submitted.
 Catherine Blackler, SPM - AGCM
 September 17, 2026*

This Proposal Request has been reviewed for pricing appropriateness. The contractor is not relieved of their responsibility for full compliance with conditions of the contract regardless of the outcome of this PR.

 X **Recommend Approval** Recommend Rejection

Recommended Funding Mechanism:

 X **Change Order** Contingency Expenditure

Reason for This Proposed Modification:

 ~~**X**~~ ~~**Owner Requested Change**~~ Permitting/Regulatory Requirement

 Unforeseen/Concealed Conditions **X** Design/Construction Issue

 Other: _____
** Drawings did not identify a gas tie in after the line was demo'd due to relocating the propane tank.*

Regardless of propane or gas the line was required

Dr. Cone,

Pfluger Architects has reviewed the proposed pricing for **PR #79**, which includes the proposal for the following plumbing modifications; revise West Texas gas meter location and revision to the natural gas piping routing as shown on the drawings.

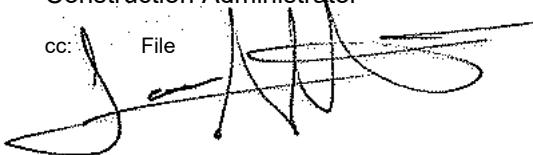
Our office has reviewed the submitted pricing of **\$63,822.00** and finds it reasonable for the scope of work proposed.

The Contractor has indicated Zero (0) additional days required for this change; we concur with this statement.

Thank you,

Jose Antonio Medellin
 Construction Administrator

cc: File



Request for Change Order



La Vernia ISD 2023 Bond Projects (231091)

No. **RCO0115**

Printed: August 18, 2026

Description	PR#79 - HS Natural Gas Piping	Date	2026-08-18
Status:	Pending Review	Days Impact:	

Scope of Work

MJ Mech: Provide and install underground gas piping to HS Library riser and connect. Provide and install underground, riser, and roof mounted natural gas piping for HS 400 Bldg.

Cherry Coatings: Paint all exposed natural gas piping added to the HS 400 Bldg. (Riser and roof)

*Excludes painting existing gas piping, gas piping replacing HS Library Gas Riser and all gas piping past HS Library per directive from MEP & AGCM. Any scope related to swapping orifices on existing equipment configured for propane gas. Work is limited to highlighted drawing included in backup.

This cost is to be funded from the owner contingency allowance.

RCO Detail

From	Description	Amount (\$)
MJ Mechanical	Plumbing	61,680.00
Cherry Coatings	Painting & Coating	2,142.00
	CM CONTINGENCY	-63,822.00

Total (\$)	\$0.00
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Submitted:

Bartlett Cocke General Contractors LLC

A handwritten signature in black ink, appearing to read "Alexander T. Ragland", written over a horizontal line.

By: Alexander Ragland; Project Manager

Date: 8/18/2026

Approved:

Pfluger Architects, Inc

A horizontal line for a signature, with a small vertical tick mark at the left end.

By: _____

Date: _____

MJ Mechanical
P.O. Box 209
Hutto, Texas 78634
512-251-9700

Job Name: LVISD reno
Re: PR #79
Description: HS Natural Gas Piping
CR#: 659-012

Date: 4-Aug-26

Description	MATERIAL				LABOR			
	Qty.	Ea	Unit	Total	M.Hrs	Unit	Total	
Utility Locate	1	lot	\$ 850.00	\$ 850.00	0	\$75.00	\$ -	
1 1/4" union blk iron	11	ea	\$ 79.09	\$ 869.99	1.65	\$75.00	\$ 1,361.25	
1 1/4" plug valve	1	ea	\$ 388.67	\$ 388.67	1.05	\$75.00	\$ 78.75	
1 1/4" x 1" bell reducer	1	ea	\$ 31.29	\$ 31.29	1.575	\$75.00	\$ 118.13	
1" blk iron pipe	189	ft	\$ 3.82	\$ 721.98	0.15	\$75.00	\$ 2,126.25	
1 1/2" blk iron pipe	21	ft	\$ 6.18	\$ 129.78	0.18	\$75.00	\$ 283.50	
1 1/4" blk iron pipe	21	ft	\$ 5.16	\$ 108.36	0.165	\$75.00	\$ 259.88	
2" blk iron pipe	20	ft	\$ 8.28	\$ 165.60	0.24	\$75.00	\$ 360.00	
1" poly pipe gas	180	ft	\$ 2.55	\$ 459.00	0.49	\$75.00	\$ 6,615.00	
2" poly pipe gas	40	ft	\$ 4.55	\$ 182.00	0.69	\$75.00	\$ 2,070.00	
1" blk iron 90 elbow	10	ea	\$ 9.46	\$ 94.60	1.5	\$75.00	\$ 1,125.00	
1" gas poly riser	4	ea	\$ 256.23	\$ 1,024.92	1.5	\$75.00	\$ 450.00	
1" poly gas 90 elbow	4	ea	\$ 34.87	\$ 139.48	1	\$75.00	\$ 300.00	
1" plug valve	1	ea	\$ 301.83	\$ 301.83	0.9	\$75.00	\$ 67.50	
Excavation	117	cu. Yds	\$ 80.00	\$ 9,360.00	1	\$75.00	\$ 8,775.00	
Mini Ex	5	days	\$ 567.85	\$ 2,839.25	0	\$75.00	\$ -	
Skid Steer	5	days	\$ 436.50	\$ 2,182.50	0	\$75.00	\$ -	
Tamper	3	days	\$ 326.87	\$ 980.61	0	\$75.00	\$ -	
2x1 blk iron tee	1	ea	\$ 53.30	\$ 53.30	3.15	\$75.00	\$ 236.25	
2" blk iron tee	1	ea	\$ 31.87	\$ 31.87	3.6	\$75.00	\$ 270.00	
2" poly gas riser	4	ea	\$ 173.19	\$ 692.76	2.5	\$75.00	\$ 750.00	
2" poly gas 90 elbow	4	ea	\$ 42.56	\$ 170.24	1.5	\$75.00	\$ 450.00	
2" blk iron 90	6	ea	\$ 13.23	\$ 79.38	2.4	\$75.00	\$ 1,080.00	
Delivery	1	ea	\$ 1,050.00	\$ 1,050.00	0	\$0.00	\$ -	
				Material	\$ 24,044.29	Labor		\$ 29,116.50

Exclusions:

Labor	\$ 29,116.50
Material	\$ 24,044.29
Consumables	\$ 2,911.65
<u>sub total</u>	\$ 56,072.44
OH&P	\$ 5,607.24
<u>total</u>	\$ 61,679.68

CHANGE ORDER REQUEST

16



Title: PR#79 Added Gas line
Project Name: La Vernia Remodel
Project Address: 13600 U.S. Highway 87 West
La Vernia, TX 78121
COR Date: 08/14/2026
Cherry Coatings - Painting Job Number: 4941P
Customer Job Number: 231091
Customer Reference Number:

Our Information

Cherry Coatings - Painting
2121 Ceegee Street
San Antonio, TX 78217
Phone: (210)-245-7449

Customer Information

Bartlett Cocke General Contractors
8706 Lockway Street
San Antonio, TX 78217

Description of Change Order Request

Clean and prepare surface.
Spot prime bare metal as needed.
Apply two coats of Safety Yellow paint.
Touch up as required for complete coverage.
Protect adjacent surfaces and clean work area upon completion.

Labor

Description	Qty (HR)	Unit (HR)	Rate (HR)	Total Cost
Journeyman	32.00	ST	\$48.50	\$1,552.00
Hours Subtotals: ST: 32.00			Total Labor:	\$1,552.00

Material

Description	Qty of Material	Unit of Measure	Rate	Total Cost
DTM	2.00	1 GAL	\$50.00	\$100.00
Sundries	1.00	Lump Sum	\$295.00	\$295.00
			Total Material:	\$395.00

Subtotal		\$1,947.00
Profit (Subtotal)	5.000%	\$97.35
Overhead (Subtotal)	5.000%	\$97.35
Requested Total		\$2,141.70

Terms & Conditions

Alexander Ragland

From: Catherine Blackler <cblackler@agcm.com>
Sent: Tuesday, August 4, 2026 5:50 AM
To: Mike Calahan; Alexander Ragland
Cc: Christian Cortes; rafael.bedolla; Jazmine Byrom; Jose Medellin; John Cartwright; Michael Rogers; Walter Nu'u
Subject: RE: La Vernia ISD - PR # 79

WARNING: The sender of this email could not be validated and may not match the person in the "From" field.

Alex,

Can you provide pricing to include the gas piping (yellow) up onto the HS Bldg 400 roof and cap at the connection point on the kitchen side. Include the regulator as shown below.

We will have the final connection made once the natural gas service is in place and ready to be turned on.



* Drawings did not identify a gas tie in after the line was demo'd due to relocating the propane tank.

Regardless of propane or gas the line was required

Catherine Blackler

Senior Project Manager

m: (210) 649-9802 | cblackler@agcm.com



From: Mike Calahan <mcalahan@mepengineering.com>
Sent: Wednesday, July 1, 2026 1:16 PM
To: Alexander Ragland <aragland@bartlettcocke.com>
Cc: Christian Cortes <CCortes@bartlettcocke.com>; rafael.bedolla <rafael.bedolla@pflugerarchitects.com>; jazmine.byrom <jazmine.byrom@pflugerarchitects.com>; jose.medellin <jose.medellin@pflugerarchitects.com>; John Cartwright <JCartwright@mepengineering.com>; Catherine Blackler <cblackler@agcm.com>; Michael Rogers <mrogers@agcm.com>; Walter Nu'u <wnuu@agcm.com>
Subject: RE: La Vernia ISD - PR # 79

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Alex,

I'm adding Catherine to this email in case she would like to add in any additional details. You are correct that the line you have highlighted in yellow is what is required for the system to operate utilizing propane. The items that are highlighted in green in the screenshot below are required for when the system will be changed over to natural gas. As for who will be performing the work for each item, Catherine might be the one that can best answer that question.

Just to note, the darker lines are the new lines, and the thinner lines are the existing piping. All of the new items are highlighted below in either yellow or green.

* Drawings did not identify a gas tie in after the line was demo'd due to relocating the propane tank.

Regardless of propane or gas the line was required

Cc: Christian Cortes <CCortes@bartlettcocke.com>; Rafael Bedolla <rafael.bedolla@pflugerarchitects.com>

Subject: RE: La Vernia ISD - PR # 79

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Based on the drone photos I have the highlighted line is what will be needed. Or are we replacing the existing lines as a whole?

Thank You,

Alexander Ragland • Project Manager

O: (210) 655-1031 **C:** (210) 274-8574



BUILDING BETTER LIVES
bartlettcocke.com

From: Jose Medellin <jose.medellin@pflugerarchitects.com>

Sent: Monday, June 29, 2026 1:02 PM

To: Alexander Ragland <ARagland@bartlettcocke.com>; Jazmine Byrom <Jazmine.byrom@pflugerarchitects.com>; Mike Calahan <mcalahan@mepengineering.com>; John Cartwright <jcartwright@mepengineering.com>

Cc: Christian Cortes <CCortes@bartlettcocke.com>; Rafael Bedolla <rafael.bedolla@pflugerarchitects.com>

Subject: RE: La Vernia ISD - PR # 79

Alex,

That is correct, we are extending the gas line over to the other building and re connecting the gas line. If you need any additional information just let me know.

Respectfully,

Jose Medellin

pfluger

jose.medellin@pflugerarchitects.com

o: 210.227.2724 | d: 210.876.2653

200 E Grayson Street, Suite 115, San Antonio, TX 78215

pflugerarchitects.com

From: Alexander Ragland <ARagland@bartlettcocke.com>

Sent: Monday, June 29, 2026 12:46 PM

To: Jazmine Byrom <Jazmine.byrom@pflugerarchitects.com>; Jose Medellin <jose.medellin@pflugerarchitects.com>; Mike Calahan <mcalahan@mepengineering.com>; John Cartwright <jcartwright@mepengineering.com>

Cc: Christian Cortes <CCortes@bartlettcocke.com>; Rafael Bedolla <rafael.bedolla@pflugerarchitects.com>

Subject: RE: La Vernia ISD - PR # 79

Team,

I want to clarify, is this PR just to add gas piping in the drainage courtyard at the plan south of the new additions? I am having trouble differentiating what is existing vs new.

Thank You,

Alexander Ragland • Project Manager

O: (210) 655-1031 **C:** (210) 274-8574



BUILDING BETTER LIVES
bartlettcocke.com

From: Jazmine Byrom <Jazmine.byrom@pflugerarchitects.com>

Sent: Wednesday, June 24, 2026 10:36 AM

To: Shelby Hardt <Shelby.Hardt@pflugerarchitects.com>; Christian Cortes <CCortes@bartlettcocke.com>; Alexander Ragland <ARagland@bartlettcocke.com>; Jacobo Morales <jmorales@agcm.com>; Catherine Blackler <cblackler@agcm.com> <cblackler@agcm.com>; mrogers@agcm.com; Jose Medellin <jose.medellin@pflugerarchitects.com>; Walter Nu'u <wnuu@agcm.com> <wnuu@agcm.com>; Rafael Bedolla <rafael.bedolla@pflugerarchitects.com>

Subject: La Vernia ISD - PR # 79

BC Team - for your review and pricing.

Thank you.

Jazmine Byrom

Project Coordinator

pfluger

jazmine.byrom@pflugerarchitects.com

o: 210.227.2724 | c: 210.838.8572

200 E Grayson Street, Suite 115, San Antonio, TX 78215

pflugerarchitects.com



AIA[®] Document G709[™] – 2018

Proposal Request

PROJECT: *(name and address)*
La Vernia ISD 2023 Bond 22-075

CONTRACT INFORMATION:
Contract For: General Construction
Date:

Architect's Project Number: 22075
Proposal Request Number: 79
Proposal Request Date: 06.23.26

OWNER: *(name and address)*
La Vernia ISD
13600 US Highway 87 W,
La Vernia, TX 78121

ARCHITECT: *(name and address)*
Pfluger Architects, Inc.
200 E. Grayson, Ste. 115
San Antonio, Texas 78215

CONTRACTOR: *(name and address)*
Bartlett Cocke General Contractors
8706 Lockway Street
San Antonio, Texas 78217

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within fourteen (14) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

Provide itemized cost proposal for the following plumbing modifications:

1. Revise West Texas gas meter location as shown on attached, revised sheet.
2. Revise natural gas piping routing as shown on attached, revised sheet.

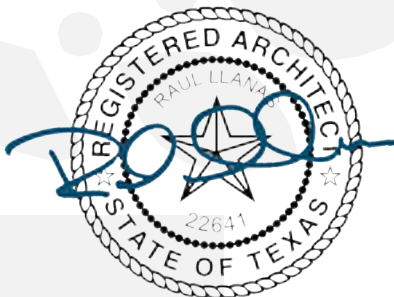
PR # 79 (pages 1 and 2), attached.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Raul Llanas, AIA

PRINTED NAME AND TITLE



6/23/26



AUSTIN
1120 S Capital of Texas Hwy
Building 1, Suite 150
Austin, Texas 78746
512 306 9650

SAN ANTONIO
11503 NW Military Hwy
Suite 215
San Antonio, Texas 78231
210 349 1400

PROPOSAL REQUEST

PR No.: #79 / Delta 87
Date: 6/23/2026
Project: La Vernia ISD Renovations
Number 25480

To: Jazmine Byrom / Jose Medellin
Pfluger Architect's

From: John L Cartwright III
MEP Engineering, Inc.

Owner: La Vernia ISD

PLEASE ISSUE THE FOLLOWING CHANGES TO THE CONTRACTOR FOR PRICING.

Description:

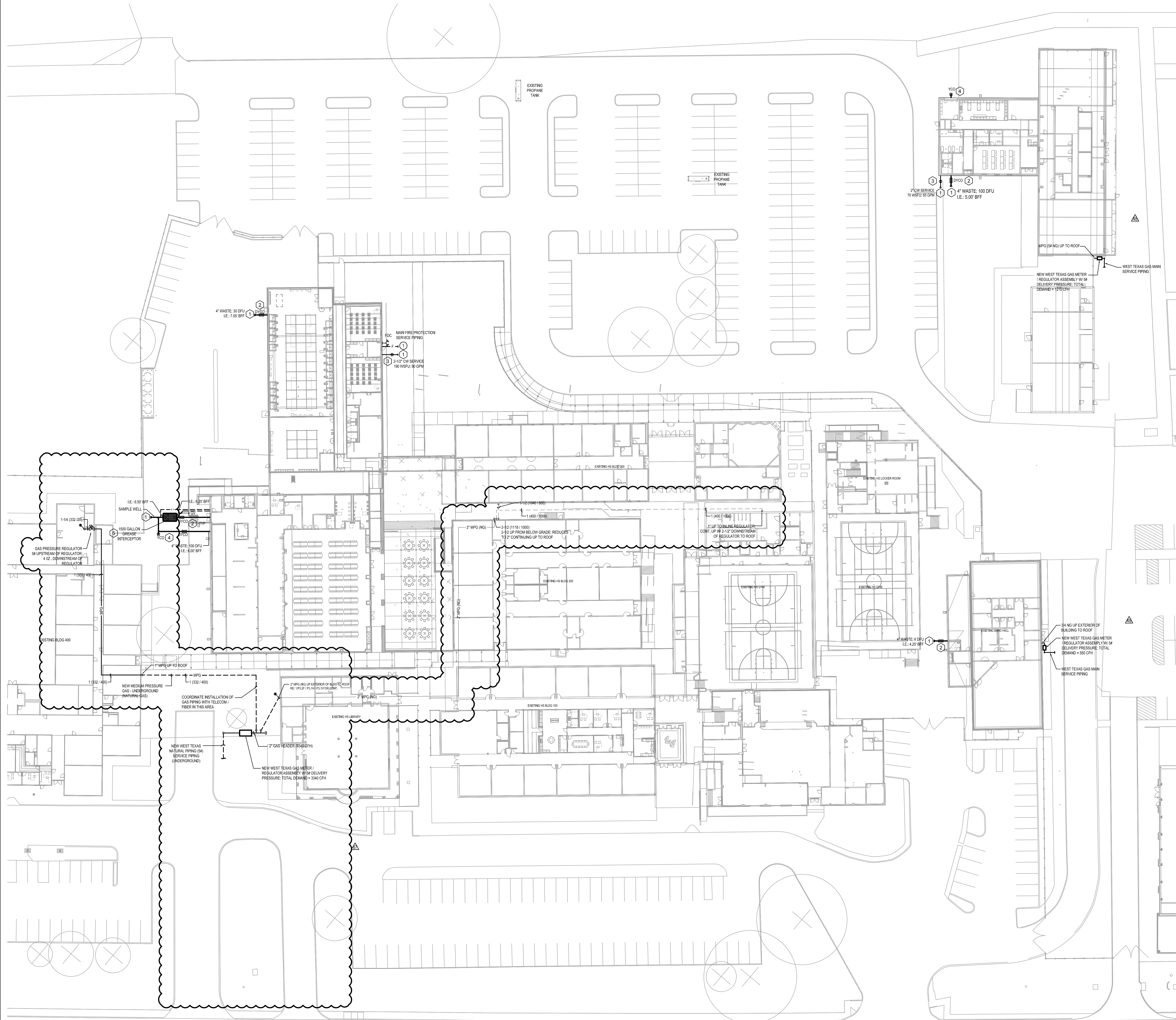
P0.2 – ENLARGED HS SITE PLAN – PLUMBING

1. Revise West Texas gas meter location as shown on attached, revised sheet.
2. Revise natural gas piping routing as shown on attached, revised sheet.

Attachments:

P0.2 (30x42)

Issued by: John L Cartwright III



GENERAL NOTES - PLUMBING

1. REFER TO LEGEND SHEET FOR LEGEND, ABBREVIATIONS, & GENERAL PLUMBING NOTES. REFER TO SPECIFICATIONS.
2. MINIMUM PIPE SIZE IS 3/4" UNLESS OTHERWISE NOTED.
3. FURNISH & INSTALL ISOLATION VALVES AT ALL BRANCHES SERVING MORE THAN ONE ITEM OF EQUIPMENT UNLESS OTHERWISE NOTED. REFER TO THE DETAILS FOR VALVING, ETC. AT EACH ITEM OF EQUIPMENT.
4. COORDINATE ALL WORK SCHEDULING W/ ARCHITECT PRIOR TO BIDDING TO DETERMINE THE EXTENT OF AFTER-HOURS WORK REQUIRED. FAILURE TO CLARIFY THE REQUIRED WORK SCHEDULE PRIOR TO BIDDING WILL NOT BE JUSTIFICATION FOR CLAIMS OF ADDITIONAL WORK.

KEYED NOTES - PLUMBING

1. RE: CIVIL DRAWING FOR CONTINUATION.
2. RE: 1/P&1 FOR DOUBLE YARD CLEANOUT DETAIL.
3. RE: 3/P&1 FOR VALVE IN BOX DETAIL.
4. RE: 2/P&1 FOR SINGLE YARD CLEANOUT DETAIL.

KEYED NOTES - FIRE PROTECTION

1. RE: CIVIL DRAWINGS FOR CONTINUATION.
2. RE: 4/P&2 FOR FIRE RISER - SLAB ON GRADE DETAIL.



LA VERNIA INDEPENDENT SCHOOL DISTRICT
DISTRICT WIDE ADDITIONS / RENOVATIONS
JUNIOR HIGH SCHOOL & HIGH SCHOOL

LA VERNIA INDEPENDENT
SCHOOL DISTRICT
13600 US HIGHWAY 87 W
LA VERNIA, TX 78121



PROJECT NO. 22-075
DATE 05/31/2024
REVISIONS: PR #79
HS CAMPUS NG 08/12/25
HS CAMPUS NG 06/24/26

P0.02

ENLARGED HS SITE
PLAN - PLUMBING

PACKAGE 2

pfluger

M&P
ENGINEERING

office: 210.227.2724 | fax: 210.227.2730
200 E. Crayson Street, Suite 115
San Antonio, Texas 78215
pflugerarchitects.com

Catherine Blackler

From: Catherine Blackler
Sent: Wednesday, August 26, 2026 6:36 PM
To: 'Alexander Ragland'
Cc: Jacobo Morales; Walter Nu'u; Christian Cortes; dwinkelmann; Jazmine Byrom; rafael.bedolla; Michael Rogers; Jose Medellin; Walter Nu'u
Subject: RE: LVISD - RCO0115 - PR#79 - HS Natural Gas Piping
Attachments: 00 - High School Aerial View of exsiting PG, Units.pdf; Propane Line into Library.pdf; Propane Lines to Library and Bldg 400.pdf; Propane Line to HS Bldg 400.pdf; Propane Line into Bldg 400.pdf

Alex,

Here is some documentation to support my request:

- 00 – High School Aerial View of existing gas lines (as-built markup)
- Propane Line to Library Roof
- Propane Line to Library and Building 400
- Propane Line to High School 400
- Propane Line into Building 400

Let me know if you need any additional information or documentation from me.

Jose, just a reminder to submit your recommendation letter so I can add it to the packet.

From: Alexander Ragland <ARagland@bartlettcocke.com>
Sent: Tuesday, August 25, 2026 4:25 PM
To: Catherine Blackler <cblackler@agcm.com>
Cc: Jacobo Morales <jmorales@agcm.com>; Walter Nu'u <wnuu@agcm.com>; Christian Cortes <CCortes@bartlettcocke.com>; dwinkelmann <dwinkelmann@bartlettcocke.com>; Jazmine Byrom <jazmine.byrom@pflugerarchitects.com>; rafael.bedolla <rafael.bedolla@pflugerarchitects.com>; Michael Rogers <mrogers@agcm.com>; Jose Medellin <jose.medellin@pflugerarchitects.com>
Subject: RE: LVISD - RCO0115 - PR#79 - HS Natural Gas Piping



External (aragland@bartlettcocke.com)



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Catherine,

Please provide the pictures identifying that the propane tank that was originally feeding the HS 400/HS Library as discussed. I could not find anything showing that HS 400 was on tied to that tank in the drawings which is where I think this misunderstanding is coming from.

Thank You,

Alexander Ragland • Project Manager
O: (210) 655-1031 **C:** (210) 274-8574

From: Catherine Blackler <cblackler@agcm.com>
Sent: Sunday, August 23, 2026 11:45 PM
To: Alexander Ragland <ARagland@bartlettcocke.com>
Cc: Jacobo Morales <jmorales@agcm.com>; Walter Nu'u <wnuu@agcm.com>; Christian Cortes <CCortes@bartlettcocke.com>; David Winkelmann <DWinkelmann@bartlettcocke.com>; Jazmine Byrom <jazmine.byrom@pflugerarchitects.com>; rafael.bedolla <rafael.bedolla@pflugerarchitects.com>; Michael Rogers <mrogers@agcm.com>; Jose Medellin <jose.medellin@pflugerarchitects.com>
Subject: RE: LVISD - RCO0115 - PR#79 - HS Natural Gas Piping

WARNING: The sender of this email could not be validated and may not match the person in the "From" field.

Evening Alex,

Looking at the gas line PR and wanted to run something by you before we present this to Dr. Cone and the Board. Since the tank relocation was in the original GMP scope, the gas line reconnections for the library and Building 400 were expected. I think this work should be coded to the **construction manager's contingency rather** than the **owner's contingency**. It falls under what should have been in the CMAR provisions.

I will be back at the site Tuesday, and we can review this together.



Catherine Blackler
Senior Project Manager
m: (210) 649-9802 | cblackler@agcm.com

From: Alexander Ragland <ARagland@bartlettcocke.com>
Sent: Tuesday, August 18, 2026 2:06 PM
To: Michael Rogers <mrogers@agcm.com>; Catherine Blackler <cblackler@agcm.com>; Jose Medellin <jose.medellin@pflugerarchitects.com>
Cc: Jacobo Morales <jmorales@agcm.com>; Walter Nu'u <wnuu@agcm.com>; Christian Cortes <CCortes@bartlettcocke.com>; David Winkelmann <DWinkelmann@bartlettcocke.com>; Jazmine Byrom <jazmine.byrom@pflugerarchitects.com>; rafael.bedolla <rafael.bedolla@pflugerarchitects.com>
Subject: LVISD - RCO0115 - PR#79 - HS Natural Gas Piping

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Waggin' Trails Dog Park



Propane gas line up to Roof

Propane gas line thru wall to (2) in line heaters above gym corridor



Existing Propane Lines

Kitchen Range Charbroiler
See Photo

Rm 525 Old Gas Dryer -
See Photo
Replace with large capacity
residential gas dryer

HS Bldg 300

HS Bldg 100
(2) In line heaters
Gym Above Ceiling

HS Bldg 200

Propane gas line up to Roof

HS Bldg 100
Electric

High School: Propane Tank

HS Bldg 400

HS Bldg Library

HS Bldg 500

Junior High:
West Texas Property Point of Entry

High School:
West Texas Property Point of Entry

BUILDING 400

KITCHEN EQUIPMENT





Propane line from tank to Bldg
400 - Kitchen

Gas re-routes to back of Library.

Propane line from tank to Blg
400 - Kitchen
Staked out by BC I think

