pfluger

Last invoice paid 04.30.26 - $ 45,3720.00
Ck E03335
- Inv April, May, June and August voided
pending reconciliation of account.
- 08.31.26 finalized reconciliation with
Robyn Popa.
- Recieved revised invoice 10.28.26

Contract reconciled thru approved PR's

08.30.26

Approved PR's noted in the attached

Pfluger, Inv 0021267 dated 10/31/2029
No Exceptions as submitted.

Catherine Blackler, SPM - AGCM
October 29, 2026

October 31, 2026
Project No: 022-0750
Invoice No: 0021267
Purchase Order:

La Vernia ISD
P.O. Box 309
La Vernia, TX 78121

Project 022-0750 La Vernia ISD - Bond 2023 Work

Professional Services from May 01, 2026 to October 31, 2026

Billing Phase	Fee / Phase	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Basic Services					
Schematic Design	768,868.09	100.00	768,868.09	812,549.00	(43,680.91)
Design Development	1,025,157.79	100.00	1,025,157.79	1,083,399.00	(58,241.21)
Contract Documents	1,794,025.88	100.00	1,794,025.88	1,895,948.00	(101,922.12)
Bidding & Negotiations	256,289.70	100.00	256,289.70	270,850.00	(14,560.30)
Contract Administration	1,281,446.48	70.20	899,575.43	606,025.96	293,549.47
Total Basic Services ✓	**5,125,787.94**		**4,743,916.89**	**4,668,771.96**	**75,144.93**
Supplemental Service - Bond Strategist					
Bond Strategist	22,500.00	100.00	22,500.00	22,500.00	0.00
Total Supplemental Service - Bond Strategist ✓	**22,500.00**		**22,500.00**	**22,500.00**	**0.00**
Supplemental Service - Acoustical & AV					
Schematic Design	10,380.00	100.00	10,380.00	10,380.00	0.00
Design Development	13,840.00	100.00	13,840.00	13,840.00	0.00
Contract Documents	24,220.00	100.00	24,220.00	24,220.00	0.00
Bidding & Negotiations	3,460.00	100.00	3,460.00	3,460.00	0.00
Contract Administration	17,300.00	70.20	12,144.60	7,785.00	4,359.60
Total Supplemental Service - Acoustical & AV ✓	**69,200.00**		**64,044.60**	**59,685.00**	**4,359.60**
Supplemental Service - Food Service					
Schematic Design	8,400.00	100.00	8,400.00	8,400.00	0.00
Design Development	11,200.00	100.00	11,200.00	11,200.00	0.00
Contract Documents	19,600.00	100.00	19,600.00	19,600.00	0.00
Bidding & Negotiations	2,800.00	100.00	2,800.00	2,800.00	0.00
Contract Administration	14,000.00	70.20	9,828.00	6,300.00	3,528.00
Total Supplemental Service - Food Service ✓	**56,000.00**		**51,828.00**	**48,300.00**	**3,528.00**

Supplemental Service - Off-Site Civil Engineering					
Schematic Design	8,400.00	100.00	8,400.00	8,400.00	0.00
Design Development	11,200.00	100.00	11,200.00	11,200.00	0.00
Contract Documents	19,600.00	100.00	19,600.00	19,600.00	0.00
Bidding & Negotiations	2,800.00	100.00	2,800.00	2,800.00	0.00
Contract Administration	14,000.00	70.20	9,828.00	6,300.00	3,528.00
Total Supplemental Service - Off-Site Civil Engineering	✓ **56,000.00**		**51,828.00**	**48,300.00**	**3,528.00**
Additional Service - Surveying					
Boundary Confirmation	4,000.00	100.00	4,000.00	4,000.00	0.00
Design Survey	67,300.00	100.00	67,300.00	67,300.00	0.00
Total Additional Service - Surveying	✓ **71,300.00**		**71,300.00**	**71,300.00**	**0.00**
Expenses					
Prints	767.25	100.00	767.25	767.25	0.00
GRAM Traffic Counting	456.70	100.00	456.70	456.70	0.00
Deed Copies	19.49	100.00	19.49	19.49	0.00
RAS	8,715.00	100.00	8,715.00	8,715.00	0.00
Total Expenses	✓ **9,958.44**		**9,958.44**	**9,958.44**	**0.00**
Total Fee	5,410,746.38		5,015,375.93	4,928,815.40	86,560.53

Total Fee **86,560.53**

Total This Invoice **86,560.53**

Records show Paid to Date - $ 4,928,189.40

Off by $ 625.96. Will reconcile at end of the project

Catherine Blackler

From: Jacobo Morales
Sent: Thursday, October 22, 2026 10:05 AM
To: Catherine Blackler
Subject: Fw: Pfluger La Vernia ISD MAY/JUN/JULY/AUG 2026 billing - 22-0750

Caution: Internal (jmorales@agcm.com)

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FYI

Jacobo Morales, CCM, CFM, LEED AP O+M
Field Operations Manager
Central Region
m: (956) 313-4438

From: Pfluger Project Billing <projectbilling@pflugerarchitects.com>
Sent: Thursday, October 22, 2026 7:41 AM
To: Jacobo Morales <jmorales@agcm.com>
Subject: Pfluger La Vernia ISD MAY/JUN/JULY/AUG 2026 billing - 22-0750

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning:

Please disregard(**VOID)** La Vernia ISD billings submitted for the Months of May, June, July, and August 2026.

Thank you

Pfluger Architects Project Billing

Pfluger Architects, Inc.
projectbilling@pflugerarchitects.com
512.476.4040
pflugerarchitects.com

From: Pfluger Project Billing <projectbilling@pflugerarchitects.com>
Sent: Monday, August 17, 2026 7:18 AM
To: jmorales@agcm.com <jmorales@agcm.com>
Subject: Re: Pfluger La Vernia ISD MAY 2026 billing - 22-0750

Catherine Blackler

From: Catherine Blackler
Sent: Sunday, September 13, 2026 4:25 PM
To: Robyn Popa
Cc: Jacobo Morales; Jose Medellin; Jazmine Byrom; rafael.bedolla
Subject: RE: La Vernia 2023 Bond Project -- Fee Adjustment Discussion/Agreement

Robyn

Thank you for summary. That aligns with our understanding.

From: Robyn Popa
Sent: Thursday, September 10, 2026 10:38 AM
To: Catherine Blackler
Cc: Jacobo Morales ; Jose Medellin ; Jazmine Byrom ; rafael.bedolla
Subject: La Vernia 2023 Bond Project -- Fee Adjustment Discussion/Agreement

Caution: External (robyn.popa@pflugerarchitects.com)

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Catherine/Jacobo,

Thank you for your time this morning — it was a very productive conversation!

As we discussed, Pfluger will be updating our basic services fee to be 6.4% (per our contract) applied against the current cost-of-work, which is **$80,090,436.32** (this number is inclusive of all approved contingency/allowance expenditures, and other contract modifications, through 8/30/26). This number is tracked in Cell I121 of your spreadsheet titled "*02 Pfluger Contract Reconciliation thru 08.30.26*".

As we also discussed, we will look to having another fee reconciliation at about the 75% progress stage (or when most of the "wishlist" items have been confirmed on their cost-of-work), and then a final reconciliation at the end of the project.

I will regroup with my accounting department and we will generate updated invoicing to align with this adjusted value. I will be in touch on whether we will be able to get something issued for our September invoicing cycle, or if it will wait until October.

Thanks,

Robyn L. Popa AIA
Managing Principal

pfluger
robyn.popa@pflugerarchitects.com

ORIGINAL GMP			ORIGINAL GMP	PR's Approved THRU 08.30.26	
GR's		$	2,108,395.00	$ 2,108,395.00	
Steel		$	50,000.00	$ -	*Moved to Owner Contingency*
	PR 11			4,054.00	Pluger 6.4% allowable
	PR 15			26,230.00	Pluger 6.4% allowable
	Moved to Contingency			(19,716.00)	*Moved to Contingency*
Fire Loop		$	10,000.00	$ -	*Moved to Owner Contingency*
	Moved to Contingency			(10,000.00)	*Moved to Contingency*
JH Temp Classroom		$	1,000,000.00	$ 789,315.00	
	PR 16			128,384.00	Pluger 6.4% allowable
	PR 21			39,131.00	Pluger 6.4% allowable
	PR 23			14,369.00	Pluger 6.4% allowable
	PR 30			16,623.00	Pluger 6.4% allowable
	PR 47			12,178.00	Pluger 6.4% allowable
Asbestos		$	200,000.00	$ 76,889.00	
	PR 12			97,326.00	Pluger 6.4% allowable
	PR 26			1,288.00	Pluger 6.4% allowable
	PR 74R			13,627.00	Pluger 6.4% allowable
	RCO 100			10,870.00	Pluger 6.4% allowable
Graphics		$	70,000.00	$ -	
	PR 12			70,000.00	Pluger 6.4% allowable
Electrical		$	-		
ERRC		$	400,000.00	$ 400,000.00	
Instrument Storage		$	75,000.00	$ -	
	PR 78			75,000.00	Pluger 6.4% allowable
COW		$	70,160,118.00	$ 70,160,118.00	
				$ (863,339.68)	
Buyout Savings	*Buyout Savings*			(147,832.00)	Moved to Buyout Savings
* PR 86 RCO 89 Savings - Moved from COW to Contingency	*PR 86*			(2,200,000.00)	Moved to Owner Contingency
Playground	*PR 86*			(66,297.32)	Moved to Owner Contingency
	PR 04			31,888.00	Pluger 6.4% allowable
	PR 07R			29,765.00	Pluger 6.4% allowable
	PR 08			8,128.00	Pluger 6.4% allowable
	PR 11R			33,962.00	Pluger 6.4% allowable
	PR 16			7,924.00	Pluger 6.4% allowable
	PR 20			84,982.00	Pluger 6.4% allowable
	PR 29			17,363.44	Pluger 6.4% allowable
	PR 31			3,687.00	Pluger 6.4% allowable
	PR 39			6,295.00	Pluger 6.4% allowable
	PR 54			30,568.00	Pluger 6.4% allowable
	PR 59			5,709.00	Pluger 6.4% allowable
	PR 80			7,883.33	Pluger 6.4% allowable
	01			35,719.46	Pluger 6.4% allowable
	02R			123,823.00	Pluger 6.4% allowable
	05			(2,677.00)	Pluger 6.4% allowable
	06			11,133.00	Pluger 6.4% allowable
	07R			51,880.00	Pluger 6.4% allowable
	09			14,441.00	Pluger 6.4% allowable
	10			10,265.00	Pluger 6.4% allowable
	11R			55,978.00	Pluger 6.4% allowable
	13			(13,782.00)	Pluger 6.4% allowable
	14			1,737.00	Pluger 6.4% allowable
	15			166,985.00	Pluger 6.4% allowable
	18			2,208.00	Pluger 6.4% allowable
	19			8,775.00	Pluger 6.4% allowable
	22			(870.00)	Pluger 6.4% allowable
	24R2			57,794.00	Pluger 6.4% allowable
	25			77,213.00	Pluger 6.4% allowable
	28			181,835.00	Pluger 6.4% allowable
	29			17,363.43	Pluger 6.4% allowable
	32			13,618.85	Pluger 6.4% allowable
	34			11,759.00	Pluger 6.4% allowable
	35			(264.00)	Pluger 6.4% allowable
	36			67,569.89	Pluger 6.4% allowable
	37			2,788.00	Pluger 6.4% allowable
	38			3,177.00	Pluger 6.4% allowable
	40			7,313.00	Pluger 6.4% allowable
	41			2,599.00	Pluger 6.4% allowable
	46			61,720.00	Pluger 6.4% allowable
	49			(21,500.00)	Pluger 6.4% allowable
	50			26,959.00	Pluger 6.4% allowable
	51			3,783.00	Pluger 6.4% allowable
	52			(4,000.00)	Pluger 6.4% allowable
	53			64,975.00	Pluger 6.4% allowable

			55	18,031.00	Pluger 6.4% allowable
			56	46,935.00	Pluger 6.4% allowable
			57	(11,258.86)	Pluger 6.4% allowable
			58	(7,911.86)	Pluger 6.4% allowable
			66	23,075.00	Pluger 6.4% allowable
			68	8,968.00	Pluger 6.4% allowable
			71	28,201.00	Pluger 6.4% allowable
			72	(22,861.00)	Pluger 6.4% allowable
			75	4,449.00	Pluger 6.4% allowable
			77	(7,223.21)	Pluger 6.4% allowable
			78	25,229.50	Pluger 6.4% allowable
			80	80,425.67	Pluger 6.4% allowable
			82	42,223.00	Pluger 6.4% allowable
			84	2,569.00	Pluger 6.4% allowable
			89	2,220.00	Pluger 6.4% allowable
			90	(11,777.00)	Pluger 6.4% allowable
			95	2,769.00	Pluger 6.4% allowable
			96	18,253.00	Pluger 6.4% allowable
				-	
	BR	$ 90,884.00		**$ 90,884.00**	Assume part of COW Pluger 6.4% allowable
	GL	$ 407,809.00		**$ 407,809.00**	Assume part of COW Pluger 6.4% allowable
	P & P	$ 708,584.00		**$ 708,584.00**	Assume part of COW Pluger 6.4% allowable
	SDI	$ 938,027.00		**$ 938,027.00**	Assume part of COW Pluger 6.4% allowable
		$ 76,218,817.00		**$ 75,325,761.32**	
	GC	$ 2,815,704.00		$ 2,815,704.00	Allowable per 6.1
	Fee	$ 1,948,971.00		$ 1,948,971.00	Allowable per 6.1
	GMP	**$ 80,983,492.00**		**$ 80,090,436.32**	**$ 5,125,787.92** CURRENT CONTRACT THRU 08.30.29
	Buyout Savings	$ -		**$ 147,832.00**	Deduct from COW as it is Buyout Savings
	Owner Contingency	$ 1,580,560.00		**3,410,148.01**	
* PR 86 RCO 89 Savings - Moved from Allowance to Contingency			*Steel Allowance*	19,716.00	Moved from Steel Allowance
* PR 86 RCO 89 Savings - Moved from Allowance to Contingency			*Fire Loop*	10,000.00	Moved from Fire Loop
* PR 86 RCO 89 Savings - Moved from WRP COW			*WRP*	2,200,000.00	Moved from COW
* PR 86 RCO 89 Savings - Moved from WRP COW			*Playgound*	66,297.32	Moved from COW
* PR 86 RCO 89 Savings - Moved from CM Contingency			*CM Contingency*	816,209.56	Moved from COW
			01	(35,719.46)	
			02R	(123,823.00)	
			05	2,677.00	
			06	(11,133.00)	
			07R	(51,880.00)	
			09	(14,441.00)	
			10	(10,265.00)	
			11R	(55,978.00)	
			13	13,782.00	
			14	(1,737.00)	
			15	(166,985.00)	
			18	(2,208.00)	
			19	(8,775.00)	
			22	870.00	
			24R2	(57,794.00)	
			25	(77,213.00)	
			28	(181,835.00)	
			29	(17,363.43)	
			32	(13,618.85)	
			34	(11,759.00)	
			35	264.00	
			36	(67,569.89)	
			37	(2,788.00)	
			38	(3,177.00)	
			40	(7,313.00)	
			41	(2,599.00)	
			46	(61,720.00)	
			49	21,500.00	
			50	(26,959.00)	
			51	(3,783.00)	
			52	4,000.00	
			53	(64,975.00)	
			55	(18,031.00)	
			56	(46,935.00)	
			57	11,258.86	
			58	7,911.86	
			66	(23,075.00)	
			68	(8,968.00)	
			71	(28,201.00)	
			72	22,861.00	
			75	(4,449.00)	
			77	7,223.21	
			78	(25,229.50)	
			80	(80,425.67)	
			82	(42,223.00)	
			84	(2,569.00)	
			89	(2,220.00)	
			90	11,777.00	
			95	(2,769.00)	
			96	(18,253.00)	

	CM Contingency	$ 2,076,481.00	$	**992,116.67**	
* PR 86 RCO 89 Savings - Moved to Owner Contingency	***CM Contingency***			(816,209.56)	Moved to Owner Continency
	PR 04			(31,888.00)	
	PR 07R			(29,765.00)	
	PR 08			(8,128.00)	
	PR 11R			(33,962.00)	
	PR 16			(7,924.00)	
	PR 20			(84,982.00)	
	PR 29			(17,363.44)	
	PR 31			(3,687.00)	
	PR 39			(6,295.00)	
	PR 54			(30,568.00)	
	PR 59			(5,709.00)	
	PR 80			(7,883.33)	
$ -		**$ 84,640,533.00**	**$**	**84,640,533.00**	
	Pre Con	$ 162,000.00			