



Professional Project Management Firm

SAN ANTONIO
85 N.E. Loop 410
Suite # 600
San Antonio, TX 78216
Ofc (210) 403-2284
Fax (210) 403-2281
www.agcm.com

TO:	Dr. Cone, Superintendent of Schools, LVISD	FROM:	Catherine Blackler <i>Catherine Blackler</i> Senior Project Manager, AGCM
cc:	Belinda Raindl, LVISD		Michael Rogers, AGCM
RE:	La Vernia ISD – Bond 2023	DATE:	August 14, 2025
SUBJECT:	ASI 11 – Primary Natural Gas Line	PR DATE:	June 30, 2025
PR/ASI COST:	\$ 77,213.00	CONTRACTOR:	Bartlett Cocke (RCO 33)

Dear Dr. Cone,

Bartlett Cocke (BC) submitted the cost for scope changes reflected in **ASI 11**, dated **June 30, 2025**, amounting to: **SEVENTY-SEVEN THOUSAND TWO HUNDRED THIRTEEN DOLLARS and 00/100 (\$ 77,213.00)**.

AGCM conducted a review to confirm the scope, verifying quantities, labor hours, and allowable markup. Labor, materials, equipment, and allowable markup are all included. Funding for these changes will be drawn from the contingencies within the GMP and will not result in a Change Order to the contract.

1. SOURCE of SCOPE CHANGE:

The cost associated with this ASI is only for converting the RTU's at the new Primary Addition from propane to natural gas, while the design team completes the conversion plans for the existing Primary campus. The original gas design for the Primary New Addition specified propane, with a connection to the existing campus propane system at the roof-level riser.

Under this ASI, the scope has been revised to convert the Primary Addition units to natural gas and proving a route from the West Texas Gas service to the building and up the exterior wall to the roof, where the new addition's gas lines will connect.

The existing 2" propane line could not be reused, as the new natural gas line must be increased to 2½" to meet system requirements.

Scope of Work:

- **MJ Mechanical - Plumbing:** Trenching, backfill and piping materials to install new gas piping from the proposed natural gas meter location to the building, terminating at the roof level to connect with the new Primary Addition gas lines roof top. Scope also includes installation of the riser pipe up the building.
- **RTM - Earthwork:** Install flowable fill and restore asphalt where MJ Mechanical trenched across the Primary School roadway.
- **5M Concrete - Concrete:** Pour replacement curbs, aprons, and sidewalks removed for MJ Mechanical's trenching activities.
- **Gillette Mechanical - Mechanical:** Convert all Primary School RTUs from propane to natural gas.
- **Maldonado Landscape - Landscape:** Restore landscaping by installing 1" sod and mulch in areas disturbed by natural gas trenching. Reference takeoff sheet. *(No directive was provided on type, so sod and red mulch will match existing conditions.)*



Professional Project Management Firm

The existing Primary campus will remain on propane gas, pending final design, with conversion anticipated for summer 2026 to avoid impacting operations during school and the winter months. At the time of conversion, the new natural gas lines for the existing campus will be tied in at the roof level, eliminating the need and additional cost for underground routing.

3. TRADE PARTNERS PRICING:

i.	MJ Mechanical	Plumbing	55,045.00
ii.	RTM Construction	Earthwork	11,965.00
iii.	5M Concrete LLC	Concrete	5,363.00
iv.	Gillette Air Conditioning	Mechanical	2,358.00
v.	Maldonado Nursery	Landscape	2,482.00

4. FUNDING SOURCE:

a.	GMP – Owner Contingency	<77,213.00>
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5. PROJECTED CONTINGENCY (After PR Approval):

a.	GMP – Owner Contingency	1,371,615.54
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Based on this analysis, AGCM has no objections to the cost, or the supporting documentation as submitted. If you have any questions or require further information, please let me know.

Sincerely,
AGCM, Inc.

Catherine Blackler
Senior Project Manager

Attachment: ASI 11 – RCO 33 Bartlett Cocke

/cb

Request for Change Order



La Vernia ISD 2023 Bond Projects (231091)

No. **RCO0033**

Printed: August 06, 2025

Description: **ASI#11 - Primary School Natural Gas** Date: **2025-08-05**
Status: Pending Review Days Impact:

Scope of Work

Switch over the new primary school addition to natural gas from Propane.

Scopes:

MJ Mechanical: Trench and install new gas piping from proposed natural gas meter location to building close to existing propane gas riser. This includes the riser pipe up the building.

RTM: Install Flowable fill and patch back asphalt where MJ mechanical trenched across the primary school roadway.

5M: Pour replacement curbs with apron and sidewalks that were cut out for MJ mechanical trenching.

Gillette: Convert all primary school RTUs to natural gas from propane.

Maldonado: Add back sod and mulch 1" thick where trenching for natural gas pipe occurred. Ref. takeoff sheet (No directive was given so sod and red mulch will be installed to match existing condition.

This change is assumed to be funded from the owner's contingency allowance.

***Note: It is assumed that the 2 memorials in the red mulch area will be moved by the LVISD/AGCM**

RCO Detail

\$ 77,213.00

From	Description	Amount (\$)
MJ Mechanical	✓ Plumbing	55,045.00
RTM Construction LTD	✓ Earthwork	11,965.00
5M Concrete LLC	✓ Concrete	5,363.00
Gillette Air Conditioning Company, Inc.	✓ HVAC	2,358.00
Maldonado Nursery & Landscaping, Inc.	✓ Landscape & Irrigation	2,482.00
	Owner Contingency	-77,213.00 ✓

Total (\$) **\$0.00**

Submitted:

Bartlett Cocke General Contractors LLC

By: Alexander Ragland; Asst. Project Manager

Date: 8/6/2025

Approved:

Pfluger Architects, Inc

By: _____

Date: _____

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

Job Name: LVISD
Re: ASI #11
Description: Gas line
CR#: 659-005

Date: 16-Jul-25

Description	MATERIAL				LABOR		
	Qty.	Ea	Unit	Total	M.Hrs	Unit	Total
3" poly pipe	160	ft	\$ 6.55	\$ 1,048.00	0.69	\$75.00	\$ 8,280.00
2-1/2" black iron pipe	40	ft	\$ 8.20	\$ 328.00	0.3	\$75.00	\$ 900.00
3" poly riser by weld	2	ft	\$ 756.30	\$ 1,512.60	4.25	\$75.00	\$ 637.50
3x2-1/2 weld reducer	1	ea	\$ 42.88	\$ 42.88	6.55	\$75.00	\$ 491.25
2-1/2" weld cap	1	ea	\$ 23.68	\$ 23.68	1.75	\$75.00	\$ 131.25
2-1/2" weld flange	2	ea	\$ 125.22	\$ 250.44	1.5	\$75.00	\$ 225.00
saw cut	60	ft	\$ 15.00	\$ 900.00	0.75	\$75.00	\$ 3,375.00
excavation	42.55	syds	\$ 80.00	\$ 3,404.00	2	\$75.00	\$ 6,382.50
mini ex	7	day	\$ 513.66	\$ 3,595.62	0	\$75.00	\$ -
skid steer	7	day	\$ 423.98	\$ 2,967.86	0	\$75.00	\$ -
remote tamper	4	day	\$ 825.33	\$ 3,301.32	0	\$75.00	\$ -
2-1/2" weld tee	1	ea	\$ 54.97	\$ 54.97	4.5	\$75.00	\$ 337.50
hanger/brackets	5	ea	\$ 6.55	\$ 32.75	0.75	\$75.00	\$ 281.25
fusion machine	3	day	\$ 585.55	\$ 1,756.65	0	\$75.00	\$ -
3" poly gas 90	3	ea	\$ 26.81	\$ 80.43	6.9	\$75.00	\$ 1,552.50
tracer wire	160	ft	\$ 2.25	\$ 360.00	0.09	\$75.00	\$ 1,080.00
2-1/2" plug valve	1	ea	\$ 331.71	\$ 331.71	1.97	\$75.00	\$ 147.75
road plates	7	days	\$ 285.55	\$ 1,998.85	0	\$75.00	\$ -
2-1/2"x1-1/2 weld reducer	1	ea	\$ 57.38	\$ 57.38	2.3	\$75.00	\$ 172.50
Delivery/pick up equipment	2	ea	\$ 800.00	\$ 1,600.00	0	\$0.00	\$ -
			Material	\$ 23,647.14		Labor	\$ 23,994.00

Exclusions:

Flow fill and pour back
any type of landscaping

Labor	\$ 23,994.00
Material	\$ 23,647.14
Consumables	\$ 2,399.40
Taxes	
sub total	\$ 50,040.54
OH&P	\$ 5,004.05
total	\$ 55,044.59

Alexander Ragland

From: Alexander Ragland
Sent: Wednesday, June 18, 2025 10:10 AM
To: Alexander Ragland
Subject: RE: La Vernia ISD - ASI # 9 & 10

From: Albert Hernandez <albert@mjmechtx.com>
Sent: Monday, June 16, 2025 4:06 PM
To: Alexander Ragland <ARagland@bartlettcocke.com>; Christian Cortes <CCortes@bartlettcocke.com>
Cc: Oziel Padilla <OPadilla@bartlettcocke.com>; Juan Vasquez <JVasquez@bartlettcocke.com>; David Winkelmann <DWinkelmann@bartlettcocke.com>
Subject: Re: La Vernia ISD - ASI # 9 & 10

Consumables are calculated as a general percentage of the total labor cost, based on historical data and usage trends.

These consumables include all materials and supplies necessary to complete the work efficiently and safely. Examples include:

- **Copper Work:** Requires solder, flux, flux brushes, and fuel for heating and soldering.
- **Hangers:** Involves the use of blades or grinders for cutting.
- **PVC Installation:** Requires solvent, primer (for bonding fittings), and cutting tools such as pipe blades.
- **Underground Work:** Needs fuel for operating equipment and various other materials essential for completing underground installations.

This percentage-based approach ensures consistent and accurate estimation of consumable costs across all project types.

I calculate all vertical and horizontal piping unless there is a clear indication that the existing pipe will remain undisturbed or, in this case, if there is no specific instruction to replace it.



Albert Hernandez
SA Regional Manager
(210) 853-8859



RTM Change Order # 24-122-CO-12
JOB NAME: LVISD
DATE: 7/21/2025

DESCRIPTION: ASI #11 Asphalt Patch for Gas Routing at Primary School

Bid Item	Bid Description	Units	Takeoff Quantity	Labor & Equipment	Material & Sub	Total Unit Cost	Bid Total
10	3" Thick Asphalt Patch	SY	23	\$ 8.55	\$ 27.87	\$ 36.42	\$ 837.66
20	Mobilized Asphalt Crew	EA	1		\$ 5,500.00	\$ 5,500.00	\$ 5,500.00
30	Flowable Fill	CY	23	\$ 35.00	\$ 162.38	\$ 197.38	\$ 4,539.74
						Sub-Total	\$10,877.40
						10% OH&P	\$1,087.74
						Total:	\$11,965.14

RTM Signature:

Date:

Responsible Party Signature:

Date:

Pricing, material cost and unit rates are subject to change, if this document is not signed and approved by responsible party 30 businesses days after issued date above.

5M CONCRETE, LLC

480 Cibolo Point
La Vernia, TX 78121
830-391-3519

ASI 11

LVISD - ASI 11 Repair Curb and Sidewalk from New Gas Line Quantity provided by BC

Labor to Exc., Set up and Pour

2 men x 3.5 days @ \$450/ day

\$900 x 3.5 cubic yards

Total:\$3,150

Concrete, Reinforcing Steel, Chairs & Compound

(Concrete \$800, Rebar \$100, Chairs and Compound\$75)

(Concrete , Rebar , Chairs and Compound)

\$278.57 x 3.5 cubic yards

Total:\$975

Skid Steer @ 1 day & Mini Ex 1 Day @ \$375 each

\$214.28 x 3.5 cubic yards

Total:\$750

Subtotal: \$4,875.00

10% OHP:\$487.50

Total:\$5,362.50



Gillette Air Conditioning Co., Inc.
 1215 San Francisco
 San Antonio, Texas 78201-4688
 (210) 735-9235

PROPOSAL REQUEST / CHANGE ORDER REQUEST

Job: La Vernia ISD Campus PR/COR #: RFI 114 GAC PR/COR #: 4
 General Contractor: Bartlett Cocke Date: 7/15/2025
 Attn: Alexander Ragland Sheet #: _____ GAC Job #: C24018

Description:

Remove Propane Conversion Kits from 12 new JCI Tempmaster RTU's on Primary School and return to factory application for Natural Gas.

1. A. Equipment & Misc Material (See Sheet 1)				\$	-	
B. Material Cost (See Sheet 2)				\$	-	
C. Total Estimated Material						\$ -
2. A. CCD Labor (See Sheet 3)						\$ -
B. Delivery / Box / Panel truck / Driver	-	Hrs x	\$ 55.00 /hr			\$ -
C. Apprentice	-	Hrs x	\$ 22.00 /hr			\$ -
D. Journeyman	24.00	Hrs x	\$ 42.66 /hr			\$ 1,023.84
E. Foreman	-	Hrs x	\$ 47.66 /hr			\$ -
F. Supervision (15% of Journeyman)	3.60	Hrs x	\$ 49.06 /hr			\$ 176.62
G. Safety(c d e)	24.00	Hrs x	\$ 0.50 /hr			\$ 12.00
H. Cleanup (4.5% of c d e dollar amt)						\$ 46.07
I. Direct Labor Subtotal						\$ 1,258.53
J. Labor Burden (45.00% of 2G)						\$ 566.34
K. Engineering / Estimation		Hrs x	\$ 85.00 /hr			\$ -
L. Shop Drawings		Hrs x	\$ 85.00 /hr			\$ -
M. Truck Charge	27.60	Hrs x	\$ 5.19 /hr			\$ 143.24
N. Communications	27.60	Hrs x	\$ 0.29 /hr			\$ 8.00
O. Total Estimated Labor Cost (2G thru 2L)						\$ 1,976.11
3. TOTAL MATERIAL AND LABOR (1D + 2M)						\$ 1,976.11
4. SUPPORT PERSONNEL (1% of 3)						\$ 19.76
5. EQUIPMENT RENTAL (See Sheet 4)						\$ -
6. SUBCONTRACTORS (See Sheet 5)						\$ -
7. PERMITS AND FEES						\$ -
8. TOOL EXPENSE (3% of 2M)						\$ 59.28
9. PROJECT MANAGER	0.1	Days @ \$880.00/day				\$ 88.00
10. GASOLINE / OIL DAILY RATE		Days @ \$7.00/day				\$ -
11. PRINTING / COURIER						\$ -
12. SUBTOTAL						\$ 2,143.16
13. OVERHEAD 10.00%						\$ 214.32
14. SUBTOTAL						\$ 2,357.48
15. PROFIT 0.00%						\$ -
16. SUBTOTAL						\$ 2,357.48
17. BOND 2% n						\$ -
18. SUBTOTAL						\$ 2,357.48
19. SALES TAX 8.250% n						\$ -
20. TOTAL AMOUNT OF CHANGE						\$ 2,357.48

ADDITIONAL DAYS REQUIRED 3

BY: Greg Rowen
 GILLETTE AIR CONDITIONING CO., INC.

PRICE GOOD FOR 30 DAYS AFTER SUBMISSION



Gillette Air Conditioning Co., Inc.
 1215 San Francisco
 San Antonio, Texas 78201-4688
 (210) 735-9235

Job: La Vernia ISD Campus

Date: 7/15/2025

EQUIPMENT / TOOLS RECAP

Description	Qty		Cost	Computed Cost
Van		Hrs @	25.00	0.00
Pick-up Truck		Hrs @	20.00	0.00
Stake Body Truck (2 1/2 Ton Delivery)		Hrs @	35.00	0.00
Flat Bed Truck (Rollback)		Hrs @	40.00	0.00
Gillette Crane (60 Ton with 110' Boom)		Hrs @	195.00	0.00
Austin Western Crane		Hrs @	145.00	0.00
Backhoe		Week @	550.00	0.00
Trenching Machine		Day @	250.00	0.00
Air Compressor		Day @	116.00	0.00
Gasoline Driven Welding Machine		Day @	75.00	0.00
Electric Welding Machine		Day @	75.00	0.00
Heliarc Welding Machine		Day @	75.00	0.00
Acetylene Rigs Complete		Day @	45.00	0.00
8" Pipe Machine		Day @	95.00	0.00
4" Pipe Machine		Day @	75.00	0.00
2" Pipe Machine - Power Vise		Day @	75.00	0.00
Metal Cutting Band Saw		Day @	25.00	0.00
Cut-off Saw		Day @	65.00	0.00
Power Hoist		Day @	35.00	0.00
Water Pump		Day @	45.00	0.00
Trailer Van		Day @	60.00	0.00
Portable Building		Day @	80.00	0.00
Jumping Jack Tamper		Week @	350.00	0.00
Water Wagon		Week @	400.00	0.00
Mini Excavator		Week @	650.00	0.00
Rocksaw 26" depth		Week @	1,300.00	0.00
FORKLIFT				
6000 lb Skytrack		Week @	975.00	0.00
8000 lb Skytrack		Week @	1,300.00	0.00
8000 lb Warehouse		Day @	285.00	0.00
SCISSOR LIFTS				
15ft to 19ft		Day @	135.00	0.00
19ft to 20ft		Week @	375.00	0.00
20ft to 32ft		Day @	105.00	0.00
26ft		Week @	250.00	0.00
Portable Hoist 2 to 4 ton		Day @	45.00	0.00
Scaffolding (Small Rolling)		Day @	25.00	0.00
Bobcat		Day @	204.00	0.00
Bobcat Skidsteer		Week @	650.00	0.00
Radios		Day @	5.25	0.00
Other		Hrs @		0.00
LADDERS				
24 ft Extension		Day @	24.00	0.00
12 ft A-Frame		Day @	24.00	0.00
10 ft A-Frame		Day @	22.00	0.00
8 ft A-Frame		Day @	16.00	0.00
6 ft A-Frame		Day @	10.00	0.00
				0.00



MALDONADO

NURSERY & LANDSCAPING, INC.

ADDITIONAL WORK AUTHORIZATION

To:	Alexander Ragland, Bartlett Cocke GC	Fax/Email:	
From:	Clay Swanson	No. Of Pages:	1
Re:	La Vernia ISD 2023 Bond Projects	Proposal Request No.:	ASI #11
Job #:	25-3757	Maldonado AWA No.:	2
Date:	08.06.2025	cc: Job File / Jessica Gage	

Maldonado Nursery & Landscape is pleased to provide a quote for the landscape / irrigation development services for the above referenced project.

The quote provided is based on the plans and specifications noted below. When no specification is provided Maldonado Nursery & Landscaping will use those practices as commonly accepted by the TNLA (Texas Nursery & Landscape Association).

Plans: per request

Specifications: Original contract requirements

Scope: Note as Follows: Labor, materials and equipment necessary to complete the following items.

Bermuda Sod, Enriched Topsoil, and Red Dyed Hardwood Mulch (to match existing).

Materials being included: Bermuda Sod, Sod Staples, Imported Enriched Topsoil (5" depth), Weed Barrier (for repairs as needed), Red Dyed DSHW Mulch, Chemicals for application (fert & herb).

ASI #11 Natural Gas Pipeline at Primary School - Landscape Repair:

2 Man Crew @
\$73.73 per Hour

• Labor:	\$	147.45
• Material:	\$	1,276.54
• Equipment:	\$	28.73
• <u>Freight:</u>	\$	<u>803.63</u>
• Subtotal:	\$	2,256.35
• <u>Profit:</u>	\$	<u>225.64</u>
• Net Total:	\$	2,481.99

Exclusions: Tax, Cost of bond, Water Meter, Cost of Water for Establishment & Maintenance, sub grade preparation.

*Should you accept this work, note your authorization to proceed in the space provided below. Return a signed copy to Maldonado followed by a properly executed change order as per the terms and conditions of the original subcontract agreement referencing this project.

Authorization to proceed: _____

Date: _____

Company: _____

PO# / CO# _____

Irrigator In Charge: Jerry Maldonado - License No. LI0003896 Expiration 04/30/2018

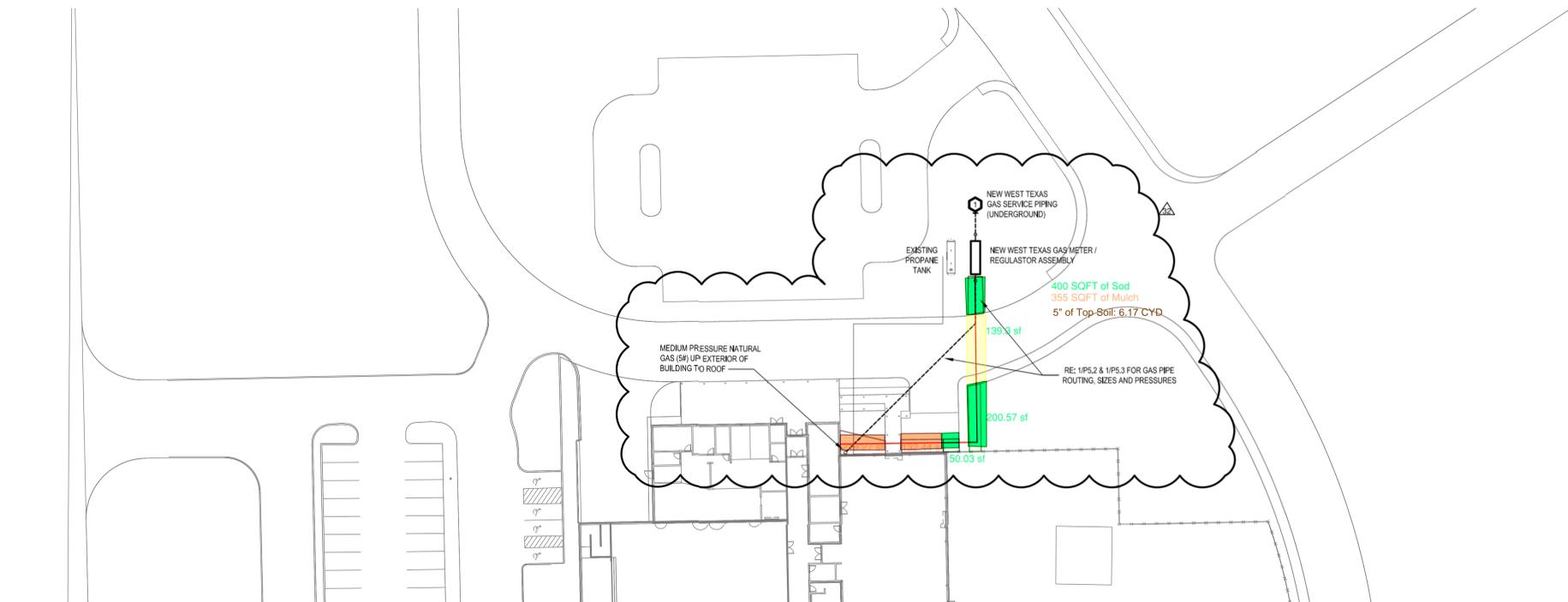
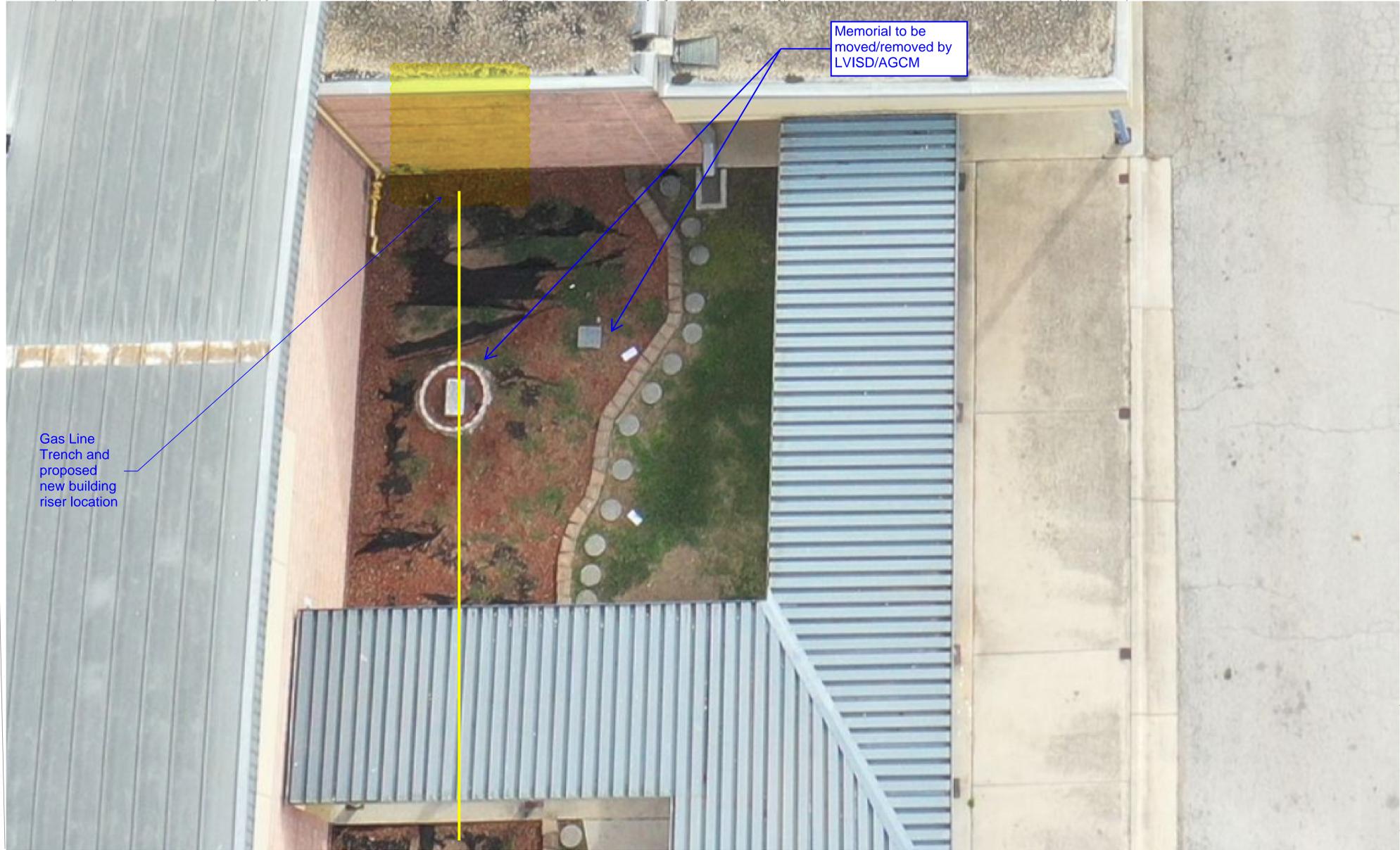
Irrigation in Texas is regulated by the Texas Commission On Environmental Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087
TCEQ's website is: www.tceq.state.tx.us.

16348 Nacogdoches
San Antonio, Texas 78247
(210) 599-1219
Fax (210) 599-9736

9800 Brown Lane
Austin, Texas 78754
(512) 252-0198
Fax (512) 832-9109

17711 French Road
Houston, Texas 77084
(713) 647-9000
Fax (713) 647-9001

1960 Holly Road
Corpus Christi, Texas 78417
(361) 452-1037
Fax (361) 452-1893



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/PB.1 FOR DOUBLE YARD CLEANOUT DETAIL.
3. RE: 3/PB.1 FOR VALVE IN BOX DETAIL.
4. RE: 2/PB.1 FOR SINGLE YARD CLEANOUT DETAIL.

KEYED NOTES - FIRE PROTECTION

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



1

ENLARGED SITE PLAN - PLUMBING
SCALE: 1" = 30'-0"

pfluger

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

MIEP
ENGINEERING

AUSTIN: 1800 S Capital of Texas Hwy (Building) Suite 400 Austin, TX 78748
SAN ANTONIO: 1800 Comalwood Blvd (Southside) San Antonio, TX 78238
www.miepe.com



LA VERNIA INDEPENDENT SCHOOL DISTRICT
DISTRICT WIDE ADDITIONS / RENOVATIONS
PRIMARY & INTERMEDIATE SCHOOL

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

THE SEAL ON THIS DRAWING
APPLIES ONLY TO THE
INDICATED CHANGES



PROJECT NO. 22-075
DATE 5/31/2024
REVISIONS ASI #11
PRIMARY CAMPUS NG

P0.02

ENLARGED
"PRIMARY" SITE
PLAN - PLUMBING

PACKAGE 1



AIA® Document G710™ – 2017

Architect's Supplemental Instructions

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

CONTRACT INFORMATION:
Contract For: General Construction
Date:

ASI INFORMATION:
ASI Number: 11
Date: June 30, 2025

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

ARCHITECT: *(name and address)*
Pfluger Architects
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 Contractor shall carry out the Work in accordance with the following supplemental instructions without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.
(Insert a detailed description of the Architect's supplemental instructions and, if applicable, attach or reference specific exhibits.)

P0.02 – ENLARGED PRIMARY SITE PLAN - PLUMBING

1. Add natural gas meter and regulator assembly as shown on attached, revised sheet.
2. Add natural gas piping from meter to the new rise location at the building as shown on attached, revised sheet.

P5.2 – GAS RISER DIAGRAM - PLUMBING

1. Revise natural gas pipe routing, gas load summary and NG pipe sizes, and keyed notes as shown on attached, revised sheet.

P5.3 – GAS RISER DIAGRAM - PLUMBING

1. Revise natural gas pipe routing, gas load summary and NG pipe sizes, and keyed notes as shown on attached, revised sheet.

ASI # 11 (pages 1 thru 4), attached.

ISSUED BY THE ARCHITECT:

Pfluger Architects
ARCHITECT *(Firm name)*

SIGNATURE

Frank Amaro, AIA
PRINTED NAME AND TITLE

06.30.25
DATE





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

SAN ANTONIO
9830 Colonnade Blvd
Suite 230
San Antonio, Texas 78230
210 349 1400

ASI

PR No.: ASI #11 / Delta #32
Date: 06/27/2025
Project: La Vernia ISD Renovations
Number: 25480

To: Pfluger Architects

From: MEP Engineering, Inc.

Owner: La Vernia ISD

PLEASE ISSUE THE FOLLOWING CHANGES TO THE CONTRACTOR FOR PRICING.

Description:

PO.02 – ENLARGED PRIMARY SITE PLAN - PLUMBING

1. Add natural gas meter and regulator assembly as shown on attached, revised sheet.
2. Add natural gas piping from meter to the new rise location at the building as shown on attached, revised sheet.

P5.2 – GAS RISER DIAGRAM - PLUMBING

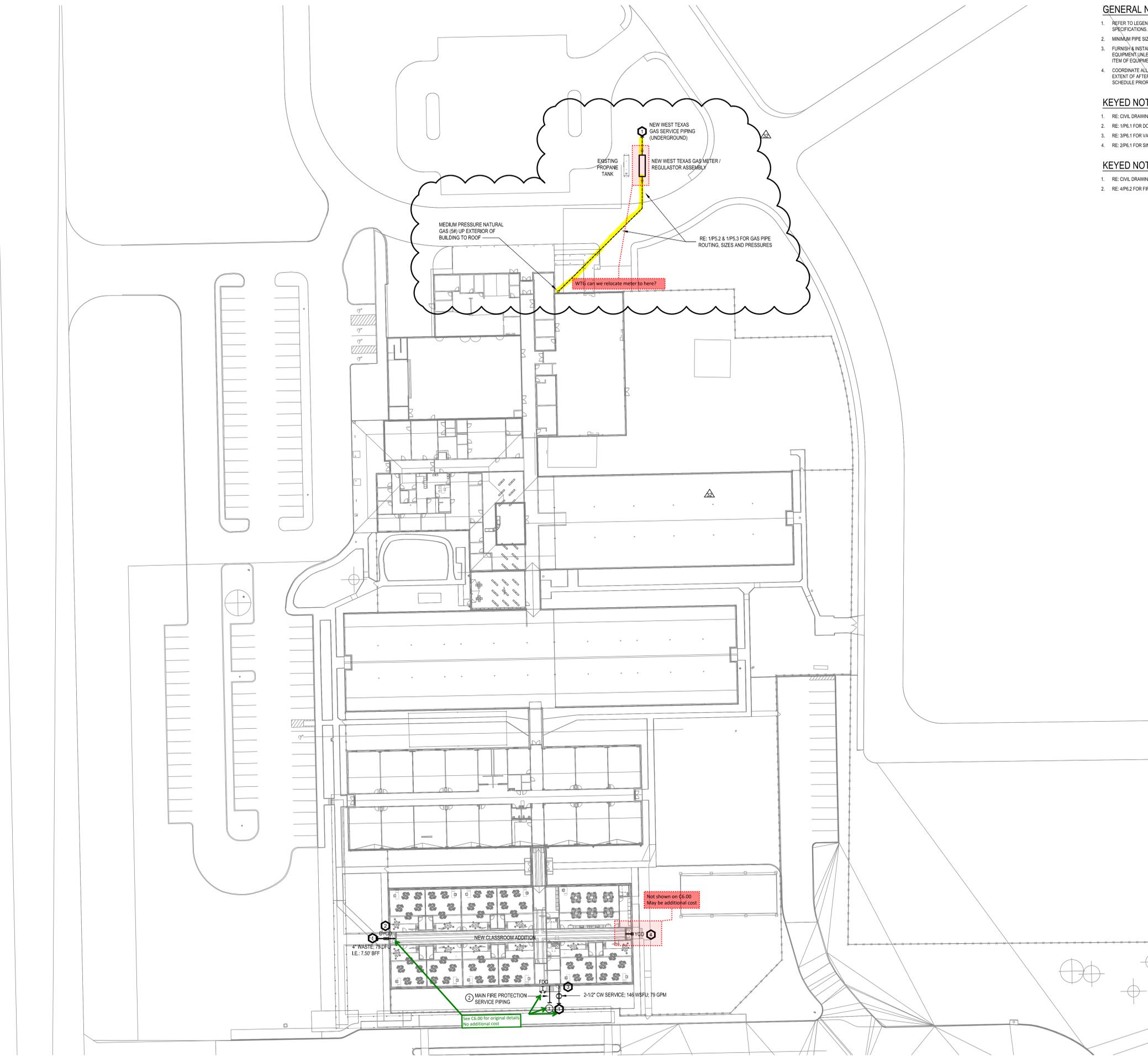
1. Revise natural gas pipe routing, gas load summary and NG pipe sizes, and keyed notes as shown on attached, revised sheet.

P5.3 – GAS RISER DIAGRAM - PLUMBING

1. Revise natural gas pipe routing, gas load summary and NG pipe sizes, and keyed notes as shown on attached, revised sheet.

Issued by the Engineer:

Josh Peterson



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/PB.1 FOR DOUBLE YARD CLEANOUT DETAIL.
3. RE: 3/PB.1 FOR VALVE IN BOX DETAIL.
4. RE: 2/PB.1 FOR SINGLE YARD CLEANOUT DETAIL.

KEYED NOTES - FIRE PROTECTION

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



1

ENLARGED SITE PLAN - PLUMBING

SCALE: 1" = 30'-0"



THE SEAL ON THIS DRAWING
APPLIES ONLY TO THE
INDICATED CHANGES



PROJECT NO. 22-075
DATE 5/31/2024
REVISIONS ASI #11
PRIMARY CAMPUS NG

GAS LOAD SUMMARY	
PRIMARY CAMPUS	
DESCRIPTION	NEW
RTU UNITS (RTU-20 THRU RTU-32) (NEW)	920
RTU-1 THRU RTU-63 (EXISTING)	5,498
(6) GYM UNIT HEATERS AT 200'EA (NEW)	1,200
MECH ROOM WH / BOILER (EXISTING)	680
TOTAL:	8,298

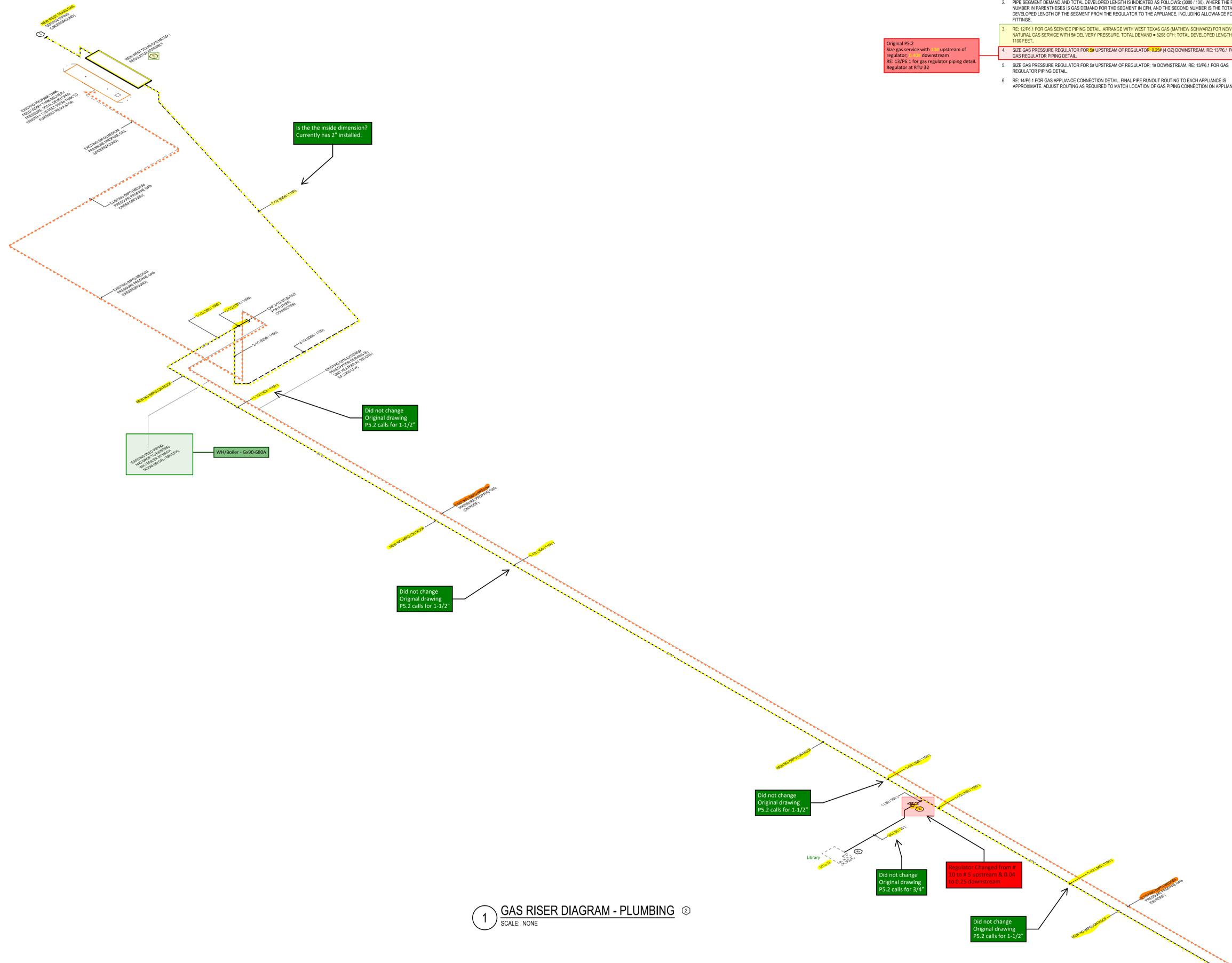
GENERAL NOTES - PLUMBING

- REFER TO LEGEND SHEET FOR LEGEND, ABBREVIATIONS, & GENERAL PLUMBING NOTES, RE, SPECIFICATIONS.
- AS SOON AS POSSIBLE AFTER AWARD OF CONTRACT, LAY OUT EXACT ROUGH-IN LOCATIONS OF ALL FIXTURES, DRAINS, WALL & FLOOR PENETRATIONS, ETC. PRIOR TO BEGINNING CUTTING OR CORING OPERATIONS. MAKE ADJUSTMENTS AS REQUIRED TO CLEAR STRUCTURAL OR OTHER OBSTRUCTIONS.
- INCLUDE PIPING, VALVES, AND ALL APPURTENANCES AND MAKE ALL FINAL CONNECTIONS TO ITEMS OF EQUIPMENT ETC. WHETHER EQUIPMENT IS OWNER FURNISHED OR CONTRACTOR FURNISHED.

KEYED NOTES - PLUMBING

- RE: CIVIL DRAWINGS FOR CONTINUATION.
- PIPE SEGMENT DEMAND AND TOTAL DEVELOPED LENGTH IS INDICATED AS FOLLOWS: (3000 / 100), WHERE THE FIRST NUMBER IN PARENTHESES IS GAS DEMAND FOR THE SEGMENT IN CFH, AND THE SECOND NUMBER IS THE TOTAL DEVELOPED LENGTH OF THE SEGMENT FROM THE REGULATOR TO THE APPLIANCE, INCLUDING ALLOWANCE FOR FITTINGS.
- RE: 12/P6.1 FOR GAS SERVICE PIPING DETAIL, ARRANGE WITH WEST TEXAS GAS (MATHEW SCHWARZ) FOR NEW NATURAL GAS SERVICE WITH 5# DELIVERY PRESSURE. TOTAL DEMAND = 8298 CFH; TOTAL DEVELOPED LENGTH = 1100 FEET.
- SIZE GAS PRESSURE REGULATOR FOR 5# UPSTREAM OF REGULATOR: 0.25# (4 OZ) DOWNSTREAM. RE: 13/P6.1 FOR GAS REGULATOR PIPING DETAIL.
- SIZE GAS PRESSURE REGULATOR FOR 5# UPSTREAM OF REGULATOR: 1# DOWNSTREAM. RE: 13/P6.1 FOR GAS REGULATOR PIPING DETAIL.
- RE: 14/P6.1 FOR GAS APPLIANCE CONNECTION DETAIL. FINAL PIPE RUNOUT ROUTING TO EACH APPLIANCE IS APPROXIMATE. ADJUST ROUTING AS REQUIRED TO MATCH LOCATION OF GAS PIPING CONNECTION ON APPLIANCE.

Original P5.2
Size gas service with upstream of regulator; downstream
RE: 13/P6.1 for gas regulator piping detail.
Regulator at RTU 32



1 GAS RISER DIAGRAM - PLUMBING
SCALE: NONE



GAS LOAD SUMMARY	
PRIMARY CAMPUS	
DESCRIPTION	NEW
RTU UNITS (RTU-20 THRU RTU-32) (NEW)	920
RTU-1 THRU RTU-63 (EXISTING)	5,498
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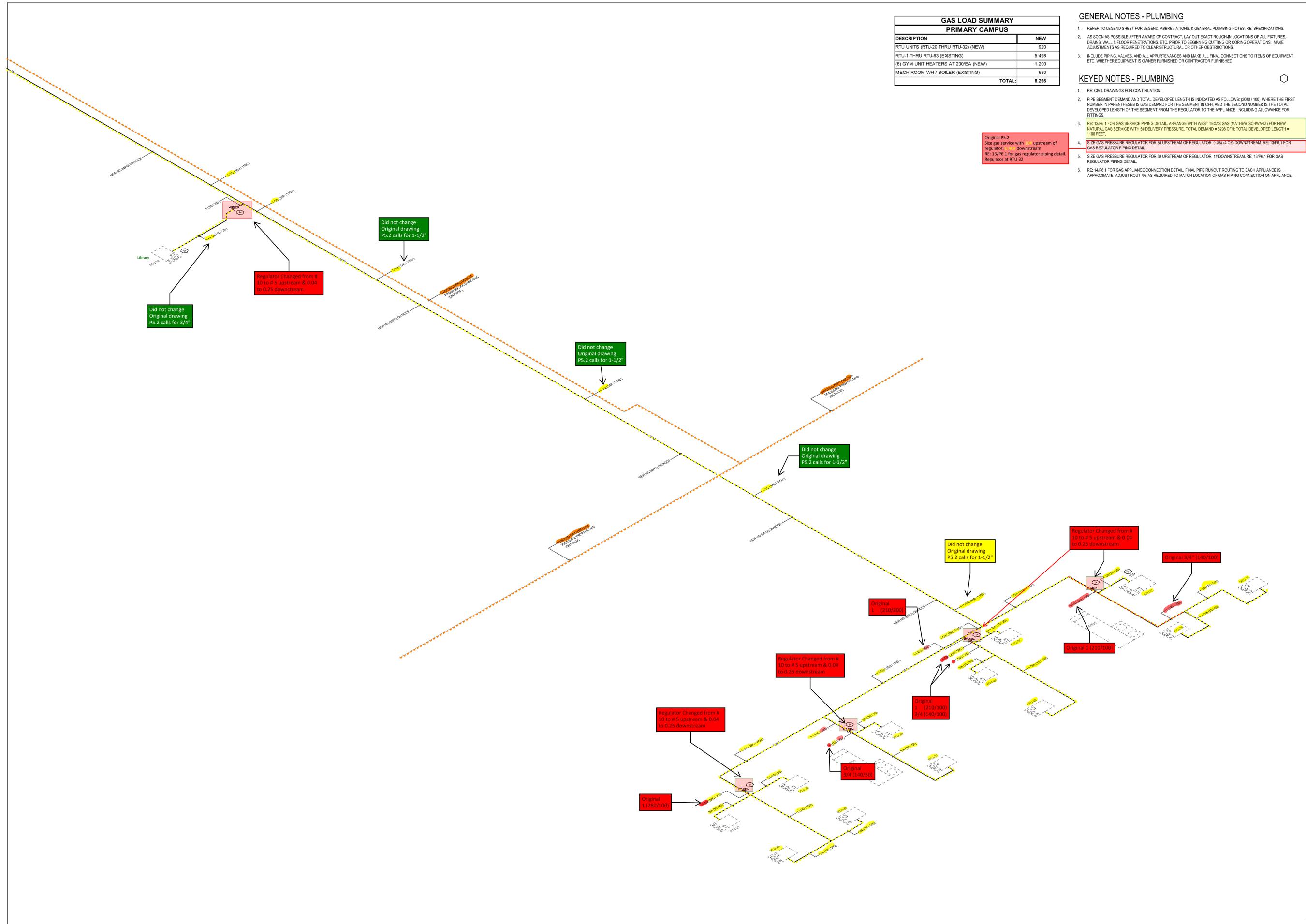
GENERAL NOTES - PLUMBING

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- AS SOON AS POSSIBLE AFTER AWARD OF CONTRACT, LAY OUT EXACT ROUGH-IN LOCATIONS OF ALL FIXTURES, DRAINS, WALL & FLOOR PENETRATIONS, ETC. PRIOR TO BEGINNING CUTTING OR CORING OPERATIONS. MAKE ADJUSTMENTS AS REQUIRED TO CLEAR STRUCTURAL OR OTHER OBSTRUCTIONS.
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KEYED NOTES - PLUMBING

- RE: CIVIL DRAWINGS FOR CONTINUATION.
- PIPE SEGMENT DEMAND AND TOTAL DEVELOPED LENGTH IS INDICATED AS FOLLOWS: (3000' / 100), WHERE THE FIRST NUMBER IN PARENTHESES IS GAS DEMAND FOR THE SEGMENT IN CFH, AND THE SECOND NUMBER IS THE TOTAL DEVELOPED LENGTH OF THE SEGMENT FROM THE REGULATOR TO THE APPLIANCE, INCLUDING ALLOWANCE FOR FITTINGS.
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1 GAS RISER DIAGRAM - PLUMBING
SCALE: NONE

