



Professional Project Management Firm

AGCM, Inc.

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

*AGCM Invoice 12891R, dated 11/01/2025
No Exceptions as submitted.*

*Catherine Blackler, SPM - AGCM
November 2, 2025*

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

Invoice number **12891R**
Date **11/01/2025**

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

Billing Period **09/29/2025 - 10/31/2025**

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	1,397,836.70	1,282,138.95	115,697.75	2,368,233.30	37.12
INVOICE CREDIT	0.00	-15,362.00	-15,362.00	0.00	15,362.00	0.00
Total	3,915,666.00	1,532,070.70	1,416,372.95	115,697.75	2,383,595.30	39.13

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager			
Catherine Blackler	213.50	220.00	46,970.00
Project Advisor			
Derek M. Bird	1.50	247.00	370.50
Jacobo E. Morales	9.00	247.00	2,223.00
Assistant Project Manager			
Michael W. Rogers	202.75	171.00	34,670.25
Walter Nu'u	184.00	171.00	31,464.00
Professional Fees subtotal	610.75		115,697.75

**See page 2 for explanation
and reconciliation of invoice**

Invoice total **115,697.75**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
12891	11/01/2025	115,697.75	115,697.75				
	Total	115,697.75	115,697.75	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

RECONCILIATION OF BILLING BETWEEN SEPT and OCT				
BILLED ON OCTOBER BILLING – NON-TYPICAL				
Derek Bird	1.50	\$ 370.50	10/20/2025	
BILLED ON OCTOBER BILLING (SEPTEMBER LABOR)				
Jacobo Morales	1.25	\$ 308.75	9/30/2025	
Catherine Blackler	11.50	\$ 2,530.00	9/29/2025	
	8.75	\$ 1,925.00	9/30/2025	
Michael Rogers	10.50	\$ 1,795.50	9/29/2025	
	10.25	\$ 1,752.75	9/30/2025	
Water Nu'U	8.00	\$ 1,368.00	9/29/2025	
	8.00	\$ 1,368.00	9/30/2025	
	TOTAL	\$ 11,048.00		
	<u>ACTUAL</u>	<u>MINUS / ADD SEPT</u>	<u>RECONCILED</u>	
September adjusted cost	\$ 86,194.35	\$ 97,242.35	\$ 107,602.35	
October adjusted cost	\$ 115,697.75	\$ 104,649.75	\$ 104,649.75	\$ (2,952.60)
		\$ 370.50	Derek (Not billed in Setp / Billed Oct)	
		\$ 3,520.00	Catherine PTO 16 Hrs in Sept - Billed AGCM	
		\$ 4,104.00	Michael PTO 24 Hrs in Sept - Billed AGCM	
		\$ 2,736.00	Walter PTO 16 Hrs in Sept - Billed AGCM	

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Design Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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WIP Status:

Subtotal	0.00
total	0.00

Program Management Procurement Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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WIP Status:

Subtotal	0.00
total	0.00

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Billable Time	09/29/2025	11.50	220.00	2,530.00
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Misc Administrative: Email

PRI - PR 38 Site Walk to review painted wall

HS Gas conversation review with Smith Propoane - Hook up temp tanks

PRI - LVT Corridor B119 change. Issue notice with marked up drawing to architect to issue PR

INT - D111 missing data outlet for TV - Issue notice with marked up drawings for architect to issue PR

Site walk with Dr Cone - Primary landscaping and wall

Site Photos: Dust control at JH, HS track parking lot to send to Bartlett for corrective action

Photo documentation for Bartlett Dr. Cones concerns related to landscaping, painting & dust control at Pri, JH, & HS

Weekly PR Meeting with Pfluger

Procor: Uploaded ASI 14, 15, 16, 17, 18, 20 to Drive and Drawing module

Procor: Verify all PR's approved to date are uploaded to Documents & Drawings

PR 38 - Sent Pluger drawings and directive on repainting wall at Primary

Generated narrative and emailed Bartlett with Dr. Cones concerns at the Primary, JH & HS.

Billable Time	09/30/2025	8.75	220.00	1,925.00
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Misc Administrative: Email

Rendering files - F/u'd and forwarded to Valerie Frazier LVISD

Trades Certified Payroll: F/U with Christian Cortes, Bartlett Cocke

Technology: Coordinate site walk with Mr. Ramire

Certified Payroll: Called EMARS direct - downloading documents

Primary: Sprinkler need adjusting. Reached out to Michael to follow up with BC

Re Keying Schedules: Prep for meeting at 1:00pm

HS FF & E - Updated drawings / email narrative for change requests

Campus Wide Re-keying: Final Key schedule review with Allegion and district

Billable Time	10/01/2025	7.75	220.00	1,705.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
Technology: Meeting Mr. Ramirez - Invoices / Campus wide Fiber Relocate
HS FF & E - Update dwgs and email narrative from Mtg 09.30.25
Rekeying schedule final review - Updating plans
Technology - Safety and Secure Design Teams Meeting - Biweekly Update
Key Structure Review Admin Bldg - Mr. Mills
Key Structure Review Admin Bldg - Dr. Cone
Key Structure Review Admin Bldg - Jeff Pendelton
Misc Administrative: Time

Billable Time	10/02/2025	6.50	220.00	1,430.00
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Misc Administrative: Email
Brandi Hanzelka meeting to review final narrative / drawings from latest FFE meeting
Athletic Trainer - review whirlpool for drain locations
Mr. Mills - review final key structure for Central Office
Coordination of tomorrows task expectations - Michael Rogers
Allegion - Jeff - phone call to update on Mr. Mills expectations
Dr. Cone - Sign PR 23 - RCO 307R1
Phone Call - Jacobo Morales - Discussion Bartlett Cocke Daily Reports
Misc Administrative: Time
PR 23 (RCO 037R1) Email to Bartlett Cocke
Email contact grouping

Billable Time	10/03/2025	9.00	220.00	1,980.00
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Misc Administrative: Email
Campus wide re-keying schedule updates and narrative to Allegion
Certified Payroll Reports received - Review and respond to BC
Primary - concrete demo sidewalk - response to Christian Cortes email
HS FF & E - Final review drawing update and narrative to design team for changes
Propane gas - meeting with Smith Propane - coordinate new line hook up
PR xx (RCO 049) review overtime
Teams meeting with Pfluger and BC to discuss open items on critical path & PRs status
Team meeting with Pfluger to discuss PR pricing going forward

Billable Time	10/05/2025	5.50	220.00	1,210.00
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Misc Administrative: Email
FF&E HS - furniture needs F106, F107, F107.2, F107.1, F108.1, F109.5. Dwg update & narrative
Emailed LVISD & Meteor
PR xx (RCO 049) JH Bldg 500 OT - review and response to Pfluger to reject.
Contract btw Owner & Contractor research Contingency funding, GC's & Standard Contract.
Email Pfluger
Misc Administrative: Time

Billable Time	10/06/2025	14.75	220.00	3,245.00
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Misc Administrative: Email
LVISD Budget Reconciliation - LVISD accounting system entries
- Reconciliation from 02.2022-10.07.2025
- BCSP PA
- AGCM
- Pfluger
- DBR
- Terracon
- Misc Invoices
Generated excel spreadsheet with Budget and all associated costs projected and paid
Cross referenced LVISD accounting documents with AGCM records
Provided feedback for Belinda Raindl for use in updating LVISD accounting records
Misc Administrative: Time

Billable Time	10/07/2025	11.00	220.00	2,420.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
PR 39 (RCO 049) - Recommendation Letter approval - Dr. Cone / Braden Haley Pfluger
PR 28 review - HS Sidewalk
- 5M Concrete
- JSR Handrails
- Anchor Group Fence
- Davey Tree - Tree Protection
- Roadway Striping
- RTM Asphalt
- Bartlett SP
- United Rental Fence Panels

Billable Time	10/08/2025	7.50	220.00	1,650.00
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Misc Administrative: Email
PO LVISD Switches Primary - follow up with Keagan
Cores Primary - F/u with Scott (VM) 88 green / 46 black
OAC 23 Meeting
FFE follow up on delivery dates with Meteor - Primary
Brandon Mills - Phone call regarding Fire alarm strobe cages at Primary & Int gym
Propane Tank Intermediate: F/U with Clayton Smith on regulations on filling tank
Fiber: Walk at City Park to understand Future Infrastructure Pricing
Primary Move-In Meeting - LVISD stakeholders

Billable Time	10/09/2025	8.25	220.00	1,815.00
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Misc Administrative: Email
Site drive to Primary to check status of grading at PL and natural gas hook up
Budget meeting with Keagan and Lauren LVISD
Dr. Cone meeting - RCO approval / update on campus
Budget updates with latest LVISD costs
Budget meeting - finalize budget reconciliation
RTM - Follow up with Jeff Smith on Track haul off and Soft Digs

Billable Time	10/10/2025	3.00	220.00	660.00
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Misc Administrative: Email
Fiber Relocate - RCO approval to Future Infrastructure
Primary Updates - follow up email to Bartlett on dates for LVISD furnished items
Key structure coordinate final approval on Field house - Mr. Mills
Key structure notified Allegion to proceed with order of cores
Propane gas hook up - coordinating with Smith Propane
RTM set up meeting to discuss track haul off and exploratory services at HS and JH
Schedule - F/U with Walter Nu'u on latest BC schedule
Core Deliver to Arch 8 for Primary
Misc Administrative: Time

Billable Time	10/12/2025	12.00	220.00	2,640.00
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Misc Administrative: Email
PR 15 - email F/U with Michael Rogers, Remove unapproved PR from Procor
Primary - switch install - email F/U with Mr. Armstrong/Mr. Ramirez
PR 28 - email response to Bartlett to make corrections
Preparing coordination efforts for Monday: AGCM, Pfluger, BC, LVISD
Client Savings Tracker updated
Lonestar Council email - responded to status of final payment
BC PA 12 - Self Perform vs General Requirements Comparison
BC PA 12 - Div 01 General Conditions review back up
BC PA 12 - Div 01 General Requirements - review back up
BC PA 12 - Div 01 Schedule of Values - review and comment on WRP buckets and trade partner contract values
BC PA 12 - Div 01 Schedule of Values - review and comment on GC's, GRs, and trade partner billing
Misc Administrative: Time

Billable Time	10/13/2025	10.00	220.00	2,200.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Dr. Cone - meeting prior to subcommittee meeting at

PR 36 (RCO 047) Review of pricing associated with hydro-vac

HS - Propane tie in update - Smith Propane

INT - Propane potential vandalism - Smith Propane & LVISD mtgs

Task delegation - Walter Nu'u and Michael Rogers

Weekly PR Meeting with Pfluger

Subcommittee meeting

Billable Time	10/14/2025	10.75	220.00	2,365.00
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Misc Administrative: Email

BC PA 12 - F/u with Bartlett on WRP expectations

PR 36 (RCO 047) response to Bartlett on pricing not being lump sum

Invoices under 50K discussed with subcommittee - emailed LVISD accounting

HS Bldg 100 Asbestos Abatement - coordinating summer 2026 BC & Burcham

LVISD Accounting Budget update

AGCM Internal Mtg - Coordination

LVISD Accounting Budget update

Altex PO - communication btw Mr. Armstrong and LVISD team.

Derek Bird - Dodson Housing/Ramtech purchased 2022. Confirming backstory for budget reconciliation

Pfluger HS changes during FF & E - finalized and emailed Pfluger

PR 39 - approval narrative to Braden on board approval

PR 28 - Research fence at back between student and construction - confirm compliance with TEA.

Billable Time	10/15/2025	6.75	220.00	1,485.00
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Misc Administrative: Email

Meeting RTM - Jeff smith & Bartlett Cocke - review of PR 36 - hydro excavation costs/Track spoils

LVISD AGCM weekly team meeting

PR 34 - recommendation letter

PR 39 - approval narrative to Braden on board approval

Technology - Safety and Secure Design Teams Meeting - Biweekly Update

Billable Time	10/16/2025	5.75	220.00	1,265.00
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Misc Administrative: Email

Lonestar Payment Claim: Provided feedback to LVISD

Client Tracker Update to include comments related to rejected PR's

WRP BC issued SCO invoices - review against BC PA for compliance

Prepping BC PA for submission to the Board

Prepping AGCM PA for submission to the Board

Billable Time	10/17/2025	6.75	220.00	1,485.00
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Misc Administrative: Email

HS Propane Gas - met Smith on site to review tie-in of HS propane

HS Propane Gas - opening gates

RFI 156 - Fence at track / Retaining wall. Site walk to understand conditions

Billable Time	10/20/2025	8.00	220.00	1,760.00
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Misc Administrative: Email

Meeting Dr. Cone - Primary Plaque - Name changes, distributed response to BC

Meeting Dr. Cone - Fence at track - direction on replacement of fence, distributed response to BC

Timecard update 10.20-10.26

Weekly LVISD Accounting Meeting: Belinda Raindl and Keagan P

La Vernia ISD Discussion - AGCM/Pfluger regroup meeting

Board Meeting

Billable Time	10/21/2025	8.50	220.00	1,870.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Fiber - Meeting with Mr. Armstrong / Mr. Ramirez - Wireless Bridges, Primary Switches and PEO's

Fiber - site walk with Michael Rogers - Primary Tie In

HS on site meeting Bartlett, Ms. Hanselka. Fencing coordination for 10.30.25

OAC 24

Fencing at the Track - site walk with Mr. Mills and Architect

Primary Wireless Bridge site walk - Mr. Ramirez, Michael Rogers

Intermediate Temporary Propane Tank Hook Up - Smith Propane, Bartlett, Walter Nu'u

Junior High / Press Box Wireless Bridge site walk - Mr. Ramirez, Michael Rogers

Bexar Pipeline - researching contact information for Walter Nu'u to set up meeting

Campus Cores - Follow up with Scott Bailey

Misc Administrative: Time

Billable Time	10/22/2025	9.75	220.00	2,145.00
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Misc Administrative: Email

Processing for Dr. Cone Signature

- PR 30, 34, 35, 37

- RCO 42 Temp Portable FA pathway

- RCO 53 Hs GVEC Power

PR 39 - reissued Board narrative to Pfluger for recommendation letter to BC

Primary FF & E Delivery - F/U with Meteor on Logistics plan for Bartlett

Misc Administrative: Email

HS FF & E - research exterior exposed columns for Meteor

Dr. Cone / Michael Rogers: Meeting to discuss wireless bridges, PR 30, 34, 35, 37, RCO 42,

RCO 53

Processing executed PR's executed by DR. Cone. Distributed to design team / BC - PR

30,34,35,37, RCO42, RCO 53

Internal Project Meeting: Jacobo Morales, Catherine Blackler, Michael Rogers, Walter Nu'u

INT - On site meeting with Smith Propane, Bexar Pipe and BC to coordinate temp propane tank

install

INT - Dr. Cone - follow up on removal of existing propane tank

INT - Coordinating with Mr. Mills, BC on securing a temp water heater

Billable Time	10/23/2025	2.50	220.00	550.00
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Campus Wide Fiber: Fiber splicing tie In - Coordination meeting with Intech and Mr. Ramirez to discuss the logistics of setting up the wireless bridges. Conducted a roof walk at the High School, Primary and Intermediate to confirm site conditions and line of sight.

Billable Time	10/24/2025	7.25	220.00	1,595.00
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Misc Administrative: Email

PRI - On site research - leaking fire suppression valves

IES Invoice - hook up of temporary units - Cost comparison analysis

IES Invoice - hook up of temporary units - narrative and approval of invoice. Distribution to LVISD accounting

IES Invoice - hook up of temporary units - F/U on W9 form needed by accounting

Meteor: F/U on Child Nutrition questions on added furniture

INT - Propane to Natural Gas conversations - response to MEP Engineers

PRI - 2nd Valve break - follow up with Mr. Mill / Schedule repairs

PR 41 - Review and analyze pricing to change out LVT in Primary corridor B119 - Response to Pfluger

Bond Budget Reconciliation Update with current information - Bel and Keagan

PR regroup - verify which PR's in Bartlett court and which are in Pfluger court for recommendation letters

HS Gas hook up - onsite inspection

Misc Administrative: Time

Billable Time	10/27/2025	7.25	220.00	1,595.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Primary: FF & E Furniture Delivery - Onsite with Meteor Racheal

INT: Propane Gas - Follow up/site check for install of Natural Gas Line to Chiller Yard

Track Resurfacing: Thanksgiving Coordination - Michael Rogers - Brainstorm Session

Track Resurfacing: Thanksgiving Coordination - Donald Paragon Sports

Weekly LVISD Accounting Meeting: Belinda Raindl Keagan & Lauren

Weekly PR Meeting with Pfluger

Billable Time	10/28/2025	8.00	220.00	1,760.00
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Misc Administrative: Email

HS Shutdown - follow up with Mr. Mills on school events 11.01.25 - Follow up with David Winkelmann Bartlett

PRI Switches - Follow up with Mr. Ramirez on installation date

Paragon Sports - Follow up with Donald on Track Topping over Thanksgiving

PRI FF & E - opening gates for furniture delivery

Fiber: Stands for wireless bridges - Coordination on PO with LVISD accounting

INT: Propane - On site with Smith Propane

INT: Propane - Principal move cars

INT: Propane - On site install of temp tanks

HS FF & E: changes requested - page turner with Pfluger

Billable Time	10/29/2025	4.75	220.00	1,045.00
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Misc Administrative: Email

INT Propane - check in cones in place ready for tanker to fill temp tanks

PRIMARY - Walk with Walter Nu'u on QAQC items to discuss with Bartlett

FF & E Meeting - Meteor: Review of scope and discussion related to pricing

FF & E Meeting - Meteor & LVISD Brandi Hanselka - Final clarification of items needed for HS FF & E

FF & E Meeting - Meteor - Site walk at Primary to relocate Library furniture

Primary: Relocate boxes in new Admin office to new work room for new furniture set up

Billable Time	10/30/2025	4.00	220.00	880.00
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Misc Administrative: Email

Track Resurfacing - meeting with Dr. Cone, Coach Null and Michael Rogers

HS: FF & E: Response to Pfluger with items clarified after FF&E meeting Brandi Hanselka LVISD & Jen Lewis Meteor

Coordination track resurfacing / Fiber splicing progress with Michael Rogers

Misc Administrative: Time

Billable Time	10/31/2025	8.00	220.00	1,760.00
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Misc Administrative: Email

GVEC Payment - Follow up with Bartlett

PR 39 - Follow up with Pfluger to issue the recommendation narrative

BC Draft PA 13 - Prep for review

Firetrol Invoice - JH FA final analysis review with Michael Rogers

Terracon tracking and invoices - review process Walter Nu'u

Invoices: Follow up with Bexar Pipeline for invoice related to install at Intermediate

Invoices: Follow up with RTM for Invoice related to track spoils haul off

Invoices: Follow up with Belinda Raindl on GVEC payment for CTE overhead poles

Invoices: Follow up with Lonestar Paving - need final PA 03

Invoices: Follow up with Keagan - Intech - packing slip / PO acceptable to pay

Invoices: Altex - prepping for subcommittee and funding

Invoices: Arch Div 8 - prepping for subcommittee and funding

Invoices: Aries - prepping for subcommittee and funding

Invoices: Smith Propane (4) total - prepping for subcommittee and funding

Invoices: RTM track spoils - prepping for subcommittee and funding

Invoices: Statewide Patrol - prepping for subcommittee and funding

Invoices: Terracon - prepping for subcommittee and funding

Misc Administrative: Time

Subtotal	213.50	46,970.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Project Advisor

Derek M. Bird

Billable Time	10/20/2025	1.50	247.00	370.50
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Discussion with Pfluger, Dr. Cone, and AGCM on Change order procedures and processes.

Subtotal	1.50		370.50
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Jacobo E. Morales

Billable Time	09/30/2025	1.25	247.00	308.75
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Meeting with AGCM Team to discuss project updates, milestones, challenges, current work in progress

Follow up Certified Payroll Reports Trade Partners and daily logs from Bartlett Cocke

Billable Time	10/06/2025	1.00	247.00	247.00
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Meeting with Catherine to discuss Budget Reconciliation and JH Bldg. 500 Fire Alarm Reconnect overtime

Billable Time	10/07/2025	3.25	247.00	802.75
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Meeting with AGCM Team to discuss project updates, milestones, challenges, current work in progress

Site walkthrough around the 4 Campus to observe work in progress

Meeting with Catherine to discuss recommendation Letter for PR #39 (RCO (#49)

Billable Time	10/08/2025	1.00	247.00	247.00
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OAC meeting attendance

Billable Time	10/15/2025	1.00	247.00	247.00
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Meeting with AGCM Team to discuss project updates, milestones, challenges, current work in progress

Billable Time	10/22/2025	1.50	247.00	370.50
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Meeting with AGCM Team to discuss project updates, milestones, challenges, current work in progress

Follow up and review Daily Report Submission Process by Bartlett Cocke

Follow up updates of observations and deficiencies reports from all parties

Subtotal	9.00		2,223.00
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Assistant Project Manager

Michael W. Rogers

Billable Time	09/29/2025	10.50	171.00	1,795.50
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Site visit to Primary to check progress of NG line installation

Site visit to JH to check progress of existing sewer investigation

Reviewed RFI #155 pertaining to JH existing sewer

Reviewed/uploaded BC weekly progress report

Misc admin work

Completed review of RCO0048 - PR#30

Checked on progress of fiber reroute

Assisted LVISD Maintenance in investigating power outage at JH Cafeteria

Began reviewing RCO0037R1 - PR#23

Located ASI containing Primary door signage for contractor

Billable Time	09/30/2025	10.25	171.00	1,752.75
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FF&E meeting at Support Center

Checked with Future Infrastructure for updates

Reached out to BC regarding complaint on water sprinklers

Misc admin work

Worked on review of RCO0037R1 - PR#23

Followed up with LVISD regarding yesterday's power outage at JH

Gave ASAP access to Support Center IDF

Worked on RCO0048 - PR#30

Spoke with ASAP regarding updates on fiber relocate

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Billable Time	10/01/2025	9.50	171.00	1,624.50
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Followed up with Future Infrastructure and ASAP; received update from ASAP
Walked city park side of fence and located LVISD fiber vault on city side
Spoke with ASAP about findings; devised 2 alternate courses of action
Discussed courses of action with C.Blackler; provided ASAP with notes
Reviewed notes with C.Blackler from yesterday's FF&E meeting while she marked drawings and added items to list
Provided C.Blackler with notes on PR#23 and PR#30
Marked up drawing with newly identified route of existing fiber to Primary; wrote narrative explaining findings
Reviewed ASAP's proposal and drawing
Safety, Security & Technology meeting
Followed up with Lonestar Paving regarding the track asphalt
Contacted by LVISD regarding vents in Intermediate boiler room; expressed concern with Pfluger
At request of LVISD IT, inquired about panel in HS Library
Updated C.Blackler on fiber status, PR23, and PR30
Misc admin work

Billable Time	10/02/2025	8.75	171.00	1,496.25
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Escorted ASAP into HS400 IDF for splicing
Requested BC open a section of construction fence at Primary at request of LVISD Maintenance
Misc admin work
Emailed LVISD IT drawing of Support Center fiber route; asked for written request for ASAP to cut/splice in 400 IDF
Inquired with BC about LVISD hanging 4H banner on fence at bus loop between Primary and Intermediate
Began reviewing RCO0050 - PR#28
Received, downloaded, and uploaded to Procore all of BC certified payroll
Coordinated a walk for following Tuesday w/LVISD IT and ASAP to ID Support Center fiber origin, route, & termination

Billable Time	10/03/2025	0.75	171.00	128.25
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Checked visibility of paint markings at track in preparation for Lonestar Paving to correct punch items

Billable Time	10/03/2025	9.25	171.00	1,581.75
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Continued reviewing RCO0050 - PR#28
Misc admin work
Met with BC at Primary regarding fiber to portables, potential drainage issues, and area adjacent to pavilion
Met with Lonestar Paving at track as they began to correct punch items
Escorted ASAP into HS300 MDF
Emailed photo and narrative about area adjacent to Primary pavilion
Checked progress of Lonestar Paving
Spoke with ASAP regarding new bore to Primary and need to locate UG utilities
Requested BC clean and clear area at lay down yard so ASAP can locate UG utilities before bore

Billable Time	10/06/2025	10.00	171.00	1,710.00
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Misc admin work
Verified Lonestar Paving completed punch list
Advised Paragon Sports the punch items were corrected; asked for a date they will re-inspect the track
Showed BC where to clean and clear at lay down yard so ASAP can locate UG utilities
Primary HVAC owner training
Worked on RCO0050 - PR#28
Meeting regarding JH fiber reroute

Billable Time	10/07/2025	9.00	171.00	1,539.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Misc admin work

Fiber walk with LVISD IT and ASAP to show LVISD Support Center fiber origination, route, and termination

Notified of sewer located at JH; went to JH to investigate; met with BC regarding sewer

Completed review of RCO0050 - PR#28; discussed/compared with C.Blackler

Billable Time	10/08/2025	9.00	171.00	1,539.00
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Walked JH, auditorium, HS MDF with WJHW to investigate JH fiber reroute

Coordinated troubleshooting with ASAP and LVISD IT

Misc admin work

Discussed OAC meeting with C.Blackler

Began reviewing Future Infrastructure change order pricing

Investigated fiber hand holes north of lay down yard

Escorted ASAP into HS400 IDF to make corrections

Spoke with ASAP regarding alternate option for splice to Primary; passed info onto C.Blackler to present to LVISD

Checked on RTM sewer investigation at CTE

Confirmed price for fiber to Support Center for approval; discussed alternate option for Primary and confirmed viable

Billable Time	10/09/2025	6.50	171.00	1,111.50
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Spoke with Paragon Sports regarding track elevations; reported findings to Lonestar Paving

Followed up on inhibitors for Intermediate chiller

Marked up drawing for alternate Primary fiber plan; sent to Future Infrastructure and ASAP

Misc admin work

Reviewed RFIs and posted necessary drawings

Spoke with Future Infrastructure regarding scope of work and timeline for completion

Scheduled Lonestar Paving to return tomorrow to address one remaining punch item at track

Billable Time	10/10/2025	4.00	171.00	684.00
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Met with Smith Propane and gave access to begin plumbing for gas lines at HS Library

Met with BC and requested information on RTM T&M

Misc admin work

Provided Future Infrastructure and ASAP information on scope of work for JH fiber reroute

Provided updated fiber spreadsheet to LVISD IT

Updated BC on fiber reroute schedule

Billable Time	10/10/2025	5.00	171.00	855.00
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Investigated risers at JH500 to see if they can be used for JH fiber reroute

Marked up drawing of risers; sent drawing and photos to design team with suggestion to use existing UG raceway

Spoke with WJHW regarding suggestion for JH fiber

Posted PR#15 drawings to Procore

Posted PR#15R drawings to Procore

Checked track to ensure last punch item was addressed

Checked Smith Propane progress with gas lines

Billable Time	10/11/2025	0.50	171.00	85.50
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Monitored GVEC switchover and notified LVISD IT when it was safe to turn on servers and equipment

Billable Time	10/12/2025	0.25	171.00	42.75
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Updated BC on status of fiber reroute

Billable Time	10/14/2025	9.00	171.00	1,539.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Phone discussion with ASAP regarding HS fiber and scheduled walk for JH fiber
Misc admin work
Touch base meeting with C.Blackler
Informed Paragon Sports punch list is complete; scheduled re-inspection
Followed up with LVISD regarding as built or manufacturer info on shade structure at intermediate
Began reviewing RCO0044 - ASI#13
Responded to RTM near miss at CTE pad when overhead power line was struck
Responded again with LVISD Maintenance to ensure no electrical issues at Ag Shop when power returned
Spoke with ASAP regarding scope to complete fiber to Primary

Billable Time	10/15/2025	11.00	171.00	1,881.00
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Misc admin work
Met with Paragon Sports at track to inspect last punch item correction
Review meeting at Support Center with RTM and BC
Completed review of RCO0044 - ASI#13
JH Fiber walk with ASAP; also discussed scope and ASAP's concerns for Primary splice
Addressed JH Fiber walk and Primary splice concerns with C.Blackler
Spoke with LVISD IT regarding wireless bridge as a failsafe for Primary splice
Reached out to Future Infrastructure to get schedule of remaining work
Responded to ASAP's email regarding plan to splice Primary fiber
Reviewed ASI #22 and forwarded to Future Infrastructure and ASAP
Emailed RCO0044 - ASI#13 assessment and notes to C.Blackler

Billable Time	10/16/2025	9.00	171.00	1,539.00
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Met with BC to discuss yesterday's meeting with RTM and provide update on fiber reroute
Notified of water line strike at JH; notified LVISD; responded to investigate and document
Followed up with BC regarding inhibitors in Intermediate chiller; advised LVISD of feedback received
Reviewed RCO0048 - PR#30; forwarded analysis and notes to C.Blackler
Misc admin work

Billable Time	10/20/2025	6.50	171.00	1,111.50
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Reviewed and signed September COW forms for BC
Misc admin work
Researched info on Inhibitors for Intermediate chiller in design docs and submittals
Spoke with Future Infrastructure about quotes and plan/schedule
Provided info from Future Infrastructure to C.Blackler

Billable Time	10/21/2025	9.50	171.00	1,624.50
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Reached out to ASAP about type of fiber to Primary
Reached out to LVISD IT about wireless bridge for fail safe
Researched pricing on wireless bridge
Misc admin work
OAC meeting
Walked Primary, Intermediate, HS300, JH, and Press Box with LVISD IT to investigate wireless bridges
Spoke with ASAP regarding upcoming fiber splicing
Spoke with Paragon Sports regarding track
Relayed ASAP and Paragon information to C.Blackler

Billable Time	10/22/2025	10.50	171.00	1,795.50
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Misc admin work
Marked drawing with wireless bridge plan for LVISD
Met with Dr. Cone regarding wireless bridge plan
Met with LVISD IT and provided wireless bridge plan
Advised BC of wireless bridge plan
Requested P.O. for wireless bridges from Central Office
Advised Future Infrastructure and ASAP of Friday's school events and rescheduled splices for following week
Reviewed ASAP's RFI on ASI #22 and forwarded to Pfluger and WJHW
Reached out to MEP Engineering regarding Intermediate chiller inhibitors
Uploaded BC COW forms to Procore
Posted drawings for PR #s 30, 41, 44, 46, and RCO0042
Responded to and investigated lights out at JH500 Cafeteria

Billable Time	10/23/2025	7.50	171.00	1,282.50
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Walked Pri, Int, and HS with LVISD IT and Intech to develop scope for wireless bridges
Investigated Pri roof and above ceiling grid for existing roof penetrations to be used for wireless bridge cabling
Misc admin work
Coordinated with LVISD and BC for a Pri fire line shut down for the following day

Billable Time	10/24/2025	5.00	171.00	855.00
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Reviewed Firetrol invoice based on recently provided certified payroll
Misc admin work
Reviewed submittals
Went over Firetrol assessment with C.Blackler

Billable Time	10/27/2025	9.25	171.00	1,581.75
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Walked Primary w/ C.Blackler to note punch items to be addressed prior to punch walk
Investigated water leak in ceiling at Int Gym
Met with Bexar Pipeline at Intermediate to get them started with installing gas line
Followed up with Future Infrastructure regarding hydro vac for fiber at vault 6
Followed up with LVISD IT for ETA of wireless bridges
Misc admin work
Researched CDs and Addendums for spec regarding flushing and adding inhibitors to chiller
Reviewed 2025 football schedule to determine plan for track resurfacing
Walked track to verify all punch items are addressed
Addressed Int Gym lights not turning off with BC

Billable Time	10/28/2025	9.25	171.00	1,581.75
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Misc admin work
Phone call with Paragon Sports to discuss procedure and schedule of track resurfacing
Marked up calendar with track resurfacing schedule for LVISD
Followed up with LVISD IT regarding wireless bridges and Maintenance for antenna stands
Followed up with Future Infrastructure and ASAP
Followed up with Pfluger regarding RFI for ASI #22 - JH fiber reroute
Completed research of Int chiller specs and responded to BC regarding flushing and adding inhibitors
Reviewed PR #38
Met with Smith Propane and BC at Int for propane tank installation
Took measurements for Library wall at Primary

Billable Time	10/29/2025	5.00	171.00	855.00
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Contacted by LVISD regarding irrigation sprinklers at Primary; addressed concerns with BC
Conversations with LVISD, BC, Future Infrastructure, and ASAP with updates for wireless bridges
Contacted by LVISD regarding low pressure in propane at JH; provided BC w/ requirements for adjustments
Misc admin work

Billable Time	10/30/2025	9.50	171.00	1,624.50
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management
Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Meeting with Dr. Cone and Coach Null regarding track resurfacing schedule
Met with LVISD IT and Maintenance to inspect wireless bridge stands and coordinate plan for installation
Investigated potential roof penetration w/Maintenance for wireless bridge at Primary; found to be #1 option
Relayed information and photos to LVISD IT; developed timeline for bridges and splice to Primary
Emailed Paragon with ideas to improve track resurfacing schedule
Asked Pfluger for response on ASAPs RFI for ASI #22
Provided Future Infrastructure and ASAP with update from LVISD IT
Provided BC with update from LVISD IT, Future, and ASAP
Provided LVISD with feedback from Paragon

Billable Time 10/31/2025 6.00 171.00 1,026.00

Followed up with BC regarding chiller flush
Misc admin work
Researched OFCI undercounter ice maker to replace HS100 OFCI dishwasher; saved to Procore
Provided Firetrol feedback on revised invoice
Began identifying appliances on drawings and documenting on spreadsheet

Billable Time 10/31/2025 2.50 171.00 427.50

Continued identifying appliances on drawings and documenting on spreadsheet
Addressed questions about certain appliances with BC

Subtotal 202.75 34,670.25

Walter Nu'u

Billable Time 09/29/2025 8.00 171.00 1,368.00

Checked and respond to emails
Updates the team with constructions progress
Met up with the IT guys and BC to test the intercom system and troubleshoot to ensure proper operation.
Walked the site superintendent to discuss areas needing correction
Met up with BC stuff and our team to review wall finishes at primary renovation/library addition in the hallway area.
Reviewed ASI#14 for designated rooms to confirm alignment with intercom installation.
Walked the intermediate building to review ongoing construction progress.
Observed the above ceiling, overhead work
Generated daily reports, took photos. and upload them on to Procore.

Billable Time 09/30/2025 8.00 171.00 1,368.00

Check emails and responded.
Walked the primary with superintendent to review some areas for corrections
Work on consolidated documents and upload on Procore.
Review Terracon testing documents and upload.
Generate Observations and distribute to the team.
Review punch list and generated observations reports.
Visit CTE area to observe progress.
Walked the intermediate site and primary site for observation

Billable Time 10/01/2025 8.00 171.00 1,368.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Walked with IT guys at Primary to test intercoms
 Observed Fire Troll terminating access control to the main box.
 Visit JH construction entrance to make sure it correct area that was not in compliance with SWPP.
 Checked on the gas line installation at primary site and observed the installation.
 Walked the JH tennis court to check the condition of the court to make sure it dust free for the game.
 Walked the construction entrance to correct condition of the boulder rock to make sure it met requirements of a construction entrance.
 Assist the crew to make sure it meet the expectations.
 Visited Intermediate building to observe the construction progress.
 Visited CTE to observed sewer line installation.
 Review Sub#1.07 - Nyloplast Basin - P2
 Review Specification - 33 42 11 - Stormwater Gravity piping
 Review Submittal #2R1 Site Fill Material.

Billable Time	10/02/2025	8.00	171.00	1,368.00
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Visit JH tennis court to make sure it dust free for the game tonight
 Walked the construction site at JH to observe the building of the retaining wall
 Work on Observation reports and follow up with GC to correct items that needs to be corrected
 Review submittal#1.3 Storm Water piping - PKG 2
 Observing installation of the storm drain at CTE area.
 Verified materials and review Utility Civil plan at HS (CTE) .
 Visit Intermediate building to meet with MEP for above ceiling inspections
 Walked the Intermediate building to observe the ongoing construction progress.

Billable Time	10/07/2025	9.00	171.00	1,539.00
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Check emails and responds,
 Walked the site to check on the construction's security fences to make sure it secure and all gates closed during school hours.
 Walked the CTE site to observe the dirt excavation, cutting and compacting for density requirements.
 Visit the library new addition to observe the overhead progress.
 Visit MJ the plumber at primary site to observe the gas line installation.
 Visit JH site to observe the building of the retaining wall.
 Checked on the ongoing sewer line installation at the new building pad.
 Walked the primary site to observe the playground rubber turf installation.

Billable Time	10/08/2025	8.00	171.00	1,368.00
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Walk the site to discover large shade structure for the playground and respond to the request.
 Sat in the OAC Meeting with design team, Contractor and AGCM team.
 Walked the intermediate building to observe the installation of the stair rails.
 Participating above ceiling inspection with the engineering, architects, Bartlett Cocke team and the design team at intermediate new classroom addition, Intermediate Gym addition and the Primary library new addition.
 Visit JH school to observe the foundation pad ongoing progress, retaining wall prepping and sewer line installation.

Billable Time	10/09/2025	8.00	171.00	1,368.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Visit Intermediate parking lot to direct parking situation to make sure school parking lot is available for La Vernia staff.
Met with Bartlet Corke to discuss a couple area that needs attention per owner request.
Visit CTE area to observe the cable types for the feeder lines for power distribution.
Observed the cutting of the dirt for the CTE building pad that also testing the moisture and density.
Walked the intermediate to observe the ongoing construction progress
RTM trenching to tie in the storm drain for downspouts
Samuel Glass installing brake metals on window frame and on corners.
Raining King installing metal soffits on the exterior wall
Review submittal#11.10. Soffit panels - Project
Review Spec 07 42 15 - Preformed Metal soffit Panel.
Observed overhead, flooring, plumbing fixtures installation and data's testing.

Billable Time	10/10/2025	9.00	171.00	1,539.00
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Walked the site to check on the construction's fences to make sure it secure and all gates are close.
Visited JH to observe the ongoing utilities progress, dirt moving, retaining wall progress.
Visited primary gas line installation, prepping to pour flowable concrete.
Met with GC contractor and subs foreman to discuss the progress and the expectation.
Walked the intermediate roof top to observe the gas line installation.
Reiew Submittal#6.00: ASI Gas Piping (Prim.) - P1
Review Specification 22 10 05 - plumbing piping.
Work on reviewing more a RFIs and Submittals.
Walked CTE to observe GVEC relocate power for construction work.
Observed IES the electrician pulling power cable from temp electrical cabinet to the existing building for power.
Visit HS Library building and Building 500 to observe Gas Smith working on installing temporary gas line.
Walked intermediate site to observed site work, installing storm drains, laying PVC gravity sewer pipes
Review Sub#1.6: Stormwater Piping - PKG 1
Review Specification 33 42 11 - Stormwater Gravity piping
Generated daily Reports, take pictures and upload on Procore.

Billable Time	10/13/2025	9.00	171.00	1,539.00
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Check emails and respond to email and making phone calls.
Reviewing submittals and RFIs
*Submittal #5.22 Exterior Light
*Submittal #6.15 Plumbing Slap Rough-In (HS Area F) - P2(2)
*RFI#147 Area L Canopy Detail Clarification
*RFI#149 Int. Room D209 Ceiling vs RA Duct
*RFI#156 JHS Retaining Wall Weeps at Track
Work with Smith gas investigates gas line.
Observed asphalt installation at the primary parking lot and driveway
Walked the CTE area to observe the investigation the underground to find where water come from.
Walked the roof at intermediate to observe the installation of the new RTU.
Observed the gas line installation.
Walked the existing gym at intermediate to check for water leaks through the CMU wall.
Walked the intermediate 1st floor to observe the installation the eyewash stand.
Met with Smith gas discussed the intermediate gas line expectations.

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Billable Time	10/14/2025	8.00	171.00	1,368.00
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Walked the site with BC safety personal to discuss safety concerns of the site.
Walked CTE area to observe the investigating of a water leaking from underground.
Respond to the Bartlett Corke to notify the right team that is responsible for maintenance of the school.
Walked with Lavernia AC personal to investigate the issue he had that one of the portable ac units is not working properly.
Make a phone call to set up a service on the ac unit.
Walked the intermediate Roof top to observe the insulating of the condensate line.
Visit the intermediate site observed the ongoing storm drain installation.

Billable Time	10/15/2025	8.00	171.00	1,368.00
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Met up with Jim (Lavernia AC guy) and Aries AC technician to fix the ac unit at Aries portable building.
Walked the 100 building to check on the MJ (plumber) to observe gas line installation
Walked the site to check on the security constructions fences to make sure they are secure and locked on some areas.
Bartlett Cocke take down some of the fences at Intermediate site to get ready for site work.
Work on review Geotechnical & Material Testing reports and upload them on Procore.
Review Observations and closed items that are corrected.
Walked the intermediate new building for observation and quality control.
Met up with BC Super to discuss the punch list progress.
Walked the bathroom to observe partition wall installation.
Checked all windowsill to observed and take pictures to upload on procore.

Billable Time	10/16/2025	8.00	171.00	1,368.00
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Walked the intermediates 2nd floor to observe above ceiling progress from labeling plumbing piping, installing supply tap lines insulation, for high school building.
Observed the LVT flooring installation at Intermediate building
Walked intermediate gym addition, electrical rough in, pulling wires by the electrician
Walked the 1st floor to observe the bathrooms, Toilets fixtures, setting cubit partition wall for each stall
Observed the installation of the water heater closets and building its racks
Review submittal#3.13 Electric heater
Visit JH to observe the gas line installation.
Respond to call about a water leak from under the CMU wall at intermediate new gym.
Work with Jim from maintenance department to investigate the issue.

Billable Time	10/17/2025	7.00	171.00	1,197.00
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Discover there is a water leaks from under the old sidewalk.
I investigated by digging to find the existing line and notified Mr. Mill about the issue.
Due to school is closed and the maintenance from school is not available, I perform the investigation by digging to find the where the broken line.
Walked the JH to observe the installation of the gas line to for building 100 and 500.
Walked the intermediate building for observations,
Water Heater closet installation
Millworks installation and countertops
Above ceiling punch list to correct some overhead issues
Observed awning soffits installation and wall metal panels.

Billable Time	10/17/2025	2.00	171.00	342.00
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Discover there is a water leaks from under the old sidewalk.

Billable Time	10/20/2025	8.00	171.00	1,368.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Work with Mr. Mills and his team to investigate the water leaks at JH.
 Worked on replacing core keys at Primary new addition
 Met up with Bartlett Corke PM and Smith Gas installer to discuss the location where the propane will stage and how to run pipes to the building.
 Walked the library new addition to observe the grading progress.
 Observed water testing.
 Flushing out the system to make sure all the line has no leaks.
 Walked the intermediate site to observe the ongoing storm drain installation.
 Visit the intermediate boiler room to investigate water leaks that was reported and get it fix.

Billable Time	10/21/2025	8.00	171.00	1,368.00
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Check emails and respond
 Sat in the OAC meeting with BC, design team and Lavernia representative.
 Work on swapping out all the core keys at primary to new cores keys
 Met up with Bartlett Corke superintendent to discuss the location of the temporary propane tank.
 Walked the site to observe prepping of the site to get ready for shooting elevation to start grading

Billable Time	10/22/2025	8.00	171.00	1,368.00
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Work on consolidate documents on Procore for closeout documents
 Check emails and respond.
 Create daily report and upload on Procore.
 Conducting a meeting with the main GC and Gas subcontractors to discuss the temporary gas execution to get it done asap.
 Walked the library site to observe the new sidewalk progress.
 Concrete pour, grading the site to elevation.
 Observe installation the storefront for library entrance, verified Submittal #14.0: Aluminum Openings
 Walked the intermediate to observe the installation the 18" PVC Basin 12" PVC for storm drain.

Billable Time	10/23/2025	8.00	171.00	1,368.00
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Walked the site to observed constructions progress.
 Met with Lavernia maintenance department stuff for an owner training on plumbing at Primary new addition building.
 Walked the site to observed storm drain installation.
 Walked the library new addition site to observe sidewalk concrete pour and grading.
 Work on observation list to close some open items and correct them.
 Walked the roof at Intermediate gym addition roof to observe the installation of exterior wall metal panels.
 View Sub#11.9 Metal Panels
 Verified materials
 Observed the intermediate awning metal soffit installation.
 Walked the intermediate interior progress.
 Observed plumbing system installation.
 Test the water line for leaks
 Flush the lines.
 Installed bathroom fixtures
 Install partition walls.
 Reviewing Submittal# 6.8R2 Plumbing Fixtures.

Billable Time	10/24/2025	5.00	171.00	855.00
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Walked the site and work on blowing dust off the HS parking lot.
 Walked the intermediate for Observation.
 Responding to a leaking shut off valve at the main.
 Monitored and supervising the subcontractor fixing the valves down inside the vault.

Billable Time	10/27/2025	11.00	171.00	1,881.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Check email and update the construction team.
Generated daily reports and upload pictures on Procore
Monitoring gas line installation at intermediate.
Assist the subcontractor to provide what they need to complete gas installation in a timely manner.
Walked the gym to investigate why the light is off.
Walked with the electrician to check on the parking lot lights.
Observed RTRM grading the dirt at the intermediate court area.
Bear Pipeline approach they were done and we walked to check the depth and tested to make sure no leaks.
Back filled and clean everything pipeline touch.
Met with FF&E representative to show where to park and unload furniture's
Walked with her and discuss the expectations and liability of the building.

Billable Time	10/29/2025	10.00	171.00	1,710.00
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Check on emails and update the teams about the constructions progress
Walked with IES Superintendent to investigate the light issue at the intermediate existing gym.
Discovered it was a bad relay and related to the Lavernia maintenance director.
Assist the primary principle to relocate files, storage racks and boxes from the new admin office to the new work room closer to the art room.
Assist furniture's guys to set furniture inside the new admin office room
Walked JH to investigate the plumbing issue.
Met with Lavernia plumber team and BC to identify the issue and came up with a plan to get it fix right away.
Monitoring the FF&E subcontractor setting furniture's and assembling them in each room at primary addition and admin addition.
Walked the primary for final inspection on furniture's to make sure we verified items, matched on what was order and submitted.

Billable Time	10/30/2025	9.00	171.00	1,539.00
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Follow up with Subs on back filling and clean up materials at intermediate court.
Walked the site to checked on security constructions fences to make sure they were secure and closed.
Visit Library HS new sidewalk for student to reroute due to future construction.
Monitoring removing of the existing propane tank at intermediate area.
Visit primary to observe replacing damaged sidewalk.

Billable Time	10/31/2025	8.50	171.00	1,453.50
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Check emails and responds.
Follow up with Subs on back filling the hole and picking up materials at intermediate court.
Visit Library HS to meet with subs and open the gate for them fill the propane tanks.
Walked the subs at HS site to talk about their task of cutting the sidewalk.
Walked the intermediate new building for observation.
Visit primary to observe the ongoing landscaping progress.
Observed sidewalk concrete pour at primary.
Walked with Bartlett Cocke superintendent and subcontractor at HS site to discuss the upcoming work.
Observed cutting the sidewalk and documented.
Walked with Smith gas to make sure all propane tanks are filled.
Checked on the Chiller to observe draining the pipes and changing filters

Billable Time	10/31/2025	0.50	171.00	85.50
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Investigate a muddy water flowing across the street toward to intermediate field.
Reported the issue to Brandon by email.

Subtotal	184.00	31,464.00
Labor total	610.75	115,697.75

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management
Close-out Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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WIP Status:

Subtotal	0.00
total	0.00

Program Management
Warranty Phase

Phase Status: Active

Billing Cutoff: 10/31/2025

Date	Units	Rate	Amount
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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: 10/31/2025

Date	Units	Rate	Amount
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WIP Status:

Subtotal	0.00
total	0.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	3,915,666.00	1,485,910.91	38	2,429,755.09	62
Expense		230.54		-230.54	
Consultant		45,929.25		-45,929.25	
Total	3,915,666.00	1,532,070.70	39	2,383,595.30	61