

<b>TO:</b>	<b>Dr. Cone,</b> Superintendent of Schools, LVISD	<b>FROM:</b>	<b>Catherine Blackler</b> <i>Catherine Blackler</i> Senior Project Manager, AGCM
<b>cc:</b>	Belinda Raindl, LVISD		Michael Rogers, AGCM
<b>RE:</b>	La Vernia ISD – Bond 2023	<b>DATE:</b>	June 18, 2025
<b>SUBJECT:</b>	PR No. 06	<b>PR DATE:</b>	April 03, 2025
<b>PR COST:</b>	\$ 11,133.00	<b>CONTRACTOR:</b>	Bartlett Cocke (RCO 15)

Dear Dr. Cone,

Bartlett Cocke (BC) submitted pricing to address the cavity discovered at the Primary/Intermediate bus drive. The corrective work, outlined in **PR No. 06** dated **April 3, 2025**, is proposed at a total cost of **ELEVEN THOUSAND ONE HUNDRED THIRTY-THREE DOLLARS AND 00/100 (\$11,133.00)**.

AGCM performed a detailed review of the scope, verified quantities, and confirmed allowable markups to ensure alignment with the contract documents and the revised scope of work. The pricing reflects the most recent updates and responses. Funding for these changes will be drawn from the contingencies within the GMP and will not require a Change Order to the contract.

**1. SOURCE of SCOPE CHANGE:**

**a. PRIMARY / INTERMEDIATE**

- A subsurface cavity was discovered beneath the Primary/Intermediate bus drive.
- The void is estimated to be approximately 8' x 8' x 8'.
- The existing concrete drive is 7" thick.
- The full extent of the conditions is currently unknown.
- This PR is to saw-cut the concrete drive and haul off spoils.
- Exposed cavity and fill with flowable fill.
- Set rebar for new concrete slab, and pour back with 5,000 psi concrete

Additional investigation will be conducted once the drive is opened to determine the full extent of the damage. If conditions extend beyond what was originally quoted, the team will assess the situation and determine the necessary corrective actions.

**3. TRADE PARTNERS PRICING:**

i. RTM Construction LTD	Utilities	11,133.00
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**4. FUNDING SOURCE:**

a. GMP – Owner Contingency	<11,133.00>
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**5. PROJECTED CONTINGENCY (After PR Approval):**

a. GMP – Owner Contingency	1,409,884.54
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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.



Professional Project Management Firm

Sincerely,  
**AGCM, Inc.**

*Catherine Blackler*

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**Catherine Blackler**  
Senior Project Manager

Attachment: PR 06 – RCO 15 Bartlett Cocke

/cb

# Request for Change Order



La Vernia ISD 2023 Bond Projects (231091)

No. RCO0015

Printed: May 12, 2025 ✓

Description **PR#6** - Unforeseen Cavity Fill at PKG 1 Bus Drive Date 2025-05-12  
Status: Pending Review Days Impact:

## Scope of Work

Correct. TBD upon final investigation

Demolish a section of existing bus drive adjacent to existing storm inlet where concrete has sunken. Examine existing Stormwater piping for damage. (Repair is not included in this pricing and will need to be reevaluated if discovered at time of examination.) Pour flowable fill inside of cavity under bus drive at storm inlet. Dowel in a pour new concrete pavement (5000psi Concrete) to match elevations of un-sunken pavement. ✓

✓ \*\*This is not ROM, subcontractor has qualified as found in the RCO.

✓ \*Water testing is not included in this pricing as the test type was never specified making it not quantifiable.

✓ \*If there is not any damage to the existing Stormwater piping this work is estimated to impact the area for 1 week. The section of pavement will need to be blocked off from traffic.

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

## RCO Detail

From	Description	Amount (\$)
RTM Construction LTD	Utilities	11,133.00
	Owner Contingency	-11,133.00 ✓

Total (\$) \$0.00

## Submitted:

Bartlett Cocke General Contractors LLC

By: Alexander Ragland; Asst. Project Manager

Date: 5/12/2025

## Approved:

Pfluger Architects, Inc

By: \_\_\_\_\_

Date: \_\_\_\_\_

**AGCM PR REVIEW**  
**No Exceptions Taken**

06/06/2025 10:54:28 AM

Catherine Blackler  
SNR PM



RTM Change Order # 24-122-CO-06 R1  
 JOB NAME: **LVISD**  
 DATE: **5.12.2025**

DESCRIPTION: **PR#6 PKG 1 Bus Drive Unforeseen Cavity Fill**

Bid Item	Bid Description	Units	Takeoff Quantity	Labor & Equipment	Material & Sub	Total Unit Cost	Bid Total
	<b>Utilities Adds Storm</b>						
10	Sawcut	SF	46		\$ 16.30	\$ 16.30	\$ 749.80 ✓
20	Operator	HR	8	\$ 65.00		\$ 65.00	\$ 520.00 ✓
30	Hoe Ram	Day	1	\$ 1,750.14		\$ 1,750.14	\$ 1,750.14 ✓
40	Fill in Void w/ Excavatable Flowable Fill	Yard	5		\$ 148.26	\$ 148.26	\$ 741.30 ✓
50	12" Rebar Dowels	EA	20	28	19	\$ 47.00	\$ 940.00 ✓
60	No. 4 Rebar Mat	LS	1	\$ 811.73	\$ 446.18	\$ 1,257.91	\$ 1,257.91 ✓
70	6" Thick 5,000 PSI	CY	1.5	\$ 375.00	\$ 776.22	\$ 1,151.22	\$ 1,726.83 ✓
80	Steel Delivery	LS	1		\$ 250.00	\$ 250.00	\$ 250.00 ✓
90	Haul Off Spoils	Load	1	\$ 385.00		\$ 385.00	\$ 385.00 ✓
100	Mobilization/demobilization	EA	2	\$ 900.00		\$ 900.00	\$ 1,800.00 ✓
						Sub-Total	\$10,120.98
						10% OH&P	\$1,012.10 ✓
						<b>Total:</b>	<del>\$11,133.08</del> <b>\$11,133.00</b>

**Note:**

- ✓ 1.) Any modification or repairs to pipe, or storm structure or unforeseen underground utility is subject to extra work change order or times and material
- ✓ 2.) If no damage is found void shall be filled with flowable fill to final elevation
- ✓ 3.) Storm drain testing of any kind is excluded from this change order and is to be discussed
- ✓ 4.) Cement to be 5000 PSI

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.*





San Antonio  
12658 IH-10 East  
Converse, Texas 78109  
512-677-1925

## Concrete Mix Submittal

### Submittal Information

Submittal Name LVISD- JR HIGH AND HIGHSC  
Date Submitted 03/13/2025  
Customer RTM CONSTRUCTION CO., L  
Project Name LVISD- JR HIGH AND HIGHSC

### Mix Information

Mix ID 8547501L  
Mix Name 5 SK, 50% ASH, FLOW LP  
Compressive Strength (f'c) 200 psi @ 28 Days

Use FLOWABLE FILL

Air Entrained Yes

### Mix Properties

Slump	7-9\8	Sack Content	5.00 94 lb/sack	Total Mass	3138 lb
Air	15-23\18	Total Water	35.00 gal	Total Volume	27.00 ft3
W/CM Ratio	0.62	Water/Sack	7.00 gal	Unit Weight	116.22 lb/ft3

Group	Material Description	Supplier	Absorption	Specific Gravity	Mass	Volume
Cement	CEMENT	Capitol Aggregates		3.09	235	1.219
Additive	FLY ASH - F	Boral		2.3	235	1.637
Aggregate	RIVER SAND	Multisources		2.61	2374	14.578
Water	WATER			1	292	4.679
Admixture	X-15	Euclid Chemical		1	1.531	0.02454
	Range: 3-15 fl oz/100 lb CM					
	AIR ENTRAINING AGENT	Euclid Chemical		1	0.123	0.00196
	Range: 0.1-4 fl oz/yd3					
Air	Air					4.860

### Mix Notes

Tex-Mix Concrete has no knowledge or authority regarding where this mix is to be placed therefore it is the responsibility of the project architect/engineer, and or contractor to ensure that the above designed mix parameters of compressive strength, water cement ratio, binder content, and air content, are appropriate for the anticipated environmental conditions (ie. ACI-318 chapter 4, and local building codes).

Tex-Mix Concrete guarantees the submitted mix design will achieve the required minimum specified compressive strength if the test specimens are made, cured, and tested in strict accordance with all applicable standards by a certified technician.

Chemical admixtures are dosed in accordance with the manufacturers recommendations and may be adjusted to compensate for ambient conditions.

### Submittal Notes

Contact Jacob Rodriguez  
Phone  
Email jacob@texmix.com



San Antonio  
12658 IH-10 East  
Converse, Texas 78109  
512-677-1925

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Submittal Name LVISD- JR HIGH AND HIGHSC  
Date Submitted 03/13/2025  
Customer RTM CONSTRUCTION CO., L  
Project Name LVISD- JR HIGH AND HIGHSC

### Mix Information

Mix ID C1061200  
Mix Name 6.5 SACK 20% ASH NO AIR  
Compressive Strength (f'c) 5000 psi @ 28 Days

Use 5000 PSI

Air Entrained No

### Mix Properties

Slump	4-6\5	Sack Content	6.49 94 lb/sack	Total Mass	3906 lb
Air	0-3\2	Total Water	31.05 gal	Total Volume	27.00 ft3
W/CM Ratio	0.42	Water/Sack	4.78 gal	Unit Weight	144.69 lb/ft3

Group	Material Description	Supplier	Absorption	Specific Gravity	Mass	Volume
Cement	CEMENT	Capitol Aggregates		3.09	488	2.531
Additive	FLY ASH - CLASS C	Eco Material		2.7	122	0.724
Aggregate	1" LIMESTONE ROCK	Cemex		2.55	1775	11.155
	RIVER SAND	Multisources		2.61	378	2.320
	MANUFACTURED SAND	Cemex		2.55	883	5.547
	WATER			1	259	4.151
Admixture	X-15	Euclid Chemical		1	1.988	0.03185
	Range: 3-15 fl oz/100 lb CM					
Air	Air					0.540

### Mix Notes

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Tex-Mix Concrete guarantees the submitted mix design will achieve the required minimum specified compressive strength if the test specimens are made, cured, and tested in strict accordance with all applicable standards by a certified technician.

Chemical admixtures are dosed in accordance with the manufacturers recommendations and may be adjusted to compensate for ambient conditions.

### Submittal Notes

Contact Jacob Rodriguez  
Phone  
Email jacob@texmix.com



## Concrete Mix Evaluation Report

ACI 318 Required Average Strength

Mix ID

Number Of Tests 30

Average Strength 5785 psi

St Dev 406 psi

Design Strength (f'c) 5000 psi @ 28 Days

Required Strength (f'cr) 5540 psi @ 28 Days

St Dev (Modified) 406 psi

Test Date	Temp (Concrete) (°F)	Slump (in)	Comp Strength (3-Day) (psi)	Comp Strength (7-Day) (psi)	Acceptance Strength (28-Day) (psi)	Moving Average (psi)
02/01/2024	55	5.25		4370	5380	
02/01/2024	55	4.25		4460	5170	
02/01/2024	55	5		3920	5070	5207
02/07/2024	67	5.25		3670	5580	5273
02/09/2024	65	6.25	3110	4410	5480	5377
02/15/2024	54	7.25		4810	6370	5810
02/15/2024	54	7.5		4670	6020	5957
02/15/2024	54	7.25		4920	5900	6097
02/15/2024	55	7.5		4130	5270	5730
02/29/2024	74	6		4330	5780	5650
03/01/2024	75	6		4880	6380	5810
03/04/2024	62	6.75		4770	5980	6047
03/07/2024	74	5.75		3760	5590	5983
03/08/2024	73	8	4450	5440	6030	5867
03/08/2024	70	5		4790	6340	5987
03/08/2024	71	4.75		4350	6120	6163
03/08/2024	70	4		4680	6430	6297
03/26/2024	75	5		4410	5430	5993
03/26/2024	78	5.5		4750	5360	5740
04/05/2024	77	5		4820	5950	5580
04/12/2024	82	6		4350	5240	5517
04/12/2024	80	5.5		4260	5900	5697
04/12/2024	78	5.75		4360	5580	5573
04/15/2024	54	7		4020	5540	5673
04/19/2024	75	6.5		4300	6100	5740
04/20/2024	75	6		4730	5930	5857
05/02/2024	74	5.5		4580	6210	6080
05/02/2024	69	7.5		4850	5360	5833
05/02/2024	73	5.75		5600	6370	5980
05/02/2024	68	6		5370	5680	5803

**AIA**<sup>®</sup>**Document G709™ – 2018****Proposal Request****PROJECT:** *(name and address)*  
La Vernia ISD 2023 Bond 22-075**CONTRACT INFORMATION:**  
Contract For:Architect's Project Number: 22-075  
Proposal Request Number: 6Date:  
04-03-2025

Proposal Request Date: April 03, 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 Street  
San Antonio, TX 78215**CONTRACTOR:** *(name and address)*  
Bartlett Cocke General Contractors  
8706 Lockway  
San Antonio, TX 78217

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Fourteen ( 14 ) days or notify the Architect in writing of the anticipated date of submission.  
*(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)*

Concrete paving removal, utility assessment and repair, cavity fill (flowable fill), and new concrete paving at driveway between Intermediate school and Primary school. Provide a Rough Order Magnitude (R.O.M.) not to exceed price based on the scope outlined in the PR Attachments.

PR # 6 (pages 1 thru 6), attached.

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

**REQUESTED BY THE ARCHITECT****ARCHITECT** *(Signature)*

BY: Braden Haley, AIA

*(Printed name, title, and license number if required)*

**To:** Dr. Cone  
Superintendent of Schools - LVISD

**From:** Catherine Blackler *Catherine Blackler*  
Senior Project Manager, AGCM

**cc:** Belinda Raindl, LVISD  
Brandon Mills, LVISD  
Braden Haley, Pfluger Architect  
Stacey Weichert, Pape Dawson  
Jacobco Morales, AGCM

Garrett Martin, AGCM  
Michael Rogers, AGCM  
David Winkelmann, BCGC  
Christian Cortes, BCGC  
Alex Ragland, BCCG

**RE:** LVISD – Bond 2023

**Date:** 02/06/2025

**SUBJECT:** Unforeseen Condition: Primary / Intermediate - Void beneath the Concrete Drive

Dear Dr. Cone,

Bartlett Cocke notified AGCM today of an unforeseen condition. A void was observed beneath the concrete drive between the Primary (PRI) and the Intermediate (INT) areas. The cavity is located at the middle inlet box installed in front of the entry to the mechanical yard.

#### CURRENT CONDITIONS OBSERVED

- **Expansion Joint:** An expansion joint runs along the center of the concrete driveway.
- **Inlet Boxes Positioning:** The north and south inlet boxes are positioned up against the expansion joint.
- **Middle Inlet Box:** The middle inlet box is installed approximately 2" (+/-) from the expansion joint, creating a gap between the inlet box and the joint.
- **Concrete Encasing:** It appears that the original concrete poured did not fully encase the inlet box or properly align with the expansion joint, resulting in a gap that seems to have been filled with a concrete-like material.
- **Slab Thickness:** The slab appears to be approximately 7" thick (+/-).
- **Inlet Box Dimensions:** The inlet box measures approximately 2' - 7" outside to outside and has a depth of approximately 5' - 4".
- **Slab Condition:** No visible fractures were observed on the top of the slab.

#### ADDITIONAL CONDITIONS OBSERVED

- **Base Erosion:** The base beneath the concrete driveway has eroded, likely contributing to the failure of the concrete patch.

- **Utility Camera Inspection:** A site utility camera was used to determine the size of the cavity. However, the exact area of the cavity remains unknown until further exploration is conducted.
- **Cavity Estimation:** Based on what could be assessed, the estimated area of the cavity is assumed to be approximately 50-54 square feet, with a depth ranging from 3'- 5' (+/-).

### IMMEDIATE ACTION

- **Steel Plate Installation:** Bartlett Cocke provided a 5' x 5' x 3/4" steel plate, positioned over the area where the cavity is anticipated.

### CORRECTIVE ACTION

The design team has the final consideration and approval of the corrective action. However, Bartlett Cocke has provided the following feedback for consideration:

- **Saw Cutting:** Saw cut the concrete driveway (refer to the attached plan for location and approximate size).
- **Expose the Cavity:** Expose the cavity to assess the extent of the issue.
- **Water Testing:** Conduct water testing on the storm line/area to determine the cause of the initial erosion.
- **Cavity Fill:** Fill the cavity with flowable fill up to the level of the concrete driveway.
- **Concrete Work:** At a later stage, during concrete site work, revisit the area to remove 6"/7" of the flowable fill, dowel into the existing slab, add rebar and pour the new concrete according to the strength specifications approved by the design team.
- **Timing:** Bartlett Cocke anticipates performing the corrective work over Spring Break to minimize impact on bus routes. Further discussion with the district and campus is necessary.

### SUMMARY

For the record, I will ask Bartlett Cocke to document their assessment through the RFI process and engage the design team to assess the situation and provide input on the proposed solution as soon as possible. The district will be kept informed throughout the process.

As this is an unforeseen condition, the associated costs will likely need to be covered by the owner's contingency within the GMP.

**Attachment:** (1) PRI / INT: Void at Concrete Drive Locations

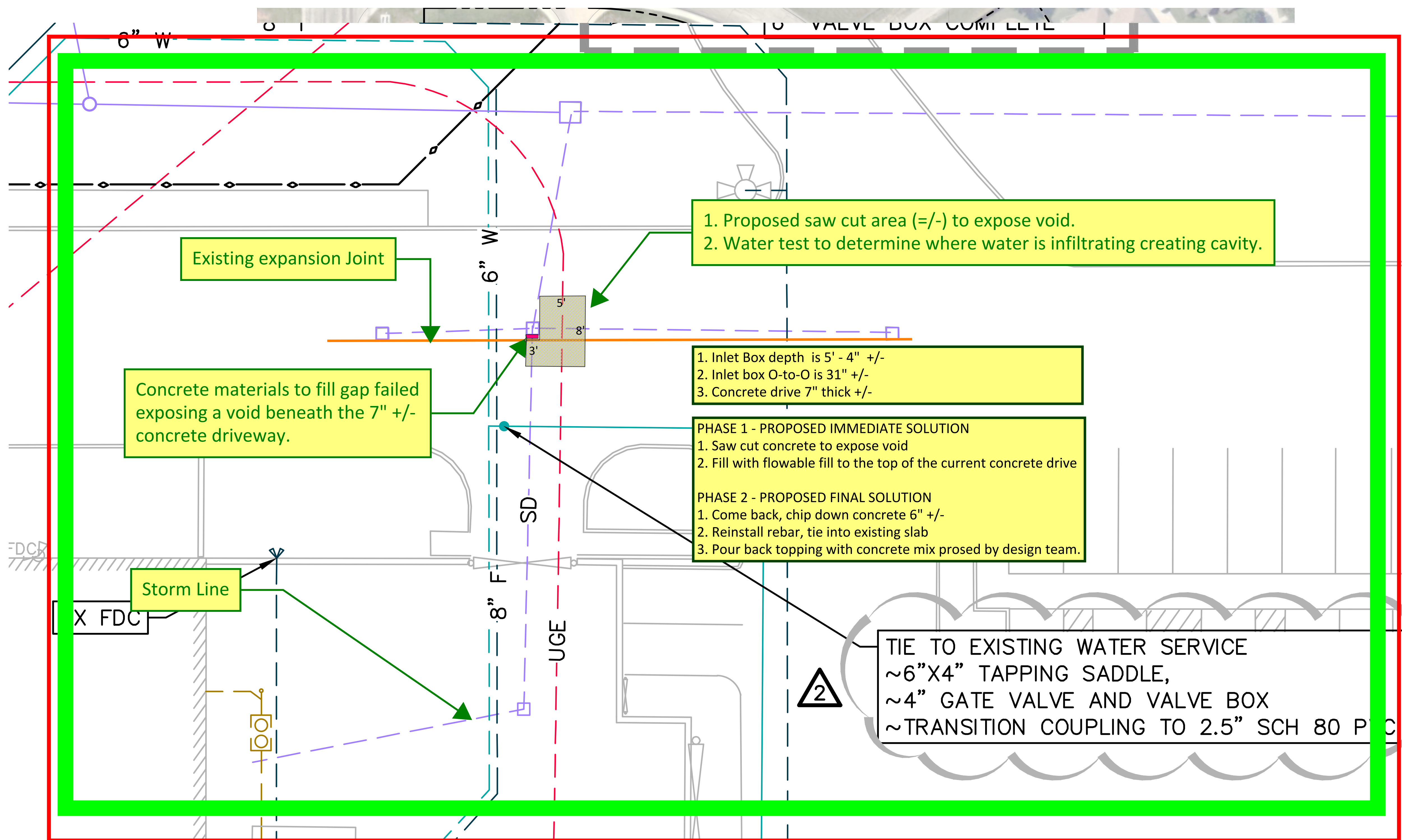
/cb



Date: May 31, 2024, 2:46pm User: DL - #1645470  
Plot Date: File: P:\151\VA\00\Design\00\Package\1\CI.00.SP0A.317400.dwg

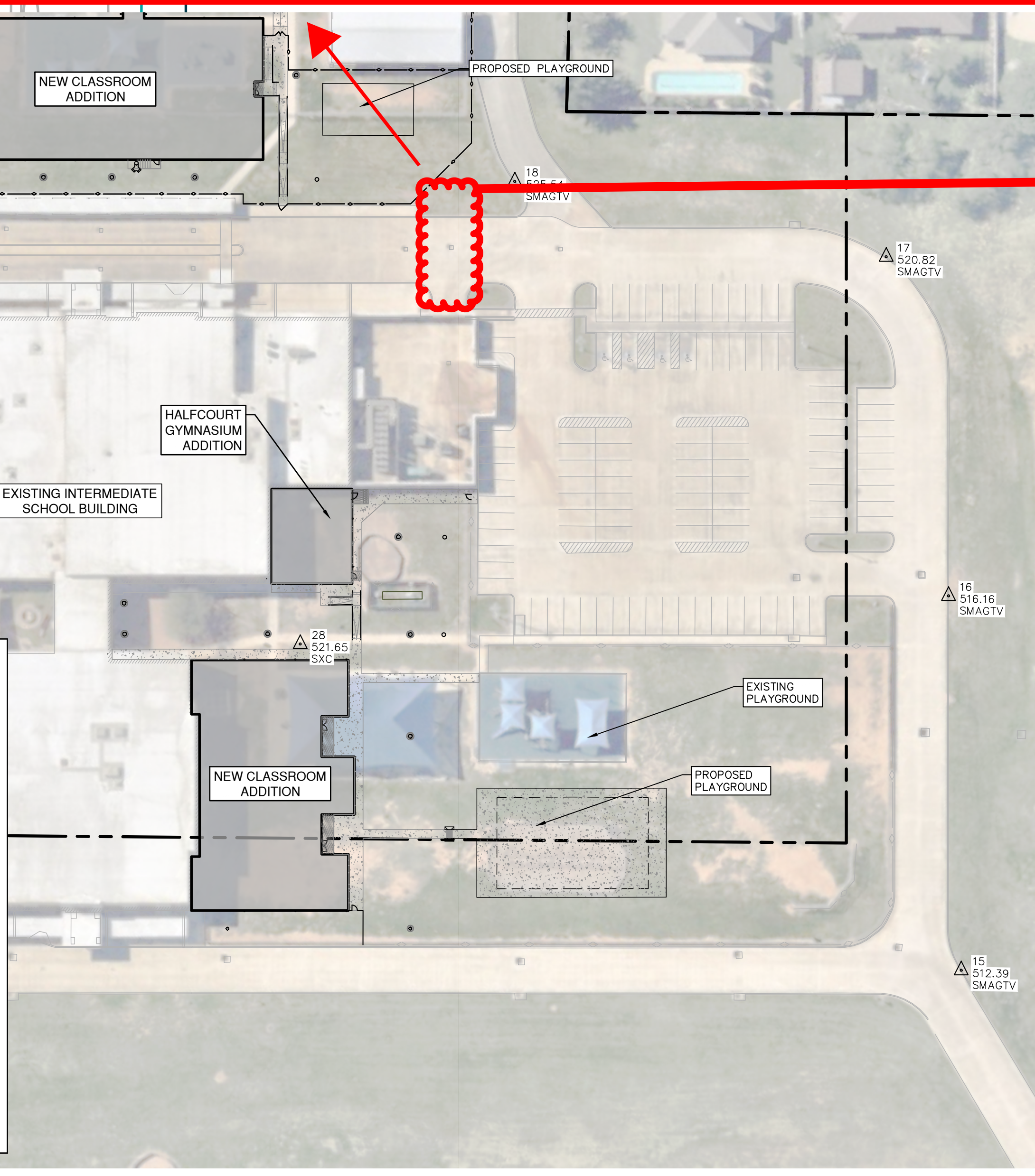
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

**Unforeseen Condition:**  
**02.06.25**  
**Void beneath Concrete Drive**  
**Primary and Intermediate**



**Blow Up  
w/  
Storm  
Line**

**Area of  
Unforeseen  
Conditions**



SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.

6. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED AFTER CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING VEGETATION IN ALL DISTURBED AREAS BY PERIODIC WATERING OR OTHER APPROVED MEANS. REFERENCE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

7. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF ALL ITEMS COVERED WITHIN THE SCOPE OF WORK OF THESE PLANS.

8. THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES. SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHALL BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

9. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, ACCESS MUST BE PROVIDED TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

10. CONTRACTOR SHALL PRESERVE ALL PROPERTY CORNER MONUMENTATION, CONTROL POINTS & BENCHMARKS. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS SUBS OR EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

**BENCHMARKS:**

Point #	Northing	Easting	Elevation	Full Description
15	13,678,802	2,246,388	512.39	SET MAG NAIL (TRAV)
16	13,678,976	2,246,278	516.16	SET MAG NAIL (TRAV)
17	13,679,119	2,246,154	520.82	SET MAG NAIL (TRAV)
18	13,679,052	2,245,957	525.54	SET MAG NAIL (TRAV)
19	13,679,240	2,245,849	530.52	SET MAG NAIL (TRAV)
20	13,679,331	2,245,796	531.55	SET MAG NAIL (TRAV)
21	13,679,560	2,245,649	527.11	SET MAG NAIL (TRAV)
22	13,679,375	2,245,332	531.22	SET MAG NAIL (TRAV)
23	13,679,137	2,245,457	531.16	SET MAG NAIL (TRAV)
24	13,679,027	2,245,481	529.79	SET MAG NAIL (TRAV)
25	13,678,787	2,245,620	525.13	SET MAG NAIL (TRAV)
26	13,678,639	2,245,709	524.54	SET MAG NAIL (TRAV)
27	13,678,461	2,245,816	520.26	SET MAG NAIL (TRAV)
28	13,678,773	2,245,984	521.65	SET "+" IN CONC
29	13,679,243	2,245,795	532.33	SET "+" IN CONC

**RVEY/CONTROL NOTES:**

IF CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.

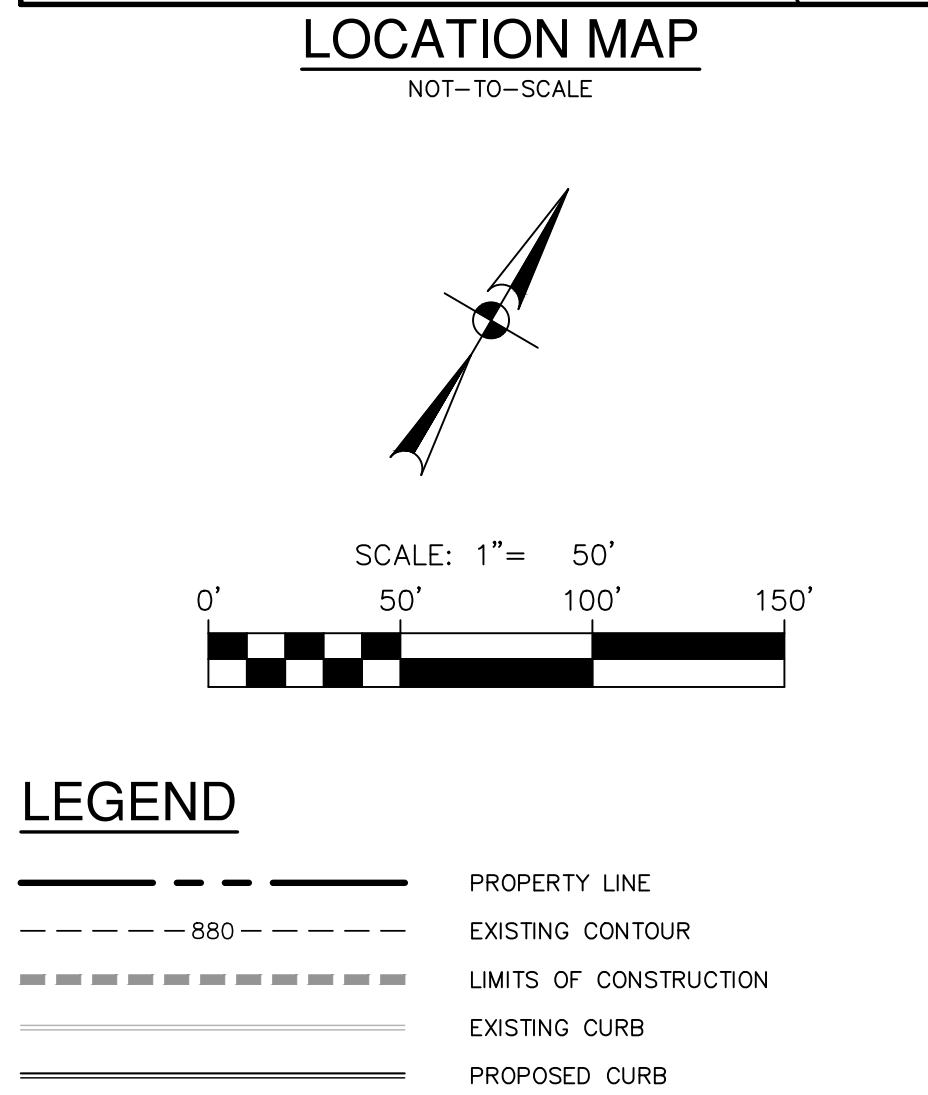
IF CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, PROPERTY MARKS, BENCH MARKS, HUBS OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE IN THE EVENT THEY ARE REMOVED.

IF CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY MARKS FOR HORIZONTAL CONTROL POINTS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.

COORDINATES FOR HORIZONTAL CONTROL POINTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (83) DISPLAYED IN SURFACE VALUES USING A SURFACE ADJUSTMENT VECTOR FOR EACH COUNTY.

BENCHMARK ELEVATIONS ARE BASED ON NAVD 88, GEOID 03.



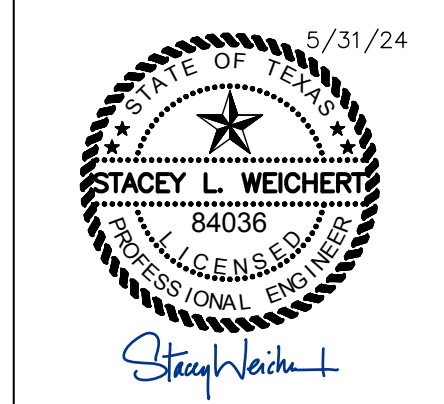
**pfluger**

Office: 214.221.2224 | 214.221.2225 | 214.221.2226 | 214.221.2227  
Fax: 214.221.2228 | 214.221.2229 | 214.221.2230  
San Antonio, Texas 78248-1208  
pfluger@pfluger.com



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

LA VERNIA INDEPENDENT SCHOOL DISTRICT  
13800 US HIGHWAY 87 W  
LA VERNIA, TX 78121



PROJECT NO. 22-075  
DATE 05/30/2024  
REVISIONS:

OVERALL SITE PLAN

**PAPE-DAWSON  
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002890

**C1.00**  
PACKAGE 1



**Initial Unforeseen Condition Identified:**

**Storm Inlet Box in between Primary & Intermediate  
In front of mechanical yard entry**

**Further investigation revealed a cavity beneath the concrete driveway.**





**Location:  
Of Unforeseen Condition**



Anticipated area  
of cavity. Not to  
scale. For visual  
reference only.

Existing  
electrical  
ductbank



5' x 5' x 3/4" steel plate

