



Professional Project Management Firm

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

*AGCM Invoice 13092, dated 01/01/2026
No Exceptions as submitted.*

Catherine Blackler, SPM - AGCM
January 7, 2026

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

Invoice number 13092
Date 01/01/2026

Project 22-002P La Vernia ISD Project Management Services

Billing Period 12/01/2025 - 12/31/2025

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	1,540,049.20	1,470,441.70	69,607.50	2,226,020.80	40.89
INVOICE CREDIT	0.00	-16,905.75	-16,905.75	0.00	16,905.75	0.00
Total	3,915,666.00	1,672,739.45	1,603,131.95	69,607.50	2,242,926.55	42.72

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager			
Catherine Blackler	121.00	220.00	26,620.00
Project Advisor			
Jacobo E. Morales	4.25	247.00	1,049.75
Assistant Project Manager			
Michael W. Rogers	90.75	171.00	15,518.25
Walter Nu'u	154.50	171.00	26,419.50
Professional Fees subtotal	370.50		69,607.50
Invoice total			69,607.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
13092	01/01/2026	69,607.50	69,607.50				
	Total	69,607.50	69,607.50	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

PROJECTED MONTHLY BILLING

\$247.00	10	\$ 2,470.00	Jacobo Morales
\$220.00	220	\$38,060.00	Catherine Blackler
\$171.00	173	\$29,583.00	Micheal Rogers
\$171.00	173	\$29,583.00	Walter Nu'u

\$99,696.00 Projected Monthly billing

CONTRACT BILLING STATUS

\$ 3,915,666.00 - Contract

\$ 1,603,131.95 - Paid To Date

\$ 69,607.50 - This Billing

\$ 2,242,926.55 - Remaining

Months remaining - 20

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Design Phase

Phase Status: Active

Billing Cutoff: 12/31/2025

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: 12/31/2025

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: 12/31/2025

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Senior Project Manager

Catherine Blackler

Billable Time 12/01/2025 7.75 220.00 1,705.00

Misc Administrative: Email

Closeout log - review with Walter Nu'u

FF & E - Meteor: F/U with Jennifer on Library Shelving and Anchoring

JH - Fire alarm Thanksgiving Work - F/U with Walter to research missing items, dirty items etc.

Warranty process - developed process, generated template and tracker

Intermediate Playground Repairs - onsite with BC and Miracle Park Place

Weekly LVISD Accounting Meeting: Keagan & Lauren

Weekly PR Meeting with Pfluger

Billable Time 12/03/2025 1.50 220.00 330.00

OAC Meeting 26

Billable Time 12/04/2025 8.00 220.00 1,760.00

Misc Administrative: Email

Warranty Process Review: BC, LVISD, AGCM

JH Fiber - reviewed progress of fiber relocate with Michael Rogers

Intermediate FF & E - follow up with Dr. Cone and BC on Install duration noted at OAC 26

Intermediate FF & E - review appliance requirements with Michael Rogers to coordinate with Principal

HS - mud ramp. Follow up with David Winkelmann on Mr. Mills slipping concerns (Erosion not construction issue)

PRI PR - Review draft drawings/follow up with Dr. Cone on sidewalk placement to BB court

Project task delegation for next week - Michael Rogers

HS Basketball Tournament - notification to BC BB schedule

Controls: Follow up on BC email to confirm who is the log in credential authorizer - Unify.

Warranty No 1 - Issued to BC - Primary Room 404 Lock in cabinet failing

HS CTE Welders - Coordination with April Rozier on specs for new welders

HS CTE Welders - Reviewed and emailed Meteor specs & requirements for quote on new welders

AGCM November invoice - review, analyze cost, generate narrative & prep for Board meeting

Housekeeping

Misc Administrative: Time

Billable Time 12/05/2025 15.00 220.00 3,300.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 12/31/2025

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Bartlett PA 14 - COW back up review

Bartlett PA 14 - General Conditions back up review

Bartlett PA 14 - Bartlett Cocke Self Performed analysis

Bartlett PA 14 - Trade Partner Billing review

Bartlett PA 14 - Review of Schedule of Values, Analysis of cost applied based on COW, GC and Trade Billing

Bartlett PA 14 - Pay App reconciliation of GC's COW, Contingencies, WRP and Trade Partner Billing

JH Fiber Relocation - Future Infrastructure Quote Review with Michael Rogers

HS FF & E Coordination with Meteor on welding machines, Intermate walk for 12.09.25

Campus Core Upgrade - Coordination with Architectural Div 8 on billing and floor plans

PRI & INT Phone quote - response to Mr. Ramirez

Misc Administrative: Time

Billable Time 12/08/2025 10.50 220.00 2,310.00

Misc Administrative: Email

Dr. Cone/Belinda Raindl - meeting prior to subcommittee meeting

Smith Propane - follow up on invoices for work to tie in temporary gas at JH & HS

Future Infrastructure Proposal: JH Fiber relocate - prep for Dr Cone signature

Bartlett Cocke PA 13 -review comments on draft PA

FF & E - Follow up with April Zunker on construction equipment

FF & E - Follow up with Meteor on scheduled walk 12.09.25

OAC 26 - Review and response to Alex Ragland question

Smith Propane - reviewed & prepped invoice. Emailed narrative and invoice to Keagan P & Belinda Raindl for funding

Future Infrastructure Inv - response to Daisy Hernandez email

Arch Div 8 Inv 877394 - review, prep for payment, emailed Keagan P. and Belinda Raindl

DBR Inv 101708 - review, prep for payment, emailed Keagan P and Belinda Raindl

Pfluger Inv 20558 - review, prep for payment, emailed Keagan P and Belinda Raindl

Statewide Patrol Inv 212113 - review, prep for payment, emailed Keagan P and Belinda Raindl

JH fire alarm - follow up with Watler Nu'u on status completion

Set up Facility Sub Committee Team Meetings for 12.08.25

Weekly LVISD Accounting Meeting: Keagan & Bel

Weekly PR Meeting with Pfluger

Facility Sub Committee Pre Board Meeting

Billable Time 12/09/2025 8.00 220.00 1,760.00

Misc Administrative: Email

Track Resurfacing - site visit to observe progress

Dr. Cone – Meeting to review how contingencies and allowances are being tracked for the board members

INT FF & E walk with Meteor to coordinate Monday furniture delivery

PRI Library walk with Meteor to review shelving corrections

PRI - updated Ms. Keck on Library shelving replacement

Started - Contingency & Contract Tracker for LVISD Board Members

Billable Time 12/10/2025 11.50 220.00 2,530.00

Misc Administrative: Email

Contingency & Contract Tracker for LVISD Board Members

Review with Dr. Cone: Contingency & Contract Tracker for LVISD Board Members

Track – site visit with Dr. Cone to review track residue on vehicles

Track residue – coordinate narrative for LVISD parents with Michael Roger

Modifications to the Contingency & Contract Tracker for LVISD Board Members, as discussed with Dr. Cone

Misc Administrative: Time

Billable Time 12/11/2025 8.25 220.00 1,815.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 12/31/2025

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Campus Wide Core - Key Upgrade - Complied and emailed Plans to Arch Div 8

Campus Wide Core - Coordination Meeting Arch Div 8, Allegion, LVISD

Campus Wide Core - Meeting Mr. Mill, Justin Moss, Dr. Cone

INT Playground Remediation Pricing - review cost with Dr. Cone

FF & E HS / JH Budget Reconciliation - add OFOI, Welders etc. for meeting at 2:00pm

FF & E HS welders - phone call with April Zunker

FF & E HS welders - reach pricing for meeting at 2:00pm

FF & E JH - follow-up with BC on science tables and library shelving

FF & E JH - narrative and marked up drawings showing BC provided science tables and library shelving

FF & E JH - call to Dr. Cone to recap meeting narrative

Campus core drawings - resending to Arch 8 via link (3 times)

Bartlett Cocke Power Point Presentation - download and email to Brenda Miller for Board Meeting 12.15.25

Campus core drawings - resending to Arch 8 via link

Housekeeping

Misc Administrative: Time

Billable Time 12/12/2025 10.50 220.00 2,310.00

Misc Administrative: Email

Track residue - check in with Michael Roger on car washing progress

FF & E JH - meeting to review drawings/rooms with Meteor to complete budget pricing

Terracon report tracker updated

Terracon back charge to Bartlett Cocke: Analysis & document back up substantiation

Campus wide technology upgrade - meeting with WHJW to understand tie-in of new and existing

Housekeeping

Misc Administrative: Time

Billable Time 12/15/2025 10.25 220.00 2,255.00

Misc Administrative: Email

Flash Drive - LVISD Existing Floor Plans - deliver to Arch Div 8 (Core upgrade)

Flash Drive - LVISD Existing Floor Plans - deliver to Lonestar Reprographic (Core upgrade)

JH Fire Alarm - Follow up with BC / Mr. Mills on Bldg 600 inactive panel and sensor in kitchen

Track Residue on cars: Met with Cafeteria staff to collect information to share with Paragon

Intermediate: Investigate FF & E truck hitting the canopy

Lonestar Credit Application - Forward to Belinda Raindl to fill out

PRI Insurance - reached out to Belinda Raindl for a copy for BC

Track - follow up with stiper to coordinate track striping

179D deduction - follow up with Dr. Cone and Brenda on email from Rylee Horne

Shut down - follow up with David Winkelmann on timeline

PR's - update tracker / prep for Dr. Cone signature

FF & E - review Junior High Budget vs Contingency Balance with Meteor

Track - striping - meeting contractor on site to review white mockup striping for approval

Track - Paragon Final Billing - review and follow up with Lauren Myers

RCO's response to Christian Cortes queries on open RCO's

Schedule and Cash Flow - reached out to BC for updates

Track striping - white - emailed Donald Paragon Sports confirmation

Monthly Board Meeting

Billable Time 12/16/2025 6.50 220.00 1,430.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 12/31/2025

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Track - follow up with stiper on status on striping

CTE Pour - follow up with Walter on pour date

Follow up with Walter Nu'u on open tasks (FF & E) (Fiber) (Track striping)

Terracon TP80224/TP96075 invoice upload to Procure

Arch Div 8 PO - sent Belinda Raindl and Keagan back up for \$ 9.150.00 and Key Management

Sys \$ 3,600.00

Updated Bond Budget Reconciliation Tracker with Key Management System

Back Charge Cost - Terracon Failed Reports - emailed to Bartlett Cocke

Notice of Lien Sunstate / MJ Mechanical - forwarded to Bartlett for confirmation on funding

Terracon Report 0227 & 0228 review for compliance

Phone call Dr. Cone - coordinate sidewalk and fence at Intermediate, Key Management, Graphics Contingency

Intermediate fence/sidewalk PR - follow up on status with Pfluger

PRI & INT: Detention Pond - research drawings and work scope

Terracon back charge - emailed Christian Cortes substantiating back up cost

179D deduction - follow up with Bartlett and Ryan, LLC on validity of claim

Track Residue Email to Paragon with Detail Information for Irene Swygard

Track Residue Email to Paragon with Detail Information for Stella

Track Residue Email to Paragon with Detail Information for Vicky

Track Residue Email to Paragon with Detail Information for Tyas Pamungkas

Track Residue Email to Paragon with Detail Information for Wendy Garcia

Track Residue Email to Paragon with Detail Information for Beatriz Beltran

Paint Overspray - response to Dr. Cones email

Misc Administrative: Time

Billable Time 12/17/2025 7.25 220.00 1,595.00

Misc Administrative: Email

OAC 27

Follow up with Walter Nu'u on track striping, clogged toilet, fiber at JH, INT FF & E deliveries

Campus Core Upgrade - PO's emailed to Chris Tieman

Track Paint hand over - attic stock transmittal process review with Walter Nu'u

PR 40 Review and response back to Pfluger's Recommendation

Campus Core Upgrade meeting Mr. Mill and Justin Logistics and Sequencing

Misc Administrative: Time

Billable Time 12/18/2025 8.00 220.00 1,760.00

Misc Administrative: Email

Campus Core Upgrade Core Verification - JH, PRI & INT - Mr. Mills and Justin Moss (thru 1.30pm)

Track Residue follow up with Donald Davidson Paragon Sports

Track Residue follow up JH kitchen staff to coordinate detailing of vehicles

Track Residue follow up via phone Ms. Calloway, & Mrs. Howton to coordinate truck detailing

Billable Time 12/19/2025 8.00 220.00 1,760.00

Misc Administrative: Email

Housekeeping

FF & E Primary - Final Walk Thru (Library)

FF & E Intermediate Classroom Addition - Final Walk Thru

Intermediate - emailed Walter punch items for Bartlett to correct

JH - escorted ASAP installer to Bld 100 IDF room

JH - inspected fiber conduit install at Bldg 500 & notified ASAP installer

JH - checked on progress of PR 30 sidewalk demo

Aries: Schedule Service Call for AC Units at both Portables

Track residue - followed up on 210-374-1575 got voice mail/Mr. Noriz emailed

INT - research & follow up with design team on call button in Behavioral Rm D111

Paragon - check in with Donald Davidson on residue status

Updating Dr Cone and Team on Detailing progress & Intermediate FF & E progress

Follow up with ASAP on fiber splicing at Bldg 100 IDF closet - (Complete)

Daily report - walked sites and generated report with photographic documentation

Misc Administrative: Time

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 12/31/2025

Date	Units	Rate	Amount
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<u>Labor</u>	WIP Status: Billable	Subtotal	121.00	26,620.00
Senior Project Manager				
Project Advisor				
Jacobo E. Morales				
Billable Time	12/02/2025	1.00	247.00	247.00
				<i>Review warranty process and meeting with Catherine to discuss it and propose a communication flow to track and ensure that issues are resolved</i>
Billable Time	12/03/2025	0.75	247.00	185.25
				<i>Meeting with Catherine to discuss warranty process</i>
				<i>Review Warranty template from BC</i>
Billable Time	12/04/2025	0.75	247.00	185.25
				<i>Online Meeting with BC and LVISD to discuss Warranty Process</i>
Billable Time	12/11/2025	0.50	247.00	123.50
				<i>HS - JH FFE Budget review meeting</i>
Billable Time	12/16/2025	0.25	247.00	61.75
				<i>Review report and analysis of the Terracon Failed and Cancelled Inspections</i>
Billable Time	12/17/2025	1.00	247.00	247.00
				<i>OAC meeting attendance</i>
	Subtotal	4.25		1,049.75
Assistant Project Manager				
Michael W. Rogers				
Billable Time	12/01/2025	5.75	171.00	983.25
				<i>Phone call w/Coach regarding field availability; call w/Paragon regarding same; updated LVISD & provided lock codes</i>
				<i>Updated AGCM team at LV on field availability</i>
				<i>Misc admin work</i>
				<i>Followed up with Future Infrastructure regarding JH Fiber reroute</i>
Billable Time	12/02/2025	9.75	171.00	1,667.25
				<i>Notified of FA at Primary; followed up with BC and LVISD; notified admin of FA testing and how to silence</i>
				<i>Walked Primary Library and classrooms w/Meteor and LVISD to go over issues with shelves</i>
				<i>Notified of hot classrooms at Pri; followed up with BC; advised teachers of startup and work being performed</i>
				<i>Monitored Meteor while shelving was corrected and classroom furniture was moved</i>
				<i>Notified BC of LVISD's decision on security viewing stations</i>
				<i>Tracked down attic stock paint for Library; delivered paint to Meteor to patch screw holes</i>
				<i>Followed up with LVISD IT regarding wireless bridges</i>
				<i>Followed up with Future Infrastructure</i>
				<i>Checked for updates with track resurfacing; updated LVISD on access to track</i>
				<i>Assisted LVISD IT with access to new construction in Intermediate</i>
Billable Time	12/03/2025	4.00	171.00	684.00
				<i>OAC Meeting</i>
				<i>Received call from BC regarding staff concerns regarding school badges; described vetting process & hard hat stickers to LVISD</i>
				<i>Misc admin work</i>
				<i>Followed up with Future Infrastructure regarding JH fiber quote</i>
				<i>Followed up with LVISD IT regarding wireless bridges</i>
Billable Time	12/04/2025	9.00	171.00	1,539.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 12/31/2025

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

*Warranty process walkthrough meeting
Followed up with LVISD IT regarding wireless bridges
Followed up with Future Infrastructure regarding JH fiber quote and timeline to do the work
Misc admin work
Responded to BC email regarding JH fiber reroute
Checked with Paragon for update
Researched washers, dryers, & refrigerators; confirmed adequate with Int Assist. Principal
Researched Int changing table; found no outlet in changing room; marked drawing to add outlet; sent to build team
Received quote from Future Infrastructure; forwarded to C. Blackler*

Billable Time 12/05/2025 4.00 171.00 684.00

*Primary School Commissioning Inspection w/ BC, DBR, IES, Gillette, and Unify
Walked JH500 and checked progress of fire alarms
Walked Football field and checked progress of track resurfacing, updated observation report
Updated BC on JH fiber quote, wireless bridges, and timeline to reroute fiber*

Billable Time 12/05/2025 6.25 171.00 1,068.75

*Misc admin work
Reviewed Future Infrastructure quote; marked up; sent back for accuracy check; sent to C. Blackler for approval
Helped moved items in JH cafeteria; monitored subs during work; moved items back
Sent washer/dryer and refrigerator info to LVISD to be purchased for Intermediate
Checked progress of track
Checked progress of JH500 fire alarm installation*

Billable Time 12/07/2025 0.25 171.00 42.75

Conversations with LVISD Coach and Paragon regarding progress/timeline of track resurfacing

Billable Time 12/08/2025 9.00 171.00 1,539.00

*Got confirmation on acceptable dates for HS GVEC switchover, informed BC of new dates
Checked progress of track resurfacing
Informed Future Infrastructure JH quote was approved; asked to schedule work for this week; notified BC
Reached out to LVISD IT to confirm bridges are still operable prior to scheduling JH fiber cut
After confirmation of bridges, scheduled JH fiber to be cut
Misc admin work
Checked progress of track resurfacing
Followed up with Int Principal regarding changing table and appliances
Followed up with Pfluger regarding outlet being added for changing table
Existing Int changing table is too long for location; identified table in HS to exchange; sent power req's to Pfluger*

Billable Time 12/09/2025 9.00 171.00 1,539.00

*Followed up with Future Infrastructure to schedule fiber cut at JH and begin work
Primary and Intermediate Technology discussion meeting
Checked status of track resurfacing
Investigated make/model of existing intercom system at Primary & Intermediate; emailed photos/info to design team
Misc admin work
Followed up again with Future Infrastructure to schedule fiber cut at JH and begin work
Received update from Future; updated BC, Pfluger, and LVISD
Added phones to Appliance spreadsheet
Intermediate FF&E walk for furniture delivery
Walked Primary Library with FF&E to review corrections made on shelving
Collected Won-Door cover panel from Librarian*

Billable Time 12/10/2025 9.75 171.00 1,667.25

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 12/31/2025

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

*Delivered Won-Door cover panel to BC; emailed BC asking for panel to be installed at owner's training
Checked status of track resurfacing/cleanup
Followed up with Future Infrastructure for JH fiber cut
Verified with BC fiber duct bank is ready to cut
Spoke to ASAP to schedule JH fiber cut for Friday
Reached out to Paragon about track striping; asked to be included in any conversations concerning changes made
Received confirmed schedule from Future and ASAP; updated BC and LVISD IT
Requested LVISD pull back fence for Intermediate FF&E delivery; sent marked up drawings for detailed instructions
Conversation with Future regarding PO
Call from Coach regarding colors of track; photographed track and began investigating submittal
Investigated overspray on vehicles near track; phone call w/AGCM & LVISD to coordinate resolution
Wrote letter to LVISD regarding resolution*

Billable Time 12/11/2025 12.25 171.00 2,094.75

*Oversaw Paragon as they washed vehicles with track residue
Coordinated return tomorrow to complete washing of vehicles
Communicated with LVISD staff and parents throughout the washing of vehicles
Misc admin work
Followed up with Future Infrastructure to confirm JH fiber cut tomorrow*

Billable Time 12/12/2025 10.50 171.00 1,795.50

*Oversaw Paragon as they washed vehicles with track residue
Communicated with LVISD staff and parents throughout the washing of vehicles
Misc admin work
Oversaw fiber cut at JH; notified BC and LVISD cut was made
Intercom discussion-tie into new buildings Teams meeting*

Billable Time 12/16/2025 1.25 171.00 213.75

Phone calls and emails with 4 parents regarding vehicle damage and resolution with Paragon Sports

Subtotal **90.75** **15,518.25**

Walter Nu'u

Billable Time 12/01/2025 8.00 171.00 1,368.00

*Walked JH Cafeteria with the lead lady to discuss some issue they have that need to address to our GC.
Met with JH principal to discuss some concerns about cleanliness
Walked with Rory at primary school to check on room temperatures and replace construction core key at RM 401 one of the doors.
Walked with BC superintendent to investigate the leaking at primary new building.
Met with BC construction team and Park Place contractor to discuss the best solutions on the existing playground.
Take a lot of pictures and create documentation on playground progress.
Walked the Intermediate site to observe grading dirt to make sure it at right elevations for landscaping.
Walked intermediate interior area to check on punch list progress.
Continue to work on closeout documents.
Review Specification on 26 05 00 . 26 05 10, 26 05 19, 26 05 33 for Electrical.*

Billable Time 12/02/2025 9.00 171.00 1,539.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 12/31/2025

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Met with Justin at primary to work on one of the doors that is locked and they couldn't get it. Work on the door hardware that defective and was able to swap doors hardware's to get so the teachers and student can get in the classroom.

Walked with Bartlett Corke superintendent to observe the fencing installation and point out some areas that needs to be at TA compliance.

Met up with Bartlett Corke team and Park place subcontractor to walk the intermediate existing playground to discuss the conditions on the floor to see if it needs to replace the whole thing or just patch some areas that are damaged.

Review File_100 - Closeouts

Review Contractor -Subcontractor Directory,

Review Warranties

Review Certificates of Substantial Completion

Review Geotechnical Report.

Billable Time 12/04/2025 3.00 171.00 513.00

Check on emails and respond

Create daily reports and label pictures on Procore

Work on Close Out documents and review specs

Review Geotechnical Data 02 32 00

Review Geotechnical Report

Review HVAC Test & Balance Report

Review 23 05 00 Common work results for HVAC

Review 23 05 06 HVAC access doors

Review 23 05 16 Expansion Fittings and loops for HVAC piping

Review 23 05 17 Sleeves and Sleeve seals for HVAC piping

Billable Time 12/05/2025 3.00 171.00 513.00

Continue to work on Closeout document File 100.

Review Form of Affidavit of Non-Use of Asbestos

Review 5M Concrete, LLC- Asbestos

Review Affidavit of Non-Use of Asbestos

Review Argosy Floor Covering LLC - Asbestos

Review Avadek Inc - Asbestos

Billable Time 12/08/2025 8.00 171.00 1,368.00

Check emails and responds, making phone calls and meeting with the team.

Walked the track and field to observe track progress.

Walked Training Center demolition progress, tearing down the old building

Visit CTE area to observe 5M contractor tying rebar for the foundation beam and footing for the slab.

Observe RTM continue cut and grade dirt for the building foundation

Review submittal #9.15 Rebar SDRAW (HS AREA F)

Review Spec 03 30 00 CAST-IN-PLACE CONCRETE.

Respond to a call regarding the gym smell that needs to address.

Observe Argosy flooring subcontractor in a progress of installing the gym floor.

Create daily report, took photos, and upload them on Procore.

Continued working on Closeout Document.

Read through specifications to ensure alignment with the scope of work.

Billable Time 12/09/2025 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: 12/31/2025

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Walked the track to observe spraying the track with color.
Meeting with foremen to discuss the schedule and process of the material installation.
Sitting in the teams meeting for Intermediate Technology SC Wal Discussion
Visited CTE area for observation
Observe MJ plumber on installing floor drain and board out some areas on the slab before concrete pour.
Verifying floor drain on plumbing plan for the cafeteria building.
Walked the gym additions to observe the floor installation
Walked Training center site to check on the demolition progress
Visited CTE area to observe 5M continue to be tying rebars and trenching pads for the beams.
Walked the intermediate to check on punch list progress.
Work on 100 File Closeout document for Primary

Billable Time 12/10/2025 6.00 171.00 1,026.00

Check emails and making phone calls
Reviewing Closeout documents for primary
Review As built file.
Review Electrical - Area B - As-Built Electrical
Review carpet tile manufacturer warranty
Review Diversified Casework science lab warranty
Review durcon epoxy countertops warranty
Review kawneer aluminum storefront warranty
Review tarkett rubber tile & base manufacturer warranty
Review transitions manufacturer warranty

Billable Time 12/11/2025 8.00 171.00 1,368.00

Walked Track and field to check on progress of spraying the track.
Visited the CTE area to observe the constructions progress.
Checked on GVEC if they are removing all electrical pole inside CTE area
Attend FF&E meeting with Intermediate principals and her team, Mr. Mill and AG/CM team to discuss the replacing of the old furniture's inside 4 rooms that was renovated. 10:30- 11:30am
Sitting in the Virtual Meeting for Campus Core Coordination - purpose of the meeting is to coordinate the campus wide key upgrade over the Christmas break.9-10
Walked with Bartlett Corke, LV Maintenance team and FSG for the owners training on School Fire Alarm, Won door owner training and Primary Intercom & Clocks Owner Training.

Billable Time 12/12/2025 5.00 171.00 855.00

Met with GVEC at Library site to open the gate.
Walked with GVEC foreman to discuss the scope of their work.
Monitor GVEC removing Electrical pole out of CTE area and library site.
Monitoring CDI fire alarm installer to installed fire alarm strobe lights in the JH 500 building and do the final

Billable Time 12/12/2025 7.00 171.00 1,197.00

connections between JH600 building and 500 building.
Visit CTE area for observation on the building foundation progress.
Observed 5M tying rebars and reinforcement of rebars.
Observed MJ the plumber to run their final underground pvc pipes and installed per code.
Observed Future infrastructure cut the fiber in order for GC to continue building pad for the new building.
Visit JH/HS Training Center demolition progress.
Walked the intermediate site to observed Maldonaldo the landscapers spread topsoil and grading some areas.
Monitored Paragon crew washing cars that was over praying during track process.

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 12/31/2025

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Billable Time 12/15/2025 8.00 171.00 1,368.00

*Check emails and responds, making phone calls,
Work with Rachel from FF&E and her crew to line up all their trucks and go through the moving
in process.*

*Sitting in the Mandatory Central Region meeting.
Walked JH school to verified fiber scope of work to get it ready to install pathways to reroute the
fibers.
Walked CTE area for observations.
Walked the intermediate for observations.
Met with Mr. Mill at Intermediate to respond on a call the truck hit one of the canopy beams.
Monitoring the elevator at intermediate to make sure not the subcontractor from 1pm to 4pm.*

Billable Time 12/16/2025 9.00 171.00 1,539.00

*Open the intermediate new building for FF&E to continue moving furniture's in each classroom
Met with Fiber Subcontractor to walk through their scope of work.
Monitoring subs on installing pathway for the relocating fiber.
Walked the CTE area to observe constructions progress
Continue to observe underground plumbing.
Walked the new training area to observe demolitions and cutting dirt.
Walked the track to observe striping progress.
Monitor FF&E guys using elevator during school hours.
Respond to a call from primary on a plumbing issue.*

Billable Time 12/17/2025 9.00 171.00 1,539.00

*Met with FF&E team for more deliveries and coordinate time and material checking.
Sitting in the OAC Meeting room.
Working on attic stocks and deliver it to LV- Maintenance building.
Met up with Intermediate Principals to shows furniture's inside new classrooms.
Walked the constructions site for observation.
Continue monitoring the intermediate elevator during school hours
Review Retaining wall Submittal #9:18
Review Specification 03 30 00.10 - Site cast-in-Place Concrete
Review Specification 07 90 00
Walked with BC superintendent at CTE to discuss the concrete pour schedule and observe rebar
installation.
Walked the intermediate to observe the installation and setting of furniture's inside new
classroom.
Visit Raining King roofing guys to observe the installation of awning roof.*

Billable Time 12/18/2025 11.00 171.00 1,881.00

*Check on emails and responds.
Met with GPRS at JH site to survey the area for unforeseen underground utilities before
trenching.
Visit the CTE area to meet with the engineer to do the rebar inspection from 9-10am.
Review concrete submittals
Walked the intermediate building with WJHW team, FSG representative, Firetrol representative
and Evercon for punch walk.
Walked with LV IT Supervisor Evercon representative to go through some items that missing in
admin office, gym addition and library addition.
Respond to a call from Intermediates on some concerns about a wall.
Walked with FF&E representative on the furniture's progress at intermediates.
Monitoring the fiber pulling and installing pipes.*

Billable Time 12/19/2025 3.00 171.00 513.00

*Met with FF&E people to replace and installed some furniture at Primary
Respond to a call at JH/Cafeteria for the alarm installer to adjust alarm strobe light that is
causing the alarm to go off.
Met with Fiber installer to go through their scope of work.
Monitor the trenching progress to make sure they don't hit any unforeseen underground utilities.*

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 12/31/2025

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Billable Time 12/19/2025 6.00 171.00 1,026.00

*Work with GC to prepare for concretes pour.
Observed testing of the concrete materials and verified
Monitoring the CTE concrete pad poured from 3am to 10am*

Billable Time 12/22/2025 9.00 171.00 1,539.00

*Check on email and responds to emails
Walk the site for observations
Visit JH site to observe replacing the old sidewalk.
Work on punch list items with Bartlett Cocke
Walked the Intermediate for observation.
Went out to Visit 3 houses for observation on cars that was over spraying during track field installation.
Create observations reports and upload on Procore.*

Billable Time 12/23/2025 8.00 171.00 1,368.00

*Met with CDI subs to go through their scope of work and to make sure they keep everything clean.
Visit High School Site at Training Center construction site to observe the cutting dirt and compacting for the new building pad.
Visit CTE area for observations on constructions progress.
Walked the intermediate to check on subs working on punch list.
Walked the gym additions to observe the installing of wall cushion pads.
Walked the site to observe the installation of handrails
Take pictures and document the installation of the temporary irrigation.
Work on writing transmittals for attic stocks.
Work on Terracon testing documentation and upload in Procore drive.
Create Daily report, take pictures and upload in procore.*

Billable Time 12/24/2025 2.50 171.00 427.50

*Check on emails and responds.
Work on Documentations such as Testing, Submittals and Specifications.
Work on Closeout documents.*

Billable Time 12/29/2025 8.00 171.00 1,368.00

*Check on emails.
Organize Daily reports and upload all in Procore.
Create daily reports, take pictures and upload in Procore.
Review underground plumbing plans for Training Center and the New Band Hall.
Review Submittal#6.13 Plumbing Slab Rough -In for both slab
Review Spec 22 10 05 -Plumbing Piping.*

Billable Time 12/30/2025 8.00 171.00 1,368.00

*Respond on calls and emails.
Met with FF&E crew at intermediates deliver two trucks of chairs.
Monitoring swapping chairs at intermediate new classrooms
Met with Future infrastructure installer to set a new hand hole box for fiber at JH site.
Walked the new training center to observe underground rough in plumbing.*

Billable Time 12/31/2025 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: 12/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Work on Closeout documents reviewing all files.
Carpet Tiles Manufactures Warranty -Reviewed
Diversified Casing Science Lab - Reviewed
Durcon Epoxy Countertops Warranty - Reviewed
Kawneer Aluminum Storefront Warranty - Reviewed
LVT Manufacture Warranty - Reviewed
Tarkett Rubber Tile & Base Manufacture - Reviewed
transitions Manufacturer Warranty - Reviewed
Geotechnical Report - Reviewed
HVAC Test & Balance Report - Reviewed
Forms - Affidavit of Non-Use of Asbestos.
5M Concrete, LLC - Asbestos Free - Reviewed
Arch. Div.8 - Asbestos Free - Reviewed
Argosy Floor Covering LLC - Asbestos - Reviewed
Avadek Inc, Asbestos Free - Reviewed
Bludau Fabrication LLC -- Asbestos Free - Reviewed
EGR Constructions Inc - Asbestos Free - Reviewed
Faculty Solutions Group - Asbestos Free - Reviewed
Firetrol Protection System, LLC Asbestos - Reviewed
Hanson - Asbestos Free - Reviewed
Highpoint Signs - Asbestos Free - Review

Subtotal	154.50	26,419.50
Labor total	370.50	69,607.50

Program Management Close-out Phase

Phase Status: Active

Billing Cutoff: 12/31/2025

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: 12/31/2025

Date	Units	Rate	Amount
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WIP Status:

Subtotal	0.00
total	0.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

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: 12/31/2025

Date	Units	Rate	Amount

WIP Status:

Subtotal 0.00
total 0.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	3,915,666.00	1,626,579.66	42	2,289,086.34	58
Expense		230.54		-230.54	
Consultant		45,929.25		-45,929.25	
Total	3,915,666.00	1,672,739.45	43	2,242,926.55	57