



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

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

Invoice number 12158
Date 01/01/2025

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

Billing Period 12/01/2024 - 12/29/2024

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	486,100.76	424,290.26	61,810.50	3,279,969.24	12.91
Total	3,915,666.00	635,696.76	573,886.26	61,810.50	3,279,969.24	16.23

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager			
Catherine Blackler	113.75	210.00	23,887.50
Jacobo E. Morales	59.00	210.00	12,390.00
Project Advisor			
Derek M. Bird	3.50	235.00	822.50
Joshua R. Slusher	4.75	235.00	1,116.25
Assistant Construction Manager			
Michael W. Rogers	90.75	163.00	14,792.25
Assistant Project Manager			
Garrett Martin	54.00	163.00	8,802.00
Professional Fees subtotal	325.75		61,810.50
Invoice total			61,810.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
12158	01/01/2025	61,810.50	61,810.50				
Total		61,810.50	61,810.50	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

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management
Design Phase

Phase Status: Active

Billing Cutoff: 12/29/2024

Date	Units	Rate	Amount
------	-------	------	--------

WIP Status:

Subtotal	0.00
total	0.00

Program Management
Procurement Phase

Phase Status: Active

Billing Cutoff: 12/29/2024

Date	Units	Rate	Amount
------	-------	------	--------

WIP Status:

Subtotal	0.00
total	0.00

Program Management
Construction Phase

Phase Status: Active

Billing Cutoff: 12/29/2024

Date	Units	Rate	Amount
------	-------	------	--------

Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Billable Time	12/06/2024	8.00	210.00	1,680.00
Reviewing GC PA 2 Reviewing Buyout Recommendation - Elevator				
Billable Time	12/09/2024	1.75	210.00	367.50
TASK COORDINATION Review and coordination of Job Responsibilities Matrix with JM, GM and MR.				
Billable Time	12/09/2024	5.50	210.00	1,155.00
TASK COORDINATION: Up coming owner meeting Up coming board meeting Meeting minutes for FFE Internal team collaboration Daily Report: Previous day review Email: New email review Email: Research needed response				
Billable Time	12/10/2024	7.25	210.00	1,522.50
TASK COORDINATION: Jobsite Coord Review w BC BC PA 2 Draft - internal review Inspection: Gas Line Internal team collaboration Daily Report: Previous day review Email: New email review Email: Research needed response Prioritize next day tasks				
Billable Time	12/11/2024	8.00	210.00	1,680.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 12/29/2024

Date	Units	Rate	Amount
------	-------	------	--------

Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

*TASK COORDINATION:
Pay App 02 Review w BC - CC, AR, CB, GM, JM
Owner Meeting No. 4
Coord w Arch Gas Insp. Reschedule. 12.12
Monthly Billing: Design Team (Pfluger, DBR, Terracon)
Terracon: Compass Sign On
Terracon: Report review
Internal team collaboration
Daily Report: Previous day review
Email: New email review
Email: Research needed response
Next Day Task Prioritization*

Billable Time	12/12/2024	8.50	210.00	1,785.00
---------------	------------	------	--------	----------

*TASK COORDINATION:
Gas line (UG) Inspection - Intermediate
BC PA 2 Draft - internal review
Submittal: Returned - comments review
RFI's: Open & Returned - review
Buyout: Start process and tracking set up
MEP Coord. Plmbg RI Sleeves Intermediate
FU Documentation Sleeves
Timecard prep
Internal team collaboration
Daily Report: Previous day review
Email: New email review
Email: Research needed response
Next Day Task Prioritization*

Billable Time	12/13/2024	9.00	210.00	1,890.00
---------------	------------	------	--------	----------

*TASK COORDINATION
Contract (GC): Review BC contract and supplemental conditions.
Reviewing BC Clarifications
Reviewing BC GMP budget
Set up reconciliation template to track GMP budget, buyout & contingencies
Reconciling BC GMP budget with cost savings log, Asi and executive summary etc.
Timecard prep / submission
Daily Report: Review previous day and current reports
Email: New email review, sort and prioritize*

Billable Time	12/13/2024	1.00	210.00	210.00
---------------	------------	------	--------	--------

Reconciling BC GMP budget with cost savings log, Asi and executive summary etc.

Billable Time	12/16/2024	11.25	210.00	2,362.50
---------------	------------	-------	--------	----------

*BILLABLE TASK COORDINATION:
Travel time: office to jobsite, LVISD/AGCM bi-monthly meeting
Coordination Meeting w/ BCGC: Open & critical items
GMP budget reconciliation/open RFI's & Submittals
LVISD AGCM & Owner Meeting
Working on emails waiting for board meeting at 6:30pm
Monthly Board Meeting (Closed session total 2.25 hrs)
Email: New email review
Email: Research needed response
Next Day Task Prioritization*

Billable Time	12/17/2024	7.75	210.00	1,627.50
---------------	------------	------	--------	----------

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 12/29/2024

Date	Units	Rate	Amount
------	-------	------	--------

Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

*BILLABLE TASK COORDINATION:
 GMP: Reconcile GMP, BC CVO log and ASI 2
 UG Primary Electrical Inspection
 Terracon Reports 42&48. Review
 ASI's - review, document
 Daily Report: Field Visit / Generate / Distribute
 Internal team collaboration - Garrett
 Email: New email review
 Email: Research needed response*

Billable Time	12/18/2024	5.25	210.00	1,102.50
---------------	------------	------	--------	----------

Project review and support with Team

Billable Time	12/19/2024	1.75	210.00	367.50
---------------	------------	------	--------	--------

*BILLABLE TASK COORDINATION
 Daily Report: Review
 EMAIL - read and prioritize received email*

Billable Time	12/20/2024	8.00	210.00	1,680.00
---------------	------------	------	--------	----------

*BILLAGE TASK COORDINATION:
 Coordination with BC (CC & AR) on open and upcoming items
 Escorted BC into Primary Room (308) Verify slab tie in location
 High School: Onsite research of existing sidewalk (C6.00) per Owner Meeting 12.16.24
 Daily Report: Site visit for jobsite photos
 Daily Report: Generate and distribute
 Email: New email review / Document and record priority*

Billable Time	12/23/2024	6.50	210.00	1,365.00
---------------	------------	------	--------	----------

*BILLABLE TASK COORDINATION
 Review Board Meeting Dates for 2025.
 Coordination with BC: Streamline submittals with Arch.
 Internal: Michael - daily log discussion/plumbing discrepancy
 Administration: Playbook GURU Card Processes - Calendar timeline for PA approval
 Email: New email review
 Email: Research needed response*

Billable Time	12/26/2024	9.25	210.00	1,942.50
---------------	------------	------	--------	----------

*BILLABLE TASK COORDINATION:
 Dropped Keys off at Jobsite
 Daily Report: Review 12.23.24 & 12.26.24
 Budget Reconciliation: BC, Consultants, Owner Contingencies, Soft Costs
 Terracon Report Review: No. 43, 44, 45
 Pfluger Dec Invoice: Reconciliation with GMP Budget & Contract
 Email: New email review*

Billable Time	12/27/2024	6.00	210.00	1,260.00
---------------	------------	------	--------	----------

*BILLABLE TASK COORDINATION
 Coordinated with BC and researched damaged storm drain at Primary
 Email: New email review and coordination
 Procore Documentation review and reorganization*

Billable Time	12/29/2024	9.00	210.00	1,890.00
---------------	------------	------	--------	----------

The reorganization of drawings in Procore continued. Learning and setting up "areas". Uploading Package 1, Package 2 Vol 1 and Package 2 Vol 2.

Subtotal		113.75		23,887.50
----------	--	---------------	--	------------------

Jacobo E. Morales

Billable Time	12/02/2024	2.00	210.00	420.00
---------------	------------	------	--------	--------

*Activities coordination between BC and Pfluger
 Owner's meeting*

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 12/29/2024

Date	Units	Rate	Amount
------	-------	------	--------

Labor

WIP Status: Billable

Senior Project Manager

Jacobo E. Morales

Billable Time	12/03/2024	1.00	210.00	210.00
<i>Activities coordination with BC</i>				
Billable Time	12/04/2024	2.00	210.00	420.00
<i>Activities coordination between BC & Pfluger</i>				
<i>Update Procore documentation</i>				
Billable Time	12/05/2024	8.00	210.00	1,680.00
<i>Activities coordination between BC & Pfluger</i>				
<i>Meeting with BC to discuss work in progress, RFIs and submittals</i>				
<i>Meteor FFE Kickoff Meeting</i>				
<i>AGCM team meeting coordination</i>				
<i>Documentation Review with Cathie to discuss LVISD Project Management</i>				
<i>Site walkthrough</i>				
Billable Time	12/06/2024	6.00	210.00	1,260.00
<i>Activities coordination between BC & Pfluger</i>				
<i>Review PA-02</i>				
<i>Review Buy outs</i>				
<i>Documentation Review with Cathie to discuss LVISD Project Management</i>				
Billable Time	12/09/2024	2.00	210.00	420.00
<i>Activities coordination between BC and Pfluger</i>				
<i>Team Collaboration Weekly Meeting</i>				
<i>Follow up CAD drawings access to Meteor</i>				
Billable Time	12/10/2024	3.50	210.00	735.00
<i>Activities coordination between BC and Pfluger</i>				
<i>Review Pay Application No.02 - November 2024</i>				
<i>Review submittals</i>				
Billable Time	12/11/2024	7.00	210.00	1,470.00
<i>Activities coordination between BC and Pfluger, including the gas line inspection</i>				
<i>Onsite meeting with Bartlett Cocke to review Pay Application No.02 - November 2024 , including construction schedule, Buyout log, etc.</i>				
<i>Review submittals and RFIs</i>				
<i>OAC meeting attendance</i>				
<i>Follow up Terracon's reports</i>				
Billable Time	12/12/2024	6.00	210.00	1,260.00
<i>Activities coordination between BC and Pfluger</i>				
<i>Meeting with Cathie to discuss project activities and outstanding issues</i>				
<i>Review of DBR and Terracon invoices</i>				
<i>Update invoice log</i>				
<i>Meeting with DBR to discuss field reports and visits</i>				
<i>Review submittals and RFIs</i>				
<i>Review and follow up board meeting presentation</i>				
<i>Follow up on PA#02 and update invoice log</i>				
Billable Time	12/13/2024	4.00	210.00	840.00
<i>Activities coordination between BC and Pfluger</i>				
<i>Meeting with Cathie to discuss project activities and outstanding issues</i>				
<i>Review submittals and RFIs</i>				
<i>Meeting with DBR to discuss invoice for November</i>				
<i>Update monthly report</i>				
Billable Time	12/16/2024	6.00	210.00	1,260.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
Construction Phase**

Phase Status: Active

Billing Cutoff: 12/29/2024

Date	Units	Rate	Amount
------	-------	------	--------

Labor

WIP Status: Billable

Senior Project Manager

Jacobo E. Morales

*Activities coordination between BC and Pfluger
Team Collaboration Weekly Meeting
Owners Meeting
Follow up GVEC Coordination
Follow up submittals, PORs and Terracon reports
Review PRs*

Billable Time 12/17/2024 4.00 210.00 840.00

*Activities coordination between BC and Pfluger
Review submittals and RFIs
Follow up water flow test
Follow up GVEC Coordination*

Billable Time 12/18/2024 1.50 210.00 315.00

Meeting with Cathie to discuss current work in progress and management process

Billable Time 12/19/2024 3.00 210.00 630.00

*Review of submittals and documentation in Procore
Follow up of GVEC process
Review inspections reports
Review of Pfluger invoice*

Billable Time 12/20/2024 3.00 210.00 630.00

*Activities coordination between BC and Pfluger
Meeting to review responsibility matrix
Review documentation in Procore
Meeting with BC to discuss outstanding Submittals and RFIs*

Subtotal **59.00 12,390.00**

Project Advisor

Derek M. Bird

Billable Time 12/11/2024 3.50 235.00 822.50

*Attend OAC Meeting
Site visit and review of rebar placement.
Conversations on cold joint location and structural engineer buy in.
Introduction of Catherine to Dr. Cone
Review of sleeving requirements of piping through slab.*

Subtotal **3.50 822.50**

Joshua R. Slusher

Billable Time 12/02/2024 3.50 235.00 822.50

LaVernia groundbreaking; Coordination discussion w AGCM project team

Billable Time 12/05/2024 0.50 235.00 117.50

AGCM internal coord for PM turnover

Billable Time 12/06/2024 0.50 235.00 117.50

Coord w CM for proj status

Billable Time 12/11/2024 0.25 235.00 58.75

Coord call w SrPM, update

Subtotal **4.75 1,116.25**

Assistant Construction Manager

Michael W. Rogers

Billable Time 12/02/2024 7.00 163.00 1,141.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 12/29/2024

Date	Units	Rate	Amount
------	-------	------	--------

Labor WIP Status: Billable

Assistant Construction Manager

Michael W. Rogers

Groundbreaking Ceremony; site visit, daily log; LVISD/AGCM owners meeting.

Billable Time	12/04/2024	7.25	163.00	1,181.75
---------------	------------	------	--------	----------

Site visit; daily report; inspection/testing log; emailed GC reference construction dust

Billable Time	12/05/2024	8.50	163.00	1,385.50
---------------	------------	------	--------	----------

Site visit; daily log; showed Catherine Blackler around job sites; change of staff coordination meeting; inspection/testing log

Billable Time	12/09/2024	9.75	163.00	1,589.25
---------------	------------	------	--------	----------

Site visit; daily log; Team Collaboration Weekly Meeting; Inspection/Testing log; reviewed shop drawings to compare with materials being used.

Billable Time	12/11/2024	8.25	163.00	1,344.75
---------------	------------	------	--------	----------

Site visit; Daily log; LVISD OAC meeting; LVISD/AGCM lunch meeting

Billable Time	12/12/2024	7.50	163.00	1,222.50
---------------	------------	------	--------	----------

Site visit; daily log; reviewed specs reference sleeves for plumbing penetrations through foundation; canvassed nearby neighborhood, contacted residents, passed out flyers reference concrete pour; rebar inspection with GC and Engineer

Billable Time	12/13/2024	5.00	163.00	815.00
---------------	------------	------	--------	--------

Site visit; daily log; met with Garrett Martin and Bartlett Cocke team

Billable Time	12/16/2024	4.50	163.00	733.50
---------------	------------	------	--------	--------

Site visit; daily log

Billable Time	12/18/2024	6.00	163.00	978.00
---------------	------------	------	--------	--------

Site visit; daily log; met with Superintendent regarding plan for gas leak; audited OAC meeting minutes; inspection/testing log

Billable Time	12/19/2024	6.50	163.00	1,059.50
---------------	------------	------	--------	----------

Site visit; daily log; inspection/testing log; got details on gas tie-in and inspection for Catherine Blackler

Billable Time	12/20/2024	0.25	163.00	40.75
---------------	------------	------	--------	-------

Touch base with Catherine reference gas tie in and access to school

Billable Time	12/23/2024	6.50	163.00	1,059.50
---------------	------------	------	--------	----------

Site visit; daily log; underground plumbing inspection; submittal log

Billable Time	12/26/2024	6.75	163.00	1,100.25
---------------	------------	------	--------	----------

Site visit; daily log; submittal log; met with PM regarding underground plumbing discrepancies.

Billable Time	12/27/2024	7.00	163.00	1,141.00
---------------	------------	------	--------	----------

Site visit; daily log; documented grounding of ungrounded gas line; documented excavation damaging storm drain, notified BC and Cathy.

Subtotal		90.75		14,792.25
----------	--	--------------	--	------------------

Assistant Project Manager

Garrett Martin

Billable Time	12/02/2024	5.00	163.00	815.00
---------------	------------	------	--------	--------

site visit, action items, meeting with Dr. Cone

Billable Time	12/04/2024	7.00	163.00	1,141.00
---------------	------------	------	--------	----------

Action items from OAC meeting

Billable Time	12/05/2024	5.00	163.00	815.00
---------------	------------	------	--------	--------

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management
Construction Phase

Phase Status: Active

Billing Cutoff: 12/29/2024

Date	Units	Rate	Amount
------	-------	------	--------

Labor WIP Status: Billable

Assistant Project Manager

Garrett Martin

LVISD, site observations, getting Kathy aquinted with project

Billable Time	12/09/2024	9.00	163.00	1,467.00
---------------	------------	------	--------	----------

logs, daily reports, outstanding action items

Billable Time	12/11/2024	10.00	163.00	1,630.00
---------------	------------	-------	--------	----------

OAC meeting, action items, etc

Billable Time	12/13/2024	10.00	163.00	1,630.00
---------------	------------	-------	--------	----------

concrete pour

Billable Time	12/16/2024	8.00	163.00	1,304.00
---------------	------------	------	--------	----------

site obversations, plan review, owners meeting with LVISD staff, board mtg.

Subtotal	54.00	8,802.00
Labor total	325.75	61,810.50

Program Management
Close-out Phase

Phase Status: Active

Billing Cutoff: 12/29/2024

Date	Units	Rate	Amount
------	-------	------	--------

WIP Status:

Subtotal	0.00
total	0.00

Program Management
Warranty Phase

Phase Status: Active

Billing Cutoff: 12/29/2024

Date	Units	Rate	Amount
------	-------	------	--------

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 Supporting Detail

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	3,915,666.00	589,767.51	15	3,325,898.49	85
Expense					
Consultant		45,929.25		-45,929.25	
Total	3,915,666.00	635,696.76	16	3,279,969.24	84