



Professional Project Management Firm

AGCM Invoice 12996, dated 12/01/2025
No Exceptions as submitted.

Catherine Blackler, SPM - AGCM
December 4, 2025

AGCM, 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

12996

Date

12/01/2025

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

Billing Period **11/01/2025 - 11/30/2025**

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	1,470,441.70	1,397,836.70	72,605.00	2,295,628.30	39.04
INVOICE CREDIT	0.00	-16,905.75	-15,362.00	-1,543.75	16,905.75	0.00
Total	3,915,666.00	1,603,131.95	1,532,070.70	71,061.25	2,312,534.05	40.94

Professional Fees

Senior Project Manager

Catherine Blackler

Project Advisor

Jacobo E. Morales

Assistant Project Manager

Michael W. Rogers

Walter Nu'u

Jacobo Morales billed the project for 16.25 hours. The projected budget allows for 10 hours per month.

A credit has been applied to adjust the cost to the allowable projected amount.

	Hours	Rate	Billed Amount
	99.00	220.00	21,780.00
	16.25	247.00	4,013.75
	130.75	171.00	22,358.25
	143.00	171.00	24,453.00
Professional Fees subtotal	389.00		72,605.00

Invoice subtotal 72,605.00

Invoice Credit -1,543.75

Invoice total **71,061.25**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
12996	12/01/2025	71,061.25	71,061.25				
Total		71,061.25	71,061.25	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

NOVEMBER BILLING

\$247.00 16.25 hr \$ 4,013.75 Jacobo Morales
\$247.00 -6.25 hr -\$ 1,543.75

\$173.00 99.00 hr \$21,780.00 Catherine Blackler
\$173.00 130.75 hr \$22,358.25 Micheal Rogers
\$173.00 143.00 hr \$24,453.00 Walter Nu'u

\$71,061.25 November Owner Billing

\$ 25,696.50 PTO taken not billed to the owner

\$ 96,757.75 November Cost

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

\$ 1,532,070.70 - Paid To Date

\$ 71,061.25 - This Billing

\$ 2,312,534.05 - Remaining

Months remaining - 21

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Design Phase

Phase Status: Active

Billing Cutoff: 11/30/2025

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: 11/30/2025

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: 11/30/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Billable Time	11/02/2025	8.00	220.00	1,760.00
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Misc Administrative: Email
BC Draft PA 13 - Prep for review
BC Draft PA 13 - General Conditions review
BC Draft PA 13 - General Requirements review
BC Draft PA 13 - Schedule of Values / WRP review
BC Draft PA 13 - Subcontractor Billing verification
BC Draft PA 13 - BC Self Perform vs general requirements analysis

Billable Time	11/03/2025	9.00	220.00	1,980.00
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Misc Administrative: Email
Dr. Cone - meeting prior to subcommittee meeting
Invoices: Bexar Pipeline - prepping for subcommittee meeting and funding
Invoices: Lonestar Paving PA 03 - prepping for subcommittee meeting and funding
Power Point Presentation - Board Meeting 11.10.25 - Follow up with Bartlett
Primary - drainage at circle drive - follow up with Walter Nu'u on completion ETA
Future Infrastructure Invoice - Reviewed - emailed to Michael Rogers for comments
Team Meeting: LVISD, Bartlett, Pfluger, AGCM - Team Regroup
Arch Div 8 - cores invoice - follow up with Keagan to confirm product installation
Certified Payroll: Follow up with Bartlett on CP for October PA
PR 39 R back up - emailed breakdown to LVISD, Bartlett, Pfluger, AGCM per regroup meeting
Subcommittee Meeting - Invoice review for presentation at Board 11.10.25

Billable Time	11/04/2025	7.00	220.00	1,540.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 11/30/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
Timecard discussion - time tracking Walter Nu'u
Primary - Open House: Follow up with BC on dates for open house and Board member walk
Primary - Finger Guards - emailed Dr. Cone and Mr. Mills per Pfluger request for clarification
Primary - FF & E - Follow up with Meteor on freight charged on invoice
High School FF & E quotes - Follow up with Meteor to provide estimate on Junior High
Board Meeting Documents: Final preparation for invoices and power point presentation/emailed Belinda & Brenda
Terracon Invoice: Email to Keagan to hold pending review of retest to be billed to Bartlett
Lonestar Paving - response to Belinda Raindl on payment status
Budget Reconciliation Spreadsheet Update with payments thru 10.2025
High School FF & E renditions - email to Dr. Cone and Brandi Hanselka
Junior High FF & E - emailed Dr. Cone and Mr. Caughlin Meteor questions
Junior High Band Hall - PR 15 email floor plan to Mr. Atkins
Primary - Camera orientation - VM and email to Dr. Cone to coordinate final review
TexDot - emailed Colin Dlugosh status / Coordinated with Walter Nu'u to follow up
Junior High Drawings - downloaded and emailed Mr. Caughlin
Misc Administrative: Time

Billable Time	11/05/2025	8.00	220.00	1,760.00
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Misc Administrative: Email
INT - Chiller down - follow up with Bartlett
INT - Switches / POE - follow up with Mr. Ramirez and Belinda Raindl on PO
Dr Cone call - Primary Finger Guards, Open House, FF & E JH
Open House and Board Walk - Follow up with Bartlett
Open House and Board Walk - Follow up with Bartlett
Primary - FF & E Sign off - emailed Meteor sign off
Coordination of tasks - Michael Rogers and Walter Nu
Asbestos: Follow up with Keagan on Invoices from TDHSS
Asbestos: Follow up with Bartlett to schedule BES for 2026
Internal Project Meeting: Jacobo Morales, Catherine Blackler, Michael Rogers, Walter Nu'u
INT Blinds - F/U Walter Nu'u - Bartlett
PRI - Remove boards from windows - Walter Nu'u F/U with Bartlett
FF & E - review HS changes with Michael Rogers - Count of appliances
Invoices: Intech - prepping for funding (Primary Switches)
Invoices: Statewide Patrol - prepping for funding
Terracon Reports - Deviations - Retests
Firetrol: Response to Firetrol email regarding billing / Teams meeting set up request
Misc Administrative: Time

Billable Time	11/06/2025	5.50	220.00	1,210.00
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Misc : Email
Coach Null - review of training schedule / Track discussion
Meeting: Ms. Keck, Mr. Goetzke, Mr. Mills, Mr. Wilen: PRI - New addition camera position review
Fiber - coordination/follow up progress on Wireless Bridge Install at Intermediate
Campus Wide Technology - Start up bidding process review
Primary Open House - Follow up with Bartlett and Dr. Cone
Housekeeping
Terracon Reports - Deviations - Retests
Budget Reconciliation

Billable Time	11/07/2025	3.75	220.00	825.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 11/30/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
GVEC \$ 20,000.00 Bill - Research and Follow up to Lauren Meyer (LVISD) email
Campus Wide Technology - Start up bidding process review
Fiber Relocation - F/U with Michael Rogers for progress update
Welding Equipment \$'s - research funding - BC GMP
Primary - FF & E Library Move in - F/U with Meteor Walter and BC
Terracon Reports - Deviations - Retests
HS - FF & E final furniture quote review
Finger guards - emailed Bartlett and Design team districts decision to eliminate from scope
Housekeeping
Misc Administrative: Time

Billable Time	11/10/2025	8.25	220.00	1,815.00
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Misc Administrative: Email
JH Portable Fire Alarm - Review timeline, revised billing for meeting with Firetrol at 10.00am
JH Portable Fire Alarm - meeting with Firetrol, LVISD, AGCM to discuss invoice pricing
Firetrol Revised Invoice, back up documentation based on reconciliation meeting
Lesson learned preliminary discussion Michael Rogers, Watler Nu'u
Terracon reach out to Terracon (Adrain Saucedo) to confirm retesting reports for billing to Bartlett
Terracon Inv TP80224 - review for payment
Weekly LVISD Accounting Meeting: Keagan & Lauren
Release of Liens - MJ Mechanical & Rick Stone - review and forward to Belinda Raindl and Keagan P
Monthly Board Meeting

Billable Time	11/12/2025	6.00	220.00	1,320.00
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Misc Administrative: Email
Terracon Report Review 0220 & 0221 - tracker update
OAC Meeting 25
Primary - Punchlist Walk with Dr. Cone, Walter Nu'u and Jacobo Morales
Technology - Safety and Secure Design Teams Meeting - Biweekly Update
Misc Administrative: Time

Billable Time	11/13/2025	9.00	220.00	1,980.00
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Misc Administrative: Email
Housekeeping
Primary Punchlist - Generate distribute to Walter Nu'u, Jose Pfluger, David Bartlett
PR 49, PR 41, PR 38 - Prep ready for Dr. Cone Signature
PR 39 - Response to Christian - Revised Premium Time
Dr Cone - PR 49, PR 41, PR 38 - review for final signature
Dr Cone - progress updates (safety gates, teachers walk 11.18.25)
Dr Cone - Fiber call with Patti (Region 20)
PR 49, PR 41, PR 38 - Finalized emailed signature approval to Pfluger and BC
Contingency Tracker - updated with PR 49, PR41, PR38
HS Portable - coordination removal of items ready for Demo week 12.01.25
JH FF & E follow up with Mr. Caughlin FF & E requirements
Coordinate with Walter Nu'u to follow up with BC on Primary walk 11.18.25 for teachers
HS CTE Welders - follow up with April Rozier to schedule a kickoff meeting related to welding needs
Primary Map - emailed overall map to Valerie for Open house walk
PR 39 - Pick up copy from Central for Dr. Cone
Pick up delivery from Support Center for Bartlett
Intermediate - 2nd Floor Punchlist Walk

Billable Time	11/14/2025	2.50	220.00	550.00
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Misc Administrative: Email
LVISD: Safety, Security and Technology - meeting with Jacobo Morales to discuss bidding delivery process

Billable Time	11/17/2025	9.00	220.00	1,980.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 11/30/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
Primary Pre-Open House Walk with Board Members
Terracon Reports - review deficiencies with Terracon (Adrian Saucedo)
Dr. Cone meeting - sign PR 39 Premium Time
PR 15 - pricing review with Micheal rogers
Primary - Open House Invite to BC, AGCM - coordinate location with LVISD
Primary - Library hardware - coordinate with Walter Nu'u issues noted with hardware currently installed
Shutdowns - GVEC AG Shop / HS Fiber removal GVEC - Michael Rogers to coordinate with LVISD
PR 39 - Issued narrative to BC with substantiating documentation to proceed
Weekly LVISD Accounting Meeting: Belinda Raindl, Keagan P & Lauren
Ms. Amberger - Rm 437 - Discussion of what blueprints are needed for yearbook cover
Housekeeping
Misc Administrative: Time

Billable Time	11/18/2025	8.00	220.00	1,760.00
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Misc Administrative: Email
Primary Pre-Open House Walk with Board Members
Intermediate Walk with Board Members
Primary - Coordination of Library Furniture - Meteor
West Texas Natural Gas Application - F/U with Belinda Raindl
QA/QC internal team - processes on QA/QC - Punch lists
Key Exchange - dropped key off to Brenda for access to Primary
Primary: Walk scheduled with Teachers

Billable Time	11/19/2025	8.00	220.00	1,760.00
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Misc Administrative: Email
JH fiber - follow up with Michael Rogers on status of wireless bridge/fiber cut
Primary Gas - follow up & emailed application to Michael Rogers to follow up with WTG.
JH fiber - follow up with Michael Rogers on status of wireless bridge/fiber cut
Primary and Intermediate client computers - follow up with Michael Rogers on status of specs for Dr. Cone
Primary FF & E cabinets - secure to wall - coordinate with Racheal Meteor
Primary - temp & permanent cores - discussion with Justin Moss - texted Ms. Keck to issue WO keys
Primary - white cores WO - discussion with Walter Nu'u to hand over keys & control keys to LVISD by 12.03.25
JH - fire watch - Notified Statewide Patrol no services needed week of Thanksgiving
Budget - 2024 reconcile Bond Costs provided but Belinda Raindl
Downloaded and emailed HS floor plans to Ms. Amberg for Yearbook Cover
Updated Bartlett on Primary Gas, JH Fiber cut and Client Workstations
Housekeeping
Primary - Open House
Misc Administrative: Time

Billable Time	11/21/2025	7.00	220.00	1,540.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 11/30/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
Track - met with Paragon foreman on site to discuss upcoming progress
INT - 1st Floor Punchlist walk
Terracon Report 222 - Field Density - review for compliance/log for invoicing
INT & HS Analysis of Smith Propane Gas Invoice for temp tanks and relocated 2" gas line
Aries November billing - review - process for payment
Smith Propane - review invoice with Clayton Pfeil for final submission
Bexar Pipeline & Utility - emailed LVISD accounting to funding invoice related to Intermediate gas line
Future Infrastructure November billing -reviewed, prepped for 12.25 Board Meeting, LVISD funding
Intech November billing - review, prepping for 12.25 Board Meeting/LVISD funding
Meteor November billing - review, prepping for 12.25 Board Meeting/LVISD funding
Statewide Patrol November billing - review, prepping for 12.25 Board Meeting/LVISD funding
Terracon November billing - review, prepping for 12.25 Board Meeting/LVISD funding
Amazon November billing - review, prepping for 12.25 Board Meeting/LVISD funding
Misc Administrative: Time

Subtotal	99.00	21,780.00
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Project Advisor

Jacobo E. Morales

Billable Time	10/28/2025	0.50	247.00	123.50
<i>Meeting with Catherine to discuss critical tasks and milestones, including BC daily report proposal</i>				
Billable Time	10/29/2025	1.00	247.00	247.00
<i>Meeting with AGCM team to discuss project updates, milestones, challenges, current work in progress</i>				
Billable Time	11/03/2025	3.25	247.00	802.75
<i>LVISD Project Team Discussion - In Person</i> <i>On site meeting with AGCM team to discuss project updates and review outstanding issues</i> <i>Site walk to observe work in progress</i>				
Billable Time	11/05/2025	1.00	247.00	247.00
<i>Weekly project meeting with AGCM team to discuss project updates, milestones, challenges, current work in progress</i>				
Billable Time	11/07/2025	1.50	247.00	370.50
<i>Review Options and potential vendors from the Coops to engage a contractor for the technology project</i> <i>Review specifications about the closeout process</i>				
Billable Time	11/12/2025	6.50	247.00	1,605.50
<i>OAC meeting attendance</i> <i>Weekly project meeting with AGCM team to discuss project updates, milestones, challenges, current work in progress</i> <i>Architectural Punch walk at the primary</i> <i>Site walkthrough the Intermediate, Jr high and High school site to observe the work in progress</i>				
Billable Time	11/14/2025	2.00	247.00	494.00
<i>Meeting with Catherine to discuss the bidding process for technology upgrades</i> <i>Review CD's for the technology upgrades</i>				
Billable Time	11/21/2025	0.50	247.00	123.50
<i>Follow-up and conversation with Catherine about the pre-punch walk with Bartlett Cocke in the intermediate building</i>				
Subtotal		16.25	4,013.75	

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 11/30/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Billable Time	11/03/2025	8.50	171.00	1,453.50
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Followed up with BC regarding Int Gym lights; referred to LVISD Maint; followed up with Maint; updated Int Principal
BC asked about Prim Admin camera that was removed; went to Pri Admin; advised camera was picked up; reached out to LVISD IT; advised it was handed over to a contractor; went to Pri again for description of contractor that took it; relayed description to BC
Misc admin work
Followed up with LVISD IT on wireless bridge progress
Began reviewing PR #15
Reviewed Future Infrastructure invoice and provided feedback
Received info on Int chiller pump being off; asked BC to address it with Gillette
Reached out to LVISD for update on wireless bridges, scheduled Future Infrastructure for Thursday

Billable Time	11/04/2025	8.00	171.00	1,368.00
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Reviewed all drawings with appliances and dispensers (OFCI & OFOI); created schedule of appliances for LVISD
Misc admin work
Received update on wireless bridges; updated AGCM, Future, ASAP, and BC

Billable Time	11/05/2025	9.00	171.00	1,539.00
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Completed schedule of appliances for LVISD
Confirmed timeline with ASAP; updated BC
Followed up with Firetrol regarding their invoice for the JH Portables
Walked HS500 and HS400 to document existing door types
Advised LVISD IT of upcoming schedule with ASAP; answered questions about fiber and upcoming power shutdown

Billable Time	11/06/2025	7.25	171.00	1,239.75
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Notified of fiber break at JH; asked LVISD IT and Walter to investigate any outage; discussed findings
Meeting with Pfluger for Pkg 2 signage
Misc admin work
Updated project appliance schedule
Responded to ASAP regarding RFI #141
Reached out to LVISD IT for update on wireless bridge to Intermediate; relayed to ASAP

Billable Time	11/07/2025	5.50	171.00	940.50
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Investigated communication duct bank struck by RTM yesterday at JH; passed info to Future and ASAP
Checked in with Future Infrastructure as they began hydro vac for fiber at vault 6
Hydro vac broke; asked ASAP to complete splice to Support Center while waiting for new hydro vac machine
Cleared above mentioned splice with Support Center staff and LVISD IT
Walked HS to document existing TVs, refrigerators, and microwaves for appliance schedule of new appliances
Walked Int to document OFOI TVs

Billable Time	11/07/2025	5.50	171.00	940.50
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Researched prices for remaining owner furnished appliances not already accounted for
Oversaw ASAP while they made splice in HS400 while football was also in area; secured building and fences after

Billable Time	11/09/2025	0.25	171.00	42.75
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Periodically checked in with BC during power switch over at HS; notified LVISD IT when safe to restart HS MDF

Billable Time	11/10/2025	9.75	171.00	1,667.25
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 11/30/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

*Reviewed notes and timeline for fire alarm at Portables to prepare for upcoming meeting
 Checked on Future and ASAP as they began excavating at vault 6
 Firetrol - Portable fire alarm scope & invoicing meeting
 Responded to vault 6 to investigate sewer line located by Future Infrastructure
 Responded to vault 6 when fiber was found to be traveling under city park
 Misc admin work
 Followed up with WGT regarding turning on NG at Primary; received service agreement;
 forwarded to LVISD
 Monitored ASAP as they completed splice to Primary
 Investigated camera outage at Primary during splice; followed up with LVISD IT; responded to
 BC*

Billable Time 11/11/2025 9.00 171.00 1,539.00

*Assisted LVISD IT in identifying the splices to Primary; followed up with ASAP for confirmation
 Followed up with Future to confirm meeting regarding Zao splice at street in front of HS Library
 Misc admin work
 Walked Zao splice location and JH fiber reroute w/ Future Infrastructure; emphasized extreme
 urgency of Zao splice
 Emailed LVISD requesting feedback on Pkg2 room signage questions
 Worked on reviewing PR #15R
 Met with WJHW and BC regarding access control and camera system; relayed info to LVISD IT*

Billable Time 11/12/2025 10.75 171.00 1,838.25

*Escorted ASAP into HS300 MDF to troubleshoot intermittent fiber signal issues
 Misc admin work
 Continued review of PR #15R
 Escorted ASAP into Primary MDF to troubleshoot intermittent fiber signal issues
 Reviewed info from WJHW and forwarded to LVISD IT
 OAC Meeting
 Checked status of ASAP as they troubleshoot issues with Primary fiber
 Spoke with Region 20 regarding splice at street; she contacted Zayo to resolve issues
 scheduling splice
 Assisted ASAP with access to areas to troubleshoot
 Updated C.Blackler with all of fiber status
 More conversation with Region 20 regarding Zayo splice
 Conversation with Zayo Project Manager regarding Zayo splice*

Billable Time 11/13/2025 8.00 171.00 1,368.00

*Conversations w/ Region 20, Future, & LVISD IT to discuss Zayo splice at street
 Meeting w/Region 20, Future, LVISD IT, & Zayo to coordinate and schedule Zayo splice
 Notified BC and LVISD of outage tomorrow caused by Zayo splice
 Met with LVISD IT while setting up wireless bridges to JH
 Traced auditorium fiber & confirmed its route through JH500, not in UG duct bank; updated
 LVISD IT, Future & ASAP
 Followed up with Paragon about track resurfacing; asked them to begin 2 days early after
 approval from Coach
 Misc admin work
 Followed up with ASAP regarding JH fiber reroute pricing
 Continued reviewing PR #15*

Billable Time 11/14/2025 2.50 171.00 427.50

*Misc admin work
 Oversaw Zayo fiber splice*

Billable Time 11/14/2025 1.75 171.00 299.25

*Oversaw Zayo fiber splice
 Escorted Future Infrastructure and Zayo to HS MDF to remove old fiber*

Billable Time 11/17/2025 8.50 171.00 1,453.50

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 11/30/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Misc admin work
 Worked on review of PR #15
 Notified LVISD of upcoming power shutdown/refeed to Ag Shop
 Assisted BC in investigating intercoms at existing Primary
 Met with BC regarding security workstations at Primary and Intermediate

Billable Time	11/18/2025	9.00	171.00	1,539.00
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Spoke with BC regarding WTG connection
 Spoke with BC and LVISD regarding security workstations
 Notified LVISD of GVEC work on school property tonight
 Roles, responsibilities, and expectations meeting
 Reached out to WJHW regarding security workstations
 Misc admin work
 Investigated water leak at JH
 Updated Appliances schedule to add copiers

Billable Time	11/19/2025	9.25	171.00	1,581.75
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Checked on status of wireless bridge to JH
 Misc admin work
 Sent service agreement and inspection results to WTG; requested gas to be turned on for Primary
 Asked for recommended specs on security workstations from WJHW
 Provided specs for security workstations to LVISD IT and asked for feedback
 Checked on status of wireless bridge to JH; attempted to schedule ASAP to cut JH fiber
 Completed updating appliance schedule with copy machines
 Primary campus ribbon cutting ceremony

Billable Time	11/20/2025	8.50	171.00	1,453.50
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Misc admin work
 Met delivery driver for track materials; contacted Paragon to coordinate delivery
 Followed up with Future Infrastructure regarding JH fiber quote
 Assisted delivery of forklift for track resurfacing, escorted truck through and off property
 Call from LVISD indicating deficiencies in Pri Library shelving
 Call from WTG indicating Pri gas meter hasn't been connected
 Asked BC to have MJ connect Primary campus meter; witnessed WTG turn on gas and calibrate meter
 Investigated Pri Library shelving mounts
 Gave Paragon access to track; coordinated access to stadium lights to allow later working days
 Created and distributed Pri Library FFE pre-punch list
 Updated team on wireless bridges and JH fiber cut/pull back

Billable Time	11/21/2025	4.00	171.00	684.00
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Intermediate 1st lvl punchlist walk
 Misc admin work

Billable Time	11/21/2025	4.50	171.00	769.50
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Sent Primary Library pre-punch observation report to Meteor Education
 Checked progress of track resurfacing
 Checked with LVISD IT for progress on wireless bridges
 Met LVISD IT at JH while reconfiguring wireless bridge
 Checked progress of track surface replacement
 Followed up with Future Infrastructure regarding JH fiber quote

Billable Time	11/24/2025	0.25	171.00	42.75
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Conversation with LVISD IT regarding internet outage at JH; followed up w/BC and AGCM on site
 Checked on status of track resurfacing

Billable Time	11/25/2025	0.50	171.00	85.50
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Conversations w/ AGCM on site regarding meter and old fiber in CTE pad
 Checked on status of track resurfacing

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 11/30/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Billable Time	11/29/2025	0.50	171.00	85.50
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Conversation with Coach Null regarding access to field; reached out to Paragon regarding schedule; updated LVISD and AGCM

Subtotal	130.75	22,358.25
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Walter Nu'u

Billable Time	11/03/2025	8.00	171.00	1,368.00
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*Walked with Mr. Mill to observed replacing the bad relay that caused the light at the gym not turning off.
Walked with Mr. Mill to investigate why the elevator doesn't have power.
Met with David, the superintendent to discuss the progress of the landscaping at primary.
I also walked with Bartlett Cocke superintendent to go through the expectation on correcting some landscaping area that are collecting water.
Review plans sheet#L01.03. Landscape Details.
Observed reassembling the playground shade and setting the poles.
Observed prepping sidewalks at the intermediates court area.
Walked the HS, JH, Fieldhouse and and band hall with Architect to get the count of all doors and signages to add on the plans
Review ASI#14, Pkg 1 Room Names.pdf.*

Billable Time	11/04/2025	8.00	171.00	1,368.00
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*Respond to a called from Intermediate principal to make sure the new gyms lights are off and no one allowed to work during Laser Show.
Walked the primary site with BC to go through the observation list that they are taking care of some items.
Observed pouring the sidewalk concrete and finishing to make sure they are matching the existing concrete finish.
Walked the intermediate building for daily observation/quality control.
Create daily report, take picture and upload on Procore.
Work on third party invoices/testing documentations, upload and file to the right location.
Work with BC Superintendent and notified all the subs to make sure they shut down by 11am.
Observed the street sidewalk repair by BC, take pictures, document the work and email text dot that the observation item is been taking care of.
Observed the spreading of the hydro seed at the primary for the landscaping.
Walked intermediate new building for observations on the interior progress.*

Billable Time	11/05/2025	7.00	171.00	1,197.00
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*Check emails and respond on phone call.
Update the team on the constructions progress.
Walked the street sidewalk to observed replacing the damaged sidewalk.
Met up with Bartlett Cocke superintendent to discuss observations report to make sure it get it done per plan.
Walked CTE area to observe the laying installation of main water line.
Review plans for observations and clarification.
Walked the intermediate for observation and quality control.
Worked on Terracon Testing Report and sorted out to match invoices.
Created daily report, take pictures and upload in Procore.*

Billable Time	11/06/2025	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: 11/30/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Walked CTE site to meet the sub foreman to get clarify the scope of work for the day.
Respond to a call at JH regarding discovered fibers: investigation initiated to determine the source and destination.
Met with Lavernia IT personal to verify the fibers that was discovered.
Walked the intermediate new building to observe the ongoing construction.
Walked the Intermediate new building bathrooms to observe the installation of partition walls on each stall.
Follow up with BC Superintendent on punch list items from the design team.
Monitoring RTM on soft digging the dirt to find fibers underground and report what has been found.
5M poured sidewalk at the intermediate, observed to make sure it build per plan
Walked the gym addition for observation on the overhead, wall panels and Vinyl gypsum wall installation.

Billable Time	11/07/2025	8.00	171.00	1,368.00
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Walked the Athletic area to check the press box to make sure has power before night game.
Checked the Cafeteria and Bathrooms to make sure the water is operating normally.
Walked the Primary site to check on more cracked sidewalk to make sure BC aware to get it fix.
Walked the roof to observe the ongoing roof top to make sure Raining King sealed per plan.
Walked the final connection on gas pipe on the roof that the plumber is working on installed and tested.
Walked the library addition to observed and documented the installation of the won door to make sure it operate per plan.
Observed the electricians that are working on tie in the new addition to the existing build and tested at the library addition.
Walked with FACSS testing the existing primary building and the new library addition fire alarm system.

Billable Time	11/10/2025	8.00	171.00	1,368.00
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Check emails and respond.
Update the team on constructions progress.
View specification for clarification on plumbing.
View Submittals on plumbing to verifies materials and installations.
Walked HS site to observed prepping of the sidewalk to reroute students due to constructions.
Walked the primary site to observe finishing installation of downspout and fencing.
Walked the intermediate building for observation.
View Pkg 2 plans on CTE underground plumbing.

Billable Time	11/11/2025	8.00	171.00	1,368.00
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Checked on curb concrete pour at HS.
Walked the Intermediate to observe the playground concrete pour.
Sit in the OAC meeting at the job trailer.
Oweners punch walk at primary.

Billable Time	11/12/2025	8.00	171.00	1,368.00
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Walked the site to check on construction fence at HS to make sure it's secure and tie it down.
Observed 5M subcontractor for pouring concrete curb and prepping sidewalk for students.
Sat in the OAC meeting with the Lavernia team, GC, Design Team and AG/CM team.
Walked primary new building to punch interior and exterior.
Observed the installation of the new permanent fence around playground area at primary site.
Started working on collecting information for close out documents
Walked with Landscaping for punch.
Making phone calls to resolves fibers situation.
Work on to find solution and ways to speed the fiber progress.
Create daily reports.

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 11/30/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Billable Time	11/13/2025	8.00	171.00	1,368.00
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Follow up with region20 for more information on fibers execution plan.
Walked the new intermediate building with principal Amber and her 2 assistants.
Work on creating final punch list from owners and design team.
Walked the intermediate site to observe the ongoing grading dirt for landscaping and playground slap progress.
Walked with the owner, design team and GC to punch intermediate second floor.
Continue to work create punch list for subs to complete works.

Billable Time	11/14/2025	3.00	171.00	513.00
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Met with Zayo tech on site to splice the fiber.
Walked the site for observations
Checked on construction security fence around the site.
Worked on more punch list items from design team and the owner.

Billable Time	11/17/2025	8.00	171.00	1,368.00
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Walked with Board members at Primary New building.
Checked emails and make phone calls.
Visit High School site to observe the sidewalk concrete pour, tie rebar enforcement and building forms.
Met with Lavernia Maintenance director to discuss plans on fixing leaking underground pipe.
Walked CTE area to observe underground Electrical rough in.
Observed backfill trenching for underground plumbing pipe to check compacting.
Walked Primary with BC to go through punch list items.
Walked the intermediate building for observations and quality control.

Billable Time	11/18/2025	8.00	171.00	1,368.00
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Check emails and respond.
Communicate with FF&E for the final setting of furniture's at the primary.
Assist FF&E moving furniture in library addition.
Have a meeting with AGCM Lavernia construction team for.
Work with Bartlett Cocke foreman to take care primary punch list.
Start looking into close out document and gather information's to upload on Procore.
Walked CTE area to observe the ongoing underground electrical/plumbing rough in.

Billable Time	11/19/2025	9.00	171.00	1,539.00
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Check Email and responds
Visited JH to observe the ongoing sidewalk progress to reroute the kids from going back and forth between library and HS school building.
Walked Intermediate building for observations.
Worked with superintendent to go through the punch list.
Visited CTE area to observed Terracon doing the moisturize lift testing on back filling.
Observed GVEC relocate power line to a new route due to constructions.
Open house/Rippon cutting at Primary New Addition.

Billable Time	11/20/2025	8.00	171.00	1,368.00
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Walked track & field with Paragon to prepared to install pad for the track.
Assist Paragon to received materials and staged it where it needed to be staged.
Met up with Rory the Maintenance Manager for La Vernia to go through the electrical panel at Track & Field.
Walk the JH to observe the ongoing sidewalk progress.
Walked the Intermediate site to observe Omega seal all concrete joint as spec, Skylawn prepping turf area for turf matt.
Walked Intermediate new building for Quality Control and observation.
Create daily report, take pictures and upload on Procore.
Continue to work on reading through Specs and closeout process.

Billable Time	11/21/2025	7.00	171.00	1,197.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 11/30/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Asist Josh on open up JH500 building for the alarm contractors to start installing new alarm systems.

Visit JH site to observe BC demo concrete sidewalk to expose the existing water leak.

Walked the CTE area to observe 5M building corners to lay out the foundations slap.

We scheduled to punch the 1st floor at intermediate with the Design team and GC.

Continue to follow up the ongoing turf installation.

Billable Time	11/21/2025	1.00	171.00	171.00
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Review Turf submittal#7.10R1 Artificial Turf Review.

View Specification 32 18 13 - Synthetic Turf Surfacing For Landscaping.

Billable Time	11/24/2025	8.00	171.00	1,368.00
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Check email and respond.

Visited JH to observe the new alarm system being install

Work with BC superintendent and CDI foreman to go through all the rooms, include the cafeteria to make sure all old alarm strobe light replace to new one.

Work on the closeout document list.

Create daily reports and label pictures.

Walked CTE area to observed constructions progress, Electrical rough in, concrete sub building corners and utility crew to connect main line to the building.

Walked the intermediate site to observe the turf progress.

Walked intermediated new building to observe the installation of the PLP1 custom compact

laminated wall panel with logo at D100 corridor wall.

View Room Finish Schedule. pg A09.00

Walked JH site to observe sidewalk progress- pour concrete.

Billable Time	11/25/2025	8.00	171.00	1,368.00
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Check email and respond.

Walked the JH 500 & 100 building with the electrician and alarm installer.

Walked the track & field to observe the installation of the rubber material on the track.

Visited Intermediate building to observe the punch list progress.

Go through the punch list from MEP/WJHW for intermediate new building.

Walked CTE area to observe 5M trenching for the building concrete beam

View structure plan for beam.

View Rebar SDRAW (HS Area F)- P2.

Walked the Track & Field to observe the progress.

Create daily reports, take pictures and upload them on procore.

Billable Time	11/26/2025	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: 11/30/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Check on email and responds.
Assist Josh from Bartlett Corke to make sure they set constructions fences where it needs to be.
Walked with Paragon foreman to discuss the track and field progress and also to be clear on the expectations after they finish today.
Assist CDI foreman at JH500 building to have access to every room so they can pull wires for new alarm system.
Walked with IES electrician foreman to make sure all old fire alarm strobe light relace with new one.
Monitoring the progress to make sure the subs clean up before they leave for the thanksgiving holiday.
Documented the track progress and CDI new alarm system in procore.
Viewing submittals for CTE structures.
Work with BC on punch list items at intermediates.
Walked intermediates to observe the installation of the PLP1 Custom Compact Laminate wall panel with Logo.

Billable Time	11/28/2025	4.00	171.00	684.00
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Work on reports, label pictures and create daily reports.
Go Through specification and documents.

Subtotal	143.00	24,453.00
Labor total	389.00	72,605.00

Program Management Close-out Phase

Phase Status: Active

Billing Cutoff: 11/30/2025

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: 11/30/2025

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 Supporting Detail

22-002P La Vernia ISD Project Management Services

Invoice Credit

Phase Status: Active

Billing Cutoff: 11/30/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

12/01/2025 -1,543.75

Invoice Credit

Subtotal 0.00
Labor total 0.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	3,915,666.00	1,556,972.16	40	2,358,693.84	60
Expense		230.54		-230.54	
Consultant		45,929.25		-45,929.25	
Total	3,915,666.00	1,603,131.95	41	2,312,534.05	59