



AGCM Invoice 12712R, dated 08/01/25
No Exceptions as submitted.

Catherine Blackler, SPM - AGCM
August 14, 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 12712R
Date 08/01/2025

Project 22-002P La Vernia ISD Project
Management Services

Billing Period 06/30/2025 - 07/31/2025

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	1,102,483.41	980,745.66	121,737.75	2,663,586.59	29.27
INVOICE CREDIT	0.00	-9,620.00	0.00	-9,620.00	9,620.00	0.00
Total	3,915,666.00	1,242,459.41	1,130,341.66	112,117.75	2,673,206.59	31.73

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager			
Catherine Blackler	214.50	220.00	47,190.00
Project Advisor			
Jacobo E. Morales	23.00	247.00	5,681.00
Construction Manager Intern			
Pavani Komati	110.50	58.00	6,409.00
Assistant Project Manager			
Michael W. Rogers	212.25	171.00	36,294.75
Walter Nu'u	153.00	171.00	26,163.00
Professional Fees subtotal	713.25		121,737.75

CREDIT

\$ 6,409.00 - Pavani 110.50 hrs
\$ 3,939.00 - Jacobo Morales 13 hrs

Invoice subtotal	121,737.75
Invoice Credit	-9,620.00
Invoice total	112,117.75

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
12712R	08/01/2025	112,117.75	112,117.75				
Total		112,117.75	112,117.75	0.00	0.00	0.00	0.00

Approved by:

Derek M. Bird
Director of Operations

NOTE:
Please send all accounts receivable correspondent to ar@agcm.com.

IMPORTANT PAYMENT INFORMATION:
Please call to verify any changes to our ACH information at 361-882-0469 ext 311 or 361-215-1533 (Brenda Brewer's cell) prior to making the changes.

REMIT PAYMENT TO:
AG|CM, Inc.
P.O. Box 2682
Corpus Christi, TX 78403

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Design Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

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: 07/31/2025

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: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Billable Time	06/30/2025	7.50	220.00	1,650.00
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Misc Administrative: Email
Track resurfacing: Walked site to review progress
JH Bus Route Modification: Called 5M Concrete - Cary Matting to coordinate on site meeting
Felps Invoice: F/U with Belinda Raindl on payment
Campus Wide Safety and Security: Review Michael Rogers comments & correct dwgs
JH Bus Route Modification: Called TexDot Michael Rose to coordinate on site meeting. Left message to RMC.
JH Asbestos Abatement: Coordination with MR and David BC on latest asbestos testing
Procure: Set up Aries
Procure: Punchlist Template Set up
Fiber Relocation: F/U with Future Infrastructures on cable type (Vm, text & email)
Temporary Power Portable: Coordinating with Felps - LVISD on setting up new contact information.
ASI 11- Natural Gas - review
JH - Bus Route On site meeting with 5M Concrete & Mr. Mills - drive modification
Misc Administrative: Time

Billable Time	07/01/2025	8.25	220.00	1,815.00
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Misc Administrative: Email
Track resurfacing: Checked on progress/Confirmed with RTM on densities
Natural Gas: Phone call with Josh Peterson MEP Engineers - meter location at Bldg.
Asphalt Paving: Onsite coordination with RTM and Lonestar on start date
Temp Portable Teams Meeting: Coordination BC and AGCM
JH Temp sidewalk: emailed Jose Pfluger original request
TxDot - Michael Rose - Vm (office & cell) Need to coordinate sidewalk correction
TxDot - Duane Milligan Contruction Director - Vm RMC
TxDot - Michael Rose - Spoke via Phone on issue and urgency of the change.
Housekeeping
JH Temporary Sidewalk - Provided narrative and updated drawing in response to architect email
JH - Bus lane narrative and drawing to TxDot - Michael Rose - requested modification to sidewalk
Misc Administrative: Time

Billable Time	07/02/2025	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: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
 JH egress sidewalk modification - measured out area of demo/new sidewalk
 Track resurfacing - check up on progress
 JH egress sidewalk modification - spoke to & emailed Urban, emailed Chapman for quotes
 JH egress sidewalk modification - emailed Clay Lonestar for quote
 PR 7 - meeting with design team on redesign
 Substitution 12 - AED - F/U with Mr. Mills - need (2) temporarily
 JH Temp Fence: Site walk with Mr. Mills to verify safety fencing requirements
 JH Temp Fence: Generated and distributed narrative to Architect, with updated site plan and photos for new route
 Refresher - ASI upload to Procore - Michael Rogers
 Refresher - RFI upload to Procore - Drawing Sheets - Michael Rogers
 Fiber Relocation: Discussion with Mr. Armstrong - concerns with Future Infrastructure bid
 Fiber Relocation: Forwarded submittal to design team for review
 Temp Portable - MR research PR 17 - Multi Mode or Single Mode?
 Geotech report: Reclaimed base - review results with Adrian Saucedo Terracon
 Misc Administrative: Time

Billable Time	07/03/2025	4.00	220.00	880.00
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Misc Administrative: Email
 Track: Monitored RTM cleaning out baskets and track drain/Researched and located where drain daylight
 Paragon Sport: Researched pole vault stands specs with PM - for reorder
 JH sidewalk modification: TxDOT - coordinated with Mr. Rose on documentation requirements to set up project
 Fiber Relocation - reviewed scope and proposal with Mr. Armstrong
 Misc Administrative: Time

Billable Time	07/05/2025	9.00	220.00	1,980.00
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Misc Administrative: Email
 Natural Gas: Email response to design team
 Fiber: Response from ASAP Computer Service on fiber type - emailed design team
 FF & E: Follow up with Jen via email on welding scope received from BC
 Portable temporary electric: Felps - email response to Benny - timeline progress update
 JH Sidewalk Modification: TxDOT - Filled out Permit form and emailed to Mr. Rose
 2025-2026 Parking Re-evaluation: Updated drawing and emailed to Bartlett Cocke for discussion at OAC
 ASI 11: Verified to ensure changes to new additional was shown on C6.00 and not additional cost
 Housekeeping / Prioritizing team tasks for next week (Monday-Friday)
 PR 09: Review, provided BC with comments and generated narrative for Dr. Cone
 PR 14: Review, provided BC with comments and generated narrative for Dr. Cone
 Updated Contingency Tracker
 Misc Administrative: Time

Billable Time	07/06/2025	9.25	220.00	2,035.00
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Misc Administrative: Email
 PR 11 - Major change generated by Permitting Office. Reviewed BC Pricing & back up, provided comments to R&R
 PR 19 - Review, comment, revise & resubmit. Narrative to BC for changes
 PR ASI 07 - Review, comment, returned to BC for break out of unit cost for Rain King
 LVISD Contractors: Researched a list of scopes that need LVISD PO's. Generated list and contacts and emailed Bel
 Misc Administrative: Time

Billable Time	07/07/2025	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: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
TxDot: F/U with Dr. Cone and Mr. Rose - Permit application signature via DocuSign
Propane to Natural Gas Conversion: Site Walk w/ MEP Engineers to review current equipment - Primary, Intermediate, High School
Bi-Monthly Meeting Dr. Cone and Bel
Prepped PR 09, 14, 22 for Dr. Cone Signature
Misc Administrative: Time

Billable Time	07/08/2025	9.75	220.00	2,145.00
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Misc Administrative: Email
Intermediate: Coordinated w/ David Winkelmann to remove contractor cars from front parking
2025-2026 Parking Spaces: Updated for Mr. Caughlin
Terracon Report: Track - responding to BC email regarding removal of the reports.
JH - Bldg 100 confirmed w/ Smith Propane if there is a tank in the front for temp use
Key Schedule Meeting Set up: Scott Bailey - Voice Mail
Housekeeping
Bus lane modification - reviewed Lonestar & Urban concrete pricing
Portable temporary power: F/U with FELPS on progress and notified Dr. Cone
PR 7 Coordination meeting with Pfluger & Pape Dawson on redesign
Schedule review for impacts of delayed PR 7
Documents for Dr. Cone Signature - RCO 24 Asbestos Abatement
Prepared PR 14, 09, WTG proposal and BC RCO 24 Asbestos Abatement for Dr. Cone signature
Met with BC to review my comments on PR 11, 19, 16
Misc Administrative: Time

Billable Time	07/09/2025	7.25	220.00	1,595.00
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Misc Administrative: Email
Track: Checked in with RTM on dewater previous nights rainfall
OAC No. 17
FF & E High School - 2nd Round - Review schematics, discussed furniture requirements
Campus Wide Safety & Security Progress meeting for PA, Clocks and ICB
Notified Mr. Armstrong BC is ready for him to install switches and WAPS at the Primary
Set up meeting for graphics package review
PO's - Follow up with Belinda - WTG, Fiber and Cores
Campus Fiber Relocate - set up preinstall with FI and Mr. Armstrong
Emailed BC campus fiber rerouting plan
Misc Administrative: Time

Billable Time	07/10/2025	4.00	220.00	880.00
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Misc Administrative: Email
Gas to field House - Met on site with Jim Moore - turn on and check connections at Bldg 500
JH Fencing Route - PR 21 - Onsite Walk with Mr. Caughlin
ASI 11 - Alex Ragland BC - emailed to price natural gas meter as currently designed
Aco Drain Rep - Track topping replacement met with Tony Mays to discuss replacement drain tops
Portable Fencing - Walk with Mr. Hil/Michael Rogers and Pavani - closure panels at ramps and ends of portables
Prepared drawing for BC showing relocated temporary fence at portables and added closure panels
Research water flow at HS, JH, Primary & Intermediate for Bel - GVEC hit main water supply
Priority task review - Michael Rogers, Pavani Komati
Misc Administrative: Time

Billable Time	07/11/2025	9.75	220.00	2,145.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

CL Concrete - issued bid docs for the modification to the sidewalk.

F/U with Christian on the Lien Notice from MJ Mechanical (3rd follow up)

PR 21 - Email to Christian asking for (1) swing gate, (5) new panels - marked up plan for ease of reference.

Housekeeping

Unforeseen condition discussion with Walter Nu - Cat 5 cable at manhole behind band hall -

RTM trenching

Aco drains - track - Paragon Donald left message to RMC

SR 12 - AED - Requested Pfluger provide signature before submitting to Dr. Cone for signature,

GVEC Electric Pole in Concrete Drive - Researched and reported back to Dr. Cone - In

Easement for new construction

AEA review - Reconciled open AEA's Prepared document and emailed to Pfluger to process

Signage Review Meeting - BC and Pfluger

West Texas Gas - emailed Matthew signed proposal with narrative regarding PO forthcoming

PR 16 - ASI 7 review of BC revised and resubmitted pricing

SR 12 - AED - Prep for Dr. Cone signature

PR 16 - RCO 14R1 - Review revised pricing, narrative for Dr. Cone approval, emailed Pfluger and BC

Billable Time	07/12/2025	10.00	220.00	2,200.00
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Misc Administrative: Email

PR 19 - RCO 25R1 - Review revised pricing, prepared narrative for Dr. Cone approval, emailed Pfluger and BC

Procore training: Adding Co to Directory - Walter Nu

PR - Housekeeping / Update Client Savings

PR 07R - Over lay new drawings ready for discussion with BC Monday

Track - RTM hit conduit lines - researching and coordinating with LVISD, AGCM and RTM teams

PR 10 - Over lay new drawings ready for discussion with BC Monday

BC PA 09 - June Review: Schedule of Values

BC PA 09 - Analyzed labor hours in GR against Weekly Labor Reports

BC PA 09 - June Review: General Conditions & back up

BC PA 09 - June Review: General Requirements & back up

BC PA 09 - June Review: Bartlett Self Perform & Trade Partner Billings

Billable Time	07/13/2025	1.00	220.00	220.00
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BC PA 09 - June Review: Completed review emailed Christian Cortez comments for review and correction

Misc Administrative: Time

Billable Time	07/14/2025	3.50	220.00	770.00
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Misc Administrative: Email

Campus Fiber Relocation - Pre Install Meeting with Future Infr. and LVISD

PR 7R - Revised Pricing Review with BC and design team

Summer Turn Over Update Meeting with Dr. Cone

Billable Time	07/15/2025	12.75	220.00	2,805.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
Campus Wide Core and Hardware: F/U with Scott Bailey on revised Dr Schedule
PR 19, 5M Concrete & Lonestar Paving - Prepared docs and emailed Brenda for Dr. Cones signature
PR 7R Feeback to Alex and Christian
SR 12 - AED's emailed BC and design team executed copy
PR 16 - Added steel and roof curbs -- emailed BC and design team executed copy
Campus Fiber Relocation: Emailed Grant Coleman for and update on the fiber materials
WTG - emailed Matthew the executed proposal
Team Coordination with completion of summer work
Graphics Design review and Approval Meeting - Cr. Cone and Pfluger
Site visit: Junior High Campus to review progress
Monthly Report - June 2026 - Generated and distributed
Billing review and Prep for July Board: AGCM, Pfluger, BES x 2, Smith Gas, DBR, Terracon
Campus wide Access controls and Security Drawings - emailed Zach WHJW
Campus wide gas equipment - updated log and emailed John Cartwright

Billable Time	07/16/2025	7.25	220.00	1,595.00
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Misc Administrative: Email
Natural Gas - onsite meeting with WTG - walk Primary / Intermediate
JH Sidewalk start of demo - onsite walk with Cary 5M concrete
Dr. Cone - meeting to discuss summer open items / review documents needing signature PRs, JH sidewalk materials.
BC: meeting with Christian to discuss contingencies, PR s, CTE sub base
Track: Paragon F/U via VM to coordinate crew to string line asphalt for elevation compliance
Track: Walked site to review crack, chips and asphalt inside drain
Subcommittee - Prep invoices ready for discussion
Subcommittee - Reviewed BC's revised pricing for PR 07R for discussion at subcommittee mtg
Subcommittee - Reviewed BC's revised pricing for PR 11 for discussion at subcommittee mtg
Sub Committee - (Traffic route presentation 1st)

Billable Time	07/17/2025	8.50	220.00	1,870.00
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Misc Administrative: Email
JH Sidewalk - checked on progress
JH Sidewalk - monitored dry bus run
City of Lavernia: Processed documents for ROW Permit
Barricades for Student access - measured area for quoting purposes
Track: Walked track and reviewed potential PL items - Spoils/Asphalt
Track: Coordinated with Paragon - date to string line asphalt surface
Board Meeting 07.21.25 - Power Point Presentation - Download for LVISD upload to website
Board Meeting 07.21.25 - Invoices download for LVISD upload to website
PR 07R - Narrative for Board Meeting 07.21.25
PR 11R - Narrative for Board Meeting 07.21.25
GVEC - Located fiber/Damaged sewer during excavation - reviewed site conditions
Barricades for Student Traffic Route: Coach Pavani - pricing and analysis sheet.

Billable Time	07/18/2025	5.75	220.00	1,265.00
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Misc Administrative: Email
Internal Coordination Meeting - items closed this week/open items on going
Coordination Meeting - BC discussion on schedule upcoming agenda, cabinets in INT D101, D108, D219, D204,
Portables F/A - review and recommend Firetrol Proposal for Fire Alarm
Updated AEA Draft Tracker for Pfluger PR11R
Email Housekeeping
Misc Administrative: Time

Billable Time	07/20/2025	5.00	220.00	1,100.00
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Misc Administrative: Email
BC PA 09 - review of submitted revised documentation
BC PA 09 - Reconciliation of General Requirements, Certified Payroll and Self Performed
Misc Administrative: Time

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Billable Time	07/21/2025	9.25	220.00	2,035.00
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Misc. Administrative: Email
Dr. Cone - follow up on punch list items for start of school
TxDot - call in for inspection of sidewalk curbs
WTG - emailed existing site utilities plan to Dillion
Internal regroup of open items that need to be addressed - Catherine, Michael and Pavani
BC PA 09 - review final comments on SP and GR's - CB and CC
Barricades - Pavani - discussion on cost and presentation to Dr. Cone
Primary: Walked Primary to review final touches at admin, and nurses room
Intermediate: Walked Intermediate to review (4) classrooms and gym addition
On site meeting - Mr. Hill and Rory - traffic route and additional temp barriers
Bi Monthly Meeting Dr. Cone
Site drive to review - JH sidewalk modification, HS PL pour back at utilities, Primary sidewalk
Primary Propane Line: Clayton Smith - as-built conditions
Primary Natural Gas: Alex BC discussion on route for pricing
Board Meeting - coordination of bills with Bel prior to meeting
Misc. Administrative: Time
Board Meeting - 07.21.25

Billable Time	07/22/2025	6.00	220.00	1,320.00
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Misc. Administrative: Email
Board Approved PR 07 & 011 -AEA's reconciliation
Fiber substitution: Emailed Courtney and Grant approved document
Future Infrastructure - F/U on W-9 for LVISD PO: Fiber
Notice of Lien: MJ Mech May - F/u's to Bartlett Cocke for status update and waiver
LVISD - Fire Alarm subs need to apply dates to all FA batteries. Notified BC and MR to inform parties
RTM - Track Billing - review and recommendation for funding
Barricades: Preliminary review of cost
PR 14, 16, 22 - Emailed approved copies to Pfluger Architect
Portable Allowance: Generate narrative to Pfluger to remove from BC GMP
Barricade Cost Review - Pavani Komati
Misc. Administrative: Time

Billable Time	07/23/2025	7.25	220.00	1,595.00
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Misc. Administrative: Email
Gym 3 - Blown HVAC - meeting with LVISD Rory
OAC 18
Barricade Presentation by Pavani Komati - Cost
On Site Drive with Mr. Mills and David Winkelmann BC to relocate contractor parking
JH Sidewalk - TxDot coordination of inspection with Mr. King
WTG - discussion on fiber location at intermediate - hydro vac not found
Safety and Security
David Winkelmann - discussion options for concrete T TRACK
Housekeeping
Misc. Administrative: Time

Billable Time	07/24/2025	6.00	220.00	1,320.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc. Administrative: Email
Band Director - confirmed go ahead on painting the parking area
Modified drive at track - conflict with Power Pole - coordinated with David BC
Temp Portable - gate and PL - F/u'd with Mr. Caughlin
Terracon Billing: Review with Pavani for processing July Inv
JH Bus Lane - scanned emailed Lonestar and 5M Concrete executed agreements
JH Bus Lane - f/u with Lonestar Paving - phone, email, text
JH Bus Lane - checked on progress
Water barricades - PO LVISD F/U
Future Infrastructure - PO LVISD F/U
FF & E - researching room numbers for furniture delivery
Future Infrastructure PO & Customer Info sheet preparation - emailed to Grant Coleman
Firetrol - coordinating work at temp portables
Housekeeping
Intercom Drawings Campus Wide downloaded and sent to printer for (1) set
Misc. Administrative: Time

Billable Time	07/25/2025	9.00	220.00	1,980.00
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Misc. Administrative: Email
Calls to Firetrol - Portables - Fire Alarm
Bel - text regarding Firetrol proposal approval
Mr. Mills - call regarding Firetrol approval of proposal
Lonestar Reprographics - order / pay for Campus Wide PA system drawings
Firetrol - fire watch Plan B (Dr. Cone, Mr. Mills, Mr. Hill, Michael, Walter)
Portables Ready for IT inspection - notified Mr. Armstrong and Mr. Ramirez
Lonestar Reprographics - pick up campus wide PA (ICB) design drawings
Temp portable - internal coordination to verify exist signs, pull stations and smoke detectors are at temp portables
JH bus modification - asphalt 7/29/25 - notified Dr. Cone, Mr. Mills, Mr. Hill and Mr. Caughlin via email
Gas WTG - email to design team on WTG natural gas meter location and route to the chiller yard.
HAVC Gym 3 - Gillette
Portables - photos /walk for evacuation plan for FM Fire Watch
Misc. Administrative: Time

Billable Time	07/28/2025	9.25	220.00	2,035.00
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Misc Administrative: Email
Track: Walked Track - Ponding - Met Michael Rogers walked site
Intermediate: (4) classroom & Gym Walk with Dr. Cone to review punch list items
Primary: Walked campus - Technology PA and speakers against design draft drawings for Campus wide PA upgrade Speakers, ICB and Cameras
HS CTE Area - Locating unknown wires from outside pedestal to HS Bldg. 400 IDF closet/Discussion with Mr. Armstrong
Misc Administrative: Time

Billable Time	07/29/2025	9.00	220.00	1,980.00
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Misc Administrative: Email
Traffic Flow striping - walked PL with Dr. Cone
Fire Watch Request - prepared request and documentation for Fire Marshall
Fire Marshal - LVFD - meeting related to fire watch
Fire Extinguisher for Portables - located extras and delivered to portables
Misc Administrative: Time

Billable Time	07/30/2025	12.75	220.00	2,805.00
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Misc Administrative: Email
Campus Wide key Structure Meeting (all day)
Fire Department - Inspection of Temporary Portables
Fire Department - Annual Inspection of Entire Campus (16.30 - 20.45)

Billable Time	07/31/2025	7.50	220.00	1,650.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
 Temp AC Unit: Sunbelt reached out for availability for Gym 3
 Temp AC Unit: IES reached out for availability to hook up units in Gym 3
 Temp AC Unit: Measure gym 3 for rental quote
 Temp AC Unit: Onsite walk with LVISD Rory to determine locations
 Pole Vault: Internal discussion on setting mounts at the track
 Gate/Fences at Junior High: Site Walk with Mr. Hill and Asst Principal - TEA regulations
 Temp AC Unit: Analysis of proposals
 Temp AC Unit: Coordination with vendor and electrician
 Temp Portable Meeting to discuss cameras: BC Firetrol LVISD
 Fire Watch new Client Info Package - filled out and returned
 Misc Administrative: Time

Subtotal 214.50 47,190.00

Project Advisor

Jacobo E. Morales

Billable Time	07/01/2025	0.50	247.00	123.50
Meeting with Catherine to discuss the issue of the usage of the track base material to the CTE building Pad				
Billable Time	07/08/2025	1.50	247.00	370.50
Phone call to Catherine to discuss PRs status and HS CTE Unforeseen Underground Systems Review outstanding PRs				
Billable Time	07/09/2025	6.00	247.00	1,482.00
Weekly project meeting to discuss project updates, milestones, challenges, current work in progress Attendance of OAC Meeting Attendance of High School FF&E meeting Site walkthrough to observe work in progress Review Cx Field Observation report				
Billable Time	07/11/2025	1.50	247.00	370.50
Phone call to Catherine to discuss RCO0014 - ASI#7 - Revisions per RFIs 62 & 65, Review Daily reports and field observations				
Billable Time	07/14/2025	1.50	247.00	370.50
Review Pfluger Field Observation Report (F.O.R.) 7/9/2025 Review outstanding PRs Review of AGCM field observations reports				
Billable Time	07/16/2025	1.50	247.00	370.50
Weekly project meeting to discuss project updates, milestones, challenges, current work in progress Review punch items on portables #3 & #4, Asbestos at JH 100 awning tie in				
Billable Time	07/21/2025	2.50	247.00	617.50
Phone call to Catherine to discuss concerns about the charges on PA#9 on General requirements and the self-perform work Review SOV, GMP, AIA -133 document and PA #9				
Billable Time	07/23/2025	3.50	247.00	864.50
OAC meeting attendance Review of PR's status remaining balance on the budget Weekly Project meeting to project updates, milestones, challenges, current work in progress				
Billable Time	07/25/2025	1.00	247.00	247.00
Phone call to Catherine to discuss concerns about the fire Alarm at the portables challenges and current work in progress				

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Project Advisor

Jacobo E. Morales

Billable Time	07/28/2025	1.00	247.00	247.00
<i>Phone call to Catherine to discuss concerns about fiber optic, Fire Alarm at the portables, gas lines, and other challenges that have been addressed before school starts</i>				
Billable Time	07/29/2025	0.50	247.00	123.50
<i>Phone call to Catherine to follow up fire watcher coverage and Fire Alarm at the portables</i>				
Billable Time	07/30/2025	2.00	247.00	494.00
<i>Weekly Project Meeting to discuss project updates, milestones, challenges, current work in progress</i>				
<i>Overall review of budget</i>				

Subtotal	23.00	5,681.00
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Construction Manager Intern

Pavani Komati

Billable Time	07/07/2025	7.50	58.00	435.00
<i>meeting with the MEP engineers and site walk through</i>				
Billable Time	07/08/2025	7.50	58.00	435.00
<i>junior high school MEP roof top unit analysis</i>				
Billable Time	07/09/2025	5.00	58.00	290.00
<i>MEP Analysis of the junior high school</i>				
Billable Time	07/10/2025	7.50	58.00	435.00
<i>Checking propane gas connections, site walk through and roof top unit analysis.</i>				
Billable Time	07/15/2025	9.00	58.00	522.00
<i>Finished the roof top unit analysis of junior high school. Graphics package review with Mr. Cone and design team. overview of the ongoing construction by catherine. site walk through in primary school renovation area.</i>				
Billable Time	07/16/2025	7.50	58.00	435.00
<i>site walk through Texas gas people. sidewalk walk through track walk through.</i>				
Billable Time	07/17/2025	9.00	58.00	522.00
<i>Right of the way permit from city of La Vernia. punch list of primary renovations and parking lot.</i>				
Billable Time	07/18/2025	3.00	58.00	174.00
<i>study about the water barricades. worked on excel and ppt for the water barricades.</i>				
Billable Time	07/21/2025	7.25	58.00	420.50
<i>Worked on the bid proposal for water barricades, site walk through to primary and intermediate.</i>				
Billable Time	07/22/2025	9.00	58.00	522.00
<i>worked on putting all the quotes and analysis together. prepared the power point presentation on water barricades and discuss with catherine. (preparation for Wednesday actual presentation)</i>				
Billable Time	07/23/2025	5.00	58.00	290.00
<i>worked on presentation and site walk through to gym 3 MEP units as there is power shutoff.</i>				
Billable Time	07/24/2025	3.50	58.00	203.00
<i>worked on PO's and coordinated with the vendors to place the order.</i>				

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Construction Manager Intern

Pavani Komati

Billable Time	07/28/2025	9.00	58.00	522.00
<i>worked on the campus PA system upgrade- primary school</i>				
Billable Time	07/29/2025	9.25	58.00	536.50
<i>Worked on the PA system upgradation in intermediate and set up the water barricades on ground.</i>				
Billable Time	07/30/2025	7.50	58.00	435.00
<i>Worked on PO and water barricades presentation for jeff to fill the water in barricades.</i>				
Billable Time	07/31/2025	4.00	58.00	232.00
<i>working on presentation and PA system upgradation.</i>				

Subtotal **110.50** **6,409.00**

Assistant Project Manager

Michael W. Rogers

Billable Time	06/30/2025	11.00	171.00	1,881.00
<i>Reviewed marked up camera drawings and schedule with C. Blackler and made alterations/improvements</i>				
<i>Updated camera drawings and schedule with alterations/improvements</i>				
<i>Met with Burcham Environmental to collect samples at JH 100</i>				
<i>Investigated broken PVC line at track</i>				
<i>Picked up check from Central Office and delivered to FELPS; sent receipt to BC</i>				
<i>Misc admin work</i>				
Billable Time	07/01/2025	9.25	171.00	1,581.75
<i>Site visit to track to check progress</i>				
<i>Site visit to portables with LVISD to confirm IT cabinet locations</i>				
<i>Status of Portables meeting</i>				
<i>Site visit to portables to confirm fire alarms</i>				
<i>Completed Pri and Int camera schedule</i>				
<i>Called FireTrol to request quote to connect fire alarms at portables and coordinated walkthrough</i>				
Billable Time	07/02/2025	8.25	171.00	1,410.75
<i>Site visit at track to check progress</i>				
<i>PR#7 meeting</i>				
<i>Misc admin work</i>				
<i>Reviewed/uploaded RFIs and posted drawings</i>				
<i>Met with LVISD IT to discuss fiber to JH portables</i>				
<i>Identified discrepancies in current LVISD fiber, submittals, and specs; contacted WJHW for clarification</i>				
Billable Time	07/03/2025	8.75	171.00	1,496.25
<i>Site visits at track during cleaning of drainage system</i>				
<i>Marked up drawing for drainage system as-builts</i>				
<i>Misc admin work</i>				
Billable Time	07/03/2025	1.00	171.00	171.00
<i>Reviewed/uploaded RFIs</i>				
Billable Time	07/07/2025	10.25	171.00	1,752.75
<i>Gas Site Investigation/Verification w/ LVISD and MEP Engineering</i>				
<i>Meeting w/ Catherine Blackler and Pavani about roles and responsibilities</i>				
<i>Misc admin work</i>				
<i>Site visit to track</i>				
<i>Reviewed/uploaded BC weekly report from last week</i>				
<i>Reviewed/uploaded Terracon observation report</i>				
Billable Time	07/08/2025	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: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Directed BC where to mount wallboards in new JH portables at direction of LVISD
Walked roof of JH, Band Hall, and Field House to identify gas units (RTUs, heaters, etc.)
Walked JH Portables with Firetrol for fire alarm system
Worked on packages and schedule for gas RTUs and appliances
Inquired with BC about bus loop cavity schedule
Site visit to track to check progress
Spoke with FELPS regarding power to JH portables and relayed to BC and LVISD

Billable Time	07/10/2025	9.50	171.00	1,624.50
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Site visit to track to check progress
Inquired with Firetrol ref size and amount of conduit to portables; relayed info to BC
Reviewed/uploaded AE field reports
Misc admin work
Site visit to track; contacted Lonestar Paving; received update; relayed to LVISD and AGCM
Pkg1 Irrigation pre-construction meeting
Reviewed/uploaded OAC meeting minutes
Made corrections to OAC meeting entries in Procore for easier review in the future
Created packages of PDFs for JH gas RTUs and appliances

Billable Time	07/11/2025	9.50	171.00	1,624.50
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Site visit to JH Portables
Site visit to track
Identified serial and model numbers on Field House gas appliances
Spoke with Firetrol regarding fire alarm to JH Portables
Spoke with BC regarding telephone pole in roadway/easement; relayed findings to C.Blackler and Dr Cone
Checked with Lonestar Paving for status of asphalt
Audit of BC cost of work
Reviewed/uploaded BC weekly report

Billable Time	07/11/2025	1.00	171.00	171.00
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Pkg1 signage review meeting
Reviewed and responded to Firetrol's quote for portables
Misc admin work

Billable Time	07/12/2025	3.50	171.00	598.50
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Created PDF packages for LPG to NG and uploaded to Procore
Reviewed/uploaded RFIs
Began reviewing ASI #12

Billable Time	07/13/2025	1.00	171.00	171.00
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Audited and uploaded BC COW forms

Billable Time	07/14/2025	7.25	171.00	1,239.75
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Site visit to track to check progress
Began reviewing ASI #12
Fiber pre-construction meeting
Site visit to Primary admin
Walked primary with LVISD and Fiber sub
Followed up on list of items (Pri admin & library, Int classrooms, track, cavity, portables, JH sidewalk, & temp propane tank.
Relayed info to C. Blackler for meeting with LVISD
Misc admin work

Billable Time	07/15/2025	9.75	171.00	1,667.25
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Site visit to track to observe the asphalt paving
Another site visit to track to document completion of track asphalt
Completed packages for LPG to NG folder
Followed up on list of questions Dr Cone had for updates on schedule before school starts
Misc admin work

Billable Time	07/16/2025	7.75	171.00	1,325.25
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Site walk with West Texas Gas and sub to investigate best method to get gas to Pri & Int
 Site walk with 5M at JH bus loop
 Site visit to Portables
 Weekly Project Meeting
 Misc admin work
 Researched manufacturer of Pole Vault Standards to replace damaged piece
 Followed up on fire alarm for portables

Billable Time	07/17/2025	11.00	171.00	1,881.00
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Updated and closed necessary observation reports
 Misc admin work
 Reviewed/uploaded irrigation and flooring pre-installation meeting minutes
 Punch walk at track
 Checked on JH bus loop
 Reviewed Firetrol quote for fire alarms at portables
 Modified settings in Procore to better fit punch lists
 Punch walk with LVISD, BC, and Pfluger at Pri Admin, storage, Library, parking lot, & Int 4 classrooms
 Investigated fiber line struck by excavator at HS 400
 Investigated sewer line struck by excavator at HS 400

Billable Time	07/18/2025	2.50	171.00	427.50
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Site visit to JH bus loop
 Met with 5M at Intermediate to show where saw cut is needed for NG line
 Advised BC of work with 5M and asked for parking spots to be blocked

Billable Time	07/18/2025	8.25	171.00	1,410.75
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Meeting with City of LV regarding JH bus loop
 Sent Firetrol quote for portables to BC
 Sent Notice to Proceed to Firetrol
 Met with BC and called Firetrol to coordinate work
 Distributed traffic plan to BC and asked for trade partners to acknowledge in writing
 Asked LVISD for upcoming schedule of events and distributed to BC
 Researched Pole Vault Standards and requested quote from Paragon
 Notified LVISD of blocked road on 7-21-2025
 Misc admin work

Billable Time	07/21/2025	10.25	171.00	1,752.75
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Met with HBU and sub doing saw cut behind Int for LPG to NG
 Site visit to Pri & Int to follow up on punch list items
 Followed up with Firetrol and requested CAD drawings for JH portables from Pfluger
 Phone call with LVISD IT with fiber questions for me to follow up on
 Misc admin work
 Walked Pri Admin with BC and sub regarding additional painting
 Met with BC about missing Pri front door camera device; item located; to be installed
 Site visit to Pri due to buried electrical struck while trenching for NG
 Contacted GVEC and arranged for them to come inspect nicked line at Pri
 Distributed CAD drawings for JH portables to Firetrol
 Arranged for new Pri Admin keys to be handed over to LVISD

Billable Time	07/22/2025	11.50	171.00	1,966.50
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Met with HBU trenching for NG; unlocked gates so they can continue work
 Reviewed/uploaded BC weekly report
 Site visit to JH bus loop to check on curbing-completed
 Site visit to JH portables to check on plug for IT cabinet and raceway for fire alarms
 Followed up with Firetrol on status of fire alarms
 Site visit to Pri Admin; verified painting complete
 Met with GVEC to inspect buried power lines struck during trenching; lines found to be abandoned/dead
 Concrete pour at island between auditorium and football field
 Reviewed/uploaded Pfluger observation reports
 Met with HBU and utilities locators at primary gas line
 Verified cause of damage to ceiling and lights out in Primary
 Marked up drawing with schedule for HS water line for LVISD
 Misc admin work

Billable Time	07/23/2025	11.25	171.00	1,923.75
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Site visit to NG line behind Primary
 Site visit to JH bus loop
 Site visit to concrete island to see how they remedied the covering of the valves with concrete
 Site visit to water line trench behind HS300
 Communication with Firetrol regarding insurance for portables fire alarm work
 OAC meeting
 Marked up photos and wrote narrative for Dr Cone/HS Principal regarding trench behind HS300
 Weekly project meeting
 TxDOT inspection of JH bus loop
 Misc admin work
 TxDOT showed me a water line across the ROW (violation) they believe to be RTMs; followed up with BC
 Investigated risk of hitting fiber when boring for NG
 Contacted by LVISD regarding no water at Concession; followed up with BC
 Received call from LVISD regarding no water at Concession; followed up with BC; relayed info to LVISD

Billable Time	07/24/2025	1.00	171.00	171.00
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Follow up with Firetrol
 Assisted Pavani with Terracon testing log

Billable Time	07/25/2025	4.50	171.00	769.50
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Met with BC about water to Concessions; came up with temporary and permanent solution
 Met with BC about West Texas Gas pipeline
 Phone call with Firetrol and scheduled meeting about JH Portables
 Checked progress of NG line at primary & intermediate
 Checked JH bus loop and wheelchair ramp

Billable Time	07/25/2025	3.50	171.00	598.50
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Scheduled Lonestar Paving to complete JH bus loop
 Scheduled 5M to pour back concrete behind Intermediate at new gas meter
 Investigated storm drain line damaged during installation of NG line
 Updated LVISD with parking situation behind Primary
 Updated LVISD with temporary and permanent solutions for water at Concessions
 Misc admin work

Billable Time	07/28/2025	10.00	171.00	1,710.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Site walk of JH portables with Firetrol
Met LVISD at JH portables to determine data drops needed
Advised LVISD of work in Intermediate parking lot
Reached out to West Texas Gas about possible easement for NG line
Walked Primary and Intermediate renovations with LVISD
Reached out to DeLa Garza for fence quote at track
Followed up with Paragon about Pole Vault Standards and track elevations
Investigated Primary entry door security control device with BC
Investigated Intermediate boiler room vent
Investigated phone line in CTE building pad
Misc admin work

Billable Time	07/29/2025	11.00	171.00	1,881.00
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Followed up with Firetrol
Met with Dr Cone regarding gate at track entrance/ticket booth
Followed up with BC on LVISD questions/concerns at Pri & Int renovations
Marked up drawing for boiler room vents at Intermediate and distributed to Pfluger
Walked JH portables with BC and LVISD to identify drop locations for phone lines
Assisted Smith Propane with access to install temp propane tank for HS and lighting pilots
Contacted Intermediate Principal to coordinate cabinet locations in renovated classrooms
Misc admin work
Spoke with Firetrol regarding troubles in JH100 alarm system
Walked track with De La Garza Fencing for quotes on 2 sections of fence
Measured markings for pole vault standard locations; confirmed incorrect; will re-mark tomorrow
Followed up again with BC on LVISD questions/concerns at Pri & Int renovations; relayed updates

Billable Time	07/30/2025	10.50	171.00	1,795.50
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Investigated broken wires at tennis court found during excavation; confirmed not to lights; unknown identity at this time
Researched gates in JH portables temporary fence required by Fire Marshall
Followed up with Firetrol regarding JH portables alarms
Met with BC regarding gates in JH portables temp fence
Walked Intermediate reno to verify phones working; relayed to LVISD IT one room is not working
Confirmed traffic plan in hand is most current/accurate
Site visit to Concession with Coach Null regarding visitor access
Met with BC about fence at track entrance
Met with Unify at Pri, LVISD maint. at Int; BC at trailers, all about Int HVAC controls; relayed info to support services
Investigated power out at JH; found to not be construction related; relayed to LVISD
Misc admin work

Billable Time	07/31/2025	8.00	171.00	1,368.00
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Researched different pole vault equip; contacted 2 possible manufacturers of existing equip; met RTM to ID where to put concrete bases for standards
Followed up with Firetrol
Checked water barricades for information required by manufacturer for warranty
Followed up with Pfluger regarding HS vestibule
Confirmed waterline across TxDOT ROW to school has been removed
Requested Porta Potties to be moved from Int bus loop; confirmed removal

Billable Time	07/31/2025	1.50	171.00	256.50
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Followed up on inspection of fire alarm panel in Primary Admin
Misc admin work
Spoke with Dr Cone about issues in Int Gym; followed up with BC
Followed up with RTM about pole vault standard concrete
Followed up with 5M about concrete pour back in Int back parking lot

Subtotal	212.25	36,294.75
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Walter Nu'u

Billable Time	06/30/2025	5.00	171.00	855.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Observing the replacing of the chiller that involve crane. Generated punch list items in Procore and distributed to contractor to get it fix.

Walked the roof top at primary new building observing AC units' installation.

Assist the subs installing the last two ERUs that just arrived.

Walked the portables with the contractor for punch list items

Walked the primary to observe running wires for the alarm systems.

Generated daily reports, take pictures uploaded in Procore.

Billable Time	07/01/2025	9.00	171.00	1,539.00
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Check emails and respond. Work on RFIs, generated daily reports and upload in procore

Walked the demolitions area at Junior high and observed the condition of the existing wall on the building

Walked the high school parking lot to observe the continuation of the cutting through parking lot for water line.

Walked the track progress for observation on grading the base and density

Walked the primary building at the admin office renovation.

Walked the Primary roof to observe the installation of the roof decking of the library expansion

Walked the intermediate building for observation.

Billable Time	07/02/2025	9.00	171.00	1,539.00
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Check emails, make phone call and respond to emails. Catch up with emails and responds .

Update the team with progress, discussion and on daily agenda and responsibilities

Walked the track & field grading progress for daily observations

Walked the intermediate gym expansion demolitions

Walked the new primary building for observation

Walked the intermediate site to observe all storm drain installation and domestic water installation.

Generated daily reports, take pictures and upload in Procore

Walked the intermediate new expansion on the 1st level and 2nd level

Observing plumber hydrostatic test.

Billable Time	07/03/2025	6.00	171.00	1,026.00
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Check emails and respond.

Walked the track progress, observing the condition of the track base and drainage.

Walked the primary roofing to observe the new roof at library expansion. Take pictures and upload in Procore.

Walked the new primary building.

Walked the primary site.

Walked the Intermediate new building.

Generated daily report take pictures and upload in Procore

Billable Time	07/07/2025	3.00	171.00	513.00
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Checked emails and responded to emails

Walked the primary new building and library expansion for observation

Walked the intermediate building for observation

Walked the primary site.

Generated daily report, take pictures and upload in Procore

Billable Time	07/08/2025	9.00	171.00	1,539.00
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Walked the Intermediate site.

Observe waterproofing on the exterior wall where tie into the new expansion to the existing building wall.

Walked the intermediate 1st floor and the 2nd floor.

Observation on overhead progress. Ductwork, plumbing and electrical on both floors

Walked the existing primary to check on fire alarm strobe.

Walked the primary new building for observation.

Check on the Demolition progress on the intermediate school gymnasium connection

Checking on above ceiling ductwork insulation, sprinkler system piping.

Working on verifying power plan.

Billable Time	07/09/2025	9.00	171.00	1,539.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Walked the temp portable building to assist Electrician for getting to power to the building.
Check emails and responded.
Attended OAC meetings
Walked through admin office renovation and the library's new carpet installation with architect team.
Walked the library expansion, observing the fire wall installation.
Worked with AC team to remove all the temporary AC units out of the building
Walked the intermediate building for observation
Worked with GC team to discuss items that needing correction and to review plans details
Observing overhead plumbing insulation.

Billable Time	07/10/2025	9.00	171.00	1,539.00
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Check and responded to email.
Provided the team updates regarding job progress and coordinated phone call communications.
Conducted a site walk of the junior high temporary portable buildings to review electrical rough-in progress
Held discussion regarding safety security fences plans
Met with the electrician project manager to review data installation across the 4 portable buildings
Observe and review progress on the track grading
Walked the high school parking lot area to observe cutting and trenching operations in preparation for water line installing
Conducted a walkthrough at the new intermediate school building.
Attend the irrigations inspection
Conducted a walk through at new primary building for light installation.
Observe the trenching on the primary site to prepare installation of storm drain

Billable Time	07/11/2025	4.00	171.00	684.00
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Met with the concrete contractor on site for potential to move an egress concrete to accommodate the bus turns.
Observing a progress of underground fire water line through the parking lot.
Met with Fire Marshall for Inspections
Observed roof top AC units' rigging with the crane to the roof to install.

Billable Time	07/11/2025	4.00	171.00	684.00
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Walked the primary new building to observe overhead plumbing labeling and sealing penetration.
Walked the primary site to observe stripping the parking lot expansion and landscaper installing irrigation system.
Generated daily reports and upload them to Procore.

Billable Time	07/12/2025	6.00	171.00	1,026.00
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Observe the ongoing progress of the track grading.
Walked with the electrician to observe the electrical rough-in for the portable
Walked through intermediate new building to observe the ongoing construction.
Walked the primary and intermediate sites.
Inspected the intermediate rooftop
Generated the daily report, took photos, and upload them to Procore.
Check emails and reviewed plans

Billable Time	07/14/2025	6.00	171.00	1,026.00
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Check email and review plans
Walked high school parking lot to observe ongoing water line installation
Observed the prepping of the temporary sidewalk at Junior High School by BC
Walked the primary site on the ongoing progress of the storm drain,
Met with the school maintenance to discuss a couple of cables that was discovered during trenching for the water line.
Walked the intermediate building to observe storefront window frame installation.

Billable Time	07/15/2025	9.00	171.00	1,539.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Checks email and respond to emails
 Walked the track asphalt ongoing progress.
 Met with Portables Subcontractor to discuss punch list items process
 Walked the High School parking lot to observe the water line pipes.
 Met with Mr. Mill to discuss unknown underground cables for direction
 Visit the new admin office/new storage room and the library new carpet installation for observation and prepare the areas for punch walk.
 Conducted site walk at the primary campus to observe canopy footing, ongoing storm drain installation, and exterior wall waterproofing at library expansion

Billable Time	07/16/2025	9.00	171.00	1,539.00
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Check email, review plans. review RFIs respond and upload to Procore
 Visit the sidewalk progress.
 Met with concrete Subcontractor superintendent to discuss the scope of work
 Walked the temporary portables to prepare for punch list walk.
 Met with Aries supervisor for a punch list walk
 Walked to observe the water line progress
 Sit in a pre-install meeting for flooring

Billable Time	07/17/2025	7.00	171.00	1,197.00
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Check email, updates work progress.
 Visit sprinkler system test and tie-in to fire riser room
 Walked Junior High School site to observe temporary sidewalk progress.
 Visit the demolition and relocation of the egress sidewalk at the exit area to the main street
 Walked the HS parking lot on the new island progress to observe
 Walked Admin building to observe the installation of doors and hardware's
 Visit primary building to observe installation of all bathroom toilets fixtures (Flushing kit & toilet bowl)
 Walked the gym expansion on building CMU walls and installing CMU around two expose columns.

Billable Time	07/18/2025	2.00	171.00	342.00
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Check emails and respond
 Walked the sidewalk to observe the layout of the sidewalk
 Walked the roof to observe the gutter installation.
 Met with the BC foreman to discussion the waterproofing expectation

Billable Time	07/18/2025	7.00	171.00	1,197.00
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Check emails and respond; Walked the site on the ongoing storm drain installation
 Observe the roof drain installation
 Visit the water tie-in to the primary building and observe corrections on valve to be plum and install correctly.
 Walked the primary site observing the landscaping, spreading manure soil.
 Walked the primary new building to observe power plugs and egress signs
 Review power plans to observe walls plugs and data's
 Generated daily reports, take pictures and upload to Procore

Billable Time	07/23/2025	8.00	171.00	1,368.00
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Check emails and responds
 Visit with Dr. Cone and Mr. Hill on a pole situation
 Walked the sidewalk progress at JH school approach
 Visit the waterline trenching progress behind 100 building
 Walked the intermediate building for observation.
 Observed the installation of the store front window frame on the 1st and 2nd floor.
 Visit each classroom for observation.
 Walked the primary site to observe landscaping progress.

Billable Time	07/24/2025	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: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Checked emails and respond.
Updates the team and discuss the progress of the school construction.
Visit High School parking lot to observe the water line ongoing trenching process.
Walked the Junior high school to observe the widen of the driveway exit to bluebonnet Rd
Walked Primary Parking lot to observe the boring the natural as line across the parking lot.
Visit primary landscaping progress, starting planting trees and plants.

Billable Time 07/25/2025 9.00 171.00 1,539.00

Caught up with the team to review some areas constructions process
Walked the Intermediates building for observation.
Observe the ongoing HVAC ductwork installation in 4 new room renovation.
Walked the Roof top at primary to observe the natural gas pipes installation
Observe gutters installation at edge of the roof.
Walked the Intermediate Gym expansion.
Observed installation of storefronts at intermediate building.
Walked with GC at intermediate building to observed 4 new addition glass room that needs to get it ready.
Walked the primary sites to observed playground progress.
Generated daily report, take pictures and upload in Procore.
Upload RFI in Procore and view plans.

Billable Time 07/28/2025 7.00 171.00 1,197.00

Check emails and updates the team
Walked the portable with Mr. Mill to discuss the keys and AC temperature
Visit High School parking lot to observe the ongoing water line trenching progress.
Walked the primary Roof top to observe roof progress
Walked with the MEP for inwall inspection at Intermediated
Walked the Inspectors for Electrical/plumbing inspections
Visit the primary site for canopy installation, new playground pad boarding and rebars layout.
Observation on the ductwork installation and insulation.

Billable Time 07/29/2025 9.00 171.00 1,539.00

Visit junior high school exit to observe the driveway asphalt progress
Met with Rory at portable to discuss doors adjustments of the portable #2
Visit BC guys that is prepping the temporary driveway to the athletic Field.
Walked the primary site to observe RTM installing the recast concrete structure for the storm drain
Walked the primary new building and have a meeting with millwork guys while delivered the materials.
Have a pre-install meeting with GC for millwork scopes of their works.
Walked the primary roof top final touch

Subtotal	153.00	26,163.00
Labor total	713.25	121,737.75

Program Management Close-out Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

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

Program Management
Warranty Phase

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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WIP Status:

Subtotal	0.00
total	0.00

Pre-Design Phase

Phase Status: Active

Contract		Previously Billed			To Bill		
Units	Amount	Units	%	Amount	Units	%	Amount
Labor	149,596.00	921.50	81	121,171.00			
Subtotal	149,596.00	921.50	81	121,171.00	0.00	0	0.00

Invoice Credit

Phase Status: Active

Billing Cutoff: 07/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

08/01/2025 -9,620.00

Invoice Credit

Subtotal	0.00
Labor total	0.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	3,915,666.00	1,196,530.16	31	2,719,135.84	69
Expense					
Consultant		45,929.25		-45,929.25	
Total	3,915,666.00	1,242,459.41	32	2,673,206.59	68