

<b>TO:</b>	<b>Dr. Cone,</b> Superintendent of Schools, LVISD	<b>FROM:</b>	<b>Catherine Blackler</b> <i>Catherine Blackler</i> Senior Project Manager, AGCM
<b>cc:</b>	Belinda Raindl, LVISD		Michael Rogers, AGCM
<b>RE:</b>	La Vernia ISD – Bond 2023	<b>DATE:</b>	June 18, 2025
<b>SUBJECT:</b>	PR No. 08	<b>PR DATE:</b>	April 25, 2025
<b>PR COST:</b>	\$ 8,128.00	<b>CONTRACTOR:</b>	Bartlett Cocke (RCO 13R1)

Dear Dr. Cone,

Bartlett Cocke (BC) submitted a proposal for the scope changes outlined in **PR No. 08**, dated **April 25, 2025**, with a total proposed cost of **EIGHT THOUSAND ONE HUNDRED TWENTY-EIGHT DOLLARS AND 00/100 (\$8,128.00)**.

AGCM performed a comprehensive analysis that included overlaying drawings to confirm the correct scope, verifying quantities, labor hours, and allowable markup. The submitted pricing reflects updates based on feedback from both Pfluger and AGCM. Labor, materials, equipment, and allowable markup are all included. Funding for these changes will be drawn from the contingencies within the GMP and will not result in a Change Order to the contract.

**1. SOURCE of SCOPE CHANGE:**

**a. JUNIOR HIGH – ROOM M105.2 LAUNDRY – added:**

- A hand sink.
- Additional underground waste line.
- A plumbing vent.
- Hot and cold-water lines added and extended to the sink.

LVISD to provide a soap dispenser and paper towel holder for contractor installation.

**3. TRADE PARTNERS PRICING:**

i. Interco Division 10 (Texas) LLC	Misc. Specialties	138.00
ii MJ Mechanical	Plumbing	7,990.00

**4. FUNDING SOURCE:**

<b>a. GMP – Construction Manager Contingency</b>	<8,128.00>
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**5. PROJECTED CONTINGENCY (After PR Approval):**

<b>a. GMP – Construction Manager Contingency</b>	2,036,465.00
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Based on this analysis, AGCM has no objections to the cost, or the supporting documentation as submitted. If you have any questions or require further information, please let me know.



Professional Project Management Firm

Sincerely,  
**AGCM, Inc.**

*Catherine Blackler*

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**Catherine Blackler**  
Senior Project Manager

Attachment: PR 08 – RCO 13R1 Bartlett Cocke

/cb

# Request for Change Order



La Vernia ISD 2023 Bond Projects (231091)

No. RCO0013R1

Printed: May 09, 2025

Description PR#8 PKG 2 JHS Sink at M105.2 Date 2025-05-09 REVISED RCO013 RECEIVED 06.18.25  
Status: Pending Review Days Impact:

## Scope of Work

Add (1) lavatory including water & sanitary piping at Junior High School Room M105.2. Includes BIM modeling, above ceiling water piping and sanitary piping: vent up to roof and tie into designed sanitary waste line below grade.  
Install (2) Owner Furnished Toilet Accessories at the new lavatory in Junior High School Room M105.2.

LVISD - Mr. Mills need to order soap dispenser and paper towel if PR is approved

## RCO Detail

From	Description	Amount (\$)
Inter-Co Division 10 (Texas) LLC	Toilet Compartments	138.00
MJ Mechanical	Plumbing	7,990.00
	<del>Owner Contingency</del>	-8,128.00

This change should be funded from the Construction Manager's Contingency.  
The Owner's Contingency is reserved for discretionary changes initiated by the Owner.

Total (\$)

\$0.00

Add blocking for soap dispenser and paper towel holder. Or make a note it will be picked up if BC chooses not to provide an estimate.

## Submitted:

Bartlett Cocke General Contractors LLC

By: Alexander Ragland; Asst. Project Manager

Date: 6/18/2025

## Approved:

Pfluger Architects, Inc

\_\_\_\_\_

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

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

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

06/18/2025 12:52:37 PM

Catherine Blackler  
SNR PM

## ARTICLE 7 CHANGES IN THE WORK

### § 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents. Changes may be funded out of a contingency fund, if any, or other allowance established herein, or may require a change in the Contract Sum. The authority to approve a change to the Work, the Contract Sum, approve payment from a Contingency or Allowance, or a change in the Project Time, rests solely with the Owner. A Change Order funded from the Contingency or other Allowance shall be referred to herein for clarity as a "Contingency Authorization Order".

*Quote#* Qu-506223  
*Date* 06-May-2025  
*Customer* Bartlett Cocke  
*Attn* Bartlett Cocke  
*Project* La Vernia ISD 2023 Bond Projects  
*Terms* Net 30

*Sales Person* Aimeth Linares  
Tel: +1 (281) 607-5906 .ext  
alinares@inter-co.com

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QUOTATION GOOD FOR 15 DAYS FROM ABOVE DATE

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Washroom Accessories

Installation Only Total: \$138.00

*Comments:*  
PR 8 - 2 washroom acc install  
soap dispenser and paper towel dispenser

Consider a 2-hour minimum with a 2-man crew, which is typical for construction. The cost aligns with general construction practices, including labor burden, material handling and cleanup.

Soap Dispenser and paper towel dispenser - OFCI

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*The following terms and conditions shall apply to this transaction, irrespective of any term or condition in any other documentation to the contrary:*

- The quoted price includes addendums issued up to Addendum # 0
- Taxes are not applicable for customers providing a completed tax exemption certificate. For customers that are final consumer or cannot provide an exemption certificate, Inter-Co will charge both the applicable Texas state tax and the Harris county tax (point of purchase) to the purchase amount.
- For all credit card transactions of \$2,500 and over Inter-Co will add a 3% processing fee to the quoted amount.
- This project has been priced as a single phase; the quoted price will increase if there is more than one trip to site required.
- Installation shall be completed by an installer who has been factory trained. Any installation completed by an installer who is not factory trained will invalidate the warranty provided by Inter-Co for the installation.
- Installation shall be completed during regular business hours; installation outside of regular business hours or weekends shall be subject to an additional charge.
- All accounts are C.O.D., unless credit has been approved in advance by Inter-Co. For C.O.D. customers payment in full must be made prior to delivery of material to site.
- The materials supplied for this project shall be subject only to the manufacturer's standard warranty. The installation shall be subject to Inter-Co's one (1) year standard warranty for installation, which warranty will be ineffective if your account is not on good standing.
- All quoted prices are subject to the addition of applicable taxes based on the type of work being completed and the applicable jurisdiction.



- In the event that Inter-Co is called to site for installation prior to the site being ready for installation, the customer shall be charged and pay a return trip charge, prior to Inter-Co returning to site.
- Inter-Co shall not be responsible for any damage to tile if such damage is the result of insufficient adhesive on the tile or low quality tile.
- Due to potential changes in the cost of materials, the quoted price shall automatically expire after 15 days from the date of the quote if not accepted in writing by the customer by such date.
- Inter-Co is not responsible for the cost of removing any existing toilet partitions, lockers, washroom accessories or other items unless otherwise stated in this quote
- Inter-Co shall not be responsible for any defects in the toilet partition system due to insufficient backing, structural steel or other structural support.
- All washroom accessory deliveries shall include delivery to curbside, ground level. The customer shall be responsible for delivering/distributing washroom accessories inside the building or project site.
- This quote is based on one colour selection for toilet partitions and lockers. In the event of multiple colour selections a manufacturer's upcharge may apply.
- Toilet partition, locker and washroom accessory orders may be cancelled prior to Inter-Co ordering the material, however such cancelled orders shall be subject to a minimum 35% cancellation fee. Toilet partition, locker and washroom accessory orders cannot be cancelled and are not subject to credit after Inter-Co has ordered the material.
- Supply Only Jobs to be site-measured by Customer and Inter-Co shall have no responsibility for incorrect measurements.
- Inter-Co does not complete any electrical installations and such electrical work shall be sourced by the customer.
- The quoted price is subject to change if both/all divisions are not completed by Inter-Co.
- Make all contracts out to Interco Division 10 (Texas) LLC.

MJ Mechanical  
P.O. Box 209  
Hutto, Texas 78634  
512-251-9700

Job Name: LVISD reno  
Re: PR#08  
Description: adding lav-1  
CR# 659-001

Date: 5-May-25

See page 6 for 3/4" pipe

Description	MATERIAL				LABOR		
	Qty.	Ea	Unit	Total	M.Hrs	Unit	Total
2" pvc pipe	30	ft	\$ 2.31	\$ 69.30	0.08	\$75.00	\$ 180.00
1/2" copper pipe	30	ft	\$ 4.83	\$ 144.90	0.06	\$75.00	\$ 135.00
3/4" copper pipe	10	ft	\$ 7.77	\$ 77.70	0.06	\$75.00	\$ 45.00
LAV1	1	ea	\$ 466.23	\$ 466.23	3	\$75.00	\$ 225.00
MV2	1	ea	\$ 115.22	\$ 115.22	1	\$75.00	\$ 75.00
Lav Carrier	1	ea	\$ 295.21	\$ 295.21	2	\$75.00	\$ 150.00
angle stops	2	ea	\$ 38.99	\$ 77.98	0	\$75.00	\$ -
p trap cover	1	ea	\$ 45.15	\$ 45.15	0	\$75.00	\$ -
supply lines	2	ea	\$ 65.22	\$ 130.44	0	\$75.00	\$ -
ADA offset	1	ea	\$ 78.22	\$ 78.22	0	\$75.00	\$ -
3x2 pvc wye	1	ea	\$ 38.00	\$ 38.00	1.3	\$75.00	\$ 97.50
2" pvc 1/8 bend	2	ea	\$ 8.27	\$ 16.54	0.63	\$75.00	\$ 94.50
2" pvc LS 1/4 bend	3	ea	\$ 15.21	\$ 45.63	0.63	\$75.00	\$ 141.75
2" pvc 1/4 bend	3	ea	\$ 9.25	\$ 27.75	0.63	\$75.00	\$ 141.75
Excavation	2.73	yds	\$ 80.00	\$ 218.40	1	\$75.00	\$ 204.75
3/4x1/2 copper tee	1	ea	\$ 15.77	\$ 15.77	0.95	\$75.00	\$ 71.25
3/4" copper tee	1	ea	\$ 16.41	\$ 16.41	0.95	\$75.00	\$ 71.25
1/2" copper 90	6	ea	\$ 3.98	\$ 23.88	0.6	\$75.00	\$ 270.00
2" pvc sanitary tee	2	ea	\$ 15.61	\$ 31.22	0.95	\$75.00	\$ 142.50
insulation	40	ft	\$ 3.65	\$ 146.00	0.35	\$75.00	\$ 1,050.00
hangers	10	ea	\$ 5.00	\$ 50.00	0.75	\$75.00	\$ 562.50
saddles	10	ea	\$ 1.25	\$ 12.50	0.09	\$75.00	\$ 67.50
p-trap	1	ea	\$ 66.36	\$ 66.36	0	\$75.00	\$ -
3/4x1/2x1/2 copper tee	1	ea	\$ 19.35	\$ 19.35	0.95	\$75.00	\$ 71.25
Delivery	1	lot	\$ 100.00	\$ 100.00	0	\$0.00	\$ -
				Material \$ 2,328.16			
							Labor \$ 3,796.50

Exclusions:

See next page for definition of consumables

BIM models are provided in Autodesk BUILD in the Files section to all subcontractors and anyone invited to the project. Coordinated with other MEP-F and structural subcontractors.

Labor	\$ 3,796.50
Material	\$ 2,328.16
Consumables	\$ 379.65
BIM	\$ 759.33
sub total	\$ 7,263.64
OH&P	\$ 726.36
total	\$ 7,990.00

Unit cost is Fair if it is a Crew Rate of :

0.25 Foreman  
1.00 Plumber  
1.00 Helper

50 hrs to:

Material handle  
Excavations, clean up and spoil haul off  
Install sink and mixing valve  
Install pipe and insulation  
Clean up

## Alexander Ragland

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**From:** Alexander Ragland  
**Sent:** Wednesday, June 18, 2025 10:10 AM  
**To:** Alexander Ragland  
**Subject:** RE: La Vernia ISD - ASI # 9 & 10

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**From:** Albert Hernandez <albert@mjmechtx.com>  
**Sent:** Monday, June 16, 2025 4:06 PM  
**To:** Alexander Ragland <ARagland@bartlettcocke.com>; Christian Cortes <CCortes@bartlettcocke.com>  
**Cc:** Oziel Padilla <OPadilla@bartlettcocke.com>; Juan Vasquez <JVasquez@bartlettcocke.com>; David Winkelmann <DWinkelmann@bartlettcocke.com>  
**Subject:** Re: La Vernia ISD - ASI # 9 & 10

Consumables are calculated as a general percentage of the total labor cost, based on historical data and usage trends.

These consumables include all materials and supplies necessary to complete the work efficiently and safely. Examples include:

- **Copper Work:** Requires solder, flux, flux brushes, and fuel for heating and soldering.
- **Hangers:** Involves the use of blades or grinders for cutting.
- **PVC Installation:** Requires solvent, primer (for bonding fittings), and cutting tools such as pipe blades.
- **Underground Work:** Needs fuel for operating equipment and various other materials essential for completing underground installations.

This percentage-based approach ensures consistent and accurate estimation of consumable costs across all project types.

I calculate all vertical and horizontal piping unless there is a clear indication that the existing pipe will remain undisturbed or, in this case, if there is no specific instruction to replace it.



Albert Hernandez  
SA Regional Manager  
(210) 853-8859

## Alexander Ragland

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**From:** Albert Hernandez <albert@mjmechtx.com>  
**Sent:** Monday, June 16, 2025 4:15 PM  
**To:** Alexander Ragland  
**Cc:** Christian Cortes  
**Subject:** Re: LVISD - PR 8 - AGCM REVIEW.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

There is no clear indication that ¾" copper pipe is required for the lavatory and washing machine box.

However, based on past installations, running ¾" copper and reducing to ½" at the fixture has proven sufficient. The last thing we want as a team is too undersize the line and risk it not meeting demand—especially during a full wash cycle at the washer. To avoid performance issues, I chose to run full-size ¾" copper to the general area, then reduce to ½" near the lavatory and washer box, matching the specified fixture connection size.

Thank you



Albert Hernandez  
SA Regional Manager  
(210) 853-8859

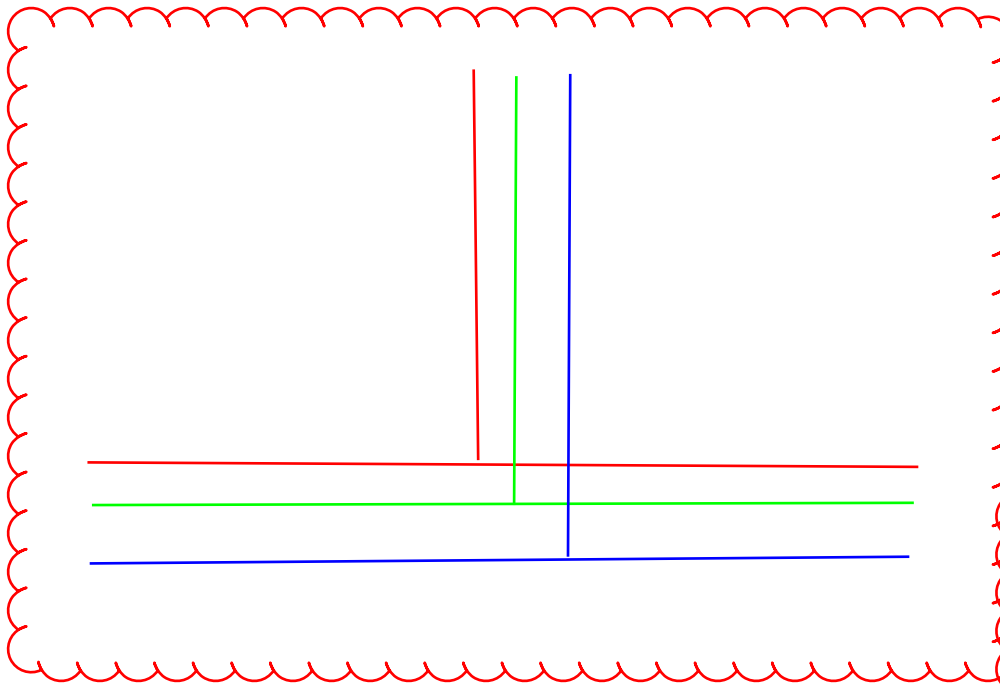
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**From:** Alexander Ragland <ARagland@bartlettcocke.com>  
**Sent:** Thursday, June 12, 2025 7:50 AM  
**To:** Albert Hernandez <albert@mjmechtx.com>  
**Cc:** Christian Cortes <CCortes@bartlettcocke.com>  
**Subject:** LVISD - PR 8 - AGCM REVIEW.pdf

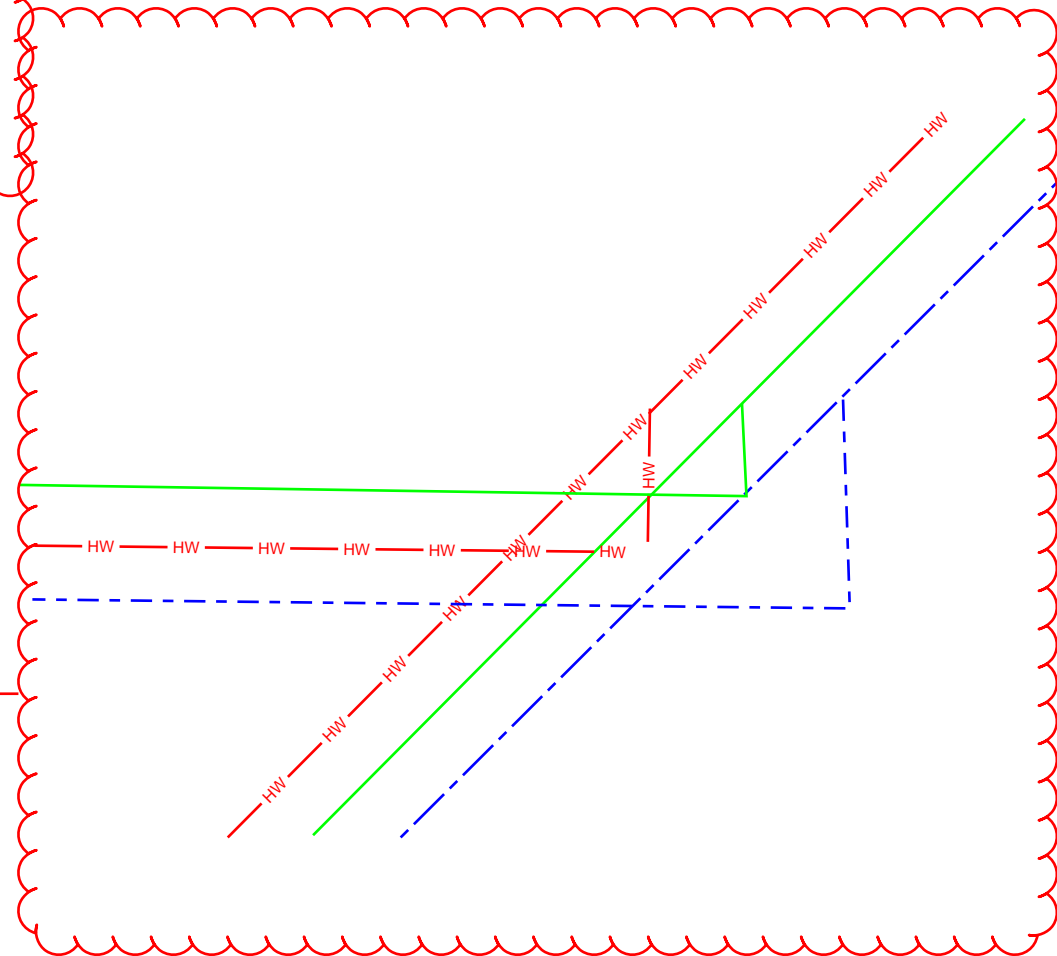
**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Albert,

Please see the attached comments on your pricing from the owner's rep. Please identify where the ¾" copper piping is, if it is a vertical piece just please make note of that. Please also provide a definition of consumables whenever you include it on a quote so we avoid repeating this with future changes. I will handle the BIM questions.



what the reviewer  
may see



What i see



# AIA<sup>®</sup> Document G709<sup>™</sup> – 2018

## Proposal Request

**PROJECT:** *(name and address)*  
La Vernia ISD 2023 Bond 22-075

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date:

Architect's Project Number: 22075  
Proposal Request Number: 08  
Proposal Request Date: April 25, 2025

**OWNER:** *(name and address)*  
La Vernia ISD  
13600 US Highway 87 W,  
La Vernia, TX 78121

**ARCHITECT:** *(name and address)*  
Pfluger Architects  
200 E. Grayson, Ste. 115  
San Antonio, Texas 78215

**CONTRACTOR:** *(name and address)*  
Bartlett Cocke General Contractors  
8706 Lockway Street  
San Antonio, Texas 78217

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within fourteen (14) days or notify the Architect in writing of the anticipated date of submission.

*(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)*

Provide itemized cost proposal to install wall mounted sink at Junior High School addition in room M105.2 Laundry.  
Contractor to provide adequate blocking for owner provided soap dispenser and paper towel dispenser.

PR # 8 (pages 1 thru 3), attached.

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

**REQUESTED BY THE ARCHITECT:**

Braden Haley, AIA  
PRINTED NAME AND TITLE





**AUSTIN**  
1120 S Capital of Texas Hwy  
Building 1, Suite 150  
Austin, Texas 78746  
512 306 9650

**SAN ANTONIO**  
9830 Colonnade Blvd  
Suite 230  
San Antonio, Texas 78230  
210 349 1400

## PROPOSAL REQUEST

**PR No.:** 08 / Delta 18  
**Date:** 04/11/2025  
**Project:** La Vernia ISD Renovations  
**Number:** 25480

**To:** Pfluger Architects

**From:** MEP Engineering, Inc.

**Owner:** La Vernia ISD

PLEASE ISSUE THE FOLLOWING CHANGES TO THE CONTRACTOR FOR PRICING.

**Description:**

P1.1M – UNDERFLOOR PLAN – JUNIOR HIGH – AREA A-1 – PLBG

1. Add 2" waste to serve hand sink at Laundry Room M105.2 as shown on attached, revised sheet.

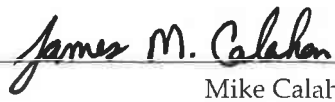
P2.1M – FIRST FLOOR – JUNIOR HIGH – AREA A-1 – PLBG

1. Add 2" Vent, 1/2" CW, & 1/2" HW to serve hand sink at Laundry Room M105.2 as shown on attached revised sheet.

**Attachments:**

1. P1.1M (30X42).
2. P2.1M (30X42).

**Issued by the Engineer:**

  
Mike Calahan, PE

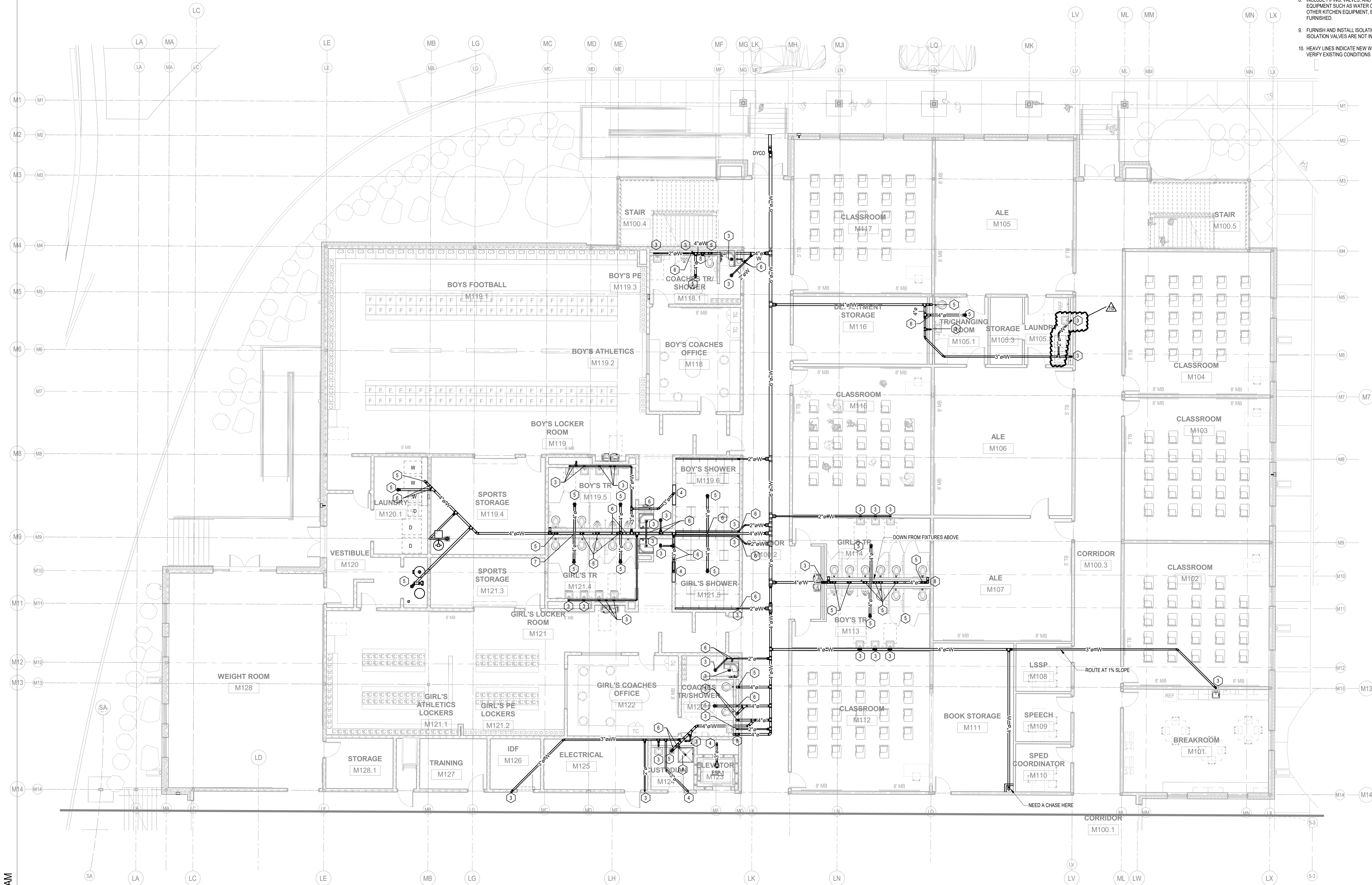


## KEYED NOTES - PLUMBING

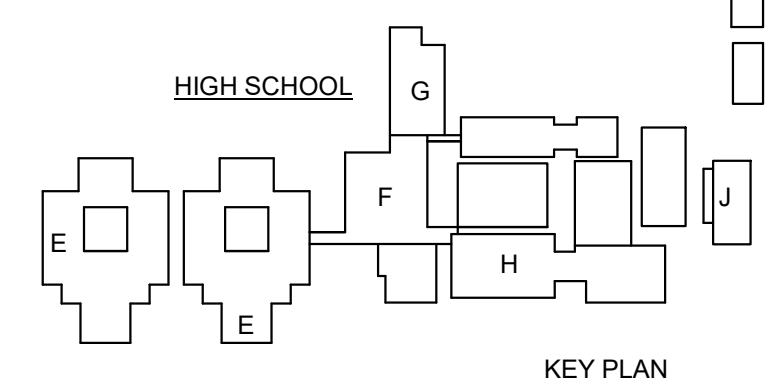
1. RE: CIVL DRAWINGS FOR CONTINUATION.
2. 3" MAIN COLD WATER SERVICE PIPING THRU FLOOR. RE: 1P2.1M FOR CONTINUATION ABOVE.
3. 2" WASTE UP THRU FLOOR. RE: 1P2.1M FOR CONTINUATION ABOVE.
4. 3" WASTE UP THRU FLOOR. RE: 1P2.1M FOR CONTINUATION ABOVE.
5. 4" WASTE UP THRU FLOOR. RE: 1P2.1M FOR CONTINUATION ABOVE.
6. 2" VENT UP THRU FLOOR. RE: 1P2.1M FOR CONTINUATION ABOVE.
7. 4" VENT UP THRU FLOOR. RE: 1P2.1M FOR CONTINUATION ABOVE.
8. 4" WASTE UP THRU FLOOR TO WALL / FLOOR CLEANOUT. RE: 1P2.1M FOR CONTINUATION ABOVE.
9. RE: 1P6.1 FOR DOUBLE YARD CLEANOUT DETAIL.
10. RE: 2P6.1 FOR VALVE IN BOX DETAIL.
11. RE: 3P6.1 FOR VALVE IN BOX DETAIL.

### GENERAL NOTES - PLUMBING

1. REFERENCE TO LEGEND SHEET FOR LEGEND, ABBREVIATIONS, & GENERAL MECHANICAL NOTES. RE: SPECIFICATIONS.
2. REFERENCE TO THE PUMPING FIXTURE CONNECTION SCHEDULE FOR PIPING TO INDIVIDUAL FIXTURES. MINIMUM CW & HW PIPE SIZE IS 3/4" VENT IS 2" & WASTE IS 1 1/2" UNLESS OTHERWISE NOTED.
3. AS SOON AS POSSIBLE AFTER AWARD OF CONTRACT, LAY OUT EXACT ROUGH-IN LOCATIONS OF ALL PIPING SYSTEMS, WALL & FLOOR PENETRATIONS, ETC PRIOR TO BEGINNING CUTTING OR CORING OPERATIONS. MAKE ADJUSTMENTS AS REQUIRED TO CLARIFY STRUCTURAL, OR OTHER OBSTRUCTIONS.
4. INCLUDE TRAP PRIMERS ON ALL FLOOR DRAIN, FLOOR SINK & HUB DRAIN TRAPS. USE VACUUM BREAKER TRAP PRIMER ADAPTERS FROM WATER CLOSET FLUSH VALVES WHEREVER POSSIBLE. REFER TO THE SPECIFICATIONS, THE DETAILS AND OTHER DRAWING NOTES FOR ADDITIONAL DIRECTION REGARDING TRAP PRIMERS.
5. LOCATE ALL VALVES IN MECHANICAL ROOMS NO MORE THAN 7 FEET ABOVE FLOOR LEVEL.
6. INCLUDE WATER HAMMER ARRESTERS WHERE REQUIRED BY CODE & RECOMMENDED BY THE FIELD INSPECTOR. REFER TO THE SPECIFICATIONS. WATER HAMMER ARRESTERS ARE NOT INDICATED ON THE DRAWINGS.
7. INCLUDE CLEANINGS WHERE REQUIRED BY CODE. AS WELL AS IN ADDITIONAL LOCATIONS REQUIRED IN THE SPECIFICATIONS. ALL CLEANOUTS ARE NOT INDICATED ON THE DRAWINGS.
8. INCLUDE PIPING, VALVES, AND ALL APPURTENANCES AND MAKE ALL FINAL CONNECTIONS TO ITEMS OF EQUIPMENT SUCH AS WATER CONDITIONERS, COFFEE MAKERS, ICE MACHINES, WASHING MACHINES, DRYING EQUIPMENT, ETC. WHETHER EQUIPMENT IS OWNER FURNISHED OR CONTRACTOR FURNISHED.
9. FURNISH AND INSTALL ISOLATION VALVES ON ALL BRANCH PIPING UNLESS NOTED OTHERWISE. ALL ISOLATION VALVES ARE NOT INDICATED ON THE DRAWINGS.
10. HEAVY LIGHTS INDICATE NEW WORK; LIGHT LIGHTS INDICATE APPROXIMATE EXISTING CONDITIONS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO ROUGH-IN.



1 UNDERFLOOR PLAN - JUNIOR HIGH -  
AREA A-1 - PLUMBING  
1/8" = 1'-0"





GENERAL NOTES - FIRE PROTECTION

- DESIGN, FURNISH, & INSTALL A WET PIPE FIRE SPRINKLER SYSTEM IN ACCORDANCE W/ NFPA 13, REQUIREMENTS OF OWNER'S INSURANCE UNDERWRITER, & REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
- REFER TO THE SPECIFICATIONS.
- OBTAIN STAMPED, APPROVED DRAWINGS FROM AUTHORITY HAVING JURISDICTION AND, IF APPLICABLE, ENGINEER REPRESENTING OWNER'S INSURANCE UNDERWRITER, PRIOR TO BEGINNING SYSTEM INSTALLATION.
- PIPING, WHERE INDICATED, REPRESENTS SUGGESTED ROUTING. THE FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE FINAL ROUTING OF ALL PIPING.
- INCLUDE ALL PIPING, FITTINGS, OFFSETS, SPRINKLER, & ALL APPURTENANCES REQUIRED FOR A COMPLETE INSTALLATION. GIVE FIRST PRIORITY TO DUCTWORK, PIPING, CONDUIT, ETC. WHEN ROUTING SPRINKLER PIPING.

KEYED NOTES - FIRE PROTECTION

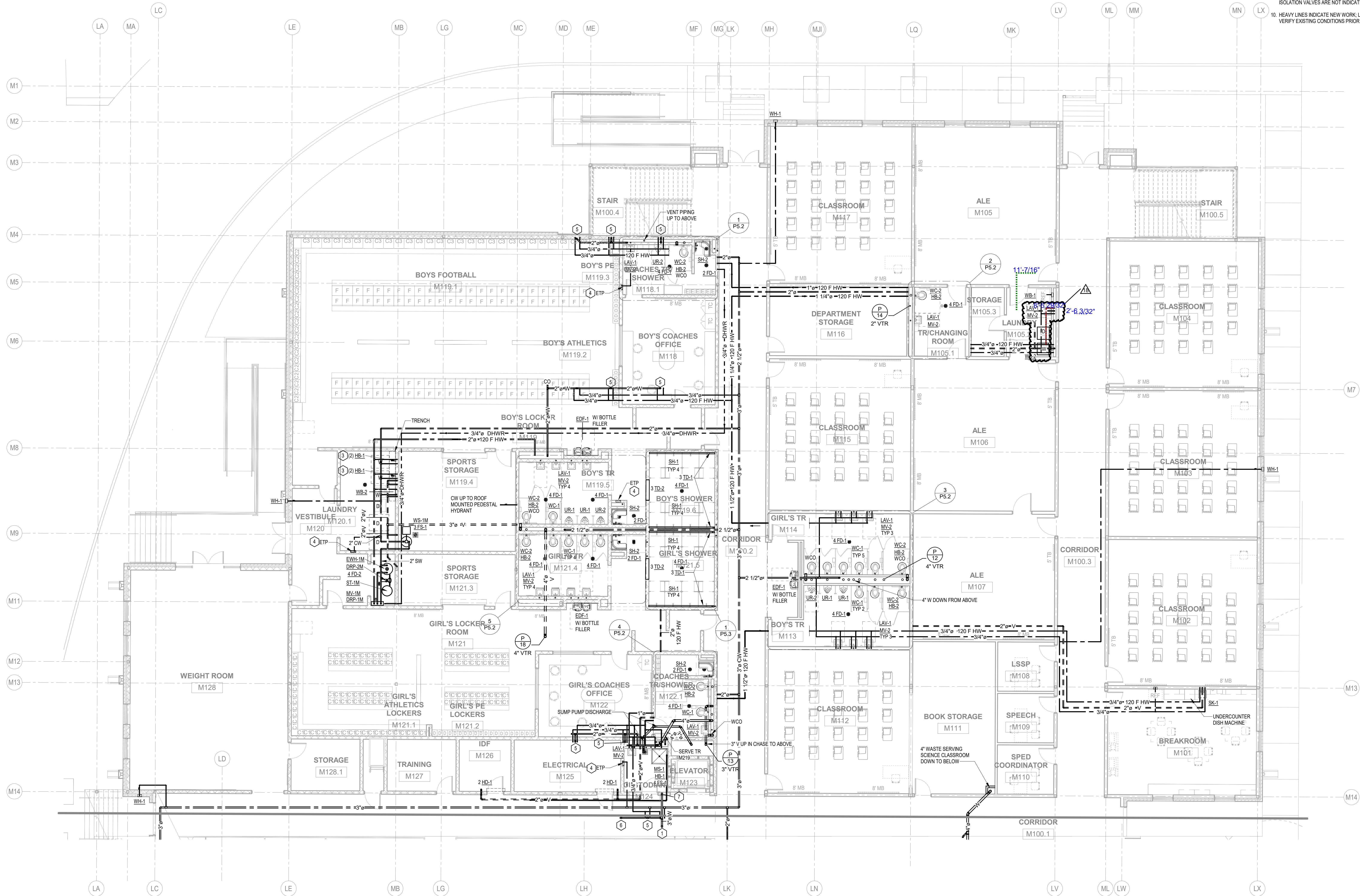
- PROTECT THE ENTIRE BUILDING WITH AN AUTOMATIC WET PIPE SPRINKLER SYSTEM. RE: GENERAL NOTES FIRE PROTECTION AND SPECIFICATIONS.

KEYED NOTES - PLUMBING

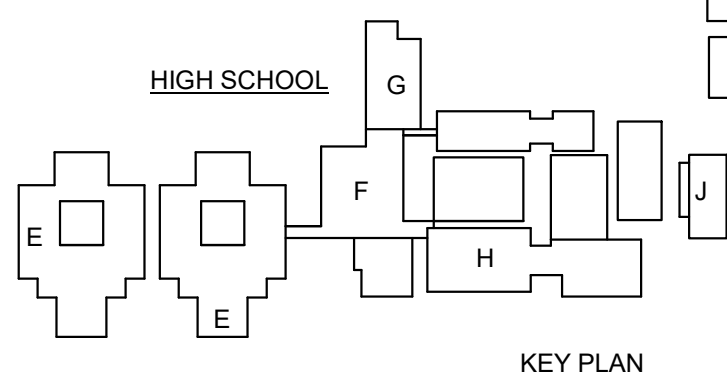
- HOT & COLD UP TO FIXTURE ABOVE. 3" WASTE PIPING DOWN FROM FIXTURE ABOVE. OFFSET AS SHOWN AND DROP TO BELOW FINISHED FLOOR. RE: 1P2.2M FOR CONTINUATION ABOVE.
- FLOOR DRAIN WITH FLUSH VALVE TYPE TRAP PRIMER CONNECTION FITTING. ROUTE 1/2" COPPER TUBING FROM TRAP PRIMER FITTING OF FLOOR DRAIN TO STUB-UP INSIDE PLUMBING CHASE LOCATION. RE: 5P5.1 FOR TRAP PRIMER PIPING DETAIL.
- HOT & COLD WATER DOWN TO (2) HB-1. MAKE ALL FINAL CONNECTIONS.
- PRECISION PLUMBING PRODUCTS ELECTRONIC TRAP PRIMER MODEL # MPB-500 OR APPROVED EQUIVALENT. INSTALL TRAP PRIMER IN WALL AT 3" AFF PER MANUFACTURER'S RECOMMENDATIONS. RE: 5P5.1 FOR TRAP PRIMER PIPING DETAIL.
- HOT & COLD UP TO FIXTURE ABOVE. 2" WASTE PIPING DOWN FROM FIXTURE ABOVE. RE: 1P2.2M FOR CONTINUATION ABOVE.
- 2" WASTE PIPING DOWN FROM HUB DRAIN ABOVE. RE: 1P2.2M FOR CONTINUATION ABOVE.
- 3" WASTE DOWN TO BELOW. RE: 1P1.1M FOR CONTINUATION BELOW.

GENERAL NOTES - PLUMBING

- REFER TO LEGEND SHEET FOR LEGEND, ABBREVIATIONS, & GENERAL MECHANICAL NOTES. RE: SPECIFICATIONS.
- REFER TO THE PLUMBING FIXTURE CONNECTION SCHEDULE FOR PIPING TO INDIVIDUAL FIXTURES. MINIMUM CW & HW PIPE SIZE IS 3/4", VENT IS 2", & WASTE IS 4" UNLESS OTHERWISE INDICATED.
- AS SOON AS POSSIBLE AFTER AWARD OF CONTRACT, LAY OUT EXACT ROUGH-IN LOCATIONS OF ALL FIXTURES, DRAINS, WALL & FLOOR PENETRATIONS, ETC. PRIOR TO BEGINNING CUTTING OR CORING OPERATIONS. MAKE ADJUSTMENTS AS REQUIRED TO CLEAR STRUCTURAL OR OTHER OBSTRUCTIONS.
- INCLUDE TRAP PRIMERS ON ALL FLOOR DRAIN, FLOOR SINK & HUB DRAIN TRAPS. USE VACUUM BREAKER TRAP PRIMER ADAPTERS FROM WATER CLOSET FLUSH VALVES WHEREVER POSSIBLE. REFER TO THE SPECIFICATIONS, THE DETAILS AND OTHER DRAWING NOTES FOR ADDITIONAL DIRECTION REGARDING TRAP PRIMERS.
- LOCATE ALL VALVES IN MECHANICAL ROOMS NO MORE THAN 7 FEET ABOVE FLOOR LEVEL.
- INCLUDE WATER HAMMER ARRESTERS WHERE REQUIRED BY CODE & RECOMMENDED BY THE MANUFACTURER. REFER TO THE SPECIFICATIONS. WATER HAMMER ARRESTERS ARE NOT INDICATED ON THE DRAWINGS.
- INCLUDE CLEANOUTS WHERE REQUIRED BY CODE, AS WELL AS IN ADDITIONAL LOCATIONS REQUIRED IN THE SPECIFICATIONS. ALL CLEANOUTS ARE NOT INDICATED ON THE DRAWINGS.
- INCLUDE PIPING, VALVES, AND ALL APPURTENANCES AND MAKE ALL FINAL CONNECTIONS TO ITEMS OF EQUIPMENT SUCH AS WATER CONDITIONERS, COFFEE MAKERS, ICE MACHINES, WASHING MACHINES, OTHER KITCHEN EQUIPMENT, ETC. WHETHER EQUIPMENT IS OWNER FURNISHED OR CONTRACTOR FURNISHED.
- FURNISH AND INSTALL ISOLATION VALVES ON ALL BRANCH PIPING UNLESS NOTED OTHERWISE. ALL ISOLATION VALVES ARE NOT INDICATED ON THE DRAWINGS.
- HEAVY LINES INDICATE NEW WORK; LIGHT LINES INDICATE APPROXIMATE EXISTING CONDITIONS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO ROUGH-IN.



FIRST FLOOR - JUNIOR HIGH - AREA A-1  
- PLUMBING  
1/8" = 1'-0"







# AIA<sup>®</sup> Document G709<sup>™</sup> – 2018

## Proposal Request

**PROJECT:** *(name and address)*  
La Vernia ISD 2023 Bond 22-075

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date:

Architect's Project Number: 22075  
Proposal Request Number: 08  
Proposal Request Date: April 25, 2025

**OWNER:** *(name and address)*  
La Vernia ISD  
13600 US Highway 87 W,  
La Vernia, TX 78121

**ARCHITECT:** *(name and address)*  
Pfluger Architects  
200 E. Grayson, Ste. 115  
San Antonio, Texas 78215

**CONTRACTOR:** *(name and address)*  
Bartlett Cocke General Contractors  
8706 Lockway Street  
San Antonio, Texas 78217

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within fourteen (14) days or notify the Architect in writing of the anticipated date of submission.

*(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)*

Provide itemized cost proposal to install wall mounted sink at Junior High School addition in room M105.2 Laundry.  
Contractor to provide adequate blocking for owner provided soap dispenser and paper towel dispenser.

PR # 8 (pages 1 thru 3), attached.

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

**REQUESTED BY THE ARCHITECT:**

Braden Haley, AIA  
PRINTED NAME AND TITLE





**AUSTIN**  
1120 S Capital of Texas Hwy  
Building 1, Suite 150  
Austin, Texas 78746  
512 306 9650

**SAN ANTONIO**  
9830 Colonnade Blvd  
Suite 230  
San Antonio, Texas 78230  
210 349 1400

## PROPOSAL REQUEST

**PR No.:** 08 / Delta 18  
**Date:** 04/11/2025  
**Project:** La Vernia ISD Renovations  
**Number:** 25480

**To:** Pfluger Architects

**From:** MEP Engineering, Inc.

**Owner:** La Vernia ISD

PLEASE ISSUE THE FOLLOWING CHANGES TO THE CONTRACTOR FOR PRICING.

**Description:**

P1.1M – UNDERFLOOR PLAN – JUNIOR HIGH – AREA A-1 – PLBG

1. Add 2" waste to serve hand sink at Laundry Room M105.2 as shown on attached, revised sheet.

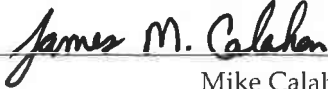
P2.1M – FIRST FLOOR – JUNIOR HIGH – AREA A-1 – PLBG

1. Add 2" Vent, 1/2" CW, & 1/2" HW to serve hand sink at Laundry Room M105.2 as shown on attached revised sheet.

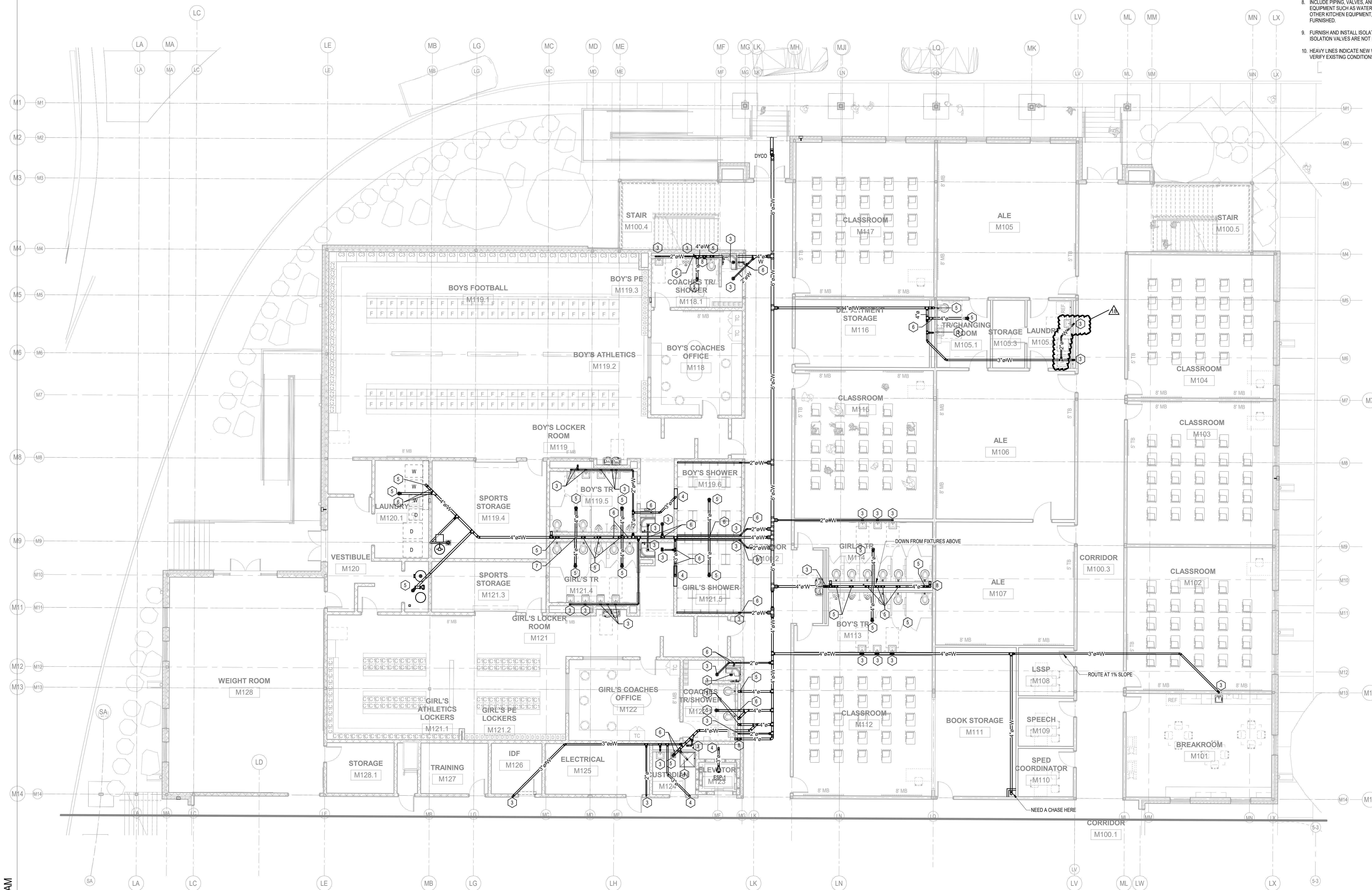
**Attachments:**

1. P1.1M (30X42).
2. P2.1M (30X42).

**Issued by the Engineer:**

  
Mike Calahan, PE





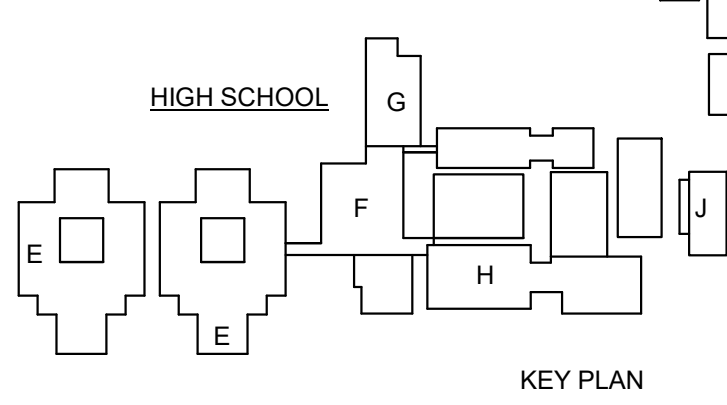
UNDERFLOOR PLAN - JUNIOR HIGH -  
AREA A-1 - PLUMBING  
1/8" = 1'-0"

KEYED NOTES - PLUMBING

1. RE: CIVIL DRAWINGS FOR CONTINUATION.
2. 3" MAIN COLD WATER SERVICE PIPING UP THRU FLOOR. RE: 1/2" 1M FOR CONTINUATION ABOVE.
3. 2" WASTE UP THRU FLOOR. RE: 1/2" 1M FOR CONTINUATION ABOVE.
4. 3" WASTE UP THRU FLOOR. RE: 1/2" 1M FOR CONTINUATION ABOVE.
5. 4" WASTE UP THRU FLOOR. RE: 1/2" 1M FOR CONTINUATION ABOVE.
6. 2" VENT UP THRU FLOOR. RE: 1/2" 1M FOR CONTINUATION ABOVE.
7. 4" VENT UP THRU FLOOR. RE: 1/2" 1M FOR CONTINUATION ABOVE.
8. 4" WASTE UP THRU FLOOR TO WALL / FLOOR CLEANOUT. RE: 1/2" 1M FOR CONTINUATION ABOVE.
9. RE: 1/2" 1 FOR DOUBLE YARD CLEANOUT DETAIL.
10. RE: 2/2" 1 FOR VALVE IN BOX DETAIL.
11. RE: 3/2" 1 FOR VALVE IN BOX DETAIL.

GENERAL NOTES - PLUMBING

1. REFER TO LEGEND SHEET FOR LEGEND, ABBREVIATIONS, & GENERAL MECHANICAL NOTES. RE: SPECIFICATIONS.
2. REFER TO THE PLUMBING FIXTURE CONNECTION SCHEDULE FOR PIPING TO INDIVIDUAL FIXTURES. MINIMUM CW & HW PIPE SIZE IS 3/4", VENT IS 2", & WASTE IS 4" UNLESS OTHERWISE INDICATED.
3. AS SOON AS POSSIBLE AFTER AWARD OF CONTRACT, LAY OUT EXACT ROUGH-IN LOCATIONS OF ALL FIXTURES, DRAINS, WALL & FLOOR PENETRATIONS, ETC. PRIOR TO BEGINNING CUTTING OR CORING OPERATIONS. MAKE ADJUSTMENTS AS REQUIRED TO CLEAR STRUCTURAL OR OTHER OBSTRUCTIONS.
4. INCLUDE TRAP PRIMERS ON ALL FLOOR DRAIN, FLOOR SINK & HUB DRAIN TRAPS. USE VACUUM BREAKER TRAP PRIMER ADAPTERS FROM WATER CLOSET FLUSH VALVES WHEREVER POSSIBLE. REFER TO THE SPECIFICATIONS, THE DETAILS AND OTHER DRAWING NOTES FOR ADDITIONAL DIRECTION REGARDING TRAP PRIMERS.
5. LOCATE ALL VALVES IN MECHANICAL ROOMS NO MORE THAN 7 FEET ABOVE FLOOR LEVEL.
6. INCLUDE WATER HAMMER ARRESTERS WHERE REQUIRED BY CODE & RECOMMENDED BY THE MANUFACTURER. REFER TO THE SPECIFICATIONS. WATER HAMMER ARRESTERS ARE NOT INDICATED ON THE DRAWINGS.
7. INCLUDE CLEANOUTS WHERE REQUIRED BY CODE, AS WELL AS IN ADDITIONAL LOCATIONS REQUIRED IN THE SPECIFICATIONS. ALL CLEANOUTS ARE NOT INDICATED ON THE DRAWINGS.
8. INCLUDE PIPING, VALVES, AND ALL APPURTENANCES AND MAKE ALL FINAL CONNECTIONS TO ITEMS OF EQUIPMENT SUCH AS WATER CONDITIONERS, COFFEE MAKERS, ICE MACHINES, WASHING MACHINES, OTHER KITCHEN EQUIPMENT, ETC. WHETHER EQUIPMENT IS OWNER FURNISHED OR CONTRACTOR FURNISHED.
9. FURNISH AND INSTALL ISOLATION VALVES ON ALL BRANCH PIPING UNLESS NOTED OTHERWISE. ALL ISOLATION VALVES ARE NOT INDICATED ON THE DRAWINGS.
10. HEAVY LINES INDICATE NEW WORK; LIGHT LINES INDICATE APPROXIMATE EXISTING CONDITIONS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO ROUGH-IN.



**pfluger**

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200 E. Grayson Street, Suite 115  
San Antonio, TX 78203  
pflugerarchitects.com

**M/E/P**  
ENGINEERING

AUSTIN: 1805 Capital of Texas Hwy Building, Suite 400 (North, TX 78704)  
SAN ANTONIO: 9500 Commodore Blvd, Suite 200 (San Antonio, TX 78203)  
CORPUS CHRISTI: 1000 West 10th Street, Suite 100 (Corpus Christi, TX 78401)

LA VERNIA INDEPENDENT SCHOOL DISTRICT  
DISTRICT WIDE ADDITIONS / RENOVATIONS  
JUNIOR HIGH SCHOOL & HIGH SCHOOL

LA VERNIA INDEPENDENT SCHOOL DISTRICT  
13600 US HIGHWAY 87 W  
LA VERNIA, TX 78121

STATE OF TEXAS  
JAMES M. CALAHAN  
123149  
Professional Engineer  
04/16/2025

PROJECT NO.	22-075
DATE	05/31/2024
REVISIONS:	PR NO. 08
2	06/14/2024
18	04/16/2025

UNDERFLOOR PLAN - JUNIOR HIGH - AREA A-1 - PLBG  
**P1.1M**  
PACKAGE 2



1. DESIGN, FURNISH, & INSTALL A WET PIPE FIRE SPRINKLER SYSTEM IN ACCORDANCE W/ NFPA 13, REQUIREMENTS OF OWNER'S INSURANCE UNDERWRITER, & REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
2. REFER TO THE SPECIFICATIONS.
3. OBTAIN STAMPED, APPROVED DRAWINGS FROM AUTHORITY HAVING JURISDICTION AND, IF APPLICABLE, ENGINEER REPRESENTING OWNER'S INSURANCE UNDERWRITER, PRIOR TO BEGINNING SYSTEM INSTALLATION.
4. PIPING, WHERE INDICATED, REPRESENTS SUGGESTED ROUTING. THE FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE FINAL ROUTING OF ALL PIPING.
5. INCLUDE ALL PIPING, FITTINGS, OFFSETS, SPRINKLER, & ALL APPURTENANCES REQUIRED FOR A COMPLETE INSTALLATION. GIVE FIRST PRIORITY TO DUCTWORK, PIPING, COMPONENTS, ETC. WHEN ROUTING SPRINKLER PIPING.

1. PROTECT THE ENTIRE BUILDING WITH AN AUTOMATIC WET PIPE SPRINKLER SYSTEM. RE: GENERAL NOTES FIRE PROTECTION AND SPECIFICATIONS.

1. HOT & COLD UP TO FIXTURE ABOVE: 3" WASTE PIPING DOWN FROM FIXTURE ABOVE. OFFSET AS SHOWN AND DROP TO BELOW FINISHED FLOOR. RE: 1/12.2M FOR CONTINUATION ABOVE.
2. FLOOR DRAIN WITH FLUSH VALVE TYPE TRAP PRIMER CONNECTION FITTING. ROUTE 1/2" COOPER TUBING FROM TRAP PRIMER FITTING OF FLOOR DRAIN TO STUB-UP INTO PLUMBING CHASE LOCATION. RE: SPS 1/2" FOR TRAP PRIMER PIPING DETAIL.
3. HOT & COLD WATER DOWN TO (2) HUB-1. MAKE ALL FINAL CONNECTIONS.
4. PRECISION PLUMBING PRODUCTS ELECTRONIC TRAP PRIMER MODEL M-SPS-50 OR APPROVED EQUIVALENT. INSTALL TRAP PRIMER IN WALL AT 30" AFF PER MANUFACTURERS RECOMMENDATIONS. RE: SPS 1/2" FOR TRAP PRIMER PIPING DETAIL.
5. HOT & COLD UP TO FIXTURE ABOVE: 2" WASTE PIPING DOWN FROM FIXTURE ABOVE. RE: 1/12.2M FOR CONTINUATION ABOVE.
6. 2" WASTE PIPING DOWN FROM HUB AB DRAB ABOVE. RE: 1/12.2M FOR CONTINUATION ABOVE.
7. WASTE PIPING DOWN BELOW. RE: 1/11.1M FOR CONTINUATION BELOW.

REFER TO DRAWING SHEET FOR LEGEND, ABBREVIATIONS, & GENERAL MECHANICAL NOTES. RE: SPECIFICATIONS.

2. REFER TO THE PLUMBING FIXTURE CONNECTION SCHEDULE FOR PIPING TO INDIVIDUAL FIXTURES. MINIMUM CW & HW PIPE SIZE IS 3/4", VENT IS 2", & WASTE IS 1 1/2" UNLESS OTHERWISE SPECIFIED.

3. AS SOON AS POSSIBLE AFTER AWARD OF CONTRACT, LAY OUT EXACT ROUGH-IN LOCATIONS OF ALL SINKS, TUBS, WALL & FLOOR PENETRATIONS, ETC. PRIOR TO BEGINNING CUTTING OR GRINDING OPERATIONS. MAKE ADJUSTMENTS AS REQUIRED TO CLARIFY STRUCTURAL OR OTHER OBSTRUCTIONS.

4. INCLUDE TRAP PRIMERS ON ALL FLOOR DRAIN FLOOR SINK & HUB DRAIN TRAPS. USE VACUUM BREAKER TRAP PRIMER ADAPTERS FROM WATER CLOSET FLUSH VALVES WHEREVER POSSIBLE. REFER TO THE SPECIFICATIONS, THE DETAILS AND OTHER DRAWING NOTES FOR ADDITIONAL CONNECTION OR GRADING TRAP PRIMERS.

5. LOCATE ALL VALVES IN MECHANICAL ROOMS NO MORE THAN 7 FEET ABOVE FLOOR LEVEL.

6. INCLUDE WATER HAMMER ARRESTERS WHERE REQUIRED BY CODE & RECOMMENDED BY THE MANUFACTURER. REFER TO THE SPECIFICATIONS. WATER HAMMER ARRESTERS ARE NOT INDICATED ON THE DRAWINGS.

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