

TO:	Dr. Cone, Superintendent of Schools, LVISD	FROM:	Catherine Blackler <i>Catherine Blackler</i> Senior Project Manager, AGCM
cc:	Belinda Raindl, LVISD		Michael Rogers, AGCM
RE:	La Vernia ISD – Bond 2023	DATE:	May 15, 2025
SUBJECT:	HS Gas Tank Relocation	PR DATE:	N/A – contract documents
PR COST:	\$ 140,01942	CONTRACTOR:	SouthTex Propane

Dear Dr. Cone,

Contract documents indicate that the existing gas tank at the high school is to be relocated. After further investigation, the tank was likely installed before current coating code requirements were in place. Both the tank and its components show signs of significant age and wear. With limited information on the original installation, code issues, and the overall condition of the equipment, replacing the tank made more sense from both a practical and cost standpoint.

The existing tank is below grade and estimated to hold 3,900 gallons. To meet both the capacity requirements and project schedule, it was determined that installing two new 2,000-gallon above-ground tanks would be a more cost-effective solution.

The scope of work includes:

Gas Tank Removal and Salvage – Scope Narrative

- **Disconnect Gas Lines & Equipment**
 - Empty the existing tank, flare off vapors, and legally dispose of any remaining liquid.
 - Disconnect all associated gas lines, vaporizers, and related components.
 - Cap gas lines at Building 400 and HS Library (for future hook up).
 - Abandoned underground gas lines to be removed under Bartlett Cocke GMP scope.
- **Excavation Around Existing Tank (7' x 30')**
 - Labor and equipment to excavate around the tank.
 - Excavated spoils will be stockpiled on-site for use in backfilling the cavity.
- **Tank Removal and Cavity Backfill**
 - A 40-ton crane and certified operator will be used to retract and place the tank onto the haul-off truck (estimated tank weight: 9,000–10,000 lbs).
 - Spoils will be used to backfill the cavity using a skid steer.
- **Haul-Off, Knockdown, and Salvage**
 - The tank will be hauled to the designated shop for salvage processing.
 - Tank to be off loaded using crane noted above - prepped for knockdown and salvage.
 - Execute final knockdown and salvage operations.

New Tank and Concrete Slab Installation

- **New Tank and Accessories**
 - Supply and delivery of two (2) 2,000-gallon above-ground tanks
 - Supply and delivery of Algas 80GPH Direct Fired Vaporizer

- 1-1/4" QZA Internal Valves (80 GPM)
- Pneumatic actuators and pneumatic kit for internal valves
- Titan 034" Y strainer (640 max working pressure, 0.02 SS per screen)
- Belgas P140 regulator (1/2" orifice, 15–40 psi range)
- 1-1/4" stainless steel flexible hoses with unions
- 1-1/4" Jomar 316 SS ball valves (UL listed for LP service, latch lock handle, 1000 WOG)
- Miscellaneous schedule 80 pipe and fittings
- **Concrete Pad Installation (by 3rd Party) – 45' x 45' (3 Days)**
 - Minor ground preparation
 - Excavate perimeter footings (1' depth) using mini excavator
 - Haul off excavation spoils
 - Set and tie rebar
 - Place and finish concrete, including cleanup
- **Placement of Tanks and Hook-Up**
 - Crane service (40-ton crane, 1 day) with certified operator
 - Hook-up of tanks and vaporizer

Other / Miscellaneous Costs

- Fill-up of both propane tanks (2 total)
- Site supervision included
- Administration – Contracts, Insurance, Permitting, Regulatory Paperwork, O&M/Closeouts, Inspections, Billings, and Coordination with General Contractors (GCs), PTI and OH&P

The scope of work excludes:

- Rerouting and hooking up new gas line to Building 400, Library and New CTE addition
- Removal of abandoned gas line
- Removal of fence around existing gas tank
- Any unforeseen items such as chipping out possible concrete encasements etc.

GMP site utility buyout excluded relocating/moving of any gas tank.

Attached is SouthTex Propane proposal, dated May 02, 2025 in the amount of: **ONE HUNDRED FORTY THOUSAND NINETEEN and 42/100 Dollars (\$ 140,019.42).**

The funding for this change will be allocated from LVISD – Owner Contingency, and will not lead to an over run of the 2023 Bond Project budget.

1. VENDOR PROPOSALS:		
a	SouthTex Propane	140,019.42
2. FUNDING SOURCE:		
a	LVISD – Owner Contingency	<140,019.42>
3. PROJECTED CONTINGENCY (After Approval):		
a	LVISD – Owner Contingency	1,524,467.28



Professional Project Management Firm

SAN ANTONIO
85 N.E. Loop 410
Suite # 600
San Antonio, TX 78216
Ofc (210) 403-2284
Fax (210) 403-2281
www.agcm.com

Based on this analysis, AGCM has no objections to SouthTex Propane's proposal, or the supporting documentation as submitted. Should you have any questions or need additional information, please do not hesitate to reach out.

Sincerely,
AGCM, Inc.

Catherine Blackler

Catherine Blackler
Senior Project Manager

Attachment: HS Gas Tank Relocation

/cb

SouthTex Propane

PO Box 367
 La Vernia, TX 78121
 +12109978241
 southtexpropane@gmail.com
 southtexpropane.net

**Estimate****ADDRESS**

La Vernia ISD
 13600 US Highway 87 West
 La Vernia, Texas 78121

*SouthTex Propabe Proposal, dated 05/02/2025
 No Exceptions as submitted.*

*Catherine Blackler, SPM - AGCM
 May 13, 2025*

ESTIMATE
DATE

HIGHSCHOOL
05/02/2025

SERVICE DATE	ACTIVITY	QTY	RATE	AMOUNT
05/08/2025	Products & Equipment New tanks for High school and removal of old tanks 2 X 2000 Gallon Above Ground Tank Algas 80 GPH Direct Fired Vaporizer 2 X 1-1/4" Straight Internal Valve 80 GPM 2 X Pneumatic Actuator for Internal Valve 1 X Pneumatic Kit 2 X Titan 034" Y Strainer 640 max working pressure with .020 SS Perf Screen 1X Belgas Regulator 1/2 orifice range 15-40 psi 2X SS Flex Hose With Unions 2 X Jomar 1 1/4 Inch 316 SS Body, Ball, Stem and Latchlock Handle 1000 WOG UL Listed for LP Service 26 Lb PRV Misc Schedule 80 Pipe and Fittings	1	60,991.44	60,991.44
05/08/2025	Products & Equipment Concrete Slab for 2 2000 Gal Propane Tanks and vaporizer Pad shall be approximately 45X45 Ft 5" Thick with #4 Rebar @ 18" on center 3K psi concrete (price is based on if the location for tanks is level and doesn't require any dirt work)	1	18,913.24	18,913.24
05/08/2025	Propane Sales Price may fluctuate according to market	3,600	2.10	7,560.00
05/08/2025	Labor Labor to set and pipe in 2- 2,000 gal above ground tank and vaporizer. Crane to set Tanks (crane for 1 day) ✓	1	17,938.81	17,938.81
05/08/2025	Labor Submit new LPG form 30 to Texas Railroad Commision and Leak Check entire school once put into service (Price is for initial leak check and paperwork once system is put back into service)	1	2,721.60	2,721.60
05/08/2025	Labor 2 Days for Excavator to Dig up old underground tank. Disassemble all piping and vaporizer from old tank	1	31,894.33	31,894.33

Empty out and flare down old tank
Excavate around old tank to prep for removal
Load Tank with crane and haul off
Tank onsite spoils and backfill hole where old tank was
Salvage Tank

~~(The price is calculated based on a two day excavation period and one day crane rental. Any additional days beyond these two will incur additional charges)~~

(If the tank is encased in concrete or anchored, additional charged may be incurred due to the additional equipment and time required)

Analysis conducted by AGCM and reviewed by SouthTex Propane.

24 hrs to excavate and 2 day crane rental.

Pricing includes (2) day crane rental (provisions in case concrete encasement is encountered)

Customer is required to contact 811 to locate utilities prior to beginning any trench work. Customer will be responsible for having private utilities located. By accepting this estimate, the customer releases all responsibility of SouthTex Propane for damages to any utilities not located by 811.

SouthTex Propane is not responsible for hauling off extra material left from digging the hole.

SouthTex Propane recommends grass is installed after tank set to prevent tank floating. Customer is responsible for any damage caused by a tank floating and financially responsible for a propane tank re-install.

If you accept this bid, please sign and date below. No materials will be ordered and job will not be scheduled without a signed bid.

Accepted By

Accepted Date

05/09/2025

SUBTOTAL	140,019.42
TAX (0.0625)	0.00
TOTAL	\$140,019.42



AGCM PROPOSAL ANALYSIS
ADJUSTMENT FOR CHANGES IN WORK

LVISD Project Name:	LA VERNIA Bond 2023	LVISD Revision #	PR #
LVISD Project No.:		Date GC Submitted Proposal:	
AGCM Project No.:	22-002P	Contractor Proposal No.	
Contractor Name:	SOUTH TEXAS PROPANE	Reviewed By:	cb
DESCRIPTION OF CHANGE:		Time Extension	

Comp. Code No.	DESCRIPTION	QUAN.	TYPE	UNITS	UNIT UNITS LABOR CREW	UNIT UNITS MATERIALS	UNIT UNITS EQUIPMENT/ DELIVERY	LABOR COST	MATERIAL COST	EQUIPMENT DELIVERY FUEL COST	OH & PROFIT	TOTAL
	DEFINE SCOPE											
	REMOVE TANK - HAULL OFF - DISPOSE	1.00	LS	\$ 31,894.33				\$ 12,848.10	\$ 3,440.00	\$ 10,290.51	\$ 5,315.72	\$ 31,894.33
a.	Remove Fence / Haul Off (By BC)	70.00	lf	\$ -				\$ -	\$ -	\$ -	\$ -	\$ -
	Remove Fence & dispose in jobsite dumpster (Crew 0)	-	hrs	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
b.	Disconnect gas lines	1.00	LS	\$ 1,807.92				\$ 1,101.60	\$ -	\$ 405.00	\$ 301.32	\$ 1,807.92
	Empty tank/flare/haul off old liquid/dipose legally (Crew 1)	4.50	hrs	\$ -	\$ 129.60	\$ -	\$ 90.00	\$ 583.20	\$ -	\$ 405.00	\$ 197.64	\$ 1,185.84
	Disconnect gas lines/vaporizer/etc. (Crew 1)	4.00	hrs	\$ -	\$ 129.60	\$ -	\$ -	\$ 518.40	\$ -	\$ -	\$ 103.68	\$ 622.08
	Underground gas lines remain in place	1.00	ls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
c.	Excavate around gas tank (7' x 30')	82.00	CY	\$ 96.22				\$ 3,110.40	\$ -	\$ 3,464.76	\$ 1,315.03	\$ 7,890.20
	Excavate - labor (Crew No 1)	24.00	hrs	\$ -	\$ 129.60	\$ -	\$ -	\$ 3,110.40	\$ -	\$ -	\$ 622.08	\$ 3,732.48
	Excavate - equipment 15 ton (week)	1.00	week	\$ -	\$ -	\$ -	\$ 3,014.76	\$ -	\$ -	\$ 3,014.76	\$ 602.95	\$ 3,617.72
	Excavate - delivery and pick up/fuel	1.00	ls	\$ -	\$ -	\$ -	\$ 450.00	\$ -	\$ -	\$ 450.00	\$ 90.00	\$ 540.00
	Spoils (stock pile on site to fill in cavity)	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
d.	Retract and Place on haul off truck (assuming 9k-10k)	10,000.00	LBS	\$ 0.71				\$ 518.40	\$ -	\$ 5,420.75	\$ 1,187.83	\$ 7,126.97
	Crane - 40 ton crane (1 day) w/ certified operator	16.00	hrs	\$ -	\$ -	\$ -	\$ 198.00	\$ -	\$ -	\$ 3,168.00	\$ 633.60	\$ 3,801.60
	Place stock pile spoils in cavity (1 week)	16.00	hrs	\$ -	\$ -	\$ -	\$ 115.88	\$ -	\$ -	\$ 1,854.08	\$ 370.82	\$ 2,224.90
	Fill Cavity w/ Spoils (Crew 06) Skid 1,300 lbs	4.00	hrs	\$ -	\$ 129.60	\$ -	\$ 99.67	\$ 518.40	\$ -	\$ 398.67	\$ 183.41	\$ 1,100.48
e.	Haul off / Knock Down / Salvage	10,000.00	LBS	\$ 0.72				\$ 1,555.20	\$ 3,440.00	\$ 1,000.00	\$ 1,199.04	\$ 7,194.24
	Haul off truck - to shop - to salvage	8.00	hrs	\$ -	\$ -	\$ -	\$ 125.00	\$ -	\$ -	\$ 1,000.00	\$ 200.00	\$ 1,200.00
	Off load for Knockdown / Load For Salvage (Crew 03)	8.00	hrs	\$ -	\$ 129.60	\$ -	\$ -	\$ 1,036.80	\$ -	\$ -	\$ 207.36	\$ 1,244.16
	Make ready tank for knockdown (Crew 05)	8.00	hrs	\$ -	\$ 64.80	\$ 30.00	\$ -	\$ 518.40	\$ 240.00	\$ -	\$ 151.68	\$ 910.08
	Knockdown (Crew 04)	16.00	hrs	\$ -	\$ -	\$ 200.00	\$ -	\$ -	\$ 3,200.00	\$ -	\$ 640.00	\$ 3,840.00
f.	Site Supervision to Remove Tank & Haul Off	1.00	LS	\$ 7,875.00				\$ 6,562.50	\$ -	\$ -	\$ 1,312.50	\$ 7,875.00
	Total estimated time (Crew - Site Supervision)	35.00	hrs	\$ -	\$ 187.50	\$ -	\$ -	\$ 6,562.50	\$ -	\$ -	\$ 1,312.50	\$ 7,875.00

Comp. Code No.	DESCRIPTION	QUAN.	TYPE	UNITS	UNIT UNITS LABOR CREW	UNIT UNITS MATERIALS	UNIT UNITS EQUIPMENT/ DELIVERY	LABOR COST	MATERIAL COST	EQUIPMENT DELIVERY FUEL COST	OH & PROFIT	TOTAL
NEW TANK and EQUIPMENT / CONCRETE SLAB		1.00	LS	\$ 105,403.48				\$ 17,467.50	\$ 32,858.80	\$ 38,303.27	\$ 16,773.91	\$ 105,403.48
a.	New Tank and Accessories	1.00		\$ 60,991.44				\$ -	\$ 15,818.80	\$ 35,007.40	\$ 10,165.24	\$ 60,991.44
	Above ground Tanks - 2,000 gall (JME)	2.00	ea	\$ -	\$ -	\$ -	\$ 11,062.70	\$ -	\$ -	\$ 22,125.40	\$ 4,425.08	\$ 26,550.48
	Delivery	2.00	ea	\$ -	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ 2,000.00	\$ 400.00	\$ 2,400.00
	Algas 80GPH Direct Fired Vaporizer	1.00	ea	\$ 10,262.00	\$ -	\$ -	\$ 10,262.00	\$ -	\$ -	\$ 10,262.00	\$ 2,052.40	\$ 12,314.40
	Delivery	1.00	ea	\$ 620.00	\$ -	\$ -	\$ 620.00	\$ -	\$ -	\$ 620.00	\$ 124.00	\$ 744.00
												\$ -
	1-1/4" QZA Internal Valves (80 GPM)	2.00	ea	\$ -	\$ -	\$ 350.00	\$ -	\$ -	\$ 700.00	\$ -	\$ 140.00	\$ 840.00
	Pneumatic Actuators for Internal Valves	2.00	ea	\$ -	\$ -	\$ 1,471.00	\$ -	\$ -	\$ 2,942.00	\$ -	\$ 588.40	\$ 3,530.40
	Pneumatic Kit	1.00	ea	\$ -	\$ -	\$ 302.00	\$ -	\$ -	\$ 302.00	\$ -	\$ 60.40	\$ 362.40
	Titan 034" Y strainer 640 max working pressure with 0.02 SS per screen	2.00	ea	\$ -	\$ -	\$ 4,622.40	\$ -	\$ -	\$ 9,244.80	\$ -	\$ 1,848.96	\$ 11,093.76
	Belgas P140 Regulator (1/2" Orifice, 15-40 psi Range)	1.00	ea	\$ -	\$ -	\$ 130.00	\$ -	\$ -	\$ 130.00	\$ -	\$ 26.00	\$ 156.00
	1-1/4" Stainless Steel Flexible Hoses with Unions	2.00	ea	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ 300.00	\$ -	\$ 60.00	\$ 360.00
	1-1/4" Jomar 316 SS Ball Valves (UL Listed for LP Service) Latchlock handle	2.00	ea	\$ -	\$ -	\$ 300.00	\$ -	\$ -	\$ 600.00	\$ -	\$ 120.00	\$ 720.00
	Misc schedule 80 pipe and fittings	1.00	ls	\$ -	\$ -	\$ 1,600.00	\$ -	\$ -	\$ 1,600.00	\$ -	\$ 320.00	\$ 1,920.00
b.	Concrete Pad (3rd Party) 45 x 45 (3 days)	1.00		\$ 18,913.24				\$ 4,783.50	\$ 9,480.00	\$ 1,497.53	\$ 3,152.21	\$ 18,913.24
	Minor ground prep	2.00	hr	\$ -	\$ 67.50	\$ -	\$ -	\$ 135.00	\$ -	\$ -	\$ 27.00	\$ 162.00
	Excavate perimeter footing (1') (mini ex)	180.00	lf	\$ -	\$ 0.75	\$ -	\$ 3.89	\$ 135.00	\$ -	\$ 700.20	\$ 167.04	\$ 1,002.24
	Spoil haul off	75.00	cy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Spoils (Crew 06) Skid 1,300 lbs	8.00	hrs	\$ -	\$ 20.25	\$ -	\$ 99.67	\$ 162.00	\$ -	\$ 797.33	\$ 191.87	\$ 1,151.20
	Rebar: Set / Tie (20 ' each) (Crew 08)	3,600.00	lf	\$ -	\$ 0.49	\$ 1.30	\$ -	\$ 1,755.00	\$ 4,680.00	\$ -	\$ 1,287.00	\$ 7,722.00
	Place concrete / clean up	32.00	cy	\$ -	\$ 27.42	\$ 150.00	\$ -	\$ 877.50	\$ 4,800.00	\$ -	\$ 1,135.50	\$ 6,813.00
	Finish concrete	2,025.00	sf	\$ -	\$ 0.13	\$ -	\$ -	\$ 261.00	\$ -	\$ -	\$ 52.20	\$ 313.20
	Site Supervision	24.00	hrs	\$ -	\$ 60.75	\$ -	\$ -	\$ 1,458.00	\$ -	\$ -	\$ 291.60	\$ 1,749.60
c.	Placement of Tanks and Hook Up	1.00		\$ 25,498.81				\$ 12,684.00	\$ 7,560.00	\$ 1,798.34	\$ 3,456.47	\$ 25,498.81
	Crane - 40 ton crane (1 day) w/ certified operator	1.00	day	\$ -	\$ -	\$ -	\$ 1,798.34	\$ -	\$ -	\$ 1,798.34	\$ 359.67	\$ 2,158.01
	Hook up of tanks and vaporizer	40.00	hrs	\$ -	\$ 129.60	\$ -	\$ -	\$ 5,184.00	\$ -	\$ -	\$ 1,036.80	\$ 6,220.80
	Site Supervision	40.00	hrs	\$ -	\$ 187.50	\$ -	\$ -	\$ 7,500.00	\$ -	\$ -	\$ 1,500.00	\$ 9,000.00
	Fill (2) propane tanks	3,600.00	ea	\$ -	\$ -	\$ 2.10	\$ -	\$ -	\$ 7,560.00	\$ -	\$ 560.00	\$ 8,120.00
ADMINISTRATION / GC'S		1.00	LS	\$ 2,721.60				\$ 2,268.00	\$ -	\$ -	\$ 453.60	\$ 2,721.60
ADMINISTRATION		1.00		\$ 2,721.60				\$ 2,268.00	\$ -	\$ -	\$ 453.60	\$ 2,721.60
	Adminstration - Contracts, Insurances	56.00	hrs	\$ -	\$ 40.50	\$ -	\$ 1,798.34	\$ 2,268.00	\$ -	\$ -	\$ 453.60	\$ 2,721.60
	Permitting											
	Regulatory Paper Work											
	O&M / Closeouts											
	Inspections											
	Billings											
	GC'S											
TOTAL COST FOR THIS WORK								\$ 32,583.60	\$ 36,298.80	\$ 48,593.78	\$ 22,543.24	\$ 140,019.41

Comp. Code No.	DESCRIPTION	QUAN.	TYPE	UNITS	UNIT UNITS LABOR CREW	UNIT UNITS MATERIALS	UNIT UNITS EQUIPMENT/ DELIVERY	LABOR COST	MATERIAL COST	EQUIPMENT DELIVERY FUEL COST	OH & PROFIT	TOTAL
Crew Rate - Site Supervision - Remove Exsisting Tank					LB							
		187.50										
1	Site Supervisor	\$ 187.50	\$ -									
0	Tradesman	\$ -	\$ -									
0	Laborer	\$ -	\$ -									
Crew Rate 00 - Demo Fence and Dispose in BC dumpster (BY BC)					LB							
		-										
0	Site Supervisor	\$ -	\$ -									
0	Tradesman	\$ -	\$ -									
0	Laborer	\$ -	\$ -									
Crew Rate 01 - Disconnect gas lines and cap					LB							
		129.60										
0	Site Supervisor	\$ -	\$ -									
2	Tradesman	\$ 48.00	\$ 16.80									
0	Laborer	\$ -	\$ -									
Crew Rate 02 - Excavate below ground tank					LB							
		129.60										
0	Site Supervisor	\$ -	\$ -									
1	Operator	\$ 48.00	\$ 16.80									
1	Spotter	\$ 48.00	\$ 16.80									
Crew Rate 03 - Load for salvage					LB							
		129.60										
0	Site Supervisor	\$ -	\$ -									
2	Tradesman	\$ 48.00	\$ 16.80									
0	Laborer	\$ -	\$ -									
Crew Rate 04 - Knockdown tank for salvage					LB							
		200.00										
0	Site Supervisor	\$ -	\$ -									
1	Welder	\$ 200.00	\$ -									
1	Laborer	includ	\$ -									
Crew Rate 05 - Make ready for Knockdown tank					LB							
		129.60										
0	Site Supervisor	\$ -	\$ -									
2	Tradesman	\$ 48.00	\$ 16.80									
0	Laborer	\$ -	\$ -									
v												
Crew Rate 06 - Stock pile spoils					LB							
		64.80										
0	Site Supervisor	\$ -	\$ -									
1	Operator	\$ 48.00	\$ 16.80									
0	Laborer	\$ -	\$ -									
Crew Rate - Site Supervision install new tanks					LB							
		187.50										
1	Site Supervisor	\$ 187.50	\$ -									
0	Tradesman	\$ -	\$ -									
0	Laborer	\$ -	\$ -									
Crew Rate 07 - Excavate footing and minor site prep					LB							
		67.50										
0	Site Supervisor	\$ -	\$ -									
1	Operator	\$ 30.00	\$ 10.50									
1	Laborer	\$ 20.00	\$ 7.00									
Crew Rate 08 - Rebar set/tie					LB							
		87.75										
0	Site Supervisor	\$ -	\$ -									
2	Rebar Tier	\$ 25.00	\$ 8.75									
1	Laborer	\$ 15.00	\$ 5.25									
Crew Rate 09 - Concrete Placement					LB							
		87.75										
0	Site Supervisor	\$ -	\$ -									
2	Concrete tradesman	\$ 25.00	\$ 8.75									
1	Laborer	\$ 15.00	\$ 5.25									
Crew Rate 10 - Concrete finish					LB							
		54.00										
0	Site Supervisor	\$ -	\$ -									
1	Concrete tradesman	\$ 25.00	\$ 8.75									
1	Laborer	\$ 15.00	\$ 5.25									
Crew Rate 11 - Placement of Tanks					LB							
		129.60										
0	Site Supervisor	\$ -	\$ -									
2	Trademan	\$ 48.00	\$ 16.80									
0	Laborer	\$ -	\$ -									
Crew Rate 12 - Hook up of tanks					LB							
		129.60										
0	Site Supervisor	\$ -	\$ -									
2	Trademan	\$ 48.00	\$ 16.80									
0	Laborer	\$ -	\$ -									
Crew Rate 13 - Administration					LB							
		40.50										
1	Administration	\$ 30.00	\$ 10.50									
0		\$ -	\$ -									
0		\$ -	\$ -									

New Proposed location

NEW 2000 GALLON
PROPANE TANK

Not included in this pricing
Being priced under a separate PR
Bartlett Cocke GMP

(MPG) MEDIUM PRESSURE
GAS : PROPANE

EXISTING (MPG) PROPANE

I.E.: 6.50' BFF
SAMPLE WELL

I.E.: 6.25' BFF

1500 GALLON
GREASE
INTERCEPTOR

4" WASTE; 100 DFU
I.E.: 6.00' BFF

(MPG) MEDIUM PRESSURE
GAS : PROPANE

(MPG) MEDIUM PRESSURE
GAS : PROPANE

EXISTING BLDG 400

EXISTING LIBRARY

Catherine Blackler

From: Catherine Blackler
Sent: Wednesday, April 30, 2025 1:47 PM
To: Braden Haley
Cc: Hensley Cone; Belinda Raindl; bmills@lvisd.org; Cliff Martin Hill; Michael Rogers
Subject: LVISD: HS Propane Tank Relocation
Attachments: 00 Propane Tank Reroute.pdf

Afternoon Braden,

Following up on our discussion regarding the relocation of the propane tank at the high school, I met with our contact at South Texas Propane, and here are the key points:

- The existing 3,900-gallon tank will need to be replaced due to its age and current code requirements.
- There may be a lead time issue with obtaining a new 4,000-gallon tank, which could impact the project schedule. As an alternative, they suggest using two (2) 2,000-gallon tanks.
- The proposed location for the 4,000-gallon tank does not meet code requirements, as it encroaches on the minimum 25-foot clearance required from the edge of the tank to the edge of the building.
- In lieu of the 4,000 gallon tanks, (2) 2,000 gallon above ground tanks are being recommended, on a 45 x 45 concrete pad.
- The current drawings do not show gas line connections from the tank to the existing library and Building 400 kitchen.

To assist the design team, the attached document provides additional information regarding the proposed tank, proposed location, and existing site conditions.

Please let me know if you need anything else to proceed with the revised design.



Catherine Blackler

Senior Project Manager

85 N.E. Loop 410; STE 600, San Antonio, TX 78216

m: (210) 649-9802 | t: (210) 403-2284

cblackler@agcm.com | agcm.com

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PLUMBING NOTES. REFER TO
MORE THAN ONE ITEM OF
VALVING, ETC. AT EACH
TO DETERMINE THE
REQUIRED WORK
S OF ADDITIONAL WORK.

KEYED NOTES - FIRE PROTECTION
1. RE: CIVIL DRAWINGS FOR CONTINUATION.
2. RE: 4/P&2 FOR FIRE RISER - SLAB ON GRADE DETAIL.

RELOCATE PROPANE TANK
&
REROUTE GAS LINES

CRITERIA FOR DESIGN TEAM TO RELOCATE TANK & REROUTE GAS LINE

- 1. Proposed new propane tank location
- 2. (2) 2,000 gal tanks (1) vaporizer
- 3. 45 x 45 concrete pad
- 4. Fence if putting behind existing fence is not an option
- 5. Bldg 400 Kitchen still needs to be tied into gas

- 1. Propane Tank location as currently shown in the contract documents
- 2. Gas route as currently shown on P1.1F
- ** Only goes to new building does not service existing library and existing Building 400 kitchen.

- 1. Gas to Library
- 2. Needs to remain active
- 3. Photo attached

- Design Team: Please provide:
- 1. Gas route from tank to:
 - a. New building
 - b. Existing library
 - c. Existing Bldg 400 kitchen.
 - 2. Location for new above ground tanks.



1 ENLARGED HS SITE PLAN - PLUMBING
SCALE: 1" = 30'-0"

pfluger

MEP
ENGINEERING



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



PROJECT NO. 22-075
DATE 05/31/2024
REVISIONS:

P0.02
ENLARGED HS SITE
PLAN - PLUMBING

1. Library gas needs to tie into re-routed propane tank

2

HOME

1. Not sure if gas 90's to library (orange)
2. or if it runs direct from tank to tie in point (yellow)



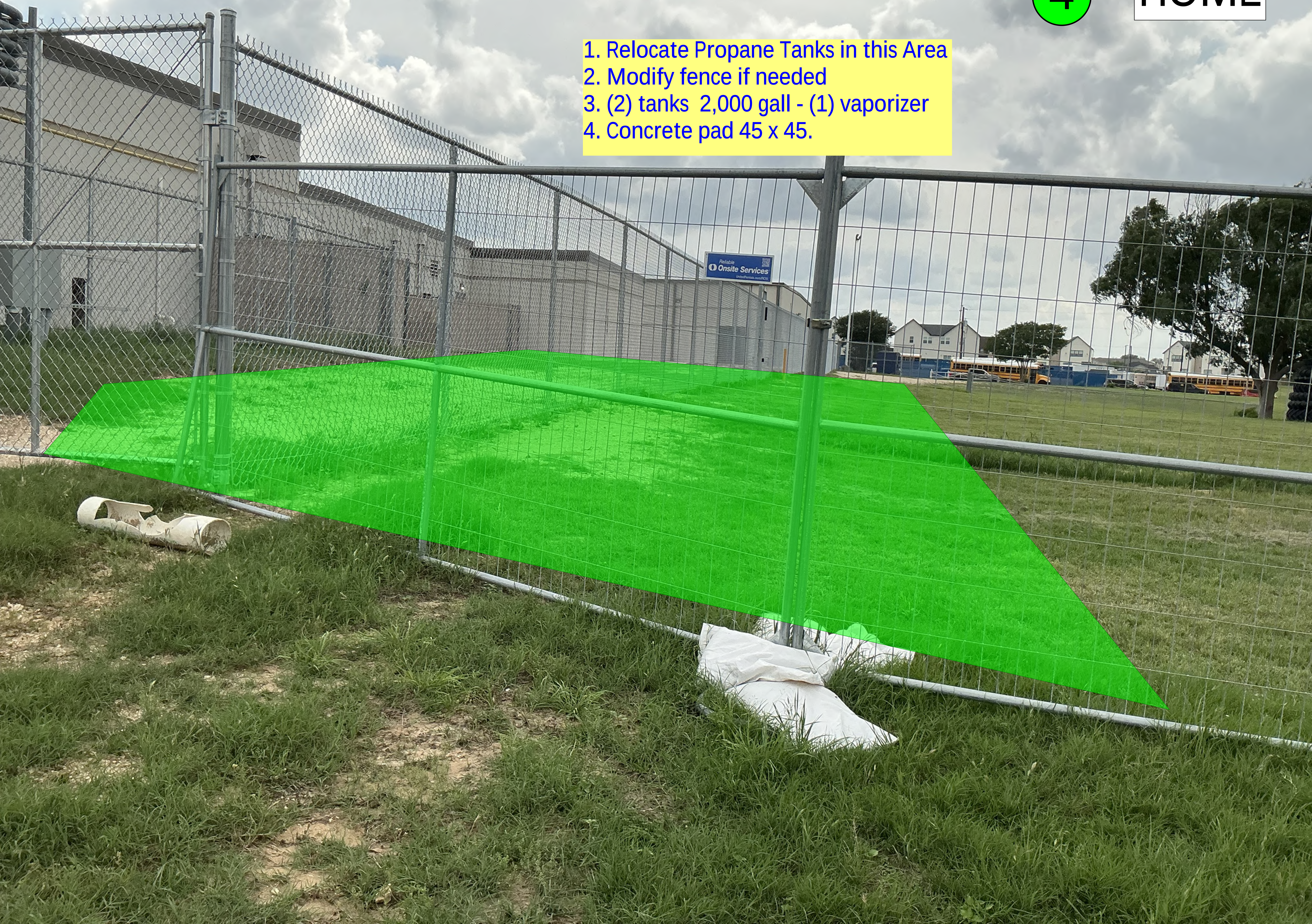
3

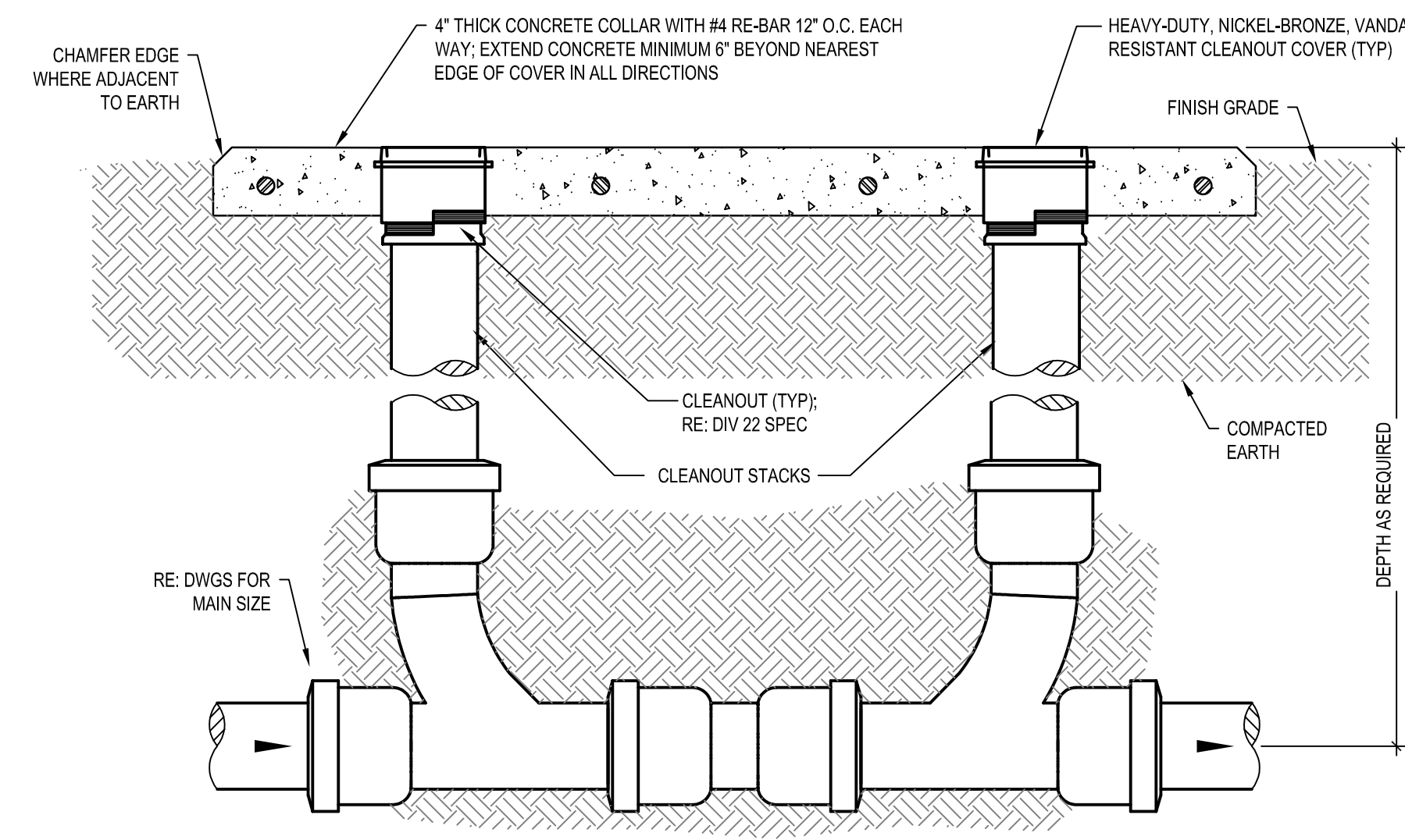
HOME

1. Bldg 400 Kitchen beeds to be tied into relocated tank
2. Re-route gas line to tie in new Building
3. Tie in existing Library.



1. Relocate Propane Tanks in this Area
2. Modify fence if needed
3. (2) tanks 2,000 gall - (1) vaporizer
4. Concrete pad 45 x 45.

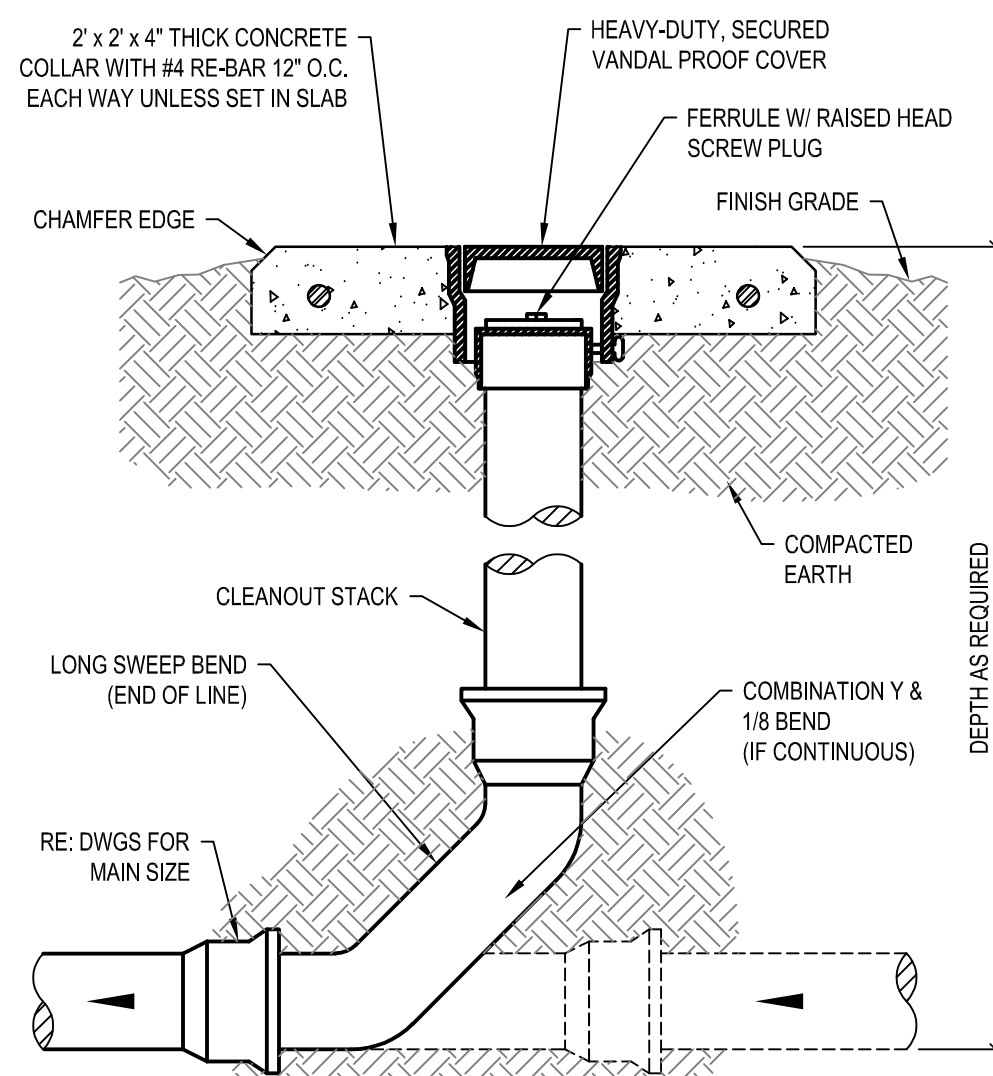




NOTE: INSTALL ONE-WAY YARD CLEANOUTS SIMILARLY
RE: DIVISION 22 SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

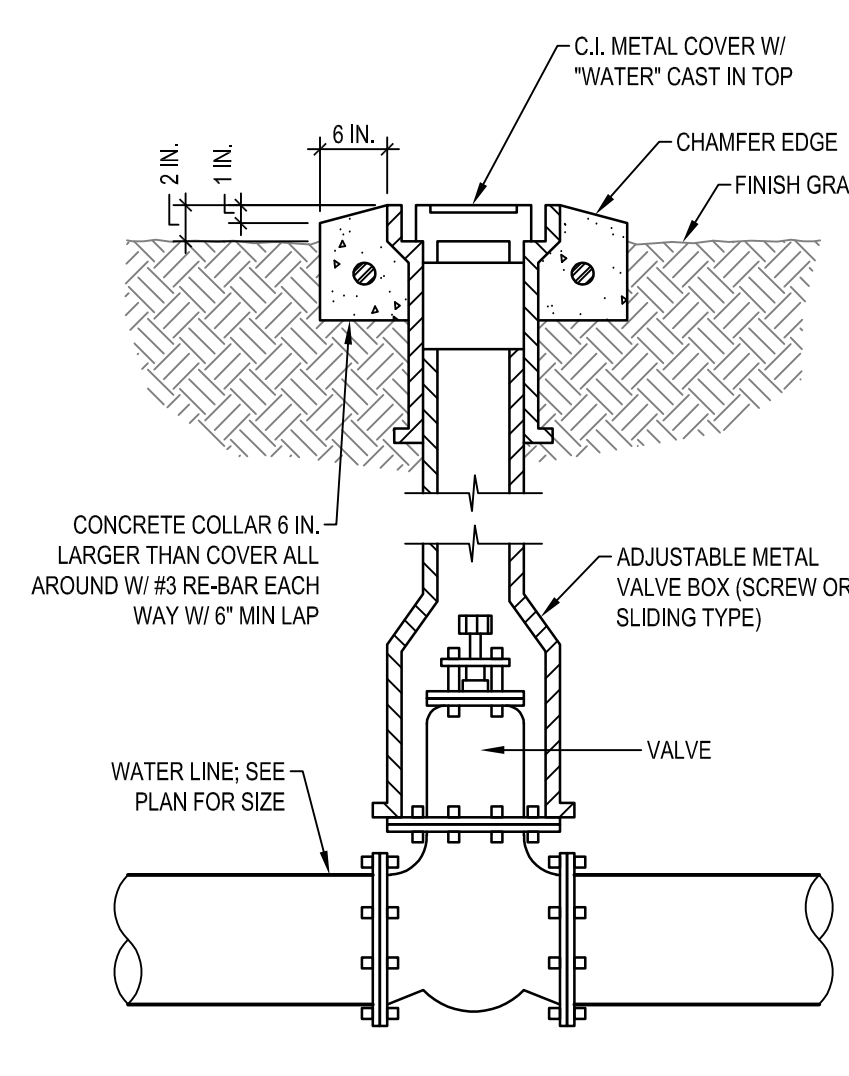
1 DOUBLE YARD CLEANOUT

DETAIL (NOT TO SCALE)



2 SINGLE YARD CLEANOUT

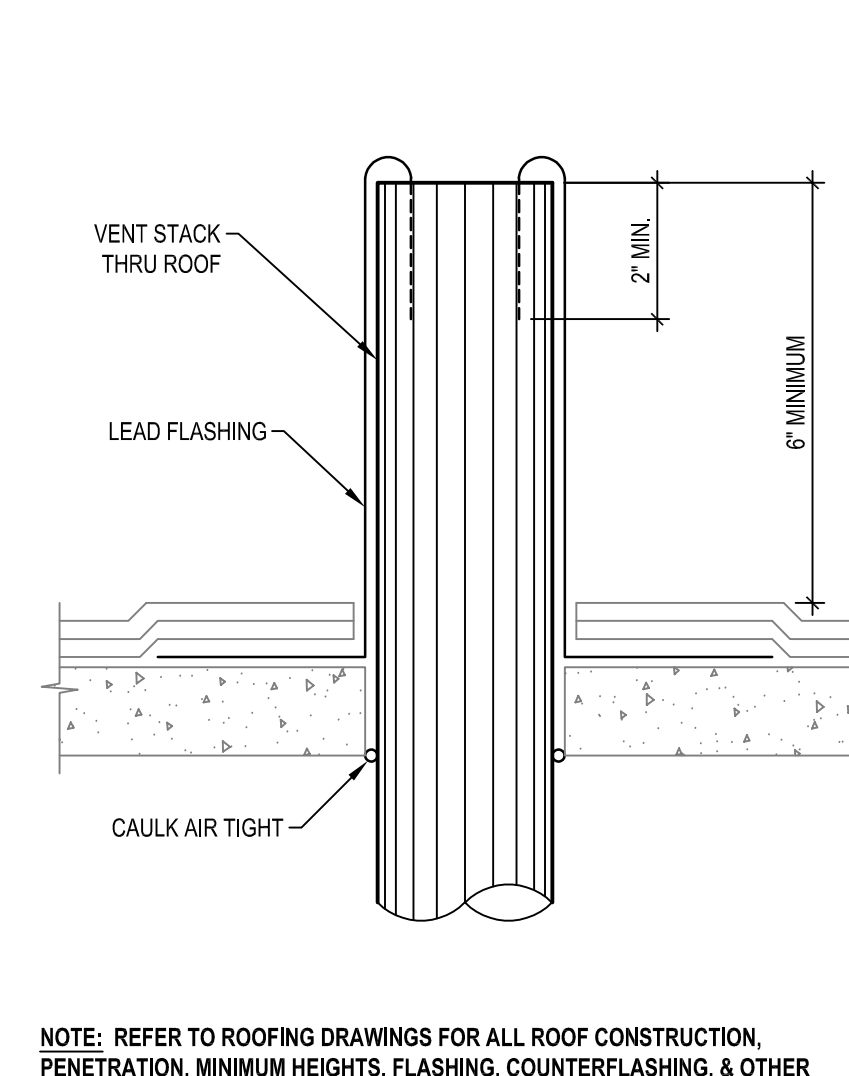
DETAIL (NOT TO SCALE)



NOTE: INSTALL COLLAR FLUSH W/ PAVING, SIDEWALKS, ETC.

3 VALVE IN BOX

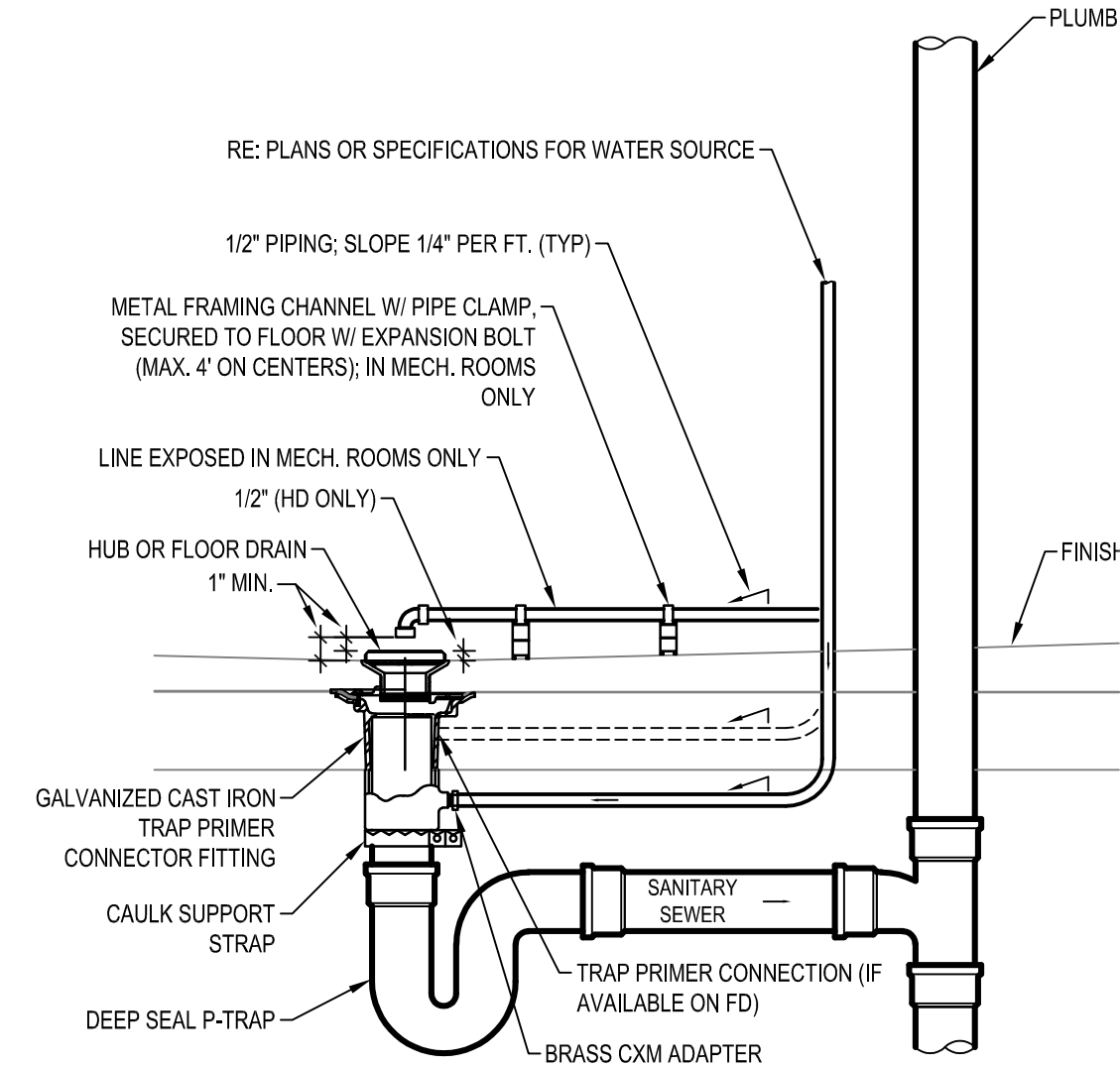
DETAIL (NOT TO SCALE)



NOTE: REFER TO ROOFING DRAWINGS FOR ALL ROOF CONSTRUCTION, PENETRATION, MINIMUM HEIGHTS, FLASHING, COUNTERFLASHING, & OTHER ROOFING DETAILS AS APPROPRIATE. IN THE ABSENCE OF ROOFING DRAWING DETAILS, USE MINIMUM DIMENSIONS INDICATED ON THIS DRAWING.

4 VENT THRU ROOF

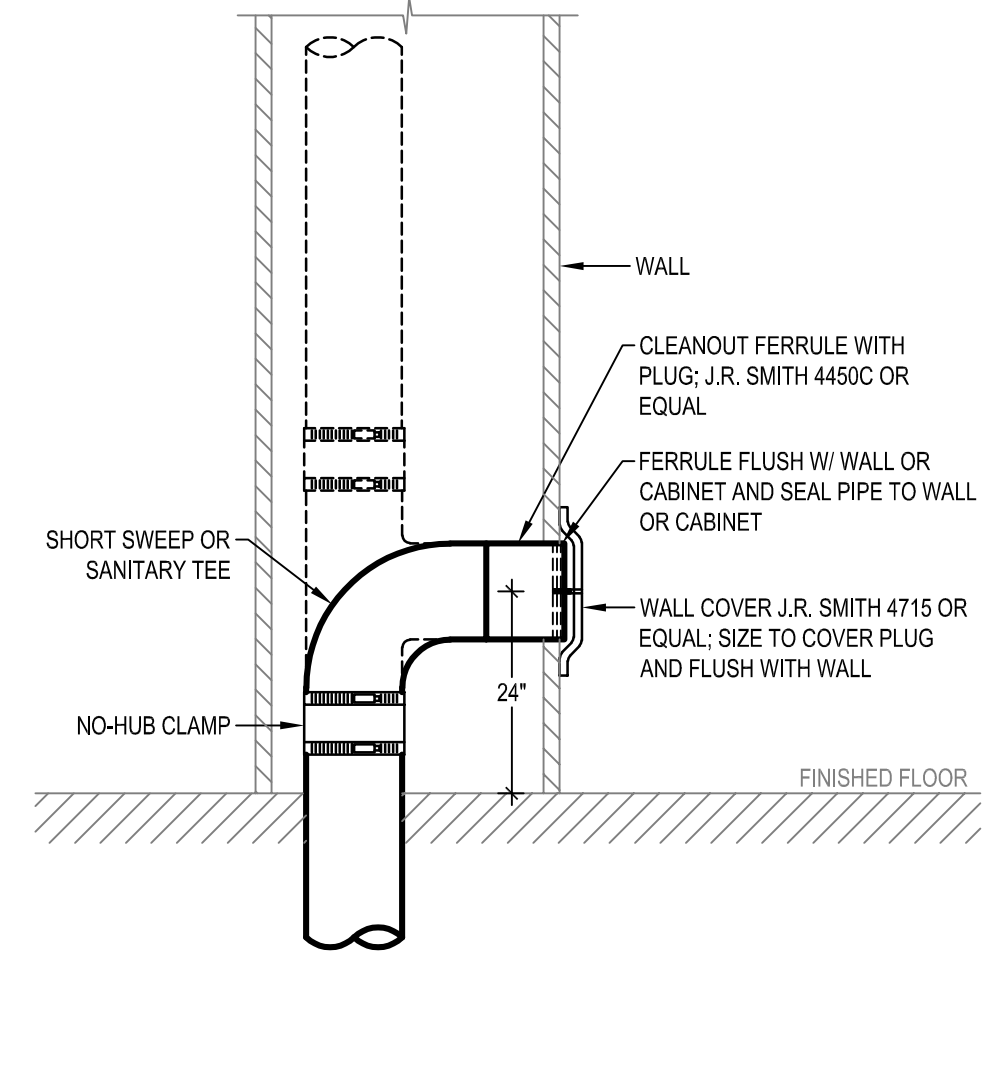
DETAIL (NOT TO SCALE)



NOTE: WHEN INSTALLED AS PART OF NEW CONSTRUCTION, ROUTE TRAP PRIMER PIPING IN SLAB.

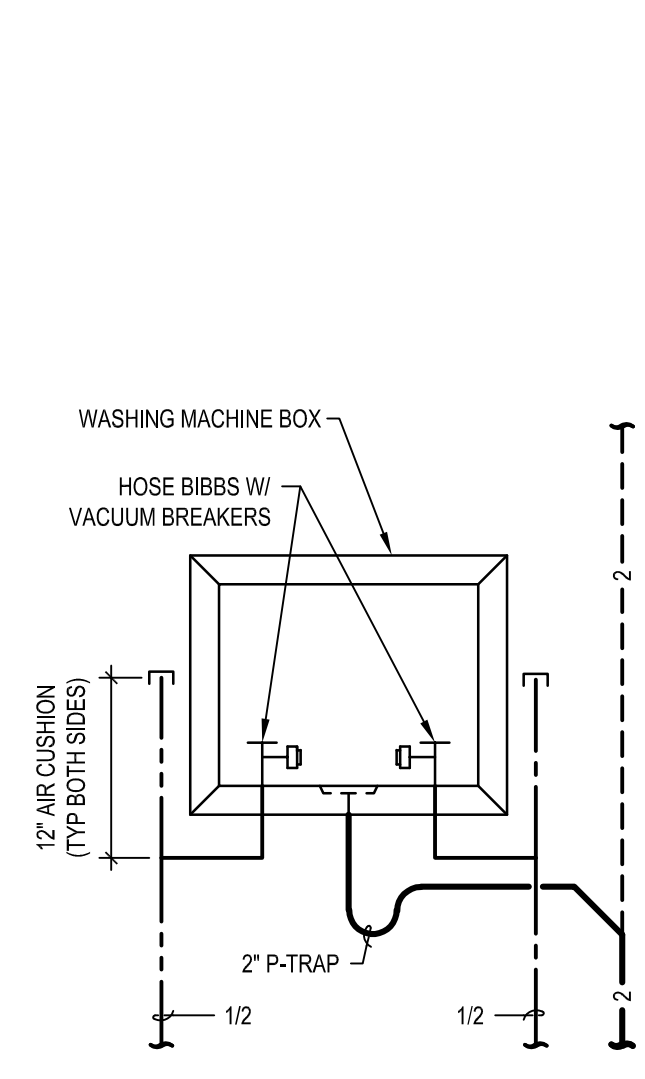
5 TRAP PRIMER PIPING

DETAIL (NOT TO SCALE)



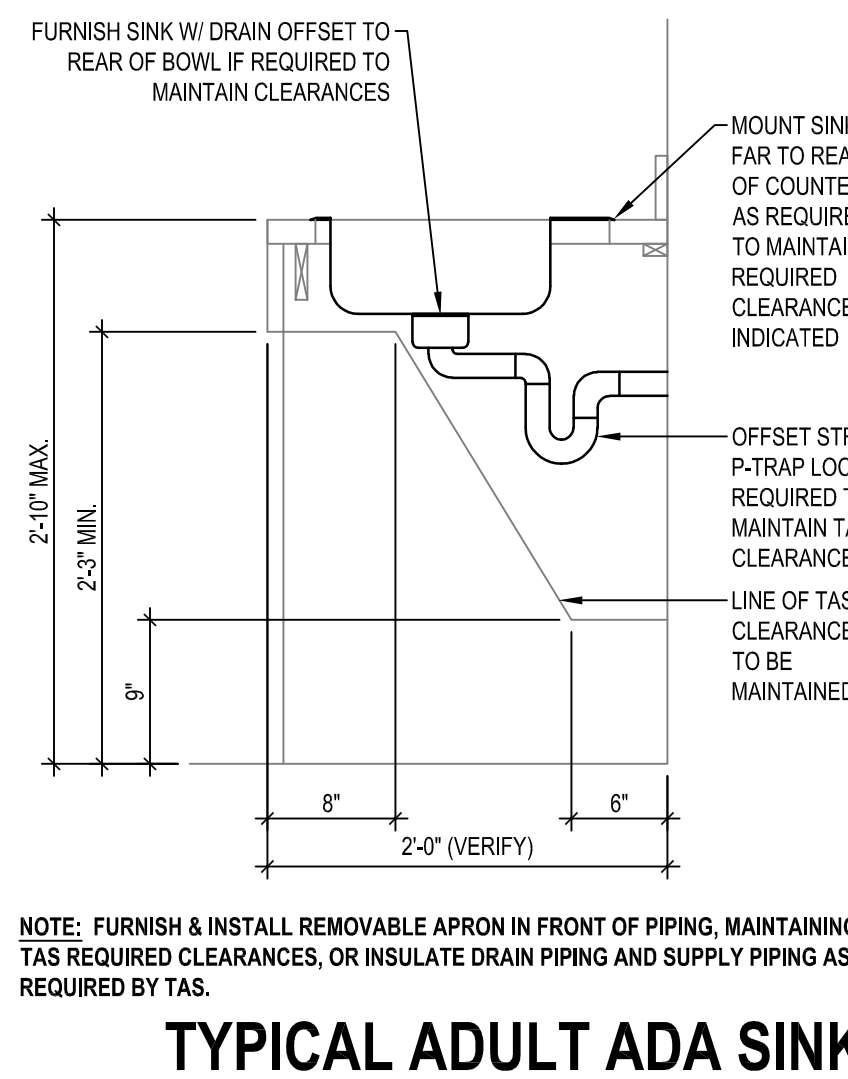
6 WALL CLEANOUT

DETAIL (NOT TO SCALE)



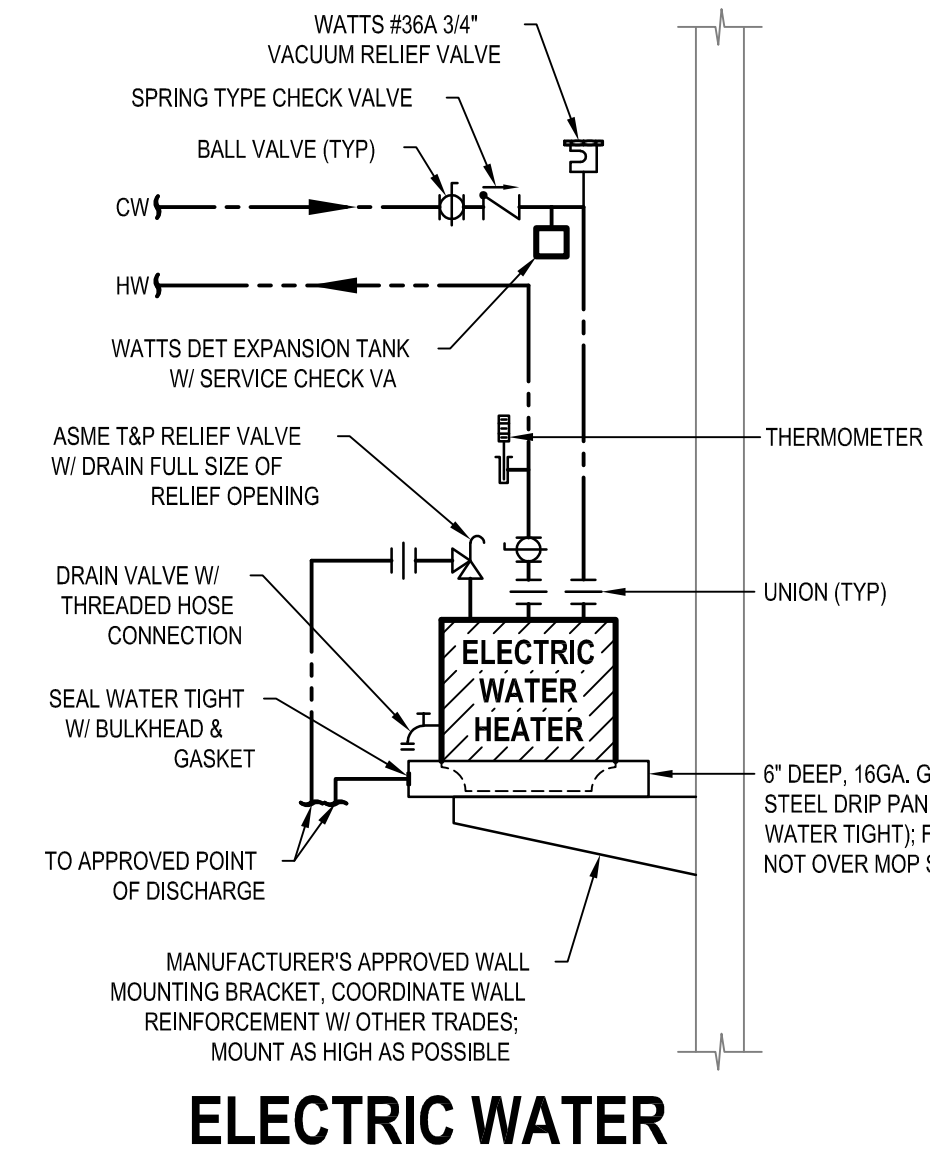
7 WASHING MACHINE BOX

DETAIL (NOT TO SCALE)



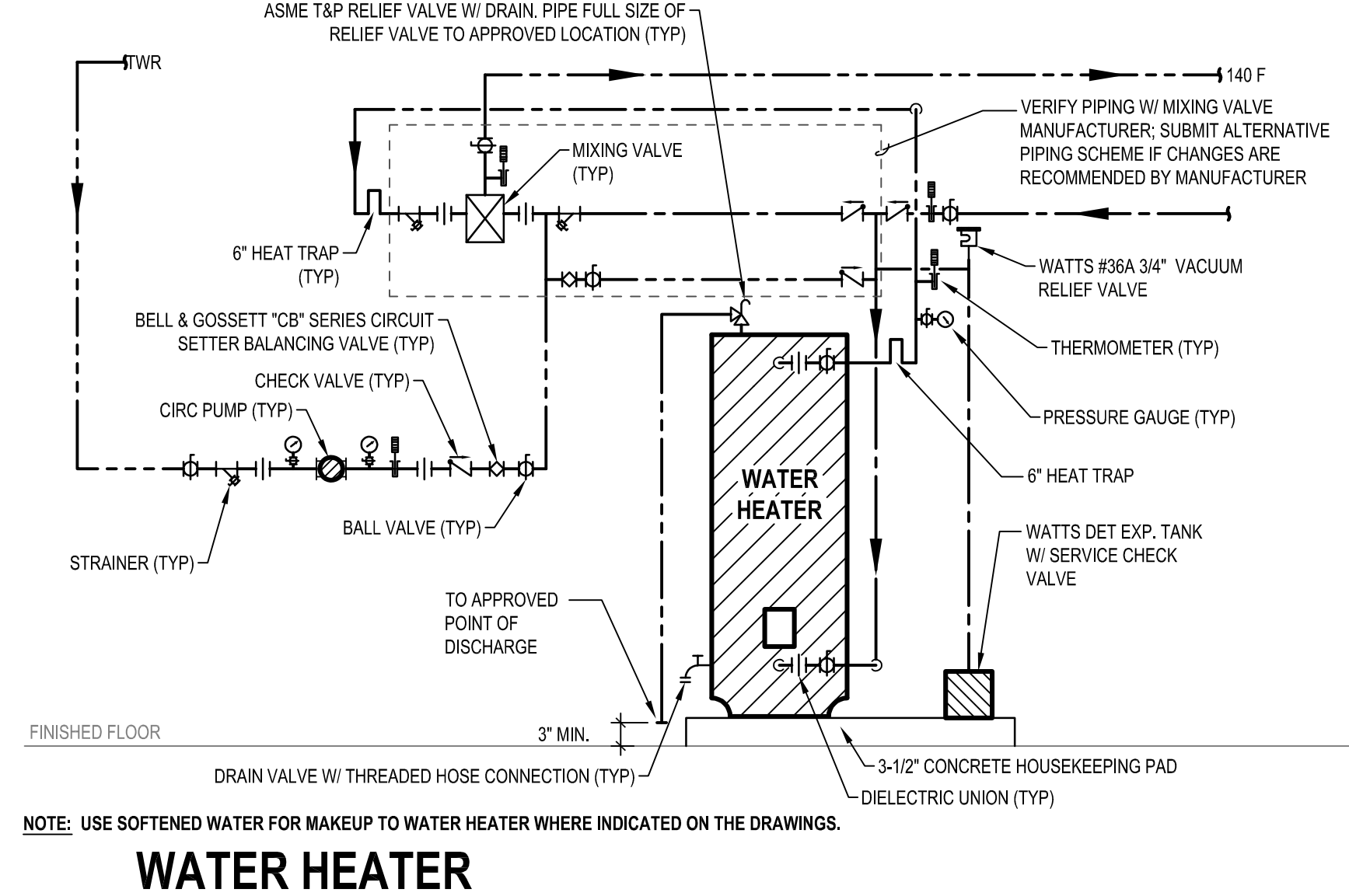
8 TYPICAL ADULT ADA SINK REQUIRED DIMENSIONS

DETAIL (NOT TO SCALE)



9 ELECTRIC WATER HEATER - WALL MOUNTED

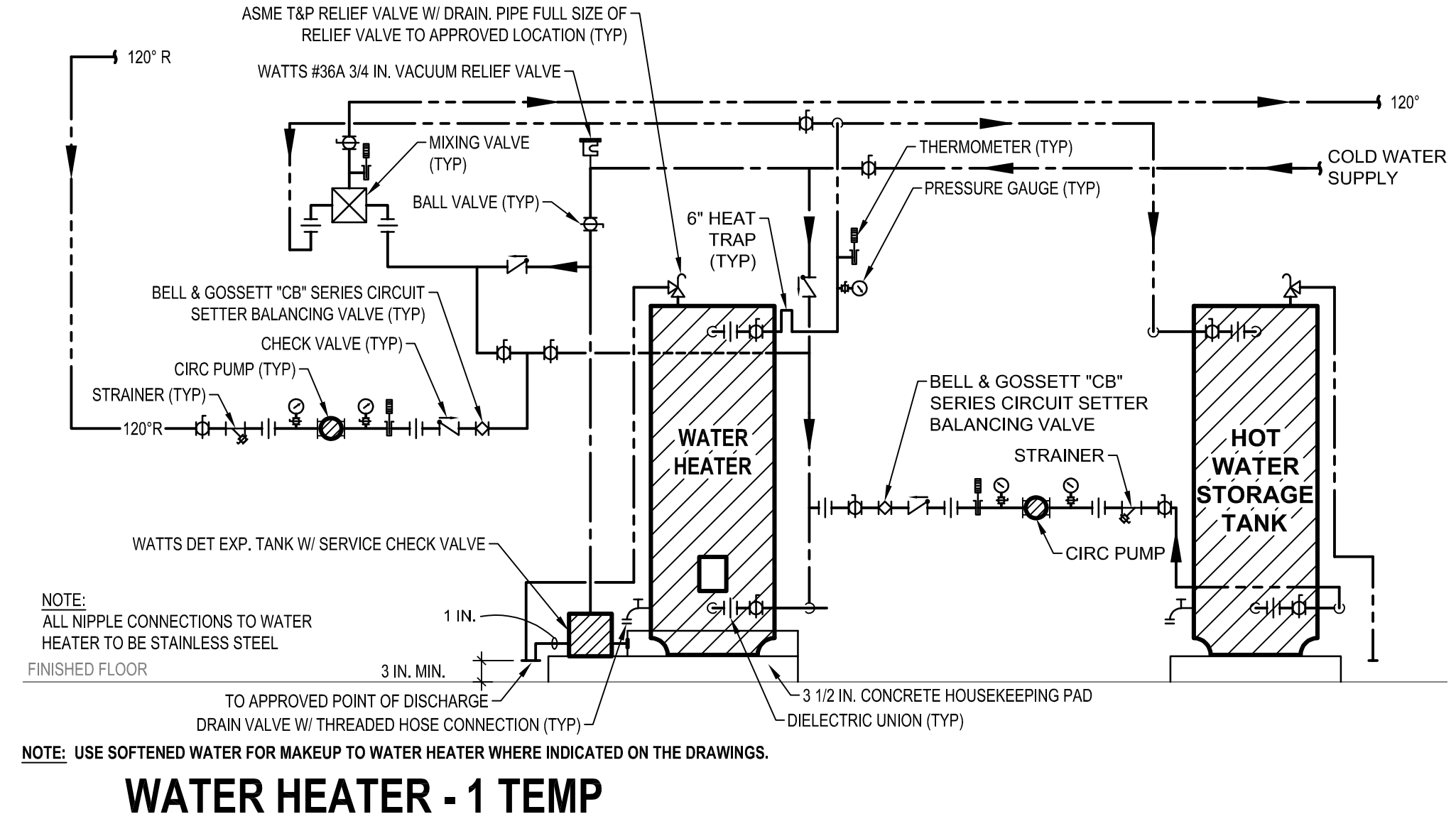
DETAIL (NOT TO SCALE)



NOTE: USE SOFTENED WATER FOR MAKEUP TO WATER HEATER WHERE INDICATED ON THE DRAWINGS.

10 WATER HEATER 1 TEMP W/ RECIRCULATING PUMP AND MIXING VALVE

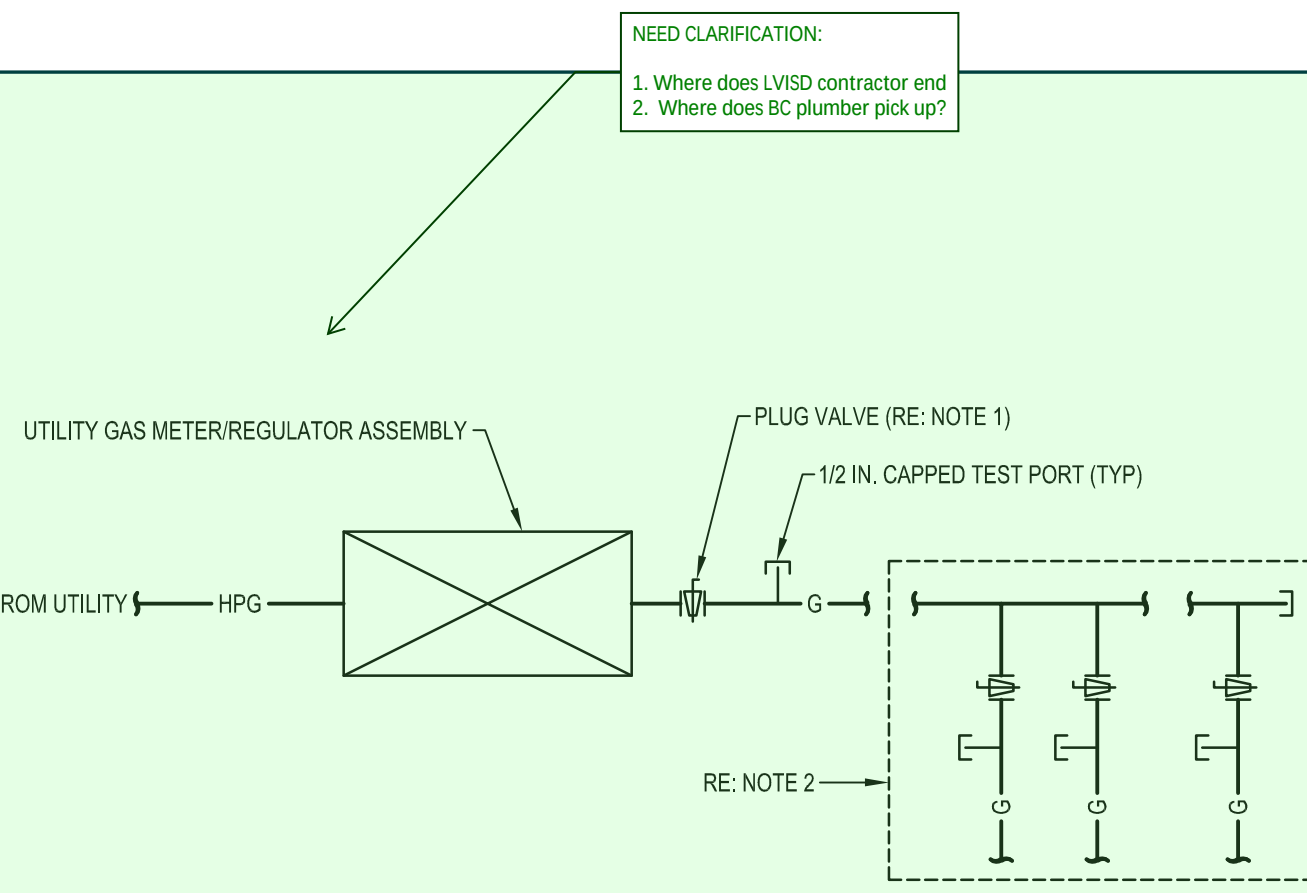
DETAIL (NOT TO SCALE)



NOTE: USE SOFTENED WATER FOR MAKEUP TO WATER HEATER WHERE INDICATED ON THE DRAWINGS.

11 WATER HEATER - 1 TEMP W/ RECIRCULATING PUMP, MIXING VALVE AND STORAGE TANK

DETAIL (NOT TO SCALE)

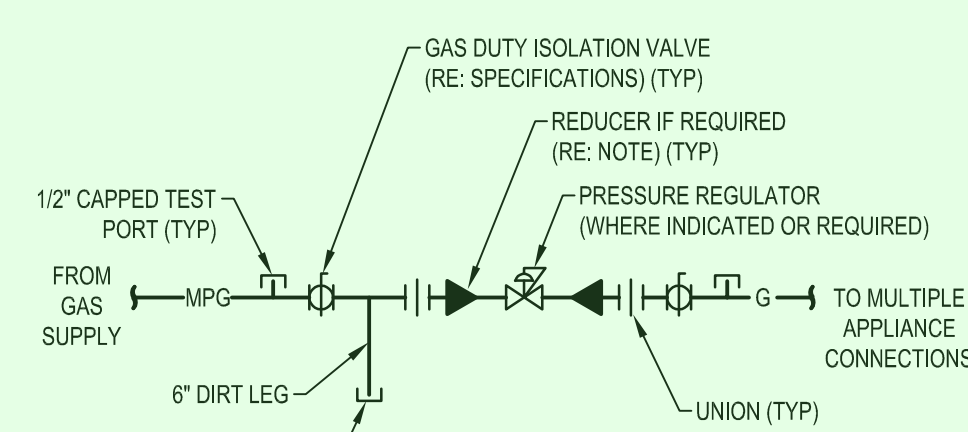


NOTE 1: USE A LUBRICATED PLUG VALVE FOR ISOLATION VALVES AT HEADER OR MAIN BRANCHES; BALL VALVES ARE NOT ACCEPTABLE; RE: SPECIFICATIONS.

NOTE 2: WHERE APPLICABLE, INCLUDE LUBRICATED PLUG VALVE & TEST PORT ON ANY MAIN BRANCHES FROM GAS HEADER.

12 GAS SERVICE PIPING

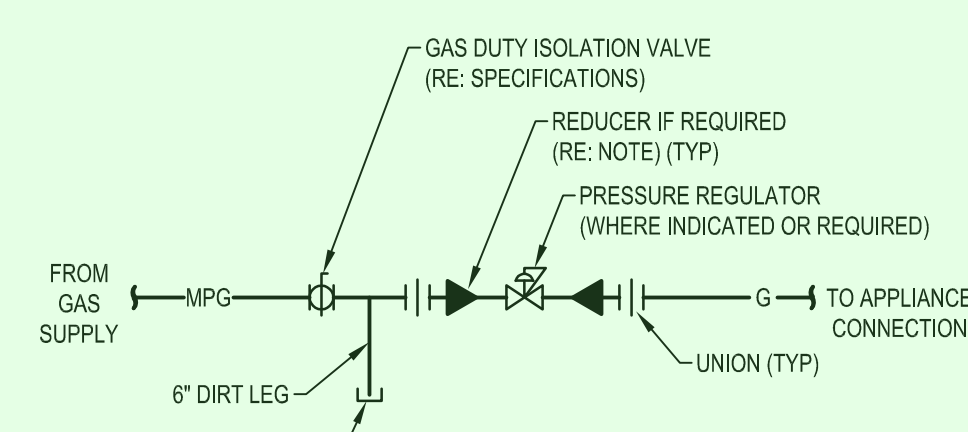
DETAIL (NOT TO SCALE)



NOTE: IF REGULATOR INLET/OUTLET SIZE IS SMALLER THAN GAS LINE SIZE, MAKE THE REDUCTION AT THE REGULATOR.

13 GAS REGULATOR PIPING

DETAIL (NOT TO SCALE)

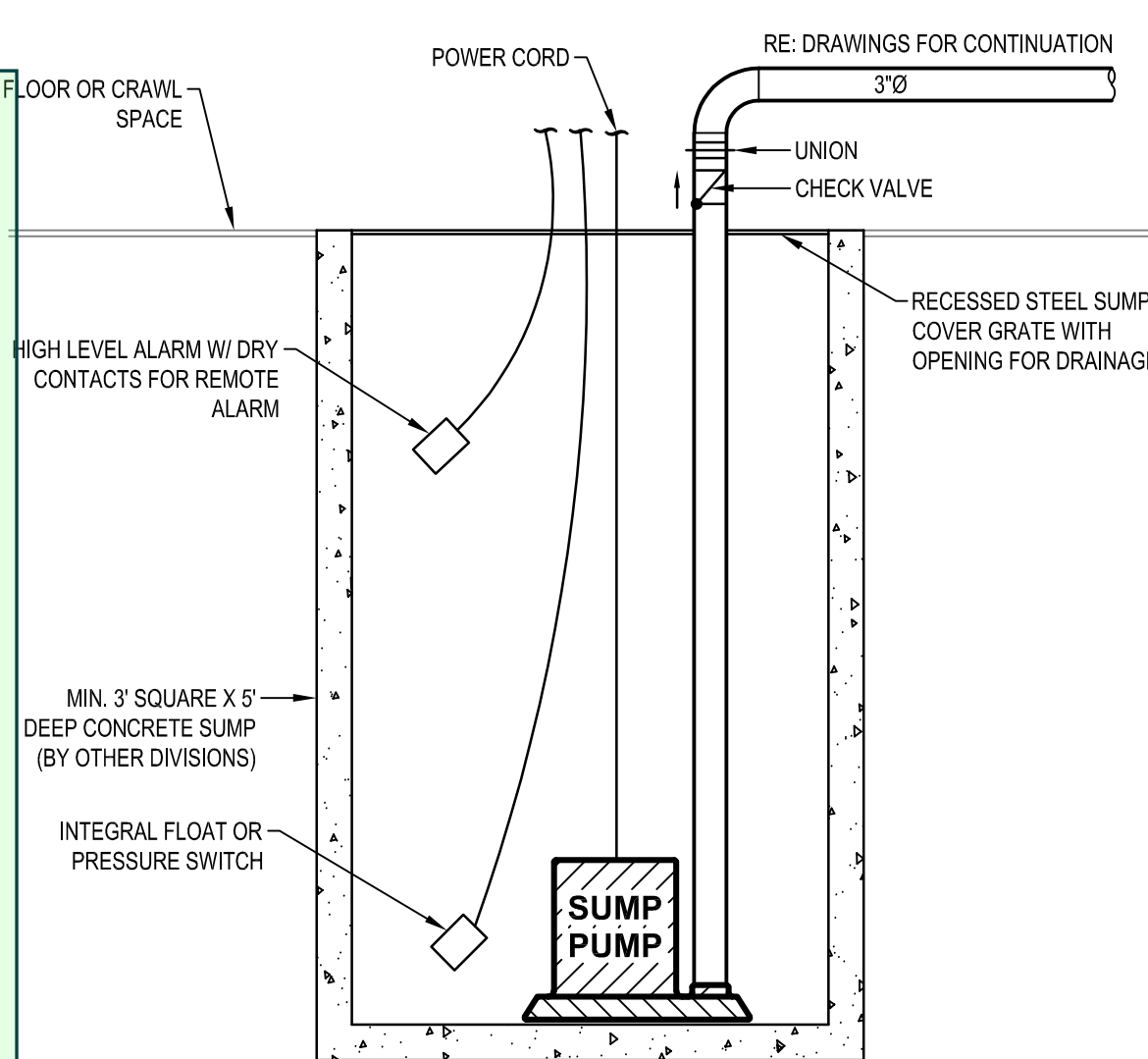


NOTE: LOCATE ISOLATION VALVE WITHIN 6' OF CONNECTION TO APPLIANCE.

NOTE: IF REGULATOR INLET/OUTLET SIZE IS SMALLER THAN GAS LINE SIZE, MAKE THE REDUCTION AT THE REGULATOR.

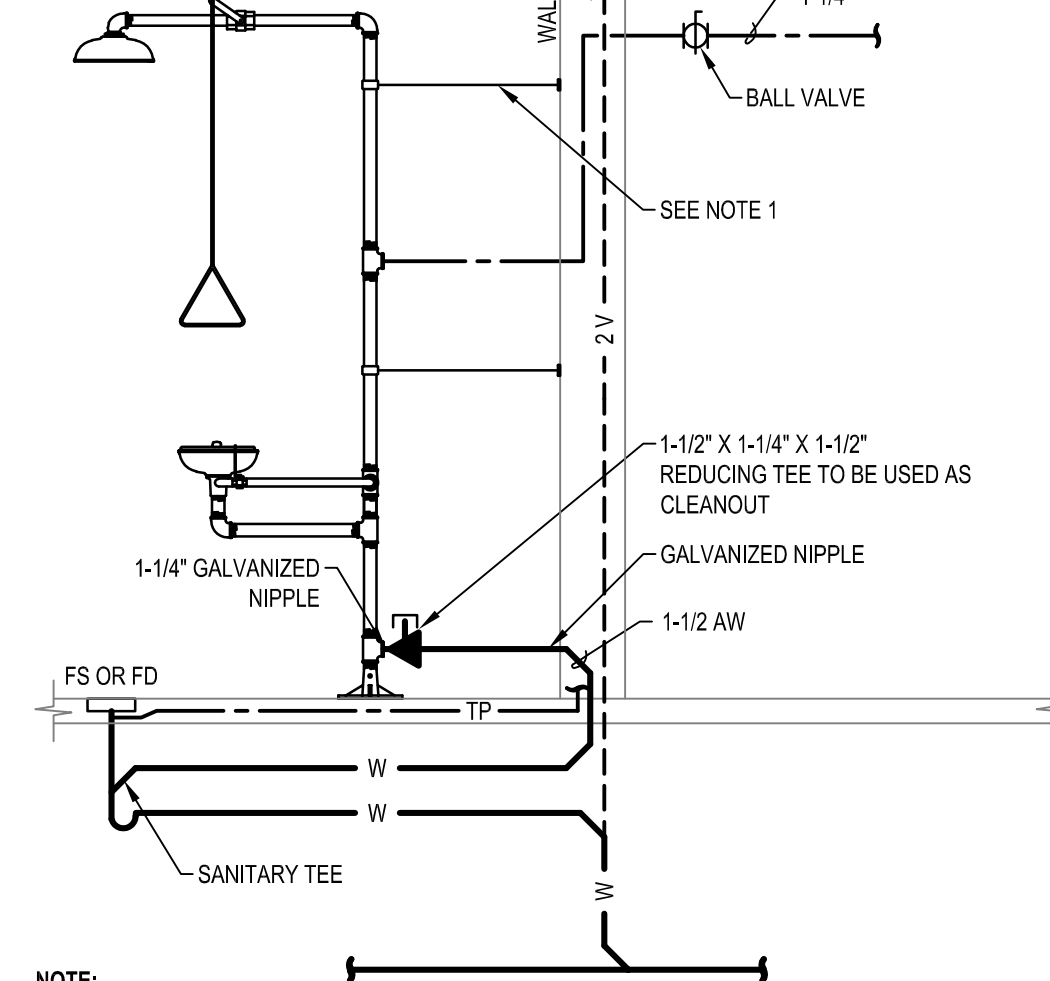
14 GAS APPLIANCE CONNECTION

DETAIL (NOT TO SCALE)



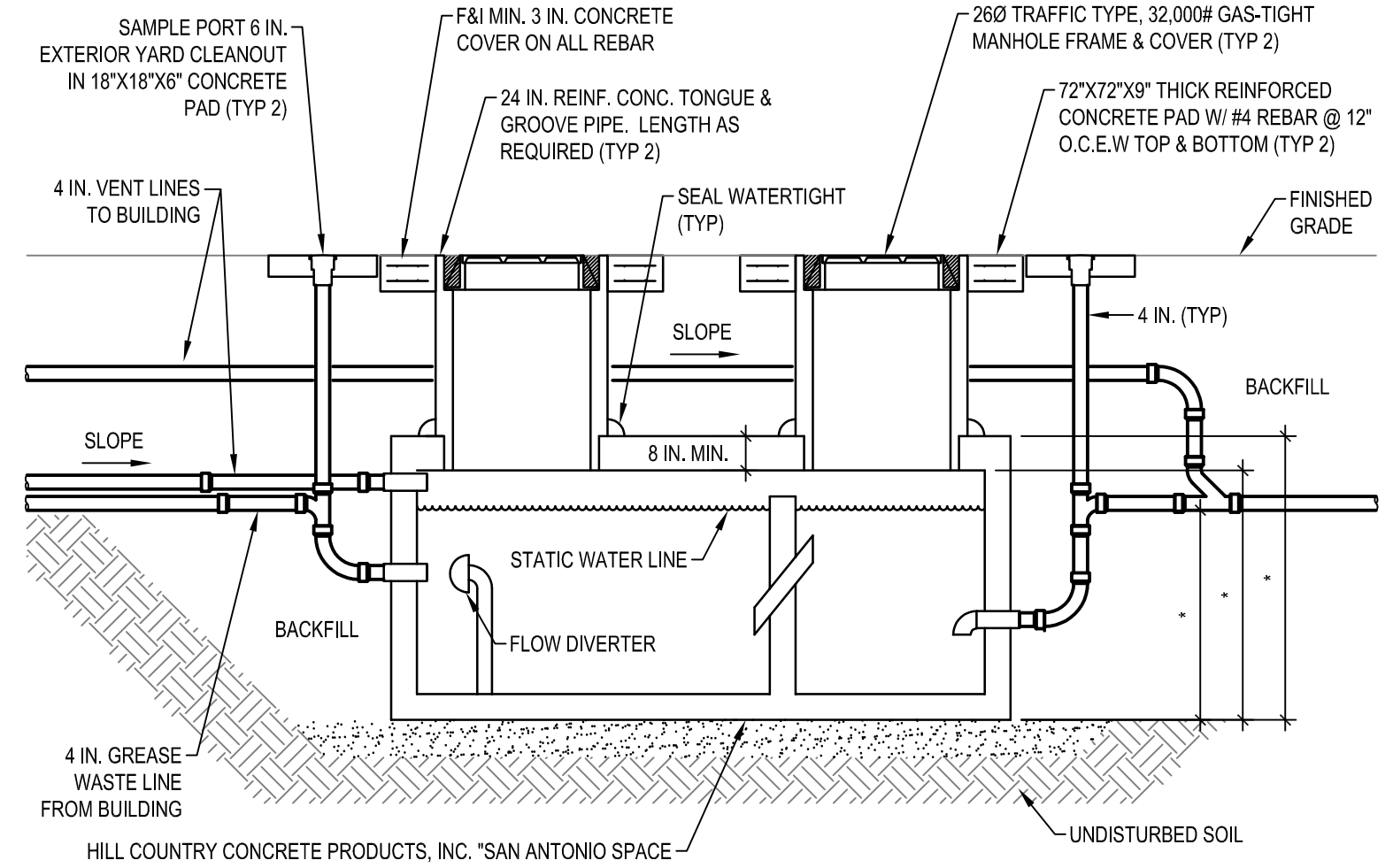
15 ELEVATOR SUMP PUMP

DETAIL (NOT TO SCALE)



16 EMERGENCY SHOWER/EYEWASH

DETAIL (NOT TO SCALE)



17 GREASE INTERCEPTOR

DETAIL (NOT TO SCALE)

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PROJECT NO. 22-075
DATE 05/31/2024
REVISIONS:

P6.1

DETAILS - PLUMBING

PACKAGE 2