

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:	July 17, 2025
SUBJECT:	PR No. 07R	PR DATE:	July 09 2025
PR COST:	\$ 81,645.00	CONTRACTOR:	Bartlett Cocke (RCO 18)

Dear Dr. Cone,

Bartlett Cocke (BC) submitted a proposal for the scope changes outlined in **PR No. 07R**, dated **July 09, 2025**, with a total proposed is a credit for **EIGHTY-ONE THOUSAND SIX HUNDRED FORTY-FIVE DOLLARS AND 00/100 (\$ 81,645.00).**

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. STORM DRAIN REVISION

The 18" RCP called out on sheet C5.00 wasn't going to work with the existing catch basin at the start of the line. The OD of the RCP is too large to tie into the basin as shown, and shifting things would've meant demoing the nearby transformer pad.

A few changes were made to the storm drain layout to work around field conflicts. Existing, already-procured materials were reused where possible, with a few new components added to make the system fit and function properly.

Some storm drains, particularly along the CTE building were extended to tie into the revised storm location.

Canopy drains were also added at the bus canopy and tied into the storm system to handle drainage in those areas.

These adjustments resulted in some additional material and labor but were necessary to get a workable solution.

b. CONCRETE RAMP SWITCH BACK & HANDRAILS

A concrete switchback was added at the cafeteria ramp to meet ADA requirements. Work included forming, grading, and pouring approximately 4 cubic yards of concrete (about 62 SF), with rebar reinforcement. As part of the revision, 22 LF of handrail was also added along the new ramp to provide the required accessibility and safety.

This change ensures proper slope compliance and safe access, with additional labor and materials needed for the switchback and handrail installation.



Professional Project Management Firm

3. TRADE PARTNERS PRICING:

i. RTM Construction	Site Utilities	73,134.00
ii. 5M Concrete LLC	Concrete	5,363.00
iii. JSR, Inc.	Structured Cabling	3,148.00

4. FUNDING SOURCE:

a. GMP – CM Contingency	<29,765.00>
b. GMP – Owner Contingency	<51,880.00>

5. PROJECTED CONTINGENCY (After PR Approval):

a. GMP – CM Contingency	1,913,794.00
b. GMP – Owner Contingency	1,350,380.34

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.

Sincerely,
AGCM, Inc.

Catherine Blackler

Catherine Blackler
Senior Project Manager

Attachment: PR 07 – RCO 18 Bartlett Cocke

/cb

Request for Change Order



La Vernia ISD 2023 Bond Projects (231091)

No. **RCO0018**

Printed: **July 15, 2025**

Description	PR#7R - HS Civil Revisions per RFIs 35 & 82	Date	2025-05-14
Status:	Pending Review	Days Impact:	See Below *

Scope of Work

Provide and Install Additional Concrete switchback with handrails at the exterior of the HS Cafeteria Addition.
Provide and install new scope of drainage at AVAdek canopy to designed storm drainage.
Provide and install redesigned storm drainage with re-purposed nyloplast basins at HS CTE & Cafeteria Courtyards.

\$29,765 is assumed to be funded from the CM contingency.
\$51,880 is assumed to be funded from the owner's contingency.

*Schedule Disruption: On Hold from 6/19/25 - 7/10/25 (Issuance of PR Revision)

RCO Detail

From	Description		Amount (\$)	
5M Concrete LLC	Concrete	✓	5,363.00	
JSR Inc	Decorative Railings	✓	3,148.00	
RTM Construction LTD	Utilities	✓	73,134.00	
	CM Contingency	✓	-29,765.00	revision to scope
	Owner Contingency	✓	-51,880.00	added scope

Total (\$)	\$0.00	\$ 81,645.00
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Submitted:

Bartlett Cocke General Contractors LLC

By: Alexander Ragland; Asst. Project Manager

Date: July 15, 2025

Approved:

Pfluger Architects, Inc

By: _____

Date: _____

Saving from oringal PR 7 design was <\$ 12,601.00>

AGCM PR REVIEW
No Exceptions Taken

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Catherine Blackler
5:00 PM

CM Contingency

Detection Tape	\$	37.05	57% of Work
5 Gallon Pipe Lube	\$	399.00	57% of Work
Diamond Blade	\$	344.67	57% of Work
Quicky Saw Mix	\$	17.64	57% of Work
18" RCP	\$	14,155.52	
18" SDR 26	\$	7,932.80	
Repurpose Fee	\$	2,000.00	
2x2 Grate Inlet	\$	4,370.50	
3x3 Grate Inlet	\$	5,477.63	
Tie in to 18" RCP	\$	12,523.12	
Gravel #57 Stone	\$	2,087.48	57% of Work
Material Delivery	\$	447.45	57% of Work
24" SDR26	\$	(15,091.92)	
18" RCP Credit	\$	(3,516.48)	
Roof Drain Connect	\$	(4,125.36)	
RTM OH&P	\$	2,705.91	

Owner's Contingency

5M Quote	\$	5,363.00	
JSR Rails	\$	3,148.00	
8" AVADEK Tie In	\$	7,855.92	
8" SDR TEE	\$	585.18	
8" SDR 90	\$	721.44	
8" SDR 45	\$	1,129.92	
8" Inline Drain	\$	1,948.88	
8" SDR 26 (0-6)	\$	14,428.00	
8" Insert a Tee	\$	1,981.49	
8x8" SDR Wye	\$	261.63	
8" SDR cap	\$	95.86	
8"x4" Coupling	\$	1,292.13	
18" SDR 45 Bend	\$	339.92	
18" SDR 22 Bend	\$	673.56	
30" Basin w/ Solid	\$	5,597.49	
Detection Tape	\$	27.95	43% of work
5 Gallon Pipe Lube	\$	301.00	43% of work
Diamond Blade	\$	260.01	43% of work
Quicky Saw Mix	\$	13.31	43% of work
Gravel #57 Stone	\$	1,574.77	43% of work
Material Delivery	\$	337.55	43% of work
RTM OH&P	\$	3,942.60	

\$ 29,765.01 ✓**\$ 51,879.61** ✓

Total of PR#7R Changes

\$ 81,644.62

AGCM PR REVIEW
No Exceptions Taken

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SVP PM

5M CONCRETE, LLC

480 Cibolo Point
La Vernia, TX 78121
830-391-3519

PR 7

LVISD - High School Added Concrete Ramp -labor material and equip

84 Sf @ Ramp and Landing

REVISED 6/18/25

Labor to Exc., Set up and Pour

\$787.50 x 4 cubic yards

Total:\$3,150

Concrete, Reinforcing Steel, Chairs & Compound

\$243.75 x 4 cubic yards

Total:\$975

Skid Steer @ 1 day & Mini Ex

\$187.50 x 4 cubic yards

Total: \$750

Subtotal: \$4,875.00 ✓

10% OHP:\$487.50 ✓

Total:\$5,362.50 ✓

AGCM PR REVIEW

No Exceptions Taken

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Catherine Blackler
SMM PM

Planning & Construction

(To Be Completed All Subcontractors, Suppliers & Contractors Associated with the Change Proposal)

Project No. & Name:	LaVernia ISD 2023 Bond Project - Primary School Addition and Renovation	DATE	6/18/2025
Contractor Name:	Bartlett Cocke	Change No.	
Description of Change:	PR #7 Add Exterior Galvanized Handrails outside the High School Caf�/CTE addition		

[illegible]

SUBTOTAL		\$ 2,862.00
Overhead and Profit	10.0%	\$ 286.00
TOTAL FOR THIS CHANGE PROPOSAL		\$ 3,148.00

John John

Catherine Blackler
SND DM



RTM Change Order # 24-122-CO-05R1
 JOB NAME: LVISD
 DATE: 07.15.2025

DESCRIPTION: PR#7R

Bid Item	Bid Description	Units	Takeoff Quantity	Labor & Equipment	Material & Sub	Total Unit Cost	Bid Total
	Utilities Adds Storm						
10	8" Avadek Tie In	EA	9	\$ 589.66	\$ 283.22	\$ 872.88	\$ 7,855.92
20	8" SDR Tee	EA	3	\$ 32.43	\$ 162.63	\$ 195.06	\$ 585.18
30	8" SDR 90	EA	9	\$ 30.86	\$ 49.30	\$ 80.16	\$ 721.44
40	8" SDR 45	EA	8	\$ 30.86	\$ 110.38	\$ 141.24	\$ 1,129.92
50	8" Inline Drain	EA	1	\$ 425.32	\$ 1,523.56	\$ 1,948.88	\$ 1,948.88
60	8" SDR 26 (0-6)	LF	200	\$ 30.86	\$ 41.28	\$ 72.14	\$ 14,428.00
70	8" Insert a Tee	EA	7	\$ 32.43	\$ 250.64	\$ 283.07	\$ 1,981.49
80	8x8" SDR Wye	EA	1	\$ 29.35	\$ 232.28	\$ 261.63	\$ 261.63
90	8" SDR cap	EA	1	\$ 30.12	\$ 65.74	\$ 95.86	\$ 95.86
100	8"x4" Coupling	EA	9	\$ 31.44	\$ 112.13	\$ 143.57	\$ 1,292.13
110	18" SDR 45 Bend	EA	1	\$ 34.22	\$ 305.70	\$ 339.92	\$ 339.92
120	18" SDR 22 Bend	EA	2	\$ 34.22	\$ 302.56	\$ 336.78	\$ 673.56
130	Detection Tape	EA	1		\$ 65.00	\$ 65.00	\$ 65.00
140	5 Gallon Pipe Lube	EA	2		\$ 350.00	\$ 350.00	\$ 700.00
150	Dimond Blade (cut cement pipe)	EA	3		\$ 201.56	\$ 201.56	\$ 604.68
160	Quicky Saw Mix (Pack of 6)	EA	1		\$ 30.95	\$ 30.95	\$ 30.95
170	18" RCP (0-6)	LF	128	\$ 32.81	\$ 77.78	\$ 110.59	\$ 14,155.52
180	18" SDR 26 (0-6)	LF	64	\$ 38.74	\$ 85.21	\$ 123.95	\$ 7,932.80
190	30" Basin w/ Solid Lid	EA	1	\$ 722.23	\$ 4,875.26	\$ 5,597.49	\$ 5,597.49
200	Repurpose Fee	EA	5		\$ 400.00	\$ 400.00	\$ 2,000.00
210	2x2 Grate Inlet	EA	1	\$ 659.47	\$ 3,711.03	\$ 4,370.50	\$ 4,370.50
220	3x3 Grate Inlet w/ ADA Grate	EA	1	\$ 659.89	\$ 4,817.74	\$ 5,477.63	\$ 5,477.63
	Tie in to 18"RCP w/ gasketed fittings PVC to	EA	4	\$ 1,397.62	\$ 1,733.16	\$ 3,130.78	\$ 12,523.12
230	Concreate						
240	Gravel #57 Stone	TON	95		\$ 38.55	\$ 38.55	\$ 3,662.25
250	Material Delivery	EA	1		\$ 785.00	\$ 785.00	\$ 785.00
260	24" SDR 26	LF	-102	\$ 42.58	\$ 105.38	\$ 147.96	\$ (15,091.92)
270	18" RCP (0-6)	LF	-37	\$ 32.81	\$ 62.23	\$ 95.04	\$ (3,516.48)
280	Roof Drain Connection	EA	-4	\$ 486.12	\$ 545.22	\$ 1,031.34	\$ (4,125.36)

Consumables; Split between contingencies

Split between contingencies

Sub-Total \$66,485.11
 10% OH&P \$6,648.51
Total: \$73,133.62 ✓

Note:

- 1.) Items added to scope per PR#7R
- 2.) RTM will chisel out the appropriate diameter in the 18" RCP in order to fit gaskets for roof laterals
- 3.) All Avadek 8" SDR 26 in lieu of 8" HDPE item 30
- 4.) Basins to be repurposed shall be structures 1, 3, 4, 5 and 6

AGCM PR REVIEW
No Exceptions Taken

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 SVP PM

RTM Signature:

Date:

Responsible Party Signature:

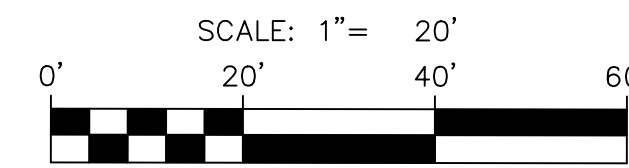
Date:

Pricing, material cost and unit rates are subject to change, if this document is not signed and approved by responsible party 30 businesses days after issued date above.

AGCM PR REVIEW
No Exceptions Taken

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PROPERTY LINE

EXISTING CONTOURS

PROPOSED CONTOURS

PVC BASIN WITH ADA GRATE LID AND CONCRETE APRON

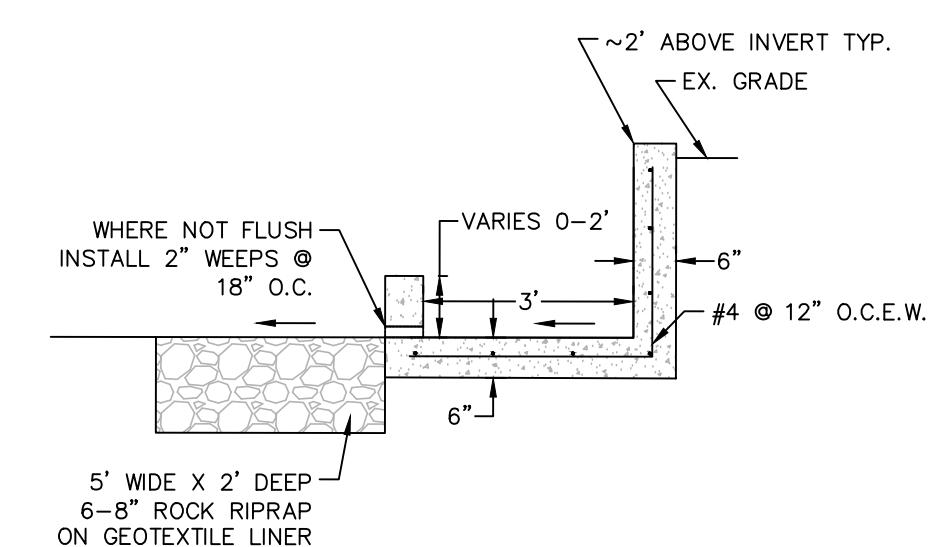
PVC BASIN WITH SOLID LID

EXISTING STORM LINE

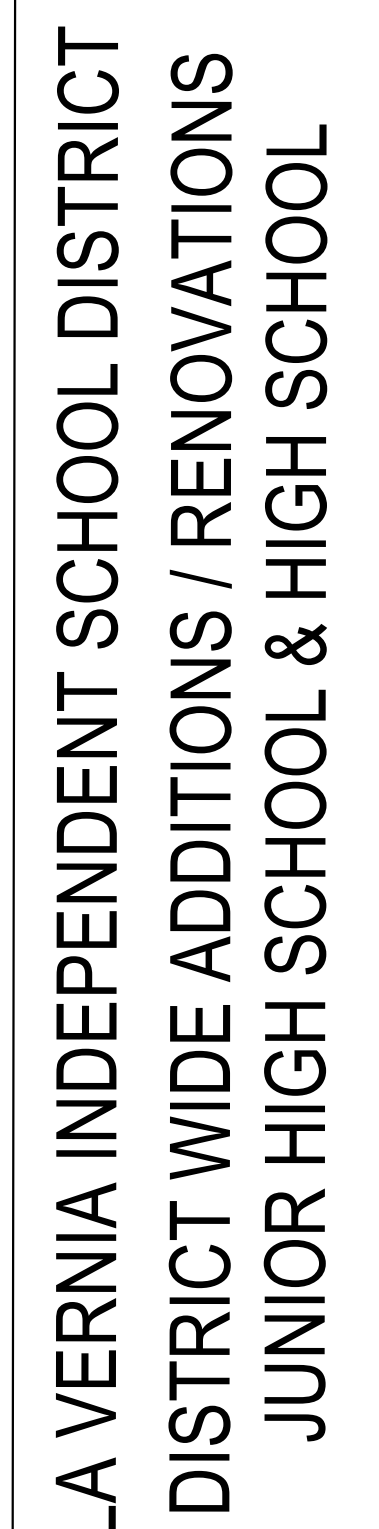
EXISTING ROOF DOWNSPOUT

PROPOSED ROOF DOWNSPOUT

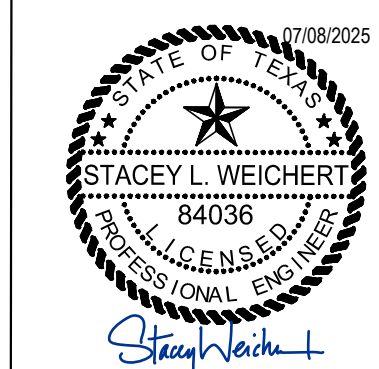
1. SEE GENERAL NOTES C1.00
2. CONNECT TO DOWNSPUTS WITH SQUARE TO ROUND PVC ADAPTER
3. PACKAGE 1 NOTES ALSO APPLY TO PACKAGE 2 WORK.
4. REFERENCE PACKAGE 1 DRAINAGE PLANS FOR ADDITIONAL NOTES
4. AT DEAD ENDS WITH NO LATERAL CONNECTIONS, PROVIDE 18" DIAMETER STORM INLETS MAY BE UTILIZED
5. PROTECT ALL STORM INLETS FROM ENTRY OF DEBRIS DURING CONSTRUCTION. ENSURE THAT ALL PIPES ARE LARGE AND FREE-FLOWING PRIOR TO FINAL USE.
6. UNIFORM AND FLAT COURTYARD AREAS MAY REQUIRE CLEANING AND POSSIBLE TELEVISION TO DEMONSTRATE CONDITION IF EVIDENCE OF SOIL OR DEBRIS ACCUMULATION IS PRESENT WHEN PROTECTIONS ARE REMOVED.



NOT TO SCALE



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

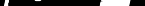


PROJECT NO.	22-075
DATE	05/30/2024
REVISIONS:	
2 ADD #4	6/19/24
3 RFI #8	10/4/24
10 ASI #4	11/15/24
16 PR #7	3/9/25
16 PR #7R	7/8/25

DRAINAGE PLAN -
HIGH SCHOOL
WEST

C5.00

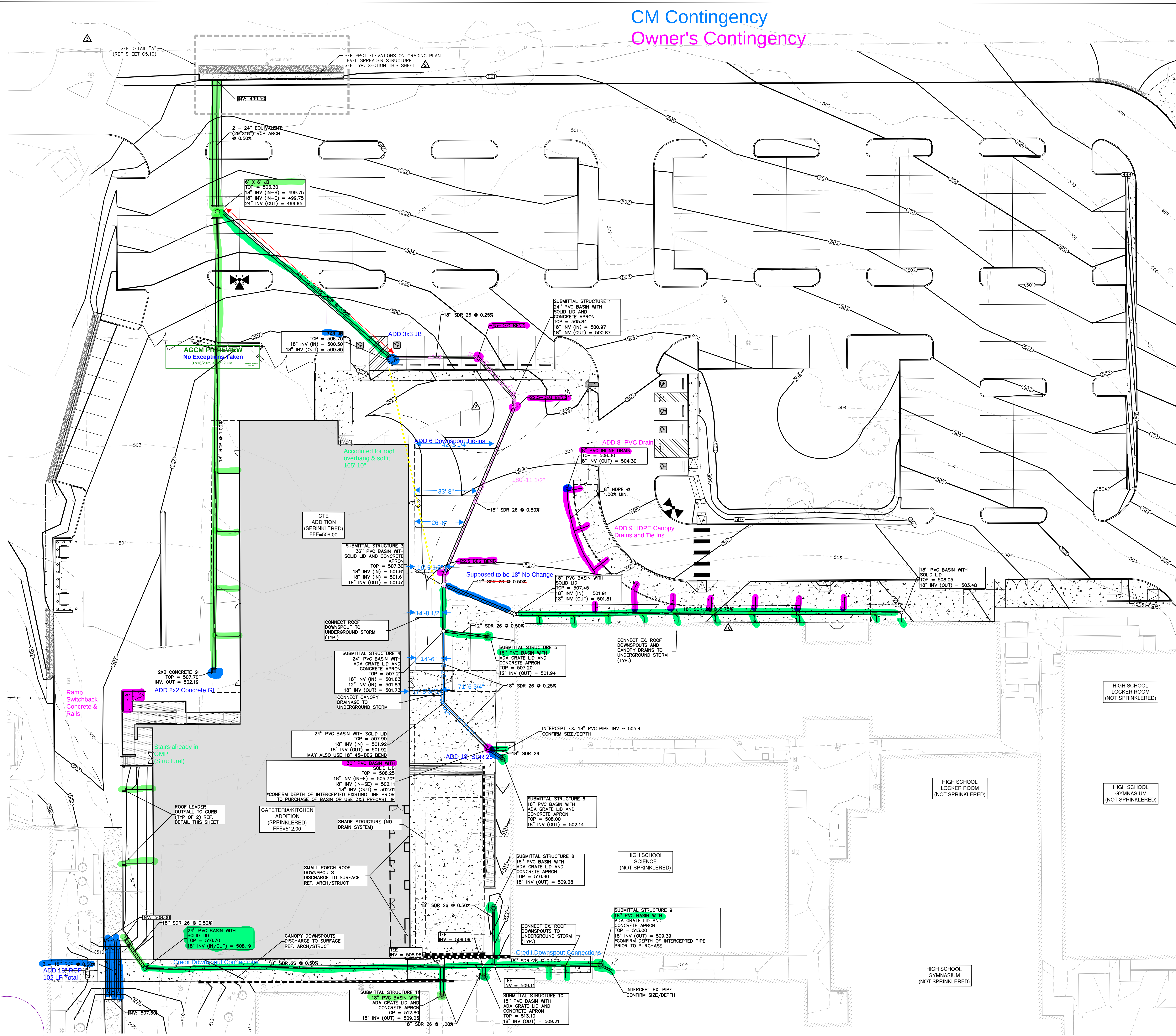
PACKAGE 2

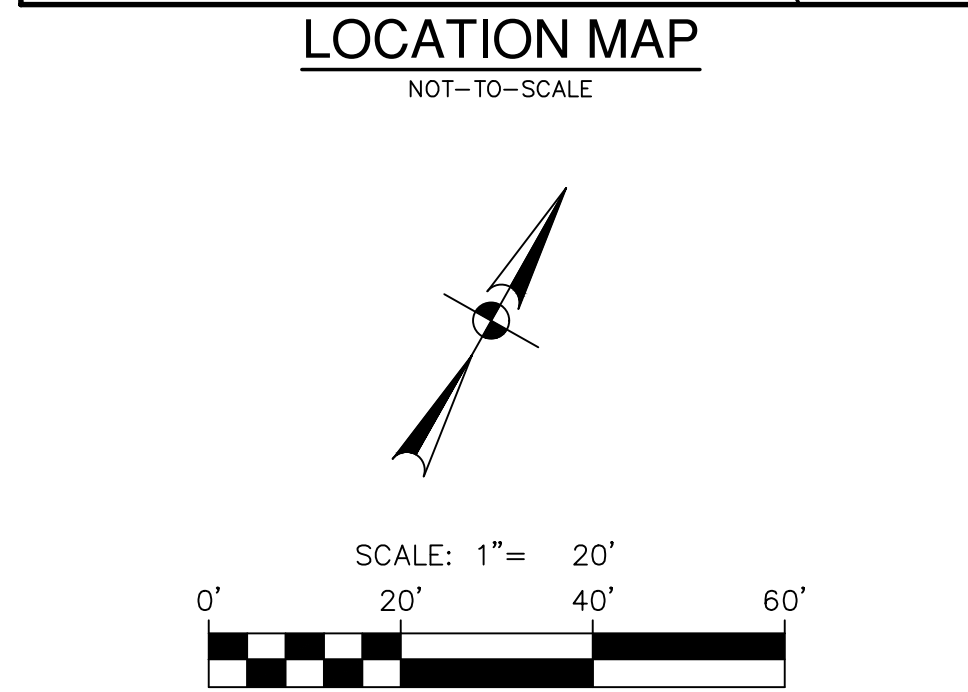
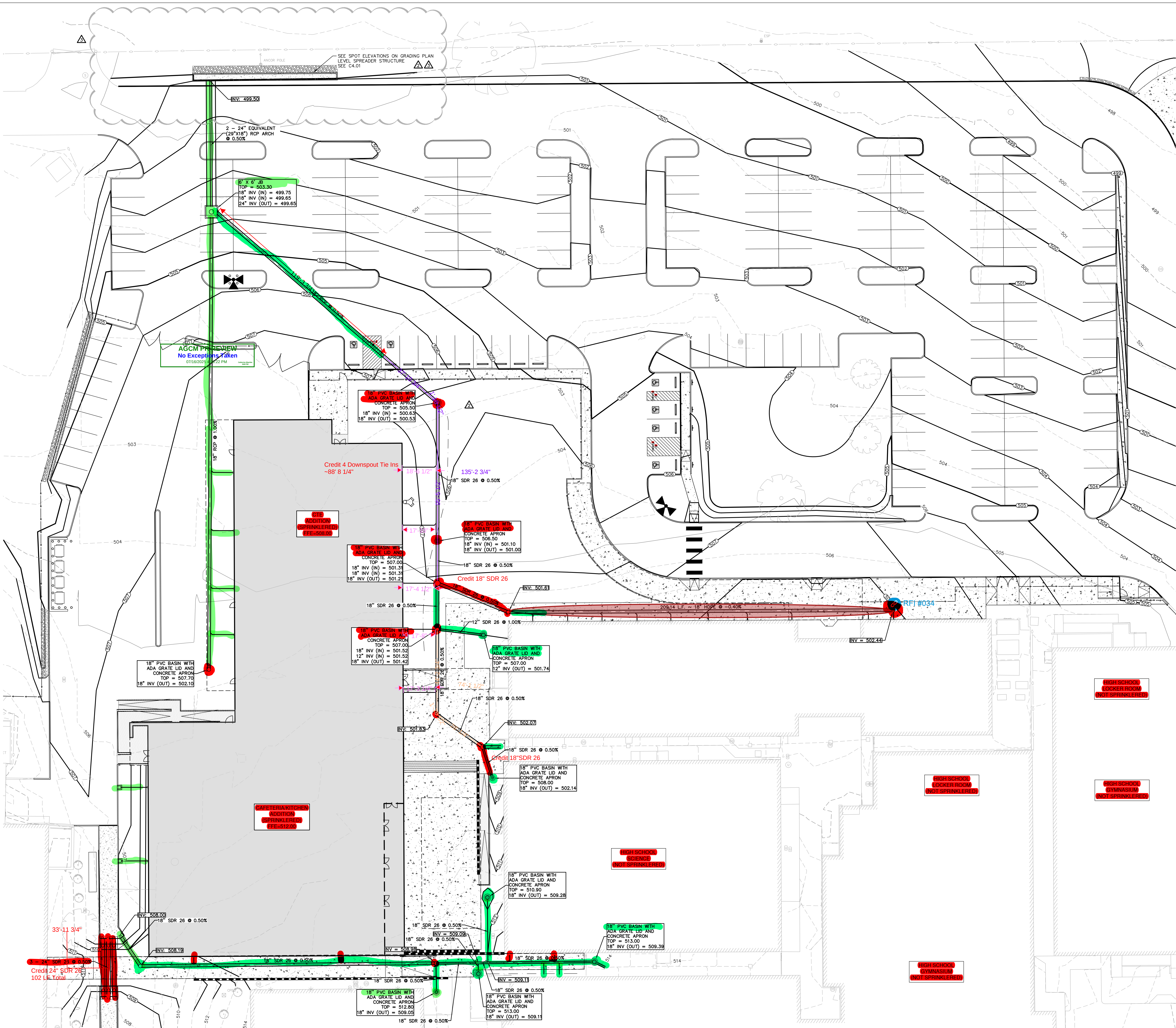


**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

AflS DR





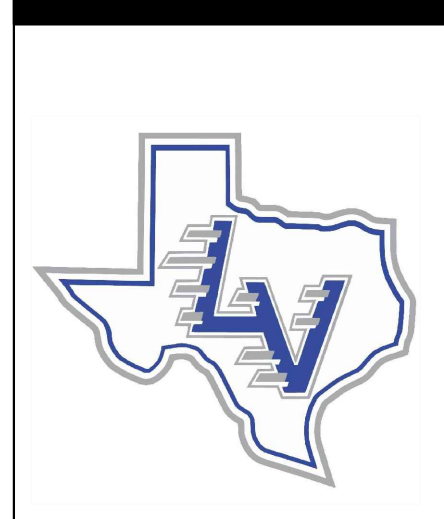
- NOTES:**
- SEE GENERAL NOTES C1.00
 - CONNECT TO DOWNSPOUTS WITH SQUARE TO ROUND PVC ADAPTER

DETAIL MOVED TO C4.01

PAPE-DAWSON ENGINEERS

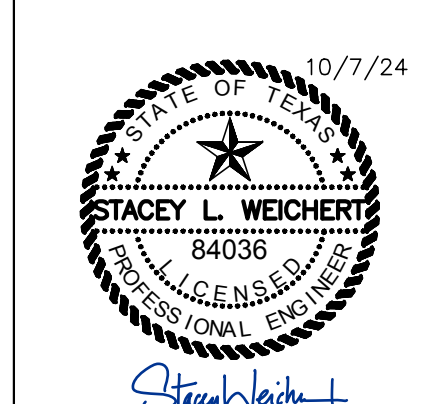
pfluger

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SAN ANTONIO, TEXAS 78205
pfluger@pflugerinc.com



**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	05/30/2024
REVISIONS:	
2 - ADD #4	6/19/24
3 - RFI #8	10/7/24

**DRAINAGE PLAN -
HIGH SCHOOL
WEST**

C5.00
PACKAGE 2

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AIA® Document G709™ – 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: 7R
Proposal Request Date: July 9, 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 an **itemized cost proposal** to incorporate the required civil grading and drainage revisions necessary to revert to the original contract scope. This proposal should reflect adjustments needed to integrate materials and work that were already purchased or completed ahead of time under the prior revised scope.

Your detailed breakdown should include:

Labor costs for grading and drainage modifications.

Equipment costs.

Materials costs (noting any credits for previously purchased materials, if applicable).

Subcontractor costs, if any.

Any restocking or handling fees for unused materials.

Additional costs or credits related to schedule impacts.

Revised sheets:

Package 2, Sheet C4.01

Package 2, Sheet C5.00

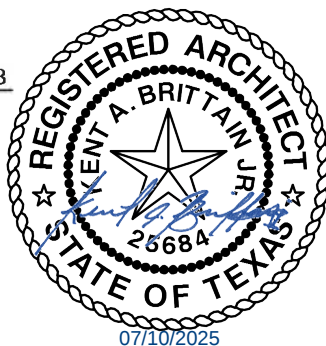
Package 2, Pape Dawson Notes C5.0

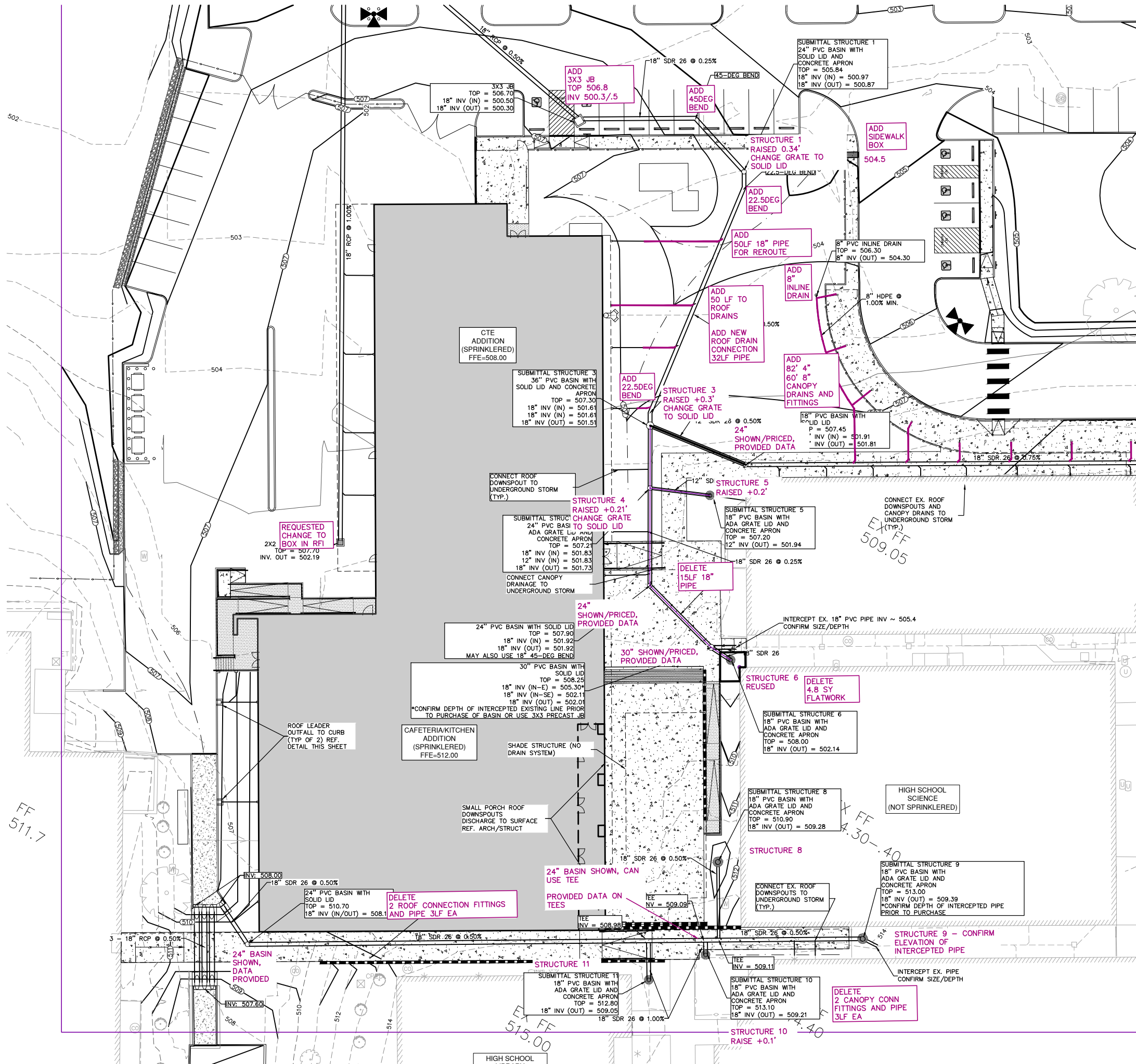
PR # 7R (pages 1 thru 3), attached.

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

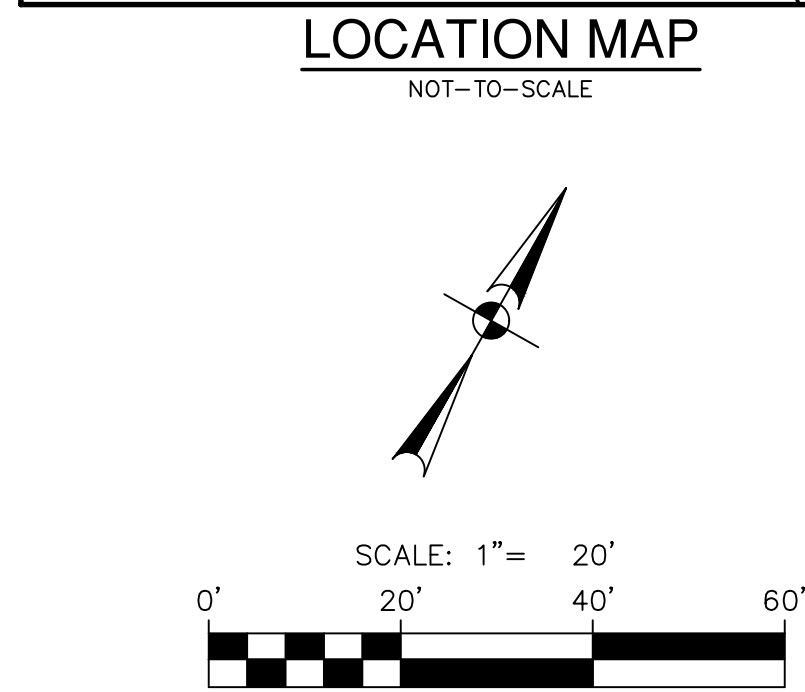
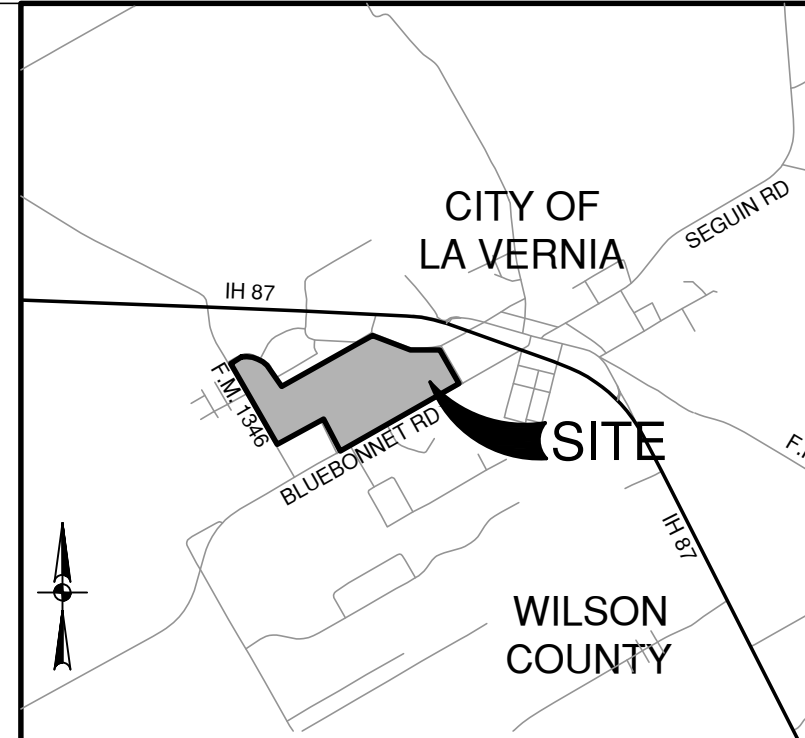
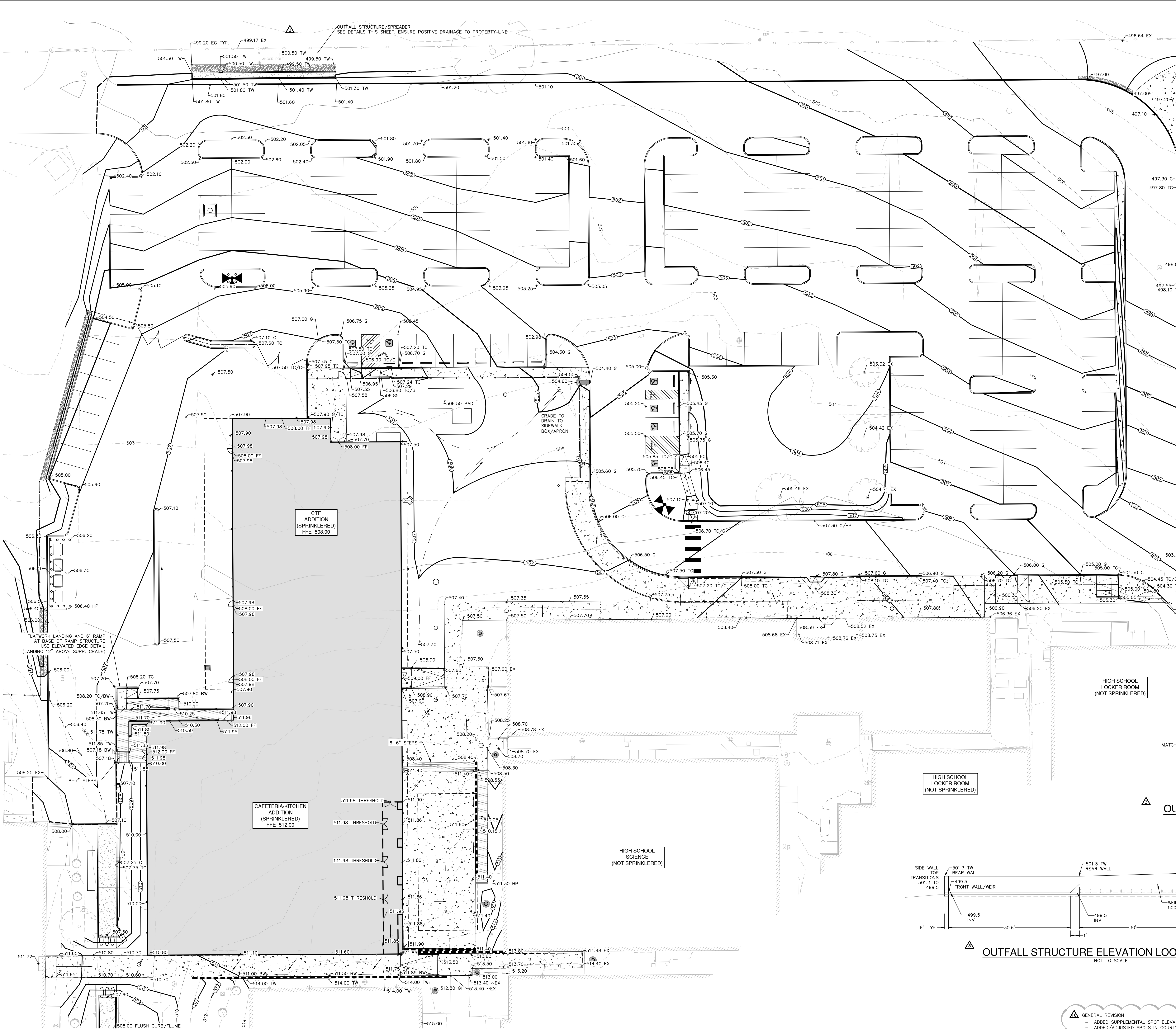
REQUESTED BY THE ARCHITECT:

Kent Brittain, AIA, ALEP, NCARB
PRINTED NAME AND TITLE





Date: Jul 08, 2025, 5:00pm User: ID: anaschert
Plot DATE: File: P:\131\VA\00\Design\Civil\Package 2\C4.01 GREL317400.dwg
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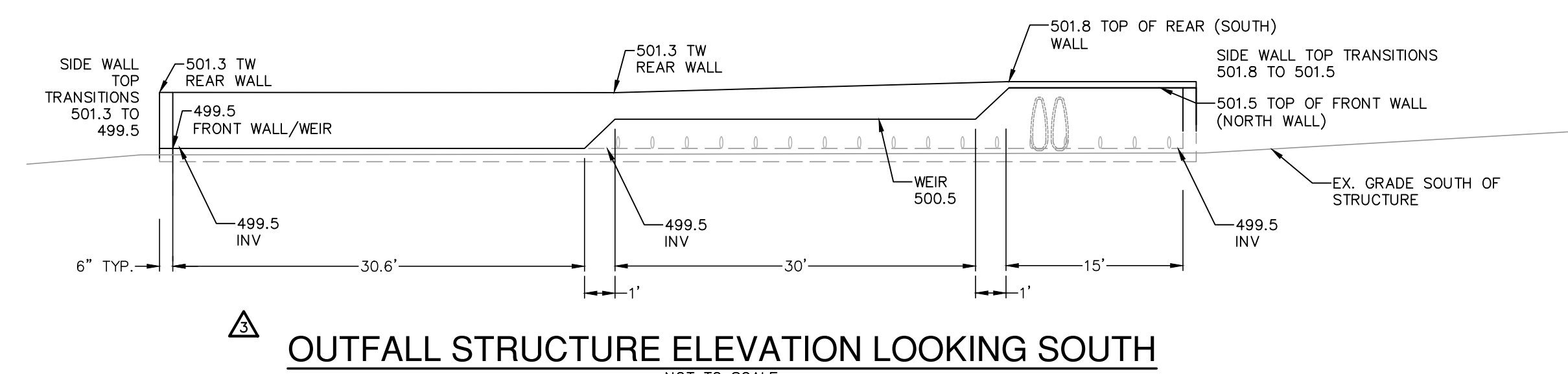
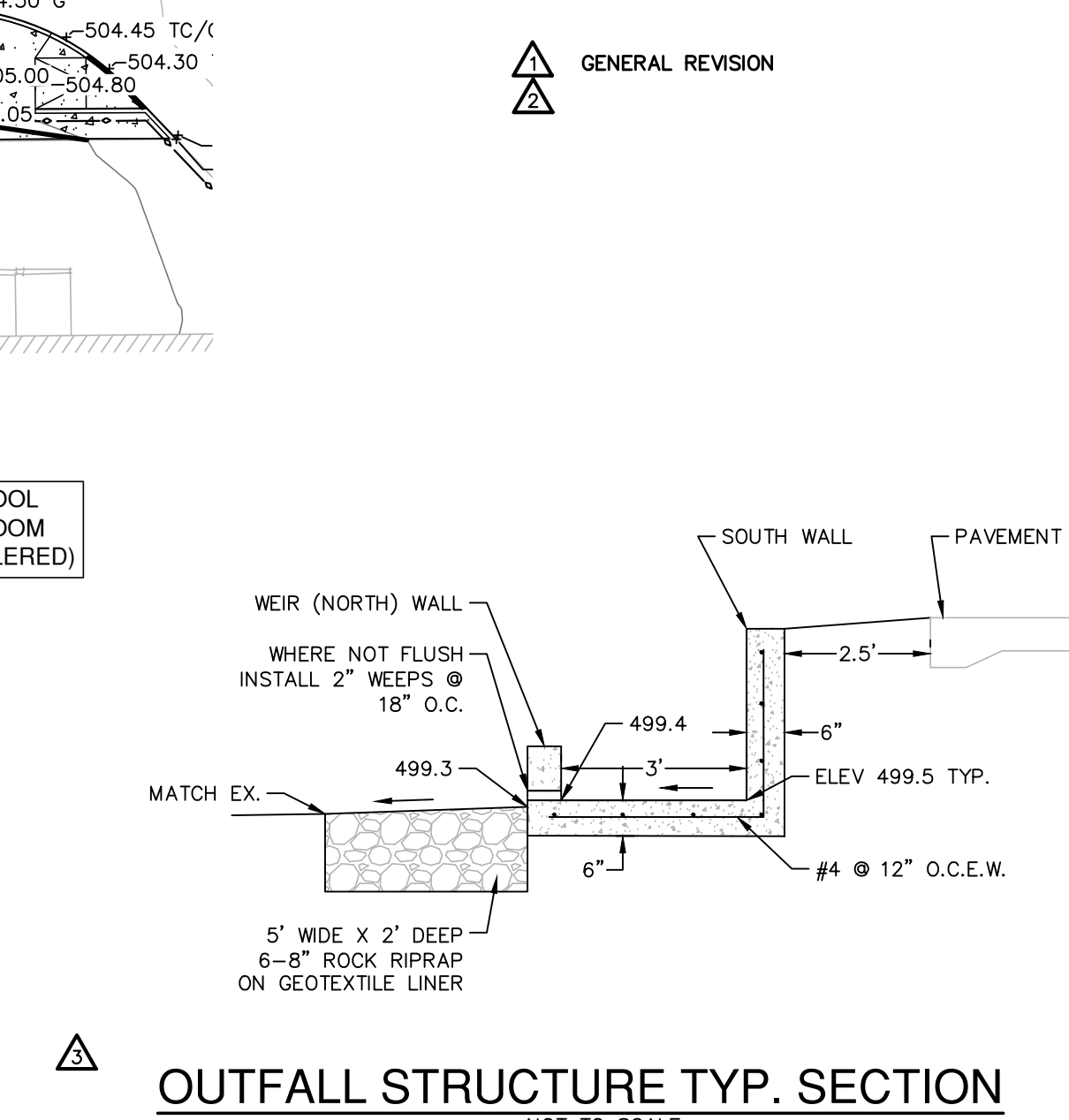


ABBREVIATIONS

EX	EXISTING
TOC	TOP OF CURB
G	GUTTER
INV	INVERT
SD	STORM DRAIN
TW	TOP OF WALL
BW	BOTTOM OF WALL

NOTES:

- SEE GENERAL NOTES C1.00
- SEE GRADING NOTES C4.00



GENERAL REVISION

- ADDED SUPPLEMENTAL SPOT ELEVATION
- ADDED/ADJUSTED SPOTS IN COURTYARD AREA
- GRADE TO DRAIN AROUND TRANSFORMER TO NEW SIDEWALK BOX/APRON

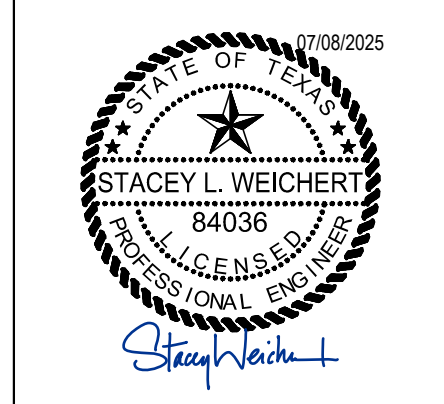
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

pfluger
Office: 210.272.2224, 2124 N. M. 210.272.2228, 21230
San Antonio, Texas 78248-9208
pfluger@pflugerinc.com



**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 05/30/2024

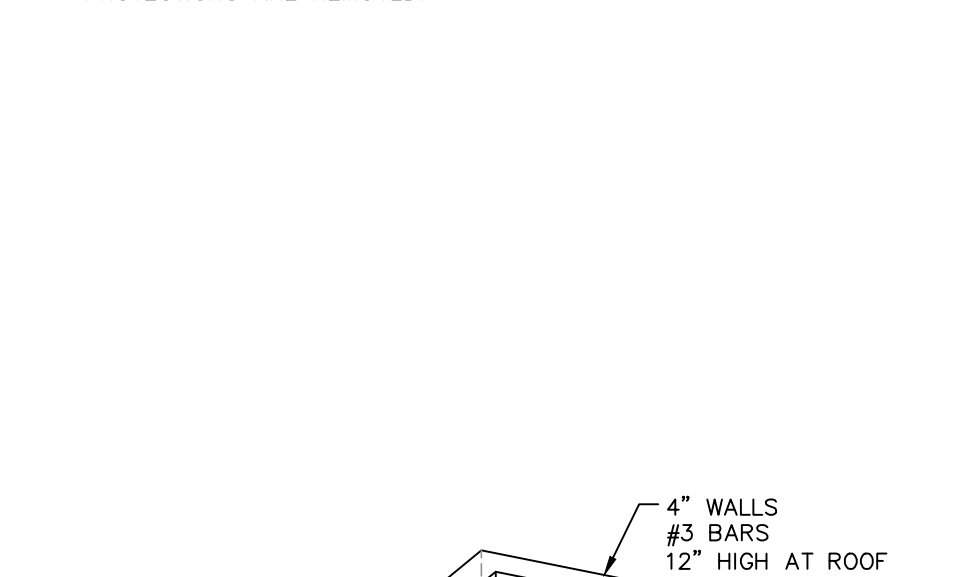
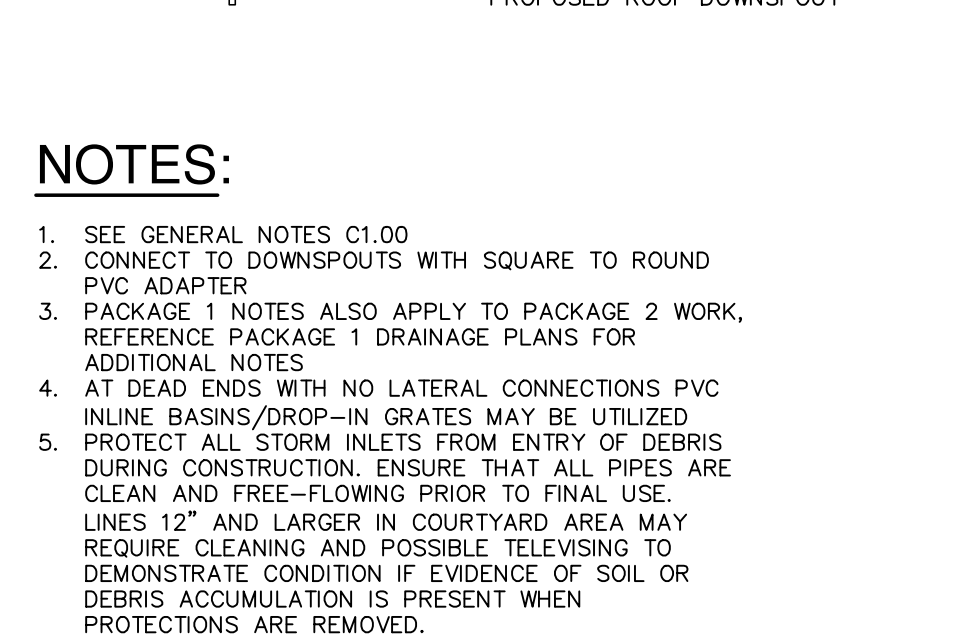
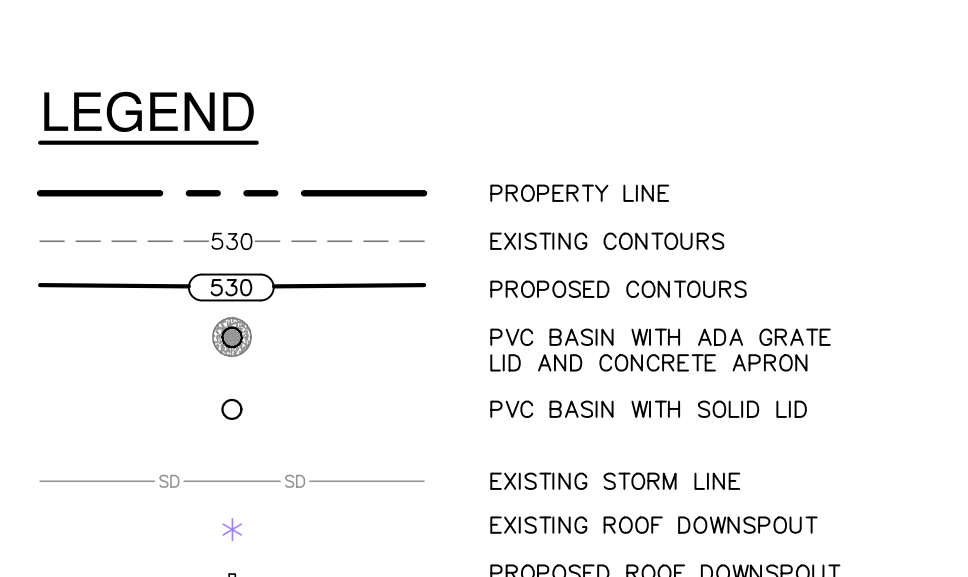
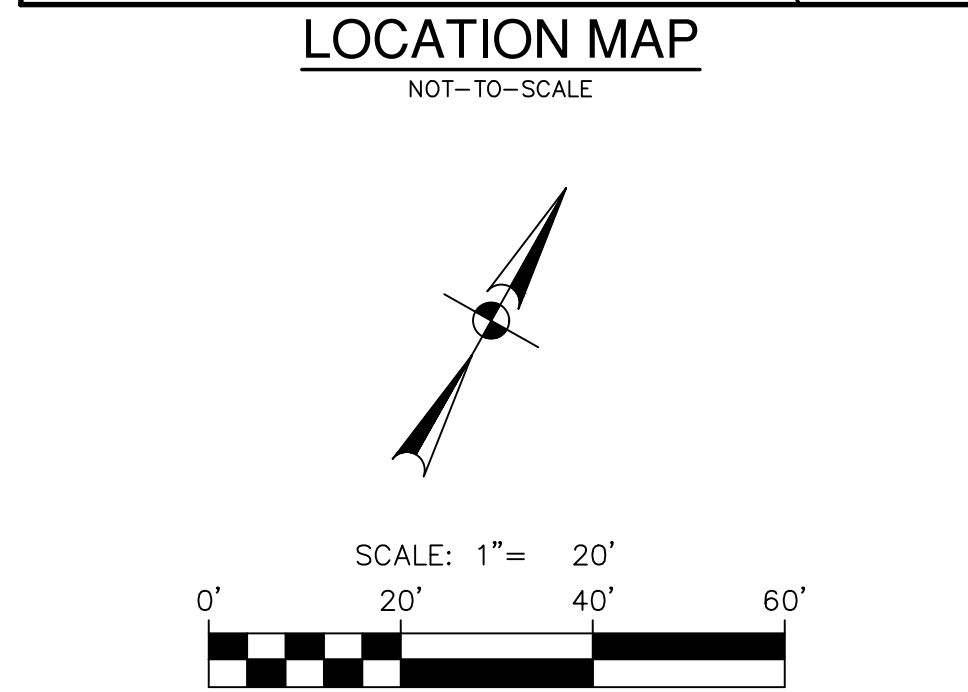
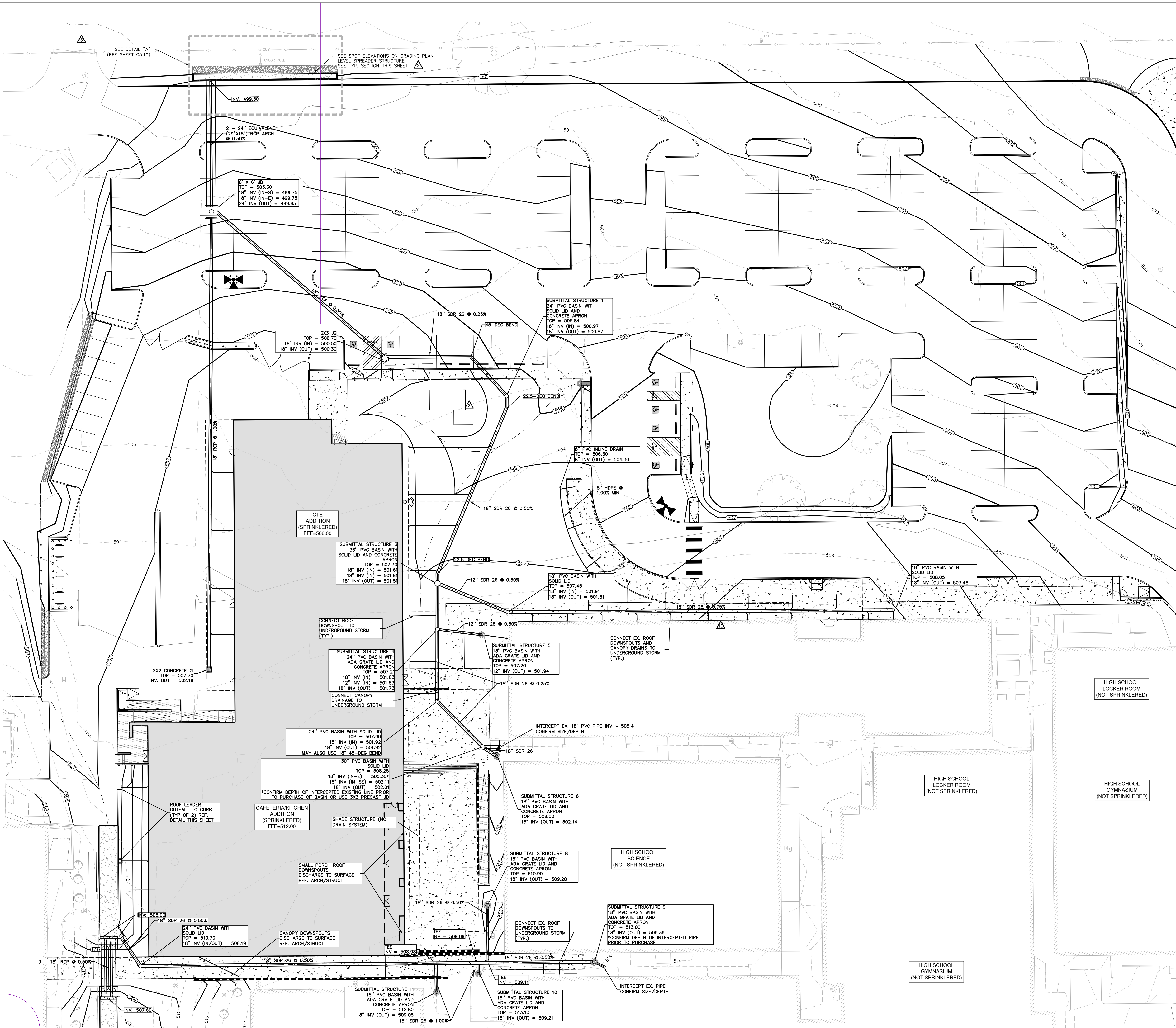
REVISIONS:

1.	ADD #1	6/7/24
2.	ADD #4	6/19/24
3.	RFI #8	10/14/24
16.	PR #7	3/8/25
16.	PR #7R	7/8/25

**GRADING PLAN -
HIGH SCHOOL
WEST**

C4.01

PACKAGE 2

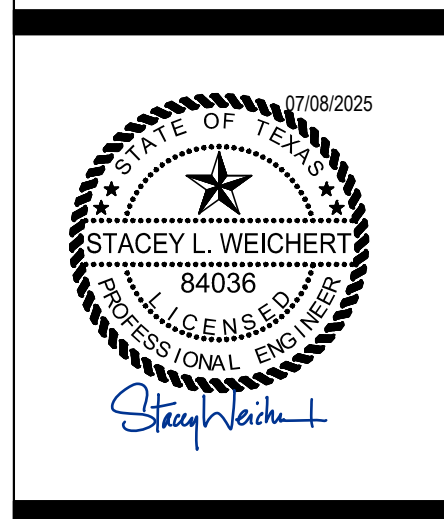


pfluger
OFFICE: 210.224.2124 FAX: 210.224.2730
San Antonio, Texas 78248
pfluger@pfluger.com



**LA VERNIA INDEPENDENT SCHOOL DISTRICT
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JUNIOR HIGH SCHOOL & HIGH SCHOOL**

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



PROJECT NO.	22-075
DATE	05/30/2024
REVISIONS:	
2 - ADD #4	6/19/24
3 - RFI #8	10/4/24
10 - ASI #4	11/15/24
16 - PR #7	3/9/25
16 - PR #7R	7/8/25

**PAPE-DAWSON
ENGINEERS**
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**DRAINAGE PLAN -
HIGH SCHOOL
WEST**

C5.00

PACKAGE 2

DATE: 05/08/2024, 1:00 PM, User: B. Anshelchik
FILE: P:\13600 US HWY 87 W\Design\Civil\Package 2\C5.01.DRI317400.dwg
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