



Professional Project Management Firm

AGCM Invoice 12607, dated 07/01/25
No Exceptions as submitted.

Catherine Blackler, SPM - AGCM
July 15, 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 **12607**
Date 07/01/2025

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

Billing Period 06/01/2025 - 06/29/2025

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	980,745.66	884,836.01	95,909.65	2,785,324.34	26.04
Total	3,915,666.00	1,130,341.66	1,034,432.01	95,909.65	2,785,324.34	28.87

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager			
Catherine Blackler	184.00	220.00	40,480.00
Project Advisor			
Jacobo E. Morales	9.00	247.00	2,223.00
Assistant Project Manager			
Michael W. Rogers	175.50	171.00	30,010.50
Walter Nu'u	135.65	171.00	23,196.15
Professional Fees subtotal	504.15		95,909.65

Invoice total **95,909.65**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
12607	07/01/2025	95,909.65	95,909.65				
Total		95,909.65	95,909.65	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: 06/29/2025

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: 06/29/2025

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: 06/29/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Billable Time 06/01/2025 8.00 220.00 1,760.00

Completed Rooftop Unit – Conversion from Propane to Natural Gas: Prepared documentation to support the conversion process, including site walk photos and individual PDF packets for each of the (64) existing units, (2) boilers, (2) gas water heaters, (1) water heater / boiler. Developed a comprehensive equipment schedule in Excel, consolidating all gathered data for use by the design team. Also completed documentation preparation for Primary and Intermediate RTUs for new Bond 2023 equipment. Site plans and existing gas lines to Primary and Intermediate. Set up Teams meeting with stake holders for the conversion of propane to natural gas.

Billable Time 06/02/2025 12.00 220.00 2,640.00

Misc Administrative: Email
FF & E High School: Kick Off
Portable Disconnect - Coordination with David Winkelmann/Michael Rogers
Primary: Natural Gas Review Discussion with Jacobo Morales
High School: Roof Top Unit - Conversation from Propane to Natural Gas: Documentation of BTU's and Pipe Sizes for design team
Propane Gas Line - documentation preparation for JH propane tank - emailed BC team
Misc Administrative: Time

Billable Time 06/04/2025 8.00 220.00 1,760.00

Misc Administrative: Email
Gas Line - Review damage during excavating for water line
Soft dig in water line trench to locate gas and fiber crossing water line trench
JH - Tree in conflict with new building. Onsite discussion with David Winkelmann
Asbestos - follow up with BES on-site at JH Bldg. 100
WAPS - coordinated with Mr. Armstrong that WAPS of JH can be remove with demo
Review propane route for Natural gas - sit visit Mr. Mills
PR 13 review - IES Template to confirm pricing
Primary Historical Tree: Site Investigation to ensure BC is not tearing down tree
Primary Historical Tree: Call to Lochte Cooper to confirm Arborist requirements
BC - Christian - Meeting to discuss BC getting Arborist
JH - Portable Location - Met Gator on site with Mr. Mills to confirm
Expense Report
Walter Nu - discussion about project / expectations
Misc Administrative: Time

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 06/29/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Billable Time	06/05/2025	8.00	220.00	1,760.00
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Misc Administrative: Email
Portable Layout: review and approved by Mr. Mills - Mr. Mills. Notified David Winkelmann and Gator
Power to Tennis Courts and Score Board: Mr. Mills, Dr. Cone and Coach
Smith Gas - met on site to review repairs needed to fix gas line
Fiber walk - Micheal Rogers
Natural Gas Conversion with West Texas and Design Team
Lonestar - paving: reviewed schedule for Track resurfacing
Asbestos Abatement: Schedule for HS and AG with Joe BES
Misc Administrative: Time

Billable Time	06/06/2025	5.75	220.00	1,265.00
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Misc Administrative: Email
PR 6: Review and comments to BC and design team
West Texas Gas: Discussion of savings and consumption
PR Log - Automated for efficiency for data capture/tracking
Misc Administrative: Time

Billable Time	06/09/2025	7.00	220.00	1,540.00
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Misc Administrative: Email
Track resurfacing: Coordinating start up with Donald, Hector and Armando
HS gas line repair: Smith Propane, JC Utilities, West Texas Gas - left voicemails. Notified David Winkelmann BC
Primary: Outlet for book machine - Notification to BC to proceed on T & M.
Fire Marshall: Chief Thompson - Called 830-779-2438 to set up site meeting to discuss expectations at Fire Final.
Fiber: F/U with Mr. Armstrong - need pricing ASAP starting to hold up BC.
Propane Tank Removal: HS - Coordinate with Clayton Smith Propane - 06.12 & 06.13
HS gas line repair: Phone coordination with Bexar Pipeline & Utility
Felps - Waiver for Creatine Poles - Deliver to Central Office for Dr. Cone Signature
HS gas line repair: Bexar Pipeline & Utility - met on site to coordinate repair
Site walk - Primary new classroom addition
Site walk - Primary Library / Storage Room / Admin Renovation
Site walk - Intermediate 1st & 2nd Fl
Site Condition Review with Michael Rogers - roof, window and waterproofing conditions, sleeving thru walls
Misc Administrative: Time

Billable Time	06/10/2025	14.25	220.00	3,135.00
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Misc Administrative: Email
Propane Tank Relocation - Response to South Tex Propane on bid award
Monthly Expense Report - May 2025
Michael Rogers: Update on track resurfacing/QAQC comment on roof hatch decking at primary
PR 5R - AGCM Review - drawing comparison, overlays and scope change
PR 5R - AGCM Review - Trade partner pricing comparison and analysis, returned R&R comments to BC
PR 7 - AGCM Review - drawing comparison, overlays and scope change analysis
PR 7 - AGCM Review - Trade partner pricing comparison and analysis, returned R&R comments to BC
Misc Administrative: Time

Billable Time	06/11/2025	11.00	220.00	2,420.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 06/29/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Track: Walked track to review progress on surface removal and condition of asphalt base

Portable: F/U with Demarco Stewart - Rentals to deliver week of 06.23.25.

Campus fiber relocate pricing - F/U with Mr. Armstrong to get pricing from Future Infrastructure

OAC Meeting No. 15

Mr. Mill - Portable HVAC discussion - new units

HS Gas Tank - met Smith Propane on site, draining tank, opened up SS manhole

PR 7 cost review with Alex Ragland - BC

RFI 097 - HS Unforeseen Conditions - Pipe drainage at CTE Building Pad - cost review with Alex

Ragland - BC

Campus Wide Safety and Security bi-monthly meeting - Update on Cameras and PA design

Felps Waiver - Create poles for temp portable power. Pick up executed copy from Dr. Cone-

delivered to BC

PR 8 - AGCM Review - drawing comparison, overlays and scope change analysis

PR 8 - AGCM Review - Trade partner pricing comparison and analysis, returned R&R comments

to BC

Misc Administrative: Time

Billable Time	06/12/2025	7.75	220.00	1,705.00
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Misc Administrative: Email

Campus Core Study - Review of final scope and costs with LVISD stakeholders

Track Resurfacing: Walked track - took pictures, noting lows & highs

HS Propane tank - pictures of exposed tank, ready to be removed

Mr. Ramirez -reviewed PR 17 - discussed final connections/terminations

Track Resurfacing: Call with Paragon Sports - condition of track and need to reasphalt

Track Resurfacing: Call with Lonestar paving to coordinate asphalt removal.

Track Resurfacing: Dr Cone update on track - VM and text

Track resurfacing Status Update for Dr. Cone. Narrative and preparation of photo documentation

62 photos

Misc Administrative: Time

Billable Time	06/13/2025	1.00	220.00	220.00
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Misc Administrative: Email

Campus Wide natural gas conversion - F/U with Braden to get information from Design Team

Campus Wide fiber relocation - Pricing - F/U with Mr. Armstrong to get vendor pricing

Misc Administrative: Time

Billable Time	06/14/2025	5.75	220.00	1,265.00
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Misc Administrative: Email

Campus wide - Recore/rekey: Narrative & breakdown assessment-3 cost options for Dr. Cone &

Members of the Board

Misc Administrative: Time

Billable Time	06/15/2025	7.50	220.00	1,650.00
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Misc Administrative: Email

BC PA 08 - Draft Review: General Requirements - back up review against job cost with comments

BC PA 08 - Draft Review: General Conditions - back up review against job cost with comments

BC PA 08 - Draft Review: Trade Partner Billing against SOV and work in place

BC PA 08 - Draft Review: SOV - WRP and added Trade change orders with comments

Misc Administrative: Time

Billable Time	06/16/2025	8.75	220.00	1,925.00
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Misc Administrative: Email

Track Resurfacing: Met Clay Olendorf on site

Core Pricing: Final review with Arch Div 8 for presentation to Dr. Cone

Track Resurfacing: Met Clay Olendorf phone call to discuss subgrade soft spot at W end

LVISD 2025-2026 Parking Coordination Meeting. Mr. Hill & Dr. Cone

Bi-Monthly meeting with Dr. Cone - Board agenda discussion

2025-2026 Parking Space Logistical Plan

Misc Administrative: Time

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 06/29/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Billable Time	06/17/2025	10.25	220.00	2,255.00
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Misc Administrative: Email
Track Resurfacing - met RTM and Lonestar on site to review failing base
Track Resurfacing - Notified Dr. Cone and Coach
Track Resurfacing - Followed up with Paragon Sports - remove dumpsters reschedule top coating
Parking Space 2025-2026 - Green Space Availability - Walked field and did take off of area
Parking Space 2025-2026 - Green Space Availability - Generated scaled drawing to identify how many spaced fit
Parking Space 2025-2026 - Green Space Availability - Revised drawing with alternate route adding 6 spaces
LVISD Fire Marshall: Called to set up a meeting with BC on CoO expectations. Left message
Natural Gas: Emailed John Cartwright on the narrative status for the gas conversion
Track Resurfacing: Conversation with RTM - pricing to remove failed base and install new base
Track Resurfacing: Site visit with Dr. Cone/Green Parking Lot Spaces
Board Meetings: Prepping Invoice for Board Review - AGCM
Track Resurfacing: RTM Proposal evaluation & discussion
Natural Gas - response to MEP Engineers about urgency of design
Track Resurfacing: 2nd Quote Champman - called and emailed Robert Chapman details
Track Resurfacing: 3rd Quote Winco - called spoke with Cecil Sorsby
Misc Administrative: Time

Billable Time	06/18/2025	12.00	220.00	2,640.00
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Misc Administrative: Email
Board Meeting: Power Point Presentation request to Alex Ragland BC
Board Meeting: PA 08 Final, with GC's, GR's, Trade Partner Biling - ready for Board Meeting
FF & E: Meteor Move in Dates PRI 10.27.25 & INT 12.15.25 - David Winkleman * Jen Lewis
Fiber Pricing - review and discussion with Mr. Armstrong
BES: Asbestos Abatement - Final invoice review - Kent
Fire Marshall - Set up Final Fire Coordination Meeting w/ LVISD FM
Board Meeting: BES Inv 12877 review - Kent
Natural Gas - West Texas - Proposal Review
Natural Gas - Intermediate: Water Heater cost - O'Haver Plumbing
Misc Administrative: Email
Board Meeting: Document Preparation: AGCM Inv
Board Meeting: Document Preparation: Bartlett Cocke PA 08
Board Meeting: Document Preparation: Burcham Inv
Board Meeting: Document Preparation: Felps
Board Meeting: Document Preparation: Pluger April & May
Board Meeting: Document Preparation: PR 06 Cavity
Board Meeting: Document Preparation: PR 08 Sink at JH
Board Meeting: Document Preparation: PR 17 Fiber to Portables
Board Meeting: Document Preparation: RFI 097 HS CTE Unforeseen French Drain
Board Meeting: Document Preparation: Bids Campus Fiber Relocation
Board Meeting: Document Preparation: Core Study
Board Meeting: Document Preparation: Natural Gas - Intermediate
Board Meeting: Document Preparation: Track Resurfacing
Board Meeting: Document Preparation: Track Resurfacing
Sub Committee - Pre Board Prep
PR 06 & PR 08 Narratives
Misc Administrative: Time

Billable Time	06/19/2025	9.25	220.00	2,035.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 06/29/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
 Natural Gas Metering: regroup w design team to get design under way
 Board Meeting: Update power point presentation
 Board Meeting: Reviewing and Prepping Pfluger Invoice April and May
 Board Meeting: PR 13 Cover sheet Narrative to Dr. Cone
 Board Meeting: PR 17 Cover sheet Narrative to Dr. Cone
 Board Meeting: RFI097 Cover sheet Narrative to Dr. Cone
 Board Meeting: Campus Wide Fiber Relocation cover sheet Narrative to Dr. Cone
 Board Meeting: Campus Wide Rekey cover sheet Narrative to Dr. Cone
 Board Meeting: Natural Gas cover sheet Narrative to Dr. Cone
 Board Meeting: Track Subgrade cover sheet Narrative to Dr. Cone
 Misc Administrative: Time

Billable Time	06/20/2025	7.75	220.00	1,705.00
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Misc Administrative: Email
 HS Propane Tank Removal - oversee crane delivery, tank removal
 HS Band Marching Area: Met Dr. Cone on site to review area is not impacted by construction
 HS Band Marching Area: Prepped drawing for Dr. Cone to discussion with band director
 Portable Delivery: Followed up and coordinated with Demarco Aries actual time of delivery
 Owner Contingency AEA 01: Review and prep for Dr. Cone Signature
 CM Contingency AEA 01: Review and prep for Dr. Cone Signature
 Design Playground Allowance Expenditure 01: Review - Returned to Pfluger R & R
 ASI 09 & ASI 10 - Review and upload to Procore
 Back Charge: Gas line hit by BC - Prepped documentation and emailed Christian Inv and supporting documentation
 Portable Delivery - Onsite with Demarco Stewart Aries - waiting on delivery of 1st portable, Coordinated drop location
 Back Charge to Bartlett Cocke: Bexar Pipe repair for gas line BC damaged. Sent emails to Bexar BC is funding
 Misc Administrative: Time

Billable Time	06/23/2025	8.00	220.00	1,760.00
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Misc Administrative: Email
 Procore: Adding Michael and Walter to RFI & Submittal Distribution
 LVISD Team Meeting: Task Delegation & Coordination RFI's & Submittals - Michael Rogers & Walter Nu
 Portable Delivery: F/U with Demarcus on Delivery. Confirmed 06.24.25
 Review and prep documents for Dr. Cone's signature: CMC AEA01, OC AEA01, PR 5, SR 11
 Glass Markerboards
 Updated Responsibility and Roles Matrix - JM, CB, MR, WN
 LVISD - Parking Space Meeting
 Bi-Monthly Meeting Dr. Cone and Bel
 Scan and distribute to BC and design team executed CMC AEA01, OC AEA01, PR 5, SR 11
 Glass Markerboards
 Board Meeting
 Misc Administrative: Time

Billable Time	06/24/2025	6.50	220.00	1,430.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 06/29/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
Notifying of Board Approved pricing: Bartlett
Notifying of Board Approved pricing: West Texas
Notifying of Board Approved pricing: Arch Div 8
Notifying of Board Approved pricing: Allegion
Notifying of Board Approved pricing: RTM
Notifying of Board Approved pricing: Future Infrastructure
Notified Architect Team to prepare AEA for Board approved pricing
PR 06 - Cavity approval: T & M Basis - Coordinate process with Michael Rogers
Follow up with Geotech Engineer (phone & email) for onsite select fill at track to be used at CTE building.
Prep Documentation for Contingency Managing Meeting
Procure RFI Link to Documents for As-Built updates - Michael Rogers
Contingency Managing Meeting: BC, AGCM, LVISD

Billable Time	06/25/2025	8.00	220.00	1,760.00
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Misc Administrative: Email
La Vernia Fire Marshall: Kick off Meeting: AGCM, LVISD, Bartlett - Final Fire Inspection & CoO Expectations
Bus Lane modification at JH - Walked site with Mr. Mills
OAC Meeting No. 16
FF & E Primary & Int Delivery - Followed up with Jen - FM ok with installing prior to fire final
Temporary Portable: Felps WO 6877 Payment - Coordinate Payment of invoice
Track Resurfacing: Check up on status
Primary: Site walk
Primary: F/U on existing cabinets to be relocated - review and measure new spaces / A103
Campus Wide Safety and Security Meeting - Design Update
Security and Access Controls - F/U with Christin Cortez on campus naming
Natural Gas: Preliminary review of new design at Primary line

Billable Time	06/26/2025	8.00	220.00	1,760.00
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Misc Administrative: Email
LVISD: Campus wide Safety, Security & Access controls preliminary design review - Mr. Hill, Mr. Mills & Michael Rogers
Track Resurfacing: Onsite Visit for unforeseen conditions - damaged drainage line and electrical sleeving
Bexar Utility and Piping Invoice - Revision emailed to Christian Cortes Bartlett Cocke Funding
Burcham Invoice - review and processing invoice for emergency site visit
Track Resurfacing: RTM - W-9 forwarded to Bel for processing PO
DBR Report: Test pressure leaks - Notified Michael and Walter to follow up with specs/tolerance
DBR : Commissioning Kick Off - response to meeting minutes
Garrett Callahan: Inhibitor for new chiller
Terracon: June Billing - coordination with MR on processing
WHJW: Response to Jacks email on the fiber reroute
Misc Administrative: Time

Billable Time	06/27/2025	5.00	220.00	1,100.00
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Water tie-in at HS: Coordinate completion with David Winkelmann - Ready for campus band striping
Track Base Replacement: Walked site to assess progress
Drainage at HS Track: Walked site to assess viable solution to drainage issue
Temporary Portable: F/U with Aries Demarco - deck and skirting install
Temporary Portable: Felps F/U with Bel on payment
Track asphalt coordination - Clay Olendorf
Track asphalt paving PO - F/U with Bel on status
Lonestar Paving - Document prep - job info sheet, tax exempt, scope and price narrative
RTM - pole vault dimension coordination
Safety & Security Meeting: Review marked up drawings with WHJW

Billable Time	06/29/2025	4.50	220.00	990.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 06/29/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Track Resurfacing: Damage to Pole Vault Frame - emailed RTM/Lonestar

Campus Wide Safety & Security Dwg update for WHJW correction

Subtotal **184.00** **40,480.00**

Project Advisor

Jacobo E. Morales

Billable Time 06/02/2025 1.00 247.00 247.00

Meeting with Catherine to review current milestones, address ongoing challenges, discuss work in progress and coordination plan for the campus-wide conversion from propane to natural gas

Billable Time 06/10/2025 0.50 247.00 123.50

Follow up and review Monthly project Report

Billable Time 06/11/2025 1.50 247.00 370.50

Weekly meeting with the AGCM team to discuss project updates, milestones, current challenges, work in progress, PRs, change orders, construction schedule, and document control processes

Billable Time 06/18/2025 3.50 247.00 864.50

*Weekly meeting with AGCM team to discuss project updates, milestones, challenges, current work in progress
 Site walk through the Primary, intermediate and Jr high campus to review the work in progress
 On-site observation of the problem regarding the base material on the athletics track*

Billable Time 06/24/2025 1.00 247.00 247.00

Contingency Coordination Meeting with BC to discuss when the funds of the Construction and owner's contingency can be used

Billable Time 06/26/2025 1.50 247.00 370.50

Online meeting to discuss Campus-wide security and access control Page Turner

Subtotal **9.00** **2,223.00**

Assistant Project Manager

Michael W. Rogers

Billable Time 06/01/2025 2.75 171.00 470.25

*Updated keying schedule with room purposes
 Misc admin work*

Billable Time 06/02/2025 8.75 171.00 1,496.25

*Walked Primary roof to document gas lines for propane to natural gas conversion
 Met with BC reference fiber at portables and followed up after further investigation
 Instructed Walter Nu'u on auditing BC COW
 Updated HS500 drawing with room purposes for keying
 Reviewed and uploaded RFIs
 Misc admin work*

Billable Time 06/03/2025 9.50 171.00 1,624.50

*Walked roof of Primary to get linear footage of gas lines and tally of fittings for natural gas conversion
 Walked portables at primary and mapped out their new location with sub that is moving portables
 Distributed drawings of portables and detailed narrative to sub moving portables
 Distributed Door Number - Key Schedule of existing buildings to BC, WJHW, and Pfluger
 Distributed photos of existing door signs to Pfluger
 Misc admin work*

Billable Time 06/04/2025 5.50 171.00 940.50

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 06/29/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

*Reviewed RFIs and uploaded to Procore
 Communication reference damaged gas line at HS
 Misc admin work*

Billable Time	06/05/2025	9.00	171.00	1,539.00
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*Meeting with LVISD, BC, and FELPS regarding power to portables at JH
 Propane conversion meeting
 Misc admin work
 Walked fiber route with C. Blackler and briefed her on meeting with sub*

Billable Time	06/06/2025	2.75	171.00	470.25
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Reviewed PRs assigned to me by C. Blackler

Billable Time	06/06/2025	1.00	171.00	171.00
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Misc admin work

Billable Time	06/08/2025	2.75	171.00	470.25
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*Reviewed Walter Nu'u's daily report for 6-6-25 and provided feedback
 Reviewed LVISD - RCO0015 - PR#6 - Unforeseen Cavity Fill at PKG 1 Bus Drive
 Began working on RCO0018 - PR#7 - HS Civil Revisions per RFIs 35 & 82*

Billable Time	06/09/2025	10.00	171.00	1,710.00
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*Audited BC COW form ending 6-1-2025
 Uploaded COW forms to Procore
 Oversaw gas line repair/leak test and created observation report to document
 Observation report to document progress of track replacement
 Researched submittals and details for fluid applied air barrier
 Added abatement subcontractor to Procore
 Misc admin work*

Billable Time	06/10/2025	10.00	171.00	1,710.00
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*Checked status of outlet for Primary book machine
 Checked progress of track replacement
 Coach asked track sub vehicles to be moved for students, relayed info to subs
 Reviewed and uploaded BC weekly progress report
 Researched "corner situations" to ensure watertight envelope is as per design
 Researched details on roof hatch
 Reviewed RFIs and uploaded to Procore
 Coordinated disposal of fencing around HS propane tank
 Measured HS vestibule dimensions, marked up drawing, wrote narrative, emailed alternative design idea*

Billable Time	06/11/2025	7.75	171.00	1,325.25
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*OAC meeting
 Documented Smith Gas recovering propane from HS
 Added subcontractor to Procore
 Safety, security, and technology meeting
 Reviewed daily logs
 Reviewed MEP Engineering's observation report and uploaded to Procore
 Weekly project meeting
 Misc admin work*

Billable Time	06/12/2025	7.25	171.00	1,239.75
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*Reviewed and uploaded Terracon reports
 Updated Terracon log
 Resinous Flooring Pre-Installation meeting
 Reviewed and uploaded meeting minutes to Procore
 Added subcontractor to Procore
 Misc admin work*

Billable Time	06/13/2025	3.00	171.00	513.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 06/29/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Fiber walk with LVISD and sub

Billable Time	06/13/2025	4.25	171.00	726.75
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*Met with LVISD IT to develop narrative for sub for third fiber quote
 Walked track for pics for observation report
 Misc admin work*

Billable Time	06/16/2025	7.75	171.00	1,325.25
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*Review/upload submittals and update submittal log
 Review/upload RFIs
 Misc admin work
 Audited BC COW
 Site visits
 Reviewed daily recent logs
 Updated observation report for track replacement
 Reviewed/uploaded Terracon reports and updated Terracon log
 Coordinated with BC and LVISD to turn off water at JH for tie-in*

Billable Time	06/17/2025	10.25	171.00	1,752.75
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*Met with BC reference upcoming water tie-in at JH
 Reviewed/uploaded submittals and updated submittal log
 Mapped out and calculated area of track and volume of base needed
 Audit BC COW
 Misc admin work
 Assisted coordinating with LVISD and BC ref damaged water line at JH Gym*

Billable Time	06/18/2025	9.75	171.00	1,667.25
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*Site visit to track and updated observation report
 Updated and closed broken gas line observation report
 Reviewed/uploaded submittals
 Updated submittal log
 Weekly project meeting with Jacobo and Walter
 Coordinated with BC and Aries for delivery of JH Portables, dumpster, and Porta Potties*

Billable Time	06/19/2025	9.50	171.00	1,624.50
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*Site visits
 Propane to natural gas meeting
 Reviewed/uploaded submittals and updated submittal log
 Reviewed Walter Nu'u's daily logs
 Reviewed/uploaded Terracon reports and updated testing log
 Reviewed/uploaded RFIs
 Coordinated with BC and FIRETROL after JH alarm went off; alarm on test and FIRETROL
 responding to investigate
 Reviewed/uploaded MEP Field Observation Report
 Misc admin work*

Billable Time	06/20/2025	6.00	171.00	1,026.00
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*Spoke with BC reference HS propane tank removal occurring today
 Reviewed/uploaded submittals and updated submittal log
 Compared Safety/Security Drawings with Technology Drawings; compiled list of cameras missing
 data drops; generated a narrative for BC to follow up on
 Reviewed/uploaded BC weekly report
 Misc admin work*

Billable Time	06/23/2025	8.00	171.00	1,368.00
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*Reviewed/Uploaded RFIs
 Followed up with BC reference missing camera data drops; RFI expected
 Notified by BC of possible asbestos remaining in JH 100; Coordinated with C .Blackler and
 abatement crew
 Reviewed door signage mockup from Pfluger; began marking up drawings with corrections
 Misc admin work*

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 06/29/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Billable Time	06/24/2025	9.75	171.00	1,667.25
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*Continued marking up drawings with door signage; provided narrative and photo examples; distributed by email
Escorted Burcham Environmental Services to JH 100 to collect samples of possible asbestos
Underground plumbing inspection with MEP at existing Intermediate
Advised LVISD of upcoming HVAC shut down at Intermediate campus
Misc admin work
Reviewed/uploaded SR11 Glass Markerboards
Posted RFIs on drawings
Coordinated with Terracon and RTM to test track material for potential use at CTE building pad*

Billable Time	06/25/2025	9.50	171.00	1,624.50
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*Directed Terracon to stockpile of track base to collect samples for testing
OAC meeting
Site walks with Pfluger
Received asbestos report from Burcham Environmental and forwarded info to BC so JH demo can proceed
Worked on auditing BC COW
Misc admin work
Safety, Security, & Technology Meeting
Correspondence with Pfluger reference Prim and Int door signage; reviewed their markup; provided feedback*

Billable Time	06/26/2025	10.00	171.00	1,710.00
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*Campus-wide security and access control page turner with LVISD
Site visit to track. Observed multiple conduits uncovered by RTM. Confirmed no damage.
Power off to HVAC at press box. Investigated with LVISD and BC. Issue resolved.
Misc admin work*

Billable Time	06/27/2025	8.75	171.00	1,496.25
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*Site visit to track. Added progress to observation report.
Misc admin work
Posted RFIs to drawings
Contacted by BC regarding exterior camera at JH. Confirmed OK to demo camera.
Created T&M Ticket for cavity at Intermediate bus loop and distributed to BC
Site visit to JH portables to verify IT wallboard locations; confirmed with LVISD; emailed BC requesting installation
Researched UIL pole vault requirements/drawings for when equipment is replaced at the track; sent to coach for approval; once approved by coach, sent to RTM
Campus wide safety & security review with LVISD and WJHW*

Billable Time	06/29/2025	2.00	171.00	342.00
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*Reviewed emails regarding pole vault standards and camera schedule
Updated camera schedule with WJHW camera designations*

Subtotal	175.50			30,010.50
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Walter Nu'u

Billable Time	06/02/2025	7.00	171.00	1,197.00
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*Daily sites walk and photos for daily observation report at primary and intermediate buildings
Primary roof top walk to take off piping and accessories for existing RTUs for conversion of propane to natural gas,
Review plans for waterproofing
Check and responding to emails
Daily timecards*

Billable Time	06/03/2025	8.00	171.00	1,368.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 06/29/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

On site meeting with Michael Rogers and Gator Dodson with Dodson House moving to coordinate the new relocation of the portables building.
Observe BC on disconnecting the electrically conductive fibers from two portable being located Conductive a site walks, took photos and generative the Daily Reports primary, Intermediate and high school daily reports.

Billable Time	06/04/2025	6.00	171.00	1,026.00
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Reviewing and responding to emails
Consolidate the counting on takeoff for gas line Pipes and fitting for existing RTUs at the primary for gas conversions
Meeting on site Catherine Blackler at the High School Parking discuss about gas line BC damaged.
Meeting on site with Mr. Armstrong to him the existing handhole behind the band hall.
Observation of RTM discovery of the new water line in conflict with the existing electrical fibers conduits.
Checking the demo progress on the junior high school building.

Billable Time	06/05/2025	6.00	171.00	1,026.00
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Check on RTM on installing the water line to make sure they tighten up bell clamps on joints,
Walk with the Asbestos consultant
walk the intermediate building and documents the demo progress,
taking pictures construction progress,
meet with Formans and leadman to
walk the primary building

Billable Time	06/06/2025	6.75	171.00	1,154.25
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Observe and check on RTUs installation on the Roof top at Primary Addition. 12 units.
Walk the intermediate building - quality control.
Observe the concrete poured at the interior stairs at the intermediate building.
Walk the Primary Building with the Electrician installing new alarms
Rough-in Admin Office walls for Primary renovation.
Observe and documented junior high school Demo,
Check the excavation through high school parking lot, installed Fire water line and domestic water.
Check emails and response.

Billable Time	06/06/2025	1.25	171.00	213.75
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Daily Report, check take pictures and upload in Procore.

Billable Time	06/09/2025	4.00	171.00	684.00
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Observe pouring flowable concrete for the Domestic water/Fire line at the high school parking lot.
Met with the asbestos foreman to coordinate his scope on Junior high building 300 after completion build 200.
Met up with BC on removing and relocate the propane tank at the junior high school.
Walk with the data/fire alarm foreman at the primary building to give us the status for their scope of work.
Walk the primary building, spoke with the electrician about the transformer, multiple high voltage cables connecting to the transformer.

Billable Time	06/10/2025	8.00	171.00	1,368.00
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Checking emails and response.
Reviewing plans for inwall details for plumbing at Intermediate building.
Uploaded pictures, generate daily reports and distributed.
Walk the primary building jobsite for observation in the exterior process regarding installation of the split brick wall, met up with the foreman on the expectation for the wall installation.
Walk each room in the primary interior building for observation.
Help Michael to get measurement for the high school entry vestibule.

Billable Time	06/11/2025	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: 06/29/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Walked the site at the high school site checking on the track field process. Discussion with the - subcontractor about the process and what is the expectation of the workload of the day.
 Walked the demoed area at junior high with the demo subcontractor to discuss more about cleanness and some hazard concern to trade that are working around the area.
 Checked on RTM contractor cutting through the high school parking lot observe excavating to tie into the new manhole.
 Walked with BC on removing the fences and relocate for more security to protect people from constructions.
 Walked the intermediate building for observations.
 Followed up with BC to make sure they meet the expectation.
 Checked on Smith Gas working on removing the old propane tank
 OAC meeting #15 and walk with the Dr Cone and Brandon Mills.
 Team Meeting with Jacobo Morales discussing the updates of the Project.

Billable Time	06/12/2025	6.00	171.00	1,026.00
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Go through email.
 Review the plans and looks for answers on observations.
 Review plans for clear information's to recognize issues when it occurs
 Walked the site for observations, questioned subs on some items that it needs to correct
 Walked with Jake from MEP to inspect a new wall at Intermediate where it tied into the existing building to make sure the electrical rough is installed per plan
 Walked the primary building, continue to observe and double check materials.
 Daily reports, taking pictures, upload in Procore, generated and distributed
 Had a conversation with subs on following the plan installation.

Billable Time	06/13/2025	7.50	171.00	1,282.50
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Review plans for clarification and clear understanding.
 Monitored on the removing of the propane tank with Smith Gas using the Crane.
 Walked the high school parking lot to observe the installation of the shut off control valve.
 Observing tie in underground 18" C900 pipe
 Walked the existing primary building on the renovation of the admin office and add of room for storage.
 Walked the primary parking to observe the demoed and forming curbside
 Walked the new primary building, met with BC and subs to address open scope items.
 Walked the intermediate building, met with superintendent to go over the day production and updates on in-wall inspections.

Billable Time	06/13/2025	0.50	171.00	85.50
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Checked on emails and responds.

Billable Time	06/16/2025	6.00	171.00	1,026.00
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Checked emails respond.
 Walked the high school parking lot to observe the water line installation.
 Walked the primary building for observation.
 Walked the intermediate building for observation
 Walked the demolitions at junior high school.
 Met with BC on some areas that are already build for clarifications.

Billable Time	06/17/2025	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: 06/29/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Check emails and responds
Catch up with the team, discuss with the team any updates on the job.
Walked the demo area at junior high school
Walked the progress of the water line excavation at the high school parking lot.
Observe the shut off valve assemblies and the meter assembly
Walked with BC, assist them on investigation gas line and water line to be shut off around junior high school demolition
Drove Dr. Cone and Catherine to check the conditions of the field track
Walked the parking lot at the primary, check the asphalt process.
Observe the demolition of the asphalt on the back the primary parking lot.
Walked the intermediate Gym addition to observe the CMU installation.
Walked the intermediate new additions.
Observe the progress of the demoing the existing rooms that tied into the new addition, demoing down the old wall.

Billable Time	06/17/2025	1.00	171.00	171.00
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Observe the overheads progress, ductwork installation, plumbing in wall installation, framing walls on some rooms that is demoed completely.
Generated daily reports and upload in Procore.

Billable Time	06/18/2025	8.00	171.00	1,368.00
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Checked emails and respond.
Walked junior high school demolition progress.
Walked the intermediate new construction building, observe the overhead, duct work, electrical and plumbing.
Walked the existing intermediate building, observe the replacing of all the old fire alarm boxes.
Generated daily report, take pictures and upload in Procore.
Walked the parking lot demo progress at the Primary.
Observe grading of the parking lot and forming of the curbside.

Billable Time	06/19/2025	7.00	171.00	1,197.00
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Check on emails and respond.
Walked at junior high school with BC. J Ramon still demoed, and some tree needs to be protected.
Walked primary parking lot demoed progress.
Observed removing the existing storm drain and replacing the new one.
Walked primary building, generated daily reports, take pictures and upload in Procore
Walked each room for observation.
Walked the intermediate existing building, observe the progress of fire alarm systems.
Walked the intermediate new building.
Generate daily reports, take pictures and upload on Procore

Billable Time	06/20/2025	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: 06/29/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Check emails, check plans for more details and understand the process.
Met with Catherine on the removing the existing propane tank between the library and building 400
Walked Junior high school,
Met with Demarcus with Catherine to make sure they place new portable building to a new location.
Walked at primary parking lot, observe new asphalt progress.
Walked the new primary building, observe IES started pulling cable to build service board tie into the transformer
Generated daily report, take pictures and upload in Procore
Walked the new intermediate building.
Observe the underground plumbing.

Billable Time	06/20/2025	1.00	171.00	171.00
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Walked the primary parking lot for laying out new asphalt.
Observe asphalt density test of the asphalt.
Walked parking lot for trenching for the new storm drain installation.
Generated daily report, take pictures and upload in Procore.

Billable Time	06/23/2025	5.50	171.00	940.50
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Check on emails and response.
Walked the junior high school to check on the 3rd portable installation.
Walked the primary, NE side of the building to observe the new storm installation.
Walked the primary, the admin new renovation progress, observe the VCT installation and the new carpet at the library room
Walked the roof top to observe the installation of the refrigeration pipes for all the roof top RTU at primary new building.

Billable Time	06/24/2025	7.00	171.00	1,197.00
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Check emails and respond
Walked the junior high school observing demolitions progress, protecting trees, spreading mulch.
Moved fences getting ready for the last portable to get deliver.
Walked the high school parking between field house and the band hall to observe underground water line installation.
Walked the North site of the Intermediate to observe the new storm drain underground installation.
Walked the primary parking/playground for underground storm drain to replacing the existing storm drain.
Walked the roof top to observe refrigerant pipeline installation and electrical breaker box
Walke the intermediate building for observation.

Billable Time	06/24/2025	1.15	171.00	196.65
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Assist the driver that was delivered the last portable building.

Billable Time	06/25/2025	8.00	171.00	1,368.00
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Walked junior high school to observe the installation of the portable building.
Walked the demolitions area. Talked to subs for safety and dust control.
Walked the tracked & field progress for observation.
Walked the primary building renovation at admin office, library expansion and storage room.
Walked the primary new building to observe prepping the bathroom floors for epoxy finish.
Walked the intermediate new building for observation.
Had discussion with BC.
Generated daily reports, take pictures and upload in Procore.
Sitting in an OAC meeting.

Billable Time	06/26/2025	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: 06/29/2025

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Walked the tracked to observe grading process.
Walked the Demolition progress.
Walked the primary building to observe bathrooms floor prepping
Walked the intermediate new building to observe the pour back concrete.
Had a kickoff commissioning meeting.

Billable Time 06/27/2025 4.00 171.00 684.00

Check email and responds
Walked the primary building to observe access control installation
Walked the library expansion, observe the tie in the roof and installing dense elements sheeting wall on the roof
Walked the parking lot, new playground future area and progress of the installation of the storm drain.
Walked the intermediate and gym expansion.
Generated daily reports, take pictures and upload in Procore.

Subtotal	135.65	23,196.15
Labor total	504.15	95,909.65

Program Management
Close-out Phase

Phase Status: Active

Billing Cutoff: 06/29/2025

Date	Units	Rate	Amount
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WIP Status:

Subtotal	0.00
total	0.00

Program Management
Warranty Phase

Phase Status: Active

Billing Cutoff: 06/29/2025

Date	Units	Rate	Amount
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WIP Status:

Subtotal	0.00
total	0.00

Pre-Design Phase

Phase Status: Active

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

Invoice Supporting Detail

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	3,915,666.00	1,084,412.41	28	2,831,253.59	72
Expense					
Consultant		45,929.25		-45,929.25	
Total	3,915,666.00	1,130,341.66	29	2,785,324.34	71