

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:	June 18, 2025
SUBJECT:	PR No. 13	PR DATE:	April 21, 2025
PR COST:	<\$ 13,782.00>	CONTRACTOR:	Bartlett Cocke (RCO 12)

Dear Dr. Cone,

Bartlett Cocke (BC) submitted a proposal for the scope changes outlined in **PR No. 13**, dated **April 21, 2025**, with a total proposed is a credit for **THIRTEEN THOUSAND SEVEN HUNDRED EIGHTY-TWO DOLLARS AND 00/100 (\$ 13,782.00).**

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:

The outlets at the science tables at the Junior High science room were deemed unnecessary and have been removed from the scope.

This change results in a credit to the project.

3. TRADE PARTNERS PRICING:

i. IES Commercial	Electrical	<\$13,782.00>
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4. FUNDING SOURCE:

a. GMP – Owner Contingency	13,782.00
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5. PROJECTED CONTINGENCY (After PR Approval):

a. GMP – Owner Contingency	1,423,666.54
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Based on this analysis, AGCM has no objections to the cost, or the supporting documentation as submitted. If you have any questions or require further information, please let me know.

Sincerely,
AGCM, Inc.

Catherine Blackler

Catherine Blackler
Senior Project Manager

Attachment: PR 08 – RCO 13R1 Bartlett Cocke /cb

Request for Change Order



La Vernia ISD 2023 Bond Projects (231091)

No. **RCO0012**

Printed: June 18, 2025

Description	PR#13 - Electrical Credit per RFI026	Date	2025-05-05
Status:	Pending Review	Days Impact:	

Scope of Work

Provide a credit for the removal of (14)-fourteen GFI Outlets on dedicated circuits per the A/E team response to RFI026. This credit of \$13,782.00 will be taken from the electrical contractor scope and added to the owner contingency allowance.

RCO Detail

From	Description	Amount (\$)
IES Commercial, Inc	Electrical and Fire Alarm	-13,782.00
	Owner Contingency	13,782.00 ✓

Total (\$) **\$0.00**

Submitted:

Bartlett Cocke General Contractors LLC

By: Alexander Ragland; Asst. Project Manager

Date: 6/18/2025

Approved:

Pfluger Architects, Inc

By: _____

Date: _____

AGCM PR REVIEW
No Exceptions Taken

06/19/2025 11:07:59 AM

Catherine Blackler
SNR PM

COR #: 4

DATE: 5/5/2025

JOB #: 2311240018

DESCRIPTION: PR#13, DELETE 14 GFI RECEPTACLES IN ROOM D116, SCIENCE LAB TABLES. INTERMEDIATE CAMPUS

DESCRIPTION	QUANTITY	UNIT TYPE	MAT. UNIT	MAT. EXT.	LABOR UNIT	LABOR EXT.
3/4" EMT	-600		\$0.96	-\$576.00	0.122	-73.20
3/4" EMT CONN	-28		\$0.34	-\$9.52		
3/4" EMT COUP	-50		\$0.42	-\$21.00		
3/4" EMT STRAP	-60		\$0.25	-\$15.00		
4" SQ BOX	-14		\$0.46	-\$6.44	0.340	-4.76
4" SQ PLASRTER RING	-14		\$0.45	-\$6.30	0.180	-2.52
#10 THHN	-4000		\$0.28	-\$1,100.00	0.014	-56.00
GFI RECEPTACLE	-14		\$12.70	-\$177.80	0.220	-3.08
SUPERVISION & COOR.	-\$785.03		MATERIALS	-\$1,912.06	M.H.	-139.56
MISC. SUPPLIES	-\$174.45				RATE	\$55.00
LABOR	-\$7,675.80				LABOR	-\$7,675.80
BURDEN	-\$3,147.08					
SMALL TOOLS	-\$87.23					
MATERIALS	-\$1,912.06					
SUBTOTAL	-\$13,781.64					
10% PROFIT & OVERHEAD						
BOND						
Sales Tax	EXEMPT					
TOTAL:	-\$13,782					

PRICE VOID AFTER 30 DAYS

PLEASE SEE ATTACHED TERMS AND CONDITIONS

ACCEPTED BY: _____

DATE: _____

06/04/2025 2:17:51 PM

DATE: 5/5/2025

PR: 13

DESCRIPTION		QTY	UNIT TYPE	MAT. UNIT	MAT. EXT.	LABOR UNIT	LABOR EXT.
THIS IS THE thing		-600		0.96	(576.00)	0.122	(73.20)
THIS IS THE thing		-28		0.34	(9.52)	-	-
THIS IS THE thing		-50		0.42	(21.00)	-	-
THIS IS THE thing		-60		0.25	(15.00)	-	-
THIS IS THE thing		-14		0.46	(6.44)	0.340	(4.76)
THIS IS THE thing		-14		0.45	(6.30)	0.180	(2.52)
THIS IS THE thing		-4000		0.275	(1,100.00)	0.014	(56.00)
THIS IS THE thing		-14		12.70	(177.80)	0.220	(3.08)
THIS IS THE thing		0		-	-	-	-
THIS IS THE thing		0		-	-	-	-
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THIS IS THE thing		0		-	-	-	-
THIS IS THE thing		0		-	-	-	-
THIS IS THE thing		0		-	-	-	-
			MATERIALS	-	(1,912.06)	M.H.	(139.56)

ESTIMATE COSTS		ESTIMATE LABOR		ESTIMATE RATE	
SUPERVISION & COOR.	(689.82)	10%	off labor	RATE	\$ 48.33
MISC. SUPPLIES	(153.29)	22.22%	Off Supervision	LABOR	(6,744.93)
LABOR	(6,744.93)				
BURDEN	(2,765.42)	41.0%	off labor		
SMALL TOOLS	(76.62)	1.136%	off labor		
MATERIALS	(1,912.06)				
ROUND UP / ROUND DOWN	-				
SUBTOTAL	(12,342.14)	10%			
10% PROFIT & OVERHEAD	(1,234.21)				
TOTAL	(13,576.35)				

Explain why Rate is \$ 48.33 and not \$ 55.00?

REVISED TO REFLECT COSTS TYPICALLY INCLUDED IN...

Explain why Rate is \$ 48.33 and not \$ 55.00?

REVISED TO REFLECT COSTS
TYPICALLY INCLUDED IN
PROPOSAL REQUESTS THAT
ARE AN ADD TO THE TP
CONTRACT.

THE PERCENTAGES WERE
VETTED AND CONFRIMED
AGAINST (3) DIFFERENT
PROPOSALS

Request for Information



La Vernia ISD 2023 Bond Projects (231091)

No. **RFI00026**
Printed November 19, 2024

Subject Detail/Drawing	Intermediate Science Tables Power		Date	November 19, 2024
To From	Braden Haley Alexander Ragland	Pfluger Architects, Inc BC General Contractors LLC	Status Response Due Resolved Date Cost Impact Schedule Impact	OPEN November 26, 2024 , Potentially Potentially

Any recommendations offered by Bartlett Cocke are made in its capacity as a commercial builder and not as a design professional. Recommendations have not been vetted by a design professional and are offered only for purposes of constructability.

Attachments

Information Requested

Please clarify if the science room tables are to have outlets included per electrical drawing E3.1D. Currently the spec and details for the science classroom tables do not call out for any electrical inclusions.

Recommendation

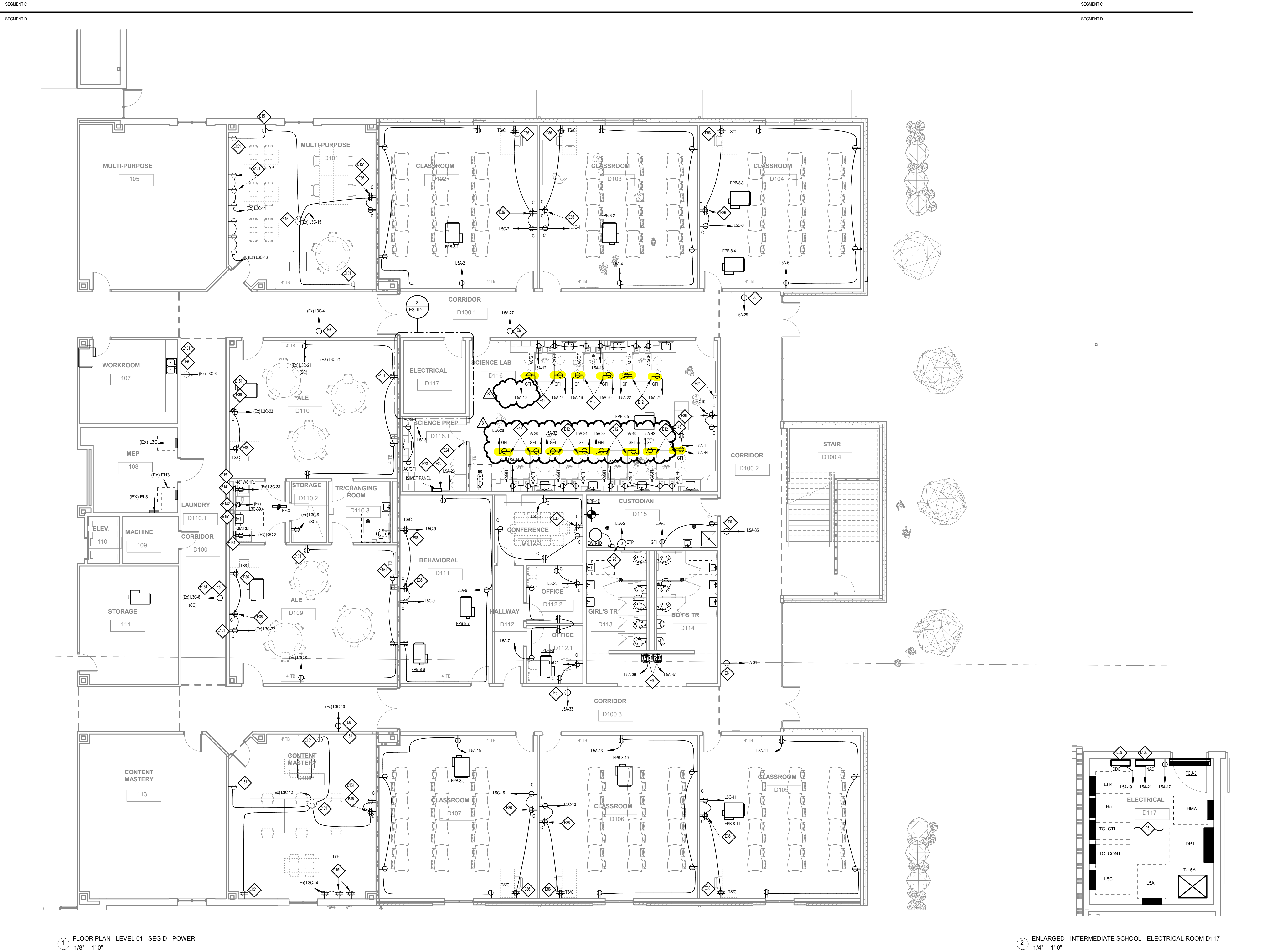
Response Information

Responder Response Date ,

Response

Science room tables are not intended to have electrical outlets. Disregard the 14 electrical outlets shown at ends of tables on sheet E3.1D.
-Braden Haley
Pfluger Architects
1.28.2025

6/17/2024 5:21:40 PM



GENERAL NOTES - POWER

1. REFER TO SHEET E3.1P FOR POWER GENERAL NOTES.

KEYED NOTES

- E5. EQUIPMENT IN THIS ROOM SHALL BE INSTALLED IN ACCORDANCE WITH A COORDINATED CAD SHOP DRAWINGS OF ALL EQUIPMENT AND TRADES SUBMITTED AND APPROVED BY ENGINEER PRIOR TO ROUGH-IN.
- E6. PROVIDE NEMA 5-20R RECEPTACLE, HUBBELL 8310, BLACK, FOR CORRIDOR WITH MINIMUM #10 AWG CONDUCTOR.
- E9. PROVIDE OUTLET AND CONNECTION FOR ELECTRIC DRINKING FOUNTAIN AS REQUIRED. 120V, 20A, 2 #10 & 1 #10 GROUND IN 3/4" CONDUIT. VERIFY AND COORDINATE EXACT LOCATION AND HEIGHT WITH ACTUAL FOUNTAIN FURNISHED FOR THIS PROJECT PRIOR TO ROUGH-IN FOR RECEPTACLE TO BE HIDDEN BEHIND DRINKING FOUNTAIN LOWER REMOVABLE COVER. PROVIDE GFCI CIRCUIT BREAKER IN DESIGNATED PANEL FOR CIRCUIT AS INDICATED.
- E12. **CONNECT TO INDICATED CIRCUIT THRU MULTIPOLAR CONTACTOR AND UTILITY CONTROLLER FOR EMERGENCY SHUT-OFF FOR THIS ROOM AND PROPOSED ROOM. CONTACTOR ENCLOSURE SHALL BE INSTALLED ON WALL IN ABOVE CEILING AREA ABOVE THE RESPECTIVE PANELBOARD AT A COORDINATED LOCATION. REFER TO DIVISION 22 AND 23 FOR INSTALLATION REQUIREMENTS.**
- E22. PROVIDE CONNECTIONS FOR LAB UTILITY CONTROLLER AND SOLENOID VALVES WITH INDICATED CIRCUIT. 120V, 1PH, 20A, 2 #12 & 1 #12 GND IN 3/4" CONDUIT. COORDINATE CONTROL VOLTAGE FOR SOLENOIDS AND CONTACTORS AS REQUIRED. REFER TO DIVISION 22 AND 23 FOR INSTALLATION REQUIREMENTS.
- E23. PROVIDE CONNECTIONS FOR ISMET UTILITY CABINET WITH INDICATED CIRCUIT. 120V, 1PH, 20A, 2 #12 & 1 #12 GND IN 3/4" CONDUIT. REFER TO DIVISION 22 AND 23 PLANS AND SPECIFICATIONS FOR INSTALLATION REQUIREMENTS. COORDINATE AND VERIFY EXACT LOCATION AND INSTALLATION REQUIREMENTS PRIOR TO ROUGH-IN.
- E24. PROVIDE EMERGENCY PANIC BUTTON FOR UTILITY CONTROL CABINET SHUT-DOWN. BUTTON SHALL BE PROVIDED WITH FACTORY FABRICATED CLEAR PLASTIC ENCLOSURE. HINGED AT THE TOP TO PERMIT LIFTING FOR ACCESS TO INITIATE AN ALARM. VERIFY EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
- E36. PROVIDE RECESSED CLOAK-HANGER TYPE RECEPTACLE(S) AND STAINLESS STEEL DEVICE COVER PLATES FOR WALL MOUNTED FLAT SCREEN TV MONITOR AS INDICATED. COORDINATE EXACT ROUGH-IN LOCATION AND HEIGHT WITH TECHNOLOGY PLANS. ARCHITECTURAL PLANS AND ACTUAL MONITOR BEING FURNISHED FOR THIS PROJECT PRIOR TO ROUGH-IN.
- E59. PROVIDE OUTLET AND CONNECTION FOR HVAC CONTROL PANEL AS REQUIRED. 120V, 20A, 2 #10 & 1 #10 GROUND IN 3/4" CONDUIT. VERIFY AND COORDINATE EXACT LOCATION(S), HEIGHT, QUANTITY OF PANELS AND ALL INSTALLATION REQUIREMENTS WITH HVAC CONTROL TRADES, INCLUDING MULTIPLE PANELS AT OTHER LOCATIONS SERVING SAME AREA. PROVIDE ADDITIONAL ROUGH-IN FOR DATA OUTLET IN PANEL FOR LAPTOP DATA CONNECTION AS WELL AS ROUGH-INS FOR HVAC CONTROL INSTALLATION REQUIREMENTS AND CABLING. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BRANCH CIRCUIT TO ALL HVAC CONTROL PANELS AS INDICATED ON HVAC CONTROL TRADES COORDINATION DRAWINGS.
- E86. PROVIDE TEACHER STATION RECEPTACLE(S) AND TECHNOLOGY OUTLETS AS INDICATED. COORDINATE WITH TECHNOLOGY PLANS FOR OUTLET AND INSTALLATION REQUIREMENTS TO BE INSTALLED WITH IN 12 INCHES OF RECEPTACLE(S) PRIOR TO ROUGH-IN. VERIFY MOUNTING HEIGHT AND EXACT LOCATIONS FOR ALL ROUGH-INS ALONG TEACHING WALL WITH ARCHITECTURAL DRAWINGS AND ARCHITECT AS REQUIRED.
- E128. PROVIDE CONNECTIONS AND TOGGLE DISCONNECT FOR ELECTRONIC TRAP PRIMER AS INDICATED. 120V/1PH, 20A, 2 #12 & 1 #12 GROUND IN 3/4" CONDUIT. COORDINATE INSTALLATION REQUIREMENTS WITH PLUMBING TRADES AND SURROUNDING AREA FOR EXACT LOCATIONS AS DIRECTED BY ARCHITECT.
- E136. PROVIDE NAC PANEL FED FROM INDICATED CIRCUIT WITH RED PAINTED AND LOCKABLE CIRCUIT BREAKER CLEARLY IDENTIFIED.
- E141. PROVIDE OUTLET, NEMA PLUG, AS APPLICABLE, AND CONNECTIONS FOR CLOTHES WASHER AS REQUIRED. 120V/1PH, 20A, 3 #10 & 1 #10 GROUND IN 3/4" CONDUIT. VERIFY AND COORDINATE NEMA CONFIGURATION WITH ACTUAL UNIT FURNISHED FOR THIS PROJECT. COORDINATE EXACT LOCATION WITH ARCHITECT AND OTHER TRADES PRIOR TO ROUGH-IN.
- E142. PROVIDE OUTLET, DISCONNECT SWITCH/NEMA PLUG, AS APPLICABLE, AND CONNECTIONS FOR COMMERCIAL ELECTRIC CLOTHES DRYER AS REQUIRED. 208V/1PH, 30A, 3 #8 & 1 #10 GROUND IN 3/4" CONDUIT. VERIFY AND COORDINATE NEMA CONFIGURATION WITH ACTUAL UNIT FURNISHED FOR THIS PROJECT. COORDINATE EXACT LOCATION WITH ARCHITECT AND OTHER TRADES PRIOR TO ROUGH-IN.
- E143. PROVIDE SCIENCE LAB RECEPTACLE(S) OUTLETS AS INDICATED. COORDINATE WITH ARCHITECTURAL PLANS FOR OUTLET AND INSTALLATION REQUIREMENTS. VERIFY MOUNTING HEIGHT AND EXACT LOCATION WITH ARCHITECTURAL DRAWINGS AND ARCHITECT AS REQUIRED.
- E151. REFER TO DEMO SHEET.

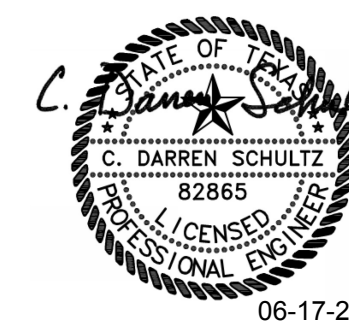
pfluger

MEP
ENGINEERING



LA VERNIA INDEPENDENT SCHOOL DISTRICT
DISTRICT WIDE ADDITIONS / RENOVATIONS
PRIMARY & INTERMEDIATE SCHOOL

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



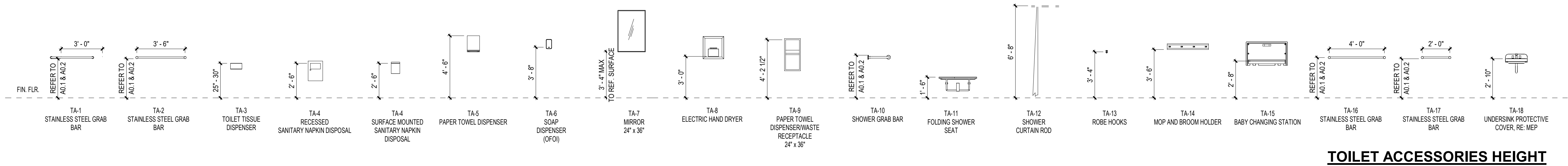
PROJECT NO.	59102A
DATE	06/07/24
REVISIONS:	ADDITIONAL #1
1	06/07/24
2	06/14/24
3	06/18/24

FLOOR PLAN -
LEVEL 01 - SEG D -
POWER

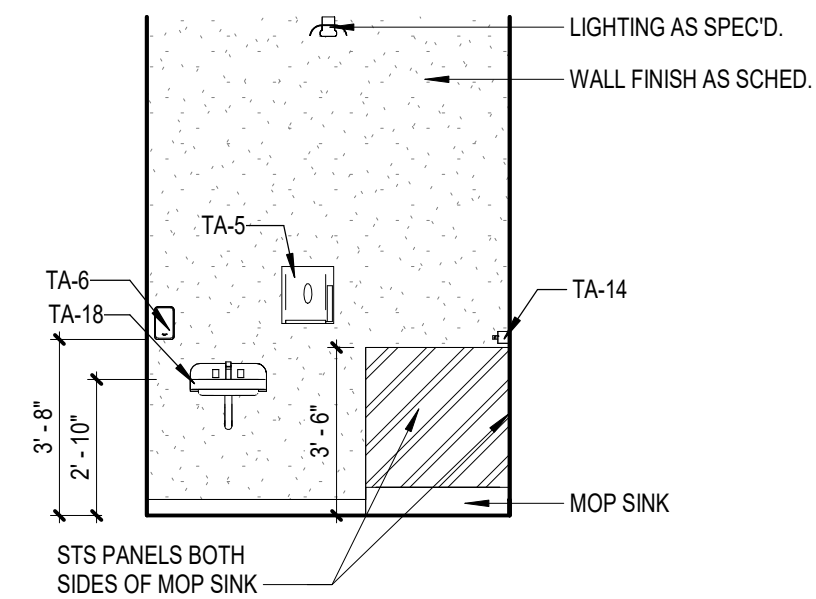
E3.1D

PACKAGE 1

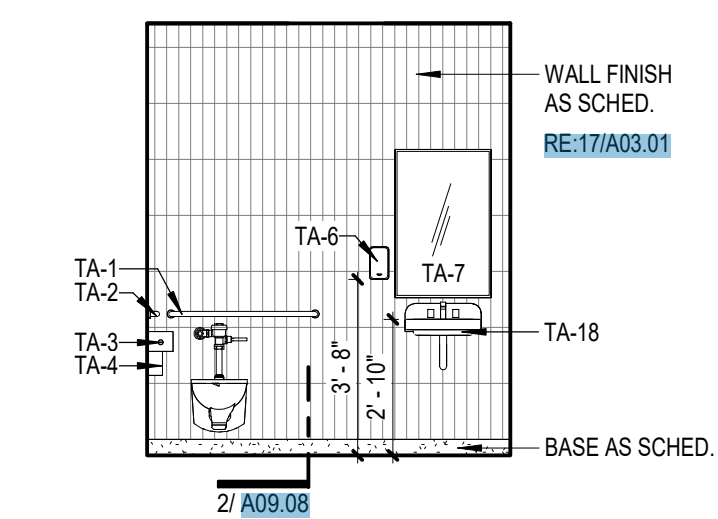
10/29/2024 11:43:16 AM



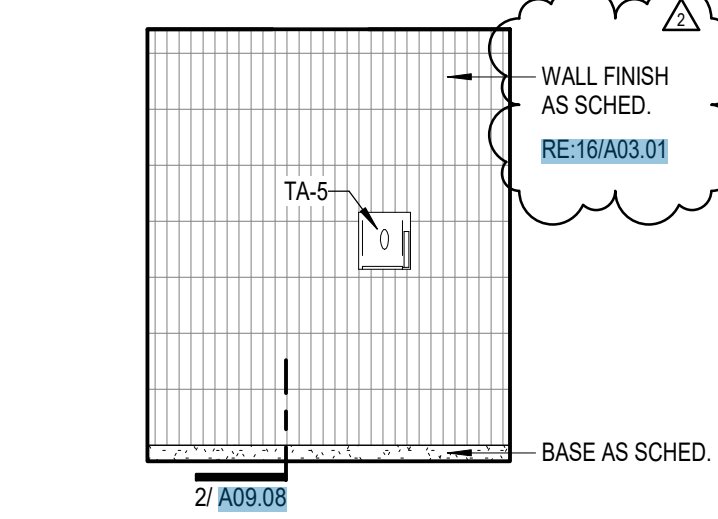
TOILET ACCESSORIES HEIGHT
SCALE: 1/4" = 1'-0"



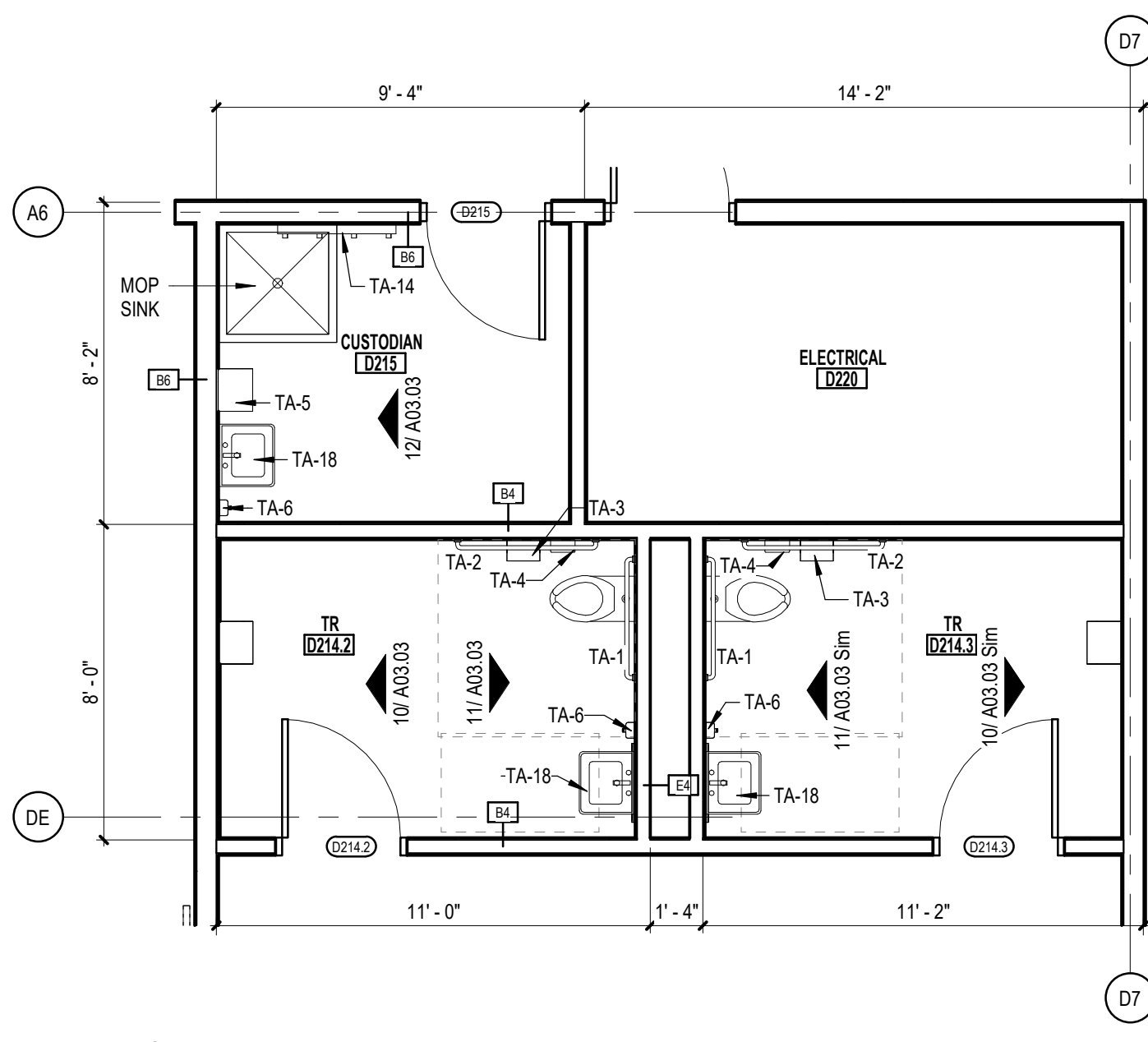
12 D215 - CUSTODIAN
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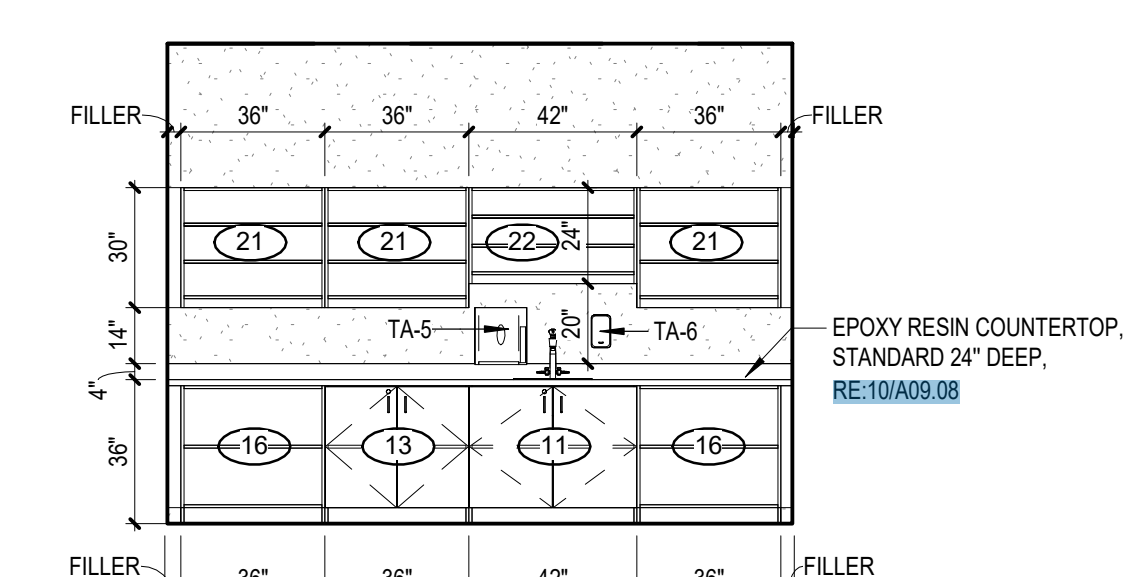
11 D214.2/ D214.3 - TR
SCALE: 1/4" = 1'-0"



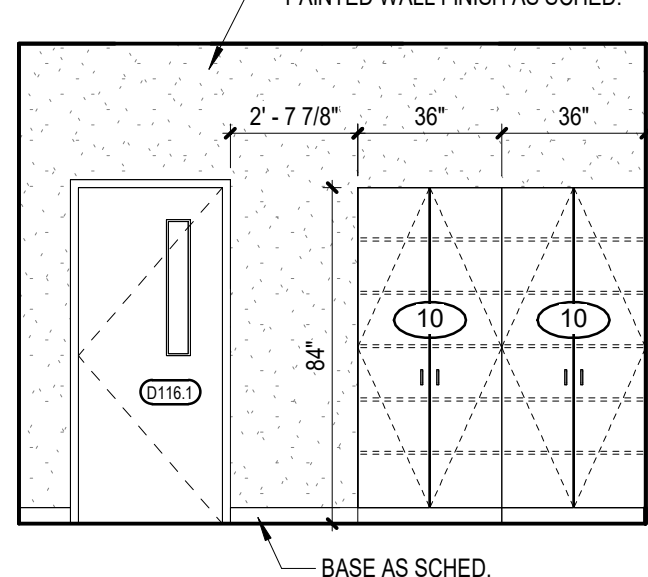
10 D214.2/ D214.3 - TR
SCALE: 1/4" = 1'-0"



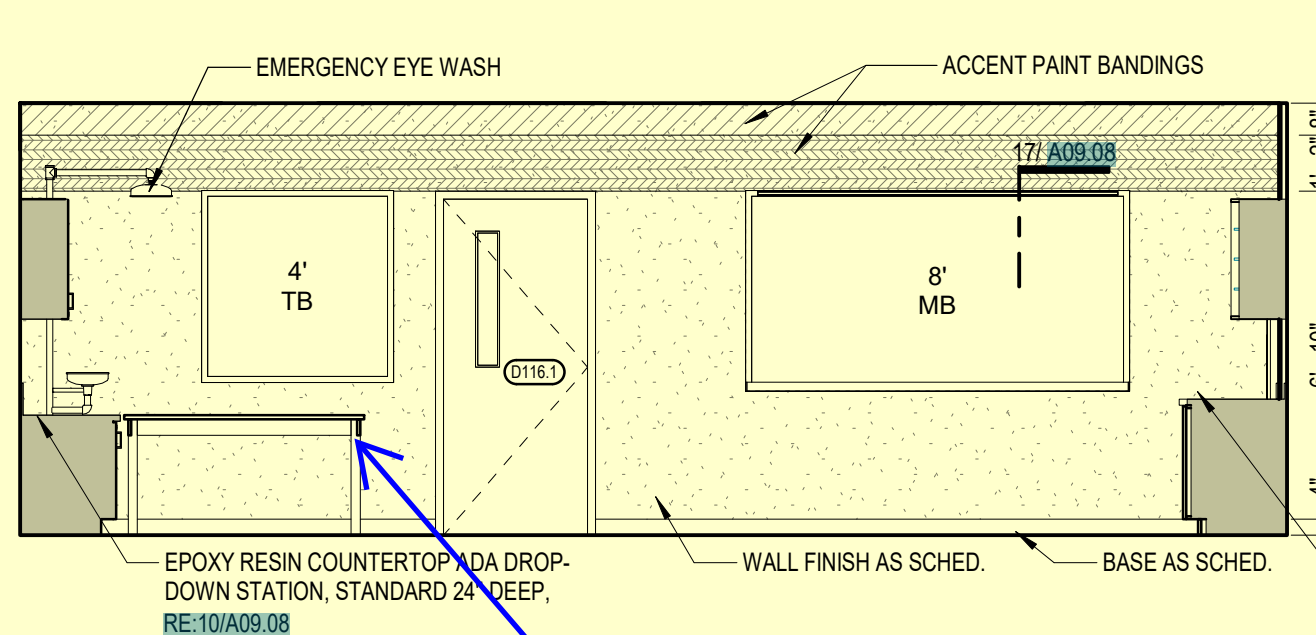
9 D214.2 - D214.3 - D215 - TR/ CUSTODIAN
SCALE: 1/4" = 1'-0"



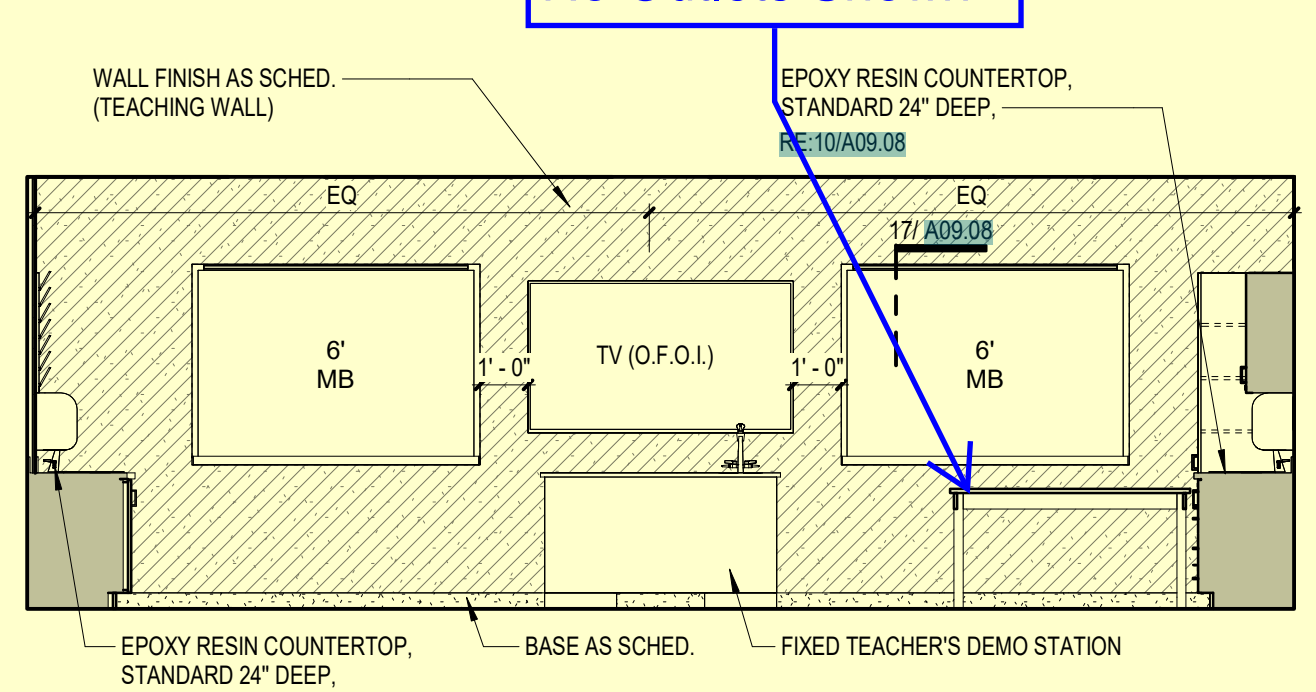
7 D116.1 - SCIENCE PREP - WEST
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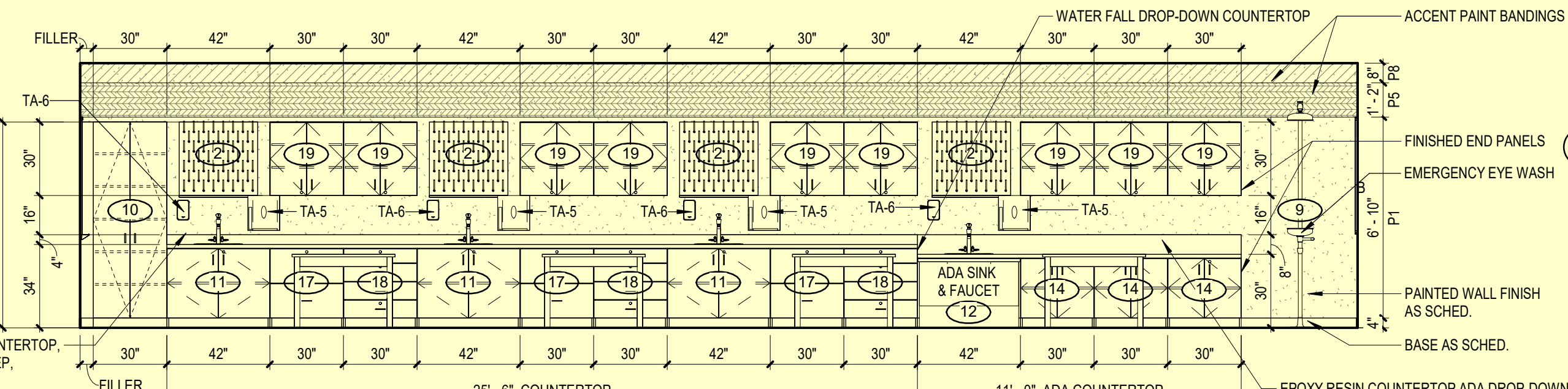
6 D116.1 - SCIENCE PREP - EAST
SCALE: 1/4" = 1'-0"



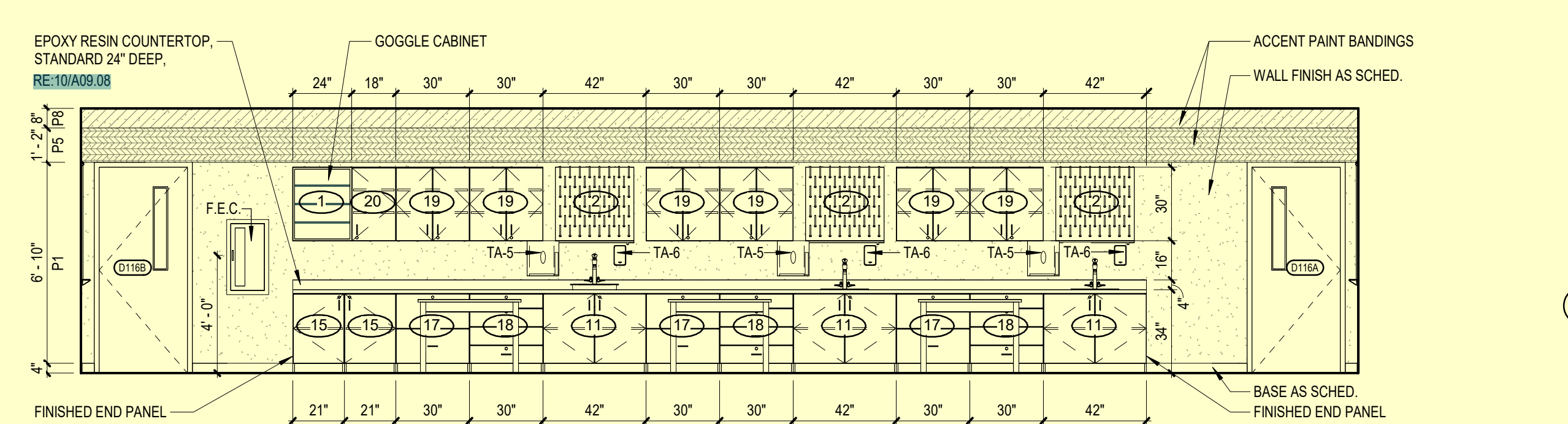
4 D116 - SCIENCE LAB - WEST
SCALE: 1/4" = 1'-0"



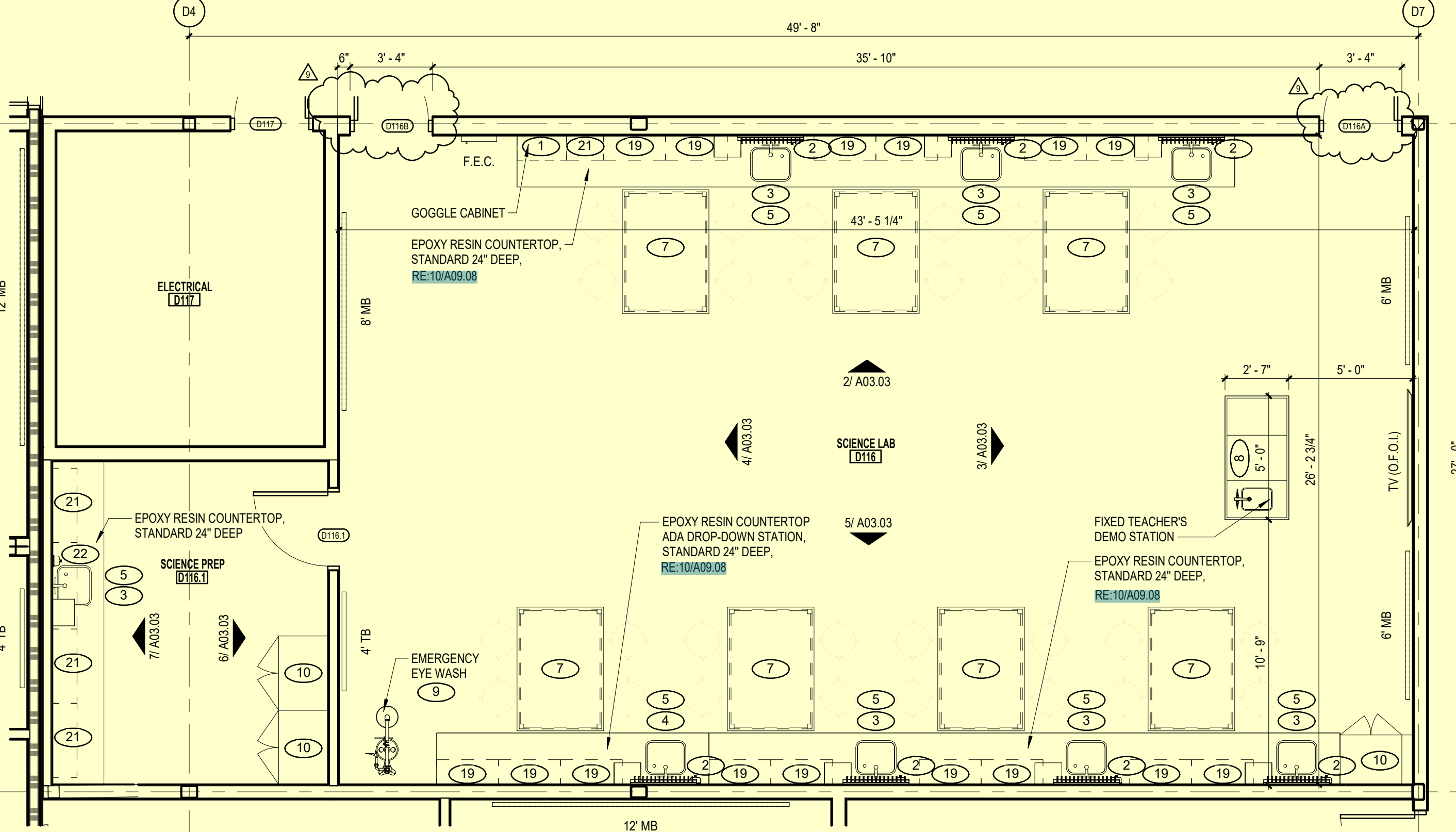
3 D116 - SCIENCE LAB - EAST
SCALE: 1/4" = 1'-0"



5 D116 - SCIENCE LAB - SOUTH
SCALE: 1/4" = 1'-0"



2 D116 - SCIENCE LAB - NORTH
SCALE: 1/4" = 1'-0"



1 TYP. INTERMEDIATE SCIENCE LAB
SCALE: 1/4" = 1'-0"

DIVERSIFIED SCIENCE CASEWORK & EQUIPMENT SCHEDULE		
TAG	MODEL #	DESCRIPTION
1	31170	GOOGLE CABINET
2	100745	PHENOLIC PEGBOARD W/ DRIPTRAY 30X30
3	100468	LAB GRADE FAUCET
4	100706	LAB GRADE FAUCET ADA
5	100584, 100585 & 100586	DROP IN EPOXY SINK AND ADA SINK
7	7730A003 & 7730A004	OPEN FRAME TABLE 30"H & 34"H
8	2162, 1162 & 1163	FIXED INSTRUCTOR'S DESK (NO GAS)
9	CBF1909	EMERGENCY EYE WASH STATION
10	353-3022 & 353-3622	SOLID SWINGING DOOR TALL CABINET 84"H
11	186-4222, 586-3622 & 586-4222	BASE CABINET SINK DOUBLE DOOR
12	582-3622 & 582-4222-MOD307H	BASE CABINET ADA SINK
13	103-3022 & 103-3622	BASE CABINET DOUBLE DOOR
14	003-3022 & 503-3022	BASE CABINET DOUBLE DOOR FOR ADA DROP-DOWN STATION
15	196-2422, 595-2122 & 595-2122	BASE CABINET SINGLE DOOR
16	101-2422, 101-3022 & 101-3622	BASE CABINET OPEN SHELVES
17	133-3022 & 533-3022	BASE CABINET 3-DRAWERS
18	121-3022 & 521-3022	BASE CABINET 4-DRAWERS
19	D03-3012	UPPER CABINET DOUBLE DOOR 30"H
20	D17-1912 & D18-4912	UPPER CABINET SINGLE DOOR 30"H
21	D01-3412, D01-3912 & D01-3612	UPPER CABINET OPEN SHELVING 30"H
22	C01-3612 & C01-4212	UPPER CABINET OPEN SHELVING 24"H





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: 09
Proposal Request Date: April 21, 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.)

At the Junior High School:

- Delete 16 electric hand dryers (TA-8), with associated electrical supply, from the project.
- Add 16 Paper towel dispenser / waste receptacles (TA-9) to the project.

Applicable to the following rooms:

Women's Restroom L102 (2), Men's Restroom L103 (2), Girls TR M121.4 (2), Boys TR M119.5 (2), Girls TR M114 (2), Boys TR M113 (2), Girls TR M212 (2), Boys TR M211(2).

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

REQUESTED BY THE ARCHITECT:

Braden Haley, AIA
PRINTED NAME AND TITLE

