



Professional Project Management Firm

**SAN ANTONIO**  
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Fax (210) 403-2281  
**www.agcm.com**

<b>TO:</b>	<b>Dr. Cone,</b> Superintendent of Schools, LVISD	<b>FROM:</b>	<b>Catherine Blackler</b> <i>Catherine Blackler</i> Senior Project Manager, AGCM
<b>cc:</b>	Belinda Raindl, LVISD		Michael Rogers, AGCM
<b>RE:</b>	La Vernia ISD – Bond 2023	<b>DATE:</b>	June 18, 2025
<b>SUBJECT:</b>	n/a	<b>PR DATE:</b>	n/a
<b>PR COST:</b>	\$ 192,000.00	<b>CONTRACTOR:</b>	RTM Construction

Dear Dr. Cone,

The track resurfacing project began on June 9th. Paragon Sports initiated work by removing the top coating of the track. Once the surface was cleaned and the asphalt exposed, it was determined that the existing asphalt was failing in multiple areas and required replacement. Following asphalt removal, it was discovered that the underlying subgrade was also failing. Initial efforts were made to remediate isolated problem areas; however, within 24 hours, it became evident that the extent of the subgrade failure was more widespread than anticipated. Exploratory investigation was conducted, including potholing to evaluate the depth and condition of the existing base. Results revealed inconsistent base depths and the presence of unstable soils in several locations. In several areas where potholes were conducted, the clay stratum was observed to be wet.

While the project included provisions for anticipated asphalt repairs, subgrade replacement was not accounted for. The extent of the failure could not be accurately assessed or priced until it was exposed.

The existing subgrade must be removed to a depth of one foot to expose the natural ground. Once exposed, the area should be allowed to dry out. Soil samples will be taken to assess the condition and composition of the native soils.

Due to the expansive nature of the soil, it is recommended to reinforce the area with a layer of geogrid or, alternatively, lime stabilization. However, geogrid is the more cost-effective, cleaner, and time-efficient option given the urgency of the situation.

Once the geogrid is in place, the subgrade will be rebuilt using standard flex base materials in lifts, with each layer compacted and tested by Terracon to ensure proper density and stability.

Before laying the asphalt, the subcontractor will verify that the sub grade is properly prepared and ready to receive the asphalt.

Approval of this change is critical to maintaining the timeline for completing the track installation in time for football season and, I believe, the first game on August 4th.

Three earthwork firms were contacted: RTM Construction, Chapman Brothers, and Winco Contractors. RTM Construction and Chapman Brothers submitted competitive bids. Winco Contractors was apologetic and unable to provide pricing due to his current workload and scheduling constraints.

**RTM Construction**  
**Contact:** Jeff Smith

**Chapman Brothers**  
**Contact:** Robert Chapman

**Winco Contractors**  
**Contact:** Cecile Sorsb



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RTM Construction	\$ 166,000.00
<u>Geogrid add alternate</u>	<u>\$ 26,000.00</u>
Total Change	\$ 192,000.00

The total change amount is \$192,000.00, with the understanding that \$51,749.00 will be funded from the Soft Cost Track Allowance. The remaining balance of \$ 140,271.00, will be funded through alternative bond funds.

As a side note, RTM offered a \$21,000.00 deduct if they are allowed to utilize the track base material at the CTE building. This has not yet been confirmed with the geotechnical engineer, but if deemed acceptable, the deduct will be applied accordingly.

**1. TRADE PARTNERS PRICING:**

i. RTM Construction	Earthwork	192,000.00
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**2. FUNDING SOURCE:**

a. SOFT COST – LVISD: Track Allowance	<51,729.00>
b. SOFT COST – LVISD: Alternative funds	<\$140,271.00>

**3. PROJECTED CONTINGENCY (After PR Approval):**

a. SOFT COST – LVISD: Track Allowance	0.00
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Based on this analysis, AGCM has no objections to the cost, or the supporting documentation as submitted. If you have any questions or require further information, please let me know.

Sincerely,  
**AGCM, Inc.**

A handwritten signature in purple ink that reads 'Catherine Blackler'.

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**Catherine Blackler**  
Senior Project Manager

Attachment:

/cb



**PROPOSAL # 250617A**

06/17/2025 1:49:58 PM

Project: La Vernia Football Field

Acknowledgement of addendums:

To: **AGCM C/O Catherine Blackler**

BID ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXT. PRICE
10	MOBILIZATION OF MILLER MACHINE & SURVEY BLUE TOPS	1.000	LS		
20	STRAW WADDLES TO PREVENT DIRT ON TURF	1,320.000	LF		
30	EXCAVATE 12" MATERIAL INSIDE TRACK SURFACE	1,856.000	CY		
40	PREP SUBGRADE & MOISTURE CONDITION	5,570.000	SY		
50	INSTALL 12" FLEXBASE INSIDE TRACK SURFACE	5,570.000	SY		
60	FINE GRADE FLEXBASE (-2" DOWN FROM TOP OF CURB)	5,570.000	SY		

**TOTAL BID: \$166,000.00**

**Note:**

- 1.) Pricing above reflects excavation of the existing running track and field event area due to "pumping" of the subgrade under the existing asphalt (removed by Lonestar Paving).
- 2.) Item 20 is required to protect dirt from excavation work getting onto the turf field surface at the edge of the existing concrete curb.
- 3.) Item 30 is required to remove the existing track base and dirt underlying material into dump trucks and stockpile near CTE bldg.
- 4.) Item 40 is required to rip open the existing clay subgrade, moisture condition the existing subgrade with water trucks, recompact the subgrade and prepare for Geo-Grid and/or 12" Flexbase layers.
- 5.) The existing base thickness is approx. 4" to 8" in most areas. The underlying clay subgrade is very soft. It's highly recommended to remove the base and clay to a depth of 14" below top of curb and thus allow for 12" Flexbase and 2" asphalt installation.
- 6.) Item 60 is required to fine grade all the paving surfaces and make ready for asphalt layer.
- 7.) **DEDUCT \$21,000.00** if excavated material is allowed to be used inside building pads at High School & Jr High.
- 8.) **ADD \$26,000.00** if Geo-Grid HX 5.5 is required to be installed between dirt subgrade and 12" Flexbase.

**Excluded from our proposal:**

1. Payment or performance bonds, Rock excavation of any kind, Spoil Hauloff, Fire Hydrant Bollards.
2. SWPPP, Dewatering of existing ground water, Concrete rip rap work of any kind.
3. Removal or replacement of existing structures. (including fences)
4. Removal or replacement of existing pavements; other than what is itemized above.
5. Payment or furnishing of services for laboratory testing, Clearing or Prep ROW, Restoration of public right-of-way.
6. Seeding or sodding, Tree protection, Finish landscaping.
7. Layout by a licensed surveyor, professional engineering of any type, Handling or removal of contaminated material.
8. Removal and or relocation (including costs) of existing utilities or irrigation systems.
9. All required after hour operations, All meters or fees, Backflow preventers (except as noted), Impact fees.
10. Capital recovery fees, Any additional insurance beyond standard liability and workmen's compensation coverage.
- 11. OCP policy.**

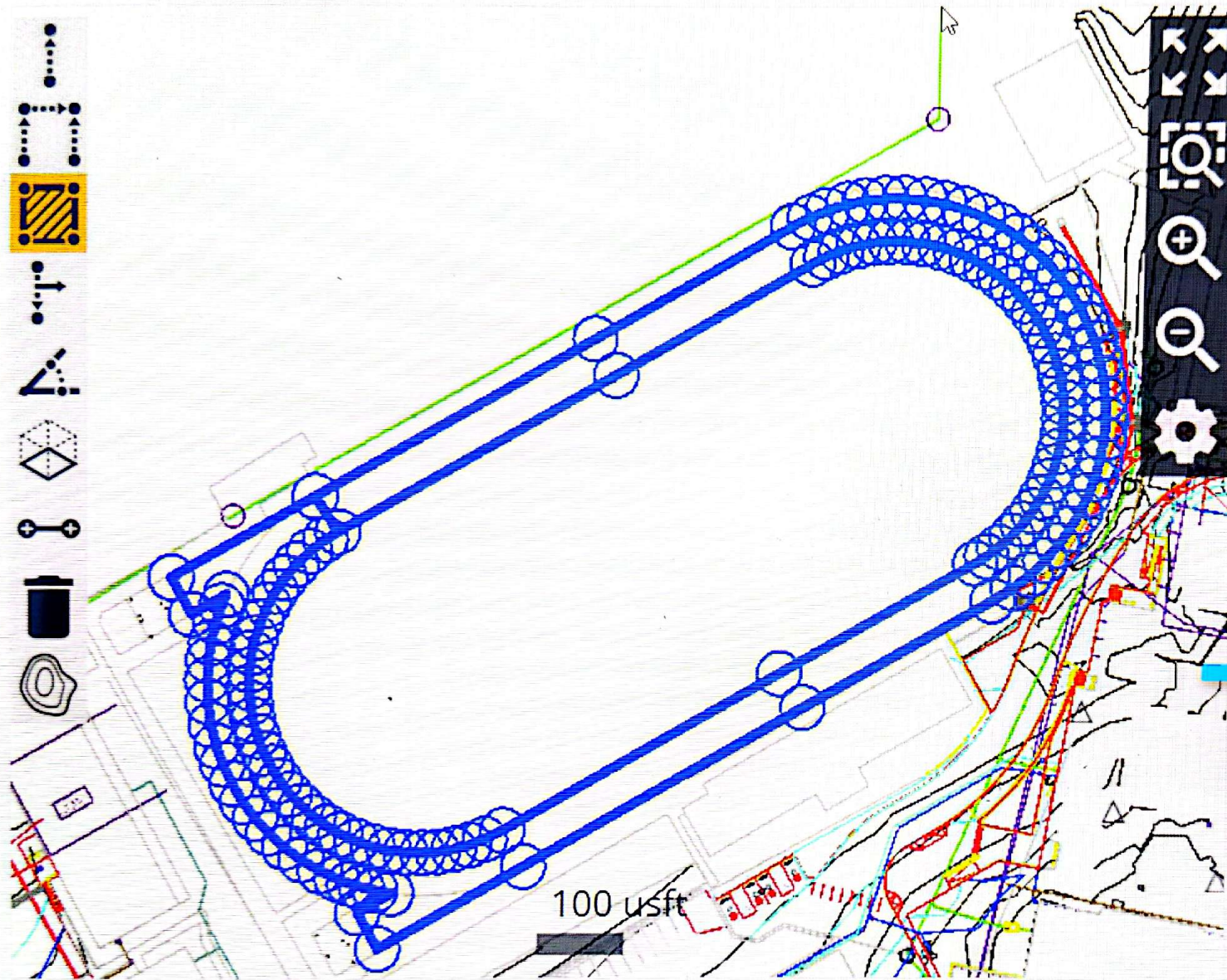
Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Smith".

Jeff Smith, P.E.  
VP



# Volume of Area & Thickness



Tap points or area

Thickness

0.000 usft

Area

37100.888 usft<sup>2</sup>

Perimeter

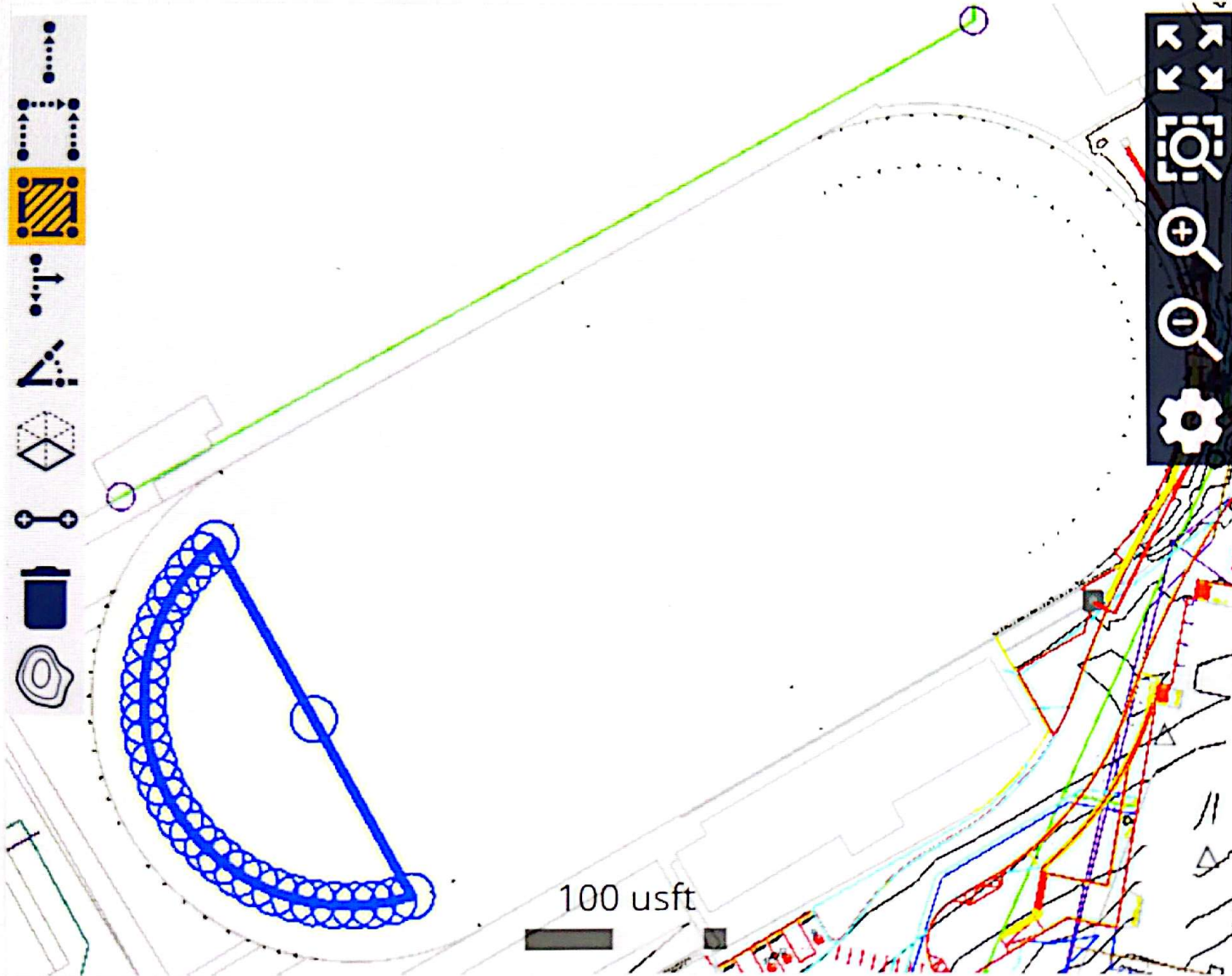
2948.110 usft

# Track

ACCEPT



# Volume of Area & Thickness



Tap points or area

Thickness

0.000 usft

Area

11873.126 usft<sup>2</sup>

Perimeter

474.165 usft

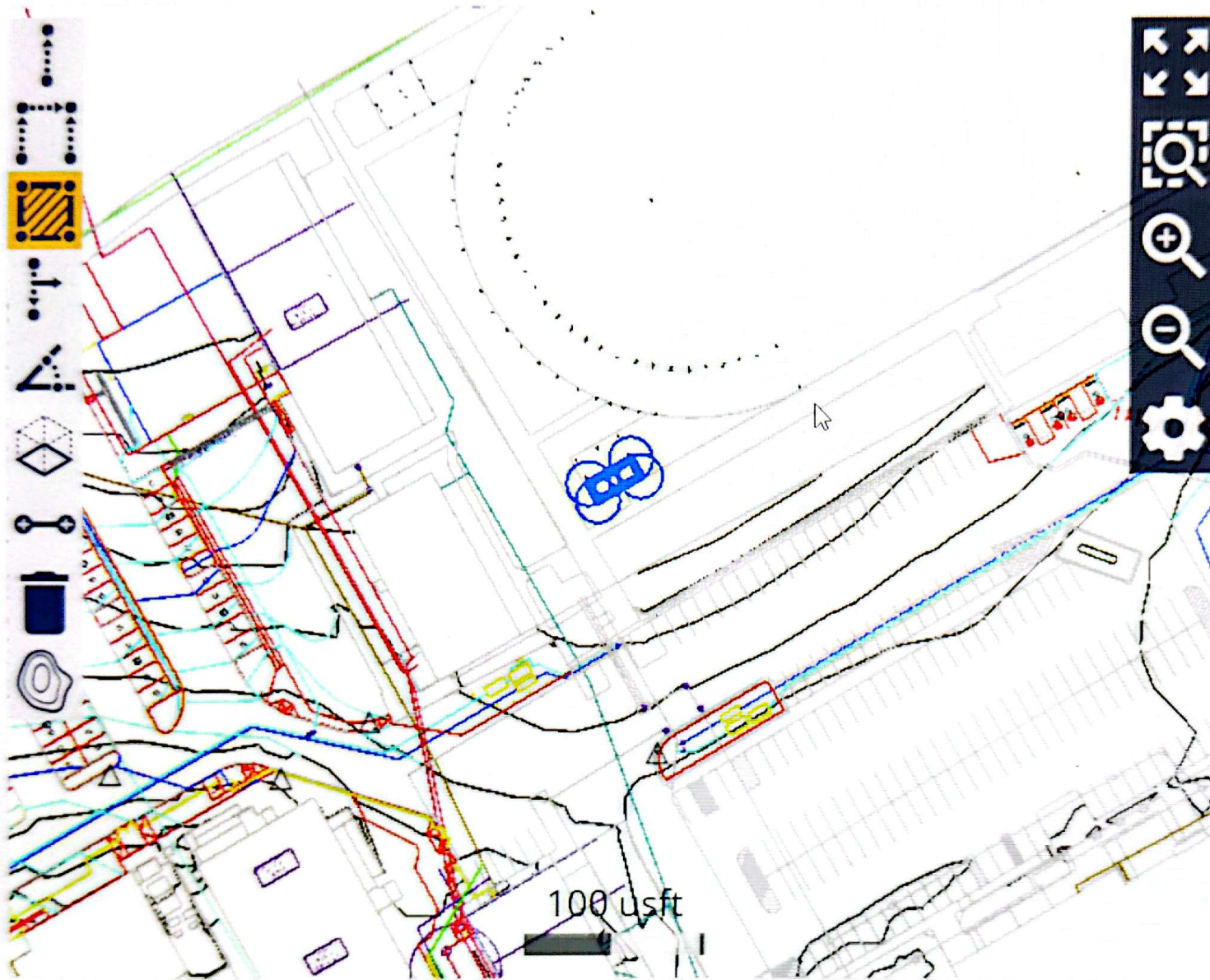
Pole vault

ACCEPT

# Volume of Area & Thickness



Hz: N/A  
Vt: N/A



Tap points or area

Thickness

0.000 usft

Area

289.132 usft<sup>2</sup>

Perimeter

75.431 usft

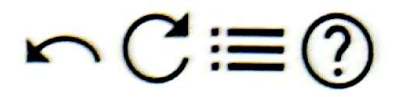
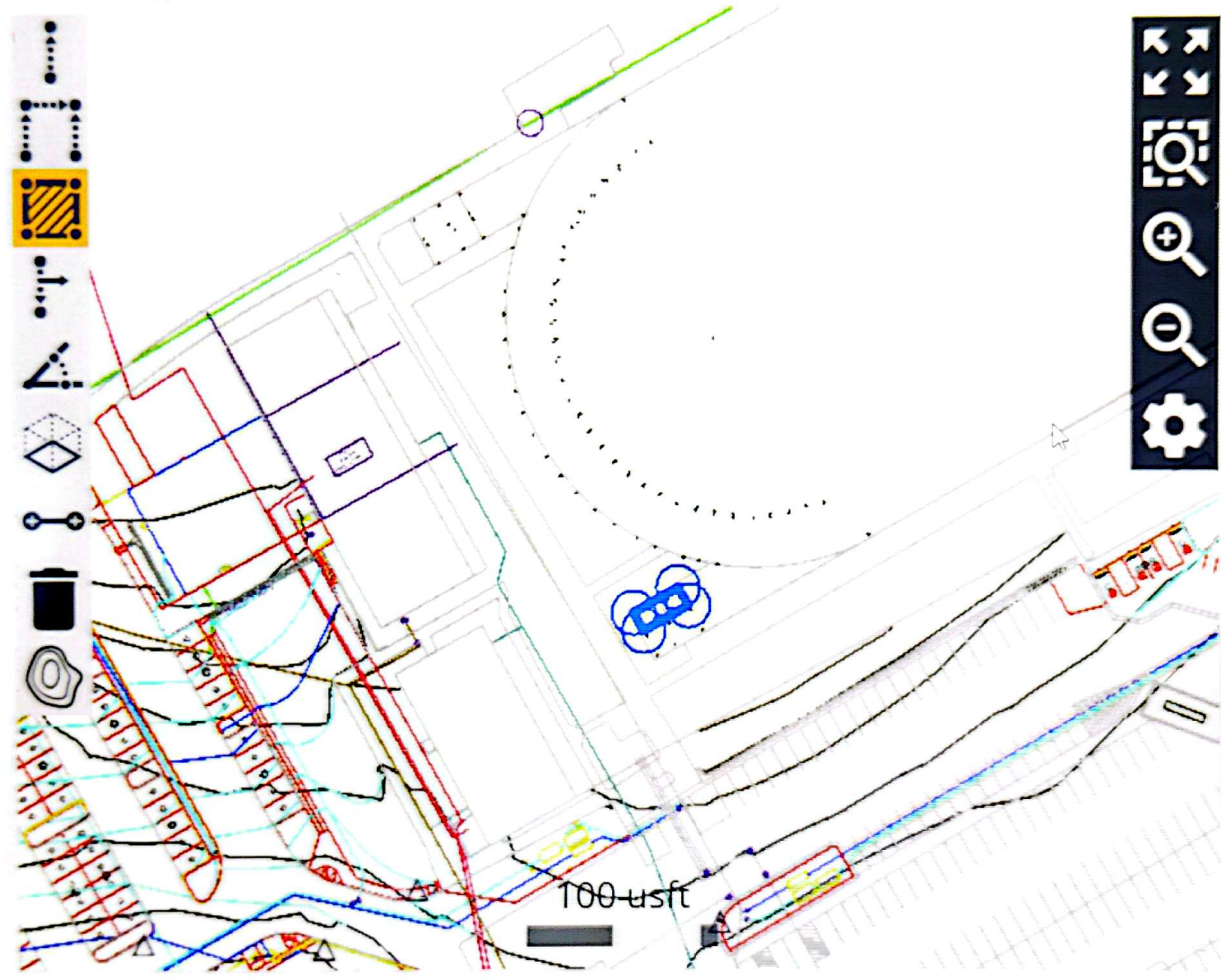
Long jump4

ACCEPT



# Volume of Area & Thickness

Hz: N/A  
Vt: N/A



Tap points or area

Thickness

0.000 usft

Area 290.238 usft<sup>2</sup>

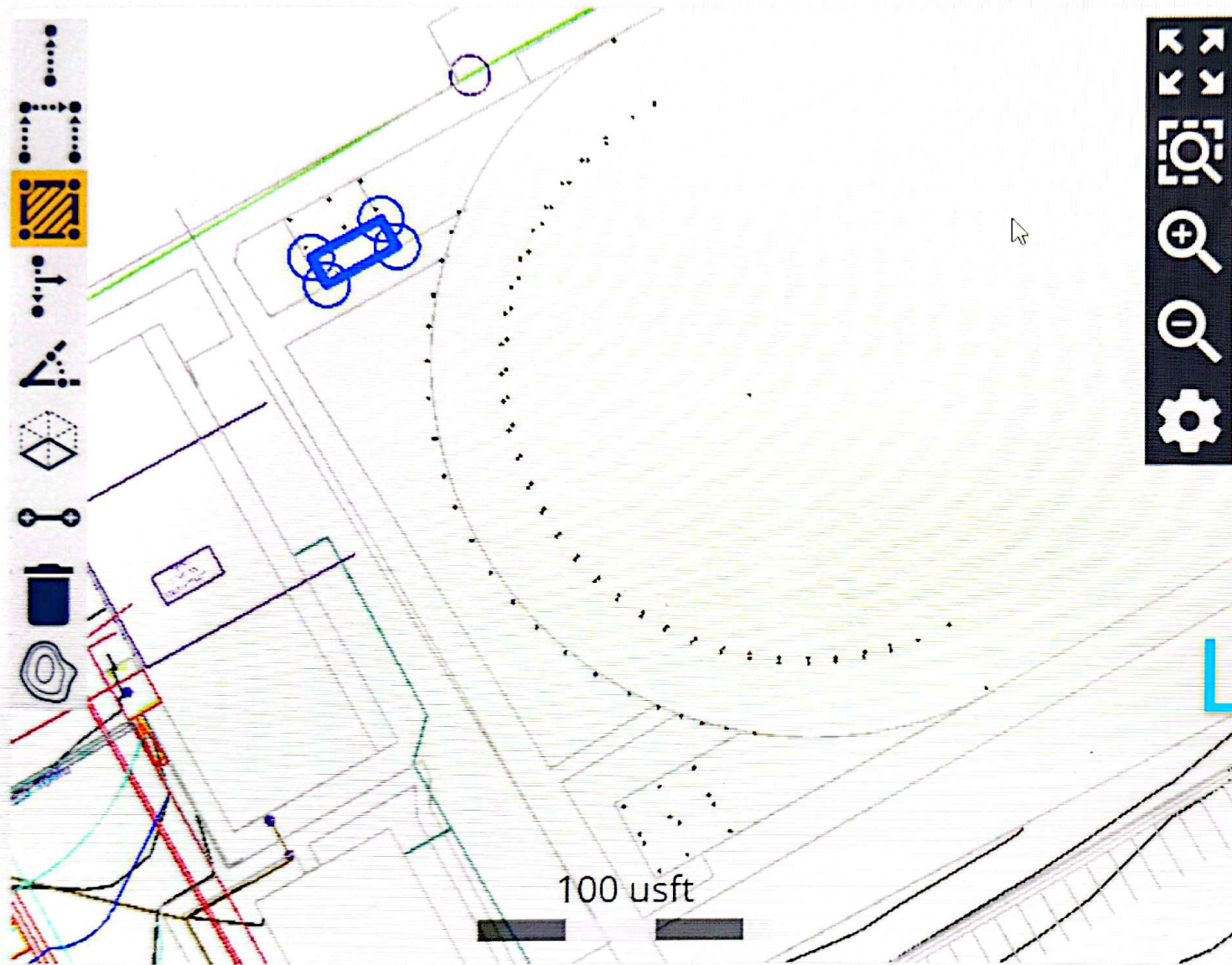
Perimeter 75.409 usft

Long jump3

ACCEPT



# Volume of Area & Thickness



Tap points or area

Thickness

0.000 usft

Area

290.343 usft<sup>2</sup>

Perimeter

75.484 usft

Long jump5

ACCEPT



# Volume of Area & Thickness



Tap points or area

Thickness

0.000 usft

Area

290.979 usft<sup>2</sup>

Perimeter

75.594 usft

Long jump6

ACCEPT





**TO: AGCM**

**Date: 06/18/2025**

**ATTN: Catherine Blackler**

**Job Name: LVISD Track repair**

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We hereby submit estimates for the following:

Furnish labor and material for work as listed below:

**Inclusions:**

- |   |                |
|---|----------------|
| 1. Mobilize   | 1ea            |
| 2. Protect existing turf from Dirt spoils or damage   | 1 ls           |
| 3. Excavate existing base material                    | 1866 tight yds |
| 4. Moisture condition the existing subgrade           | 5600 syd       |
| 5. Proof roll the existing subgrade                   | 5600 syd       |
| 6. Install 12" of A2 crushed limestone base (2 lifts) | 3654 tons      |
| 7. Blue top and fine grade                            | 5600 syds      |
| 8. Export spoils                                      | 2800 loose yds |

**Exclusions:**

1. Asphalt or black base
2. Geo Grid
3. Concrete work
4. Overtime
5. Cost of Testing
6. Temporary Fence or Construction Fencing
7. Sales Tax
8. Bond

**BASE BID: \$197,500**

**Alternate to ADD Geo Grid \$58,200**

**PLEASE CONTACT Robert Chapman WITH ANY QUESTIONS @ 210-771-6203**

**For the sum of: SEE ABOVE All material is guaranteed as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will require a written change order.**



**Signature: \_\_\_\_\_**  
**Robert Chapman**

**This proposal may be withdrawn by us if not accepted in 30 days.**

**16332 I 35 North Schertz, TX 78154**  
**Office: (210) 771-6203 / E-Mail: robert@cbigs.com**