



Professional Project Management Firm

**AGCM, Inc.**

P.O. Box 2682  
1101 Ocean Drive (78404)  
Corpus Christi, TX 78403  
361-882-0469

AGCM Invoice 12519, dated 06/01/25  
No Exceptions as submitted.

Catherine Blackler, SPM - AGCM  
June 17, 2025

La Vernia ISD  
13600 US Hwy 87 West  
La Vernia, TX 78121

Invoice number **12519**  
Date 06/01/2025

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

Billing Period 05/01/2025 - 05/31/2025

**Invoice Summary**

Description	Contract Amount	Total Billed	Prior Billed	Current Billed	Remaining	Percent Complete
<b>PRE-DESIGN PHASE</b>	149,596.00	149,596.00	149,596.00	0.00	0.00	100.00
<b>22-002P PROGRAM MANAGEMENT</b>	3,766,070.00	884,836.01	809,047.26	75,788.75	2,881,233.99	23.49
Total	3,915,666.00	1,034,432.01	958,643.26	75,788.75	2,881,233.99	26.42

**Professional Fees**

	Hours	Rate	Billed Amount
Senior Project Manager			
Catherine Blackler	169.50	220.00	37,290.00
Project Advisor			
Derek M. Bird	2.00	247.00	494.00
Assistant Project Manager			
Michael W. Rogers	190.25	171.00	32,532.75
Walter Nu'u	32.00	171.00	5,472.00
Professional Fees subtotal	393.75		75,788.75

Invoice total **75,788.75**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
12519	06/01/2025	75,788.75	75,788.75				
Total		75,788.75	75,788.75	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](mailto: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: 05/31/2025

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: 05/31/2025

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: 05/31/2025

Date	Units	Rate	Amount
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#### Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Billable Time	05/01/2025	9.00	220.00	1,980.00
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Misc Administrative: Email  
Meeting with Mr. Hill and Mr. Mills - rescheduled  
Misc Administrative: Email  
Propane Tank Relocation: F/U with Caylor Garnett STx Propane on pricing and led times  
Terracon Invoice processing procedures - Michael Rogers  
Open Task Prioritization: Safety Security, RFI's, Submittals - Michael Rogers  
Dedication Plaque layout and verbiage - template for RFI 87  
Campus Wide Door Numbering for Campus Wide Security and Safety and Core study  
Summer work coordination: gas, fiber, portables BC, Pfluger and AGCM  
Meeting Mr. Armstrong - Final Review of Fiber reroute and review comments from meeting with BC and Pfluger 5.1.25.  
Misc Administrative: Time

Billable Time	05/02/2025	8.25	220.00	1,815.00
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Misc Administrative: Email  
Fiber - reroute campus fiber: Generated drawing based on meeting 05.01.25. Distributed to BC and Pfluger  
Housekeeping / Action Items Log  
Follow Up on Open Items: BC Schedule update for Primary and Intermediate D of SC David Winkelmann  
Follow Up on Open Items: Roof Warranty - Micheal Rogers  
Housekeeping files  
Action Items Log  
Tech and Security Dwgs: Compare cameras with data drops  
Misc Administrative: Time

Billable Time	05/05/2025	9.00	220.00	1,980.00
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## Invoice Supporting Detail

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

#### Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 05/31/2025

Date	Units	Rate	Amount
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#### Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email  
Task Prioritization  
Track resurfacing summer coordination - email invite  
Monthly Report - April  
Technology Meeting: Design team fiber review  
Gas Tank Relocation: Proposal Review with Caylon Garnett South TX Propane  
Gas Tank Relocation: AGCM cost estimation for comparison against STX Propane proposal  
Contract: Portable - F/u with Bel  
Marching Band Parking Lot - F/U with Lindsey City of LaVernia Building

Billable Time	05/06/2025	9.25	220.00	2,035.00
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Misc Administrative: Email  
Track resurfacing: F/U with LVISD PO #  
FF & E - Intermediate and Primary: F/U with LVISD PO #  
Portables: Emailed contract and exhibit to Ezra Lyons - Aries  
LVISD PO's: Emailed to Paragon and Meteor  
BC Weekly GR Labor Report: Review with Michael Rogers  
Floor Plan - Door Number: Update Log Campus Wide Safety & Security  
Portable: F/U up with Alicia Aries Counsel. Trying to resolve issue on contract. Alicia to RMC.  
BC Pay Ap 07 - Draft and Docs - download to files  
Alicia Aries Counsel. Discussed contract, NTP and lease agreement in works.  
F/U with Insurance Agent regarding Insurance Certificate from Trade Partner for Stored Materials  
BC PA 07 - email to Christian for specific back up documentation for review  
Misc Administrative: Time

Billable Time	05/08/2025	8.00	220.00	1,760.00
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Misc Administrative: Email  
Fiber meeting: Future Infrastructure - logistics and pricing  
Track Resurfacing Kick off Meeting Agenda Prep  
Track Resurfacing Kick off Meeting - Paragon, Lonestar, LVISD, AGCM, BCGC  
Generating automated schedule template in excel for the Track Resurfacing Scope of Work.  
Propane Tank Relocation - Draft pricing review with Caylon Garnett  
Propane Tank Relocation - Revised analysis sheet/distribution to South Texas Propane  
Misc Administrative: Time

Billable Time	05/09/2025	5.50	220.00	1,210.00
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Misc Administrative: Email  
BC PA 07 - Draft Review - GR's, GC's  
BC PA 07 - Draft SOV Reconciliation / Review  
PR 12 - Follow up on pricing with Alex Ragland BC  
Gas Lines: Library and Building 400 - Download photo, narrative and distribute to design team  
Fiber: Emailed WHJW current design to future Infrastructure per meeting 05.08.25  
Action Item Log Update

Billable Time	05/10/2025	8.25	220.00	1,815.00
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Misc Administrative: Email  
Portables: F/u on email from Aries  
BC PA 07 - Draft SOV Reconciliation review continuing  
BC PA 07 - Draft Trade Partner Billing Review  
BC PA 07 - Draft BC Self Perform Breakout review & comparison against Certified Payroll & SP Proposal  
BC PA 07 - Draft Self Perform Certified Payroll Review and Comparison Against Job Cost  
BC PA 07 - Draft PA - Comparing GR Weekly Labor time against Job cost & BC Self Perform Billing  
Misc Administrative: Time

Billable Time	05/11/2025	2.50	220.00	550.00
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Monthly Report April 2025 - Generated and distributed  
Misc Administrative: Email  
Misc Administrative: Time

Billable Time	05/12/2025	6.75	220.00	1,485.00
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## Invoice Supporting Detail

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

#### Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 05/31/2025

Date	Units	Rate	Amount
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#### Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Round 2: Campus Wide - Naming conventions for cameras, rooms, CR's - Mr. Hill and Mr. Mills

General Requirements: Reviewing BC self perform, labor and equipment - Michael Rogers

BC: PA 07 Draft - review comments Christian Cortes BC

Updated GR's review Micheal on checking equipment and labor after PA review with Christian

Signage number sequencing: Update to Shelby Pfluger

Coordinating key structure meeting - Dr. Cone, Mr. Hill, Mr. Mills, Allegion

Track resurfacing: Confirmed if power there is a power requirement

Bi-Monthly Meeting - Dr. Cone

Building Plaque Draft updated (New Board Member) distributed to Pfluger

PR 12 - Spec clarification btw BC/Trade Partner and Air Quality Monitoring

Misc Administrative: Time

Billable Time	05/13/2025	8.50	220.00	1,870.00
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Misc Administrative: Email

AEA: PR 1, PR2R and PR 3 - response to Pfluger

Round 3: Campus Wide - Updating Room Types for Meeting with Mr. Hill and Mr. Mills for Keying

Structure

Round 3: Campus Wide - Review and confirmed allocation of Room Types with Mr. Hill and Mr.

Mills

Allegion: Distributed updated Room Name Numbers tracker

Misc Administrative: Time

Billable Time	05/14/2025	8.00	220.00	1,760.00
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Misc. Administrative: Email

Temp Portables: F/U on information for Christian BC / Felps service

Clinics F/U on email from Brandon Mills - which clinics will be affected by summer work

Track resurfacing - color chart distribution for approval

OAC Meeting No. 13

BC Weekly GR Labor Time Ticket - review

Temp Portables: Follow UP on contract with Bel - changes made by Aries

Paragon Sports: Track resurfacing color approval to Chris B.

Fiber Relocation Price: Follow up with Future Infrastructures on pricing

SR 04: Reviewed request to be sent to Dr. Cone for signature

Campus Wide Safety and Security Bi-Monthly Meeting

Campus Wide Safety and Security Site Walk - Set Up for 05.21 & 05.22

ASI 08: Uploaded to Procore

BC PA 07 - Final Prep and Upload for Board Meeting

Misc. Administrative: Time

Billable Time	05/15/2025	8.25	220.00	1,815.00
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Misc Administrative: Email

Summer work relocation meeting - Internal to LVISD

PR 12 - Review pricing, prepared narrative for Dr. Cone and Board approval

HS Gas Tank relocation - Narrative for Dr. Cone and Board approval

SR 04 - Ameripolish - distribution to Brenda to print for approval

Felps - New Service Application for Portable - distributed to Brenda to print for signature

Playground Allowance - review BCPA WA and Buy

Sub-Committee Meeting - Pre Board Meeting

Misc Administrative: Time

Billable Time	05/16/2025	6.75	220.00	1,485.00
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Core Study Site Walk - Central Office, Blg 300 Culinary/Band, HS 100, Auditorium, Service Center/Bus Barn

Gas Tank Relocate - coordinated site walk for 05.19.25 with Smith Propane

Gas Tank Relocate - coordinated site walk for 05.19.25 with Dynasty Propane

Core Study Site Walk - Central Office, Blg 300 Culinary/Band, HS 100, Auditorium, Service Center/Bus Barn

Fiber Relocate-Site Walk with Grant Coleman Future Infrastructure for Pricing

Billable Time	05/18/2025	3.25	220.00	715.00
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## Invoice Supporting Detail

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

#### Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 05/31/2025

Date	Units	Rate	Amount
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#### Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Cores: Confirmation of Dr B101.1, B101.2, B101.3 B101.4, B101.5 - revised dwg. Issued to Allegion

HS Gas Tank Relocation: Soliciting two new Bids via email: Smith Propane and Dynasty Propane

Action Items Log update

FF & E Schedule Move In: F/U with David Winkelmann BC

Gym Floor Graphics: Download photos and emailed to Shelby

Millwork: Primary downloaded photos, Emailed Braden to issue BC a PR.

Task prioritization for Monday and week starting 05/19/25

Misc Administrative: Time

Billable Time	05/19/2025	12.00	220.00	2,640.00
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Misc Administrative: Time

PRI/INT: Cavity - Met Mr. Mills, David Windelmann at location to observe hair line cracks

LVISD: Picked up executed paperwork for SR 04, HS Easement Agreement, Temp Portable New Service Agreement

PR 17 (3a) Photographed Bldg 100 Library IDF for Christian Cortes BC

HS: Gas tank relocation - walked site with Scott Holder Dynasty Propane

Processed and distributed executed paperwork HS GVEC Easement Agreement

Processed and distributed executed paperwork SR 04 - Polished Concrete Approval

Processed and distributed executed paperwork Felps - New Portable Service

PR 17 (3a) Bldg 100 Library IDF - processed photos & emailed Christian Cortes, BC

JH Gym Striping: F/U Auditorium floor replacement - Steve Kotara - Gerloff for Vector files.

Updated Pfluger.

Michael Rogers: F/U on RFI posting, submittal Procore, Terracon ultra testing, cameras email

Pluger, WAPS to Excell

Site Walk - Daily Report

Cores: Allegion Review of Bldg 500 and Auditorium for meeting 50.21.25

HS: Gas tank relocation - walked site with Clayton Smith - Smith Propane

Temp Portables: Aries Contract Review - Dr. Cone and Belinda Raindl

HS: Gas tank relocation - updated drawing with additional locations at Blg 100, 200 and 300

Misc Administrative: Email

Board meeting May 2025

Billable Time	05/21/2025	8.50	220.00	1,870.00
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Misc Administrative: Email

JH - Site walk with Mr. Mills - dumpster location for BC for Summer work

PRI - Site walk with BC - dust control at back side of homeowners fence

Natural Gas: Set up site walk with West Texas Gas for 05.22.25 - calendar invite

Safety and Security Meeting - Kick off for site walk related to cameras, access controls, IDF closets

Temp Portable Contract Documents - emailed to Aries

Lunch Pick up & Prep - Buffalo Joes for Safety and Security Walk members working thru lunch

HS Natural Gas - Rescheduled Mtg with West Texas Gas from 05.22 to 05.23

Asbestos Abatement: Air Quality Monitoring - Notified bidders of award via email

Key Structure Meeting - Dr. Cone, Mr. Hill and Mr. Mills

Misc Administrative: Time

Billable Time	05/22/2025	3.50	220.00	770.00
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Misc Administrative: Email

Natural Gas - coordination with Smith site walk for 05.23 to determine gas powered equipment

HS bldgs only

Campus Wide Technology Walk - Coordination

Mr. Armstrong: Fiber quote FU with Future Infrastructure

Bond 2023 Architectural Plans (Pri, Int, JH, HS) emailed to Allegion for Core Study

Dr Cone - Playground rubber mat color approval - Blue RH20

Picked up lunch for Campus Wide Safety and Security site walk team working thru lunch

Billable Time	05/23/2025	6.25	220.00	1,375.00
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## Invoice Supporting Detail

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

#### Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 05/31/2025

Date	Units	Rate	Amount
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#### Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Natural Gas: Site walk with West Texas Gas - Dillion Matt Steve Diego Mr. Mills

Site walk to confirm gas powered equipment at the HS 100 200 300 400 500 - Mr. Mills, Jim

Moore & Clayton Smith

Site walk with AGCM - Jacobo Morales (FOM) and Micheal Rogers

Misc Administrative: Time

Billable Time	05/26/2025	7.25	220.00	1,595.00
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Misc Administrative: Email

Natural Gas: Site Layout of existing conditions/Gas Equipment Layout at HS

Bld100,200,300,400,500 - Narrative to Dr. Cone

Misc Administrative: Time

Billable Time	05/27/2025	4.50	220.00	990.00
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Misc Administrative: Email

Schedule Follow Up for FF & E - Bartett - David Windlemann

PR Priority Review - Bartlett - Alex Ragland

FF & E Teams Meeting: Jen Lewis / Han Schoot - High School Coordinate Kick Off Meeting

06.02.25

Natural Gas: Site walk with Mr. Mill to confirm gas equipment at Primary and Intermediate

Walter Nu: Campus Phasing Plans - PRI, INT, JH, HS

Misc Administrative: Time

Billable Time	05/28/2025	9.00	220.00	1,980.00
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FF & E: HS Welding - discussion with Jacobo on preliminary design discussion

Misc Administrative: Email

Portables - Rentals and Relocated: Coordination with David Winkelmann - emailed dimensions

OAC 15 - Prepping

Gym Stripping: Provided Pfluger photos and drone footage of HS gym for reference

OAC 15 Meeting

Campus Wide Safety and Security

Mr. Ramirez - Review of PR 17 and IDF Rooms JH and HS

PR Portable - site walk with Mr. Ramirez to locate incoming fiber to be disconnected

Michael Rogers - coordinate task to locate fiber under portables to be disconnected

HS Propane Tank Removal - emailed Caylon for a revised bid/followed up with Smith

JH Propane shut off and capping - emailed Clayton Pfeil

PR 17 Review - Comments emailed back to BC

Misc Administrative: Time

Billable Time	05/30/2025	9.25	220.00	2,035.00
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Misc Administrative: Email

Coordination - Mr. Mills - RTU site walk coordination for Natural Gas

Fiber - FU with Mr. Armstrong - Future Infrastructure Pricing

Daily Report Review - 05.28 / 05.29.25

Roof Top Unit: Site Walk to identify gas piping size and BTUs: (64) Primary, (10) HS 200, (3) HS 300

JH: Site Walk - Clayton Pfeil - Smith Propane - shut off gas at (2) tank locations ready for demo work wk 06.02.25

JH: Site Walk - Clayton Pfeil - Smith Propane - identify cut and cap locations at Bldg 500 ready for demo

JH: Smith Propane - Review existing propane lines at HS and JH for natural gas transition

Billable Time	05/31/2025	8.00	220.00	1,760.00
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Misc Administrative: Email

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.

Subtotal	169.50	37,290.00
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## Invoice Supporting Detail

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

#### Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 05/31/2025

Date	Units	Rate	Amount
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#### Labor

WIP Status: Billable

Project Advisor

Derek M. Bird

Billable Time	05/28/2025	2.00	247.00	494.00
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*OAC Meeting and site walk of primary. Review of masonry wall assembly and use of mortar net.*

Subtotal	<b>2.00</b>		<b>494.00</b>	
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Assistant Project Manager

Michael W. Rogers

Billable Time	05/01/2025	7.50	171.00	1,282.50
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*Site visits*

*Daily log*

*Progress update meeting with BC and Pfluger*

*Completed spreadsheet for access points, display backboxes, and access point protective*

*covers*

*Misc admin work*

Billable Time	05/01/2025	2.50	171.00	427.50
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*Created and completed spreadsheet detailing card readers, door contacts, and cameras*

Billable Time	05/02/2025	8.75	171.00	1,496.25
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*Walk-through Primary and Intermediate with IES and FACS*

*Site visits*

*Daily log*

*Compared Technology and Security drawings and documented discrepancies in cameras*

Billable Time	05/05/2025	10.00	171.00	1,710.00
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*Site visit*

*Daily log*

*Investigated rain water leaking in intermediate classrooms with BC*

*Searched for fire suppression as-builts for BC. Unable to locate. Emailed Fire Marshall.*

*Technology Design meeting with LVISD, Pfluger, BC, and WJHW*

*Walked Primary & Intermediate to document door signage on drawings*

*Coordinated w/ BC and Intermediate Principal ref testing tomorrow*

*Reviewed and uploaded Pfluger observation report to Procore*

*Misc admin work*

Billable Time	05/06/2025	13.00	171.00	2,223.00
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*Site visits*

*Daily log*

*Misc Admin work*

*Walked Intermediate, Support Services, HS100, HS 200, HS 300, HS 400, HS 500, HS Band Hall, Gym 3 & 4 to document door signage on drawings.*

*Transferred nomenclature to spreadsheets.*

*Contacted Fire Marshall to fire suppression as-builts; was told to contact City Hall. Will follow-up tomorrow.*

Billable Time	05/07/2025	11.00	171.00	1,881.00
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*Site visits*

*Daily log*

*Brick & Masonry Pre-Installation Meeting*

*Went to City Hall to get Intermediate Fire Suppression drawings for BC*

*Misc admin work*

*Walked Auditorium/Gym, JH, and all Sports areas to document door signage on drawings.*

*Transferred nomenclature to spreadsheets.*

Billable Time	05/08/2025	3.00	171.00	513.00
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*Existing fiber re-route meeting*

*Track resurfacing kickoff meeting*

Billable Time	05/08/2025	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: 05/31/2025**

Date	Units	Rate	Amount
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**Labor**

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

*Site visits*

*Daily log*

*Worked on adding door signage to the Door Number Key Schedule*

*Misc admin work*

Billable Time	05/09/2025	8.00	171.00	1,368.00
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*Walked Intermediate campus with Automatic Fire for survey of existing system*

*Site visits*

*Daily log*

*Measured gas lines to Library and HS-400 and documented gas appliances in 400 kitchen*

*Walked locker rooms to document door signage*

*Misc admin work*

Billable Time	05/12/2025	10.00	171.00	1,710.00
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*Floor plans-naming rooms and signage meeting with LVISD*

*Walked JH and HS identifying all cameras, labeling on drawings, listing in spreadsheet*

*Site visits*

*Daily log*

*Misc admin work*

Billable Time	05/13/2025	9.00	171.00	1,539.00
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*Escorted BC and IES through JH to investigate electrical and data for portables*

*Walked Primary and Intermediate to document all cameras*

*Room Clarification - Existing Campus meeting with LVISD*

*Site visit*

*Daily log*

*Misc admin work*

Billable Time	05/14/2025	11.00	171.00	1,881.00
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*Reviewed and uploaded DBR Observation Report*

*OAC Meeting*

*Misc Admin work*

*Site visits*

*Daily log*

*Safety, security, and tech meeting*

*Verified a camera and door in HS100*

*Investigated stairwell in Auditorium not on drawings*

*Identified existing cameras on drawings*

Billable Time	05/15/2025	8.75	171.00	1,496.25
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*Site visits*

*Daily log*

*Walked Auditorium/Gym for internal cameras and documented on drawings*

*Tile pre-construction meeting*

*Transferred cameras from drawings to spreadsheet*

Billable Time	05/16/2025	1.25	171.00	213.75
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*Misc admin work*

Billable Time	05/16/2025	4.00	171.00	684.00
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*Copied all existing cameras from drawings to spreadsheet for easy sorting and filtering*

*Uploaded spreadsheet to Procore to make available to LVISD and build team*

Billable Time	05/17/2025	1.50	171.00	256.50
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*Review submittals and RFIs*

*Misc admin work*

Billable Time	05/19/2025	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: 05/31/2025

Date	Units	Rate	Amount
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#### Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Retrieved all meeting minutes and uploaded to Procore  
Misc admin work  
Reviewed RFIs and uploaded to Procore  
Reviewed special inspections for ultrasonic testing; unable to locate  
Contacted Terracon for explanation of ultrasonic testing

Billable Time	05/21/2025	9.00	171.00	1,539.00
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Misc admin work  
Site walk with LVISD and WJHW to identify cameras, switches, IDF closets, and access control devices

Billable Time	05/22/2025	10.50	171.00	1,795.50
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Misc admin work  
Site walk with LVISD and WJHW to identify cameras, switches, IDF closets, and access control devices  
Site visits  
Daily log  
Reviewed BC's COW form from week ending 5/18/2025  
Reviewed RFIs and uploaded to Procore  
Reviewed and uploaded Pfluger observation report

Billable Time	05/23/2025	4.00	171.00	684.00
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Site walk with Automatic Fire Protection at Intermediate campus to map out existing plumbing.

Billable Time	05/23/2025	6.00	171.00	1,026.00
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Site visit  
Daily log  
Reviewed RFIs, Submittals, and substitutions  
Updated drawings with doors and cameras  
Misc admin work  
Reviewed and uploaded BC weekly report

Billable Time	05/27/2025	9.00	171.00	1,539.00
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Structured cabling pre-installation meeting  
Site visit  
Daily log  
Misc admin work

Billable Time	05/28/2025	9.50	171.00	1,624.50
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OAC Meeting  
Site visits  
Misc admin work  
Audited BC COW sheet  
Updated drawings/spreadsheet with door nomenclature and room purpose

Billable Time	05/29/2025	10.00	171.00	1,710.00
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Site visit  
Fire sprinkler pre-installation meeting  
Demo and Abatement meeting  
Marked drawing and wrote narrative for LVISD reference demo and abatement plan  
Completed AED End User form and provided to BC  
Investigated fiber penetrations at portables and photographed conditions  
Misc admin work

Billable Time	05/30/2025	10.00	171.00	1,710.00
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Marked drawing and wrote narrative for fiber at portables  
Site walk with LVISD and fiber subcontractor  
Reviewed Walter Nu'u's daily log  
Misc admin work

Subtotal	190.25	32,532.75
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management  
Construction Phase

Phase Status: Active

Billing Cutoff: 05/31/2025

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Billable Time 05/27/2025 8.00 171.00 1,368.00

Walk the site with Michael  
Verifying the wall in Primary SEG.A.New Addition.  
Verifying the wall inside Intermediate SEG. New Addition.  
Pre-install Meeting with the GC(Barlett Cocke)

Billable Time 05/28/2025 8.00 171.00 1,368.00

Moving plans from the trailer to La Vernia ISD Operations Building Closet  
Walk the site with Derek  
Walk the site for observation  
Walk the site to do a Daily Report  
OAC meeting with the GC and the owner

Billable Time 05/29/2025 8.00 171.00 1,368.00

spending most of the time on constructions site.  
Daily reports

Billable Time 05/30/2025 8.00 171.00 1,368.00

Walk the site most of the day, Daily Report and observation.

Subtotal	32.00	5,472.00
Labor total	393.75	75,788.75

Program Management  
Close-out Phase

Phase Status: Active

Billing Cutoff: 05/31/2025

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: 05/31/2025

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	988,502.76	25	2,927,163.24	75
Expense					
Consultant		45,929.25		-45,929.25	
Total	3,915,666.00	1,034,432.01	26	2,881,233.99	74