

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 19, 2025
SUBJECT:	RFI 097	PR DATE:	April 30, 2025
PR COST:	\$ 84,982.00	CONTRACTOR:	Bartlett Cocke (RCO 20)

Dear Dr. Cone,

Bartlett Cocke (BC) submitted the cost for scope changes reflected in **RFI 097**, dated **April 30, 2025**, amounting to: **EIGHTY-FOUR THOUSEAND NINE HUNDRED EIGHY TWO DOLLARS and 00/100 (\$ 84,982.00).**

AGCM conducted a review to confirm the scope, verifying quantities, labor hours, and allowable markup. 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:

During site excavation of the CTE building pad an unforeseen subsurface condition was observed. After the subcontractor began excavation to subgrade, they discovered embedded underground piping. Further investigation revealed these to be existing French drains, consisting of a main line running north to south with lateral branches extending east to west.

Bartlett Cocke consulted the geotechnical engineer, who confirmed that due to the drains being embedded in a bed of gravel, they must be fully removed to avoid compromising the integrity of the new building pad. Per the geotechnical recommendation, an additional 2 feet of excavation is required to fully remove the drains and replace the area with select fill.

This cost covers the removal of the existing french drain system, and the placement of additional base material as specified.

3. TRADE PARTNERS PRICING:

i. RTM Construction	Earthwork	84,982.00.00
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4. FUNDING SOURCE:

a. GMP – Construction Manager	
Contingency	<84,982.00>

5. PROJECTED CONTINGENCY (After PR Approval):

a. GMP – Construction Manager	
Contingency	1,951,483.00

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.



Professional Project Management Firm

Sincerely,
AGCM, Inc.

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

Catherine Blackler
Senior Project Manager

Attachment: RFI 097 – RCO 20 Bartlett Cocke

/cb

Request for Change Order



La Vernia ISD 2023 Bond Projects (231091)

No. **RCO0020**

Printed: May 19, 2025

Description RFI097 - HS CTE Unforeseen French Drain System **Date** 2025-05-19
Status: Pending Review **Days Impact:**

Scope of Work

Per Geotech consultant recommendation, a cut of 2' will be removed and hauled off and replaced with select fill for the entire building pad area in the clouded space. Due to the unforeseen and sporadic layout of the discovered pipe and gravel bedding this cut of the entire area is recommended to allow for consistent compaction and density results for the subgrade of the building pad. This change is assumed to be funded from the ~~owner's contingency allowance.~~

RCO Detail

This change should be funded from the Construction Manager's Contingency. The Owner's Contingency is reserved for discretionary changes initiated by the Owner. See contract narrative below

From	Description	Amount (\$)
RTM Construction LTD	Utilities	84,982.00
	Owner Contingency	-84,982.00
	Construction Manager Contingency	

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

Submitted:

Bartlett Cocke General Contractors LLC

By: Alexander Ragland; Asst. Project Manager

Date: 5/20/2025

Approved:

Pfluger Architects, Inc

By: _____

Date: _____

AGCM PR REVIEW
No Exceptions Taken

06/18/2025 12:13:06 PM

Catherine Blackler
SNR PM

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents. Changes may be funded out of a contingency fund, if any, or other allowance established herein, or may require a change in the Contract Sum. The authority to approve a change to the Work, the Contract Sum, approve payment from a Contingency or Allowance, or a change in the Project Time, rests solely with the Owner. A Change Order funded from the Contingency or other Allowance shall be referred to herein for clarity as a "Contingency Authorization Order".



RTM Change Order # 24-122-CO-08

JOB NAME: **LVID**

DATE: **5.16.2025**

DESCRIPTION: **Install Select Fill for CTE Building RF1097**

Bid Item	Bid Description	Units	Takeoff Quantity	Labor & Equipment	Material & Sub	Total Unit Cost	Bid Total
Utilities Adds Storm							
10	Cut Building Pad 2'	CY	1293	\$ 4.50		\$ 4.50	\$ 5,818.50
20	Install 2' of Select Fill	SY	1940	\$ 4.55	20.57	\$ 25.12	\$ 48,732.80
30	Haul Off	CY	1293	3.5	14.06	\$ 17.56	\$ 22,705.08
Sub-Total							\$77,256.38
10% OH&P							\$7,725.62
Total:							\$84,982.00

Note:

Excavation , Removal or Exploratory work on pipe of any kind protruding out past building pad is excluded and is subject to T&M work.

RTM Signature:

Date:

Responsible Party Signature:

Date:

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

Alexander Ragland

From: Barkataki, Arin <Arin.Barkataki@terracon.com>
Sent: Friday, May 9, 2025 12:36 PM
To: Alexander Ragland; Saucedo, Adrian; Stacey Weichert
Cc: Thomas Hamer; Tommy Berry; Justice King; Braden Haley; Jazmine Byrom; Jose Medellin; Shelby Hardt; cblackler@agcm.com; mrogers@agcm.com; Christian Cortes; David Winkelmann; Juan Vasquez; Oziel Padilla; Dutta, Shasanka S
Subject: RE: LVISD - RF1097 - CTE Unforeseen Subgrade Drainage Condition

Alex,

Thank you for providing the thickness of the gravel bedding. We recommend the gravel bedding be removed and replaced with select fill. Below is the section from the report which mentioned about the same.

Demolition Considerations

We understand there were previous buildings occupying the site where the proposed CTE building is planned. During the drilling operation, no foundation of the previous buildings were observed. During site excavation at the time of construction for the new building, if old foundations (shallow or deep foundations) are encountered, their removal should be addressed on a case by case basis. In addition, abandoned underground utilities may be present within the footprint area of the planned structures. Utilities and associated backfill and granular bedding material can provide avenues for subsurface water to enter under the structure subgrade. We recommend that any abandoned utility lines, if found, be completely removed from the proposed structure areas. Abandoned pipes which remain underground should be grouted provided they are at least 24 inches below final grade.

Any below-grade foundation or structure removal may create large subsurface voids. It is very important that all subsurface voids formed from the removal of the foundation system be backfill completely with moisture conditioned, compacted, engineered fill as described in the **Earthwork** section of this report. It is our experience that improperly backfilled excavations can cause significant settlement under and around the proposed structures.

As an alternative to compacted soil backfill, a flowable fill material may be considered. Flowable fill, or slurry, when properly designed provides a competent subgrade and can still be readily excavated if the utilities require repair or maintenance. In addition, flowable fill does not need to be placed in lifts, compacted, or tested.

Thank you,
Arin Barkataki, P.E.



D (210) 714 2109

From: Alexander Ragland <ARagland@bartlettcocke.com>

Sent: Friday, May 9, 2025 12:24 PM

To: Barkataki, Arin <Arin.Barkataki@terracon.com>; Saucedo, Adrian <Adrian.Saucedo@terracon.com>; Stacey Weichert <SWeichert@pape-dawson.com>

Cc: Thomas Hamer <t.hamer@alphaengtx.com>; Tommy Berry <T.berry@alphaengtx.com>; Justice King <jking@pape-dawson.com>; Braden Haley <Braden.Haley@pflugerarchitects.com>; Jazmine Byrom <Jazmine.byrom@pflugerarchitects.com>; Jose Medellin <jose.medellin@pflugerarchitects.com>; Shelby Hardt <Shelby.Hardt@pflugerarchitects.com>; cblackler@agcm.com; mrogers@agcm.com; Christian Cortes <CCortes@bartlettcocke.com>; David Winkelmann <DWinkelmann@bartlettcocke.com>; Juan Vasquez <JVasquez@bartlettcocke.com>; Oziel Padilla <OPadilla@bartlettcocke.com>; Dutta, Shasanka S <Shasanka.Dutta@terracon.com>

Subject: RE: LVISD - RFI097 - CTE Unforeseen Subgrade Drainage Condition

It varies: At where Area F & G meet it is about 2.5' of gravel and varied between 2.5 & 2 around each of the places we checked inside the building pads.

Thank You,

Alexander Ragland • Assistant Project Manager

O: (210) 655-1031 **C:** (210) 274-8574



BUILDING BETTER LIVES
bartlettcocke.com

From: Barkataki, Arin <Arin.Barkataki@terracon.com>

Sent: Tuesday, May 6, 2025 9:43 AM

To: Saucedo, Adrian <Adrian.Saucedo@terracon.com>; Alexander Ragland <ARagland@bartlettcocke.com>; Stacey Weichert <SWeichert@pape-dawson.com>

Cc: Thomas Hamer <t.hamer@alphaengtx.com>; Tommy Berry <T.berry@alphaengtx.com>; Justice King <jking@pape-dawson.com>; Braden Haley <Braden.Haley@pflugerarchitects.com>; Jazmine Byrom <Jazmine.byrom@pflugerarchitects.com>; Jose Medellin <jose.medellin@pflugerarchitects.com>; Shelby Hardt <Shelby.Hardt@pflugerarchitects.com>; cblackler@agcm.com; mrogers@agcm.com; Christian Cortes <CCortes@bartlettcocke.com>; David Winkelmann <DWinkelmann@bartlettcocke.com>; Juan Vasquez <JVasquez@bartlettcocke.com>; Oziel Padilla <OPadilla@bartlettcocke.com>; Dutta, Shasanka S <Shasanka.Dutta@terracon.com>

Subject: RE: LVISD - RFI097 - CTE Unforeseen Subgrade Drainage Condition

I reviewed the photos in the RFI and wanted to see how thick is the gravel?

Thank you,

Arin Barkataki, P.E.

Principal

Engineering Manager (Geotechnical Services)



6000 Northwest Parkway, Suite 100 | San Antonio, TX 78249

P (210) 641 2112 | D (210) 714 2109 | M (407) 913 4524

Arin.Barkataki@terracon.com | www.terracon.com



From: Saucedo, Adrian <Adrian.Saucedo@terracon.com>
Sent: Tuesday, May 6, 2025 9:37 AM
To: Alexander Ragland <ARagland@bartlettcocke.com>; Stacey Weichert <SWeichert@pape-dawson.com>
Cc: Thomas Hamer <t.hamer@alphaengtx.com>; Tommy Berry <T.berry@alphaengtx.com>; Justice King <jking@pape-dawson.com>; Braden Haley <Braden.Haley@pflugerarchitects.com>; Jazmine Byrom <Jazmine.byrom@pflugerarchitects.com>; Jose Medellin <jose.medellin@pflugerarchitects.com>; Shelby Hardt <Shelby.Hardt@pflugerarchitects.com>; cblackler@agcm.com; mrogers@agcm.com; Christian Cortes <CCortes@bartlettcocke.com>; David Winkelmann <DWinkelmann@bartlettcocke.com>; Juan Vasquez <JVasquez@bartlettcocke.com>; Oziel Padilla <OPadilla@bartlettcocke.com>; Dutta, Shasanka S <Shasanka.Dutta@terracon.com>; Barkataki, Arin <Arin.Barkataki@terracon.com>
Subject: RE: LVISD - RFI097 - CTE Unforeseen Subgrade Drainage Condition

+ Shasanka & Arin GEOR

From: Alexander Ragland <ARagland@bartlettcocke.com>
Sent: Tuesday, May 6, 2025 9:35 AM
To: Stacey Weichert <SWeichert@pape-dawson.com>; Saucedo, Adrian <Adrian.Saucedo@terracon.com>
Cc: Thomas Hamer <t.hamer@alphaengtx.com>; Tommy Berry <T.berry@alphaengtx.com>; Justice King <jking@pape-dawson.com>; Braden Haley <Braden.Haley@pflugerarchitects.com>; Jazmine Byrom <Jazmine.byrom@pflugerarchitects.com>; Jose Medellin <jose.medellin@pflugerarchitects.com>; Shelby Hardt <Shelby.Hardt@pflugerarchitects.com>; cblackler@agcm.com; mrogers@agcm.com; Christian Cortes <CCortes@bartlettcocke.com>; David Winkelmann <DWinkelmann@bartlettcocke.com>; Juan Vasquez <JVasquez@bartlettcocke.com>; Oziel Padilla <OPadilla@bartlettcocke.com>
Subject: RE: LVISD - RFI097 - CTE Unforeseen Subgrade Drainage Condition

Adrian,

Does Terracon have any recommendations for this?

Stacey, This may also just be a french drain system and not a septic. We haven't found anymore pipe that would lead us to a septic system and there aren't any records of one existing before.

Thank You,

Alexander Ragland • Assistant Project Manager

O: (210) 655-1031 **C:** (210) 274-8574



From: Alexander Ragland
Sent: Thursday, May 1, 2025 1:23 PM
To: Stacey Weichert <SWeichert@pape-dawson.com>; Adrian.Saucedo@terracon.com
Cc: Thomas Hamer <t.hamer@alphaengtx.com>; Tommy Berry <T.berry@alphaengtx.com>; Justice King <jking@pape-dawson.com>; Braden Haley <Braden.Haley@pflugerarchitects.com>; Jazmine Byrom <Jazmine.byrom@pflugerarchitects.com>; Jose Medellin <jose.medellin@pflugerarchitects.com>; Shelby Hardt

<Shelby.Hardt@pflugerarchitects.com>; cblackler@agcm.com; mrogers@agcm.com; Christian Cortes <CCortes@bartlettcocke.com>; David Winkelmann <DWinkelmann@bartlettcocke.com>; Juan Vasquez <JVasquez@bartlettcocke.com>; Oziel Padilla <OPadilla@bartlettcocke.com>
Subject: RE: LVISD - RFI097 - CTE Unforeseen Subgrade Drainage Condition

That is the running idea right now.

Thank You,

Alexander Ragland • Assistant Project Manager

O: (210) 655-1031 **C:** (210) 274-8574



From: Stacey Weichert <SWeichert@pape-dawson.com>
Sent: Thursday, May 1, 2025 12:01 PM
To: Alexander Ragland <ARagland@bartlettcocke.com>; Adrian.Saucedo@terracon.com
Cc: Thomas Hamer <t.hamer@alphaengtx.com>; Tommy Berry <T.berry@alphaengtx.com>; Justice King <jking@pape-dawson.com>; Braden Haley <Braden.Haley@pflugerarchitects.com>; Jazmine Byrom <Jazmine.byrom@pflugerarchitects.com>; Jose Medellin <jose.medellin@pflugerarchitects.com>; Shelby Hardt <Shelby.Hardt@pflugerarchitects.com>; cblackler@agcm.com; mrogers@agcm.com; Christian Cortes <CCortes@bartlettcocke.com>; David Winkelmann <DWinkelmann@bartlettcocke.com>; Juan Vasquez <JVasquez@bartlettcocke.com>; Oziel Padilla <OPadilla@bartlettcocke.com>
Subject: RE: LVISD - RFI097 - CTE Unforeseen Subgrade Drainage Condition

I am not finding any evidence of any of this in the plans or in old aerial photos. When the building was originally built it does not look like there was any other development to the west so my guess is this is an old septic system – does it look like that? Perforated pipe?

Stacey Weichert, P.E., LEED AP | Vice President



O: 210.375.9000 | **D:** 210.853.5048 | **E:** SWeichert@pape-dawson.com

From: Alexander Ragland <ARagland@bartlettcocke.com>
Sent: Thursday, May 1, 2025 10:33 AM
To: Adrian.Saucedo@terracon.com
Cc: Thomas Hamer <t.hamer@alphaengtx.com>; Tommy Berry <T.berry@alphaengtx.com>; Stacey Weichert <SWeichert@pape-dawson.com>; Justice King <jking@pape-dawson.com>; Braden Haley <Braden.Haley@pflugerarchitects.com>; Jazmine Byrom <Jazmine.byrom@pflugerarchitects.com>; Jose Medellin <jose.medellin@pflugerarchitects.com>; Shelby Hardt <Shelby.Hardt@pflugerarchitects.com>; cblackler@agcm.com; mrogers@agcm.com; Christian Cortes <CCortes@bartlettcocke.com>; David Winkelmann <DWinkelmann@bartlettcocke.com>; Juan Vasquez <JVasquez@bartlettcocke.com>; Oziel Padilla <OPadilla@bartlettcocke.com>
Subject: LVISD - RFI097 - CTE Unforeseen Subgrade Drainage Condition
Importance: High

Team,

Please see the attached RFI for response. While excavating for the HS CTE Building Pad RTM encountered an unforeseen drainage system. It looks to be made up of gravel and perforated pipes and contains multiple branch lines cutting through the building pad. This drainage system wasn't noted on any of the drawings and is currently at the subgrade level and below. Terracon will need to provide directive on how to proceed, if overcut needs to occur, etc.

Thank You,

Alexander Ragland • Assistant Project Manager

O: (210) 655-1031 **C:** (210) 274-8574



Terracon provides environmental, facilities, geotechnical, and materials consulting engineering services delivered with responsiveness, resourcefulness, and reliability.

Private and confidential as detailed here (www.terracon.com/disclaimer). If you cannot access the hyperlink, please e-mail sender.

RFI detail

#097 CTE Unforeseen Subgrade Drainage Condition



Status	<div><div></div>Open</div> In Review
Created on	Apr 30, 2025 by Alexander Ragland (Bartlett Cocke General Contractors LLC)
RFI type	Default RFI workflow
Ball in court	Alexander Ragland (Bartlett Cocke General Contractors LLC)
Due date	May 7, 2025 (13 days late)

Question

Upon completion of subgrade excavation for the "CTE Addition", RTM discovered an existing/potential "drainage" system with 4" drain lines and gravel material at the red lined areas. These lines run past the CTE building footprint and appear to be just beneath the finished subgrade elevation. Each "line" is approximately 12'-15' apart, running Plan North-South.

Please provide guidance on how to proceed with this unforeseen condition.

Suggested answer

Overcut building pad (150'x70') by 2' and replace with select fill material

References and Attachments

Files (1)

• [RFI #011 Unforeseen Subgrade Drainage Condition.pdf](#)

Impact

Cost impact	Yes
Schedule impact	-

Other attributes

Priority	High
----------	------

Discipline	Civil/Site
Category	Field condition
Location	-
Location details	-
External id	-
Co-reviewer(s)	-

Activities	By	At
Alexander Ragland added a reference to a File RFI #011 Unforeseen Subgrade Drainage Condition.pdf	Alexander Ragland	Apr 30, 2025, 10:09 AM CDT
Alexander Ragland (Bartlett Cocke General Contractors) created this RFI in Open In Review status and set Ball in court to Alexander Ragland (Bartlett Cocke General Contractors).	Alexander Ragland	Apr 30, 2025, 10:09 AM CDT



RTM CONSTRUCTION LTD

12931 US Hwy 87 E • Adkins, TX 78101 • (210) 649-4600 • www.RTMConstructionltd.com

RFI #011 LVISD Project (Bartlett Cocke)

Project: La Vernia ISD JH and HS

R.F.I : RTM #011

From: RTM Construction LTD
12931 US Hwy 87 E
Adkins, TX 78101

To: Bartlett Cocke

Date: 4/25/2025

Attn: Christian Cortes / Alexander Ragland

Project No.: 24-122

NOTE: This request for information/interpretation is submitted as a clarification to the Contract Documents and does not involve a change in the Contract Sum or contract Time.

Specification Section: Paragraph: Drawing Reference: C4.01 Detail:

Subject: CTE Addition - Unforeseen Subgrade "Drainage" Condition

Upon completion of subgrade excavation for the "CTE Addition", RTM discovered an existing/potential "drainage" system with 4" drain lines and gravel material at the red lined areas. These lines run past the CTE building footprint and appear to be just beneath the finished subgrade elevation. Each "line" is approximately 12'-15' apart, running Plan North-South.

Please provide guidance on how to proceed with this unforeseen condition.

Please advise,
Requested Date/Time for Response:
Signed by: J Winkler / P.M.

NOTE: This response for information/interpretation requested is issued as clarification to the Contract Documents and does not involve a change in the Contract Sum or Contract Time.

Response:

☒ Attachments -
Response From:
Signed by:

* Date Rec'd:

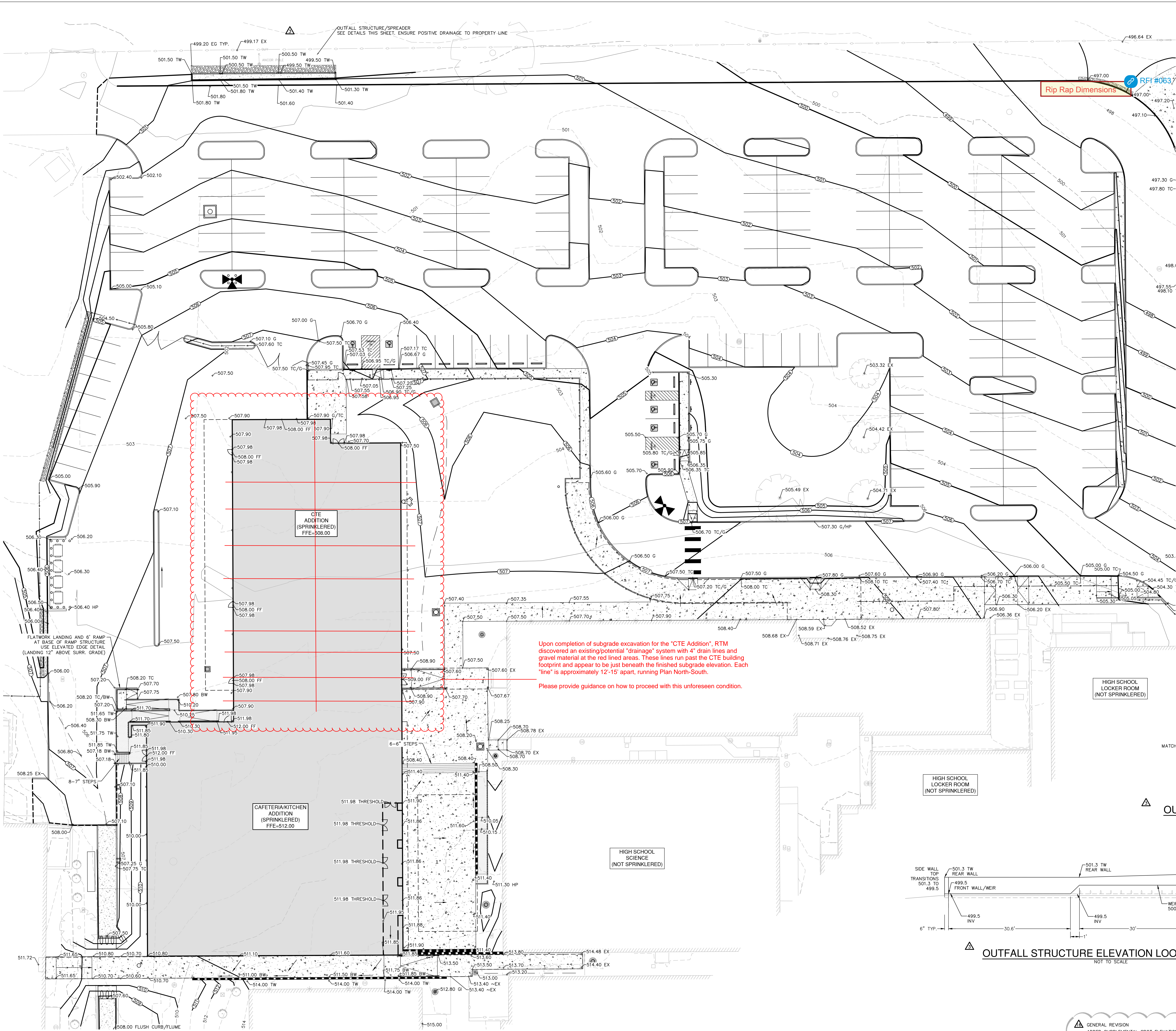
* Date Ret'd:

Copies: ☐ _____ ☐ _____ x File
☐ _____ ☐ _____

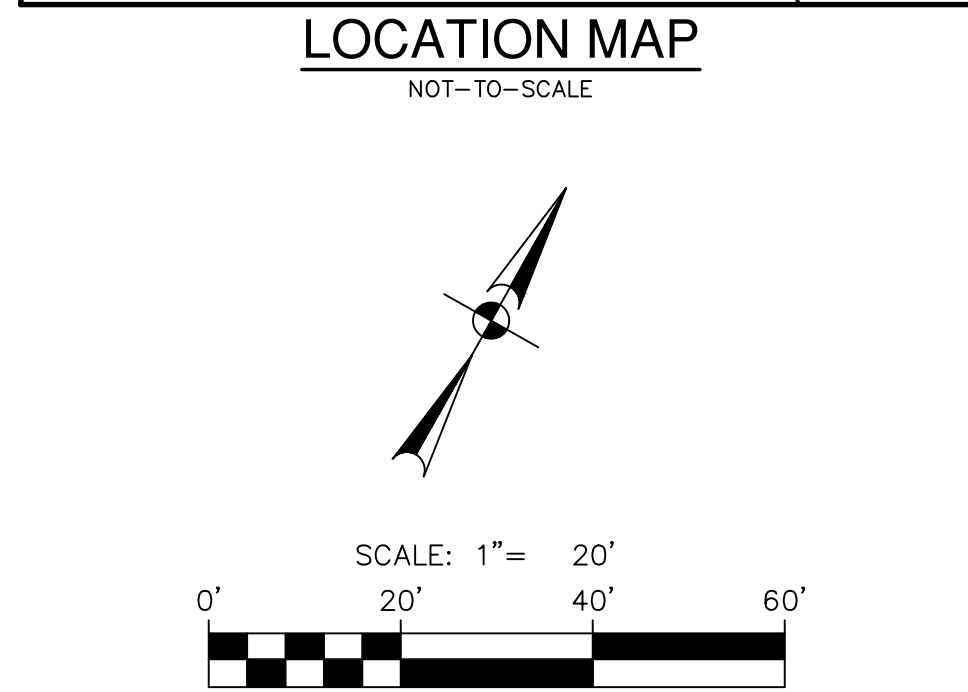
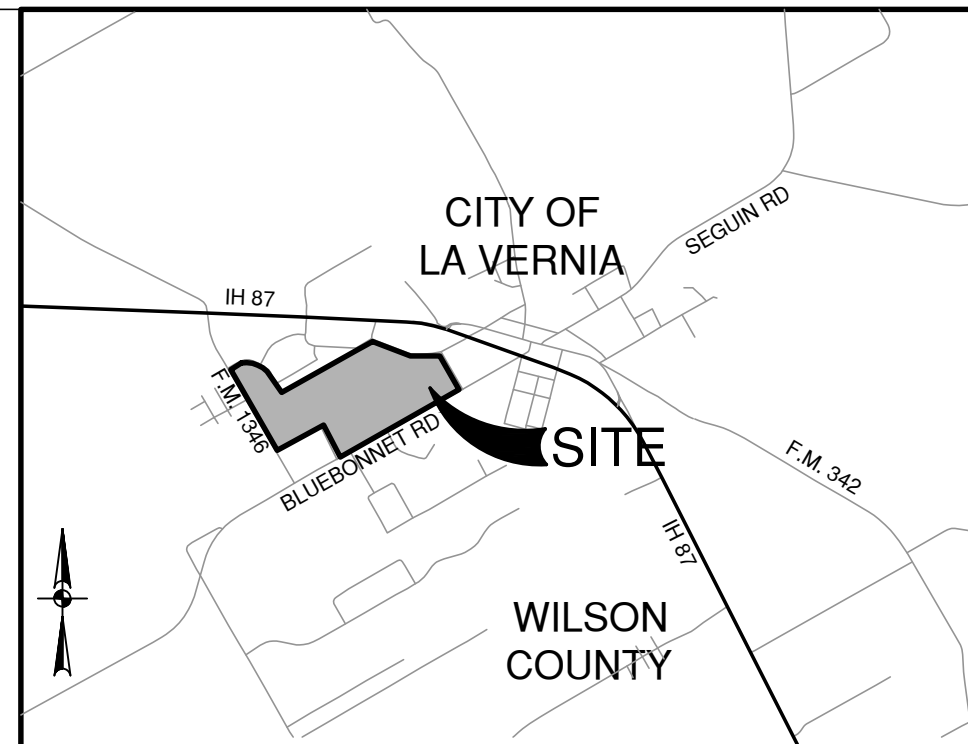
* Contractor shall allow up to 5 working days review and response time for RFI'S.



Date: Apr 08, 2025, 9:42am User: DL - architect
Plot DATE: File: P:\131\VA\Design\Civil\Package 2\C4.01 GREI 1317400.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



Rip Rap Dimensions
RFI #063

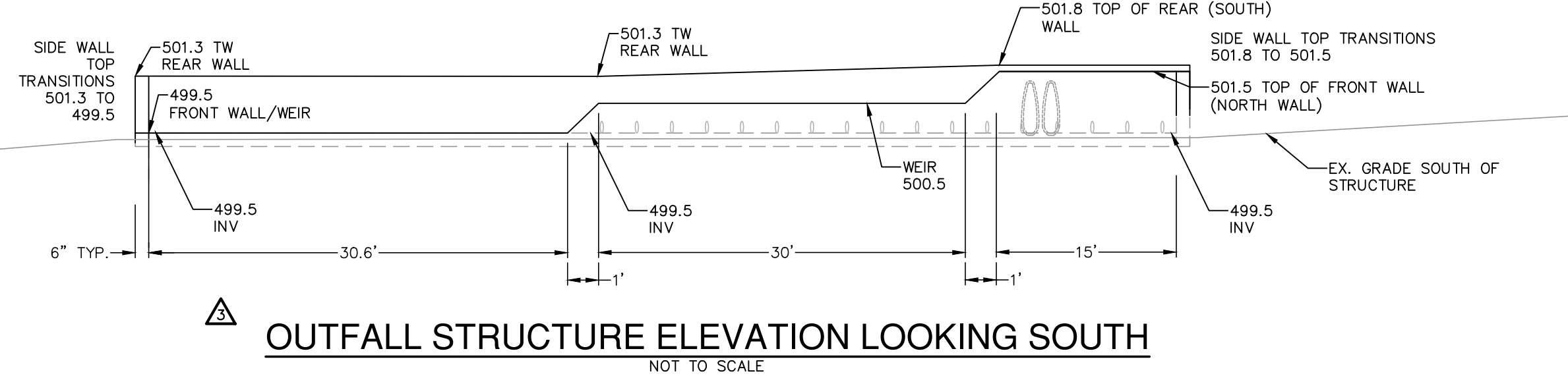
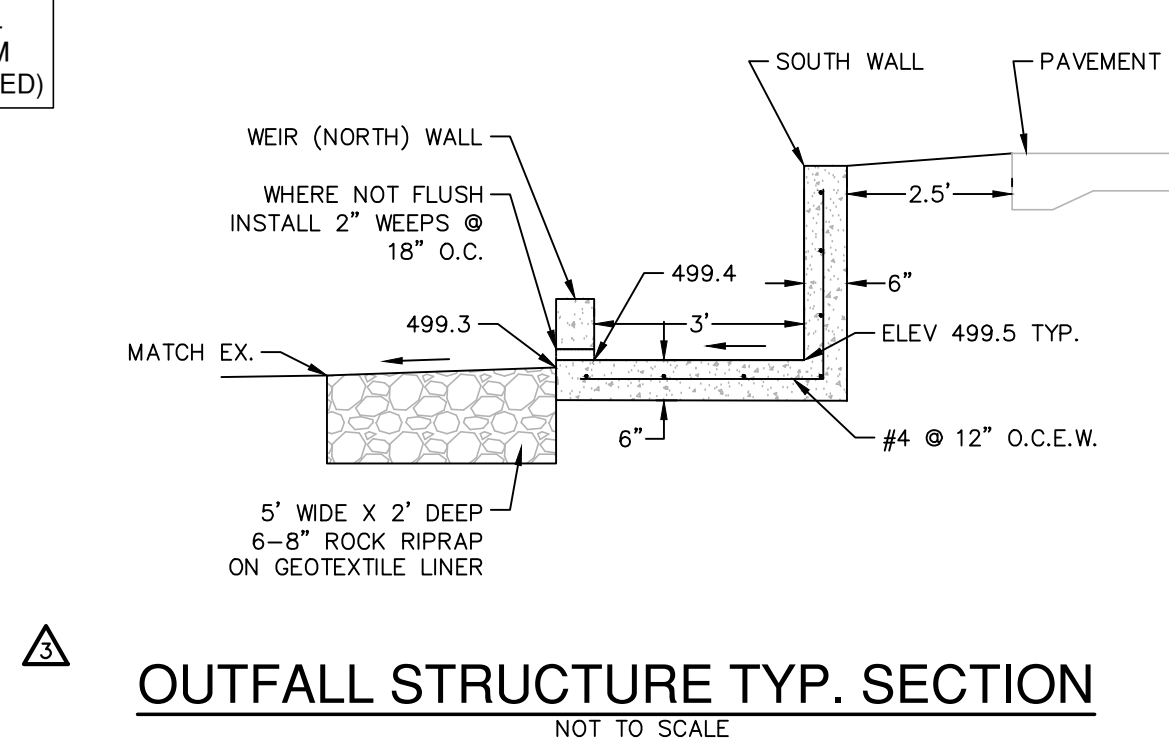


ABBREVIATIONS

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

NOTES:

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



GENERAL REVISION
ADDED SUPPLEMENTAL SPOT ELEVATION
ADDED/ADJUSTED SPOTS IN COURTYARD AREA

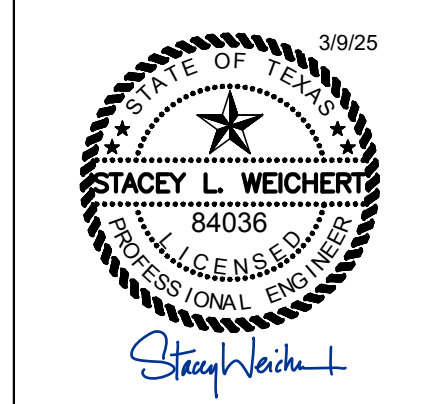
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

pfluger
OFFICE: 210.272.2224 | 2124 RM 4
SAN ANTONIO, TEXAS 78205
pfluger@pflugerinc.com



LA VERNIA INDEPENDENT SCHOOL DISTRICT
DISTRICT WIDE ADDITIONS / RENOVATIONS
JUNIOR HIGH SCHOOL & HIGH SCHOOL

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



PROJECT NO. 22-075
DATE 05/30/2024

REVISIONS:

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

GRADING PLAN -
HIGH SCHOOL
WEST
C4.01
PACKAGE 2











