



Professional Project Management Firm

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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:	n/a	PR DATE:	n/a
PR COST:	\$ 37,388.70	CONTRACTOR:	West Texas Gas

Dear Dr. Cone,

In response to the board's request to explore bringing natural gas into the project, I've been working closely with West Texas Gas to determine what is required for the conversion. While the exact cost to convert the existing units and equipment from propane to natural gas remains unknown, we now have a clear plan for establishing natural gas infrastructure across the campus.

West Texas Gas has confirmed their willingness to bring a new gas line into the high school campus and set a meter at the High School Band Hall, which will serve the Junior High. We plan to utilize the existing propane line that runs to the propane tank in the parking lot behind the Gym/Auditorium building. There will be a small cost associated with removing the tank and tying in the tank location to the 500 Building, but this is expected to be minimal.

They also have an active line along Bluebonnet, in front of the library, and have included in their proposal the extension of a new gas line and meter installation at a location that can serve the High School.

For the Primary campus, natural gas access is already in close proximity. West Texas Gas can either set the meter at the existing propane tank location or bring it directly to the building.

The minor work at the high school, junior high and primary will be completed at no cost to the district.

The Intermediate campus presents the most immediate need. Service to this area will require directional boring behind the Primary campus. To complete this work, including the gas line extension and meter installation, West Texas Gas is requesting a cost offset of \$37,388.70.

Attached is a drawing outlining the proposed gas routing for all campuses. In addition, West Texas Gas has provided a consumption and cost comparison between propane and natural gas, based on school usage from August 2024 through February 2025.

We are requesting board approval to proceed. If released, West Texas Gas has indicated they can complete the installation by the end of July, with service ready by mid-August.

1. TRADE PARTNERS PRICING:

i. West Texas Gas	Gas provider	37,388.70
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2. FUNDING SOURCE:

a. SOFT COST – LVISD: Impact Fee Allowance		<37,388.70>
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3. PROJECTED CONTINGENCY (After PR Approval):

a. SOFT COST – LVISD: Impact Fee Allowance

12,295.11

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'.

Catherine Blackler
Senior Project Manager

Attachment:

/cb



6/6/2025

La Vernia Independent School District

13600 US Hwy 87 West

La Vernia, Texas

Re: Natural Gas Supply

Mr. Mills,

Pursuant to our continued discussions concerning natural gas supply to the La Vernia Independent School District, at various locations along FM 1346 and FM 775 (Bluebonnet Rd). West Texas Gas (WTG) submits the following proposal for the installation of natural gas facilities.

- 1) WTG will construct, own, maintain, and operate natural gas distribution facilities to the LVISD School District at the agreed upon designated locations which are being constructed at various locations along FM 1346 and FM 775 (Bluebonnet Rd)
- 2) WTG will set 4 delivery meters off the distribution lines at mutually agreeable points located within the Primary, Intermediate, Junior High, and Highschool of the LVISD. LVISD will construct, own, and operate all natural gas pipeline facilities Downstream of delivery meters.
- 3) WTG will provide natural gas supply to LVISD under the Terms of Service of WTG's Tariff for Natural Gas Services, Public Authority Service Rate as filed with the City of La Vernia, Texas and the Texas Railroad Commission.
- 4) The cost of the new distribution lines will be **\$37,388.70**, payable prior to the construction of the above-mentioned distribution service lines and meters. WTG will provide an invoice for the cost of the distribution line project. LVISD will make payment to WTG no later than thirty (30) days prior to construction.



If you should have any questions concerning this proposal, please contact Mr. Matthew D. Schwarz at 210-254-6224.

Sincerely,

Matthew D. Schwarz
South Texas Marketing Manager
(210)254-6224
Email: Mschwarz@westtexasgas.com

AGREED TO AND ACCEPTED this _____ day of _____ 2025.

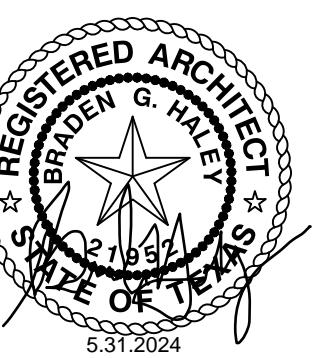
By: _____

Title: _____



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 05/31/2024
REVISIONS:

SITE PLAN -
OVERALL

A01.00

PACKAGE 2

West Texas To Bring Natural
Gas to this location is \$
37,388.70

They can have everything
installed before school
2025-2026

Tank at Intermediate
is in violation of Texas
rail Road commission.

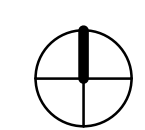
Needs to be 50' from
"an import structure".

Brining in natural gas
is the best most cost
effective solution.
There is no room to
relocate the tank

Equipment affected is
2 boilers
2 gas water heaters
1 unit on new gym addition

** may have to replace the 2
water heaters (\$30,000.00 L
& M & E - demo haul off
each)

** Boilers can stay in place
only need conversion kit **



1 SITE PLAN - OVERALL
SCALE: 1" = 1400'

LVISD Conversion/ Cost Analysis

La Vernia, Texas

Conversions

Fuel Type	Measurement	Cost
Natural Gas	1 MCF	\$ 8.68
Propane	1 LP	\$ 2.00

1 MCF Natural Gas = 11.148 Propane Gallons

Cost Analysis

Below you will find the consumption and cost comparison between your current propane usage and what the comparative of natural gas would be including savings by conversion to natural gas as the fuel source. The fuel costs for both Propane and Natural Gas have been averaged for the Period listed. Rates are current as of 1/29/2025, and CC represents the monthly Customer Charge per metered account which will consist of 4 meters.

<u>Period</u>	<u>Fuel Type</u>	<u>Consumption</u>	<u>Avg. Fuel Cost</u>	<u>Rate</u>	<u>CC</u>	<u>Total Est. Bill</u>
8/24/24 - 2/25/25	Propane (Gallons)	23247.70	\$ 2.00	-	-	\$ 46,495.40
	Natural Gas (MCF)	2085.37	\$ 3.00	\$ 5.68	\$ 46.00	\$ 18,285.01
Total Savings					\$ 28,210.39	