



Professional Project Management Firm

AGCM Invoice 12768, dated 09/01/2025
No Exceptions as submitted.

Catherine Blackler, SPM - AGCM
September 08, 2025

AG|CM, Inc.

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

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

Invoice number 12768
Date 09/01/2025

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

Billing Period 08/01/2025 - 08/31/2025

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed	Remaining	Percent Complete
PRE-DESIGN PHASE	149,596.00	149,596.00	149,596.00	0.00	0.00	100.00
22-002P PROGRAM MANAGEMENT	3,766,070.00	1,195,944.60	1,102,483.41	93,461.19	2,570,125.40	31.76
INVOICE CREDIT	0.00	-15,362.00	-9,620.00	-5,742.00	15,362.00	0.00
Total	3,915,666.00	1,330,178.60	1,242,459.41	87,719.19	2,585,487.40	33.97

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager			
Catherine Blackler	141.75	220.00	31,185.00
Project Advisor			
Jacobo E. Morales	9.25	247.00	2,284.75
Construction Manager Intern			
Pavani Komati	99.00	58.00	5,742.00
Assistant Project Manager			
Michael W. Rogers	165.50	171.00	28,300.50
Walter Nu'u	151.00	171.00	25,821.00
Professional Fees subtotal	566.50		93,333.25

Reimbursables

	Units	Cost Amount	Billed Amount
Fees & Permits	2.00	127.94	127.94

CREDIT

\$ 5,742.00 - Pavani 110.50 hr

Invoice subtotal 93,461.19
Invoice Credit -5,742.00
Invoice total **87,719.19**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
12768	09/01/2025	87,719.19	87,719.19				
	Total	87,719.19	87,719.19	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.

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: 08/31/2025

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: 08/31/2025

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: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Billable Time	08/01/2025	2.75	220.00	605.00
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Misc Administrative: Email
Statewide Patrol - W9 received & forward to Belinda Raindl
Temp AC Units - coordinate electricians for hook up
Water connection at Concession Stand - F/U with BC

Billable Time	08/03/2025	2.00	220.00	440.00
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Junior High Temporary Fence - Narrative for items to be fixed per TEA inspection - Generated narrative and pictures for BC.
Misc Administrative

Billable Time	08/04/2025	10.50	220.00	2,310.00
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Misc Administrative: Email
Portable - Security fire watch - coordination with new guard
Internal Project Mtg - Weekly task coordination - CB, MR and PK
Portable - Coordinating Portable 2 HVAC repairs / Service Tech
Weekly Budget Meeting - Belinda, Keagan and Lauren
City of Lavernia - coordinated pot hole fix at DL Vest
Portable - Stayed to monitor HVAC repairs / Service Tech

Billable Time	08/05/2025	7.50	220.00	1,650.00
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Misc Administrative: Email
Portable - Security fire watch - checked in guard on schedule for this day
Temporary Fence at the Portable - follow up email to Christian and Pfluger
City of La Vernia Public Works - met Josh on DL Vest discussed potholes
Technology Questions for Christian - Meeting with Mr. Armstrong and Mr. Ramirez
Fire Monitoring Agreement - Dr. Cone signature
HS Fencing walk - David Winkelman and Brandi Hanselka Reroute students
JH School Pick up - Coordinating with Dr. Cone and BC - Construction gates to remain closed

Billable Time	08/06/2025	7.25	220.00	1,595.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
Campus Wide Camera naming - HS and JH - Pavani
GVEC - turn over at HS Bld 400 and 500 coordination - BC - LVISD Meeting
Security and access controls - Bond program meeting with Christian
HS Fencing reroute meeting to discuss rerouting students to the front of the campus
Campus Wide Safety & Security & PA, Clocks and ICB
Coordinate with Braden Fluger - site visit for HS student relocation
Paragon Sports - F/U on elevation inspection of track
LVISD Staff Meeting: JM, MR, PK, WN, CB
Misc Administrative: Email

Billable Time	08/07/2025	4.25	220.00	935.00
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Misc Administrative: Email
Paragon Sports: Elevation verification, pole vault standard and drain covers - F/U on delivery and schedule
Construction Gates: FU with David Winkelmann - gates open need to be shut
BC Draft PA 10 - July: Downloaded documentation for review
BC Draft PA 10 - July: Updated SOV with latest approved PR's
BC Draft PA 10 - Requested WA and BC Certified Payroll
INT: Residential Dryer Rough In Rm 110.1 - Provided Alex Raglans with cut sheet
Misc Administrative: Time

Billable Time	08/08/2025	9.00	220.00	1,980.00
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Misc Administrative: Email
BC Draft PA 10 - July: General Conditions Review:
- Reviewed back up information for conformity
- Noted and notified Bartlett of corrections necessary.
BC Draft PA 10 - July: Trade Partner Billings review:
- Reviewed "work in place" vs "work in place percentage"
- Noted on BC PA items to be corrected,
- Verified BC SOV reflects correctly based on trade partner billings
- Noted and notified Bartlett of corrections necessary.

Billable Time	08/09/2025	6.50	220.00	1,430.00
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BC Draft PA 10 - July: General Requirements Review:
- Back up information,
- Analysis of Certified Payroll vs Job Cost entries
- Analysis of Job Cost entries vs Bartlett Cock Self Perform.
- Noted and notified Bartlett of corrections necessary.

Billable Time	08/10/2025	4.00	220.00	880.00
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Pricing and Contingency Tracker Update thru 08.10.25 cost
AGCM Monthly Report - July 2025
Prioritizing team task for week 08.11.25-08.15.2.5
Misc Administrative: Time

Billable Time	08/11/2025	9.00	220.00	1,980.00
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Misc. Administrative: Email
JH Fire watch - Coordinated weekly task with Statewide Patrol Officer
Support Center - coordinated truck delivery for materials for the BC bond program
Weekly task coordination - LVISD AGCM team
Natural Gas: Campus wise site walk w/ MEP Electrical Engineer to verify power requirements on all existing equipment
HS site walk - Dr. Cone, Mr. Hill, Mr. Mills, BC, Design team - new concrete sidewalk and ramp for student access from Bldg 400 - Bldg 100
JH temporary fence - site walk with Dr Cone, Mr. Hill and Mr. Caughlin to review new "permanent" temp fence to meet TEA requirements
JH temporary fence - measured fence to provide BC with length for PR 21
JH temporary fence - generated drawings with footages, narrative and emailed Christian Cortes, Bartlett Cocke

Billable Time	08/12/2025	8.00	220.00	1,760.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc. Administrative: Email
Pay Application 09 - July - Review comments with Christian Cortes, Bartlett
Campus Wide (PRI, INT, JH, HS) Safety & Security & Technology Plan Review and comments of initial design - Dr. Cone, Mr. Hill, Mr. Mills
LVISD - Weekly Accounting Coordination - Review Meeting - Belinda Raindl, Keagan P.
JH - Fire watch - check in with safety officer

Billable Time	08/13/2025	8.00	220.00	1,760.00
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Misc. Administrative: Email
OAC Meeting No. 19
LVISD Weekly Staff Meeting to discuss progress, issues and concerns: Jacobo Morales, Michael Rogers, Walter Nu, Pavani Komati
Housekeeping
Pre - Facilities Sub Committee Meeting - Review of information with Dr. Cone prior to meeting
Pre - Facilities Sub Committee Meeting - Preparing documents (Invoiced and PR's) ready for board member review
Facilities Sub Committee Meeting - Board Members pre board meeting document review

Billable Time	08/14/2025	8.00	220.00	1,760.00
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Misc. Administrative: Email
JH - Fire watch - check in with safety officer
ASI 11: Generate narrative for presentation at board meeting 08.18.25
Water barricades - delivery of additional (4)
Invoices/PR/Power Point Presentation - make ready for Brenda Miller, LVISD to upload to BuyBoard
PRI: Met Ms. Keck - on site walk to address her questions and concerns of final construction, playground and fencing
PR 10: Prepped for Dr. Cones approval, Picked up signed copies
July 2025 Pay Application - Response to C. Cortes on COW Charges & Allowance Guidelines

Billable Time	08/15/2025	2.50	220.00	550.00
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Misc. Administrative: Email
PR 10: Prepped Dr. Cones approval, generating notice to proceed for Bartlett Cocke
PR 18: Prepped Dr. Cones approval, generating notice to proceed for Bartlett Cocke
PR 12: Prepped Dr. Cones approval, generating notice to proceed for Bartlett Cocke
Housekeeping

Billable Time	08/17/2025	1.00	220.00	220.00
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Misc Administrative: Time
Misc Administrative: Email / Housekeeping

Billable Time	08/18/2025	9.00	220.00	1,980.00
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Misc Administrative: Email
Fire Watch - JH Portables - Check in with Safety Officer
Campus Fiber relocation - checked in on the boring progress
Intermediate: Followed up with Bartlett on the paint smell in the gym
Primary: Followed up with Michael/Christian on thermostat needing to be reinstalled
Campus Cores: PO to Arch Div 8 with Back up
Upload approved PR's to Procore Drive
Weekly Accounting Meeting: Belinda Raindl and Keagan P
PR 15 - Downloading current drawings from Procore (23 pages) / Overlay PR dwgs against current drawings for review of changes
PR 15 - Reviewing Overlays for scope changes (Arch)
July Board Meeting
Board Approved ASI 11 - Emailed Alex NTP and Pfluger to updated and issue outstanding AEA's
Misc Administrative: Time

Billable Time	08/20/2025	5.75	220.00	1,265.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
Fire Watch - check in with security officer
JH - Followed up BC fixed temp fence screen at JH
JH Fiber - walked site with Mr. Armstrong to review conflict in fiber and new sewer line
HS Bldg 300 - walked building to update plans
Dr. Cone Update open items
Intermediate: Followed up with Walter to investigate temp wall at gym and heat
Monthly Report - updated with AGCM revised invoice, emailed Dr. Cone & Jacobo Morales
Lonestar Paving - Notified Clay status of invoices (not received). Need invoice PA 02 to \$ 50k and add PA 3 \$ 43,726
Technology (PRI&INT) - Safety and Secure (PRI, INT, JH, HS) Dwg Review - Pavani
Technology - Safety and Secure Design Teams Meeting - Biweekly Update
Misc Administrative: Time

Billable Time	08/21/2025	3.50	220.00	770.00
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FF & E: Delivery dates - confirmed with Meteor and BC
Chris Major site visit / lunch with Dr. Cone

Billable Time	08/25/2025	6.25	220.00	1,375.00
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Misc Administrative: Email
Intermediate: Investigate Dr. Cone concerns about BC subcontractors parking in staff parking
Intermediate: Photos of large spaces for technology PA study
Primary: Photos of large spaces for technology PA study
JH: Verifying lunchtime sessions to complete ICB study for campus wide technology
HS: Verifying lunchtime sessions to complete ICB study for campus wide technology
Misc Administrative: Time

Billable Time	08/26/2025	7.50	220.00	1,650.00
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Misc Administrative: Email
JH: Semi Permanent Fence - Reroute - site visit to review progress
JH: Gas connection between Bldg 100 and Bldg 500 - site walk with Walter to discuss potential fix
HS: Gas connection between Library, Bldgs 100, 200 and 300 - site walk with Walter to coordinate potential fix
Lonestar Paving F/U on Revised PA 02 and PA 03
AEA's: (5) Review, prep and email for Dr. Cone Signature
Firetrol - Invoice for Fire Alarm at Portable - Cost review w/ M-R
AEA pick at Dr. Cone office
Misc Administrative: Time

Billable Time	08/27/2025	7.25	220.00	1,595.00
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Misc Administrative: Email
Firetrol - Fire Alarm Temp Portables: Response to Richard, Estimator email regarding funding
HS Concession stand: Water shut off Phone call Dr. Cone and David Winkelmann
AEA - Distribution of executed documents
OAC Meeting 20
HS 100 Vestibule - Onsite walk with design team to review changes to electrical, MEP etc. for redesign
JH - Onsite walk with design team to discuss hook up of gas Bldg 100 to Bldg 500
JH - Onsite walk with design team to discuss hook up fire alarm PR Blg 100 and Bldg 500 to Bldg 600
De La Garza Fence - Invoice review for reinstall at track
De La Garza Fence - Invoice review fence reinstall and new gate at track entry by ticket booth
Coordination of Task - Michael out on PTO Thursday / Friday
Misc Administrative: Time

Billable Time	08/28/2025	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: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Invoices - Processing Lonestar Paving (Track and Bus Lane), StateWide Patrol (fire watch), De La Garza Fencing (track fencing), DBR (Commissioning)

AEA's: Executed uploaded to Procore Drive

Dr. Cone progress meeting

Billable Time	08/29/2025	5.50	220.00	1,210.00
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Misc Administrative: Email

PR 24 - Dr. Cone Feedback for design team

HS Propane Gas - coordination with Smith Propane Gas/Walter Nu narrative for design team PR

JH - Fire Alarm panel - Investigating why panel is in alarm

Subtotal	141.75	31,185.00
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Project Advisor

Jacobo E. Morales

Billable Time	08/06/2025	2.00	247.00	494.00
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Weekly Project Meeting with AGCM team to discuss project updates, milestones, challenges, current work in progress

Reviewing closed punch items and outstanding PCRs, ASIs, AEA

Billable Time	08/13/2025	3.50	247.00	864.50
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OAC Meeting Attendance

Weekly Project Meeting with AGCM team to discuss project updates, milestones, challenges, current work in progress and track and control of construction deficiencies

Site walkthrough the 4 Campus to observe work in progress

Billable Time	08/20/2025	0.50	247.00	123.50
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Follow up and review monthly project report

Review overall budget

Billable Time	08/21/2025	1.00	247.00	247.00
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Weekly Project Meeting with AGCM team to discuss project updates, milestones, challenges, current work in progress

Billable Time	08/27/2025	0.75	247.00	185.25
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OAC meeting attendance

Billable Time	08/28/2025	1.50	247.00	370.50
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Weekly online Meeting with AGCM team to discuss project updates, milestones, challenges, current work in progress

Meeting with Cathie to review and verify the completeness and accuracy of project documentation folders in Procore

Subtotal	9.25	2,284.75
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Construction Manager Intern

Pavani Komati

Billable Time	08/04/2025	10.00	58.00	580.00
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HVAC repairs at portables and fire watcher in lunch break and placed an order for extra 4 water barricades.

Billable Time	08/05/2025	7.00	58.00	406.00
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worked on the security cameras of high school and junior high school in blue beam.

Billable Time	08/06/2025	5.00	58.00	290.00
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updated security drawings of high school and junior high school.

Billable Time	08/07/2025	4.75	58.00	275.50
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
Construction Phase**

Phase Status: Active

Billing Cutoff: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Construction Manager Intern

Pavani Komati

updated PA existing marking in bluebeam.

Billable Time	08/12/2025	6.50	58.00	377.00
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updated the camera names in high school and junior high school.

Billable Time	08/13/2025	9.00	58.00	522.00
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updated internal camera naming in High School and uploaded all observation reports to Procore drive

Billable Time	08/14/2025	8.75	58.00	507.50
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*updated internal camera names in primary, intermediate and junior high school.
worked on observation reports.*

Billable Time	08/15/2025	2.50	58.00	145.00
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worked on observation reports

Billable Time	08/18/2025	7.50	58.00	435.00
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updated PR into Procore and updated Terracon reports.

Billable Time	08/20/2025	6.00	58.00	348.00
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explained Terracon reports and invoices to Walter. Updated PA system in primary and intermediate sheets.

Billable Time	08/21/2025	3.25	58.00	188.50
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Updating the security camera names of high school and junior high school

Billable Time	08/25/2025	8.00	58.00	464.00
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walked through primary and intermediate to get the pictures of walls for PA system and updated in drawings.

Billable Time	08/26/2025	8.00	58.00	464.00
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walk through high school and field house to get the existing location of the call buttons and speakers and updated in bluebeam.

Billable Time	08/27/2025	5.75	58.00	333.50
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updated security drawings of intermediate and junior high

Billable Time	08/29/2025	7.00	58.00	406.00
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PA system update in high school and junior high school.

Subtotal		99.00		5,742.00
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Assistant Project Manager

Michael W. Rogers

Billable Time	08/01/2025	8.50	171.00	1,453.50
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Misc admin work

Checked status of concrete pour back at Int back parking lot

Researched info for front door security phone at Primary

Reached out to Texas Lock and Door about AIPHONE; relayed info to LVISD and BC

Walked JH portables with Firetrol to give instructions to installer

Marked up drawing for visitor access to restrooms and concession

Reviewed/uploaded BC weekly report

Identified portable classroom numbers for Firetrol

Followed up with De La Garza Fence regarding quote

Billable Time	08/04/2025	10.25	171.00	1,752.75
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Met with RTM at track prior to saw cutting for pole vault equipment, then checked progress later
Took photos of existing gas lines at all buildings
Contacted Firetrol regarding alarms at existing JH buildings
Took photos and marked up drawing regarding JH fire alarm wiring and distributed to Pfluger and BC
Followed up with Paragon; also inquired about catch basin covers
Confirmed bollards will be around valves at HS weight room
Worked on closing out punch list items for JH portables
Investigated Int HVAC and chiller controls being offline with LVISD and BC
Misc admin work

Billable Time	08/05/2025	8.50	171.00	1,453.50
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Checked Primary landscaping water sprinklers for leak or failure to turn off
Measured catch basin covers at track and distributed to Paragon Sports
Visit at Primary admin to speak with secretary about security phone
Misc admin work
Meeting with LVISD IT regarding questions from BC
Followed up with Firetrol and provided them with monitoring agreement

Billable Time	08/06/2025	8.75	171.00	1,496.25
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GVEC swap over meeting
Met with BC regarding questions answered yesterday by LVISD IT
Confirmed concrete for pole vault equipment is complete
Investigated plan for LVISD visitors to access concession & RRs at FB field and distributed
Weekly project meeting with Jacobo
HS student routing meeting with LVISD and BC
Safety, security, & technology bi-monthly coordination meeting
Followed up with De La Garza fence regarding quote
Followed up with Firetrol regarding quote
Misc admin work
Closed observation reports that have been resolved
Closed punch list for JH portables
Distributed Access & Security product data submittal to LVISD IT

Billable Time	08/07/2025	8.50	171.00	1,453.50
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Reviewed fence estimates
Forwarded fence quotes to Dr. Cone for approval; once approved, released fence sub to begin work
Spoke with Pfluger regarding PR #23 for JH fire alarms
Misc admin work
Followed up with Firetrol to confirm portables will be completed 8-8-2025
Began reviewing PR #18
Walked Primary roof to document gas pipe used and installation progress

Billable Time	08/08/2025	2.25	171.00	384.75
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GVEC swap over
Followed up with Future Infrastructure regarding fiber re-route
Checked progress of Firetrol at JH portables

Billable Time	08/08/2025	6.25	171.00	1,068.75
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GVEC swap over completed
Helped Walter test repairs to track drain
Worked on PR #18
Checked progress of Firetrol at JH portables
Misc admin work
Helped investigate cause of HVAC controls not communicating

Billable Time	08/11/2025	8.50	171.00	1,453.50
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Followed up with BC regarding AIPhone
Followed up with BC regarding HVAC controls at Intermediate
Followed up with Future Infrastructure regarding fiber re-route progress
Followed up with Firetrol regarding invoice for JH portables fire alarm
Scheduled Fire Marshall inspection at JH Portables
Worked on PR #18
Site walk with LVISD, BC, Pfluger, and Pape-Dawson for HS sidewalk/ramp modification for student traffic

Billable Time	08/12/2025	6.25	171.00	1,068.75
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Site walk with Future Infrastructure to identify boring locations for fiber
Site visit at track while Paragon ran string lines checking elevations
Misc admin work
Reviewed ASI #13 and posted drawings
Walked JH with BC and IES to discuss fire alarm pathway
Searched drawings for details between HS Library & HS400 for fiber boring
Checked track for Paragon markings, Updated Observation

Billable Time	08/13/2025	8.75	171.00	1,496.25
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OAC meeting
Weekly project meeting
Walked Intermediate with BC regarding markerboard installation
Followed up with BC regarding HVAC controls at Intermediate
Reviewed/uploaded OAC meeting minutes
Followed up with BC regarding cameras at JH Portables; relayed info to LVISD IT
Began reviewing ASI #11

Billable Time	08/14/2025	9.50	171.00	1,624.50
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Escorted UG utilities locate subs while on property between HS library and HS400
Followed up with De La Garza Fencing regarding fence at track
Reviewed ASI #4
Began reviewing ASI #15
Checked on status of boring for fiber
Misc admin work
Coordinated with LVISD and BC for temporarily capturing additional area at JH
Investigated sub's vehicle parked in unapproved area; owner identified; vehicle moved

Billable Time	08/15/2025	3.50	171.00	598.50
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Fire Marshall Inspection at JH Portables
Checked on progress of fence being erected at the track
Checked on crew doing boring for fiber
Began Observation Report for District Wide Fiber Reroute

Billable Time	08/15/2025	5.25	171.00	897.75
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Followed up with Lonestar Paving about fixing elevations on the track
Met with BC regarding charges on RCO0033
Misc admin work
Checked progress of boring; made arrangements for them to work Saturday
Began reviewing Firetrol invoice for fire alarms at JH portables
Scanned/uploaded Firetrol permit application, scope of work, installation certificate, & record of completion

Billable Time	08/16/2025	10.50	171.00	1,795.50
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Gave Future Infrastructure access to school and monitored progress while boring
Reviewed/uploaded BC weekly progress report
Misc admin work
Reviewed Firetrol invoice for fire alarms at JH portables; provided notes/cost evaluation
Checked progress of boring for fiber
Reviewed RFIs 1-12 and posted drawings to Procore
Checked progress of boring for fiber and secured LVISD gate when done

Billable Time	08/18/2025	8.75	171.00	1,496.25
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Checked progress of the fences at the track
Escorted boring crew onto campus and monitored due to being next to student traffic and open gate
Measured location of Fiber vault and relayed to Pfluger so they can plan design of sidewalk ramp
Began reviewing PR #15
Misc admin work
Reviewed Firetrol response to my evaluation of their invoice/breakdown for JH Portables

Billable Time	08/20/2025	8.75	171.00	1,496.25
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Check progress of fence track; follow up with De La Garza Fence
Verified completion of fence at track
Followed up with Lonestar Paving
Followed up with BC regarding AIPhone, HVAC Controls at Int, Pri thermostat, & JH unforeseen fiber in pad
Continued reviewing PR #15
Met Lonestar Paving at track to discuss Punch Items
Reviewed PR #17 to compare pricing to PR #23; found discrepancies in labor
Followed up with Lonestar Paving
Followed up with Paragon Sports regarding re-inspection of track

Billable Time	08/21/2025	9.00	171.00	1,539.00
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Coordinated installation of AIPhone for today at primary admin
Followed up with BC regarding bollards at HS Field House
Reached out to Future Infrastructure to request a walk at JH regarding fiber located in building pad
Walked JH and Band Hall; photographed fiber and emailed at the request of fiber sub
Continued reviewing PR #15
Verified installation of AIPhone

Billable Time	08/22/2025	2.00	171.00	342.00
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Checked on status of fiber reroute
Checked on status of track punch list with Lonestar Paving
Checked on status of power to visitor side press box
Misc admin work

Billable Time	08/22/2025	5.50	171.00	940.50
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Continued reviewing PR #15
Verified thermostat at Primary admin was installed
Followed up with BC regarding bollards at Field House
Inquired about power at visitor press box
Spoke with Firetrol regarding invoice for JH portables

Billable Time	08/25/2025	8.00	171.00	1,368.00
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Met with BC regarding fiber progress
Reached out to LVISD regarding questions from Pfluger about paper towel dispensers
Followed up with Lonestar Paving about track elevations
Followed up with ASAP and Future Infrastructure regarding fiber progress
Walked JH; informed LVISD and Mr. Guetzke of BC capturing JH parking spots for 2-3 days
Reviewed PR 23/RCO0037 and compared to pricing on PR17
Reviewed/uploaded BC weekly progress report
Followed up with Future Infrastructure again
Misc admin work

Billable Time	08/26/2025	9.00	171.00	1,539.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Followed up with Future Infrastructure
Completed review of PR 23 and requested feedback from BC
Requested porta potty at concession to be removed
Followed up on generator at visitor press box
Misc admin work
Followed up with De La Garza Fence for revised invoice
Continued review of Firetrol invoice and provided feedback to Firetrol
Reviewed ASI 17

Billable Time	08/27/2025	9.25	171.00	1,581.75
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Followed up with De La Garza Fencing to request invoices
Followed up with Future Infrastructure to get schedule of work
OAC meeting
Walked HS MDF to investigate power, HS100 for vestibule, and JH for PR 23 with Pfluger and MEP
Site visit at Intermediate to measure clearance for new boilers
Investigated location of sidewalk between HS Library and HS400 in relation to fiber vault
Worked on documenting communications with Firetrol to dispute invoice pricing

Subtotal	165.50	28,300.50
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Walter Nu'u

Billable Time	08/05/2025	7.00	171.00	1,197.00
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Check emails and upload the RFIs in Procore
Met with GC PM at primary admin's new office to discuss the wall mount installation of the security access
Visit the new playground pad to observe the progress.
Observe the concrete pour of the sidewalk.
Walked the primary site to observe the grading and check the elevation
Walked the primary to observe the installation of all room's millworks.
Observe the installation of the sound system, speakers and wire pulling.
Walked with the plumber to point out some areas that are lacking labeling and insulation.
Generates daily reports and upload in Procore.

Billable Time	08/06/2025	9.00	171.00	1,539.00
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Visit the sites to make sure all the fences are securing and gates are closed
Check email and respond
Walked the primary site to observe grading elevation and the sidewalk elevation.
Met with GC on to discuss the status of the above ceiling progress to get it ready for above ceiling inspection.
Walked the Primary building to observe data system installation.
Walked the top roof at primary to observe gas piping installation.
Visit the intermediate site to observe brick exterior wall installation.
Walked the intermediate new addition to observe wall tiles installation.
Generated daily report, take pictures and upload on Procore.

Billable Time	08/07/2025	9.00	171.00	1,539.00
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Picking up materials to patch drainage cover.
Walked the JH construction site progress.
Checked all construction fences to make sure they are secure, and check gates to be closed.
Observe cutting dirt for the JH building foundation and check elevations.
Walked with security officer at portables.
Visit Intermediate building for observations
Walked the primary building with GC, Subcontractors, MEP inspectors for above ceiling inspection

Billable Time	08/08/2025	9.00	171.00	1,539.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Check emails and respond.
 Met with GC superintendent for an update and plans for the day.
 Check the constructions site fence to make sure all gates are close
 Work on patched drainage covers for the track & field
 Visit portables sites to check on firetrol to installed fire pull stations fire alarms
 Walked the intermediates to observed constructions progress.
 Reviewed RFI #118 INT.ALE Room Ceiling for Ceiling elevation on first floor.

Billable Time	08/11/2025	10.00	171.00	1,710.00
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Check email and updates the teams with constructions progress.
 Walked the sites to make sure constructions fences are locked and gates are closed and secured
 Visit Intermediate building to observe the ceiling progress.
 Review RFI# 21 Int. Corridor Steel VS. HVAC
 RFI#118: Int. ALE Room Ceiling
 Had a meeting with BC staff, La Vernia Staff, Pfluger staff and Pape-Dawson on site.
 Walked with Catherine to do a takeoff fence materials for JH.
 Walked the JH site to observe the excavations progress.

Billable Time	08/12/2025	10.00	171.00	1,710.00
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Check emails and responds.
 Update the teams with construction progress.
 Visit JH school to meet with BC to discuss some conduit that they discovered during trenching for the sewer line.
 Walked with Subs and BC to discuss about the density and the compacting of the soil to meet the requirement.
 Visit CTE site to observe the excavations and compacting the soil.
 Review RFI #97: Unforeseen Subgrade Drainage Condition
 Review RFI #138: BIM Clash HS Cafe & CTE
 Walked the Primary site to observe rebar for the playground slap.
 Review submittal #9.8: R bar SDRAW (Prim. Library) P1
 Generate daily report, take pictures and upload on Procore
 Review submittal #7.07: Chain Link Fence Drawing - P1
 Visit Intermediates new addition to observe the masonry progress.
 Walked the primary to observe the flooring installation.
 Walked the intermediate to observed installation of the power fan above the ceiling on the 1st floor.

Billable Time	08/13/2025	8.00	171.00	1,368.00
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Verified plans for observations
 Sit in the OAC meeting with GC, Design team and the owner.
 Work on RFIs and upload them on Procore
 Walked the JH site to observe the ongoing excavations to get it ready for the building pad.
 Visit the ongoing sew line progress.
 Walked the Primary new building to observe the LVT flooring installation
 Visit the new gym addition to observe the wall textures and CMU brick.
 Walked the primary sites to check on the Canopies installation and make observation
 Review Plumbing Insulation Specification, #220716, 220719
 Generate daily reports, take pictures and upload on Procore.

Billable Time	08/14/2025	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: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Review submittal#3.13 - Electric Heater (Prim.) - P1_APP.pdf
Check emails and responds
Checked all temporary fences to make sure gates are close during school hours.
Visit primary site to observe the concrete pour for the playground concrete slap
Walked the site to check on permanent fence's installation.
Walked the primary new addition to observe the flooring ongoing progress.
Review RFI#133 - JHS Bldg. 100 Existing Sewer,

Billable Time	08/15/2025	4.00	171.00	684.00
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Visit the temporary portables to observe the final touch on the alarm system and the installation of the peepholes for safety.
Visit the JH site to observe the ongoing excavations and cutting of the soil to meet grades for the pad foundation.
Observe the ongoing installation of the sewer line.
Visit the HS site to observe underground directional boring to install fiber optic cables.
Walked the primary site to observe the 2nd playground prepping for the concrete pad.

Billable Time	08/15/2025	4.00	171.00	684.00
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Continue walked at primary site to observe the installation of the permanent fences.
Walked at primary new building to observe the installation of the fire dampers.
Review submittals and spec to make sure they meet requirements.
Walked the gym addition to observe the texturing the fur down wall.
Walked the intermediates for observations.
Checked the overhead to observed plumbing, electrical piping and HVAC insulation.

Billable Time	08/18/2025	8.00	171.00	1,368.00
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Walked the site to check on all the temporary fences to make sure the gates are all closed during school rush hours.
Check emails and responds.
Updates the team on areas that are in progress and under constructions.
Visit the excavations of the JH to observe the discovering of some unseen pipes and duct banks that is a way of the new sewer line.
Walked the gym additions to investigate the smell that is reporting that is affecting the school classes.
Walked the intermediate new addition to observe the installation of VAV power fan on the 2nd floor.
Review Submittal HVAC Controls #3.38.
Review Submittal HVAC Gripple Hangers #SR05
Visit primary site to observe installation of the permanent fences.

Billable Time	08/20/2025	8.00	171.00	1,368.00
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Meeting with our Senior PM to discuss some hot items of the construction.
Visit the roof top at primary to observe the installation of the gas pipes, the insulation of the refrigerant line and condensate line.
Overserved the final touch of the roof to make sure they are installed and sealed per plan.
Review Submittal#11.13 Mod. Bit Drawings - P1. Elevate SBS Modified Bitumen Roof System.
Walked the primary new additions to observe LVT flooring installation.
Walked the JH school to observe the dirt excavation and storm line installation.
Walked the CTE area to observe the compacting and Terracon testing density of the dirt.
Worked on testing documents and upload them on Procore.
Review submittal #1.3. Storm piping and Specification

Billable Time	08/21/2025	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: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Check on emails and respond
Updates the team and follow up with tasks on the constructions progress.
Walked the JH school site to observe the excavation and ongoing cutting of the dirt to prepped for the building foundation.
Met up with the AC technician to fix the AC unit that it doesn't blowing cool air.
Walked the CTE area to meet up with Terracon to discuss a testing of density of the dirt.
Review Spec.
Review Submittals and RFIs.
Walked Primary site to observe concrete pour for the playground.
Walked the Intermediates to observe the ongoing brick installation on the exterior wall
Visit the JH to observe installation of the storm pipes.
Walked the Intermediate site to observe activities that are in progress.

Billable Time	08/22/2025	7.00	171.00	1,197.00
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Walked the site to make sure all security fences are close and secure.
Met with BC to check on one of the water meters on the street is leaking
Work with BC to fix the broken water meter.
Walked the JH site excavations and ongoing storm pipes installation, they also pour flowable fill concrete.
Walked the primary building to observe the testing of the intercom, testing of the data and fire alarms
Met with RTM utility foreman to discuss the testing and the task of the day.
Observed the density of the pad to make sure it meets the requirement.
Walked the primary new addition and observe Alamo installing thermostat.
Walked the primary site to observed landscaping. Maldonado was spreading topsoil and planting plants.
Generated daily reports and upload them on Procore.

Billable Time	08/22/2025	1.00	171.00	171.00
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Working on the uploading documents of testing and RFIs on Procore.
Review and upload Terracon testing

Billable Time	08/25/2025	8.00	171.00	1,368.00
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Walked the site to check on the constructions fence to make sure they are secured during school hours
Visit JH school to observe the ongoing dirt excavation.
Met with Terracon to discuss some areas that they are waiting on testing.
Walked the Primary site to observe grading and landscaping.
Observed concrete poured for playground sidewalks
Walked the primary building to observed installing windowsill and solid counter tops
Observed intercom testing, Datas testing and complete the IT rack station in the IT room
Follow up to complete some of the punch items to corrected and completed
Walked the Intermediates gym additions to observe the completion of the AC ductwork above the ceiling.
Observed the electrician installing jboxes and pulling wires.
Walked the Intermediates site to observed ongoing brick progress.

Billable Time	08/26/2025	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: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Working with Bartlett Corke and the fence sub to discuss location and soft digging the dirt.
Visit Library building check on the Gas tie into a new gas tank
Walked the roof to get a plan for gas tie in.
Review civil plans to verified JH areas to get a plan how to tie gas line from building 500 to building 100
Check email and respond
Update the team with task and discuss plans to execute in a timely manner
Work on uploading Terracon test documentations on Procore and review invoices
Investigate fiber optic that was expose during digging holes for fence pole.
Met with BC Super to verify the installation of the temporary fences.
Walked the intermediates building to observed hvac insulation and power fan installation.
Visit intermediates Gym to check on the room temperature to make sure the hvac tie in are com

Billable Time	08/27/2025	9.00	171.00	1,539.00
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Check emails and respond responds
Sit at the OAC meeting with Design team, School stuff and the Contractor.
Met with Mr Armstrong to verified underground conduits that was expose.
Walked the JH to check the security fence to make sure all are tied down and locked.
Walked the roof at 500 building to check on gas line.
View civil plan at JH school to make sure all the underground work won't interfere with others.
Continue download Terracon testing documents on Procore
Met with the engineer to discuss student's sidewalk and ramp's locations.
Review submittals #SR11 Glass Markerboards. Review plans for locations and installation.

Billable Time	08/28/2025	8.00	171.00	1,368.00
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Walked the sites to checked on the construction security fences to make sure they were closed and secured.
Checked emails and responded with phone calls.
Updates the teams with the constructions progress.
Walked the Primary site.
Meet with landscaper to discuss the progress
Review landscaping submittals#7,
Review Specification 32 93 00 for scope of work.
Walked the primary building to observe and closed some of the punch items before ceiling tile drops.
Walked the existing Primary Roof to observe the ongoing piping rough in for gas line getting ready for rough-in inspection.
Visit Boiler Rooms at Intermediate to get measurements for a door frame.
Walked the gym to observe the ongoing construction progress.
Walked the intermediate site on brick progress
Generated daily reports, take pictures and upload on Procore

Billable Time	08/29/2025	7.00	171.00	1,197.00
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Walked the Concession Stand to make sure the water is on.
Walked the press boxes to make sure has power.
Checked on the routing the power for press boxes to make sure it secure and also BC has a plan to disconnect if needs to during construction.
Walked the JH site to observe the installation of the fence to make sures they follow plans
Visit the dirt compacting and testing density to meet requirements
Visit the HS site to checked on setting two boxes for the new fibers' routes
Walked primary site to observe installation of the temporary irrigation sprinklers system.
Visit primary new building to observe finishing installation of the fire dampers, returns duct and sealed duct waki penetration.
Observe the powering up the AC units on the Second floor.

Billable Time	08/29/2025	1.00	171.00	171.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management
Construction Phase

Phase Status: Active

Billing Cutoff: 08/31/2025

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Assistant Project Manager
Walter Nu'u

Generating reports and uploading to Procore.
Walked the intermediates to observe the start up the AC unit.
Visti intermediates new building to observe the ongoing electrical piping, pulling wires and installing electrical panels in the electrical room.

Subtotal	151.00	25,821.00
Labor total	566.50	93,333.25

Expense WIP Status: Billable

Catherine Blackler
Expense Report

Fees & Permits	07/17/2025	1.00	2.94	2.94	✓
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Customer Reimbursement:
Convenience fee paid to use a Credit card at City of La Vernia to obtain ROW Permit.
Receipt for \$2.94 was included with the \$ 125.00 permit fee. (see receipt attached under permit fee)

Fees & Permits	07/17/2025	1.00	125.00	125.00	✓
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Customer Reimbursement:
Approval from Jacobo and Dr. Cone to pay with AGCM Credit Card.
Fee was paid was for the Right-of-Way (ROW) permit required by City of La Vernia. Payment was rushed as a stop work order was issued and work needed to resume as soon as possible.
Receipt includes \$2.94 convenience fee billed separately.

Subtotal	2.00	127.94
Expense total	2.00	127.94

Program Management
Close-out Phase

Phase Status: Active

Billing Cutoff: 08/31/2025

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: 08/31/2025

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			

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Pre-Design Phase

Phase Status: Active

Contract		Previously Billed			To Bill		
Units	Amount	Units	%	Amount	Units	%	Amount
Subtotal	149,596.00	921.50	81	121,171.00	0.00	0	0.00

Invoice Credit

Phase Status: Active

Billing Cutoff: 08/31/2025

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

09/01/2025 -5,742.00

Invoice Credit

Subtotal 0.00
Labor total 0.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	3,915,666.00	1,284,121.41	33	2,631,544.59	67
Expense		127.94		-127.94	
Consultant		45,929.25		-45,929.25	
Total	3,915,666.00	1,330,178.60	34	2,585,487.40	66

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CERTIFIED PAYMENTS - PRINT RECEIPT

CITY OF LA VERNIA, TX MISC GOV WEB BUREAU CODE: 9243624

Payment ID	Account, Permit or Citation #	Payment Amount	Conv Fee	Total	Status
100331932230	ROW	\$125.00	\$2.94	\$127.94	07/17/25 11:08 AM 02227G 5M Concrete-Jr High
		\$125.00	\$2.94	\$127.94	

BUREAU INFORMATION

First Name	CATHERINE
Middle Name	
Last Name	BLACKLER
Name Suffix	
Telephone	830-391-3519
Address	480 CIBOLO
City	LA VERNIA
State	Texas
Zip Code	78121
Country	United States

BILLING INFORMATION

First Name	CATHERINE
Middle Name	
Last Name	BLACKLER
Name Suffix	
Telephone	830-391-3519
Address	480 CIBOLO
City	LA VERNIA
State	Texas
Zip Code	78121
Country	United States

BANK CARD INFORMATION

Card Type	Visa
Exp. Date	xx / xxxx
Email Address	
Card Number	xxxxxxxxxxxx2119
Security Code	Hidden for Security

https://certifiedpayments.net/PaymentWizard_10.aspx

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7/17/25, 11:08 AM

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CERTIFIED PAYMENTS - PRINT RECEIPT

CITY OF LA VERNIA, TX MISC GOV WEB BUREAU CODE: 9243624

Payment ID	Account, Permit or Citation #	Payment Amount	Conv Fee	Total	Status
100331932230	ROW	\$125.00	\$2.94	\$127.94	07/17/25 11:08 AM 02227G 5M Concrete-Jr High
		\$125.00	\$2.94	\$127.94	

BUREAU INFORMATION

First Name	CATHERINE
Middle Name	
Last Name	BLACKLER
Name Suffix	
Telephone	830-391-3519
Address	480 CIBOLO
City	LA VERNIA
State	Texas
Zip Code	78121
Country	United States

BILLING INFORMATION

First Name	CATHERINE
Middle Name	
Last Name	BLACKLER
Name Suffix	
Telephone	830-391-3519
Address	480 CIBOLO
City	LA VERNIA
State	Texas
Zip Code	78121
Country	United States

BANK CARD INFORMATION

Card Type	Visa
Exp. Date	xx / xxxx
Email Address	
Card Number	xxxxxxxxxxxx2119
Security Code	Hidden for Security

https://certifiedpayments.net/PaymentWizard_10.aspx

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