*AGCM Invoice 12840, dated 10/01/2025*
*No Exceptions as submitted.*

*Catherine Blackler, SPM - AGCM*
*October 13, 2025*

Professional Project Management Firm

**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 12840
Date 10/01/2025

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

Billing Period 09/01/2025 - 09/28/2025

**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 | 1,282,138.95 | 1,195,944.60 | 86,194.35 | 2,483,931.05 | 34.04 |
| **INVOICE CREDIT** | 0.00 | -15,362.00 | -15,362.00 | 0.00 | 15,362.00 | 0.00 |
| Total | 3,915,666.00 | 1,416,372.95 | 1,330,178.60 | 86,194.35 | 2,499,293.05 | 36.17 |

**Professional Fees**

| | Hours | Rate | Billed Amount |
|---|---|---|---|
| Senior Project Manager | | | |
| Catherine Blackler | 142.75 | 220.00 | 31,405.00 |
| Project Advisor | | | |
| Jacobo E. Morales | 5.75 | 247.00 | 1,420.25 |
| Assistant Project Manager | | | |
| Michael W. Rogers | 171.50 | 171.00 | 29,326.50 |
| Walter Nu'u | 140.00 | 171.00 | 23,940.00 |
| Professional Fees subtotal | 460.00 | | 86,091.75 |

**Reimbursables**

| | Units | Cost Amount | Billed Amount |
|---|---|---|---|
| Photocopies / Printing / Reproduction | 1.00 | 102.60 | 102.60 |

For Technology Dwgs
Invoice attached

Invoice total **86,194.35**

**Aging Summary**

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|---|---|---|---|---|---|---|---|
| 12840 | 10/01/2025 | 86,194.35 | 86,194.35 | | | | |
| | Total | 86,194.35 | 86,194.35 | 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: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| WIP Status: | | | | |
| Subtotal | | | | **0.00** |
| total | | | | **0.00** |

### Program Management
### Procurement Phase

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| WIP Status: | | | | |
| Subtotal | | | | **0.00** |
| total | | | | **0.00** |

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Senior Project Manager | | | | |
| Catherine Blackler | | | | |
| Billable Time | 09/02/2025 | 4.00 | 220.00 | 880.00 |

*Misc Administrative: Email*
*Propane Gas - tie in at HS: Reviewed updated drawings & narrative - provided feedback for revision*
*Propane Gas - tie in at JH: Bldg 100 and Bldg 500: F/U email to BC to schedule work before winter*
*Pfluger Site Walk 09.05.25 - Notification to Dr. Cone*
*HS Bldg 100 Vestibule Doors: Site investigation for feedback to Dr. Cone regarding current condition/bond changes*
*Campus Wide Final Rekeying Meeting: Dr. Cone, Allegion and AGCM*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Billable Time | 09/03/2025 | 6.25 | 220.00 | 1,375.00 |

*Misc Administrative: Email*
*Fire Watch - check in with SafetyWide Patrol Officer*
*JH Semi Permanent Fence-site Walk to observe installation*
*AGCM Billing - F/U with AGCM Billing*
*PR: ASI 15 - cost received from BC - preliminary review*
*RCO 040 - Water meter fees - cost review / response to BC*
*Fiber Box in conflict with Sidewalk - review and coordination with Michael Rogers*
*PR 21 - JH Semi-Permanent Fence - cost review and response back to BC to revise and provide additional framing*
*Housekeeping*
*Concession Stand Water Run-Off: investigation of water run-off. Notified Dr. Cone*
*Natural Gas: Stake location for WTG gas meter*
*Fiber: Site walk to confirm location of new handhold in relation to new sidewalk*
*Technology - Safety and Secure Design Teams Meeting - Biweekly Update*
*Technology - Safety and Secure Drawings: Emailed marked up drawings to WHJW, Pfluger, LVISD and AGCM team*
*Misc Administrative: Time*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Billable Time | 09/04/2025 | 3.00 | 220.00 | 660.00 |

# Invoice Supporting Detail

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

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Senior Project Manager | | | | |
| Catherine Blackler | | | | |
| *Misc Administrative: Email*<br>*Dr Cone / David Winkelmann - Coordination of JH fence fix.*<br>*PR 23 - Fire alarm meeting - design team / BC coordinate pathway from JH Bldg. 100, 500 & 600*<br>*Primary: Network & Camera switches - Coordination with Mr. Armstrong and Mr. Ramirez*<br>*HS 100 - Lobby design - feedback to Pfluger*<br>*JH Fence - Prepping documentation and email distribution to Bartlett regarding correction of gap control*<br>*Misc Administrative: Time* | | | | |
| Billable Time | 09/05/2025 | 8.00 | 220.00 | 1,760.00 |
| *Misc Administrative: Email*<br>*HS 100 Vestibule - Review of TV location with Brandi Hanselka and AVP*<br>*PR 23 - JH - Existing Fire Alarm Tie in site walk with Michael Rogers*<br>*JH Semi Permanent Fence - Walk with David Winkelmann to review correction to fence posts*<br>*BC Draft PA 11 - coordinate certified payroll with Christian Cortez*<br>*Email responses: PR 21,*<br>*RCO 040 - Review, process, add back-up & prep for Dr. Cone Signature*<br>*PR 23 - Internal review of existing fire alarm*<br>*PR 24 - prep email response to Pfluger on approved TV location*<br>*Task Prioritization - CB, MR, WN*<br>*House keeping*<br>*Misc Administrative: Time* | | | | |
| Billable Time | 09/06/2025 | 2.00 | 220.00 | 440.00 |
| *Misc Administrative: Email*<br>*Organization and Housekeeping* | | | | |
| Billable Time | 09/07/2025 | 2.00 | 220.00 | 440.00 |
| *Misc Administrative: Email*<br>*Preparing / Team Task Prioritization for week 09/08/2025*<br>*Misc Administrative: Time* | | | | |
| Billable Time | 09/08/2025 | 6.00 | 220.00 | 1,320.00 |
| *Misc Administrative: Email*<br>*JH Fire Watch - check in with Safety Officer*<br>*Field House Dryers: Natural Gas conversion - provided MEP Engineers feedback on make model serial number*<br>*Billing: Aries - review invoice against Proposal for compliance*<br>*Billing: Pfluger - review for compliance*<br>*Billing: AGCM - review for compliance*<br>*Billing: Terracon - review for compliance*<br>*Weekly LVISD Accounting Meeting: Belinda Raindl and Keagan P.* | | | | |
| Billable Time | 09/09/2025 | 14.25 | 220.00 | 3,135.00 |
| *Misc Administrative: Email*<br>*FF & E High School Meeting - Product Selection Design*<br>*BC Draft PA 11 - Schedule of Values review*<br>*BC Draft PA 11 - Work In Place Review*<br>*BC Draft PA 11 - Trade Partner PA / contract / WIP review*<br>*BC Draft PA 11 - General Conditions review of charges and back up*<br>*BC Draft PA 11 - General Requirements review of charges and back up*<br>*Misc Administrative: Time* | | | | |
| Billable Time | 09/10/2025 | 8.75 | 220.00 | 1,925.00 |

# Invoice Supporting Detail

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

**Program Management**
**Construction Phase**

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Senior Project Manager | | | | |
| Catherine Blackler | | | | |
| *Misc Administrative: Email*<br>*BC Draft PA 11 - Comment Review Meeting - Christian Cortes*<br>*RTM Water Barricade Invoice Review - Call to Jeff Smith to research added manpower. Revised Inv if necessary*<br>*OAC 21 Bimonthly Meeting*<br>*Technology - Safety & Security Meeting related to Primary / Servers to HS Bldg 300 (Bartlett, Pfluger, WHJW)*<br>*AGCM Internal Project Meeting - Jacobo, Michael, Walter*<br>*Technology - WAPS - Switches meeting with Mr. Armstrong and Mr. Ramirez*<br>*Stuck in Parent Pick Up line from HS Bldg 300*<br>*Graphics Vector Files - f/u with design team on vector files for Dr. Cone*<br>*Misc. Administrative: Time* | | | | |
| Billable Time | 09/11/2025 | 8.25 | 220.00 | 1,815.00 |
| *Misc Administrative: Email*<br>*BC Draft PA 11 - Bartlett Cocke Self Perform Review*<br>*BC Draft PA 11 - Bartlett Cocke Self Perform comparison against GR costs*<br>*Invoice Processing for 09.2025 Board: DMC*<br>*Invoice Processing for 09.2025 Board: StateWide Patrol*<br>*Invoice Processing for 09.2025 Board: RTM Water Barricades*<br>*Invoice Processing for 09.2025 Board: Spot Coolers*<br>*Invoice Processing for 09.2025 Board: DBR*<br>*Invoice Processing for 09.2025 Board: Terracon*<br>*HS FF & E: Generate changes narrative and drawing update for design team from meeting 09.09.25*<br>*HS Principal - Brandi Hansleka Meeting on additional FF & E*<br>*HS Mailboxes: Taking measurements & Photos of INT mailboxes for design team* | | | | |
| Billable Time | 09/12/2025 | 5.25 | 220.00 | 1,155.00 |
| *Misc Administrative: Email*<br>*LVISD Graphics Package - Forwarded Vector, PNG files to Valerie & Dr. Cone*<br>*BC PA 11 - FINAL: Processing for Board approval*<br>*JH Temporary Portable Firetrol revised invoice review - Michael Rogers* | | | | |
| Billable Time | 09/14/2025 | 1.25 | 220.00 | 275.00 |
| *Misc Administrative: Email*<br>*HS Mailboxes; Prepared documentation for Architect to issue PR*<br>*FF & E: Follow up with Jen Lewis - provided logos and current graphic files* | | | | |
| Billable Time | 09/15/2025 | 11.75 | 220.00 | 2,585.00 |
| *Misc Administrative: Email*<br>*Firetrol: Response to unpaid invoice - Funding will be issued upon resolution of revised cost.*<br>*Bel: Follow up on Bel's email about Firetrol and Invoices on Board Agenda*<br>*Dr. Cone - Pre subcommittee meeting invoice/PR review*<br>*Firetrol Timeline / Revised Pricing spreadsheet*<br>*De la Garza Invoice - Price clarification for Dr. Cone - Michael Rogers*<br>*Firetrol Timeline / Revised Pricing spreadsheet*<br>*PR 21 - Analyzing Subs cost*<br>*Subcommittee meeting* | | | | |
| Billable Time | 09/16/2025 | 8.00 | 220.00 | 1,760.00 |
| *Misc Administrative: Email*<br>*Meet Dr. Cone on Site - San Antonio Street / Hwy 87 construction dust concerns*<br>*Dust & traffic control concerns on San Antonio Street: Prepared narrative & photo documentation, notified Bartlett*<br>*GVEC: F/U and response to Desti on GVEC electrical spike to Gym 3 HVAC units*<br>*FF & E: Research for Meteor - Room E111 sink and base cabinets*<br>*FF & E HS Meeting: Updating drawings for design team with notes / changes by LVISD*<br>*Misc Administrative: Time* | | | | |
| Billable Time | 09/17/2025 | 8.75 | 220.00 | 1,925.00 |

# Invoice Supporting Detail

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

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Senior Project Manager | | | | |
| Catherine Blackler | | | | |
| *Misc Administrative: Email<br>Fire Watch: Check In<br>PR 21 - JH Semi Permanent Fence - walk to count posts and confirm bottom tension band is in<br>PR 23: Fire Alarm Tie In - call to Jacobo to discuss funding from CM Contingency<br>PR 23: Fire Alarm Tie In - prepared narrative and emailed Bartlett about funding from CM Contingency<br>PR 23: Fire Alarm Tie In - reviewed cost and emailed Dr. Cone signature<br>PR 23: Fire Alarm Tie In - Dr. Cone office recap of cost and pick up executed copy<br>PR 23: Fire Alarm Tie In - emailed executed copy to BC<br>LVISD Internal Staff Meeting - Jacobo, Michael and Walter<br>PR RCO 047 RFI 133: RTM Pricing review<br>PRI New Addition: Walked Classrooms to verify TV install<br>PRI New Addition Connection: Walked with Dr. Cone on corridor connection and tile wainscot<br>5M Concrete: Verifying payment of invoiced for JH bus modification and Natural Gas Sawcut/pour back<br>Primary New Addition: Response to Belinda Raindl and Keagan on Mr. Armstrong purchase of transceivers<br>LVPW: Call from Josh Delazerda on issues with RTM trucking on San Antonio Rd<br>LVPW: Emailed Josh Delazerda narrative and pictures sent to BC on RTM trucking at San Antonio Road* | | | | |
| Billable Time | 09/18/2025 | 6.25 | 220.00 | 1,375.00 |
| *Misc Administrative: Email<br>Dr Cone: Initial phone call to discuss tennis court debris, and status of RTM trucking route off Bluebonnet.<br>Dr Cone: F/U with and updated on tennis court dust, and RTM truck routing<br>Dr Cone: Phone call: PRI overgrown grass installed under Bond to be cut<br>PR 23: JH Fire Alarm Tie-In Bldg 100 & 600 - review scope with Michael based on conversation with Christian Cortez-Bartlett<br>PR 23: JH Fire Alarm Tie-In Bldg 100 & 600 - review with Christian Bartlett<br>Propane Gas: F/U with Smith Propane, Mep Engineers to schedule on site walk<br>PR 21: JH Semi Permanent Fence: Completed final analysis of cost<br>Housekeeping<br>Misc Administrative: Time* | | | | |
| Billable Time | 09/19/2025 | 8.00 | 220.00 | 1,760.00 |
| *Misc Administrative: Email<br>Natural Gas: Phone call with MEP Engineers to discuss pros & cons of tapping in a 2 1/2" line to a 2" line<br>Natural Gas: Preliminary discussion with David Winkelman sequencing around bond scope<br>Intermediate Shade Structure: Site visit to confirm location, took photos, prepared documentation for email to Dr. Cone<br>Propane Gas Temporary Hook Up: Site-walk with Smith Propane and Bartlett to discuss logistics of route and tie in<br>JH Semi-fence pricing finalization - recommendation to proceed narrative to BC<br>Firetrol Revised Invoice: Review with Michael Rogers<br>FF & E: Walked AG shop and documented MiG Welders and Storages Racks for Meteor.<br>FFF & E: Prepared narrative and photo documentation for MiG Welders and Storages Racks emailed Meteor.* | | | | |
| Billable Time | 09/22/2025 | 7.00 | 220.00 | 1,540.00 |

# Invoice Supporting Detail

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

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Senior Project Manager | | | | |
| Catherine Blackler | | | | |
| *Misc Administrative: Email<br>Trade Partner Certified Payroll Copy request sent to Christian Cortes, Bartlett<br>Daily Reports, Inspections, Site Observation Reports: F/U with Walter on getting copies for Procor Drive<br>Track Punchlist - F/U with Michael Rogers on Lonestar Completion<br>Notice of Liens: F/U with BC and emailed LVISD Kaegan copies of June releases<br>Lonestar Bond Notice - Track: response to Josh, Jacobo and Derek<br>Lonestar Bond Notice - Track: F/U with Bel and Keagan on payment<br>Weekly LVISD Accounting Meeting: Belinda Raindl and Keagan P<br>Housekeeping<br>Asbestos Notifications: F/U with Kent Burcham on Invoice received and confirm if they should be funded<br>PR's: Upload Architect PRs into Procore<br>PR's: Upload Board Approved PR's into Procor<br>PR's: Coordinate with Architect Missing PR's<br>Monthly Board Meeting* | | | | |
| Billable Time | 09/23/2025 | 8.00 | 220.00 | 1,760.00 |
| *Misc Administrative: Email<br>Coordinates reschedule with BC and LVISD LVWP Dust control/Traffic on SA Street Meeting<br>Seguin Electric Company Invoices/Charges: Discussed back story with Mr. Mills.<br>Seguin Electric Company Invoices/Charges: F/U with Jacobo on allowable funding allocation<br>Invoice Review: Aries Oct Rental<br>Invoice Review: Smith Propane<br>Invoice Review: Intech Southwest<br>Natural Gas Design: F/U with MEP engineers on final design / PR<br>Smith Propane Invoice - Provided feedback for Darcy and Mr. Mills<br>Seguin Electric Company Inv: F/U with Dr. Cone / Provided feedback to LVISD accounting and Mr. Mills<br>PR 34 (RCO 047) RTM Review Michael Rogers<br>PRI Propane Gas - Discussion with Walter Nu about natural gas route - ASI 11. Provided documented back up.* | | | | |
| Billable Time | 09/24/2025 | 6.25 | 220.00 | 1,375.00 |
| *Misc Administrative: Email<br>Fiber: Discussion with Micheal on the status of the final terminations. Discussion with Mr. Armstrong on Zayo splicing /connection<br>OAC Mtg 22<br>Fiber Coordination Meeting to discuss final termination schedules - LVISD, ASAP, AGCM<br>PR Review 36 (RCO 047r2)<br>HS Student Relocate Thursday 10.02, 10.23 - meeting with Ms Hanselka<br>HS Student Relocate Thursday 10.02, 10.23 - emailed BC NTP<br>PR Review Process discussion w/ Braden Haley expectation of architect participation in reviewing cost and scopes* | | | | |
| Billable Time | 09/25/2025 | 8.50 | 220.00 | 1,870.00 |
| *Misc Administrative: Email<br>Team Coordination to address status of open items (Catherine, Micheal, Walter)<br>Asbestos Notification: Working thru TDHSH unpaid invoices & invoices to be voided<br>Natural Gas: On site visit to confirm install is per PR 25/ASI11<br>Cores: F/U with Allegion on core delivery and keying schedule<br>Cores: Core count for Package 1 - emailed Allegion<br>Fiber Relocation Update with Micheal Rogers<br>Set up Check-in in Meeting with Dr. Cone prior to weekend<br>Cores: Call with Jeff Pendleton to discuss naming schedules received<br>Cores: Call with Scott Bailey - Primary Core Count* | | | | |
| Billable Time | 09/26/2025 | 1.25 | 220.00 | 275.00 |
| *Misc Administrative: Email<br>PRI - F/u with Walter on dead plants - send out email to BC<br>PR 33 - Natural Gas Conversion - Dwg review - separating for Smith Gas* | | | | |

# Invoice Supporting Detail

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

**Program Management**
**Construction Phase**

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Senior Project Manager | | | | |
| Subtotal | | **142.75** | | **31,405.00** |
| Project Advisor | | | | |
| Jacobo E. Morales | | | | |
| Billable Time | 09/10/2025 | 2.00 | 247.00 | 494.00 |
| *OAC meeting attendance*<br>*weekly project meeting with AGCM team to discuss project updates, milestones, challenges, current work in progress* | | | | |
| Billable Time | 09/17/2025 | 1.50 | 247.00 | 370.50 |
| *Weekly meeting with AGCM team to discuss project updates, milestones, challenges, current work in progress*<br>*Review outstanding PRs* | | | | |
| Billable Time | 09/18/2025 | 0.25 | 247.00 | 61.75 |
| *Phone call to Catherine to discuss issue of fire alarm due demolition activities at Junior High* | | | | |
| Billable Time | 09/24/2025 | 2.00 | 247.00 | 494.00 |
| *- OAC meeting attendance*<br><br>*- Meeting with AGCM Team to discuss project updates, milestones, challenges, current work in progress* | | | | |
| Subtotal | | **5.75** | | **1,420.25** |
| Assistant Project Manager | | | | |
| Michael W. Rogers | | | | |
| Billable Time | 09/03/2025 | 10.50 | 171.00 | 1,795.50 |
| *Documented location of Fiber vault at HS Library; relayed info to Pfluger and Pape-Dawson*<br>*Assisted LVISD in identifying standing water (storm drain) behind Primary*<br>*Investigated possible water leak at Concession stand*<br>*Identified and marked location for NG meter at Primary, relayed info to WTG*<br>*Visited Central Office to investigate communication landlines used at LVISD*<br>*Followed up with Future Infrastructure regarding Fiber vaults*<br>*Spoke with LVISD about fiber vault placement and future sidewalk design*<br>*Misc admin work* | | | | |
| Billable Time | 09/04/2025 | 4.00 | 171.00 | 684.00 |
| *Followed up with Future Infrastructure regarding remaining work*<br>*JHS Fire Alarm discussion meeting*<br>*Followed up with Firetrol regarding information discussed in meeting; relayed info to C. Blackler*<br>*Checked/responded to emails* | | | | |
| Billable Time | 09/05/2025 | 11.00 | 171.00 | 1,881.00 |
| *Followed up with Fibertel regarding remaining fiber box to be installed*<br>*Walked JH fence with BC to investigate height from ground and remedies for gates*<br>*Walked JH to access fire alarms for PR23 rebuttal and to answer questions after yesterday's meeting*<br>*Wrote narrative and marked up drawing with findings from above walk*<br>*Reached out to MEP Engineering regarding previous meeting*<br>*Measured dimensions of sidewalk at JH100 for PR request*<br>*Received feedback on landlines from Central Office, relayed info to BC*<br>*Misc admin work*<br>*Escorted Fibertel onto campus for installation of remaining Fiber vault* | | | | |
| Billable Time | 09/06/2025 | 2.75 | 171.00 | 470.25 |
| *Compiled and marked up all correspondence with Firetrol to dispute invoice* | | | | |
| Billable Time | 09/08/2025 | 8.25 | 171.00 | 1,410.75 |

# Invoice Supporting Detail

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

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Michael W. Rogers | | | | |
| *Followed up with Future Infrastructure for timeline on work<br>Misc admin work<br>Continued Firetrol invoice rebuttal and created timeline of events<br>Followed up with BC regarding gas line to primary gas meter<br>Followed up with WTG regarding meter installation at Primary<br>Requested LVISD move monuments at Primary riser location<br>Instructed Walter Nu'u on submittal log process* | | | | |
| Billable Time | 09/09/2025 | 9.00 | 171.00 | 1,539.00 |
| *Followed up with Future Infrastructure for an update on fiber reroute<br>Followed up with MEP Engineering for feedback on JH fire alarms<br>Misc admin work<br>Marked drawing to show locations of gas dryers for MEP Engineering<br>Updated BC on fiber reroute and info from Firetrol regarding JH fire alarms<br>Reached out to Pfluger for sheet missing from Procore drawings<br>Sent Pfluger photos and drawing to request a PR for the sidewalk at JH100 to be replaced<br>Followed up with Pfluger regarding JH fiber reroute ASI by Owner<br>Followed up with Future Infrastructure again<br>Met with BC regarding HS and JH fiber reroute, relayed info from Future Infrastructure<br>Updated District Wide Fiber Reroute Observation Report<br>Updated drawing showing locations and progress of fiber reroute<br>Researched removable concrete anchors for pole vault standards at request of LVISD<br>Began researching and listing all appliances, dispensers, TP holders, etc.<br>Received update from Future Infrastructure; relayed update to LVISD and BC* | | | | |
| Billable Time | 09/10/2025 | 10.00 | 171.00 | 1,710.00 |
| *Misc admin work<br>Reviewed/uploaded BC weekly progress reports<br>Reviewed/uploaded Pfluger Observation report<br>Inquired with LVISD what dates power is needed at visitor press box, relayed info to BC<br>OAC meeting<br>Attempted to follow up with Future Infrastructure<br>Followed up with WTG regarding Primary gas meter; informed BC of installation so they can begin connection<br>Primary Technology Tie to Existing Campus meeting<br>LVISD Team - Weekly Project meeting<br>Attempted to follow up with Future Infrastructure again<br>Meeting with LVISD IT at HS300 MDF<br>Call back from Future Infrastructure with updated schedule; relayed info to BC* | | | | |
| Billable Time | 09/11/2025 | 9.25 | 171.00 | 1,581.75 |
| *Met LVISD IT at Intermediate IDF<br>Verified WTG installed gas meter at Primary<br>Firetrol review with C.Blackler<br>Misc admin work<br>Reviewed Specs 271000 S. Cabling System and 272133 WLAN to verify responsibilities<br>Investigated source of copper lines at HS CTE as well as possible provider<br>Inquired with BC what is still needed for JH fire alarms<br>JH500 site visit to identify possible location for FA booster panel; sent pics & marked drawing to MEP, BC, Pfluger<br>JH500 site visit with BC and IES to investigate electrical panel<br>Followed up with Future Infrastructure<br>Followed up with Lonestar Paving to complete punch list items<br>Reviewed/uploaded OAC meeting minutes<br>Reviewed/uploaded DBR Field Observation report<br>Reviewed/uploaded WJHW Field Observation report* | | | | |
| Billable Time | 09/12/2025 | 2.75 | 171.00 | 470.25 |
| *Walked HS400; Documented completion of fiber raceways at HS400 on observation report<br>Followed up with Future Infrastructure to see when fiber will be pulled<br>Misc admin work* | | | | |

# Invoice Supporting Detail

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

**Program Management**
**Construction Phase**

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Michael W. Rogers | | | | |
| Billable Time | 09/12/2025 | 6.00 | 171.00 | 1,026.00 |
| *BC asked when construction activities need to stop for Football game; acquired info from LVISD; relayed to BC*<br>*Firetrol invoice review with C.Blackler*<br>*Reviewed/uploaded Pfluger Observation report #11*<br>*Uploaded asbestos reports to Procore*<br>*Reviewed/uploaded BC weekly progress report* | | | | |
| Billable Time | 09/13/2025 | 1.00 | 171.00 | 171.00 |
| *Downloaded ASIs 14, 15, 16, 17, and 18 for review*<br>*Reviewed and posted ASI #12 to Procore* | | | | |
| Billable Time | 09/14/2025 | 1.25 | 171.00 | 213.75 |
| *Reviewed and posted ASI #15 to Procore*<br>*Reviewed and posted ASI #18 to Procore*<br>*Reviewed and posted ASI #16 to Procore* | | | | |
| Billable Time | 09/15/2025 | 9.00 | 171.00 | 1,539.00 |
| *Met with BC regarding plan for fire alarms at JH100 and JH500*<br>*Worked on Firetrol cost assessment; sent assessment to Firetrol*<br>*Reviewed/uploaded Pfluger observation report*<br>*Followed up with Future Infrastructure*<br>*Misc admin work*<br>*Re-assessed De la Garza fence invoices* | | | | |
| Billable Time | 09/16/2025 | 8.50 | 171.00 | 1,453.50 |
| *Followed up with Future Infrastructure; relayed update to C.Blackler*<br>*Followed up with Lonestar Paving; relayed update to C.Blackler*<br>*Overlayed drawings for and reviewed ASI 13*<br>*Overlayed drawings for and reviewed ASI 18*<br>*Followed up with Central Office regarding billing for landlines*<br>*Began reviewing drawings and documenting appliances on spreadsheet*<br>*Overlayed drawing for RCO0047R1 and began reviewing* | | | | |
| Billable Time | 09/17/2025 | 9.50 | 171.00 | 1,624.50 |
| *Completed review of RCO0047*<br>*Misc admin work*<br>*Met with LVISD to identify existing numbering system of valve tags*<br>*Inquired with Ag teacher for peak times of electricity usage at BC request so IES can perform a usage study*<br>*Coordinated with athletics and Lonestar Paving to schedule a time for LP to return and complete punch items*<br>*Escorted fiber sub onto campus while pulling fiber from the street to HS Library*<br>*Provided fiber progress report to LVISD* | | | | |
| Billable Time | 09/18/2025 | 9.50 | 171.00 | 1,624.50 |
| *Met with Future Infrastructure on site for progress check*<br>*Met with BC regarding dust complaints at JH*<br>*Discussed RCO0037 and RCO0047 with C.Blackler*<br>*Reviewed/uploaded DBR observation report*<br>*Escorted and monitored Future Infrastructure and ASAP while pulling fiber and trenching between Library and HS400*<br>*Met with BC regarding possible better methods to reconnect JH100 fire alarm*<br>*Reviewed Verizon bills at CO in search for possible landline line items* | | | | |
| Billable Time | 09/19/2025 | 3.50 | 171.00 | 598.50 |
| *Escorted ASAP into HS400 to run fiber*<br>*Followed up with BC regarding dust at tennis courts and on street near JH*<br>*Escorted BC into Ag shop to investigate electrical* | | | | |
| Billable Time | 09/19/2025 | 8.00 | 171.00 | 1,368.00 |

# Invoice Supporting Detail

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

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Michael W. Rogers | | | | |
| *Marked up drawings for two possible better options for JH100 fire alarm<br>Walked HS with Smith Propane and BC to identify what is needed to temporarily provide LPG to HS<br>Escorted ASAP into HS Library to run fiber<br>Escorted ASAP into HS300 to run fiber<br>Documented FFE items needed in Ag Shop<br>Notified school of painting scheduled at Primary corridor<br>Ensured all gates and doors are secured after fiber subcontractor finished for the day* | | | | |
| Billable Time | 09/20/2025 | 0.75 | 171.00 | 128.25 |
| *Began reviewing RCO42* | | | | |
| Billable Time | 09/22/2025 | 9.50 | 171.00 | 1,624.50 |
| *Continued review of RCO0047R1<br>Reviewed/uploaded BC weekly report<br>Walk at track to confirm whether or not punch items have been addressed<br>Followed up with Lonestar Paving regarding track punch list by phone call, text, and email<br>Received and began reviewing RCO0047R2<br>Followed up with Future Infrastructure about when they will return<br>Misc admin work* | | | | |
| Billable Time | 09/23/2025 | 8.25 | 171.00 | 1,410.75 |
| *Followed up with Lonestar Paving<br>Followed up with Future Infrastructure<br>Reviewed RCO0047R2 and compared to RCO0047R1 and PR07<br>Reviewed RFI 152<br>Followed up with Pfluger regarding JH Fiber Reroute<br>At request from LVISD, collected new HVAC information and provided to LVISD<br>Misc admin work* | | | | |
| Billable Time | 09/24/2025 | 10.25 | 171.00 | 1,752.75 |
| *Followed up with ASAP regarding fiber progress; asked LVISD IT to contact Zayo<br>OAC meeting<br>Walked visitor bleachers/track with LVISD, BC, & Pfluger regarding visitor access to concessions/restrooms<br>FF&E site walk @ Primary and HS400<br>Completed review of RCO0047R2 and wrote narrative for Pfluger<br>Coordinated Fiber talk meeting with AGCM, LVISD, and ASAP; meeting at 1:30<br>Misc admin work* | | | | |
| Billable Time | 09/25/2025 | 10.00 | 171.00 | 1,710.00 |
| *Misc admin work<br>Escorted BC and IES into Ag shop to investigate electrical<br>Contacted ASAP for fiber progress update<br>Reviewed RCO0048 - PR#30<br>Walked JH with BC to document unforeseen sewer line located by RTM; photos taken; drawing marked up<br>Escorted ASAP to vault by HS Library, into Library, and HS MDF<br>Investigated HS500 fiber with LVISD IT<br>Investigated Support Services fiber; discovered its path places it in danger of being cut<br>Marked SS fiber plan on map; discussed with LVISD IT<br>Met with Courtney from ASAP for fiber update and discussed SS fiber plan* | | | | |
| Billable Time | 09/26/2025 | 1.50 | 171.00 | 256.50 |
| *Checked status of NG line being installed at Primary<br>Escorted ASAP to HS300 MDF<br>Showed ASAP locations of fiber vaults* | | | | |
| Billable Time | 09/26/2025 | 7.50 | 171.00 | 1,282.50 |

# Invoice Supporting Detail

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

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Michael W. Rogers | | | | |
| *Checked status of existing sewer locate at JH100; took photos; marked up drawing with known route<br>Checked on progress of fiber reroute<br>Met with LVISD IT regarding fiber progress<br>Traced Support Services fiber route through HS400 ceiling grid<br>Continued reviewing RCO0048 - PR#30<br>Escorted ASAP into Primary IDF to investigate fiber coming in<br>Searched the area of the construction lay-down yard for an existing vault<br>Met ASAP for update; locked buildings when done* | | | | |
| Subtotal | | **171.50** | | **29,326.50** |
| Walter Nu'u | | | | |
| Billable Time | 09/02/2025 | 7.00 | 171.00 | 1,197.00 |
| *Walked JH site to check on fences and get with the contractor to make sure they are securing the fence at all times.<br>Visit Utilities crew at JH school to observe the ongoing progress of storm drainages installation.<br>Work with the site crew to pump water out of the foundation pad.<br>Check on the fence's contractor to observe areas that need TEA requirements.<br>Work on creating PRs for the temporary gas line for HS buildings.<br>Walked the primary site for observations<br>Walked the primary building for observation and generated daily reports.<br>Met with Mr. Armstrong to help him loading IT materials<br>Walked the HS site to observe the ongoing Fibers installation, they are setting boxes.<br>Worked on reviewing temporary gas line and how we can tie into the existing gas line for HS building.* | | | | |
| Billable Time | 09/03/2025 | 9.00 | 171.00 | 1,539.00 |
| *Met with Superintendent to observe the installation of the fence to make sure it's at TEA requirements<br>Work with the fences installer to make sure the gate hardware's installed correctly and the door gate operate properly.<br>Check emails and respond.<br>Visit JH school to check on the utility's contractor about the ongoing storm drain installation.<br>Work with RTM guys on pumping the water out of the new pad for JH building.<br>Walked the site to check up on the security fences to make sure they are all secured and locked.<br>Visit primary new building for observation on the final coating on the paint<br>Walked with the contractor assistant superintendent for an update on some areas that needs to correct.<br>Generated daily reports, take pictures and upload on Procore.<br>Walked the Intermediate site to observe the bricks installation.<br>Met with the Contractor assistant superintendent to give updates on HVAC progress.<br>Review Submittal: # 3.32 Fans & Booster Fans<br>Review Spec 23 34 00 - HVAC FAN.....<br>Visit intermediate new addition for observation* | | | | |
| Billable Time | 09/04/2025 | 5.00 | 171.00 | 855.00 |
| *Check emails, respond and making phone calls.<br>Walked the concession stand building to make sure the water is working.<br>Walked the press box on the visitor side to make sure the power is on.<br>Upload Terracon Testing documentation<br>Upload RFIs Documentation<br>Walked the intermediates new building for observation.<br>Generate daily reports and take pictures.* | | | | |
| Billable Time | 09/08/2025 | 7.00 | 171.00 | 1,197.00 |

# Invoice Supporting Detail

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

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Walter Nu'u | | | | |
| *Walked the site to checked on the construction fences gate to make sure they were closed and secure during school hours.<br>Check emails and responded.<br>Review submittal#4.31 Stair Handrails (Int.) - P1<br>Review Specification: 05 52 13 - Pipe and Tube Railing.<br>Review submittal#4.30 Exterior Rails (Int.) - P1<br>Review submittal#4.39 Exterior Metal Roof Ladders - P2<br>Review Specification: 05 50 00 - Metal Fabrications<br>Review submittal # 4.41 Metal Pan Stairs (JHS AREA L) - P2<br>Review Specification 05 51 13 - Metal Pan Stairs<br>Go through all City inspections documents and upload them on Procore.<br>Work on submittals documentation and upload on Procore<br>Walk the site to observe the constructions progress.* | | | | |
| Billable Time | 09/09/2025 | 8.00 | 171.00 | 1,368.00 |
| *Check emails and responds, update the team on the construction status.<br>Visit JH to observe the dirt progress, building the pad for the new building foundations<br>Visit the ongoing sewer drainage installation.<br>Observe on putting in 10' curb inlet (storm drainage structure).<br>Observe on the 18" INV (IN) invert in elevation (where the 18" pipe enter and 18"INV (OUT) The invert out elevation (where the 18"pipe exits).<br>Met with the utilities foreman to discuss some areas of progression.<br>Visit the portable to respond on the ac unit been frozen and not blowing cool air.<br>Schedule a tech to get the AC unit fix asap<br>Walked the Primary site to observe on the exterior camera's locations, playground layout and the landscaping progress.<br>Walked the primary building to observe the installation of all doors and hardware.<br>Visit the gym addition for observation on the overhead, IES the electrician piping and pulling wires, Gillett installing ductwork for AC.* | | | | |
| Billable Time | 09/10/2025 | 6.00 | 171.00 | 1,026.00 |
| *Check email and respond<br>Met up with the constructions team to discuss the milestone of the construction progress<br>Portable #3 had an AC issue so I worked with Aries Technician to defrost the unit and replace filter. This process was 3hrs process.<br>Continue to work on to organize city inspections document, RFIs and submittals.<br>Sat in the OAC meeting at Barlett Corke Trailer.* | | | | |
| Billable Time | 09/11/2025 | 4.00 | 171.00 | 684.00 |
| *Check emails and respond.<br>Walked the intermediates site to observe installation of gutters, downspouts and the installation of the bricks on the exterior wall.<br>Walked the primary new building to observe wrapping up the constructions progress, final paint, replacing damage tiles, cleaning LVT floor and replacing some of the damaged ceiling tiles.<br>Walked the intermediate new building to observe on the Datas, speakers and AP cables.<br>Worked with Future Infrastructure to saw cut the sidewalk to run line for fibers conduits.<br>Walked the JH school to observe the foundations pad progress, compacting, rolling, testing and build up to meet elevations.* | | | | |
| Billable Time | 09/11/2025 | 2.00 | 171.00 | 342.00 |
| *Worked with Future Infrastructure to saw cut the sidewalk to run the line for fibers conduits.<br>Observe underground line installation.* | | | | |
| Billable Time | 09/12/2025 | 8.00 | 171.00 | 1,368.00 |

# Invoice Supporting Detail

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

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Walter Nu'u | | | | |
| *Walked the JH school to observe the ongoing building pad progress, moving dirt, testing and compacting.*<br>*Observed shotting elevations and location of the storm box*<br>*Visit CTE site to observe the underground conduit and pour of the concrete duct bank.*<br>*Review plan for clarification. Sheet C5.02 Drainage Plan*<br>*Walked the Concession stand to check on the water to make sure it's running for the night game.*<br>*Checked on the press box at the visitor side to make sure the building has power.*<br>*Review submittal#7.9. Landscaping - hydroseed.*<br>*Walked the primary site to observed spraying hydroseed and check the materials.*<br>*Walked the primary building to observe the installation of handrails in the interior ramp in the hallway and quadrilling holes on the sidewalk for handrails.*<br>*Observed all bathroom's fixtures installations, flush the lines to make sure they're working properly.*<br>*Walked the Intermediates Gym Addition to Observe the overhead progress, completed the duct work, located of the relief hood on the existing and moved due to obstruction.*<br>*Observed test and balance at primary new building*<br>*Observed Bathrooms fixtures been installed, check ADA compliance elevation.*<br>*Review submittals and specifications.* | | | | |
| Billable Time | 09/12/2025 | 1.00 | 171.00 | 171.00 |
| *Walked the JH school to observe the ongoing building pad progress, moving dirt, testing and compacting.* | | | | |
| Billable Time | 09/15/2025 | 8.00 | 171.00 | 1,368.00 |
| *Check on email and respond, making phone calls.*<br>*Update the team and reviewing progress of the construction*<br>*Working on consolidating documentation of the constructions.*<br>*Walked the CTE area to observe the setting of the 3X3 JB box*<br>*Observed the pouring of the concrete flowable over duct bank.*<br>*Walked the primary site to observe the installation of the playground equipment*<br>*Walked the primary building with Palmetto guys on test & balance the circulations of the ac systems.*<br>*Walked the site on check core drilling handrails on the sidewalk.*<br>*Walked with the superintendent at the primary to check and observe tie into the existing primary building.*<br>*Visit Intermediate new building progress.* | | | | |
| Billable Time | 09/16/2025 | 9.00 | 171.00 | 1,539.00 |
| *Check emails and respond. / Visit the library new addition to observe the above ceiling progress from rough in conduits for electrical, ductwork for the ac, and sprinkler system installation.*<br>*Had a meeting with the team to address task, hot topic to get the construction running smoothly*<br>*Working on reviewing submittals on Procore*<br>*Working with GC to make sure the paint smell at Intermediate is addressed.*<br>*Visit at JH site to observe the ongoing storm drain installation and the building pad process.*<br>*Walked the site to check on the constructions fence to make sure it secure and locked during school hours.*<br>*Work with La Vernia IT stuff to install transceiver at primary new building inside the IT closet.*<br>*Walked the intermediate new addition building to observe the ongoing AC duct work on the overhead on the 1st floor and 2nd floor.*<br>*Continue to observe installation of plumbing fixtures and testing of the lines.*<br>*Walked with the electrician to discuss the progress, check on the specs and submittals.*<br>*Respond to a call that two rooms at Intermediate existing building loose power.*<br>*Work with IES the electrician to find the cause and get these two rooms power.* | | | | |
| Billable Time | 09/17/2025 | 8.00 | 171.00 | 1,368.00 |

# Invoice Supporting Detail

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

**Program Management**
**Construction Phase**

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Walter Nu'u | | | | |
| *Walked the Constructions first thing in the morning to make sure all constructions gates are closed and secures during school hours. / Monitoring the boring and installation of fibers at Highschool building.<br>Visit Primary site, observe the ongoing assembling of playground equipment, discuss the schedule how long it takes on the process.<br>Walked the primary building to observe the ongoing, documented the ongoing progress of final touch of each classroom<br>Walked the roof to observe the insulation of the new gas line throughout the entire primary roof building.<br>Observe the installation of the handrails inside and outside of the primary building.<br>Review submittals#4.25: Interior Handrails Data<br>Review Specification 05 73 00 - Decorating Metal Railing system<br>Walked the roof at Intermediates new additions to observe the finish product installation.<br>Review submittals#11.01-1:Mod. Roofing -Project<br>Review Specification 07 52 19 - Modified Bitumen "Cool Roof" Membrane Roofing System* | | | | |
| Billable Time | 09/18/2025 | 8.00 | 171.00 | 1,368.00 |
| *Met up with Mr. Cone to discuss some concern on some low areas at the primary site.<br>Walked with BC Superintendent to discuss the action plan to take care of those low areas.<br>Visit JH site to observe the pad foundation progress and discuss with Terracon the testing of each area progress.<br>Address the concern at the tennis court being slippery with BC contractor<br>Work with BC to take care the tennis court and make sure the tennis court is taken care of<br>Visit the intermediate building for observation on the construction progress.<br>Walked the 1st level at intermediate building to observe the overhead, ductworks, electrical piping and plumbing.<br>Work with the fiber crew and boring crew to start pulling cables.* | | | | |
| Billable Time | 09/19/2025 | 6.00 | 171.00 | 1,026.00 |
| *Walked the intermediates 2nd floor to observe above ceiling progress from labeling plumbing piping, installing supply tap lines insulation, Exhaust hoods installed on the roof and return duct. / Walked with GC contractor, Smith Gas and AGCM team at the high school site to discuss the locations for gas tank and game plan on installing temporary gas line for high school building.<br>Observed the LVT flooring installation.<br>Walked the intermediate site to observe the brick installation<br>Walked the 1st floor to observe the bathrooms, Toilets fixtures<br>Observed the installation of the water heater and building its racks<br>Review submittal#3.13 Electric heater<br>Address the Tennis court again before Tennis game started<br>Observed the fiber installation and cover holes back.* | | | | |
| Billable Time | 09/19/2025 | 3.00 | 171.00 | 513.00 |
| *Walked the intermediates 2nd floor to observe above ceiling progress from labeling plumbing piping, installing supply tap lines insulation, Exhaust hoods installed on the roof and return duct. / Walked with GC contractor, Smith Gas and AGCM team at the high school site to discuss the locations for gas tank and game plan on installing temporary gas line for high school building.<br>Observed the LVT flooring installation.<br>Walked the intermediate site to observe the brick installation<br>Walked the 1st floor to observe the bathrooms, Toilets fixtures<br>Observed the installation of the water heater and building its racks<br>Review submittal#3.13 Electric heater<br>Address the Tennis court again before Tennis game started<br>Observed the fiber installation and cover holes back.* | | | | |
| Billable Time | 09/22/2025 | 7.00 | 171.00 | 1,197.00 |
| *Meet up with La Vernia IT personal to install to install a couple transceivers.<br>Visit the playground to observe the installation of the Flexiturf at the playground<br>Review submittals #7.9 playground rubber surfacing* | | | | |
| Billable Time | 09/23/2025 | 8.00 | 171.00 | 1,368.00 |

# Invoice Supporting Detail

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

**Program Management**
**Construction Phase**

Phase Status: Active

**Billing Cutoff: 09/28/2025**

**Labor** WIP Status: Billable

Assistant Project Manager

Walter Nu'u

*Walked the site to observe the constructions progress.*
*Visit JH to observe the ongoing installations of the 18" storm line, setting up the 3' X 3' JB.*
*Walked the site to check the security fence to make sure all gates are close and secured.*
*View plans and submittals for information and double check the progress*
*Generate reports, take pictures and upload on Procore*
*Organize documents and upload on Procore.*
*View RFIs and emails design team.*
*Walked the primary site with the plumber and GC superintendent to discuss the new gas line route.*
*Observed the ongoing playground rubber turf installation.*
*Observe the handrails welding and installation.*
*Viewing Specification on some areas that need clarification.*
*Walked the primary with Superintendent to*
*Work the IT guys to install more switch in the IT closet.*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Billable Time | 09/23/2025 | 1.00 | 171.00 | 171.00 |

*Walked the gym addition with electrician to discuss the progress.*
*Documented the progress, eg, Duct work, electrical rough in, painting and waterproofing.*
*Walked the library new addition to document the progress, take pictures and have a discuss with the electrician on electrical scope.*
*Visit Intermediate build to check on security door to make they are closed and secured.*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Billable Time | 09/24/2025 | 8.00 | 171.00 | 1,368.00 |

*Walked the site to observe the condition of the temporarily security fence to make sure it secure and closed during school operation.*
*Walked the tennis court to check the floor to make its dust free.*
*Sat in the OAC meeting to discuss the milestones of the project.*
*Walked the primary new building to do the punch walk for the interior with the design team and BC.*
*Walked with plumber and BC to verify the new location where gas line is going to run at*
*Walked with FF&E and La Vernia stuff to discuss delivery schedule date and action plan where easy access to the building.*
*Visit the playground area to observe ongoing rubber tuff installation.*
*Walked the Intermediate site to observe the exterior brick wall and down spout installation.*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Billable Time | 09/25/2025 | 8.00 | 171.00 | 1,368.00 |

*Check emails and respond.*
*Update the team and follow up.*
*Walked the concession stand to make sure the water is working properly*
*Walked the press box to make sure the power is working properly*
*Visit primary new building to walk the Electrician to do an owner training with La Vernia stuff.*
*Walked with the design team for another punch walk at Intermediate new addition for above ceiling.*
*Walked the playground with BC superintendent to observe the ongoing playground progress.*
*Worked with fiber team running cables and installing cables at MDF room at library*
*Monitoring the progress to guard the security fence to make sure no kids go through the gate.*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Billable Time | 09/25/2025 | 2.00 | 171.00 | 342.00 |

*Continue monitoring the fibers progress and watch the gate to make sure no kids go through the gate.*
*Generated daily report and upload them on Procore.*
*Met up the Fiber PM and the assistant to discuss the progress and schedule when they can complete the installation.*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Billable Time | 09/26/2025 | 7.00 | 171.00 | 1,197.00 |

# Invoice Supporting Detail

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

### Program Management
### Construction Phase

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Assistant Project Manager | | | | |
| Walter Nu'u | | | | |

*Checked and responded to emails.*
*Walked the primary building with BC to observe hallway painting progress.*
*Visited the primary playground to review final touches on the rubber turf installation.*
*Walked with the contractor's assistant PM to observe wall progress at the existing primary renovation.*
*Reviewed roof progress at the intermediate new addition.*
*Visited the library addition to check electrician's work on RTU wiring for stat-up.*
*Observed gas line progress, trenching, and concrete demo for gas line installation*
*Walked the intermediate building to review overall construction progress.*
*Met with superintendent to discuss construction milestones.*
*Checked on concession stand to make sure has water and operate properly.*
*Checked on the press box to make power is on and working properly for the game night.*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Subtotal | | **140.00** | | **23,940.00** |
| Labor total | | **460.00** | | **86,091.75** |

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Expense** WIP Status: Billable | | | | |
| Catherine Blackler | | | | |
| Expense Report | | | | |
| Photocopies / Printing / Reproduction | 07/25/2025 | 1.00 | 102.60 | 102.60 |

*Bill Client: 1/2 size set - Technology drawings draft design - campus wide existing ICB, CR, DC and speaker site survey (Primary, Intermediate, Junior High, High School)*

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| Subtotal | | **1.00** | | **102.60** |
| Expense total | | **1.00** | | **102.60** |

### Program Management
### Close-out Phase

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| WIP Status: | | | | |
| Subtotal | | | | **0.00** |
| total | | | | **0.00** |

### Program Management
### Warranty Phase

Phase Status: Active

**Billing Cutoff: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| 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: 09/28/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| WIP Status: | | | | |
| Subtotal | | | | **0.00** |
| total | | | | **0.00** |

**Invoice Summary**

| | Contract | Billed | % | Remaining | % |
|---|---|---|---|---|---|
| **Labor** | 3,915,666.00 | 1,370,213.16 | 35 | 2,545,452.84 | 65 |
| **Expense** | | 230.54 | | -230.54 | |
| **Consultant** | | 45,929.25 | | -45,929.25 | |
| **Total** | 3,915,666.00 | 1,416,372.95 | 36 | 2,499,293.05 | 64 |

# INVOICE

227 W. Nakoma San Antonio, Texas 78216
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|---|---|
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| Invoice Number | 0001115834 |
| Invoice Date | 7/24/2025 |
| PO Number | |
| Job Name | AG CM/LVISD INTERCOM DRWG |
| Customer | 0002102955 |

Bill To: CASH CUSTOMER

00000

Ship To: CASH CUSTOMER

00000

Job Name: AG CM/LVISD INTERCOM DRWGS

Ordered By: CATHERINE BLACKLER

PO Number:

Terms: COD

| Item Code | Description | Sheets | Sqft/ Qty | Price | Amount |
|---|---|---|---|---|---|
| PDF-01 | PDF PLOTS | 76 | 228 | 0.4500 | 102.60 |

Payment: VISA ************2119 01498G 102.60

Customer Signature: ____________________

| Sub-Total | Sales Tax | **Balance Due** |
|---|---|---|
| 102.60 | | **0.00** |