



AGCM Invoice 13393, dated 05/01/2026
 No Exceptions as submitted.
 Catherine Blackler, SPM - AGCM
 May 11, 2026

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 **13393**
 Date **05/01/2026**

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

Billing Period 03/30/2026 - 04/30/2026

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	1,931,285.45	1,810,769.70	120,515.75	1,834,784.55	51.28
INVOICE CREDIT	0.00	-16,905.75	-16,905.75	0.00	16,905.75	0.00
Total	3,915,666.00	2,063,975.70	1,943,459.95	120,515.75	1,851,690.30	52.71

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager Catherine Blackler	206.75	230.00	47,552.50
Project Advisor Jacob E. Morales	10.50	259.00	2,719.50
Assistant Project Manager Michael W. Rogers	202.25	179.00	36,202.75
Walter Nu'u	190.00	179.00	34,010.00
Professional Fees subtotal	609.50		120,484.75

Reimbursables

	Units	Cost Amount	Billed Amount
Photocopies / Printing / Reproduction	2.00	31.00	31.00

Invoice total **120,515.75**

Aging Summary

** See attached analysis of cost driving items

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
13393	05/01/2026	120,515.75	120,515.75				
Total		120,515.75	120,515.75	0.00	0.00	0.00	0.00

Approved by:

Derek M. Bird
 Director of Operations

NOTE:
 Please send all accounts receivable correspondent to ar@agcm.com.

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

\$ 120,515.75	
\$ 31.00	- reimbursable - Photo copies for Deeds for easement verifications
\$ 9,467.75	- March '26
\$ 111,017.00	- April '26

AG CM, Inc. — Invoice 13393 La Vernia ISD Billing Period 03/30/2026 – 04/30/2026						
MONTHLY HOURS SUMMARY						
Name	Role	Rate (\$/hr)	March Hours	March Amount	April Hours	April Amount
Catherine Blackler	Senior Project Manager	\$230	17.75	\$4,082.50	189.00	\$43,470.00
Jacobo E. Morales	Project Advisor	\$259	0.75	\$194.25	9.75	\$2,525.25
Michael W. Rogers	Asst. Project Manager	\$179	12.00	\$2,148.00	190.25	\$34,054.75
Walter Nu'u	Asst. Project Manager	\$179	17.00	\$3,043.00	173.00	\$30,967.00
TOTALS		—	47.50	\$9,467.75	562.00	\$111,017.00

AG|CM, Inc. — Invoice 13393

La Vernia ISD | Project Management Services
 Billing Period: March 30, 2026 – April 30, 2026 | Invoice Date: May 1, 2026

Top Four Impact Items by Staff Member

Catherine Blackler	206.75 hrs
Senior Project Manager \$230/hr	\$47,552.50

#1 District-Wide Technology, Security & Access Control Upgrade
Bid phase · Multi-campus

The dominant workstream across the entire period — generating bid documents, coordinating with WHJW and design teams, issuing Addenda 1–3, running the pre-proposal conference, responding to RFIs from multiple bidders, and conducting site walks with contractors. Logged on nearly every working day, including a noted 3 a.m. session on April 14.

#2 Bartlett Draft PA 18 — Review & Verification
Financial review · GC coordination

Extensive review of Payment Application 18, including GC double-billing analysis (GVEC), verification of work in place, subcontractor draw confirmations, coordination with Michael Rogers, and upload to Procore. Spanned April 9–14 with multiple team meetings.

#3 FELPS \$100K Invoice — Resolution & Escalation
Dispute resolution · Escalation

Persistent follow-up on a disputed \$100K infrastructure invoice — rebuttal drafting, escalation to FELPS CEO Devon Parker (COO), coordination with Dr. Cone and legal counsel Belinda Raindl, right-of-way easement research, and ROW agreement drafting. Carried across nearly the entire billing period.

#4 Terracon Inspection Reports — Compliance & Back Charges
QC / compliance · Back charges

Reviewed 20+ Terracon inspection reports (Reports 280–317) for compliance, maintained the inspection log, verified cancelled/failed tests, created back charges to Bartlett for cancelled site visits, and coordinated invoice approvals. Recurring daily task throughout the period.

Jacobo E. Morales	10.50 hrs
Project Advisor \$259/hr	\$2,719.50

#1 OAC Meeting Attendance & Project Advisory
Owner advisory

Attended OAC meetings and internal AGCM team discussions covering project milestones, challenges, and work in progress.

#2 Security & Safety Upgrade RFQ — Review & Pre-Proposal
Procurement oversight

Reviewed the RFQ documentation for the district-wide security and

Provided senior oversight and advisory direction across the billing period. Logged April 8 and April 15.

safety upgrade, including review of bid documents and participation in the pre-proposal conference on April 16. Provided senior guidance on the procurement approach.

#3 Procore Document & Buyout Savings Review

Program oversight

Reviewed documentation in Procore including buyout savings analysis and the list of additional projects proposed to be covered under the program. Conducted on April 29 alongside a site walk with Michael Rogers.

#4 Technology Safety & Security — Team Coordination

combined · Internal coordination

Meetings with Catherine Blackler and Michael Rogers to discuss RFQ advertising strategy, project processes, and team alignment on the technology, safety, and security upgrade. Logged March 30, April 3, April 6, and April 23.

Michael W. Rogers

Assistant Project Manager | \$179/hr

202.25 hrs

\$36,202.75

#1 Technology, Security & Access Control RFP — Full Cycle Execution

Bid management · Multi-campus

Owned end-to-end bid management: drafted the RFP, advertised in Wilson County News and Builder's Exchange, distributed documents to 48+ contractors, coordinated site walks with multiple bidders, issued Addenda 1–3, responded to bidder questions, and compiled the final distribution list through bid day (May 6).

#2 District-Wide Key Schedule — Drawing Updates

Document control · Field verification

Systematically walked all campuses to verify and update key schedules, marked up drawings for HS, Intermediate, and athletic facilities, coordinated with LVISD Maintenance for core delivery, verified athletic key codes, and organized and delivered finalized thumb drives to the district.

#3 FELPS Easement — Deed Research & ROW Agreements

Legal / land records

Researched and located property deeds (including an 1910 deed under the school's previous name), visited Wilson County Appraisal District, responded to FELPS questions, filled out Right-of-Way agreement forms with attached deeds, and coordinated correction of FELPS-listed information.

Deeds

#4 PA 18 Review & Subcontractor Draw Verification

Financial review · GC coordination

Reviewed Payment Application 18 across multiple sessions — verified subcontractor draws, met with BC and SPM Catherine Blackler, confirmed scope and GC charges, and researched PR #68 Delta #76. Logged April 9–14 across multiple collaborative sessions.

Walter Nu'u

Assistant Project Manager | \$179/hr

190.00 hrs

\$34,010.00

#1 JHS 2-Story Addition — Construction Observation & Concrete Pours

· Construction QC · Field observation

Daily site observation of the JHS two-story addition including slab preparation, rebar inspection, three major concrete pours (450 yds total on one pour alone, 2 a.m.–10 a.m.), elevator pit rebar inspection, and coordination with Terracon for testing. Monitored from March 30 through late April.

#2 New Training Center & CTE/Cafeteria — Multi-Trade Oversight

· Multi-trade coordination · New construction

Daily oversight of multiple active trades across the new Training Center and CTE/Cafeteria building — masonry, ductwork, electrical, plumbing rough-in, waterproofing, ceiling grid, fire suppression, and interior finishes. Verified submittals, checked specs, and documented progress in Procore daily reports.

#3 Campus-Wide Speaker, Fire Alarm & WAP Inventory

· Technology upgrade · Field inventory

Walked all campuses to physically count and document existing speakers, sirens, fire alarms, megaphones, and wireless access points. Marked up plans, photographed installations, and emailed the design team with findings to support the technology upgrade scope definition.

#4 Phase 1 Closeout Documentation — Procore Upload & Audit

· Closeout / Procore · Package 1

Organized and uploaded closeout documents to Procore including as-builts, attic stock, O&M reports, owner training videos, TDLR records, MEP field reports, and Alpha reports. Maintained and updated the audit document sheet for LVISD. Ongoing throughout the billing period.

Key Observations

Shared workstreams

The District-Wide Technology, Security & Access Control Upgrade touched all four staff simultaneously. Catherine owned bid documents and addenda, Michael managed contractor distribution and site walks, Jacobo provided senior oversight, and Walter inventoried existing campus conditions to define scope — a well-coordinated parallel effort.

PA 18 cross-team involvement

Payment Application 18 was reviewed by Catherine, Michael, and Jacobo across multiple sessions, suggesting meaningful complexity. The GC double-billing flag on GVEC charges appears to have been the primary driver.

FELPS — unresolved at billing close

The disputed \$100K FELPS invoice appeared in both Catherine's and Michael's logs nearly every week without resolution. Escalation to FELPS COO Devon Parker and involvement of legal counsel Belinda Raindl signals this issue is approaching a critical stage.

Walter's field-based workload

Walter's time was almost entirely devoted to field observation, trade coordination, and Procore documentation — making him the ground-level eyes for the program while the others handled procurement and contract administration.

Invoice Summary

Name	Role	Hours	Rate	Amount
Catherine Blackler	Senior Project Manager	206.75	\$230/hr	\$47,552.50
Jacobo E. Morales	Project Advisor	10.50	\$259/hr	\$2,719.50
Michael W. Rogers	Asst. Project Manager	202.25	\$179/hr	\$36,202.75
Walter Nu'u	Asst. Project Manager	190.00	\$179/hr	\$34,010.00
Reimbursables	Photocopies / Printing	—	—	\$31.00
TOTAL		609.50		\$120,515.75

Prepared by AG|CM, Inc. | Invoice 13393 | Billing Period 03/30/2026 – 04/30/2026 | Invoice Date 05/01/2026

AG|CM, Inc. — Invoice 13393 | La Vernia ISD | Billing Period 03/30/2026 – 04/30/2026

		Jacobco E. Morales Project Advisor \$259/hr		Catherine Blackler Senior PM \$230/hr		Michael W. Rogers Asst. PM \$179/hr		Walter Nu'u Asst. PM \$179/hr		Daily Total (All Staff)
Date	Day	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Total Hrs
03/30/2026	Monday	0.75	\$194.25	10.50	\$2,415.00	3.00	\$537.00	8.00	\$1,432.00	22.25
03/31/2026	Tuesday			7.25	\$1,667.50	9.00	\$1,611.00	9.00	\$1,611.00	25.25
04/01/2026	Wednesday			3.75	\$862.50	3.75	\$671.25	5.00	\$895.00	12.50
04/02/2026	Thursday			6.75	\$1,552.50	10.00	\$1,790.00	8.00	\$1,432.00	24.75
04/03/2026	Friday	0.25	\$64.75	5.50	\$1,265.00	1.50	\$268.50	8.00	\$1,432.00	15.25
04/04/2026	Saturday			5.00	\$1,150.00					5.00
04/05/2026	Sunday			8.00	\$1,840.00					8.00
Week 14 Total (03/30 – 04/03/2026)		1.00	\$259.00	46.75	\$10,752.50	27.25	\$4,877.75	38.00	\$6,802.00	113.00
04/06/2026	Monday	0.50	\$129.50	9.25	\$2,127.50	8.25	\$1,476.75	8.00	\$1,432.00	26.00
04/07/2026	Tuesday			7.25	\$1,667.50	9.00	\$1,611.00	9.00	\$1,611.00	25.25
04/08/2026	Wednesday	3.00	\$777.00	7.75	\$1,782.50	9.00	\$1,611.00	10.00	\$1,790.00	29.75
04/09/2026	Thursday			5.00	\$1,150.00	9.00	\$1,611.00	11.00	\$1,969.00	25.00
04/10/2026	Friday			4.75	\$1,092.50	7.50	\$1,342.50			12.25
04/11/2026	Saturday			9.25	\$2,127.50	1.50	\$268.50			10.75
04/12/2026	Sunday			1.75	\$402.50	1.75	\$313.25			3.50
Week 15 Total (04/06 – 04/10/2026)		3.50	\$906.50	45.00	\$10,350.00	46.00	\$8,234.00	38.00	\$6,802.00	132.50
04/13/2026	Monday			9.00	\$2,070.00	9.00	\$1,611.00			18.00
04/14/2026	Tuesday			17.00	\$3,910.00	9.00	\$1,611.00	9.00	\$1,611.00	35.00
04/15/2026	Wednesday	1.00	\$259.00	4.50	\$1,035.00	10.00	\$1,790.00	10.00	\$1,790.00	25.50
04/16/2026	Thursday	2.00	\$518.00	7.00	\$1,610.00	10.00	\$1,790.00	10.00	\$1,790.00	29.00
04/17/2026	Friday			7.00	\$1,610.00	9.50	\$1,700.50	10.00	\$1,790.00	26.50
04/19/2026	Sunday			1.50	\$345.00					1.50
Week 16 Total (04/13 – 04/17/2026)		3.00	\$777.00	46.00	\$10,580.00	47.50	\$8,502.50	39.00	\$6,981.00	135.50
04/20/2026	Monday			9.25	\$2,127.50	8.25	\$1,476.75	9.00	\$1,611.00	26.50
04/21/2026	Tuesday			12.50	\$2,875.00	9.00	\$1,611.00	8.00	\$1,432.00	29.50
04/22/2026	Wednesday			4.50	\$1,035.00	7.50	\$1,342.50	8.00	\$1,432.00	20.00
04/23/2026	Thursday	1.25	\$323.75	8.00	\$1,840.00	8.50	\$1,521.50	9.00	\$1,611.00	26.75
04/24/2026	Friday			11.50	\$2,645.00	10.00	\$1,790.00	10.00	\$1,790.00	31.50
Week 17 Total (04/20 – 04/24/2026)		1.25	\$323.75	45.75	\$10,522.50	43.25	\$7,741.75	44.00	\$7,876.00	134.25
04/27/2026	Monday			6.75	\$1,552.50	8.50	\$1,521.50	8.00	\$1,432.00	23.25
04/28/2026	Tuesday			9.00	\$2,070.00	9.75	\$1,745.25	6.00	\$1,074.00	24.75
04/29/2026	Wednesday	1.75	\$453.25	4.50	\$1,035.00	8.75	\$1,566.25	8.00	\$1,432.00	23.00
04/30/2026	Thursday			3.00	\$690.00	11.25	\$2,013.75	9.00	\$1,611.00	23.25
Week 18 Total (04/27 – 05/01/2026)		1.75	\$453.25	23.25	\$5,347.50	38.25	\$6,846.75	31.00	\$5,549.00	94.25
		10.50								
GRAND TOTAL — Billing Period			\$2,719.50	206.75	\$47,552.50	202.25	\$36,202.75	190.00	\$34,010.00	609.50

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Design Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

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: 04/30/2026

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: 04/30/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Billable Time 03/30/2026 10.50 230.00 2,415.00

*Misc. Administrative: Email
 Campus Wide Technology Upgrade Bid Document Preparation
 Campus Wide Safety and Security Bid Documents Upgrade
 Campus Wide Technology Upgrade Adverting and Bid Schedule timeline for Dr. Cone
 Campus Wide Technology Upgrade coordination with WHJW
 JH FF & E Final Meeting: Review of final furniture package and colors (4 hrs)
 Misc. Administrative: Time*

Billable Time 03/31/2026 7.25 230.00 1,667.50

*Misc. Administrative: Email
 Dr. Cone Meeting: Technology, Safety Security Bid Review/JH FF & E change document review
 Dr. Cone Meeting: JH FF & E document change review - include lockers
 Dr. Cone Meeting: Researching deeds for campus / FELPS
 Campus Wide Technology, Security and Access Control spec coordination with WHJW
 JH FF & E Nurses station changes. Prepped floor plan and photos, emailed to architect
 Campus Wide Technology, Security and Access Control Advertisement prep/Coordinate with Michael Rogers
 Weekly PR Meeting with Pfluger: Braden Haley*

Billable Time 04/01/2026 3.75 230.00 862.50

*Misc. Administrative: Email
 Misc. Administrative: Housekeeping
 JH FF & E changes and clarification: Generated substantiation docus and F/U with Pfluger and Bartlett,
 Summer Work: F/u with Bartlett on information provided by Dr. Cone
 Terracon Report 273 - review for compliance and log
 Campus Wide Tech, Security and Acc Control: F/U with Pfluger Div 00 and Div 01j spec
 Mr. Ramirez: Phone call Milestone, Lennel, WAPS, Cameras, Phones
 Primary Library Magnetic Boards - F/ with Bartlett on the reinstall
 JH - collected documentation, floor plans, email response to Mr. Caughlin questions
 Misc. Administrative: Time*

Billable Time 04/02/2026 6.75 230.00 1,552.50

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Senior Project Manager
 Catherine Blackler

Misc Administrative: Email
 HS Gym 3 Camera - IDF Cabinet (Campus tech upgrade) walk with Mr. Ramirez
 Milestone-Lenel licencing - F/U with Alex Ragland Bartlett
 Exterior WAPS - call with Dr Cone, necessary e-rate purchase
 HS & JH exterior fencing - Coordinate meet Mrs. Hanselka and Mr. Caughlin
 Task update - review with Walter Nu'u/Discussion Primary HVAC
 Welding Inspections Rpt 286 and 293 - F/U with Walter Nu'u on status
 JH Fence meeting with Mr. Caughlin, Dr Acosta, Mr. Clouse
 JH Final Fence layout - updated drawings for LVISD and Design Team
 HS Perimeter fence meeting with Mrs. Hanselka
 HS Science lab gas - Rm 210 & Rm 209 check expectations/coordinatation Michael Roger & Walter Nu'u
 District Wide Core Upgrade - Drawing update status Michael Rogers
 District Wide Technology Security Upgrade - Advertising Michael Rogers

Billable Time 04/03/2026 5.50 230.00 1,265.00

Misc Administrative: Email
 Terracon Reports 280, 299, 299B, 301, 302, 303, 304, 305, 306 review for compliance - Log
 Terracon Reports : Verifying cost for 02.01.26 - 02.28.26 - cancelled/failed tests: None
 Misc Administrative: Housekeeping
 AGCM Inv 13300 - review and process for Board approval
 AGCM Inv 13300 - time review Walter Nu'u
 HS Science lab gas - Rm 210 & Rm 209 status update Walter Nu'u
 HS Science Lab Gas - Rm 210 & Rm 209 Discussion with Smith Gas
 District Wide Upgrade PA, Security, Access Control - Overall site plan
 - Overall site plan
 - Administration Office

Billable Time 04/04/2026 5.00 230.00 1,150.00

Security Upgrades: Walked campuses to identify IDF rooms to confirm space available for upgrades

Billable Time 04/05/2026 8.00 230.00 1,840.00

Technology & Security Upgrades: Reviewing, verifying scope and prepping drawings for rollout 04.06.26.

Billable Time 04/06/2026 9.25 230.00 2,127.50

Misc. Administrative: Time
 Technology, Security, Access Controls Rollout
 Existing Cameras: Coordinate with Michael Rogers to markup drawings.
 Technology: Coordinate with WHJW duplicated drawings - revise & resubmit
 Technology, Security, Access Controls: Drawings log
 Technology, Security, Access Controls Rollout
 Track color: Check up on color progression/photos
 Paragon Sports: Email with pictures of track conditions. Coordination summer work
 FELPS \$100K invoice follow up via email. Rebuttal to revised cost

Billable Time 04/07/2026 7.25 230.00 1,667.50

Misc. Administrative: Email
 Misc. Administrative: Time
 Misc. Administrative: Housekeeping
 HS Summer Work Egress / Contingency Update: Bartlett, Dr. Cone
 LVISD Wish List: Doc download thumb drive for Bartlett - LVISD wish list
 City of Lavenia - set up Team meeting with City Administrator
 Technology, Security, Access Controls Rollout - GC, Div. 27, Div. 28 w/ Michael Rogers
 Terracon Report 293 R 1 - verified with Adrian Saucedo - reinspection complete - no charge
 Alpha Report 04.06.25: Review for compliance
 ASI 30: Review changes

Billable Time 04/08/2026 7.75 230.00 1,782.50

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

*Misc. Administrative: Email
 Administration Bldg re-pinning cores - E2: email to Mr. Mills
 OAC Meeting No 34
 PR 24 review with Bartlett and Pfluger
 FELP Inv - F/U - Left Voice mail with Benny on revised cost response
 Internal Weekly Progress Meeting: Jacobo Morales-Michael Rogers
 Intermediate: F/U with Mrs. Freeman and team on new playground surface install
 Reorganizing open items - delegating and reprioritizing
 Misc Administrative: Housekeeping
 Inspection Closeout Log - review with Walter Nu'u
 Misc. Administrative: Time*

Billable Time 04/09/2026 5.00 230.00 1,150.00

*Misc. Administrative: Email
 Misc. Administrative: Housekeeping
 Campus Wide Walk with Mr. Rameriz: Document all IDF room locations
 Internal Meeting with Michael Roger and Walter Nu'u - open items status
 Meeting with Belinda Raindl: Legal counsel needs for Div 00 & Div 01 CSP Contract District Wide Security Upgrade
 Monthly Report Back up
 Misc. Administrative: Time*

Billable Time 04/10/2026 4.75 230.00 1,092.50

*Misc. Administrative: Email
 Misc. Administrative: Housekeeping
 Bartlett Draft PA 18 - Upload to Procure.
 Smith Gas - Open up rooms for HS Science Labs gas - remove water from lines Rm 208 & Rm 2010
 File Audit Review verification
 AGCM Invoice 13300 - review, email Belinda Raindl, Logged
 Pfluger Inv 20721 - review, email LVISD, Logged
 Pfluger Inv 20775 - review, email LVISD, Logged
 Bartlett Draft PA 18 - Teams meeting Michael Rogers - Review GC GVEC double billing and how to proceed
 HS Science Labs gas - walked Rm 208 & Rm 2010 verified all gas nozzles operational.
 District Wide Security Upgrade response to potential bidders for link to plans
 District Wide Security Upgrade review of site layout - email site plan to Rx-Technology*

Billable Time 04/11/2026 9.25 230.00 2,127.50

*Misc Administrative: Email
 Bartlett Draft PA 18 - COW analysis from Michael Roger - Review comments
 HS Summer Move - F/U with Brandi Hanselka
 Terracon Rpt 308B, 310B, 311, 312, 313, 307 - review for compliance, log
 Playground AEA No. 03 - reviewed, confirmed, prepped for Dr. Cone signature
 Terracon Inv TQ53992 - reviewed for compliance, prepped for payment
 MEP Engineers: F/U on RFI 192-193 that floor boxes are not required
 JH Kiln Room Shelving - researching millowrk / FU with BC where is submittal
 PASA Ob Rpt 21 - F/U with Pfluger why LVISD is inspecting the unit
 JHS Band Hall Blocking - F/U with Meteor for blocking requirements
 FELP \$100K Invoice - FU with AGCM leadership on reaching out to FELPS CEO
 PRI Exterior lighting - response to Pfluger email
 JH 2027 Bartlett Revised Schedule: Emailed Metoer with updated information
 Seguin Electric Inv 23183 - review, update budet track & process for payment, emailed LVISD
 Zayo Education Inv N00261- review, update budet track & process for payment, emailed LVISD
 Audit Report Tracker - update
 HS Science Gas - update drawing, prepare narrative and emailed Mr. Mills.
 Monthly Report - Contingency Back up for Michael Rogers Report
 Bartlett Draft PA 18 - Review and verification of WRP - used and remaining / reviews SCO's
 Misc Administrative: Time*

Billable Time 04/12/2026 1.75 230.00 402.50

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

*Misc. Administrative: Email
 PR 66 - review and prepping for Dr. Cone signature
 PR 67 - partial review for scope understanding
 Agenda for Dr. Cone discussion prior to Facility Meeting
 Document prep for meeting with Dr. Cone 04.13.26
 Misc. Administrative: Time*

Billable Time	04/13/2026	9.00	230.00	2,070.00
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*Misc. Administrative: Email
 Pre Facility Sub-Committee Meeting: Dr. Cone & Belinda Raindl
 FELP Inv \$100k discussion - Derek Bird, Dr. Cone and Belinda Raindl
 PR 66: Prepped and emailed Bartlett executed copy
 DCAEA 03: Prepped and emailed Bartlett executed copy
 TDLR Updated Owner Agent Forms - prepped and emailed Pfluger executed copies
 Braden Pfluger: Discussion on locker base requirements
 Misc. Administrative: Email/Housekeeping
 MEP Engineering Field Report 04.08.26 review for compliance
 Terracon: F/U with Adrian on invoice charges and Report 286 deviation
 Terracon Inv TQ53992 prepped and emailed LVISD for funding
 Back Charge Report No 4 - Terracon cancelled inspections
 Updated: Contingency Tracker, Bond Budget and Client Savings Log
 Audit check list report - updated
 Weekly LVISD Accounting Meeting: Keagan
 Texas Door & Lock uploaded invoice to Procore, log
 Facilities Sub-Committee Agenda
 Wish List Update for Facilities Sub-Committee Meeting
 Certificates of Substantial Completion: PRI & INT prepped & emailed Brenda Miller for Dr. Cone signature
 Coordination Alex Ragland Bartlett - Draft PA 18, PR 67 - 46
 Aries Inv 449406 processed and emailed LVISD for funding
 Facilities Sub-Committee Meeting: Invoice, Wish List (1.5 hrs)
 Misc. Administrative: Time*

Billable Time	04/14/2026	17.00	230.00	3,910.00
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*Misc. Administrative: Email
 Misc. Administrative: Housekeeping
 LVISD Wish list: Update information from Facilities Mtg 04.13, emailed Bartlett Design Team
 HS CTE Parking Lot: Teams- City of La Vernia City Admin - Discuss variance
 HS CTE Parking Lot: F/u email to City Admin with dwg & contact info
 Misc. Administrative: Housekeeping
 Technology Upgrades Meeting with WHJW - addenda items
 BC Draft PA 18 - Review Michael Rogers
 Terracon Rpt 286R, 309 - review for compliance
 HS Summer Relocate - coordinate reschedule of mtg 04.20.26
 Technology Upgrades - Reach out to bidders/Arch Div. 8
 Weekly PR Meeting with Pfluger: Braden Haley / Rafael Bedolla
 Terracon Rpt 308, 310, 314 - review for compliance
 Technology Upgrades: Correcting drawings, drawing logs all campuses, ready for Addendum No. 1
 Technology Upgrades: Emailed design team updated drawings and narrative of changes (Worked until 3:00 am - technology upgrades)*

Billable Time	04/15/2026	4.50	230.00	1,035.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc. Administrative: Email
 Coordination with Michael Roger - field verify access control panels for tech bids
 Coordination with Walter Nu'u - field verify exterior speakers
 Technology Upgrades Emailed design team additional information for specs - patch cords
 Technology Upgrades: Responding to potential bidders
 HS Existing Trees - New Parking Lot - F/u with City of La Vernia on variance. Coordinated with Architect
 Power Point Presentation for Pre Proposal Conference
 Internal Weekly Progress Meeting: Jacobo Morales-Michael Rogers

Billable Time 04/16/2026 7.00 230.00 1,610.00

Misc. Administrative: Email
Misc. Administrative: Housekeeping
 Technology Upgrades Emailed design team recapping for clarity updated drawings
 Technology Upgrades Coordinate with Mr. Ramirez, switch models
 Pre Proposal Conference - Agenda and sign in sheets. Emailed Brenda Miller for printing
 Pre Proposal Conference - Pick up printed Agenda and sign in sheets from LVISD admin office
 District Wide Technology, Security, Access Control Upgrade: Preproposal Conference set up
 District Wide Technology, Security, Access Control Upgrade: Preproposal Conference
 Misc. Administrative: Time

Billable Time 04/17/2026 7.00 230.00 1,610.00

Misc. Administrative: Email
 District Wide Technology, Security, Access Control Upgrade: Site walk with bidders
 FELPS: Research leadership, reached out-voice mail - Devon Parker COO to discuss \$100K inv
 Certificates of Substantial Completion - Primary & Intermediate-Executed copies prepped and emailed Bartlett
 Terracon Rpt 316 - review for compliance, log
 Terracon Rpt 316 - Create back charge to Bartlett for cancelled trip
 FELPS: Email to Devon Parker (COO) request for reconciliation of infrastructure cost
 District Wide Technology, Security, Access Control Upgrade: Providing bidders with site plans, verification to scope
 District Wide Technology, Security, Access Control Upgrade: Response to WHJW questions

Billable Time 04/19/2026 1.50 230.00 345.00

Prepping and Prioritizing Tasks for Week 04.20.26-04.24.26
Misc. Administrative: Time

Billable Time 04/20/2026 9.25 230.00 2,127.50

Misc. Administrative: Email
 Terracon Rpt 317 - Review for compliance log
 Technology Upgrade: Speakers and Sirens - emailed design team to add to Addendum No. 1
 AEA 04 Owner Contingency - prepped and emailed Brend Miller for Dr. Cone signature
 Pfluger Contact information: Complied email for Dr. Cone
 Pfluger Meeting: Wish List - PRs regroup with Jose Medellin after Braden Haley left
 WRP Cost Savings - response to Christian Cortes Bartlett Cocke
 Task Priorities: Walter - Technology exterior speakers, etc.
 Task Priorities: Michael Rogers - cores, keys, bids
 Smith Gas Inv 46606: review, create analysis for verification, prepped for funding, emailed LVISD
 District Wide Technology, Security, Access Control Upgrade: Prepping Front End Docs Div 00
 Div 01 for Add #1
 HS Summer Relocate Coordination Mtg - Dr. Cone, Mrs. Hanselka, Mr. Mills, Mr. Willen, Mrs. Calloway, Mrs. Raindl
 April Board Meeting

Billable Time 04/21/2026 12.50 230.00 2,875.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

*Misc. Administrative: Email / Housekeeping
 Track Color: F/U - response to William Chaffe Paragon
 Beam Signing: F/U with Bartlett on schedule
 District Wide Technology, Security, Access Control Upgrade: Coordinate documents with Bidders
 Owner Contingency AEA 04: Prepped executed copy, emailed team
 HS CTE - Major Rain - Drainage Concern: Researched drawings, provided Dr. Cone feedback.
 Narrative to BC - RFI
 District Wide Technology, Security, Access Control Upgrade Spec review, Bid Form, Generating
 Specs Additions*

Billable Time 04/22/2026 4.50 230.00 1,035.00

*Misc. Administrative: Email
 OAC Meeting No 35
 HS - Site walk of parking space analysis for summer relocate
 Site Walk - Arch Div. 8 Access Controls Hardware - District Wide Campus Access Control
 Upgrade*

Billable Time 04/23/2026 8.00 230.00 1,840.00

*Misc Administrative: Email / Housekeeping
 Terracon Rpt 299 - Review for compliance, Log
 JH - Research for FF & E plumbing, floor drains in M119.4
 JH Nurses area - Research and response to FF & E for power/data etc.
 Access Control Upgrade - F/U with WHJW Biometric/facial recong rquest from bidder
 HS Divider panels - response to Mrs. Hanselka, Coordination with Michael Roger to get
 dimensions and pricing
 Paragon Funding - Stacy Legal - discussion on commitment letter
 Paragon Funding - Response letter to William Chaffe - Board requested commitment letter
 Paragon - Prep color approval color samples RAL 7011 Dark Gray, RAL 5010 Navy Blue
 District Wide Technology, Security, Access Control Upgrde:: Addendum No. 1 - Generating
 information: Specs*

Billable Time 04/24/2026 11.50 230.00 2,645.00

*District Wide Technology, Security, Access Control Upgrade: Site Walk with Subs
 District Wide Technology, Security, Access Control Upgrade: Addendum No. 1 - Finalizing
 Drawings and Specs. Issued to Bidders*

Billable Time 04/27/2026 6.75 230.00 1,552.50

*Misc. Administrative: Email
 Misc. Administrative: Housekeeping
 Package 1 closeouts - F/U with Bartlett and Pfluger status.
 FELPS - F/U with Benny via email on payment and anticipated start/finish
 FELPS - Spoke with Benny coordinate timeline to implement work
 Bartlett - F/U on PR for Bldg. 100 LVT, Ceiling Tile, FELP timeline
 District Wide Technology, Security, Access Control Upgrade: Addendum No. 2 Generated docs
 Weekly Standing PR Meeting with Pfluger: Jose Medellin, rescheduled standing meeting to
 Tuesdays
 Coordinate with Walter Nu'u - meet at tennis court 07.28.26 at 6.00am*

Billable Time 04/28/2026 9.00 230.00 2,070.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Senior Project Manager
 Catherine Blackler

Misc. Administrative: Email
Primary: Site walk - exterior lighting review - photos & video for Architect
HS Tennis Court - Site walk - lighting - photos & video for Architect
District Wide Technology, Security, Access Control Upgrade: Review RFI questions - WHJW & Pfluger
Right of Way Easement - Filled out Draft for FELPS
JH Tennis Court Parking: Delegating/Explanation-Dimensions Walter Nu'u
JH Tennis Court Parking: Emailed design team with explanation of changed scope
District Wide Technology, Security, Access Control Upgrade: RFI 03 Response to SASL
District Wide Technology, Security, Access Control Upgrade: RFI 02 Response to 360
District Wide Technology, Security, Access Control Upgrade: RFI 01 Response to DL Bandy
Terracon Back Charge: Research and response to Bartlett's rebuttal.
Tennis Courts: Exterior Lighting download photos, narrative & email to Pfluger
Primary: Exterior Lighting download photos, narrative & email to Pfluger
Misc. Administrative: Time

Billable Time 04/29/2026 4.50 230.00 1,035.00

Misc Administrative: Email
Terracon Back Charges: Discussion with David Winkelmann (BC)
District Wide Technology, Security, Access Control Upgrde: RFI 04 Flyflock - research, email, design team for clarification
District Wide Technology, Security, Access Control Upgrde: Flyflock - response to email questions
Allegion - Discussion about cores types 7 pin Retricted Everest
Arch. Div 8 - Discussion on materials for access control upgrade

Billable Time 04/30/2026 3.00 230.00 690.00

Misc. Administrative: Email
Locker Bases - Discussion Alex Ragsdale - Bartlett
Tennis Court PL Wish List - Updated drawings & tracker to Jose Medellin Pfluger
Bid Day Notified Valerie bid day changed to 05.06.26. Notify any subs if they show up
District Wide Technology, Security, Access Control Upgrade: Addendum No. 3 Preparation

Subtotal **206.75** **47,552.50**

Project Advisor

Jacobo E. Morales

Billable Time 03/30/2026 0.75 259.00 194.25

Meeting with Catherine to discuss Technology Safety and Security

Billable Time 04/03/2026 0.25 259.00 64.75

Review documents and Phone call with Michael to discuss the RFQ for advertainment of the security upgrades

Billable Time 04/06/2026 0.50 259.00 129.50

Meeting with Catherine to discuss Technology Safety and Security processes

Billable Time 04/08/2026 3.00 259.00 777.00

OAC Meeting attendance
Meeting with AGCM team to discuss projects update, milestones, challenges, current work in progress
Review of the RFQ for the Security and safety upgrade documentation

Billable Time 04/15/2026 1.00 259.00 259.00

Meeting with AGCM team to discuss projects update, milestones, challenges, current work in progress

Billable Time 04/16/2026 2.00 259.00 518.00

Pre-proposal Meeting for the RFQ / Security-Safety Upgrades

Billable Time 04/23/2026 1.25 259.00 323.75

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Project Advisor

Jacobo E. Morales

Review of the documentation in Procore, the buyout savings, and the list of additional projects that are proposed to be covered

Billable Time	04/29/2026	1.75	259.00	453.25
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Site walk to observe work in progress and meeting with Michael to discuss projects update, milestones, challenges, current work in progress

Subtotal		10.50		2,719.50
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Assistant Project Manager

Michael W. Rogers

Billable Time	03/30/2026	3.00	179.00	537.00
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*Misc admin work
 Assisted APM with Terracon log
 Assisted LVISD Maint. identify core for HS Weightroom
 Marked up HS drawings with updated key schedule*

Billable Time	03/31/2026	9.00	179.00	1,611.00
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*Assisted LVISD in researching additional property deeds; forwarded located deeds to BC and FELPS
 Misc admin work
 Marked up drawings with updated key schedule*

Billable Time	04/01/2026	3.75	179.00	671.25
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*Misc admin work
 Met with HS Science Head to coordinate conducting gas valve test
 Marked up drawings with updated key schedule*

Billable Time	04/02/2026	10.00	179.00	1,790.00
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*Retrieved thumb drive and repinned cores from LVISD Maintenance
 Misc admin work
 Researched posting ads for Technology upgrade RFQ on Builders' Exchange and San Antonio Express
 Left VM and email for San Antonio Express
 Met with HS Science Head to remind her about leaving gas shutoff cabinets open
 Marked up drawings with updated key schedule
 Tested gas valves in HS200 rooms 209 and 210*

Billable Time	04/03/2026	1.50	179.00	268.50
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Tried several options to advertise technology, safety & security RFQ; gained authorization to pay for and bill for reimbursement; successfully published advertisement in Wilson County News

Billable Time	04/06/2026	8.25	179.00	1,476.75
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*Misc admin work
 Walked Primary and Intermediate to identify new vs existing cameras; marked up drawing indicating existing cameras
 Uploaded RFQ documents to Procore and Sharepoint; submitted to Builder's Exchange for distribution
 Reviewed RFIs
 Site visit to track to compare color sample; documented color shift in track surface*

Billable Time	04/07/2026	9.00	179.00	1,611.00
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*Misc admin work
 Reviewed RFI's and submittals
 Completed updating/confirming Primary key schedule drawings
 Coordinated with Builders Exchange to ensure documents were correct and posted
 Wrote RFP for tech, security, & access controls upgrade; contacted contractors; distributed RFP, specs, & DDs
 Began updating/confirming Intermediate key schedule drawings*

Billable Time	04/08/2026	9.00	179.00	1,611.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

*Investigated reason why staff TRs at Int did not get new cores; coordinated with LVISD Maint.
 Continued updating/confirming Intermediate key schedule drawings
 OAC Meeting
 Meeting w/ BC and Pfluger to review PR24
 Weekly update meeting with Jacobo
 Monthly Report*

Billable Time 04/09/2026 9.00 179.00 1,611.00

*Verified athletic key codes for LVISD Maint.
 Continued working on intermediate key schedule drawings
 Misc admin work
 Researched remaining deed for FELPS*

Billable Time 04/10/2026 4.00 179.00 716.00

*Review of PA 18
 Distributed bid documents for the RFP to contractors that requested them*

Billable Time 04/10/2026 3.50 179.00 626.50

Review of PA 18

Billable Time 04/11/2026 1.50 179.00 268.50

*Distributed bid documents for the RFP to contractors that requested them
 Review of PA 18*

Billable Time 04/12/2026 1.75 179.00 313.25

*Review of PA 18
 Granted access and distributed RFP to additional contractors*

Billable Time 04/13/2026 9.00 179.00 1,611.00

*Permitted access to and distributed RFP to contractors
 Worked on updating Intermediate drawings with key schedule
 Completed monthly report and distributed
 Misc admin work
 Investigated underground cable located during trenching at field house
 Verified Subs Draws in PA 18*

Billable Time 04/14/2026 9.00 179.00 1,611.00

*Assisted in investigating fiber optics located at the tennis courts by RTM
 Granted access to and distributed RFP to contractors requesting information
 High School parking lot reconfiguration meeting
 Created spreadsheet for all contractors involved with RFP
 Went over PA 18 review with SPM
 Went over PA 18 with BC
 Misc admin work
 Met with City of LV at existing Ag Building to discuss tree to be removed for HS parking lot
 Marked up Intermediate drawings with key schedule*

Billable Time 04/15/2026 10.00 179.00 1,790.00

*Walked all campuses, documented access panels in IDFs, created PDFs, uploaded to Procore
 Went to Wilson County Appraisal District to identify locations of known deeds for FELPS
 Updated/Uploaded RFP Contractor Distribution List*

Billable Time 04/16/2026 10.00 179.00 1,790.00

*Misc admin work
 Additional deed needed for FELPS easement; located deed from 1910 to school's previous
 name; sent to FELPS
 Researched PR #68 Delta #76 for Pfluger
 Worked on updating drawings for key structure
 Technology, safety & security upgrade (pre-proposal meeting)*

Billable Time 04/17/2026 2.00 179.00 358.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Site walk at HS and Int with first RFP bidder

Billable Time	04/17/2026	7.50	179.00	1,342.50
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*Site walk at all campuses with second RFP bidder
 Returned IDF cabinet keys to LVISD IT office
 Placed table in JH Reception for Meteor
 Uploaded Pre-proposal conference sign-in sheet in Procore
 Updated RFP distribution list with bidders that attended yesterday's conference
 Misc admin work
 Requested quote from Allegion for blank keys and cores
 Followed up with Future Infrastructure regarding closeout docs and final invoice*

Billable Time	04/20/2026	8.25	179.00	1,476.75
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*Misc admin work
 Distributed Pre-proposal meeting PowerPoint to 48 contractors on RFP distribution list
 Requested PA system contractor contact info from WJHW to ensure appropriate bidders for planned system
 Wish List Review meeting with Pfluger
 PR review meeting with Pfluger
 Followed up with AD8 regarding latch at Central Office copy room*

Billable Time	04/21/2026	9.00	179.00	1,611.00
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*Misc admin work
 Distributed RFP bid documents to additional contractors; updated distribution list
 Followed up with BC regarding commercial washer/dryers
 Researched commercial microwaves
 Researched welding machines
 Investigated shunt trip for PR68 by speaking with HS and JH staff; relayed info to Pfluger
 Email correspondence with Builders Exchange; provided them list of bidders that attended pre-proposal meeting
 Updated/corrected drawings with key schedule*

Billable Time	04/22/2026	7.50	179.00	1,342.50
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*Investigated questions from FELPS regarding deed for easement
 OAC meeting
 Discussed HS Vestibule options with BC and Pfluger
 Misc admin work
 Distributed RFP to additional bidders; updated distribution list
 Responded to FELPS questions regarding deed for easement
 Met with BC regarding ponding at HS400 and Library
 Sent pre-proposal questions from bidders to WJHW
 Walked all buildings with AD8 to document doors needing card readers
 Conversation with potential bidder to clarify his questions regarding RFP*

Billable Time	04/23/2026	8.50	179.00	1,521.50
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*Distributed bid documents to additional contractors
 Researched water softener submittal and sent to FF&E so they can design storage around it
 Answered questions from potential bidders regarding RFP
 Marked up school calendars for RFP bidders to coordinate workdays
 Began audit of RFP Addendum #1 drawings*

Billable Time	04/24/2026	4.50	179.00	805.50
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*Site walks with 4 potential RFP bidders
 Updated RFP distribution list with new bidder*

Billable Time	04/24/2026	5.50	179.00	984.50
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

*Researched dividers for temporary High School vestibule
 Site walk with another potential RFP bidder
 Uploaded RFP Addendum to Virtual Builder's Exchange; distributed Addendum #1 to distribution list
 Phone conversation with a GC from Lott Brothers regarding RFP
 Followed up with Builder's Exchange to make sure Addendum #1 was uploaded*

Billable Time 04/27/2026 8.50 179.00 1,521.50

*Misc admin work
 Followed up with Builder's Exchange to ensure Addendum #1 was uploaded
 Verified and organized key schedules and drawings; put on thumb drive for LVISD Maintenance
 Responded to questions from potential bidders
 Distributed Addendum #2 to Builder's Exchange and potential bidders*

Billable Time 04/28/2026 9.75 179.00 1,745.25

*Met with HS Principal at HS500 to discuss temp admin area; photographed; marked drawing w/ pics and notes
 Misc admin work
 Meeting w/ Pfluger & WJHW to discuss RFIs for RFP
 Verified and organized key schedules and drawings; put on thumb drive; delivered to LVISD Maintenance
 Filled out Right-of-Way agreement forms; attached deeds; forwarded to FELPS for review before sending to LVISD*

Billable Time 04/29/2026 8.75 179.00 1,566.25

*Misc admin work
 Site walk w/ Pfluger to document existing conditions for card readers
 Meeting w/ Pfluger discussing RFP, PRs, and temporary admin area in HS500
 Corrected information listed by FELPS on ROW Agreements; requested drawings of required easement
 Followed up on as-builts from Future Infrastructure
 Responded to potential bidders on RFP
 Compiled/downloaded emails from no longer potential bidders; uploaded to Procore; updated distribution list*

Billable Time 04/30/2026 11.25 179.00 2,013.75

*Responded to questions from RFP bidders
 Site walked all campuses with 3sixty Integrated to identify all existing conditions for accurate bid; walk took all day
 Misc admin work
 Distributed Addendum #3 to bidders and Builder's Exchange
 Conversation with Pfluger regarding Addendums 1, 2, and 3*

Subtotal **202.25** **36,202.75**

Walter Nu'u

Billable Time 03/30/2026 8.00 179.00 1,432.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Assistant Project Manager
 Walter Nu'u

*Met with Brandon to discuss future work that is going to need attention during school operation
 Met up with Rory at JHS Portable to discuss an AC unit that is not working properly.
 - Set up a service work order for Aries Technician.
 Walked the site for Observations and Quality Control.
 * JHS 2 Story- Observed 5M Subcontractor prepping area L for the 3 pours.
 - rolling vapor barrier film over the trench per spec.
 - forming boards for the concrete slap.
 - Observed MJ back filling dirt at JHs.to cover underground plumbing.
 * Band Hall - Observed construction progress.
 - American Interior hanging sheetrock's and cocking(sealed) top and the bottom of the wall.
 - M&M(Gillett) subcontractor insulating and sealed ductworks.
 - RTM subcontractor working on running 4" sewer line from new building to tie into the existing sewer line.
 * New Training Center - Observed Progress.
 - Rick Stone Masonry continue laying split face brick.
 - M&M(Gillett) insulated ductworks and sealed them.
 - IES electrician continue running conduits and pulling wires.
 - MJ plumbing running copper pipes across above ceiling for domestic water.
 - Omega waterproofing continues waterproofing the exterior wall.
 * New CTE/Cafeteria - Observed the Progress.
 - MJ starting lay out the underground plumbing.
 - IES starting lay out their underground works.
 - Danco continues installing standing seams metal roofing.
 - Gillett continues hanging duct supports above ceiling
 Create Daily Report, take pictures and upload to Procore..*

Billable Time	03/31/2026	9.00	179.00	1,611.00
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*Starting walked the site for Observation and Quality control.
 JHS 2 Story
 - Taking pictures of the slab preparation
 * Tying steels for beam footing and slab
 * Plumber continues back filling and field density testing.
 Met with Bartlett Cocke and LVISD maintenance to discuss work around JHS 100 building and portable
 * Talking point is RTM to rerouting and replacing the existing 4"clay pipe to a 4" no-pressure-rated pvc pipe.
 Met again with Brandon to be aware that the GC will cut through parking lot to tie wastewater to the storm drain around Band Hall and the new training center.
 New Training Center
 * Observed continuation of duct insulations
 * Hanging domestic water pipes above ceiling
 * Electrician pulling wires and install running conduit pipes
 * Waterproofing spraying waterproof vapor barrier
 * Bartlett Cocke installing metal frames doors for each room.
 * Split Face brick continues been installed
 New Band Hall
 * Close 80% of the walls
 * Hanging ducts and wrapped insulation
 * Electricians continue running wires and landing home.
 CTE Cafeteria
 Met with Brandon Mill at JHS show him the future work that is going to cut through between portables and 100 buildings.*

Billable Time	04/01/2026	5.00	179.00	895.00
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*Observing the installation of the RTU on the roof at the New Training Center.
 Walked the sites for observations and quality controls.*

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Billable Time	04/02/2026	8.00	179.00	1,432.00
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*Walked the site for Observation and Quality Control
 Check on email, making phone calls and respond to.
 Discuss warranty items with the team
 * Warranty #19 and #20- Possible roof leaks
 * Discuss future school events.
 * Discuss HS science room gas status.
 * Check on poster inside the library that Bartlett Cocke needs to hang on the wall.
 Monitoring Aries portable AC technician work on the AC unit.
 * AC unit copper pipe cracked causing the oil leaks.
 * AC technicians repair the pipe crack and refill the refrigerant.
 Walked the JHS 2 Story new addition.
 * Observed rebar enforcement progress on area L
 * Observed the footing and vapor barrier plastic film installation.
 Walked the New Training Center.
 Observed the installation of the exterior windows.
 * Checked on water proofing around the window.
 * Checked on the sealing, rubber sealed.
 * Cherry coating started painting CMU walls.
 Observed overhead progress
 * Plumbers continued piping.
 * Electrician continued piping and pulling wires
 Observed framing guys finishing fur down walls and pony walls.
 Walked CTE cafeteria new building.
 * American Interior continued framing exterior wall and hung sheeting.
 * Plumber started trenching on the new pad for the cafeteria building
 * IES the electrician also starting trenching and lay conduit for the underground electrical.
 Create daily report, take pictures and upload in Procore.*

Billable Time	04/03/2026	7.00	179.00	1,253.00
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*Met with Smith Gas at HS to go through science room workstation.
 * RM208 & RM 210
 - Open up each goose neck to check if they are clear and debris free.
 - Discover some lines are full of water
 Monitoring the progress till they are done.
 Walked with Bartlett Cocke superintendent at Intermediate for follow up on couple of warranty item
 that claimed that they been taken care of.
 * Warranty#19 - Possible roof leaks.
 * Warranty#20 - Possible Roof leaks
 Bartlett Cocke discover that it was condensate line was plugged and cause the line overflowing.
 Same issue on both floors. Bartlett Cocke replace the damaged ceiling tiles.
 Walked with Juan at Primary building to check on one of the rooms that was reporting some type
 of vibrations from above the ceiling that is bothering the teachers and kids.
 Also check on library for Marker board pictures that was hung by Bartlett Cocke.*

Billable Time	04/03/2026	1.00	179.00	179.00
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*I walked the construction site for observations and quality control with superintendent.
 Create daily report and upload to Procore.*

Billable Time	04/06/2026	8.00	179.00	1,432.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Assistant Project Manager

Walter Nu'u

- * Update Senior PM with a couple issue and concern from the field .
- Followed up with Bartlett Cocke at primary on correcting some marker board that was falling off the wall.
- * Bartlett re-clue them on the wall in the library.
- Walked the site for Observations.
- * Walked JHS to observed prepping the building slab for concrete pour on the next day.
- * Observed embed for steel Columns.
- * Observed plumbing floor drain installation.
- Walked the New Training center for observations
- * Observed plumber did the water testing on the line.
- * Observed American interior started installing ceiling grid.
- * Observed the installation of the split face brick on the exterior wall.
- * Observed Omega water proofing spraying water proofing on the exterior wall.
- Walked CTE/Cafeteria for Observations
- * Observed Gillett Mechanical installing ductwork and build them to be hang
- * Observed Plumbers and Electrician prepping underground to get it ready Inspections,

Billable Time	04/07/2026	9.00	179.00	1,611.00
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- Monitoring the 3rd concrete pour for JHS 2 Story slab.
- * Totally of 450 yds.
- The pour starts at 2am and finish at 10am. 5M working on finishing and polish the surface till its done.

Billable Time	04/08/2026	10.00	179.00	1,790.00
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- Walked the site to observe and quality control.
- Met with Rory from the school to walk the area that was going to shut down due to sewer line being reconnected to the new sewer line.
- * RTM tie in the sewer line from the existing line to the new sewer line.
- It was requested that the work supposed be done within an hour. However, the team came across an elevation issue.
- Walked JHS for Observation.
- 5M were working taking apart all the forms from concrete pour.
- RTM working tie in the new sewer line to an existing line.
- Met with Terracon that was picking up cylinder for the concrete testing and discuss expectations for the guys when they are on site.
- Met with MEP for the plumbing and electrical underground Inspections
- * Check specs and submittals.
- Walked with Jose from Pluger and Alex to investigate a vibrations issue at Primary for RM402.
- * Write up a warranty work order for BC.
- Walked the Intermediate playground for observations.
- * Miracle Park Place replacing the pad for the playground.
- Walked New Training Center for Observations.
- * Cherry Coating starting painting CMU wall
- * American started installing ceiling grid.
- * Plumber was water testing domestic line.
- * IES continue pulling wires and build the main electrical panel.

Billable Time	04/09/2026	11.00	179.00	1,969.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

*Walked the site for observation.
 - Walked JHS for Elevator bit rebar inspections.
 - Have a discussion with Terracon technician on some improvement on the elevator bit conditions.
 Started working on organizing RFI respond and upload them on Procore
 Work on MEP report and upload on Procore
 Work on Alpha report and upload on Procore
 Downloading GC Daily Journal reports on Procore Documents
 Met with GC PM for clarification on Millwork elevation.
 * Provides information for subs
 * Email the design team for clear information on the plan.
 Uploading TDLR on Procore Documents.
 Met with the AGCM construction team for updates and expectation on the following week.
 Updating Audit Document Sheet for LVISD.
 * Closeout Document such as:
 - As-Built - Upload on Procore Documents
 -Attic Stock - Upload on Procore Documents
 -Upload O&M's report on Procore Documents
 -Uploading Owners Training on Procore Documents.*

Billable Time	04/14/2026	9.00	179.00	1,611.00
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*Check emails and respond to, making phone calls.
 Sat in the teams meeting with Designs team and LVISD City Department.
 *Discuss a Band Practice/Parking lot due to a change on plan involve trees.
 Met with Unify at Intermediate to work on controls.
 Visit Mrs. Amber to sign for furniture a cabinet key.
 Met with Bartlett Cocke PM to discuss some concern and to find solutions.
 Work on MEP reports
 * Follow up with BC to make sure they taken care of item that are on MEP reports.
 Continue downloading owner training on closeout documents.
 Walked the site for Observations
 JHS - Observing RTM (the utility subs) cutting through the sidewalk by the tennis court to run the new storm drain toward the main on the street.
 - Assisting BC to investigate underground unknown conduits to verified what they are and who belongs to. Fibers or Electrical.
 Monitoring Terracon testing the compacting of the back filling trenches for underground Electrical and plumbing.
 Walked the CTE building for quality control and observation.
 * Rick Stone continue laying CMU bricks, building walls.
 * Framing subs started closing one side of the sheet rock walls.
 * HVAC continue to hang ductwork and building pipes ducts
 * MJ plumbers continue hanging support for piping.
 Observing Omega apply caulking controls joints and spraying waterproof materials on the exterior wall.
 * Cherry Coating starting fire taping top walls.*

Billable Time	04/15/2026	10.00	179.00	1,790.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Assistant Project Manager
 Walter Nu'u

*Check emails and making phone calls.
 Update the constructions with the process
 Assisting Brandon Mills on the owner training for the gas at HS building 200 for 6 science rooms that is ready to use gas for classes.
 Met with BC and IES (electrician) at primary to discuss the humming sound that comes inside the custodian room.
 * Verified they install the wrong items and advice the install the correct item that was asked to install.
 Walked the whole campus to counts all speakers, Sirens and anything that was used by the school and marked, take a pictures and label on the plan for futures works.
 Team meeting with AGCM Field Operation Manager for an update on the LaVernia Constructions weekly project progress.
 * Keep up with Inspections reports
 * Monthly Reports.
 * Phase 1 Closeout document -.*

Billable Time 04/16/2026 10.00 179.00 1,790.00

*Marked the plan with final adjustments and sent it out for review.
 Walked the site for Quality Control and Observations.
 Sat in the meeting with Senior Project Manager for District wide technology,safety&sec security Upgrade (Pre-Proposal meeting
 Assisting the GC on providing portables for the school events due to a sub hit a water line by the sports center.
 Daily Report Upload, take pictures and upload to Procure.*

Billable Time 04/17/2026 10.00 179.00 1,790.00

*Check Emails and respond to.
 Assisting GC and DBR for PKG 1 Cx Testing.
 Go through on Primary and Intermediate on every unit to a make sure they are operate properly.
 Have a discussion with senior Project Manager on a couple report and expectation.*

Billable Time 04/20/2026 9.00 179.00 1,611.00

*Check emails and making phone calls.
 Approach Bartlett Cocke to relate an issue on the alarm system at Primary on the past weekend.
 * Create a warranty work order for the alarm system.
 Updating Documents Reports
 * OAC Meetings
 * QC Daily Journal
 * Terracon Testing reports.
 Walked the campus to counts speakers, fire alarms, megaphone and WAP.
 Marked the plans and sent email to the design team.
 Updating team on regarding collecting information's for the design team.*

Billable Time 04/21/2026 8.00 179.00 1,432.00

*Walked the site for Observation.
 * Looking for areas that are flooded and the water not draining properly
 Assist Bartlett Cocke to clear the dirt for the water to drain down from walkway of the students.
 Met with BC Foreman with Lavernia music teacher to be aware that the construction team needs to get into his space to-do some work.
 Visit Intermediate to investigate a water leak at the new additions.
 Walked the New training center for Observation.
 * Check quality of duct insulation, water line insulation.
 * Check penetration on interior walls and exterior walls.
 " Check on Electrical plans and check power plugs installation.
 Walked Band Hall for Observations.
 * Observed Cherry Coating spraying first coating (primer) on the wall.
 Walked CTE /Building for observations.
 Create Daily report, take pictures and upload to procure.*

Billable Time 04/22/2026 8.00 179.00 1,432.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

- Check Emails and respond to.*
- Attending the OAC meeting with the Design Team, GC and La Vernia staff.*
- Walked the site for Observations*
- * Quality Control and safety*
- Visit CTE building for observation and documented the progress.*
- * Rick Stone continue working on installing Brick veneer.*
- Check the wall plans.*
- * MJ plumber continues running copper piping for water line above the ceiling.*
- Have discussion with the plumber about the expectation of installing pipes and insulations.*
- Plumber starting labeling piping at the training center room.*
- Check spec on the plumbing plan to check installation of plumbing.*
- Sleeve - Spec 22 05 17 Sleeves and sleeve seals for plumbing piping.*
- Check plumbing rough in.*
- Check on floor drain at CTE building.*

Billable Time	04/23/2026	9.00	179.00	1,611.00
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- Check emails and respond to making phone calls.*
- Walked the site for Observation and Quality control.*
- Walke JHS site to observe the prepping of the concrete slab for the last pour for the Junior High 2 story.*
- Checked rebar schedule, the re-enforcement and all the embeds for beam columns.*
- Due to the rain, assist BC to make sure the sub vacuum all the water out of beam trenches.*
- Met with BC to check plumbing installation.*
- Take pictures and documented the prepping progress, check plan to make sure the plumbing installation matched.*
- Walked CTE/Cafeteria for daily reports.*
- Observed hanging heaters and ductworks.*
- Check on plans for lightning switches and plugs.*
- Check on water proofing and fire taping.*
- Walked the Band Hall additions to Quality control and observation.*
- * Check the roof installation.*
- Raining King started installing Coping, Flashing and laying out the SBS Metal Flash-A roll.*
- Check on sealing to make sure they applied the right product that is called out for the roof installation.*

Billable Time	04/24/2026	3.00	179.00	537.00
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- Check emails and respond.*
- Check emails and making phone calls*
- Monitoring concrete pour and observed Terracon testing slumps for each concrete truck load from 2am to 12pm.*
- Create daily report, take pictures and upload to Procores.*

Billable Time	04/24/2026	7.00	179.00	1,253.00
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- * Check the interior progress.*
- Check the painter started spraying the first coating.*
- Observed overhead such as ductworks, water piping and lighting.*
- Walked the New Training Center.*
- * Continue observing the overhead installation.*
- Check labeling of all the plumbing pipes above the ceiling.*
- Check shut off valves, in wall clean out.*
- Counts electrical plugs, switches and Data's rough in.*
- Observed Electrician pulling wires and landing homes.*
- Take pictures and upload to procores.*

Billable Time	04/27/2026	8.00	179.00	1,432.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

**Program Management
 Construction Phase**

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Updating the team on a couple items that was taken care last week.
 Sent emails to document work that was done and confirmed the issue has been resolved.
 Following up with Bartlett Cocke on installing the ADA sink cabinet at the new Intermediate addition science room.
 Walk the site for quality control and observations.
 * Walked JHS site for Observations.
 Created daily report, take pictures and upload to Procore.
 * Walked the new training center for observations and quality control.
 - Check ductwork insulation - confirm submittal for product to use.
 ~Submittals#3.40 HVAC Insulation (Alley Wrap), 3M Venture Tape (FSK Facing Tape)
 - Roofer started installing gutters at the new band hall.
 * View plans for materials.
 - Submittal 11.18 Revision O: Gutters & Downspouts Samples - P2

Billable Time	04/28/2026	6.00	179.00	1,074.00
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Met with Brandon and Senior PM to discuss the light at Tennis court area.
 Respond to Primary fire alarm been lock.
 Work on marking the plans for parking lot at Tennis court.
 Upload Field reports from the design team.
 Go through emails from GC and the design team.
 Walked the site for observations.
 Update daily reports and upload to Procore.

Billable Time	04/29/2026	8.00	179.00	1,432.00
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Check Emails and continue to organize for RFI respond, Reports and respond to emails.
 Continue work on Inspections & QC logs.
 Assist BC on the Rebar Inspections by Terracon.
 Walked the CTE/Cafeteria progress.
 * Observed HVAC Ductwork installation: View plan M2.1G.
 * Observed installation of unit EF-G-1
 * Observed the Electrician work on installing switch cabinet, pulling wires and piping.
 -
 * Observed painter working on the tape and float on the wall.
 * Observed Automatic Fire Protection piping the main for the sprinkler systems.
 - Review Submittal#21.02 - Fire-Suppression Sprinkler System - FS Drawings (HS) - P2 .
 Walk with BC Superintendent to check rebar re-enforcement, double check the plans to make sure it's ready for the concrete pour.

Billable Time	04/30/2026	9.00	179.00	1,611.00
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Monitoring the concrete pour at CTE new building.
 Walked the site for observations
 - Visti the new training center.
 * Observed electrician installing lights and continue landing home inside the main panel.

Subtotal	190.00	34,010.00
Labor total	609.50	120,484.75

Expense

WIP Status: Billable

Michael W. Rogers

Expense Report

Photocopies / Printing / Reproduction	03/19/2026	1.00	29.00	29.00
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BILL TO CLIENT -copies of property deeds for LVISD the GC needs to continue work at Junior High

Photocopies / Printing / Reproduction	03/19/2026	1.00	2.00	2.00
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BILL TO CLIENT -credit card processing fee for copies of property deeds

Subtotal	2.00	31.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management
 Construction Phase

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
Expense total	2.00		31.00

Program Management
 Close-out Phase

Phase Status: Active

Billing Cutoff: 04/30/2026

WIP Status:

Date	Units	Rate	Amount
Subtotal			0.00
total			0.00

Program Management
 Warranty Phase

Phase Status: Active

Billing Cutoff: 04/30/2026

WIP Status:

Date	Units	Rate	Amount
Subtotal			0.00
total			0.00

Pre-Design Phase

Phase Status: Active

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

Invoice Credit

Phase Status: Active

Billing Cutoff: 04/30/2026

WIP Status:

Date	Units	Rate	Amount
Subtotal			0.00
total			0.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	3,915,666.00	2,017,784.91	52	1,897,881.09	48
Expense		261.54		-261.54	
Consultant		45,929.25		-45,929.25	
Total	3,915,666.00	2,063,975.70	53	1,851,690.30	47