



AGCM Invoice 13593, dated 08/01/2026
No Exceptions as submitted.

Catherine Blackler, SPM - AGCM
August 10, 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 **13593**
Date **08/01/2026**

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

Billing Period 06/29/2026 - 07/31/2026

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	2,214,060.39	2,109,984.14	104,076.25	1,552,009.61	58.79
INVOICE CREDIT	0.00	-16,905.75	-16,905.75	0.00	16,905.75	0.00
Total	3,915,666.00	2,346,750.64	2,242,674.39	104,076.25	1,568,915.36	59.93

Professional Fees

5 week billing cycle

		Hours	Rate	Billed Amount
Senior Project Manager	Average 37.45 hrs / week			
Catherine Blackler		187.25	230.00	43,067.50
Project Advisor				
Jacobo E. Morales		10.25	259.00	2,654.75
Assistant Project Manager				
Michael W. Rogers	Average 28.80 hrs / week	144.00	179.00	25,776.00
Walter Nu'u	Average 36.40 hrs / week	182.00	179.00	32,578.00
Professional Fees subtotal		523.50		104,076.25

Average \$ 20,815.25 / week

Invoice total **104,076.25**

Billable weekly rate \$ 24,090.99

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
13593	08/01/2026	104,076.25	104,076.25				
Total		104,076.25	104,076.25	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

PROJECTED MONTHLY RATES - 2026

\$259.00 10 \$ 2,470.00 Jacobo Morales
\$230.00 173 \$38,060.00 Catherine Blackler
\$179.00 173 \$29,583.00 Micheal Rogers
\$179.00 173 \$29,583.00 Walter Nu'u
\$104,314.00 Projected Monthly billing

Mrs. Oaks:

AG|CM. Inc. is pleased to provide Amendment #1 to our original Program Management Agreement, dated January 21, 2022. Amendment details are as below.

- 10.2, Hourly Rate Table to be replaced with rates for current phase/scope as follows:

Staff Proposed	2023	2024	2025	2026	2027
Project Advisor	\$ 223.00	\$ 235.00	\$ 247.00	\$ 259.00	\$ 270.00
Sr. Project Manager	\$ 200.00	\$ 210.00	\$ 220.00	\$ 230.00	\$ 240.00
Assistant Project Manager	\$ 155.00	\$ 163.00	\$ 171.00	\$ 179.00	\$ 188.00
Cost Estimators	\$ 150.00	\$ 157.00	\$ 164.00	\$ 171.00	\$ 179.55
QA Inspector	\$ 155.00	\$ 163.00	\$ 171.00	\$ 179.00	\$ 188.00

*Rates Beyond 2027 will be adjust at a rate of 4% YOY

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management
Design Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

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: 07/31/2026

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: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Billable Time	06/30/2026	8.25	230.00	1,897.50
<i>Misc. Administrative: Email</i>				
<i>Misc. Administrative: Housekeeping</i>				
<i>Paragon: F/U with Donald Davis - material and trailer delivery 7/3/26</i>				
<i>Technolog PA upgrades - Kirk Donovan</i>				
<i>3Sixty F/U with Jessica McCelvery - links for drawings not working</i>				
<i>Wkly PR Coordination Meeting - Pfluger</i>				
<i>TIPs - LVISD participation confirmation - discussion with Trevor Hopkins and Kirk Donovan: PA</i>				
<i>Upgrade</i>				
<i>Security & Access Control Upgrade - Download Site Owl Dwgs from 3Sixty</i>				
<i>Security & Access Control Upgrade - Delete Site Owl Notes, naming pdfs with floor plans for RFI</i>				
<i>3</i>				
<i>Security & Access Control Upgrade - Meeting No. 5</i>				
<i>Security & Access Controls Post Meeting to Discuss Servers (WJHW, 3Sixty, AGCM)</i>				
<i>Security & Access Controls Meeting Minutes No. 5 - generate and distribute</i>				
<i>Misc. Administrative: Time</i>				
Billable Time	07/01/2026	8.00	230.00	1,840.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc. Administrative: Email
 RFI 3 - renaming thumb nails for RFI 3 back up - CAD dwgs files
 TDLR: Follow up for Pfluger on executed copies of revised documentation
 Paragon: F/u with Donald - discussion on track fixes
 Security and Access Controls Meeting Minutes No. 1, 2, 3, 4 resent to Pfluger
 PR 91 - Provided feedback to the design team on the intent of the HS Band Hall asphalt space
 Security and Access Controls Contract review - Response to Legal to add Exhibit D
 Security servers: Follow up phone call with Mr. Ramirez (analysis and meeting with 3sixty and WJHW)
 Track Truck Staging 4th of July - walked bus yard with Mr. Mills to discuss location/strategy
 Paragon: Met on site - walked track to review remediation areas, staging area and discussed logistics
 Progress update discussion with Walter Nu'u: Training center punchlist procedure
 Progress update discussion with Michael Rogers: Welders, band hall security/doors, track expectations
 HS FF & E Board Presentation - Reached out to Meteor for copy
 Track remediation and resurfacing progress update - email to Dr. Cone and Paragon
 Contract Process discussion with Jacobo Morales - 3Sixty Security & Access Control Upgrade
 Progress discussion with Jacobo Morales - WM, MR, technology Upgrades, TIPS and Gas Conversation
 3Sixty Final Contract documents - Security & Access Controls - prepped and emailed final documents for signature
 Security and Access Controls Meeting Agenda No. 6 prepped
 Misc. Administrative: Time

Billable Time	07/02/2026	6.00	230.00	1,380.00
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Misc. Administrative: Email
 Project progress phone call Michael Rogers - track and HS water shut off
 FF & E renderings HS and JH - emailed to Bartlett
 PR 78 JH Instrument Storage - discussion with Alex Ragland - information regarding requirements and vendor
 Security and Access Controls Site Walk - Burcham Environmental and 3Sixty: Procedure for abatement
 Paragon - walked track to review remediation humps/Met with Armando foreman
 Security and Access Controls Site Walk Meeting Minutes Burcham Environmental and 3Sixty
 Paragon Check on track People playing on the field. Notified Dr. Cone
 Paragon: Walked site to confirm all equipment and materials were packed up ready for 4th July Parade
 Paragon: Parked Paragon Trailers in the bus barn out of the way for the Parade route and parking

Billable Time	07/03/2026	1.00	230.00	230.00
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Drove to LVISD to meet Paragon to park their trailer with track materials in Bus Barn.

Billable Time	07/06/2026	10.00	230.00	2,300.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc. Administrative: Email
 Prep for Week 07.06.26-07.12.26
 Dr. Cone - Project Progress
 Mr. Mill - dropped off gate key to bus yard
 3Sixty - response to Cindy Ramirez Contract/DocuSign
 HS Training Center Conflict with FF & E - Coordination with Meteor
 Aries Invoices: Belle sent statements, called Aries to get actual invoices
 Graphics Package HS Training Center - F/U with Plugger on necessary changes
 Mrs. Powers - F/U with Elementary Principal wall strips new addition/Emailed Pfluger
 JH Library outdoor FF & E - emailed Mr. Caughlin options and request to meet
 FELPS F/u with Benny on upgraded line - Voice mail and Email
 Mr. Mills - badging requirements - protocol and process for Security and Access Control
 Weekly Bond Budget Review and Reconciliation - Laruen Meyer & Rita T
 Security & Access Control: Generate RFI 03 - Floor Plans vs CAD Files
 Security & Access Control: Generate RFI 04 - Exterior Penetrations Exposed Conduits
 Security & Access Control: Meeting Agenda 06 - 07.07.26
 Aries Inv 454962 review and prep for payment/emailed LVISD
 Primary - Schedule/calendar invite for a site walk with Mrs. Powers - wall strips
 HS 100 Cafeteria Renovations - Coordinate meet for FF & E with Ms. Lesturgeon
 Misc. Administrative: Housekeeping
 Misc. Administrative: Time

Billable Time	07/07/2026	7.25	230.00	1,667.50
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Misc. Administrative: Email
 Misc. Administrative: Meteor, Ms LeSturgeon, Kirk Donovan Technology Upgrade
 Misc. Administrative: Coach Moy JH Equipment
 Terracon Rpt No 0343, 0345 - review for compliance, logged on tracker
 Primary: Site Walk with Mrs Powers (Principal) - Wall strips new addition
 Primary: new Addition Wall Strip with ball grips - Documented locations on floor plan. Email
 Plugger for a PR
 JH Outdoor FF & E - Coordinate meeting Meteor and Mr. Caughlin
 RFI 266 HS Principal Office - Access Control Panel - floor plan layout ACP location for approval
 HS Training Center Walk - Dr. Cone and Coach Null
 HS Traing Center - met with BC on logistic of moving panels and asphalt
 Security and Access Controls Meeting No. 6
 Security and Access Controls Meeting Minutes No. 6 - generate and distribute
 JH F/A Cover Install - email to Bartlett on poor workmanship
 HS Training Center Walk - Shower - email to Pfluger
 Misc. Administrative: Housekeeping
 Security and Access Controls Meeting Agenda No. 7 - generate
 Misc. Administrative: Time

Billable Time	07/08/2026	8.75	230.00	2,012.50
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc. Administrative: Email
HS 100 Cafeteria Renovations - Met with Jen Lewis Meteor / Mrs LeSturgeon - Culinary FF & E needs
JH New Addition - Outdoor Seating - met with Jen Lewis Meteor & Mr. Cauglin to review & approve design
HS Training Center - met with Jen Lewis - Bartlett - District to coordinate removal of FA & AC panel, & move in dates
Dr. Cone - meeting to sign 3Sixty Contracts
OAC update from Michael Rogers
HS Training Room Storage - relocated FA/Unify Panel - updated Walter on approved relocation
HS Training Room Graphics - provided Pfluger feedback on necessary corrections to logo
HS Training Room FF & E - discussion with Michel Rogers on appliances required
HS Training Room Racks - Facetime with Stephanie Stiles Meteor - discussion on rack placement in storage area
HS 100 Cafeteria Renovations - forwarded to Pfluger Mrs LeSturgeon list of small wares & equipment
3Sixty Contract Documents - prepped with Dr. Cone Signature
3Sixty Contract Documents - A201-2017 sent to Legal to unlock to add Dr. Cone Signature
HS Training Room - occupancy dates discussed with Walter Nu'u - 07/15/26 & 07/22/26
HS Bldg 100 Access Panel Location - emailed Mrs. Hanselka
HS 100 Cafeteria renovations 1st draft design meeting set up - 08.26.26
Misc. Administrative: Housekeeping
Misc. Administrative: Time

Billable Time	07/10/2026	12.00	230.00	2,760.00
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Misc. Administrative: Email
HS Bldg. 100 Cafeteria - discussion with Angela regarding Cafeteria door left unlocked
Terracon Rpts 344, 344P, 347 & 348B review for compliance, log
PR 87 - JH Nurse Area - Coordination with bartlett and Meteor on blocking requirements
Misc. Administrative: Housekeeping
Pfluger Site Observation Report 25 - review for progress and compliance
MEP Report 07.07.26 - review for progress and compliance
3Sixty F/U with Jessica on contact information for LVISD server access
Bartlett PA 22 - WRP reconciliation
Contingency Tracker update for June Monthly Report
Track: Coordinate with Michael Dr. Cones concerns, Color, divots, and spray over plastics
Invoicing: review, prepped ready for discussion with Dr. Cone and Subcommittee Meeting
- Bartlett PA 22
- AGCM Inv. 13531
- Terracon Inv 14319
- Arch Div. 8 Inv 881349
- DBR Inv 103968
- Aries Inv 454962
Back Charge Report No 07 Draft. Generated and sent to Terracon to confirm
- emailed LVISD for funding & uploaded to procure/ Updated Audit sheet
FF & E Welding Quotes - prep for Dr. Cone and Subcommittee review
PR 78 - Instrument Storage - prep for Dr. Cone and Subcommittee review
Security and Access Controls Executed Contract - emailed 3Sixty team
Misc. Administrative: Time

Billable Time	07/11/2026	1.00	230.00	230.00
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Drive to La Vernia and met with Paragon foreman to address Dr. Cones concerns with track resurfacing.
Provided Dr. Cone status on meeting.

Billable Time	07/13/2026	9.50	230.00	2,185.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc. Administrative: Email
Misc. Administrative: Housekeeping
Dr. Cone and Belinda Raindl meeting prior to Subcommittee Meeting
Site walk: HS 100 renovations
Site walk: HS 400 renovations
Site walk: HS 500 renovations
Site walk: HS Training Center
Site walk: HS Training Center
Site walk: HS Band Hall
Summer Schedule: meeting with Bartlett HS100, 400, 500
Track: Punch Walk - F/U with Paragon on status of track / Coach Null
Summer Schedule: meeting with Syndey Kelly LVISD on HS 100, Hs 400 & HS 500
Contractor Parking - F/U with Bartlett on Mr. Mills Email
Open POs F/U wit Rita Tysinger LVISD on status
Weekly Bond Budget Review and Reconciliation - Rita T (LVISD)
Subcommittee Board Meeting

Billable Time	07/14/2026	10.75	230.00	2,472.50
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Misc. Administrative: Email
HS Bldg. 100 escorted Mrs. Kelly to remove artwork from walls
HS 1974 Plaque - Pick up from Bartlett and deliver to Dr. Cone office
HS Summer Renovations coordination with Mrs. Hanselka/Dr. Cone
HS Training Parking Lot - onsite meeting with David Winkleman & Dr. Cone
Track: Punchlist walk with Dr. Cone and Walter Nu'u
HS Training Room & Band Hall: Coor information coordination with BC
HS Bldg. 400 & 500 emailed Meteor priority list for FF&E delivery
HS Room Numbers - researched and emailed Mrs. Hanselka Room Number
LVISD: Access Control Panel Location - Principal office. Coordinated final location with Bartlett Cocke
LVISD: Bldg. 100 Corridors, Gym 4 and Cafeteria - Camera and Wi-Fi - Notified Mr. Ramirez of issues
Site Walk 3Sixty, electrician and Arch Div 8 : Security and Access Control - investigating routes for access control

Billable Time	07/15/2026	9.75	230.00	2,242.50
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Misc. Administrative: Email
Misc. Administrative: Housekeeping
Welders prepped and emailed package for Board Meeting
Bartlett Cocke PA 22 - prepped and emailed package for Board Meeting
Security & Access Control: JH meeting notes from walk on 07.14.26
- Coordination between 3Sixty and Burcham - penetrations
PR 78 - Prepped and emailed Belinda Raindl for Board Meeting
Security & Access Control: Coordination on COI and Payment and Performance Bond
Weekly LVISD Team Meeting: Jacobo Morales, Catherine Blackler and Walter Nu'u
Security & Access Control: Coordination between 3Sixty and Burcham - penetrations
Bear vector file - F/U with LVISD on behalf of Pfluger
JH Training Center - Coordinating availability with Coach Foerster
Band Director Patick Atkins - call about needing the field Saturday
Wish list - follow up on Design and ROM timeline with Pfluger and BC
LVISD: HS Bldg. 100 - Culinary Waste: Email to team on expectations
HS Cafeteria - plan modification email to Meteor for Culinary FF & E
Paragon - Punchlist discussion
Dr. Cone - project update

Billable Time	07/16/2026	7.50	230.00	1,725.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc. Administrative: Email
HS Culinary - reached out out to Meteor to add trash cans
Burcham Environmental; Coordinating penetrations work
Ramtex/Burcham - Sign in at Support Center
Security & Access Control: JH/HS Penetrations Ramtex: on site coordinated
HS Training Center: FF & E Meeting with Meteor & Coach Room J107
JH Fire Alarm: Follow up with Bartlett Report back to Dr. Cone
Met with Mrs. Hanselka - Project Update, parking, FF&E arrival dates, Call with BC & Pfluger PR for parking
HS Parking Plan - updated new parking plan - emailed Mrs. Hanselka
Internal coordination/discussion with Walter Nu'u
Security & Access Control: Walked site to verify markings for JH Penetrations were correct.
Security & Access Control: Met with Ramtex to make corrections to marked penetrations

Billable Time	07/17/2026	7.00	230.00	1,610.00
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Misc. Administrative: Email
Security & Access Control: Penetrations Alamo1: JH Coordinated locations - 10 penetrations completed
Security & Access Control: Penetrations Alamo1: JH verified penetrations were complete and in the right place - 10 total
Track: Walked Track with Paragon to review corrections and final resurface

Billable Time	07/18/2026	5.50	230.00	1,265.00
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Security & Access Control: HS Penetrations Alamo1 / Ramtex: Coordinated locations
Security & Access Control: HS Penetrations Alamo1 / Ramtex: Verified all Holes were drilled - 22 total
Track: Walked Track to review corrections to Blue Zones

Billable Time	07/20/2026	7.75	230.00	1,782.50
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Misc. Administrative: Email
Parking Lot/Revised spaces - updated Mr. Caughlin
Prep schedule/task for week 07.20.26 - 07.26.26
Parking Lot/Revised spaces - emailed BC, LVISD and AGCM
Terracon Rpt 0338 & 0349 review for compliance/logged
Alamo 1 Penetrations for Camera and Card Reader Sleeves/Reconciliation
F/U on Port-O-Potties /Dumpster removal for Mrs. Hanselka
Mr. Mill - F/U on issue from Dr. Cone.
Intermediate and Primary Playground sprinklers - F/U with Bartlett
Fence at Intermediate around propane - verify ready for school
Ramtex Meeting - Coordinate Summer Schedule
Meteor Walk - training Center Jen Lewis
FF & E meeting with Jen Lewis Meteor and Mr. Caughlin outdoor seating
Misc. Administrative: Housekeeping
Board Meeting

Billable Time	07/21/2026	6.75	230.00	1,552.50
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Misc. Administrative: Email
Safety, Security, and Access Control Upgrade RFI 02
Board Concern Grading Outside Library
AED Follow up with Mrs. Keck - Replacement AEDs
Primary New Addition Wall Strips for Artwork - F/U with Mrs. Powers
HS Cafeteria Renovations to Culinary Design Meeting
Room J107 at the High School Training Center PO request from Rita
Training Room Graphics - F/U for Bianca on vector files
3Sixty - Spec Section 27 10 00 research and emailed Jessica.
Security and Access Control pathway for weight room - F/U with 3Sixty
Request for Lenel Vendor Authorization Letter from Mr. Ramirez for 3Sixty
New camera rough in and card reader rough - JH & HS
Security and Access Controls Meeting
Wkly PR Coordination Meeting - Pfluger

Billable Time	07/22/2026	8.00	230.00	1,840.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

BILLABLE TASK COORDINATION:

Misc. Administrative: Email
OAC Meeting 41
AED Campus Wide Discussion
Weight Room Review with Coach and RAMTEK - Schedule work in Field House
HS Summer coordination - Mrs. Hansleka Update on HS Admin 100 Access
PR#80 - HS Training Parking Revisions / Visit with Bartlett

Billable Time	07/23/2026	8.00	230.00	1,840.00
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Misc. Administrative: Email
Prepping PR's for Dr. Cone signature
- PR 68, 71, 82R, 84, 89, 90, RCO 100
- Emailed Brenda Miller to print for signature
Dr. Cone - meeting to sign PR's (rechedule)
Security & Access Controls rough ins: site visit to review progress at Auditorium
FELPS call to Benny McGown and FELPS Line Developer
FLEPS line upgrade: Email to Dr. Cone
Track and Training Center Warranties: Update status with Michael Rogers
AEDs meeting with Nurse Evans to discuss needs
AEDs: Email to Mrs. Keck - information, estimate and how to proceed
Misc. Administrative: Housekeeping
Security & Access Control RI Schedule Update/Emailed team
Terracon Report 7 - Provided back up and reports for no backcharge to Bartlett.
Prepping Dr. Cone Executed PRs for Bartlett: PR 68, 71, 82, 84, 89, 90, RCO 100

Billable Time	07/24/2026	8.00	230.00	1,840.00
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Misc. Administrative: Email
Security & Access Control: Site Walk with 3Sixty Cable Tech - Sean Murphy
Security & Access Control: Cable take off JH
Security & Access Control: Cable take off JH 100, JH 600, JH 500
Check in with Ramtek on Weight Room Conduit installation for Security Rough Ins

Billable Time	07/26/2026	9.00	230.00	2,070.00
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Security & Access Control: Cable take off HS 100, 200, 300, 400, 500
Security & Access Control: Cable take off HS Band Hall
Security & Access Control: Cable take off HS Auditorium Gym
Security & Access Control: Cable take off HS Gym 3 and Gym 4
Security & Access Control: Cable take off Library
Misc. Administrative: Time

Billable Time	07/27/2026	7.75	230.00	1,782.50
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Misc. Administrative: Email
RAMTEK - opening doors at Weight Room to get equipment
Track walked track to look at blue zone
Paragon - F/U voice mail Donald Davis striping and blue zone inconsistency
HS 400 site walk confirm existing cameras
HS 500 site walk confirm existing cameras
Support Center site walk dimensions for cable run
Security & Access Control: Primary & Intermediate Cable take off process and expectations
Michael Rogers
Security & Access Control: Response to RAMTEK and 3Sixty on scope changes and field discussions
DBR ACH change request. F/u on authenticity
F/U with Bartlett on Clean up and Port O Pottie removal at the HS 100
HS Band Addition - F/U on punch list - notified Brandi Hanselka and Patrick Atkins
Misc. Administrative: Email

Billable Time	07/28/2026	8.75	230.00	2,012.50
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc. Administrative: Email
Misc. Administrative: Housekeeping
Track walk - Coach Null, Michael Rogers and Striper
HS Training Center - Review FF & E with Secretary and Coach
HS 500 Cubicle Removal - visit with Sydney
Security and Access Controls Meeting Agenda 09
Security and Access Controls Meeting
Security and Access Controls Meeting Minutes 09
Security & Access Control: RFI 5, 6 & 7 - upload to Procore and sent to 3Sixty
Security and Access Controls Meeting Agenda 10

Billable Time	07/29/2026	8.00	230.00	1,840.00
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Misc. Administrative: Email
JH 100, 500, 600 - measure hallways for calibration of layout plans
HS Weight Room - measure for plan calibration
Track: Walked for striping progress
RAMTEX: Badge in 2 employees
RAMEK: Open up Bldg. HS 500 gym
3Sixty/RAMEK - Site walk - Review work completed/Auditorium conduit run for alt cameras
HS 500 verified camera status for 3Sixty cable pricing
3Sixty - Complied district wide floor plans for use in cable estimate 37 floor plans
Access Controls Submittal - 08 00 00 review WJHW response/Emailed Chris Tieman
Access Controls Submittal - 08 00 00 review via phone with Chris Tieman
Dr. Cone: Parking issues at tennis court and JH - relayed information to David Winkleman and Walter Nu'u

Billable Time	07/30/2026	3.00	230.00	690.00
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Misc. Administrative: Email
TC Parking Lot Schedule: discussion with Micheal on delays
Dr. Cone (Brenda Miller) - meeting set up for project progress and RCO for signature - 08.03.26
Terracon Rpts 344R1, 347R1, 351, 352, 353, 356, 356R1, 356B, 357, 358, 359, 360, 361 review for compliance/log
Training Rm Furniture PO 270388 (Quote Q-14001) - Review and forward to Meteor
Meteor Inv 5776 - Reach out to Jen Lewis for back story and what it is
Misc. Administrative: Housekeeping (31-73 to 9-16)
RFI 2a Security & Access Control - discussion with Michael Rogers
FF & E Intermediate ADA tables and Charis - Phone call with Jen Lewis and Walter Nu'u
Misc. Administrative: Housekeeping (31-73 to 9-16)

Subtotal		187.25		43,067.50
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Project Advisor

Jacobo E. Morales

Billable Time	07/02/2026	3.00	259.00	777.00
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Architectural & MEP Punchlist - Area J and band hall addition

Billable Time	07/15/2026	1.00	259.00	259.00
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Weekly AGCM Meeting to discuss projects update, milestones, challenges, current work in progress

Billable Time	07/22/2026	2.50	259.00	647.50
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OAC meeting attendance
Meeting with Catherine to discuss projects update, milestones, challenges, current work in progress

Billable Time	07/24/2026	0.75	259.00	194.25
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Meeting Walter to discuss Observations /deficiencies log, projects coordination, QA on site walks

Billable Time	07/28/2026	3.00	259.00	777.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Project Advisor

Jacobo E. Morales

Meeting with Catherine to discuss projects update, milestones, challenges, current work in progress
Site walk to observe work in progress
Security and Access Controls Upgrade meeting

Subtotal 10.25 2,654.75

Assistant Project Manager

Michael W. Rogers

Billable Time 06/29/2026 7.50 179.00 1,342.50

Misc admin work
Completed analysis of CTE welding machines
Coordinated meeting with LVISD IT to determine IT related FF&E needed at HS
Checked track to see if BC corrected spoils washing onto track
Followed up with BC regarding construction spoils washing onto track
Followed up with Burcham Environmental regarding schedule for HS 100 abatement
Met with LVISD Maint and verified remaining cores; function tested cores; removed and documented keys; separated Field House and Band Hall cores for installation

Billable Time 06/30/2026 8.25 179.00 1,476.75

Transposed notes from yesterday's key core verification onto key schedule
Met with LVISD IT to go through drawings and determine number of IT related FF&E needed for HS & JH
Followed up with Burcham Environmental for schedule of abatement at HS 100; advised BC it will start July 6
Met with coaches to determine how many phones needed in coach's offices
Instructed Coach Null how to remove pole vault standard rails to prevent trip hazard
Misc admin work
Standing PR review meeting with Pfluger
Followed up w/ BC regarding electrified lock at HS500 temp admin area; advised info needed from Pfluger
Followed up w/ Pfluger regarding above lock; he requested site verification; sent pics and info to Pfluger
Assisted BC investigate HS100 fire alarm trouble
Security and access control weekly coordination meeting
Uploaded RFI 01 WJHW response to Procore
Uploaded RFI template to Procore

Billable Time 07/01/2026 7.75 179.00 1,387.25

Misc admin work
Updated FF&E spreadsheet with IT related appliances (phones and TVs); uploaded to Procore
Met with Band Director regarding door security concerns; asked BC to secure new double doors after hours
Met Paragon at track; walked w/ them and reiterated scope of work
Discussed w/ C.Blackler IT related FF&E and data drops
Oversaw Paragon as they staged equipment and materials; relayed plan/schedule to C.Blackler to notify LVISD
Began working on Monthly Report

Billable Time 07/02/2026 5.75 179.00 1,029.25

Monitored Paragon as they repaired high spots on the track; documented all steps in Procore Observation Report
Investigated water outage at Maint shop and HS; found cause and relayed to LVISD
Call from LVISD IT regarding cabling for exterior WAPs; researched and provided feedback
Asbestos site walk w/ Burcham Environmental and 3sixty; identified RFI topics to issue and RFIs to expect

Billable Time 07/02/2026 1.25 179.00 223.75

Misc admin work

Billable Time 07/06/2026 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: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Checked progress of track remediation
Misc admin work
Escorted FF&E to Training and facilitated their staging of furniture
Walked all campuses to identify new cameras vs replacements of existing; marked on drawings;
scanned/emailed to 3sixty with narrative and notified them of missing drawings
Notified Athletics and Band staff of fire alarm testing
Call from BC that students were walking through construction area; went to investigate and
secured fence
Verified with Paragon when and how much parking lot to capture to prevent overspray on
vehicles; confirmed acceptable by BC; notified Coaches that parking lot will be captured
tomorrow

Billable Time	07/07/2026	8.50	179.00	1,521.50
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Monitored Paragon as they continued to protect areas around the football field; took aerial and
ground pics; updated observation report
Created "To Do List" spreadsheet to track tasks assigned to me
Provided LVISD IT access to JH construction area and assisted in removing exterior WAP
Provided LVISD IT access to Field House
Checked status of HS400 IDF for LVISD IT and provided feedback
Checked status of interior APs for LVISD IT and provided feedback
Misc admin work
Checked status of Paragon painting blue areas of track
Uploaded welder analysis and all quotes to Procore; send analysis to C.Blackler
Safety and security upgrade weekly meeting
Checked status of Paragon; updated observation report

Billable Time	07/08/2026	9.00	179.00	1,611.00
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Checked on Paragon as they dewatered the track after the rain, in preparation for the second
coat of blue paint
Updated track remediation observation report
Misc admin work
Researched pricing for OFOI ice maker in Field House
OAC Meeting
HS Cafeteria Renovations to Culinary Design Meeting
LVISD - Weekly Meeting with Jacobo
Worked on Monthly Report
Provided access to and walked w/ BC, FSG, and IES to investigate data cabling at HS300
Culinary Arts and Cafeteria
At request of maintenance, investigated owners of vehicles blocking Maintenance shop and
asked them to move
Called welding instructor to discuss welders
Put together all welder quotes and analysis sheet in email and sent to welding instructors
Checked status of Paragon Sports painting the track; updated team and observation report

Billable Time	07/10/2026	6.50	179.00	1,163.50
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Checked progress to track remediation; took ground & aerial photos; updated observation report
Investigated open door at HS Kitchen as BC does not have a key and AGCM secured door
previous day
HS Training FF&E punch walk
Misc admin work
Completed Monthly Report, with the exception of contingencies
Began working on Pay App #22

Billable Time	07/10/2026	2.00	179.00	358.00
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Completed review of Pay App #22 GCs and GRs; provided feedback to C.Blackler

Billable Time	07/11/2026	1.00	179.00	179.00
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Finalized PA22 GC and GR review; sent to BC and uploaded to Procore
Finalized Monthly Report; distributed to LVISD and uploaded to Procore
Updated document audit worksheet

Billable Time	07/13/2026	2.00	179.00	358.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

*Prepared bulleted list of talking points for sub-committee board meeting
Walked track after final coat has been applied
Attended sub-committee board meeting at LVISD Central Office; presented welder quotes*

Billable Time	07/20/2026	11.00	179.00	1,969.00
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*Took aerial photos of track after final coat and cleanup; updated observation report
Misc admin work
Met 3sixty at JH to walk through the plan for the day
Met with BC regarding toilets and dumpsters to be removed by 8-3-26
Discussion w/Dr. Cone regarding Pri/Int irrigation and HS100 cleaning; inquired w/BC; coordinated HS100 cleaning
Met 3sixty at JH to provide access to buildings/rooms in JH600
Handed over CoO for Band Hall to Band Director
Investigated exterior camera penetration at HS Cafeteria
Call from LVISD Maint regarding office key core swap; followed up with HS Principal & requested email confirmation
Swapped key cores at Training and Band Hall
Found boxes outside JH500 labeled "ATTN Brian Null"; took custody and notified Coach Null
LVISD Board Meeting*

Billable Time	07/21/2026	8.25	179.00	1,476.75
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*Delivered boxes labeled "ATTN Brian Null" to Field House
Met LVISD Maint at Band Hall to discuss door hardware swap
Followed up with BC regarding HS100 cleaning coordination
Checked progress of HS100 flooring in corridor and identified which corridor will be completed first
Marked above mentioned HS100 corridor on drawing and sent to LVISD for cleaning coordination
Got missing door hardware from LVISD Maint; installed remaining cores at Training
Standing weekly PR Review meeting with Pfluger
Created email group for Security/Access Control Upgrade for more efficient communication within design/build team
Wrote and distributed RFIs 5 & 6 for Security/Access Control Upgrade; distributed to email group
Security/Access Control Upgrade weekly coordination meeting
Checked status of flooring in HS100 in preparation for tomorrows coordinated cleaning
Wrote and distributed RFI 7 for Security/Access Control Upgrade; distributed to email group*

Billable Time	07/22/2026	8.75	179.00	1,566.25
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*Checked on HS100 corridors to ensure one is ready for LVISD to begin cleaning classrooms and restrooms
Deployed bleachers at auditorium gym so Ramtek could run security/access control conduit along wall
Documented void in cabinets in HS400 break room; inquired with LVISD as to it's purpose
Opened doors in auditorium and gym for Ramtek
Investigated power outage at HS100 Rm 111; asked BC to address it so LVISD can clean the room
Investigated exposed bundle of data cables in HS100 Rm 112; inquired w/ BC; relayed info to LVISD
OAC Meeting
Walked track with Dr. Cone and Coach Null; photographed issues
Got temp exterior cores from LVISD for Training; asked BC to remove black cores
Opened doors in auditorium and gym for Ramtek after lunch
Verified camera cabling is still present for existing cameras in HS100 corridors so LVISD can reinstall cameras
Marked up Airgas welders quote and sent to LVISD; requested PO
Notified Airgas that quote was approved by the Board and a PO was requested
Installed temp exterior cores at Training addition; notified LVISD that Band Hall is ready for him to install temp cores
Checked all areas Ramtek accessed; ensured areas are secure*

Billable Time	07/23/2026	4.75	179.00	850.25
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Checked on HS100 cleaning; due to flooring being behind schedule, cleaning delayed;
coordinated with BC to get cleaners back on track after lunch
Asked BC to remove carpet tile from HS100 Rm 104
Waited for FF&E sign off at Training Center; FF&E needed to reschedule
Misc admin work
Got a chain from LVISD Maint so the Int temp propane tanks can be secured
Opened doors for Ramtek in the Auditorium and Gym 1
Met w/LVISD JH staff regarding schedule of work in admin
Created Track warranty request #5 PDF and sent to Paragon
BC new sub came to office; reached out to BC to coordinate meeting
Created Track warranty request #6 and #7 PDFs and sent to Paragon

Billable Time	07/23/2026	3.25	179.00	581.75
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Misc admin work
Got 2 padlocks that were previously used on Primary gates from BC; 1 to be used at Int propane tanks, 1 to be returned to LVISD
Created Track warranty request #8 PDF and sent to Paragon
Photographed 3 warranty issues at Training Center; sent to Walter to submit warranty requests
Checked progress of cleaning at HS100; notified LVISD they are permitted into previously blocked corridor
Picked up executed PRs from Central Office
Secured Auditorium and Gym 1 areas Ramtek worked after they left for the day

Billable Time	07/24/2026	8.25	179.00	1,476.75
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Opened Auditorium for Ramtek to collect tools/equipment; provided access to weight room to begin work
Misc admin work
Swapped cores in HS 200, 400, 500, and Cafeteria after repinned at request of Principal
Walked Auditorium, Field House, and Weight Room w/3sixty
Meeting w/C.Blackler to devise a plan to document status and amount of cabling for security & access control upgrade
Downloaded Primary Upgrade drawings
Walked Primary w/upgrade drawings and documented new camera runs vs replacement of existing
Downloaded Intermediate Upgrade drawings in preparation to walk/document Intermediate Monday morning

Billable Time	07/27/2026	7.75	179.00	1,387.25
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Coordinated HS100 mullion replacement between LVISD Maint and BC
Walked Intermediate w/upgrade drawings and documented new camera runs vs replacement of existing
Uploaded Friday's Primary drawings and today's Intermediate drawings to Procore
Misc admin work
Delivered leather repair materials to Coach Null
Documented existing condition of ice maker in Training Storage Rm; asked BC to hook it up through WRP; BC had questions; investigated and answered BC's questions; due to time constraints, LVISD agreed to hook it up
Locked up after Ramtek completed working for the day

Billable Time	07/28/2026	7.00	179.00	1,253.00
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Met with track striper; documented progress in Procore
After notification of HS100 doors dragging on new floor; asked BC to remedy
After notification of data ports not being labeled, asked BC to remedy; notified LVISD
Verified width of driveway by training addition is wide enough for 2 lanes, at request of Dr. Cone
Investigated for existing pathway in ceiling at auditorium; followed up with Ramtek for confirmation
Investigated columns in HS Cafeteria to see if structural, at request of Pfluger for culinary arts upgrade
Security and access control upgrade weekly meeting
Noted on drawings which cameras are existing and which are new for 3sixty; uploaded in Procore and distributed

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Billable Time	07/29/2026	9.25	179.00	1,655.75
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Phone conversation w/LVISD Maint regarding key codes for doors in gyms and HS 400
Collected and installed new HS400 and 500 renovation key cores from LVISD
Opened doors for Ramtek to gain access to HS400 and 500
Investigated HS500 door not closing (not a bond door); requested BC to address it
After stripier completed track, took aerial photos and updated observation report in Procore
Stripier enroute to stripe HS400 & 500 parking; contacted FF&E and LVISD to remove vehicles to prevent damage
Walked HS400 admin with FF&E vendor; indicated items to address; signed off on their paperwork
Noticed stripier incorrectly marking out parking spots; called Pfluger & BC; markings were corrected to maximize parking
Began measuring take-offs for camera cabling in Primary and Intermediate
Secured HS500 doors after Ramtek was done for the day and opened Gym 3 to store their tools and equipment
Completed Primary areas A-F take-offs for camera cabling
Completed Primary area G take-offs for camera cabling

Billable Time	07/30/2026	5.75	179.00	1,029.25
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Conversation with LVISD regarding remaining cores to be changed and turning door hardware around in HS400
Requested BC address gate at Primary that will not unlock
Followed up on 3 warranty requests for door hardware at Training addition
Followed up with BC regarding fixing HS500 classroom door that would not close; repair made, touch up paint to follow
Investigated doors w/o cores in HS400 renovation area; reviewed drawings & schedule; found issue; relayed to LVISD
Completed Intermediate area A take-offs for camera cabling
Opened doors to permit Ramtek access to buildings
Investigated 2 unwanted new HS400 cameras and coordinated a solution w/LVISD and BC

Billable Time	07/30/2026	1.50	179.00	268.50
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Discussed security/access control upgrade RFI02a w/C.Blackler
Received PO for CTE Welders; distributed to Airgas for purchasing
Completed Intermediate area B take-offs for camera cabling

Billable Time	07/31/2026	1.00	179.00	179.00
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Phone call with Airgas Rep; emailed requested Tax Exempt Certification
Worked on security and access control take-offs for Intermediate C 1st floor

Subtotal	144.00	25,776.00
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Walter Nu'u

Billable Time	06/29/2026	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: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Daily Field Report
General Tasks
Reviewed and responded to emails.
Worked on and reviewed submittals.
Building 500
Conducted a safety discussion with crew, emphasizing awareness due to tight workspace conditions.
Walked the site with the electrician to address and review identified issues:
Reviewed Specification 09 51 00 – Acoustical Ceilings regarding support requirements for light fixture wiring.
Verified wire gauge compliance with specifications.
Band Hall – New Additions
Monitored LVT flooring installation:
Verified Submittal #10.3 – LVTG Flooring.
Checked installed colors for compliance.
Reviewed Specification 09 65 00 – Resilient Flooring for adherence.
Observed CDI installing underground data and communication conduits:
Verified Firetrol Submittal #20.2.1 – Access & Security System Data PD.
Observed camera installations at both the Training Center and Band Hall.
Confirmed camera locations match contract drawings.
Reviewed Specification 28 10 00 – Access Control for compliance.
Training Center
Conducted site walk for general observations.
Observed FSG performing testing of the access control system to ensure proper functionality.

Billable Time	06/30/2026	8.00	179.00	1,432.00
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Daily Activity Report
Checked and responded to emails.
Coordinated with the GC Superintendent through phone calls regarding project activities.
Attended the subcontractor meeting with DT, the GC team, and the AGCM team.
Conducted a site walk for project observations.
Building 500
Observed ongoing flooring installation activities.
Reviewed and verified material data and documentation.
Building 400
Observed wire pulling activities.
Monitored installation of new data racks.
Observed progress on the security system installation.
Safety & Site Progress
Attended the construction safety meeting hosted by the General Contractor.
Walked the parking lot area to review progress.
Observed RTM continuing excavation work and asphalt demolition to address elevation requirements.
Overall Observation:
Work is progressing in multiple areas, including flooring installation, low-voltage and security infrastructure, site grading, and parking lot improvements. Safety coordination and project communication activities were maintained throughout the day.

Billable Time	07/01/2026	11.50	179.00	2,058.50
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Check email and uploading files from Autodesk for closeout documents.
Monitoring the concrete pour for the cafeteria slap.

Billable Time	07/02/2026	9.00	179.00	1,611.00
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Check emails and respond.
Update the team with completed PRs.
Work on punch list for the training center and Band Hall.
- Team up with Owner, GC and Design team for punchlist.
Work on uploading pictures and created punch list on procore.
- Sent emails to GC the list of the punch list.
Assist Track sub to move people out of there way.

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Billable Time	07/06/2026	5.50	179.00	984.50
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*Check email and making phone calls and respond to.
Monitoring FF&E Delivery.
- Deliver furniture's and racks materials to Training Center.
Observing 5M forming sidewalk for concrete.*

Billable Time	07/07/2026	10.50	179.00	1,879.50
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*Checked and responded to emails.
Began reviewing and verifying closed punch list items.
Attended the OAC meeting with the General Contractor (GC), Design Team, and AGCM team.
Prepared a transmittal for the District Director's signature.
Delivered boxes to the District Director.
FF&E Coordination
Monitored FF&E furniture assembly activities.
Walked the training center with the Meteor Project Manager to discuss the scope of work and furniture layouts.
Building 500 Renovation
Walked Building 500 to verify the quality of completed work performed by the GC.
Took progress photographs and uploaded documentation for review by the Senior PM.
QA/QC Site Observations
Conducted site walks to perform QA/QC observations and verify ongoing work activities.
JHS Two-Story Building Progress
Observed ductwork installation activities.
Observed framing installation progress.
Observed welding of steel bridges and cross beams.
Observed overhead electrical conduit and piping installations.
High School Parking Lot
Visited the high school parking lot project area.
Discussed current project progress and ongoing activities with the Senior PM.*

Project activities focused on punch list verification, FF&E coordination, quality assurance inspections, and progress monitoring across multiple project areas. Significant observations included continued mechanical, electrical, structural steel, and framing installations at the JHS two-story project. Documentation, coordination meetings, and communication with GC.

Billable Time	07/08/2026	4.50	179.00	805.50
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*Update the teams with FF&E progress.
Walk with FF&E PM to show progress.
Create Daily report to document progress at Training Center furniture's.
Observed concrete poured for the sidewalk.
Observed Bartlett Cocke started taking down fence in order for the sub to install gates.*

Billable Time	07/09/2026	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: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

*Checked and responded to emails.
Made and answered phone calls.
Worked on daily reports.
Coordinated with the General Contractor (GC) regarding building access.
Site Walk / General Observations
Conducted site walks to observe ongoing construction activities and document progress.
Took photographs and maintained project documentation.
Reviewed overall quality of work for existing and new renovation activities.
Cafeteria Investigation
Walked with the electrical team in the cafeteria to investigate the existing ceiling conditions.
Building 500 Renovation
Performed site observations and documented progress.
Reviewed workmanship and quality of ongoing renovation work.
Checked material submittals, including:
LVT (Luxury Vinyl Tile) flooring.
Building 400 Renovation
Observed ACH8 installing and hanging new doors.
Observed data subcontractors installing switch racks and continuing cable pulls.
Observed Firetrol installing security system components, including:
Cameras
Fire alarm strobes
Building 100 Renovation
Observed J. Ramon completing demolition of the final wall.
Observed framing subcontractor beginning installation of door frames and new wall framing.
Observed HVAC subcontractors laying out their scope of work.
Observed electrical subcontractors laying out their scope of work.
JHS Project Progress
Continued monitoring the quality of welding activities and installation of roof metal panels.
Observed overhead installation of:
Metal ductwork
Plumbing piping
Electrical conduit and associated systems*

Billable Time	07/13/2026	5.00	179.00	895.00
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*Daily Project Update
Checked and responded to emails as needed.
Made and answered phone calls to address project-related matters.
Met with the Senior PM and conducted site walks of Buildings 500, 400, and 100, as well as the new Training Center, Band Hall, and Track.
Building 400
Overhead work is approximately 85% complete.
Walls have been painted, and new wallpaper has been installed.
Flooring installation has not yet started.
Data rooms are still being rebuilt, and wire pulling is ongoing.
Building 500
Overhead work remains in progress.
Ductwork has been painted with Bougie wrap, and flex installation is underway by the supplier.
Flooring installation is 100% complete.
Building 100
Framing crew has begun installing wall and door framing.
Painters are preparing corridor walls for repainting.
Training Center
Walked the Training Center to review furniture installation progress.
Met with the coach to discuss concerns and answer questions regarding the space.
Band Hall
Walked the Band Hall with the Senior PM.
Documented the progress of outstanding incomplete items that still require attention.*

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Billable Time	07/14/2026	10.50	179.00	1,879.50
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*Checked and responded to emails.
Made and received phone calls regarding ongoing project activities and coordination efforts.
Worked on RFIs and punch list items for distribution to subcontractors to ensure timely completion of outstanding work.
Access Control Security System Coordination
Walked the campus with the General Contractor for the Access Control Security System and their electrical subcontractor team.
Reviewed the project scope of work and discussed installation requirements.
Conducted a campus-wide walkthrough to review each building and door location included in the project.
Explained the expectations and operational requirements for each door entrance to ensure consistency with project standards and owner requirements.
Addressed questions from the contractor and subcontractor team regarding access control devices, installation locations, and project expectations.
General Progress*

Project coordination efforts continued with a focus on completing RFIs, tracking punch list items, and ensuring the Access Control Security System contractor has a clear understanding of the project scope and installation requirements. The campus walkthrough helped align expectations and support the successful execution of upcoming work.

Billable Time	07/15/2026	8.50	179.00	1,521.50
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*Checked and responded to emails related to ongoing project activities and facility concerns.
Worked with Bartlett Cocke to address outstanding warranty items and coordinate corrective actions.
Building Walkthrough and Facility Issues
Walked the Intermediate Building to investigate HVAC concerns on the first floor.
Observed that the AC unit was not blowing cool air and documented the issue for follow-up.
Inspected a reported water leak on the second floor.
Evaluated the affected area and coordinated efforts to identify the source of the leak and determine corrective actions.
Telecommunications Outage
Responded to a report that telecommunications services were down.
Immediately began investigating the issue with assistance from the electrical contractor.
Coordinated troubleshooting efforts to identify the cause of the outage and work toward restoring service.
Project Coordination and Documentation
Attended a construction progress meeting to review the status of ongoing work and discuss project updates.
Updated project documentation and verified that all relevant files were uploaded and properly maintained in Procore.
Followed up with Bartlett Cocke regarding outstanding closeout documents to ensure all required project documentation is received and completed.
General Progress*

Continued coordination of warranty issues, facility maintenance concerns, construction documentation, and closeout requirements. Focus remained on resolving building system issues, maintaining accurate project records, and advancing project closeout efforts.

Billable Time	07/16/2026	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: 07/31/2026

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Assistant Project Manager
Walter Nu'u

Checked and responded to emails regarding ongoing project activities and coordination efforts.
3Sixty Integration Site Walk
Met with the 3Sixty Integration subcontractors on site to conduct a campus walkthrough.
Reviewed project requirements and identified locations requiring penetrations for system installations.
Walked multiple areas throughout the campus to locate, verify, and mark penetration locations.
Discussed installation requirements and coordinated with the subcontractor team to ensure penetrations are completed in accordance with project standards and existing building conditions.
Project Documentation
Uploaded project drawings into Procore Documents.
Organized and labeled drawings appropriately for clarification and future reference.
Ensured documentation was updated to support project coordination and communication among stakeholders.
General Progress

Continued project coordination efforts by supporting the 3Sixty Integration team with field verification of penetration locations and maintaining accurate project documentation in Procore. These activities help facilitate efficient installation planning and improve communication between project team members.

Billable Time 07/17/2026 2.50 179.00 447.50

Checked and responded to emails regarding ongoing project activities and coordination efforts.
Followed up with Bartlett Cocke on outstanding warranty items to review status updates and discuss corrective action plans.
RAMTEK Site Walk
Walked the campus with the RAMTEK electrical team to review and lay out their scope of work.
Visited designated locations throughout the campus to verify installation requirements and project expectations.
Conducted field counts and verified locations for:
Cameras
CRS units
DC units
Discussed equipment placement, routing requirements, and access considerations to support upcoming installation activities.
Addressed questions from the RAMTEK team and ensured alignment with project requirements and campus standards.

Billable Time 07/17/2026 6.00 179.00 1,074.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Met with Bartlett Cocke to review and clarify construction activities in several areas of the project. Discussed current field conditions, outstanding items, and construction requirements to ensure alignment with project expectations.

Addressed questions regarding ongoing work and coordinated next steps for identified areas requiring clarification.

RAMTEK Site Walk

Walked the campus with the RAMTEK electrical team to review and lay out their scope of work. Visited designated locations throughout the campus to verify installation requirements and field conditions.

Conducted counts and verified locations for:

Cameras

CRS units

DC units

Reviewed equipment placement and routing requirements to support installation planning.

Answered questions and coordinated with the RAMTEK team to ensure a clear understanding of project expectations and scope requirements.

General Progress

Continued coordination with Bartlett Cocke and RAMTEK to clarify construction requirements and prepare for upcoming installation activities. Field verification of camera, CRS, and DC locations helped confirm project scope and support efficient planning for future work.

Billable Time	07/18/2026	4.50	179.00	805.50
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Continued coordinating with the electrical contractor to identify and mark locations requiring wall and ceiling penetrations for upcoming system installations.

Verified penetration locations in the field to ensure alignment with project drawings and installation requirements.

Discussed routing paths and access requirements to minimize impacts to existing building conditions and operations.

Penetration and Wall Work

Worked with Alamo 1 to perform wall penetrations at designated locations throughout the campus.

Coordinated efforts to ensure penetrations were completed in the correct locations and in accordance with project requirements.

Observed and verified that work areas were cleaned following the completion of penetration activities.

Addressed field conditions as needed to facilitate ongoing installation work and maintain site organization.

General Progress

Continued supporting installation activities through field coordination with the electrical contractor and Alamo 1. Penetration locations were identified, marked, and completed as required, with cleanup efforts performed to maintain safe and orderly work areas. These activities help prepare the campus for upcoming system installations and keep project progress moving forward.

Billable Time	07/20/2026	6.00	179.00	1,074.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Coordinate with 3Sixty Integrated Electricians to begin installing sleeves and pathways for the security system.
Coordinate with school maintenance staff to gain access to each building as needed for the installation work.
Work with the FF&E installer to ensure scheduled deliveries and installations are completed.
Deliver furniture for the Band Hall.
Deliver the remaining furniture for the Training Center and complete installation of the storage racks.
Continue monitoring the progress of the Access Control Security Upgrade and address any issues that arise.
Visit the Intermediate School and meet with the principal to discuss and resolve several outstanding items requiring attention.

Daily Objective

Maintain progress on security infrastructure upgrades, coordinate furniture deliveries and installations, and address operational needs at the Intermediate School to keep all project activities on schedule.

Billable Time	07/21/2026	9.00	179.00	1,611.00
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Checked and responded to emails and phone calls.
Coordinated with 3Sixty Integrated Electricians regarding building access at JHS.
Provided advance notice to the La Vernia School Cafeteria Director regarding upcoming work activities within her area.
Coordinated with the School Maintenance Director to obtain authorization for access into the curtain building.
Directed 3Sixty electricians to begin their scope of work and provided project expectations, site requirements, and work area directions.
Meetings
Met with Jen, Meteor representative, to review the scope of work.
Discussed installation completion dates.
Discussed delivery schedules for the Band Hall, 400 Building, and 500 Building.
Site Walks & Observations
Construction Site
Conducted project site walk for general observations and progress review.
Training Center
Performed walk-through observations.
Observed FF&E team completing assembly of storage racks in Room RMJ104.
100 Building
Conducted progress observations throughout the building.
Observed overhead MEP progress.
Observed subcontractors installing supply and return ductwork.
Observed electrical rough-in work within walls and above ceilings.
Observed wall framing activities and sheetrock installation on one side of framed walls.
Observed floor preparation activities for upcoming LVT installation.
CTE Cafeteria Building
Observed erection of structural steel columns.
Reviewed bolt-up and welding activities for structural connections.
Sitework & Parking Lot
Observed parking lot grading operations.
Reviewed elevation and slope verification activities being performed in the field.

Billable Time	07/22/2026	4.00	179.00	716.00
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Work with design team for a solution on the reoccurring issues.
- Follow up with GC.
- Follow up with GC on the intermediate courtyard to get it mowed
Sent email to BC to revisit old items that need attentions

Billable Time	07/23/2026	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: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Walked the Intermediate School to follow up on the fence installation progress.
Walked the building with the principal to discuss the AC issue.
Identified the issue and submitted a work order to the General Contractor (GC).
Coordinated with Maintenance and confirmed that efforts are underway with the GC to resolve the problem as quickly as possible.
Walked the Primary School to investigate the reported vibration issue in Room 402.
Determined the source of the concern and processed a warranty work order with the GC.
Communicated the urgency of the issue to the GC and requested immediate attention.
Opened the building for the 3Sixty electricians.
Reviewed the project plans and scope of work with their team.
Documented completed work areas with photographs for project records.
Met with the FF&E team at the new Band Hall building to review furniture staging and installation locations.
Guided the team through Buildings 400 and 500 to familiarize them with the facilities.
Provided building plans and coordinated logistics for the next scheduled delivery and installation date.
Conducted a punch walk in Buildings 400 and 500.
Participated in the walk with the GC, La Vernia ISD staff, and the AGCM team to review outstanding items and project progress.
Uploaded all punch list photos to Procore and distributed the updated punch list to the GC via email for follow-up.
Walked Field house and gym building with Rampteck to go over the areas that were marked for them to install sleeve and run conduits.
Met with Aries Portable technician to fix the AC unit.
- Monitoring the process and observed to make sure the AC get fix.

Billable Time	07/24/2026	3.00	179.00	537.00
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Work on writing warranties items and follow up with GC for updates
- New training center with no hot water
- AC units not working properly.
- Follow up with BC on the Intermediate water leaks progress.
- Following up with BC on Fences Gates at Intermediates and Primary.

Billable Time	07/24/2026	1.00	179.00	179.00
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Work on QA&QC Log.

Billable Time	07/27/2026	5.00	179.00	895.00
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Work with FF&E to show staging areas and prepped the rooms before installing.
Work with access control electricians to make sure they have access to all areas that need to run conduits and sleeves.
Walked HS 100 building to investigate the concern from LaVernia regarding the existing door is scabbing the new LVT.
- BC respond that they will address the issue and make it right.
Worked teachers and secretary to make teachers are not moving in the areas that need to be furnace.
Sending email to FF&E regarding delivery
Updating Daily reports on Procore.

Billable Time	07/28/2026	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: 07/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Check email and making phone calls.
Assist Ramteck to get access to 400&500 building.
Work with the maintenance director to reset AC unit at intermediate new addition building.
- Writing up warranty work order for RTU 8.
- Adjusting doors on the second level.
Walked with the intermediate principal to update her on removing irrigations at intermediate court site.
Punch list walk with Meteor at Training Center, Band Hall and 400 building.
- Inspecting furniture's to make sure there are no damages.
- Making phone calls regarding plans and deliveries.
Monitoring meteors delivery furniture's and assembling them at 500 building.
Sat in the Access Control OAC meeting.
- Discuss milestone and schedules.
Work on Submittals and sending emails.

Billable Time	07/29/2026	6.00	179.00	1,074.00
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Follow up with GC on warranty items
- HVAC issues
- Investigating the problems.
Met with the school Maintenance director to discuss HVAC issues and execution plan
Walked the portables building with the district stuff to check AC temperature to make sure the building is ready for school returns.
Walked 400 building to check on meteor installer
- Rearrange furniture's and inspected to make sure they are in good conditions.
Check emails and making phone calls
Talk to Aries technician department to schedule a technician to fix AC.

Billable Time	07/30/2026	9.50	179.00	1,700.50
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Walked the site with Bartlett Cocke to make sure the school parking lot is clear for teachers, kids and parents only.
- Following up with BC to make sure the request list is handled accordingly
Check emails and follow up on outstanding items that are overdue via emails.
Conducting a punch walk with BC, Design team and the owner 100 building on the Vestibule area and Corridor.
Worked with Aries technician to fix the AC compressor that was leaking.
- Monitoring the progress
- Ask to reset the thermostat and clean the unit.
Monitoring meteors deliver and assemble furniture's at 500 renovations new classes
- Inspected and count pcs during installation.
Met with the high school principal to discuss temporary irrigation pipes removal and also updates her on the AC unit conditions.
- Notified BC to remove before school start.
Work Design team and BC to investigate vibrations issue at primary building.
- We climb on the roof to check the AC units with design team and BC.
Design team will evaluate the issue and will come up with the solutions.

Billable Time	07/30/2026	0.50	179.00	89.50
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- Walk with the teacher to check every other classroom if they have the same issues as her room.

Billable Time	07/31/2026	6.00	179.00	1,074.00
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Check emails and responds.
Walk the site for observations.
Help control traffic at 400 & 500 building parking lot due to stripping the parking lot.
Help Ramptek to have access to Gym 3
- Continue running piping and raceway for access control and security.
Walked Training center, Band Hall, 400 and 500 building for punch walk and check and balance.

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management
Construction Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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Labor WIP Status: Billable
Assistant Project Manager

Subtotal	182.00	32,578.00
Labor total	523.50	104,076.25

Program Management
Close-out Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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WIP Status:

Subtotal	0.00
total	0.00

Program Management
Warranty Phase

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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WIP Status:

Subtotal	0.00
total	0.00

Pre-Design Phase

Phase Status: Active

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

Invoice Credit

Phase Status: Active

Billing Cutoff: 07/31/2026

Date	Units	Rate	Amount
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WIP Status:

Subtotal	0.00
total	0.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	3,915,666.00	2,300,309.91	59	1,615,356.09	41
Expense		511.48		-511.48	
Consultant		45,929.25		-45,929.25	
Total	3,915,666.00	2,346,750.64	60	1,568,915.36	40