

School Board Executive Summary

Topic: Phase II Bond Project: Loveland Elementary - Authorization to Proceed with Early Release Work Package

Date: February 9, 2026

Prepared by: Matt Herzog, Project Advocates



Recommended Action:

- ☐ Information Only
- ☐ Presentation/Discussion
- ☒ Discussion/Action by Board of Education
- ☐ Presentation/Action Next Meeting

Recommendation(s): Approval of authorization to proceed with Early Release Work for the new Loveland Elementary School.

Background: Construction of a new Loveland Elementary School is part of the Phase II Bond work. MCL Construction was approved by the Board as the construction manager for this project on November 3, 2026. The authorization to proceed with Early Release Work being presented for approval is for precast materials, site demolition, and site grading, which will begin in March 2026. This bid package was prepared by BVH Architecture and issued by MCL Construction on December 23, 2025. The advertisement for bids was posted in public plan rooms and on the District website. Subcontractor bids were received on January 20, 2026. The Early release authorization will be incorporated in the Guaranteed Maximum Price Amendment that will be presented in April, 2026.

Demolition of the existing houses is scheduled to start March 1, 2026 and construction on the school site is scheduled to begin in June 2026. Staff and students will move to the District's Swing School (108th & Grover) during construction.

Attachment(s): AIA - Document G735 - Contract for Authorization of Early Release Work

AIA® Document G735™ – 2021

Authorization to Proceed with Early Release Work

THIS AUTHORIZATION TO PROCEED WITH EARLY RELEASE WORK (the "Authorization") dated the Ninth day of February in the year Two thousand twenty six, is incorporated into

- [X] AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Third day of November in the year Two thousand twenty-five (the "Agreement")
(In words, indicate day, month, and year.)
- [] AIA Document A134™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price dated the day of in the year (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Loveland Elementary Project:

- Project Location: Loveland Elementary School 8201 Pacific St, Omaha, Nebraska:
- Project Description: Construction of a new two section Pre-Kindergarten through Grade 6 school building having approximately 56,270 Square feet (SF) - construction of the new building shall be on the current Loveland Elementary School site including 1116 Ridgewood Ave., 1120 Ridgewood Ave., 1117 Loveland Dr., 1125 Loveland Dr., and 8210 Poppleton Ave parcels.

[Hereinafter referred to as "the Project]

THE OWNER:

(Name, legal status, and address)

Douglas County School District 28-0066 a/k/a Westside Community Schools,
A political subdivision of the State of Nebraska
909 South 76th Street
Omaha, NE 68114-4599
Telephone Number: (402) 390-2100, hereinafter referred to as "Owner".

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Meyers-Carlisle-Leapley Construction
Co., Inc. dba MCL Construction
14558 Portal Circle
LaVista NE 68138

The Owner and Construction Manager agree that the Construction Manager shall perform the Early Release Work described below. The Early Release Work covered by this Authorization shall be included in the Construction Manager's Guaranteed Maximum

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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Price or Control Estimate, as applicable. This Authorization commences the Construction Phase only for the Early Release Work.

§ 1 Early Release Work:

- .1 Scope of the Early Release Work:
(Describe the scope of the Early Release Work below or attach a description of the scope of the Early Release Work to this Authorization.)

Exhibit "A" – LNTP Bid Package #1 proposal prepared by MCL Construction dated January 30, 2025

- .2 Specifications applicable to the Early Release Work:
(Either list the Specifications here, or refer to an exhibit attached to this Authorization.)

Exhibit "B" - Loveland Elementary school Project Manual Site Demolition, Site Grading, and Precast Package prepared by BVH Architecture dated December 19, 2025

(Row deleted)

- .3 Drawings applicable to the Early Release Work:
(Either list the Drawings here, or refer to an exhibit attached to this Authorization.)

Number	Title	Date
GO.0	COVER SHEET	12/19/2025
C1.0	LEGEND	12/19/2025
	ORIGINAL TOPOGRAPHIC SURVEY (FOR	12/19/2025
C1.1	INFORMATIONAL PURPOSES	
C1.2	REMOVAL PLAN	12/19/2025
C2.0	GRADING PLAN	12/19/2025
C2.1	TEMPORARY BASIN PLAN	12/19/2025
C2.2	CUT FILL ANALYSIS	12/19/2025
C2.3	GRADING PLAN	1/9/2026
C2.4	GRADING PLAN	1/9/2026
C2.5	GRADING NOTES	1/9/2026
A1.1	REFERENCE FLOOR PLANS	12/19/2025
A1.1A	FIRST FLOOR PLAN - AREA A	12/19/2025
A1.1B	FIRST FLOOR PLAN - AREA B	12/19/2025
A1.1C	FIRST FLOOR PLAN - AREA C	12/19/2025
A1.2A	SECOND FLOOR PLAN - AREA A	12/19/2025
A1.2C	SECOND FLOOR PLAN - AREA C	12/19/2025
A3.1	BUILDING ELEVATIONS	12/19/2025
A3.2	BUILDING ELEVATIONS	12/19/2025
A3.3	BUILDING ELEVATIONS	12/19/2025
A3.5	BUILDING AXON	12/19/2025
A3.6	PRECAST ELEVATIONS - AREA A	12/19/2025
A3.7	PRECAST ELEVATIONS - AREA B	12/19/2025
A3.8	PRECAST ELEVATIONS - AREA B	12/19/2025
A3.9	PRECAST ELEVATIONS - AREA C	12/19/2025
A3.10	PRECAST ELEVATIONS - AREA C	12/19/2025
A3.11	PRECAST ELEVATIONS - AREA C	12/19/2025
AD0.1	SITE DEMOLITION PLAN	12/19/2025
S0.0	STRUCTURAL NOTES	12/19/2025
S0.1	SPECIAL INSPECTION	12/19/2025

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User Notes:

(1299854905)

S1.1A	FOUNDATION PLAN - AREA A	12/19/2025
S1.1B	FOUNDATION PLAN - AREA B	12/19/2025
S1.1C	FOUNDATION PLAN - AREA C	12/19/2025
S1.2A	LOW ROOF FRAMING PLAN - AREA A	12/19/2025
S1.2B	LOW ROOF FRAMING PLAN - AREA B	12/19/2025
S1.2C	SECOND FLOOR FRAMING PLAN -	12/19/2025
S1.3A	ROOF FRAMING PLAN - AREA A	12/19/2025
S1.3B	GYMNASIUM ROOF FRAMING PLAN -	12/19/2025
S1.3C	ROOF FRAMING PLAN - AREA C	12/19/2025
S4.01	STRUCTURAL ELEVATIONS	12/19/2025
S5.01	STRUCTURAL SECTIONS	12/19/2025
S5.11	STRUCTURAL SECTIONS	12/19/2025
S5.21	STRUCTURAL SECTIONS	12/19/2025
S5.31	STRUCTURAL SECTIONS	12/19/2025

- .4 Other documents applicable to the Early Release Work:
(List here any additional documents that are applicable to the Early Release Work.)

Exhibit "C" - Addendum 01 prepared by BVH Architecture dated January 9, 2026.
Exhibit "D" - Addendum 02 prepared by BVH Architecture dated January 19, 2026

§ 2 Schedule for the Early Release Work:

(Describe any schedule requirements for the Early Release Work, including the date of commencement, interim milestone dates, and time for completion.)

Commencement Date – Date of Execution

§ 3 Compensation for the Early Release Work:

Compensation shall be paid for the Early Release Work as provided in the Agreement, unless otherwise indicated below:

(If the method for compensation for the Early Release Work differs from what is set forth in the Agreement, identify the compensation for the Early Release Work or describe how the compensation will be calculated for the Early Release Work, including any limitations on the price.)

Four Million, Five Hundred Seventy-Six Thousand, Four Hundred Sixty Dollars (\$4,576,460.00)

Includes the following allowances:

1. Final Clean of Architectural Precast Concrete (By Manufacturer. \$33,425)

§ 4 Payments for the Early Release Work:

Payments shall be in accordance with the Agreement, unless otherwise indicated below:

(Indicate all payment terms that differ from those set forth in the Agreement, such as the period covered by each Application for Payment or the date upon which each Application for Payment is due.)

§ 5 Retainage on the Early Release Work:

Retainage shall be withheld in accordance with the Agreement, unless otherwise indicated below:

(Insert all retainage terms that differ from those set forth in the Agreement, such as retainage amount, items not subject to retainage, terms for reduction, or limitation of retainage.)

Retainage on material supply agreements shall be 0%

§ 6 Insurance and Bonds Required for the Early Release Work:

§ 6.1 The Owner and Construction Manager shall purchase and maintain insurance for the Early Release Work as set forth in the Agreement, unless otherwise indicated below:

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(Identify any insurance requirements that differ from those stated in the Agreement, such as coverages types, coverage limits, durations for professional liability or other coverages, and other terms and conditions.)

§ 6.2 Other Insurance:

In addition to the insurance requirements in the Agreement, the Construction Manager and/or Owner shall carry the following types of insurance:

(List below any other insurance coverage to be purchased and maintained by the Construction Manager or Owner for the Early Release Work, not otherwise required by the Agreement, such as pollution insurance, etc.)

§ 6.3 The Construction Manager shall provide bonds for the Early Release Work, in accordance with the requirements of the Agreement, unless otherwise indicated below:

(Identify any bond requirements that differ from those stated in the Agreement, such as any difference in the penal sum of the bonds.)

§ 7 Other Terms and Conditions for the Early Release Work:

All terms and conditions of the Agreement shall apply to the Early Release Work unless otherwise indicated below.

(Describe any terms and conditions related to the Early Release Work that differ from the terms and conditions of the Agreement.)

This Authorization is entered into as of the day and year first above written.

OWNER (Signature)

(Printed name and title)


CONSTRUCTION MANAGER (Signature)

Mike R. Hesel Project Executive
(Printed name and title)