



AIA®

Document G735™ – 2021

Authorization to Proceed with Early Release Work

THIS AUTHORIZATION TO PROCEED WITH EARLY RELEASE WORK (the "Authorization") dated the Thirteenth day of April 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 dive (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.

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" – LNTF Bid Package #2 Proposal prepared by MCL Construction dated April 9, 2026

- .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 "Construction Documents" Package prepared by BVH Architecture dated February 20, 2026

(Row deleted)

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

Exhibit "C" - Loveland Elementary School "Construction Documents" prepared by BVH Architecture dated February 20, 2026

(Table deleted)

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

Exhibit "D" – Addendum 01 prepared by BVH Architecture dated February 27, 2026.

Exhibit "E" - Addendum 02 prepared by BVH Architecture dated March 12, 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.)

Seven Million, Eight Hundred Fifty-Nine Thousand, Six Hundred Eighty-Six Dollars (\$7,859,686.00)

Includes the following allowances:

1. Not Applicable

§ 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.)

§ 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:

(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:

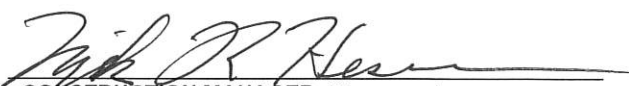
All terms and conditions of the Agreement shall apply to the Early Release Work unless otherwise indicated below.

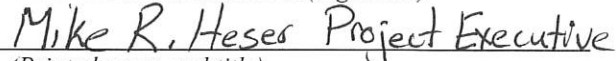
(Describe any terms and conditions related to the Early Release Work that differ from the terms and conditions of the Agreement.)

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. Heser Project Executive
(Printed name and title)

Additions and Deletions Report for AIA® Document G735™ – 2021

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 10:20:33 ET on 04/10/2026.

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- [**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")

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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"]

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Meyers-Carlisle-Leapley Construction
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LaVista NE 68138

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Exhibit "A" – LNTF Bid Package #2 Proposal prepared by MCL Construction dated April 9, 2026

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Exhibit "B" - Loveland Elementary School Project Manual "Construction Documents" Package prepared by BVH Architecture dated February 20, 2026

Section	Title	Date	Pages
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Exhibit "C" - Loveland Elementary School "Construction Documents" prepared by BVH Architecture dated February 20, 2026

Number	Title	Date
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...

Exhibit "D" – Addendum 01 prepared by BVH Architecture dated February 27, 2026.
Exhibit "E" - Addendum 02 prepared by BVH Architecture dated March 12, 2026

...

Commencement Date – Date of Execution

...

Seven Million, Eight Hundred Fifty-Nine Thousand, Six Hundred Eighty-Six Dollars (\$7,859,686.00)
Includes the following allowances:
1. Not Applicable

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Matt Herzog, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 10:20:33 ET on 04/10/2026 under Order No. 4104248119 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document G735™ – 2021, Authorization to Proceed with Early Release Work, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)



construction | the people you build with

14558 Portal Cir.
La Vista, NE 68138
Phone: (402) 339-2221

Project: Loveland Elementary School
Owner: Westside Community Schools
Owners Representative: Project Advocates
Architect: BVH Architecture

Date: 4/9/2026
Estimator: Matt Blum
Building GSF: 56,270

Exhibit A

Limited Notice To Proceed (LNTP) Bid Package #2 Proposal

Description	Cost	Remarks
COMPLETE ELECTRICAL	\$2,615,956	
<i>Complete Electrical package including: Fixtures, Gear (Power), Fire Alarm, Data/Communications, AV, Intercom, Wireless Clock, Access Controls, Security, and Low Voltage Scopes (Divisions 26, 27, and 28).</i>		
COMPLETE MECHANICAL	\$3,854,160	
<i>Services for complete Plumbing (Division 22) and Heating, Ventilating, and Air Conditioning (Division 23) scopes.</i>		
FIRE SUPPRESSION	\$215,226	
<i>Services for the Design and Installation of a complete Wet and Dry Type Fire Sprinkler System (Division 21).</i>		
SITE UTILITIES	\$763,227	
<i>Services for installation of Site Utilities as prescribed in the Contract Documents</i>		
BIM COORDINATION*	\$90,309	See note on P&P Bond
SUBTOTAL	\$7,538,878	
Indirect Costs Summary		
Description	Cost	Remarks
Payment & Performance Bond*	\$1,084	P&P Bond is only applicable to the BIM Coordination Scope. All trade partner cost are inclusive of Dual Obligatee Bonds as required by Contract.
Construction Contingency (2.00%)	\$150,778	
MCL Fee (2.25%)	\$168,946	
Total Indirect Costs	\$320,808	
PROJECT TOTAL	\$7,859,686	\$139.68 per GBSF