



Helena New City Hall
Project Update
7/28/2025 Work Session

PROJECT NAME: New Helena City Hall
CLIENT: City of Helena

DATE: Monday 7/28/2025 5 P.M. (Work Session)
MEETING: Project Update

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TABULATION OF BIDS
NEW CITY HALL FOR THE CITY OF HELENA, AL
Architects Job No. 22-98 & DCM #2024001

Bids Received:

Tuesday, February 6, 2024, until 2:00 p.m.
 At the City of Helena, City Hall
 816 Highway 52 East
 Helena, AL 35080

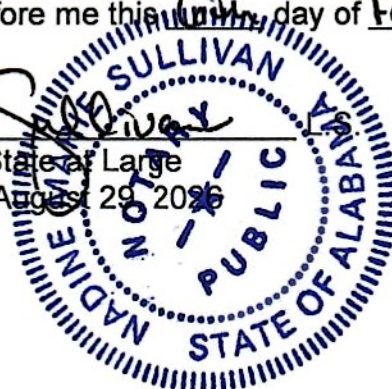
Budget: \$14,000,000.00

Description	Surety Company	Base Bid	Alternate No. 1 (add) Attic Ventilation System
Blalock Building Company, Inc. Trussville, AL	NO BID		
Carmon Construction, Inc. Albertville, AL	Fidelity and Deposit of Maryland	\$16,292,844.00	\$30,000.00
Murray Construction, Inc. Birmingham, AL	Hartford Fire Insurance Company	\$15,824,068.00 + \$287,000.00* \$16,111,068.00	\$15,446.00
Stone Building, LLC. Vestavia Hills, AL	NO BID		
Taylor & Miree Construction, Inc. Birmingham, AL	NO BID		
Wyatt General Contractor, LLC dba Wyatt Builds Birmingham, AL	SiriusPoint America Insurance Company	\$17,000,000.00 - \$1,128,000.00* \$15,872,000.00	\$26,780.00

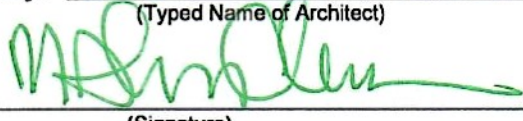
Please see the front/back of envelope for additions/deductions. *

I Certify that the above Bids were received sealed and were publicly opened and read aloud at the time and place indicated and that this is a true and correct Tabulation of all Bids received for this Project.

Sworn and subscribed before me this 6th day of February 2024


 Notary Public, Alabama State of Large
 My Commission Expires August 29, 2026

By: M. Shawn Calma, AIA, Vice President
 (Typed Name of Architect)


 (Signature)





HELENA CITY COUNCIL

February 26, 2024

**MINUTES HELENA CITY COUNCIL
REGULAR MEETING
February 26, 2024**

The Council of the City of Helena met in a regularly scheduled meeting on Monday night, February 26, 2024, in the Helena Municipal Building at 6:00 P.M., regular place and time for holding said meetings.

Council President Alice Lobell called the meeting to order at 6:00 P.M.

Chris VanCleave led the prayer.

The Pledge of Allegiance was led by Helena Teen Council Troy Morris.

Roll Call

Present:

Members: Mayor Puckett, Alice Lobell, Chris VanCleave, Chris Willis, Laura Joseph, and Harold Woodman

Absent:

Visitors: Dan Dearing, Brad Flynn, Chris Miller, DJ Jones, Jason Poe, Attorney Brian Hayes, and others (list attached)

Council President Alice Lobell declared a quorum present, and meeting was open for business.

5. Minutes Approved/Corrected from Prior Meeting(s)

Harold Woodman made a motion to approve the Pre-Council minutes, Regular Meeting Minutes from February 12, 2024, with a second by **Chris Willis**.

AYE: Alice Lobell, Chris VanCleave, Harold Woodman, and Chris Willis.

NAY:

ABSTAIN: Laura Joseph

Motion Carried.

Harold Woodman made a motion to approve the Work Session Minutes from February 17, 2024, with a second by **Laura Joseph**.

AYE: Alice Lobell, Chris VanCleave, Harold Woodman, Laura Joseph, and Chris Willis.

NAY:

Motion Carried.

6. Revenue Report: Bill Payment

Chris VanCleave made a motion to approve the bills with a second by **Chris Willis**.

AYE: Alice Lobell, Harold Woodman, Chris Willis, Laura Joseph, and Chris VanCleave

NAY: None

Motion carried.

7. Municipal Operations Report from Mayor J. Brian Puckett: Mayor Puckett spring sports have started and a little over seven hundred are participating. On Wednesday, February 28 the Helena High School Boys Basketball will be headed to the Final Four and will play at Legacy Area at 10:30am. The annual Easter Egg Hunt is set for Saturday, March 23rd, at Joe Tucker Park, more to come at a later date.

8. Recognition of Alabama High School Athletic Association (AHSAA) 6A Indoor Track and Field: Michael Sestili-1st Place Pole Vault, Brooklyn Kelley 3rd Place Shot Put, and Abigail Parsons 5th Place Pole Vault

9. Approve/Deny: Award of Low Bid for New City Hall to Wyatt General Contractor, LLC dba Wyatt Builds

Chris Willis made a motion to approve the award of low bid for the new city hall to Wyatt General Contractor, LLC dba Wyatt Builds with a second by **Chris VanCleave**.

AYE: Harold Woodman, Alice Lobell, Chris Willis, Laura Joseph, and Chris VanCleave

NAY: None

Motion carried.

10. Approve/Deny: ABC License-KenAm Partners LLC-The Steakhouse of Helena-4079 and 4085 Helena Road-On Premises Beer, Wine and Spirits

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Mayor

J. Brian Puckett

City Clerk/Treasurer

Amanda C. Traywick

**Council Members**

Chris Willis
Chris VanCleave
Alice Lobell
Laura Joseph
Harold "Hewy" Woodman

February 27, 2024

Mrs. Mary Wyatt Crenshaw, CEO/Owner
Wyatt General Contractor, LLC.
2826 6th Avenue South
Birmingham, AL 35233

Re: New City Hall for the City of Helena, AL
Architect's Job No. 22-98

Via Email: estimating@wyattbuilds.com and Mail, 1 page

Dear Mrs. Crenshaw:

It is our intent to proceed with the above referenced project. Therefore, on behalf of the City of Helena, I grant permission for your company to proceed with commencing product submittals and procuring long-lead time materials for the project. Please forward your Certificate(s) of Insurance to the office of Lathan Associates Architects, P.C. for their review of required coverage. Permission to begin construction on-site will be by written Notice to Proceed, issued by the Architect, as soon as insurance coverage has been verified and Contracts have been fully executed.

A copy of the signed Contract will be forward to your attention to include with the application for Sales and Use Tax Certificate of Exemption with the State of Alabama Department of Revenue for this project.

In the meantime, you should make other arrangements as required to proceed with this project.

Regards,

J. Brian Puckett,
Mayor

cc: M. Shawn Calma, Lathan Associates Architects, P. C.
Mr. Bob Morgan, Volkert, Inc.
Mr. Jake Baker, Volkert, Inc.

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PROJECT NAME: **New Helena City Hall**
 CLIENT: **City of Helena**

MEETING DETAILS

DATE: **Monday 7/28/2025 5 P.M. (Work Session)**
 MEETING: **Project Update**

Project Time Factors

- ▼ Refer to Project Schedule attached
 - Current Phase / Status of Construction
 - Construction is active and at approximately 70% complete.
 - Any Changes or Delays from the Original Timeline
 - Delay in site turnover from USS site Contractor. (Existing site conditions: Due to excessive rock encountered within the area for deep utility installations, extensive blasting and excavation was required). Period: April 2024 to mid-late May 2024.
 - Delay in issuance of Building Permit: Permit available 6/24/2024
 - Unsuitable Soils at at subgrade of building footprint and column areas requiring Geotechnical Engineering testing, evaluations and recommendations. Condition required over- excavations at columns and slab areas. (July 2024-August 2024)
 - Structural Steel : Multiple revisions to Shop Drawings requiring some recalculation of steel components and redesign. Issue extended the Structural Steel delivery to late December 2024 – with steel erection beginning 1/7/2025.
 - Estimated Completion Date
 - Currently 10/22/2025. Note: Contractor has been assessing every component of work for any opportunity to improve. Contractor is currently working 6 days/ week and occasionally 7 days/week.

Expenses to Date

- ▼ Refer to Project Costs Recap (Page 8)

• Total Expended	\$ 12,610,212.47
• Expenditure Recap	Attached
• Construction	\$ 10,620,774.57
• Design (A/E)	\$ 880,987.99
• Permitting	Permitting Fees Waived
• Equipment	See Owner Contracted....below
• Owner Contracted / Project Incorporated	\$ 450,913.91 (Projected)

Remaining Funds

- ▼ Refer to Project Finance recap (attached)
 - Committed / Not expended \$ 6,179,428.84 (Projected)
 - Contingency and VE reserves remaining in construction contract \$ 765,254.35

Projected Future Costs

- ▼ Refer to Project Costs recap (Page 8)
 - Anticipated Final Costs \$ 18,789,641.31
 - Any upcoming major expenditures None anticipated
 - Potential overruns or Cost Saving Measures No overruns anticipated / See VE
 - Adjustment needed for scope or budget None Known

Project Summary

- Project is proceeding very well. The project was bid by 3 Pre-Qualified General Contractors. The range of the 3 bids from low bid to high bid was approximately 2.6% - extraordinary. The project construction contract was recommended to the City Council for approval on 2/26/2024 and received positive approval by all 5 council members. A "Letter of Intent" was issued on 2/27/2024. The major schedule impediments to the project has been the front end issues with unforeseen, unstable, subgrade soils conditions and the steel submittal /procurement delay. A minor delay was incurred with a slight delay in the Building Permit issuance. Financially, the construction contract at present, carries a very healthy unused contingency / Value Engineering amount of over \$750,000. The General Contractor is working very diligently to achieve Substantial Completion ASAP.

HELENA CITY HALL

Budget / Cost Data
Update: 7/23/2025



VOLKERT

Contractor / Vendor	Contract / Purchase Order	Amount	Paid to date	Remaining	Comments
Hard Costs					
Wyatt Builds	Construction Contract	\$ 15,872,000.00	\$ 10,597,280.73	\$ 5,274,719.27	Includes 7/2025 Payment (1-13)
CS Beatty (Blast/Cut/Fill at Pad)	HCH Purchase Order	\$ 23,493.84	\$ 23,493.84	\$ -	Completed
JCI Access Controls	HCH Purchase Order	\$ 71,495.35	\$ -	\$ 71,495.35	Install forthcoming
JCI CCTV/Security	HCH Purchase Order	\$ 132,872.10	\$ -	\$ 132,872.10	Install forthcoming
Total Hard Costs		\$ 16,099,861.29	\$ 10,620,774.57	\$ 5,479,086.72	
Soft Costs					
Profession Service.: Arch / Eng	Contract: Lathan	\$ 952,216.74	\$ 880,987.99	\$ 71,228.75	Includes 7/2025 Payment
Profession Service.: Prog Mgt	Contract : Volkert	\$ 1,126,984.12	\$ 999,999.91	\$ 126,984.21	Paid thru 6/2025
Geotech Inspections)	HCH PO:Terracon	\$ 146,665.25	\$ 95,450.00	\$ 51,215.25	Services thru 6/15/2025
Profession Service.: L'Scape Arch	HCH Purchase Order	\$ 13,000.00	\$ 13,000.00	\$ -	Completed
Total Soft Costs		\$ 2,238,866.11	\$ 1,989,437.90	\$ 249,428.21	
Misc. Soft Cost					
C-Spire (Fiber Optics / VOIP platform)	Monthly Billing				Post Construction-City Monthly
APCO Lighting Svc Agreement	Monthly Billing				Post Construction-City Monthly
Technology (Com., Printers, AV, etc.)	Off Gov. Contract	\$ 175,000.00	\$ -	\$ 175,000.00	Plug Number. Exact TBD
FFE : (Estimate Only)	Hard Estimate Only	\$ 275,913.91	\$ -	\$ 275,913.91	Decreased from approx \$675k
Total Misc. Soft Costs		\$ 450,913.91	\$ -	\$ 450,913.91	
Total		\$ 18,789,641.31	\$ 12,610,212.47	\$ 6,179,428.84	

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HELENA CITY HALL

Project Budget / Cost Data

Update: 7/23/2025



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Recap of Value Engineering, Contract Unit Prices and Contract Allowances

Post Bid Value Engineering

\$ 324,989.00

Allowances included in Base Bid of Construction Contract (Itemized Below)

Allowance No. 1	Unforeseen Conditions / General Use	\$ 375,000.00
Allowance No. 2	Brick Pavers/per thousand	\$ 975.00
Allowance No. 3	Brick Allowance / thousand	\$ 450.00
Allowance No. 4 (500/cy at \$33.80/cy)	Unsuitable Soil: Remove/Replace	\$ 16,900.00
Allowance No. 5	3 tons Med/Heavy Steel	\$ 15,000.00
Allowance No. 6	1/2 ton of Misc. Steel	\$ 7,000.00
Allowance No. 7	Fire Dept Radio Transponder	\$ 80,000.00
Allowance No. 8	Aid-To-Construction	\$ 15,000.00
<u>Total of Unforeseen, Unit Prices, etc.</u>		<u>\$ 510,325.00</u>

Total of VE, Unforeseen-General Use Contingency and Project Allowances

\$ 835,314.00

12/12/2024 Summary of Owner Contingency of PCO's 1 thru 9

Owner Contingency		\$ 375,000.00
Necessary Project Changes Approved to Date	Deduct from Contingency	\$ (188,129.82)
Project Credits to Date	Add back to Contingency	\$ 120,070.17
Current Remaining of Contingency (Allowance 1)		\$ 306,940.35
Current Remaining : Allowances 2-8		\$ 135,325.00
TOTAL Contingency/Allowances Remaining (June 2025)		\$ 442,265.35

Value Engineering

Contract VE amount established		\$ 324,989.00
Necessary Project Changes to Date		\$ (2,000.00)
TOTAL VE funds Remaining (June 2025)		\$ 322,989.00

SUMMARY

The available Contract Contingency, Allowances and VE funds remaining (July 2025) \$ 765,254.35

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Helena City Hall

VE Items

Reference: Wyatt Document dated 4/4/24

Revised: 5/2024

Item Accepted as Deducts



Landscaping and Site Furnishings

Storm drainage piping from RCP to ADS N-12	\$	6,626.00
Simplify Irrigation System	\$	23,446.00

Alternate planting options to the landscaping design

Note: Did not accept any L'scape items at present (Some Possibly other than Buffer:

Review)

Concrete and Plaza (None)

Masonry (None)

Structural and Miscellaneous Steel (None)

Millwork and Interior Trim

Delete all crown except at Public Facing Areas	\$	8,712.00
Delete all window casing except in public facing areas	\$	11,315.00
Delete all door casing except at public facing areas	\$	59,239.00
Use Grade 3 Caesartone countertops in lieu of Grade 7	\$	14,295.00

Aluminum Clad Wood Windows and Doors (None)

Drywall and Acoustical

Delay construction of Corridor 301 and 304 and associated doors	\$	28,252.00
Replace impact board with standard 5/8" type x gypsum board	\$	3,873.00
Use Certainteed acoustical ceilings in lieu of Armstrong as specified	\$	10,889.00

Flooring

Delay installation of all LVT, rubber base, and tile on 3rd floor	\$	14,535.00
Delete specialty carpet and LVT patterns	\$	2,850.00
Use Shaw Carpet and LVT in lieu of Interface as specified	\$	17,575.00
Use Henry Tile in lieu of Crossville/DalTile as specified	\$	4,750.00

Wall Covering

Delete custom Cahaba lily wall graphics in restrooms	\$	14,584.00
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Operable Walls

Delay installation of Operable Wall System in 225/226.	\$	47,912.00
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Appliances

Delete ranges and associated hood systems from Break Rooms 132 and 203	\$	13,239.00
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Elevator

Install TK Elevators EOX traction MRL in lieu of endura MRL as specified	\$	24,415.00
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Plumbing (None)

HVAC

Delete aluminum jacketing at outdoor refrigerant piping	\$	11,400.00
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Electrical

Convert copper riser feeders to aluminum feeders	\$	7,082.00
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Value Engineer Lighting Package

See Pending

Total Accepted \$ 324,989.00

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Pending

Landscaping

Alternate planting options to the landscaping design (\$62,087.00/20%) Assumed	\$	12,417.00
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HVAC

Use TEM6 Air Handlers in lieu of GAM5	\$	2,565.00
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Electrical

Change from Spec Grade to Contractor Grade Linear	\$	760.00
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SL1/SL2: Change Manufacturer	\$	2,979.00
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T1: Change Manufacturer	\$	4,560.00
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WP1: Change from Spec Grade to Commercial Grade wall pack	\$	1,577.00
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X1/X2: Change from Edge lit to Thermoplastic	\$	7,560.00
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Pending Items	\$	32,418.00
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RECAP

Construction Contract Amount	\$	15,872,000.00
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Current VE Amount	\$	324,989.00
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	\$	15,547,011.00
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July 22, 2025

Helena City Hall

OAC Meeting / Schedule Chronology

Project Bid: 2/6/2024

Contract Approval by Helena City Council: 2/26/2024 (5-0 Member Approval)

Letter of Intent : 2/27/2024

Pre-Construction Conference: 4/18/2024

Notice to Proceed: 4/18/2024

Project Duration: 395 days (Calendar)

Original Completion: 5/18/2025

Wyatt Preliminary Schedule 5/1/2025 : Certificate of Substantial Completion (CoSC)

Mtg 1: Schedule 6/12/2024 (Mobilization): CoSC 6/24/2025

Mtg 2: Schedule 6/25/2024: CoSC 6/24/2025

Mtg 3: 7/9/2024: CoSC 6/24/2025 (Delay Discussion: Unsuitable Soils / Shot Rock)

Mtg 4: 7/23/2024 : No Schedule Attached – Discussion on Delay of Rock Bearing Surfaces

Mtg 5: 8/6/2024 - Schedule 8/6/2024: CoSC 8/27/2025

Mtg 6: 8/20/2024 - Schedule 8/6/2024: CoSC 8/27/2025

Mtg 7: 9/3/2024 - Schedule 8/6/2024: CoSC 8/27/2025

Mtg 8: 9/16/2024 - Schedule 9/16/2024

Mtg 9: 10/1/2024 - Schedule 9/16/2024

Mtg 10: 10/15/2024 - Schedule 9/16/2024: CoSC 9/26/2025

Mtg 11: 10/29/2024 - Schedule 9/16/24 CoSC 9/26/2025

Mtg 12: 11/12/2025 - Schedule 9/16/24 CoSC 9/26/2025

Mtg 13: 1/7/2025 - Update #4 1/03/25 CoSC 10/21/2025

Mtg 14: 1/20/2025 - Update #4 w/Guardrails 1/03/25 CoSC 10/23/2025

Mtg 15: 2/4/2025 - Update #4 w/Guardrails 1/03/25 CoSC 10/23/2025

Mtg 16: 2/18/2025 - Update #4 w/Guardrails 1/03/25 CoSC 10/23/2025

Mtg 17: 3/4/2025 - Update #4 w/Guardrails 1/03/25 CoSC 10/23/2025

Mtg 18: 3/18/2025 - Update #5 03-11-2 CoSC 10/27/2025

Mtg 19: 4/1/2025 - Update #5 03-11-2 CoSC 10/27/2025

Mtg 20: 4/15/2025 - Update #5 03-11-2 CoSC 10/27/2025

Key Mtg 1: 4/24/25 - Update #5 03-11-2 CoSC 10/27/2025

Mtg 21: 5/13/2025 - Update #5 05-05-25 CoSC 10/27/2025

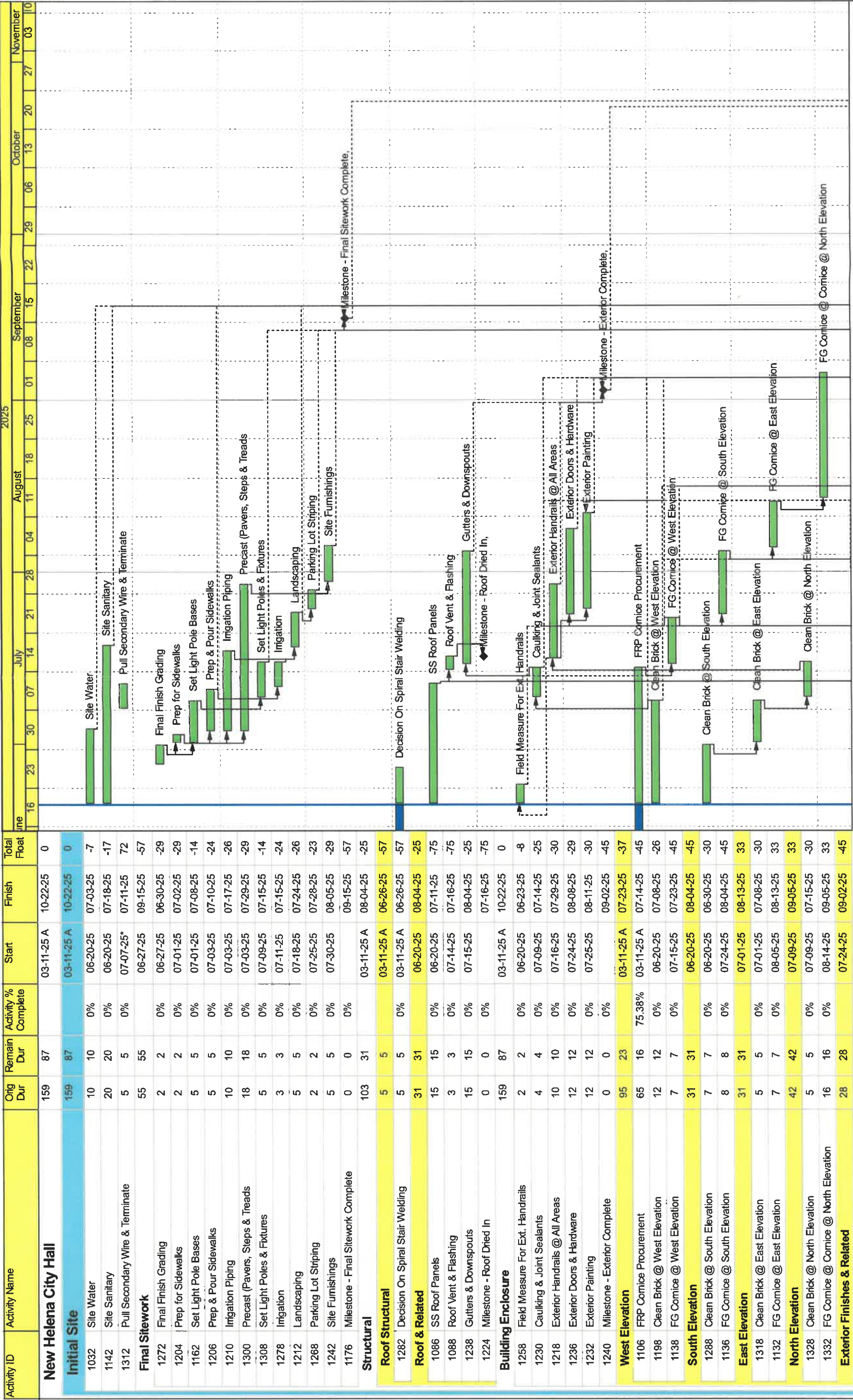
Mtg 22: 5/27/2025 - Update #5 05-05-25 CoSC 10/27/2025

Mtg 23: 6/10/2025 - Schedule (Assume Rev. 5)

Mtg 24: 6/24/2025 - Schedule (Assume Rev. 5)

Mtg 25: 7/8/2025 - Update #6 06-20-25 CoSC 10/22/2025

Mtg 26: 7/22/2025 - Update #6 06-20-25 CoSC 10/22/2025



Update #6
Data Date 06-20-25

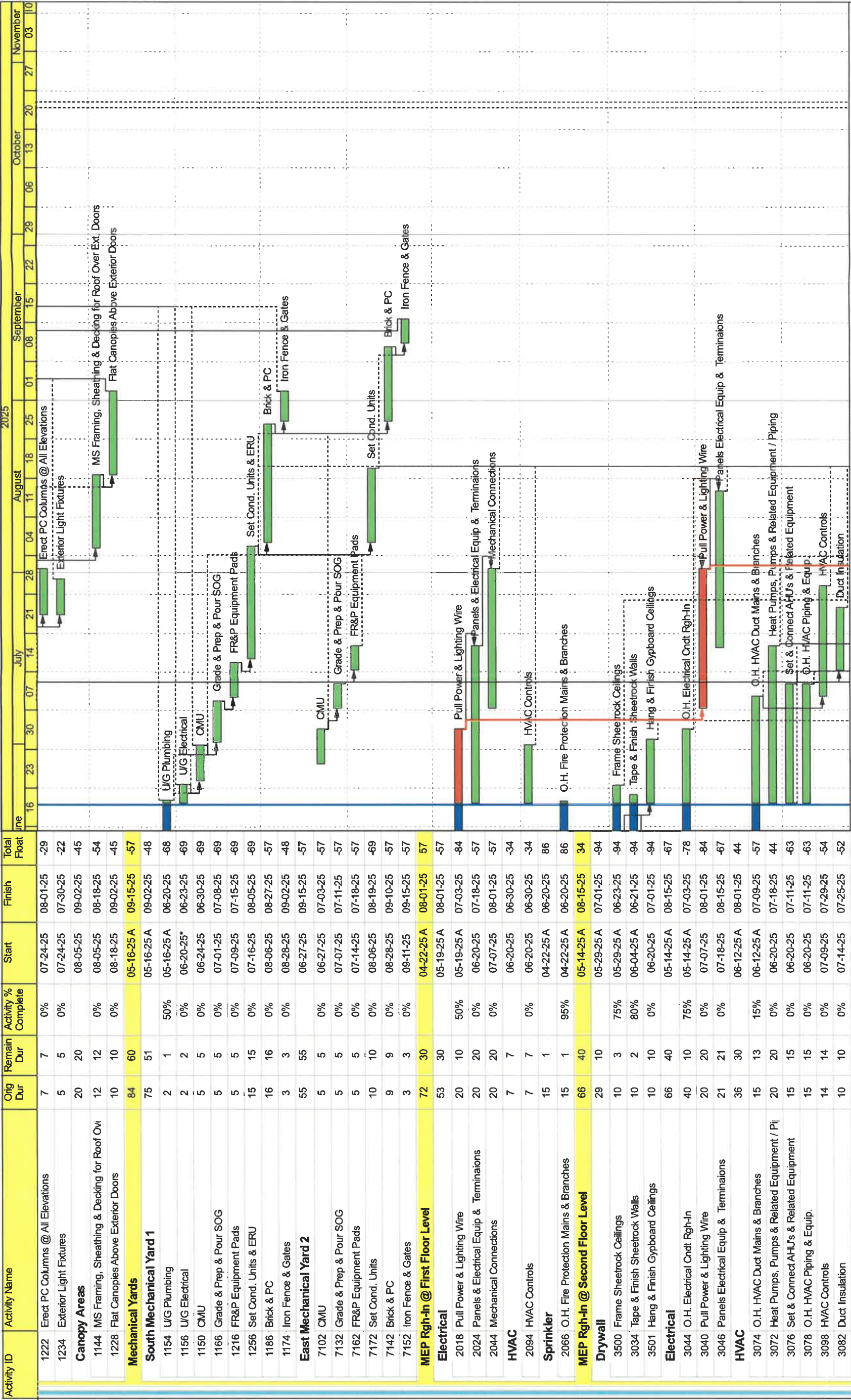
Wyatt Builds, Inc.
New Helena City Hall

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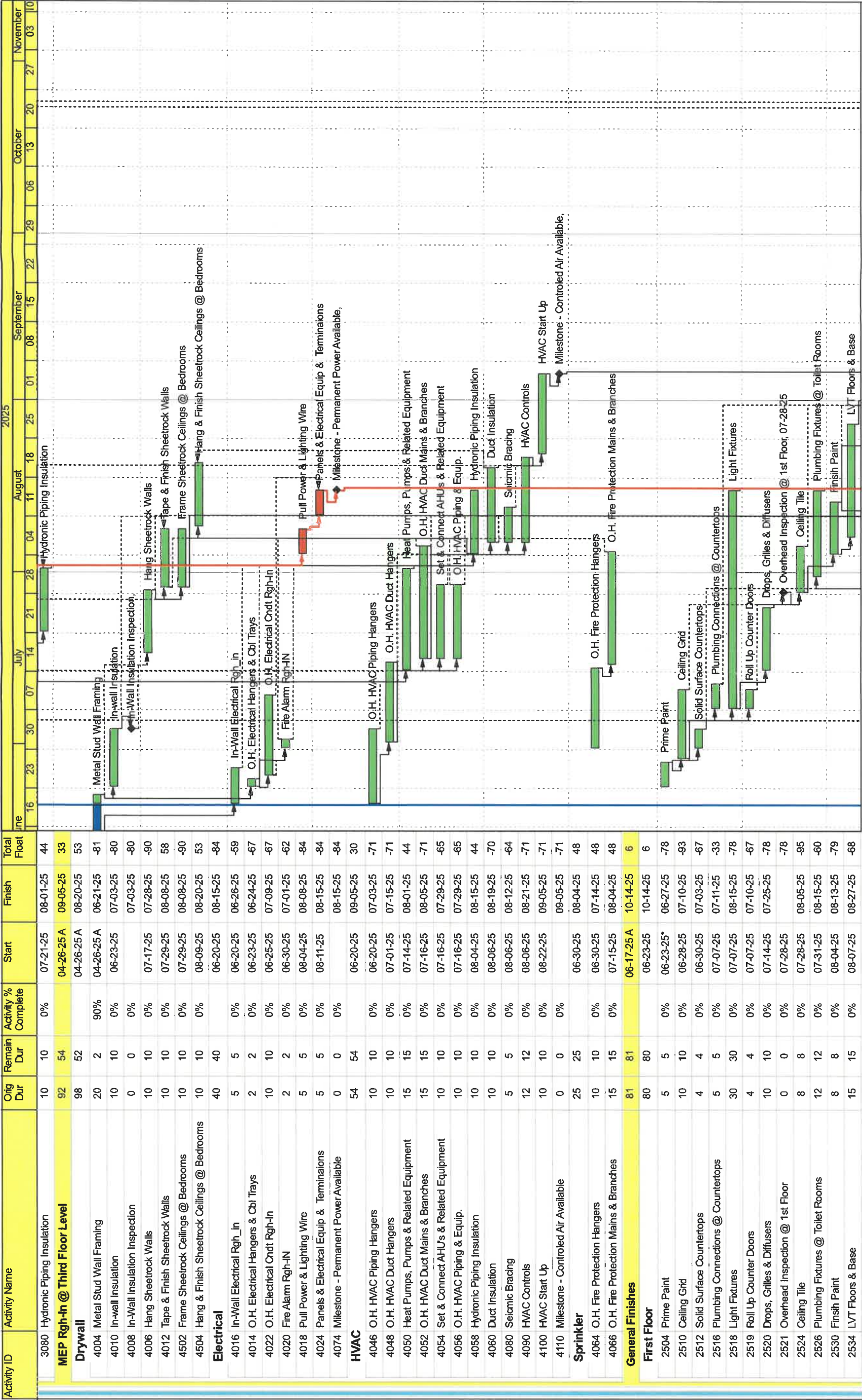
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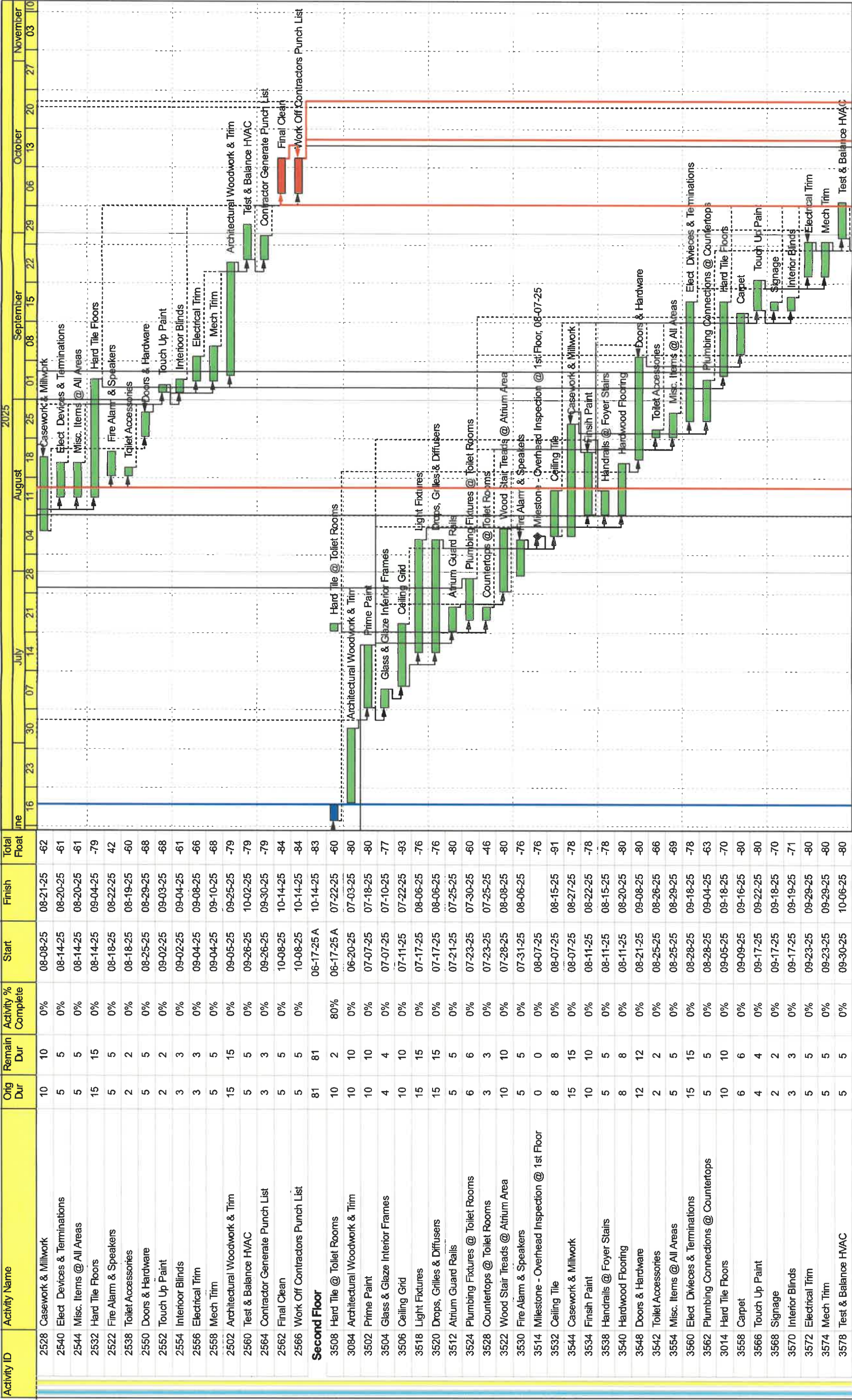


Wyatt Builds, Inc.
New Helena City Hall

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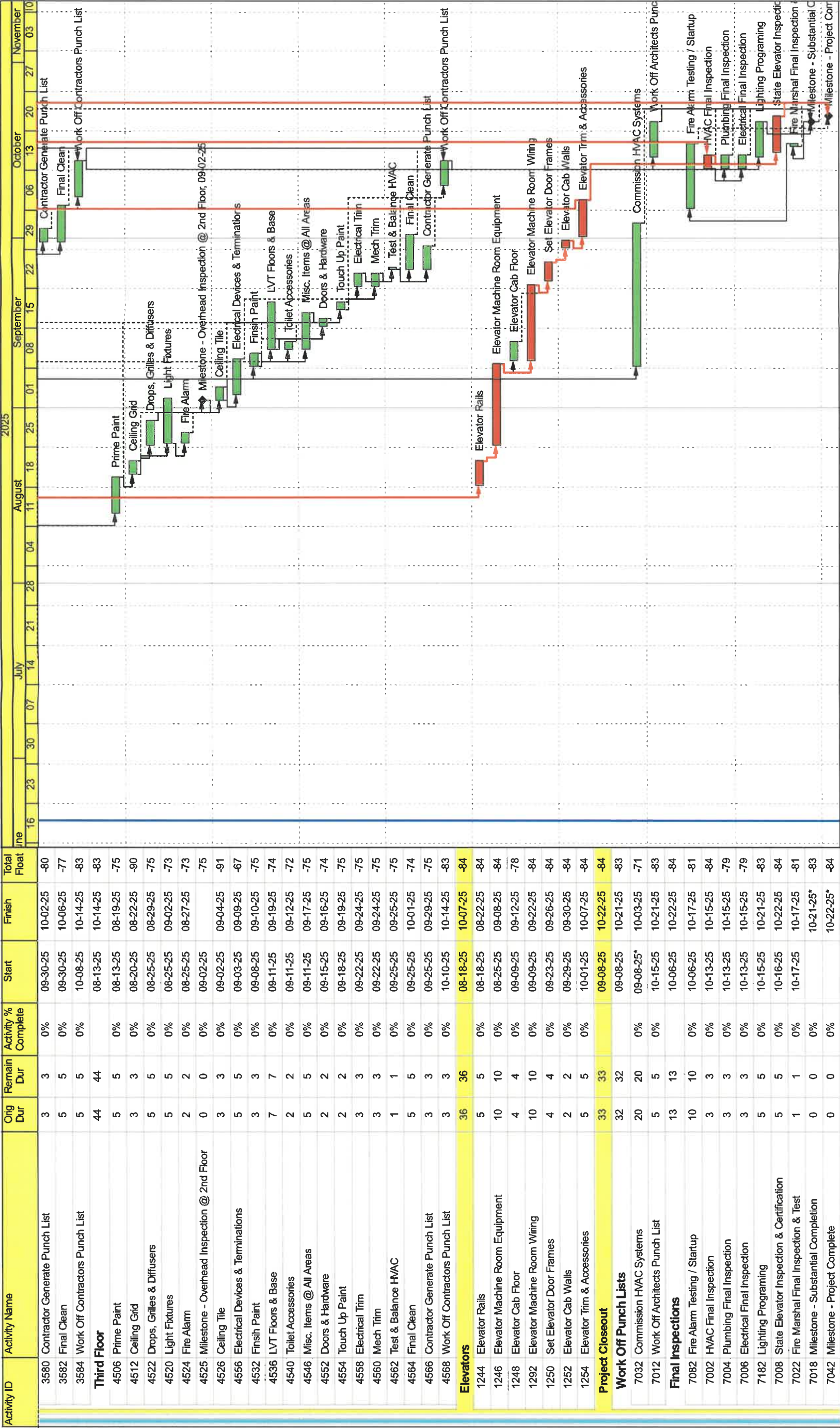




Wyatt Builds, Inc.
New Helena City Hall



Update #6
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