

June 26, 2026

**ATTN: Jessica Stonesifer**  
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**Subject: Preconstruction Services for Baldwin County Courthouse Renovation**

Jess,

The Baldwin County Courthouse is a high-risk renovation: layered MEP infrastructure built up over decades, active criminal court operations that cannot be interrupted, and existing conditions that no set of drawings can fully capture. Those gaps become costly change orders once a contractor is on site. Robins & Morton's proposed preconstruction effort is designed to surface them now, while they are still manageable.

**Reducing Risk with Targeted Preconstruction Services**

Based on our initial meetings and site visit, Robins & Morton has revised our preliminary pricing to focus on the preconstruction services that will deliver the most value to Baldwin County within the project's current timeline. We propose a targeted preconstruction effort for a **lump sum of \$45,000, completed within 90 days** and structured to be finished before the project goes to bid.

**Constructability Review**

Robins & Morton's preconstruction manager, in-house MEP specialists, and building envelope risk manager will conduct a thorough constructability review of all construction documents, with particular emphasis on MEP coordination. Our team will review the MEP design against actual spatial constraints, identify coordination conflicts and sequencing issues, and flag any gaps in the documents that could generate change orders or contractor disputes during construction. This review will be informed by a site visit to verify existing conditions against design assumptions where access allows. Our team will document areas where physical verification is not possible and flag the design assumptions in those spaces as unconfirmed, so the county understands where risk remains and can make informed decisions about contingency before bid.

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**Preliminary Phasing Plan**

Alongside the constructability review, our team will develop a preliminary phasing plan to confirm that courthouse operations can be maintained without interruption throughout construction. Criminal court operations cannot absorb unplanned downtime, and a well-developed phasing plan is the foundation for managing that risk before the contractor ever mobilizes.

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**Trade Contractor Outreach**

To support a competitive bid, Robins & Morton will also conduct targeted outreach to qualified trade contractors, increasing the likelihood of strong participation and competitive pricing on bid day.

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**Additional Services Available**

Depending on the county's risk tolerance and timeline, the following additional services are available and may be worth considering given the specific conditions on this project:

**Selective intrusive demolition** to physically verify unknown existing conditions and confirm MEP assumptions in the design before bid. Given the building's age and renovation history, this is the most direct way to reduce unforeseen condition risk in areas that cannot be confirmed through standard site access.

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**Independent cost estimate review** of the current project budget before the project goes to bid.

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**Building envelope assessment** focused on the roof and areas of known moisture concern, identifying risks and recommended repairs to protect the building and the construction scope from compounding issues during renovation.

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Robins & Morton is also prepared to provide a separate cost proposal for **full-time onsite construction management services**, including daily coordination, change order management, quality control, and punch list management throughout construction.

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Robins & Morton has been delivering construction programs for public owners across Alabama from our Birmingham office for nearly 40 years. The attached materials provide additional detail on our track record on comparable projects and client references for your review.

Given the two-to-four month bid timeline, beginning preconstruction now preserves the county's options before the bid window closes. We are prepared to begin immediately.

Sincerely,



Steve Olson, PE, CCM

Construction Program Management Division Manager

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# The Value Robins & Morton has Delivered in Comparable Conditions



## Shelton State Community College

TUSCALOOSA, ALABAMA

**Program Value: \$80 million | Total savings: 14%**

Services Provided: Preconstruction and Onsite Management

- CMA delivery across 13 concurrent renovation projects on two fully operational campuses
- Coordinated selective demolition prior to bid which allowed MEP consultant to verify conditions and provide accurate MEP design and identified unforeseen fire rated system issues in existing conditions, mitigating potential delays and change orders in the field
- Managed critical MEP shutdowns, tie-ins, and changeovers while student and faculty remained in buildings
- Coordinated swing space ahead of each project phase to maintain the college's class schedule without disruption
- Completed C.A. Fredd Campus phase with punch list resolved entirely in one week
- Currently managing Martin Campus phase with expected completion 30 days ahead of schedule



## First Methodist Church of Opelika Historic Renovation

OPELIKA, ALABAMA

**Program Value: \$4.2 million | Total savings: 5%**

Services Provided: Preconstruction and Onsite Management

- CMaR delivery on interior renovation of 150-year-old historic building
- Managed total replacement of MEP systems
- Coordinated swing space to allow for continued church operations throughout construction
- Identified unforeseen moisture issues in attic and coordinated resolution without impacting ongoing MEP work and protecting 100-year-old stained glass dome



## Lawson State Community College

BIRMINGHAM, ALABAMA

**Program Value: \$32 million | Total savings: 3%**

Services Provided: Preconstruction and Onsite Management

- CMa delivery across 110,000 square feet of active campus renovations on a compressed 12-month schedule
- Coordinated critical equipment delivery failure that threatened to derail the project, Robins & Morton team traveled directly to manufacturer's facility in Colorado and recovered the shipment 30 days ahead of the original ship date
- Managing complex MEP upgrades across occupied buildings on two campuses simultaneously
- Completed on schedule within the grant funding window

## Alabama Local Government Health Insurance Board Headquarters

MONTGOMERY, ALABAMA

**Program Value: \$14 million | Total savings: 9%**

Services Provided: Preconstruction and Onsite Management

- CMa delivery for a public entity subject to Alabama State bid law
- Coordinated unforeseen supply chain failure that threatened the roofing system and schedule, identified a more cost-effective structural alternative and kept the project on track
- Delivered on schedule and under budget

## City of Opelika Police Department Headquarters and Municipal Court

OPELIKA, ALABAMA

**Program Value: \$17.5 million | Total savings: 4%**

Services Provided: Preconstruction and Onsite Management

- CMa delivery on an occupied civic campus with active court and 911 dispatch operations that could not be interrupted
- Phasing plan allowed for replacement facility to be constructed just 10 feet from the existing headquarters while maintaining campus operations
- Delivered on time and \$900,000 under budget despite 29 documented rain days and a \$432,000 mid-project scope addition

## Owner References



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