

**Preconstruction Services Agreement
Between
Owner and Construction Manager**

AGREEMENT

made as of the 7th day of July in
the year of 2026_____

BETWEEN the Owner:

Baldwin County Commission
Attn: James E. Ball, Chairman
312 Courthouse Square
Suite 12
Bay Minette, AL 36507

and the Construction Manager:

The Robins & Morton Group
400 Shades Creek Pkwy
Birmingham, AL 35209

the Project:

Preconstruction Services for Baldwin County Courthouse
Renovation

The Owner and Construction Manager agree as set forth below.

The Construction Manager shall furnish all preconstruction services as defined in Exhibit A attached for the Project in accordance with the Proposal dated June 26, 2026. The Proposal is hereby incorporated as a part of this Agreement. Construction Manager will provide Targeted Preconstruction Services listed in the Proposal.

Owner's Intent

The intent of the Owner in involving Construction Manager (CM) during the Design Phase of the project is to benefit from the CM's expertise with regard to regional market knowledge of construction materials, placement methods and skilled trade considerations. The CM will provide design document review, preliminary phasing plans, and trade contractor outreach services as defined. The CM will play an important role in providing information that will maximize the ability of the Project Delivery Team to meet the Owner's functional, aesthetic and budgetary needs in the least amount of construction time possible.

Preconstruction Services Fee

Fee for this service shall be lump sum covering all aspects of providing preconstruction services as described in this Agreement. The Fee includes all services, including but not limited to, travel costs, general overhead, office supplies, printing, consultant and/or subcontractor fees, etc.

The lump sum Preconstruction Services Fee is \$45,000.00. This fee is based on the preconstruction services for a duration not exceeding 90 calendar days.

OWNER

Name

Title

Date

CONSTRUCTION MANAGER



Name

Steven E. Olson
CPM Division Manager

Title

6/30/2026

Date

Exhibit “A”
Scope of Work
PRE-CONSTRUCTION SERVICES

The intent of the Owner in involving a Construction Manager (CM) during the Design Phase of the project is to benefit from the CM’s expertise with regard to regional market knowledge of construction materials, placement methods and skilled trade considerations. The CM will provide a variety of design document review and costing services necessary to support the design and construction effort. The CM will play an important role in providing information that will maximize the ability of the Project Delivery Team to meet the Owner’s functional, aesthetic and budgetary needs in the least amount of construction time possible.

Pre-construction Services for this project will commence on July 7, 2026, and will continue for a period not to exceed 90 calendar days.

Pre-construction Services to be Provided

A. 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.

B. 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.

C. 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.