



M. B. Kahn

KAHN Construction Co., Inc.

148 1/2 East Bay Street, Charleston, SC 29401

Chris Pettit, Executive Vice President

(843) 990-7700 cpettit@mbkahn.com



Request for Proposals for

**Beaufort County School District  
CONSTRUCTION MANAGEMENT AT RISK SERVICES -  
ROBERT SMALLS INTERNATIONAL ACADEMY - REPLACEMENT  
SCHOOL ON ACTIVE CAMPUS  
&  
BATTERY CREEK HIGH SCHOOL - RENOVATION OF SCHOOL  
ON ACTIVE CAMPUS**

Solicitation No. 21-002 August 13, 2020 @ 2:00PM



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## SECTION I - COVER LETTER



M. B. Kahn  
Construction

M. B. KAHN CONSTRUCTION CO., INC. PROPOSAL FOR THE

## BEAUFORT COUNTY SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR  
ROBERT SMALLS INTERNATIONAL ACADEMY - REPLACEMENT SCHOOL ON ACTIVE CAMPUS  
&  
BATTERY CREEK HIGH SCHOOL - RENOVATION OF SCHOOL ON ACTIVE CAMPUS





## Beaufort County School District

Addendum 2

Solicitation Number: 21-002  
 Date Printed: June 30, 2020  
 Date Issued: August 7, 2020  
 Procurement Officer: Kaylee Yinger, CPPB  
 Phone: 843-322-2349  
 Email: [Kaylee.Yinger@beaufort.k12.sc.us](mailto:Kaylee.Yinger@beaufort.k12.sc.us)

## Request for Proposals

**DESCRIPTION: Construction Management At-Risk Services – Robert Smalls International Academy – Replacement School on Active Campus and Battery Creek High School – Renovation of School on Active Campus**

**SUBMIT OFFER BY (Opening Date & Time): August 13, 2020 at 2:00 PM (EST)**

**QUESTIONS MUST BE RECEIVED BY: August 7, 2020 prior to 5:00 PM (EST)**

**NUMBER OF COPIES TO BE SUBMITTED: Six (6) Originals and One CD (all documents as a single PDF file)**

**Offers must be submitted in a sealed package. Solicitation Number & Opening Date must appear on package exterior.**

**SUBMIT YOUR SEALED OFFER TO EITHER OF THE FOLLOWING ADDRESSES**

**MAILING ADDRESS:**

Beaufort County School District  
 Procurement Office  
 P.O. Drawer 309  
 Beaufort, SC 29901-0309

**PHYSICAL ADDRESS:**

Beaufort County School District  
 Procurement Office  
 2900 Mink Point Blvd  
 Beaufort, SC 29902

**CONFERENCE TYPE: NO PRE-BID CONFERENCE**

**LOCATION: N.A.**

**DATE & TIME: N.A.**

### AWARDS & AMENDMENTS:

Award will be posted at the Physical Address stated above on or after **August 14, 2020**. The award, this solicitation, and any amendments will be posted at the following web address: <http://beaufortschools.net>. You must submit a signed copy of this form with Your Offer. By submitting a proposal or bid, you agree to be bound by the terms of the Solicitation. You agree to hold Your Offer open for a minimum of ninety (90) calendar days after the Opening Date.

**NAME OF OFFEROR:** (Full legal name of business submitting the offer)

**ENTITY TYPE:**

M. B. Kahn Construction Co., Inc.

Corporation

**AUTHORIZED SIGNATURE** (Person signing must be authorized to submit binding offer to enter contract on behalf of Offeror named above)

Chris Pettit

Executive Vice President

**PRINTED NAME**

**TITLE**

Instructions regarding Offeror's name: Any award issued will be issued to, and the contract will be formed with, the entity identified as the Offeror above. An offer may be submitted by only one legal entity. The entity named as the Offeror must be a single and distinct legal entity. Do not use the name of a branch office or a division of a larger entity if the branch or division is not a separate legal entity, i.e., a separate corporation, partnership, sole proprietorship, etc.

## PAGE TWO

(Return Page Two with Your Offer)

HOME OFFICE ADDRESS (Address for Offeror's home office/  
Principal place of business):

M. B. Kahn Construction Co., Inc.  
101 Flintlake Road  
Columbia, SC 29223

NOTICE ADDRESS (Address to which all procurement  
and contract related notices should be sent):

M. B. Kahn Construction Co., Inc.  
148 1/2 East Bay Street  
Charleston, SC 29401

PHONE NUMBER:

EMAIL ADDRESS:

PAYMENT ADDRESS (Address to which payments will be sent):

M. B. Kahn Construction Co., Inc.  
101 Flintlake Road  
Columbia, SC 29223

☒ Payment Address Same as Home Office Address☐ Payment Address Same as Home Notice Address

(check one only)

ORDER ADDRESS (Address to which all purchase orders  
will be sent):

M. B. Kahn Construction Co., Inc.  
148 1/2 East Bay Street  
Charleston, SC 29401

☐ Payment Address Same as Home Office Address☒ Payment Address Same as Notice Address

(check one only)

ACKNOWLEDGEMENT OF  
AMENDMENTS:Amendment NumberAmendment Issue Date

1

7/29/2020

2

8/7/2020

Offeror acknowledges  
receipt of amendments by  
indicating amendment number  
and its date of issue.

MINORITY PARTICIPATION- Are you a Minority Business Enterprise: Yes ☐ No ☒

If yes, please include a copy of your certification.

RFP #21-002

2

Construction Management at-Risk Services

Robert Smalls International Academy – Replacement School on Active Campus and

Battery Creek High School – Renovation of School on Active Campus





## M. B. Kahn Construction Co., Inc.

148 1/2 East Bay Street, Charleston, SC 29401  
Chris Pettit, Executive Vice President  
(843) 990-7700 cpettit@mbkahn.com

August 13, 2020

Ms. Kaylee Yinger, Chief Procurement Officer  
Beaufort County School District  
2900 Mink Point Blvd  
Beaufort, SC 29902

**Re: Request for Proposal for Construction Management Services  
for Robert Smalls International Academy-Replacement School on Active Campus &  
Battery Creek High School - Renovation of School on Active Campus**

Dear Ms. Yinger,

Thank you for the opportunity to present our company and project team to Beaufort County School District. These are such monumental projects not just for Robert Smalls and Battery Creek, but for the area of Beaufort in general. As a native and current resident of Beaufort, I am excited about this investment and the tremendous amount of resources it will bring for both our schools and our communities. We already know how beautiful and inviting this town is, and this building program will only add to that by providing state of the art facilities to our community and incoming students and faculty. The new facilities will also be a great tool to recruit new teachers and staff to our town, and be an opportunity to showcase the heroics and statesmanship of Beaufort's own Robert Smalls, starting when he first sailed The Planter out of Charleston Harbor into Beaufort County.

We want this proposal to not only show you the experience and capabilities of M. B. Kahn Construction, but to show you how we have been a local presence down here for years. Our Superintendents, Project Managers, and tradesmen have worked in the community for over 10 years continuously, and some of us reside or have homes here. We know the market. We know the subcontractors and vendors, and have repeat clients here because we have delivered and have become apart of this community.

Below are keys to success on your project, and how M. B. Kahn will deliver it on time and within your budget and schedule:

### Experience Building on Existing Educational Campuses

Not only does M. B. Kahn have hundreds of K-12 projects under our belt, the projects we have listed are a sample of similar projects that show our experience and capabilities as a builder and Construction Manager on existing campuses. In the last few years we have completed multiple projects involving us working within schools, building structures adjacent to active campuses and buildings, and renovating school campuses on weekends, nights, and summers in order to update infrastructure when students were not around. Our Teams know how to keep students and staff safe, and how to COMMUNICATE and PLAN, which is one of the most important aspects of projects like these.

### Local and SWMBE Partnering

M. B. Kahn works in both the negotiated, and the hard bid construction world. This not only keeps us in multiple markets but helps us keep a finger on the pulse of each, and by this, knowing when certain scopes are over budget and inflated. Along with this is the balancing act of getting the best value from the market for your client. With offices throughout the

state, we cast a wide net. We pull interest from subs from areas throughout the southeast that will provide the most value. M. B. Kahn also knows the value of utilizing local and SWMBE subcontractors and vendors. It not only provides for a more lean construction practice and making scheduling more efficient, but will provide an Economic Injection to the local economy. In this climate, it will be more important than ever to make sure these projects leave a positive economic footprint in Beaufort and smaller regions within Beaufort County. With this being such a public and community project, we bring the resources to find that right balance between value and local utilization. We ask that you contact our references in the community, and they will assure you we work to make sure the work stays in Beaufort County first, and we do what say we will do. Our local and SWMBE Reports over the last 10 years will speak for themselves, but we encourage you to reach out to the Subcontractors and Vendors who will attest to strong partnerships built over the years with M. B. Kahn.

#### Collaborative Preconstruction Services / Committed Team Member –

Major decisions regarding scope, quality, and timing are made during the preconstruction phase that have enormous impacts on the project. We recognize that the best opportunity to maximize the budget is before you put a shovel in the ground. Our preconstruction team will work closely with Beaufort County School District, LS3P, and Jumper Carter Sease to provide input regarding schedule, cost and quality objectives. Your onsite M. B. Kahn builders are also involved in preconstruction which allows for a seamless transition through design, construction, commissioning, closeout and warranty. Most importantly, our expertise in K-12 Construction on existing campuses gives us a true advantage in delivering successful projects to our educational clients. Your faculty knows us as well. We know how to communicate with Principals, Teachers, Custodial Services, etc. so that we get out in front of potential conflicts. We are currently working successfully on multiple school AND healthcare campuses.

This project is very exciting for us. We look forward to sharing our knowledge of similar projects and construction experience in your backyard, the Lowcountry, and South Carolina. We pride ourselves in being a local builder not only in South Carolina, but in Beaufort County as well. I encourage you to reach out to our references we have provided. They will tell you we work well with owners, architects, and provide a TEAM approach. Our Project Managers and Superintendents truly enjoy what they do, and provide outstanding service from Preconstruction all the way through project closeout. They will make it a project you enjoy and look back on as a great experience.

M. B. Kahn thanks Beaufort County School District for the opportunity to prove why the M. B. Kahn Team is the right partner. We also thank you for the selfless work you provide the children in our community. We know we are building more than buildings - we are helping to expand the campuses that sculpt the young minds that will be our future teachers, doctors, and most importantly, leaders.

Sincerely,

**M. B. Kahn Construction Co., Inc.**



Chris Pettit  
Executive Vice President



CANE BAY  
HIGH SCHOOL

## SECTION 2 - FIRM INFORMATION

SECTION 2



M. B. Kahn  
Construction

### M. B. KAHN CONSTRUCTION CO., INC. PROPOSAL FOR THE **BEAUFORT COUNTY SCHOOL DISTRICT**

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR  
ROBERT SMALLS INTERNATIONAL ACADEMY - REPLACEMENT SCHOOL ON ACTIVE CAMPUS  
&  
BATTERY CREEK HIGH SCHOOL - RENOVATION OF SCHOOL ON ACTIVE CAMPUS

## M. B. KAHN CONSTRUCTION CO., INC.

148 1/2 EAST BAY STREET CHARLESTON, SC 29401

M. B. Kahn Construction has been in continuous operation since it was established in 1927, and has grown and prospered by sticking to its founding principles. We have a rich history of distinction and are recognized as a leader in the construction industry across South Carolina and throughout the Southeast.



M. B. Kahn is regarded as one of the foremost construction firms in the United States and has been included, repeatedly, by *Engineering News Record* in their list of the Top 400 General Contractors, Top 100 Design / Build Firms, and Top 100 Construction Management Firms in the nation. And, as the largest privately held construction company in South Carolina, *Engineering News Record* further ranked M. B. Kahn as the Number One Contractor in South Carolina for two consecutive years.

Offering a full line of services that can be structured to fit our clients' particular needs, M. B. Kahn provides

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**WE'LL GIVE YOU THE BEST  
BUILDING MONEY CAN  
BUY, AND WE'LL DO IT ON  
TIME.**

– Irwin Kahn (1912-1990)

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general and utility construction, program and construction management, CM at Risk, and design/build services. We offer any combination of our services to create a customized program to meet unique project requirements. And, we take projects from conception to completion with astonishing results, provide the best value for the dollar, and assure completion on time and within budget.

M. B. Kahn enjoys a robust financial condition, and we realize the benefits of a \$750,000,000 bonding capacity. We also have the distinction of having a surety relationship with Traveler's Casualty and Surety Company of America longer than any other construction company in the nation.

M. B. Kahn Construction Co., Inc. is owned by a trust consisting of the grandchildren of Irwin Kahn. More detailed information can be provided upon request.

**M. B. Kahn Construction has built a reputation for excellence in construction and has developed successful, long-standing relationships with clients for 91 years.**



**Headquartered in Columbia, South Carolina  
M. B. Kahn Construction operates throughout  
the Southeast from seven strategically  
located offices and serves all market sectors.**

7

locations in  
SC, GA, NC + VA

#1

SC contractor by ENR  
2 consecutive years



**Offices:**

- Columbia, South Carolina
- Greenville, South Carolina
- Charleston, South Carolina
- Charlotte, North Carolina
- Richmond, Virginia
- Atlanta, Georgia





## Key Management

ROBERT A. CHISHOLM –President, Finance, Bob Jones University, BS, Accounting-1978

BRAD HALLIDAY– Risk Control Manager, University of Georgia, BBA, Risk Management & Insurance- 1994

CHRIS PETTIT - Executive Vice President, Charleston Division Associates Degree, Construction Management, Trident Technical College, Bachelor of Science, Business Administration Charleston Southern University

MALLORY BALDWIN–Director, Human Resources, University of South Carolina, BS, Management and Marketing-2005

## Officer Contact Information for the Proposal

Chris Pettit, Executive Vice President, cpettit@mbkahn.com, 843.990.7700

## Describe any company changes that are anticipated to occur during the life of a Project.

No changes are expected to occur during the life of the Project.

## Location of corporate headquarters and other divisional offices:

- Corporate Headquarters, 101 Flintlake Road, Columbia, SC 29223
- Construction Management Division, 101 Flintlake Road, Columbia, SC 29223
- M. B. Kahn Division, 101 Flintlake Road, Columbia, SC 29223
- Kahn Corporation Division, 101 Flintlake Road, Columbia, SC 29223
- Specialty Division, 101 Flintlake Road, Columbia, SC 29223
- Water Works Division, 101 Flintlake Road, Columbia, SC 29223
- Greenville Division, 116 North Old Standing Springs Road, Greenville, SC 29604
- Charleston Division, 148 1/2 East Bay Street, Charleston, SC 29401

## Location of office(s) which will be involved in this Project during both preconstruction and construction.

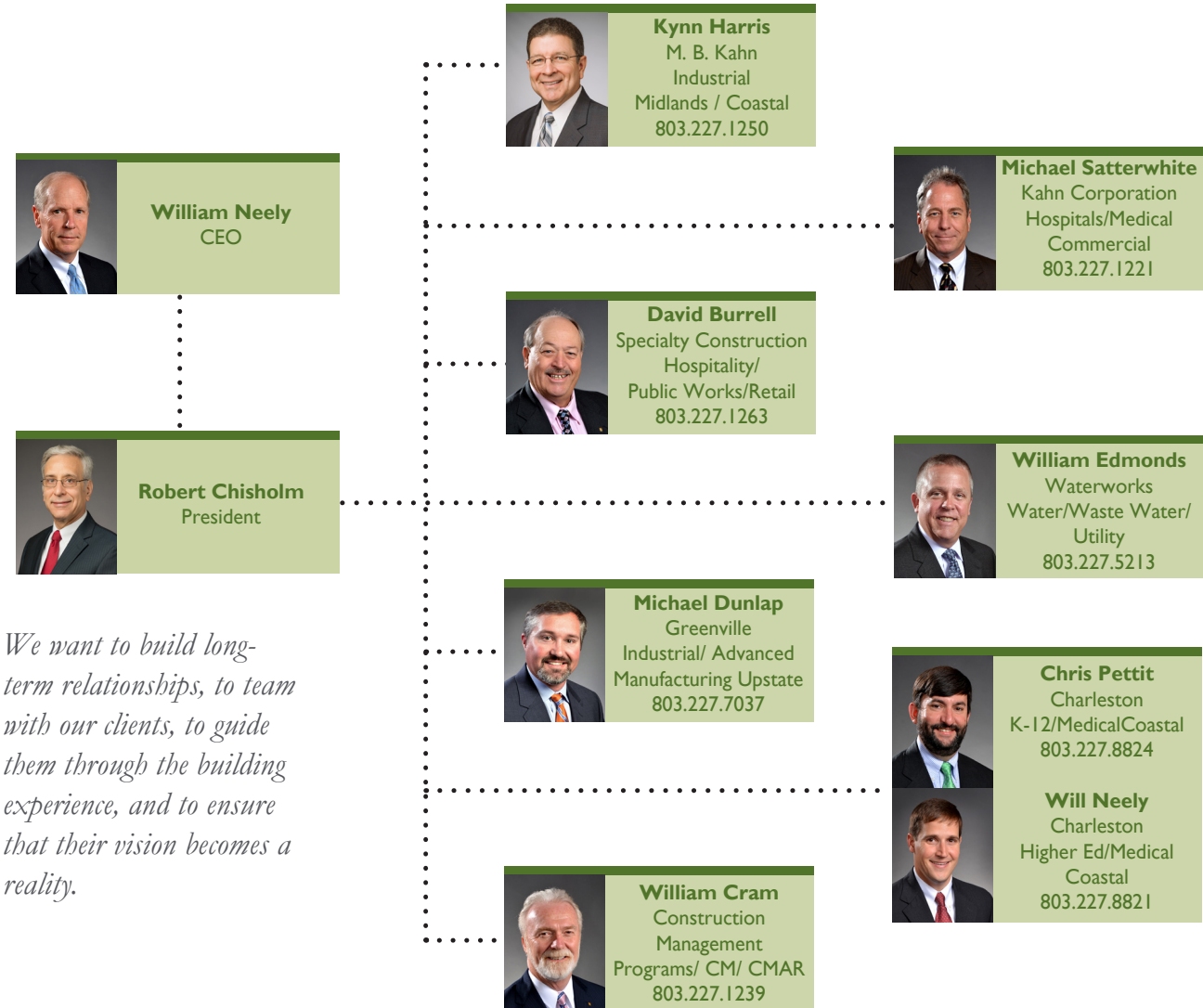
Our corporate office is located at 101 Flintlake Road, Columbia. In this office the preconstruction staff will be located. A project office will be located on the job site, and in that office the superintendent and other support personnel will be permanently located during the life of the project. The principal in charge and project manager will work primarily out of the Charleston and project offices as needed.



Organizational chart of the company, showing authority, structure, and depth of resources.

While enjoying the benefits of being a \$700 million dollar corporation, our clients experience the comfort and personal attention that comes from working with a smaller company. We are organized to allow each division to operate locally as an autonomous operation with flat management structure and strategically located to serve the Southeastern United States.

Our mission is to build more than a facility...



## Depth of Resources

# M. B. Kahn Construction Co., Inc.

**A Culture of Loyalty and Longevity**

**140+ Employees with 10+ Years' Service**

**400+ Dedicated and Talented Personnel**

### FIELD PERSONNEL

Carpenter	29
Lead Carpenter	16
Carpenter's Helper	7
Certified Crane Operator	3
Concrete Finisher	1
Equipment Operator - Light	1
Equipment Operator - Medium	10
Equipment Operator - Heavy	11
Foreman	33
General Superintendent	4
Superintendent	64
Assistant Superintendent	9
Intern	6
Iron Worker	1
Jobsite Clerk	4
Laborer	19
Mason	4
Mason Apprentice	1
Mason Tender	7
Pipe Fitter	8
Pipe Layer	11
Rodman (Surveying Crew)	3
Security Guard	1
Shop Mechanic	2
Shop Laborer	1
Truck Driver	1
Welder	1

### ACCOUNTING

Controller	1
Financial Coordinator	5
Payroll Administrator	1

### ADMINISTRATIVE

Administrative Assistant	17
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### CORPORATE SERVICES

HR Director	1
Human Resources	2
IT Director	1
IT Coordinator	1
Marketing Director	1
Marketing Coordinator	1
Receptionist	1
Risk Manager	1
Safety Manager	5

### EXECUTIVE LEADERSHIP

Board Chairman	1
Board Vice Chairman	1
President	1
Executive Vice President	9
Vice President	7

### PROJECT

#### MANAGEMENT

Project Director	6
Project Manager	39
Assistant Project Manager	5

### BUSINESS DEVELOPMENT

#### PRE-CONSTRUCTION

#### ENGINEERING

Business Developer	3
Engineer	21
Estimator	13

**TOTAL 404**





## Vendor References

Classic Finish, Miranda Gardner, (843) 524-6930, [miranda@classicfinish.com](mailto:miranda@classicfinish.com)

Cullum Constructors, Inc., Chris Cullum, (843) 554-6645, [CullumC@CullumInc.com](mailto:CullumC@CullumInc.com)

Hilton Head Housecare, LLC, Steven Green, (843) 830-6691, [hh@islsc.net](mailto:hh@islsc.net)

Okatie Construction Co., Inc., Thomas McDaniel, (843) 645-2626, [thomas@okatieconstruction.com](mailto:thomas@okatieconstruction.com)

Mock Plumbing and Mechanical, Inc., Ronald Tucker, (912) 232-1104, [ronalddt@mocksavannah.com](mailto:ronalddt@mocksavannah.com)

Quality Electrical Systems, Nathan Sanborn, (843) 521-2054, [qesnate@islsc.net](mailto:qesnate@islsc.net)

Master Steel, LLC, Donald Stephens, (843) 784-7173, [DStephens@master-steel.net](mailto:DStephens@master-steel.net)





SOUTH CAROLINA LICENSES



SC Construction Manager



SC General Contractor





SECTION 3 - PRECONSTRUCTION & CONSTRUCTION  
PROJECT TEAM



M. B. Kahn  
Construction

M. B. KAHN CONSTRUCTION CO., INC. PROPOSAL FOR THE

**BEAUFORT COUNTY SCHOOL DISTRICT**

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR  
ROBERT SMALLS INTERNATIONAL ACADEMY - REPLACEMENT SCHOOL ON ACTIVE CAMPUS  
&  
BATTERY CREEK HIGH SCHOOL - RENOVATION OF SCHOOL ON ACTIVE CAMPUS



**Provide resumes describing your anticipated Project Team, along with their individual and team experience in projects similar in nature to the proposed project.**

The project team for the Robert Smalls International Academy - Replacement School on Active Campus & Battery Creek High School - Renovation of School on Active Campus projects is:

Principal-in-Charge	Chris Pettit, Executive Vice President
Project Managers	Matt Harrell, Rob Jeffcoat, Tripp Williams & Chris Paddrik
General Superintendent	Randy Crummie
Superintendents	Chris Thigpen, Dwight Robertson, Clint Crummie & Mike King
Estimator/Precon Manager	Jason Caldwell
Corporate Safety	Daniel Wessinger
SWMBE Coordinator	Margaret Rush





Include an organizational chart identifying key individuals and their responsibilities.



*Our mission at M. B. Kahn is to build more than a facility. We want to build long-term relationships, to team with our clients, to guide them through the building experience, and to ensure that their vision becomes a reality. We want to be your partner in bringing your goals to life.*



## CHRIS PETTIT

### Project Executive

Chris has served a lot of roles during his tenure at M. B. Kahn, ranging from field engineer, Superintendent, Project Manager, and to his current role of Project Executive. He serves as the Senior PM on each job in Beaufort County since he currently resides on Lady's Island (1999 Beaufort High Graduate). He will work closely during the preconstruction phase with Jason Caldwell through the project development, and seamlessly transition into construction along with the Project Managers. At the end of the project, Chris will serve as the local contact for any closeout and warranty issues.

### EDUCATION

Associates Degree,  
Construction Management  
Trident Technical College

Bachelor of Science,  
Business Administration  
Charleston Southern  
University

### YEARS OF EXPERIENCE

Total: 18

### TRAINING & AFFILIATIONS

Leadership Charleston, Class  
of 2015

Army Corps of Engineer  
CQM Certified

### May River High School Addition & River Ridge Academy Addition - Beaufort, SC

The new MRHS building addition is expected to be a 20 classroom two story approximately 40,000 SF addition along with a cafeteria addition. The new River Ridge Academy project will consist of three additions. There will be two end of wing additions with 4 classrooms each and one standalone 8 classroom wing addition for a total of 16 classrooms.

### Charleston County School District - Charleston, SC

Buist Academy is the renovation of a 21,000 SQ FT historical building along with an addition of 68,000 SQ FT to construct a three-story school with a capacity for 500 students. The project value is \$19 million

### 2010-2020 Beaufort County Capital Improvements Programs - Beaufort, SC

These projects consisted of additions and renovations to 10-18 schools throughout Beaufort County. These were CM At-Risk projects.

### Beaufort County School District - Beaufort, SC

Whale Branch Early College High School Performing Arts Center and Gym is a 53,500 SF addition and renovation. Chris is the project manager for this CM At-Risk project.

### College of Charleston - Charleston, SC

Rita Hollings Science Center Project includes selective interior demolition in the existing Rita Hollings Science Center, existing

windows in Rita Hollings will be enlarged and replaced with new energy efficient units. A new 36,500 sf 3 story auditorium/office building will be constructed in same location as previous auditorium. Existing 108,800 sf 4 story Rita Hollings Science Center will be renovated including new labs, classrooms, vivarium, and rooftop mechanical penthouse. The project value was \$46 Million.

### MUSC Health - Charleston, SC

The MUSC West Campus project is a 2 story, 120,000 SF renovation and re-purpose of the former JCPenny store at the Citadel Mall in the West Ashley area in Charleston, SC. The facility is the anchor for MUSC's Ambulatory Services in the West Ashley market area. The facility is designed with components of Ambulatory Surgery, Imaging, Urgent Care and Clinical Exam Rooms. The ASC component will have 2 operating rooms, 2 procedure rooms, PACU, prep/recovery and ancillary support areas. The Imaging Component will have CT, MRI, X-Ray, fluoroscopy and ancillary support areas. The Clinical areas will have an Urgent Care, exam pods, clinical support, labs, pharmacy, a café and business offices. The project is on a Fast Track schedule. The entire project, from programming to design and through construction was completed in 18 months. M. B. Kahn was retained to provide Design- Assist Preconstruction Services as well and Construction Management at Risk services. This project value was \$32 Million.



## JASON CALDWELL

### Preconstruction Manager/Estimator

With over 21 total years of construction experience, in Jason's 15 years of estimating at M. B. Kahn he has built a vast knowledge of local markets, as well as strong relationships within the supplier and subcontractor communities. He works almost exclusively on healthcare and institutional projects in Charleston and the surrounding area. Jason brings exceptional value to owners through his ability to utilize his relationships with local suppliers and subcontractors to maximize the project budget, and, through extensive experience with CMR projects, works closely with design teams to provide schematic design budgets, design development budgets, and GMPs.

#### EDUCATION

B.S. in Construction Management  
Clemson University  
Clemson, South Carolina

#### YEARS OF EXPERIENCE

Total: 21

#### May River High School Addition & River Ridge Academy Addition - Beaufort, SC

The new MRHS building addition is expected to be a 20 classroom two story approximately 40,000 SF addition along with a cafeteria addition. The new River Ridge Academy project will consist of three additions. There will be two end of wing additions with 4 classrooms each and one standalone 8 classroom wing addition for a total of 16 classrooms.

#### Beaufort County School District - Beaufort, SC

Whale Branch Early College High School Performing Arts Center and Gym is a 53,500 SF addition and renovation. .

#### 2010-2020 Beaufort County Capital Improvements Programs - Beaufort, SC

These projects consisted of additions and

renovations to 10-18 schools throughout Beaufort County. These were CM At-Risk projects.

#### MUSC Health - Charleston, SC

The MUSC West Campus project is a \$32 Million 2 story, 120,000 SF renovation and re-purpose of the former JCPenny store at the Citadel Mall in the West Ashley area in Charleston, SC. The facility is the anchor for MUSC's Ambulatory Services in the West Ashley market area. The facility is designed with components of Ambulatory Surgery, Imaging, Urgent Care and Clinical Exam Rooms. The ASC component will have 2 operating rooms, 2 procedure rooms, PACU, prep/recovery and ancillary support areas. . M. B. Kahn was retained to provide Design- Assist Preconstruction Services as well and Construction Management at Risk services. This project value was \$32 Million.



MUSC Health West Campus  
MUSC Health  
Charleston, SC





# MATT HARRELL

## Project Manager

Matt's role is to assure the continuity of preconstruction and construction throughout the entire project and will manage the overall program and direction of the preconstruction and construction teams. His early involvement will allow for a seamless transition into construction where Matt will manage our field staff, exercise control over budget and schedule, and ensure timely and high quality work by all subcontractors involved. Matt is currently finishing a 22 Million dollar Medical Office Pavilion in Okatie for Beaufort Memorial Hospital.

### EDUCATION

B.S. in Mechanical Engineering  
M.S. in Civil Engineering  
Clemson University  
Clemson, South Carolina

### YEARS OF EXPERIENCE

Total: 14

### TRAINING & AFFILIATIONS

OSHA 30

#### College of Charleston - Charleston, SC

Rita Hollings Science Center Project includes selective interior demolition in the existing Rita Hollings Science Center, existing windows in Rita Hollings will be enlarged and replaced with new energy efficient units. A new 36,500 sf 3 story auditorium/office building will be constructed in same location as previous auditorium. Existing 108,800 sf 4 story Rita Hollings Science Center will be renovated including new labs, classrooms, vivarium, and rooftop mechanical penthouse.

#### Beaufort Memorial Hospital - Beaufort, SC

The Okatie Medical Pavilion project consists of the design and construction of an approximately 70,000 SF three story medical clinic on the above referenced site including required surface parking and other improvements

#### Charleston County School District – Charleston, SC (Sept 2014-Dec 2016)

North Charleston Creative Arts is the construction of a new 2-story 87,000 SQ FT elementary school. The project value is \$20 million.

#### Charleston County School District – Charleston, SC

Buist Academy is the renovation of a 21,000 SQ FT historical building along with an addition of 68,000 SQ FT to construct a three-story school with a capacity for 500 students. The project value is \$19 million

#### Seibels Building Renovation - Columbia, SC

The renovation to the historic Seibels building on Lady Street in downtown Columbia includes upgrades to the mechanical systems, interior finishes, and roof.



Rita Hollings Science Center  
College of Charleston  
Charleston, SC



## ROB JEFFCOAT

### Project Manager

Rob will assure the continuity of preconstruction and construction throughout the entire project and will manage the overall program and direction of the preconstruction and construction teams. His early involvement will allow for a seamless transition into construction where Rob will manage our field staff, exercise control over budget and schedule, and ensure timely and high quality work by all subcontractors involved..

#### POSITION WITH FIRM PROJECT MANAGER

#### YEARS OF EXPERIENCE TOTAL: 6

#### EDUCATION BACHELOR OF SCIENCE CLEMSON UNIVERSITY

#### AFFILIATIONS & CERTIFICATIONS U.S. ARMY CORPS OF ENGINEERS

#### May River High School Addition - Beaufort, SC

The new MRHS building addition is expected to be a 20 classroom two story approximately 40,000 SF addition along with a cafeteria addition.

#### Riverview Charter High School - Port Royal, SC

A CM at Risk renovation project of the first charter school in Beaufort County. The admin area and some classrooms are being relocated and a new secure entrance is being built. The project value is \$2.5 million.

#### 2017 Beaufort County Capital Improvements Program - Beaufort, SC

This project consisted of renovations to 23 schools throughout Beaufort County. All work was completed during summer break and M. B. Kahn was the CM at Risk. Renovation cost totaled \$4 million.

#### 2016 Beaufort County Capital Improvements Program - Beaufort, SC

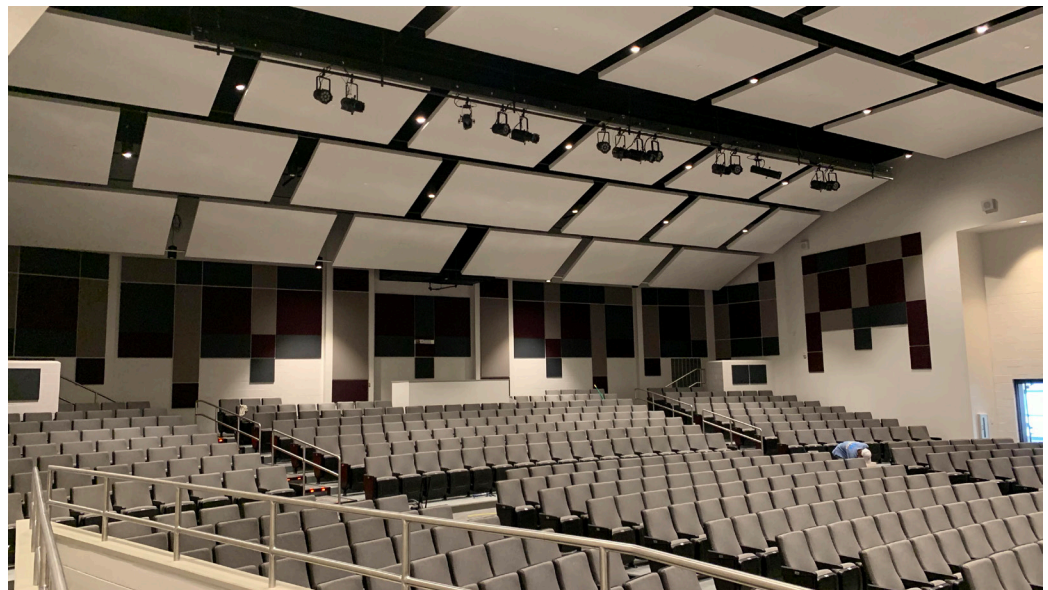
This project consisted of renovations to 14 schools throughout Beaufort County. All work was completed during summer break and M. B. Kahn was the CM at Risk. Renovation cost totaled \$4 million.

#### Beaufort County School District - Beaufort, SC

Whale Branch Early College High School Performing Arts Center and Gym is a 53,500 SF addition and renovation. Chris is the project manager for this CM At-Risk project.

#### Medical University of South Carolina – Charleston, SC

The Telehealth Center is an interior renovation within the existing University Hospital in Charleston. This project has videoconference rooms, training labs, and office spaces. M. B. Kahn is the CM at Risk and the value is \$3.6 million



Whale Branch Early College  
High School PAC & Gym  
BCSD  
Beaufort, SC





# TRIPP WILLIAMS

## Project Manager

With 17 years of construction experience, all with M. B. Kahn, Tripp leads projects from all phases — preconstruction through the construction phase. He is a very thorough and detailed project leader with extensive experience on complex projects in the lowcountry. Tripp is a self motivated individual with proven ability to lead project teams. He builds cooperative teams by staying involved with all members to develop and instill a genuine team spirit while striving to exceed clients' expectations. His duties include developing preliminary budgets; timelines; as well as ensuring overall execution of project deliverables and commitments to meet required project financial and timeline objectives.

### EDUCATION

B. S. Construction Science and Management  
Clemson University

### YEARS OF EXPERIENCE

Total: 17

### TRAINING & AFFILIATIONS

OSHA 30  
NCCER

### 2020 Beaufort County Capital Improvements Program - Beaufort, SC

This project consists of renovations to 10 schools throughout Beaufort County. All work was completed during summer break and M. B. Kahn was the CM at Risk.

### County of Charleston - Mt Pleasant, SC

Mt Pleasant North Library is the construction of the new 40,000 sf facility that includes, 250 seat Auditorium, Study Rooms, Self-check kiosks, Digital Media Studio, two Editing labs and Creative Studios, Storytime Room, Outdoor Reading areas and a learning Computer lab.  
Completed August 30, 2019.

### County of Charleston - Charleston, SC

Baxter-Patrick James Island Library is the construction of a new single-story public

library of approximately 20,000 SF, which includes Adult, children and teen areas, an Auditorium that can be divided into two meeting rooms, a meeting room/makerspace for DIY projects, small group study room, outdoor areas and a Learning Lab. Complete October 31, 2019.

### Charleston County School District – Charleston, SC

James Simons Montessori School is a 66,000 SQ FT, three-story facility for 500 students in downtown Charleston. The historical façade was preserved and this CM At-Risk project had a value of \$21 million with Clint Crummie as Superintendent and Tripp as Onsite PM. Completed November 2016.

Mt Pleasant North Library  
County of Charleston  
Mt Pleasant, SC





## CHRIS PADDRIK

### Project Manager

Chris Paddrik is a proven supervisor and project manager both with all of his experience occurring onsite. He has co-managed some of our largest projects in recent history, and just recently was the Onsite Project Manager for the 120,000 sf MUSC West Campus Renovation at Citadel Mall. Chris' attention to detail and his perfectionist approach to projects makes him a great Manager in Healthcare and Education environments

#### EDUCATION

BS, BUSINESS  
MANAGEMENT  
CLEMSON UNIVERSITY  
CLEMSON, SOUTH  
CAROLINA

#### YEARS OF EXPERIENCE

Total: 6

#### TRAINING & AFFILIATIONS

OSHA 30  
ARMY CORPS OF  
ENGINEER  
CQM CERTIFIED

#### 2020 Beaufort County Capital Improvements Program - Beaufort, SC

This project consists of renovations to 10 schools throughout Beaufort County. All work was completed during summer break and M. B. Kahn was the CM at Risk.

#### MUSC Health - Charleston, SC

The MUSC West Campus project is a 2 story, 120,000 SF renovation and re-purpose of the former JCPenny store at the Citadel Mall in the West Ashley area in Charleston, SC. The facility is the anchor for MUSC's Ambulatory Services in the West Ashley market area. The facility is designed with components of Ambulatory Surgery, Imaging, Urgent Care and Clinical Exam Rooms. The ASC component will have 2 operating rooms, 2 procedure rooms, PACU, prep/recovery and ancillary support areas. The Imaging Component will have CT, MRI, X-Ray, lourosocopy and ancillary support areas. The Clinical areas will have an Urgent Care, exam pods, clinical support,

labs, pharmacy, a café and business offices. The project is on a Fast Track schedule. The entire project, from programming to design and through construction was completed in 18 months. M. B. Kahn was retained to provide Design- Assist Preconstruction Services as well and Construction Management at Risk services. This project value was \$32 Million.

#### Charleston County School District – Charleston, SC (Sept 2014-Dec 2016)

North Charleston Creative Arts is the construction of a new 2-story 87,000 SQ FT elementary school. The project value is \$20 million.

#### Medical University of South Carolina - Charleston, SC

This renovation consists of retrofitting a Pediatric Cath Lab into an Adult Biplane Lab. This work is the original Children's Hospital at MUSC and includes rework of systems in a working hospital environment.



N. Charleston Creative Arts  
Charleston County School  
District  
Charleston, SC





# RANDY CRUMMIE

## General Superintendent

Randy has been in the construction field for 34 and with M. B. Kahn 23 years. His dedication to the job at hand often requires that he be on the job 7 days per week but seeing a job conclude gives him the motivation to come back again and again. He has yet to have an owner who is not satisfied with his jobs and has a reputation as someone that “gets things done.” Randy has constructed over 1,250,000 million square feet of educational facilities.

**POSITION WITH FIRM**  
SUPERINTENDENT

**YEARS OF EXPERIENCE**  
TOTAL: 34

**AFFILIATIONS & CERTIFICATIONS**  
OSHA 30

### Berkeley County School District– Summerville, SC

Cane Bay High School is a 380,000 SF high school built on 126 acres with offices, classrooms, science labs, vocational training, auditorium, media center, and gymnasium. The project value is \$35 million

### May River High School Addition & River Ridge Academy Addition - Beaufort, SC

The new MRHS building addition is expected to be a 20 classroom two story approximately 40,000 SF addition along with a cafeteria addition. The new River Ridge Academy project will consist of three additions. There will be two end of wing additions with 4 classrooms each and one standalone 8 classroom wing addition for a total of 16 classrooms. The project value is \$20 million.

### Beaufort County School District - Beaufort, SC

Whale Branch Early College High School Performing Arts Center and Gym is a 53,500 SF addition and renovation. Chris is the project manager for this CM At-Risk project.

### 2010-2020 Beaufort County Capital Improvements Programs - Beaufort, SC

These projects consisted of additions and renovations to 10-18 schools throughout Beaufort County. These were CM At-Risk projects.

### Charleston County School District Charleston, SC

West Ashley High School was a \$44 Million new construction high school completed in August 2001.



Whale Branch Early College  
High School PAC & Gym  
BCSD  
Beaufort, SC



## CHRIS THIGPEN

### Superintendent

Chris is a long term employee of M. B. Kahn Construction. He has worked on many school projects. Chris fully understands the extra effort and hours that are sometimes required especially on summer renovations. His dedication to client satisfaction makes him a valuable asset to any construction team.

#### POSITION WITH FIRM

SUPERINTENDENT

#### YEARS OF EXPERIENCE

TOTAL: 34

#### AFFILIATIONS & CERTIFICATIONS

OSHA 30

#### River Ridge Academy Addition - Beaufort, SC

The new River Ridge Academy project will consist of three additions. There will be two end of wing additions with 4 classrooms each and one standalone 8 classroom wing addition for a total of 16 classrooms.

#### 2010-2020 Beaufort County Capital Improvements Programs - Beaufort, SC

These projects consisted of additions and renovations to 10-18 schools throughout Beaufort County. These were CM At-Risk projects..

#### Riverview Charter High School - Port Royal, SC

A CM at Risk renovation project of the first charter school in Beaufort County. The admin area and some classrooms are being relocated and a new secure entrance is being built. The project value is \$2.5 million.

#### Berkeley County School District– Summerville, SC

Cane Bay High School is a 380,000 SF high school built on 126 acres with offices, classrooms, science labs, vocational training, auditorium, media center, and gymnasium. The project value is \$35 million

#### Whale Branch Early College High School

Performing Arts Center and Gym is a 53,500 SF addition and renovation. Chris is the project manager for this CM At-Risk project.

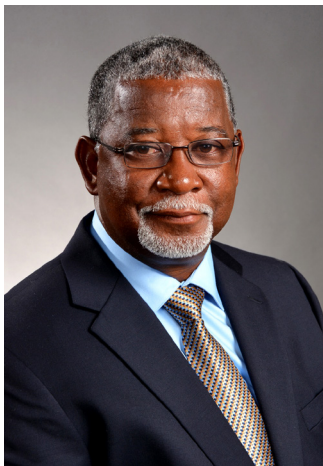
#### Charleston County School District – Charleston, SC

Charleston Progressive Academy is a combined elementary and middle school. The historic portion of the existing school was renovated and new construction was added to total 67,000 square feet. The project value is \$15 million and was an occupied site for a portion of the project.

Cane Bay High School  
Berkeley County School  
District  
Summerville, SC







# DWIGHT ROBERTSON

## Superintendent

Dwight began his construction career as a journeyman mason and eventually ran his own masonry contracting business until selling it to M. B. Kahn Construction Co., Inc. in 1990. Dwight joined M. B. Kahn as a Senior Masonry Superintendent for our self-perform masonry operation. In that capacity, Dwight supervised the masonry work for some of our company's most complex masonry projects. In 1996, he was promoted to Project Superintendent in recognition of his depth of knowledge in all aspects of industrial construction and proven engineering and supervisory expertise and Dwight's record of consistent success in increasingly responsible positions with our company

**POSITION WITH FIRM**  
SUPERINTENDENT

**YEARS OF EXPERIENCE**  
TOTAL: 38

**AFFILIATIONS & CERTIFICATIONS**  
OSHA 30

### May River High School Addition - Beaufort, SC

The new MRHS building addition is expected to be a 20 classroom two story approximately 40,000 SF addition along with a cafeteria addition.

### Owens Corning Cultured Stone Expansion, Chester, South Carolina

This project consisted of a 204,000 SF of new warehouse space and related site improvements, adjoining the manufacturing plant for decorative cultured stone products.

### Charleston County School District- R. B. Stall High School, North Charleston, South Carolina

This project consisted of the 238,000 SF high school complex composed of classrooms, administrative offices, and athletic facilities.

### Owens Corning Yard Concrete Package, Chester, South Carolina

This project consisted of Heavy cast-in-place elevated concrete structure for the receipt of raw materials by rail car including hopper assembly, raw material conveyor foundations, and pipe bridges for a cultured stone manufacturing plant.

### Hella Lighting Expansion, York South, Carolina

This project consisted of a 112,950 SF Expansion to manufacturing facility for OEM automotive headlight and taillight assemblies.

R. B. Stall High School  
CCSD  
North Charleston, SC





## MIKE KING

### Superintendent

Mike is a long term employee of M. B. Kahn Construction. He has worked on many school projects. Mike fully understands the extra effort and hours that are sometimes required especially on summer renovations. His dedication to client satisfaction makes him a valuable asset to any construction team.

#### POSITION WITH FIRM

SUPERINTENDENT

#### YEARS OF EXPERIENCE

TOTAL: 20

#### AFFILIATIONS & CERTIFICATIONS

OSHA 30

**Beaufort Memorial Hospital - Beaufort, SC**  
The Okatie Medical Pavilion project consists of the design and construction of an approximately 70,000 SF three story medical clinic on the above referenced site including required surface parking and other improvement. The Project value is \$22 Million.

**2016-2019 Beaufort County Capital Improvements Programs - Beaufort, SC**  
These projects consisted of renovations to 10-14 schools throughout Beaufort County. All work was completed during summer break and M. B. Kahn was the CM at Risk.

**Charleston County School District – Charleston, SC**  
James Island Charter High School is the addition of a new fine arts building, a media center expansion and renovation, and renovations to the main entrance along with Athletic Fields. This project value is \$17 million and is an occupied site.

**Charleston County School District – Charleston, SC**  
Charleston Progressive Academy is a combined elementary and middle school. The historic portion of the existing school was renovated and new construction was added to total 67,000 square feet. The project value is \$15 million and was an occupied site for a portion of the project.

**Berkeley County School District– Summerville, SC**  
Cane Bay High School is a 380,000 SF high school built on 126 acres with offices, classrooms, science labs, vocational training, auditorium, media center, and gymnasium. The project value is \$35 million

**Berkeley County School District**  
Hanahan High School is a 167,000 SF high school renovation and addition including a new gym, classrooms, kitchen, and renovation of existing classrooms and administrative offices. at Risk.



Charleston Progressive  
Academy  
Charleston County School  
District  
Charleston, SC





# CLINT CRUMMIE

## Superintendent

Clinton is a long term employee of M. B. Kahn Construction. Clinton rejoined M. B. Kahn in 2006 as a foreman and was promoted to Assistant Superintendent in 2007 and then to Superintendent. Clinton has worked on many school projects. He fully understands the extra effort and hours that are sometimes required especially on summer renovations. Clinton's dedication to client satisfaction makes him a valuable asset to any construction team.

**POSITION WITH FIRM**  
SUPERINTENDENT

**YEARS OF EXPERIENCE**  
TOTAL: 33

**AFFILIATIONS & CERTIFICATIONS**  
OSHA 30

**Berkeley County School District—  
Summerville, SC**

Cane Bay High School is a 380,000 SF high school built on 126 acres with offices, classrooms, science labs, vocational training, auditorium, media center, and gymnasium. The project value is \$35 million

**Charleston County School District –  
Charleston, SC**

The Center of Arts & Academics is a 338,000 SQ FT district-wide magnet school offers specialized programs and advanced curriculum for both middle and high school students with a value of \$76 million.

**Charleston County School District –  
Charleston, SC**

James Simons Montessori School is a 66,000 SQ FT, three-story facility for 500 students in downtown Charleston. The historical façade is being preserved and the project

has a value of \$20 million.

**College of Charleston – Charleston, SC**

The Science Center is a 116,000 SF, three-story research and teaching facility built at the corner of Calhoun and Comings Streets in the heart of downtown Charleston with a volume of \$47 million. It features details such as historically correct granite curbing along with brick and bluestone sidewalk pavers.

**2018-2019 Beaufort County Capital  
Improvements Program - Beaufort, SC**

These projects consisted of additions and renovations to 10-14 schools throughout Beaufort County. Clint was a site supervisor.

Cane Bay High School  
Berkeley County School  
District  
Summerville, SC







# MARGARET H. RUSH

## Local & M/SBE Participation, OJT Program, Internship Program

Mrs. Rush previously served as Director of Programs for M. B. Kahn Construction, and coordinated employment, OJT and Contractor Certification for the Charleston County Detention Center project.

Active in governmental affairs at the local, state, and national level, she was the 1st African-American to serve on the powerful Highways & Public Transportation Commission since creation in 1917. Appointed by the Governor, she served an unprecedented 12 year term, representing the 9th Judicial Circuit.

### POSITION WITH FIRM

Program Coordinator  
JGM ASSOCIATES

### EDUCATION

Masters, Business  
Management,  
Webster University

B.S., Organizational  
Management, Voorhees  
College, Denmark, SC

Associate Degree, Marketing,  
Trident Technical College

### YEARS OF EXPERIENCE

Total: 30

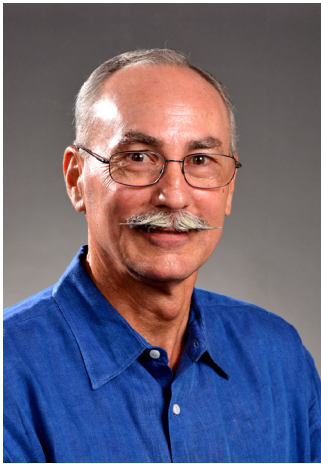
In 1980, Mrs. Rush was appointed by then President Jimmy Carter to the National Outdoor Advertising Council, representing South Carolina. The responsibility of this group was to regulate and control the erection of billboards on the Interstate System.

Past projects, serving as the M/W/DBE and Local Participation Coordinator with M. B. Kahn:

- Beaufort County Schools  
Summer Renovations Program - 60% M/W/DBE Participation.
- Charleston County Schools  
70% Local and 25% Minority Participation DBE on the Simmons School project.
- Fairfield County Schools  
New Career-Tech Center – CM at Risk. Local Participation is 60%.

James Simons Montessori  
Charleston County School  
District  
Charleston, SC





## DANIEL WESSINGER

### Corporate Safety Director

Daniel can provide safety planning methods, policies and best practices for the procedures manual. Daniel is in charge of M. B. Kahn's extremely aggressive safety program. The program has won numerous awards and has been featured in several national publications, i.e., Nations Business and Professional Safety. Daniel periodically visits each job site, and he has the ultimate responsibility for the overall success of the safety program. He publishes a safety newsletter on a quarterly basis.

#### Responsibilities

Daniel oversees the M. B. Kahn's safety program. His duties include, but are not limited to, the following:

- Manage all safety personnel
- Oversee Incident investigation, reporting, and OSHA record keeping
- Manage all work comp claims
- OSHA 30hr Training instruction for all salaried supervisors
- Manage all OSHA inspections, citations, abatements
- Reviews and keeps M. B. Kahn's Safety Manual up to date
- Oversee written safety procedures/ processes
- Oversee all safety training
- Oversee Drug Testing Program
- Oversee new-hire safety orientation procedures
- Oversee all and makes periodic jobsite safety inspections

#### POSITION WITH FIRM

Corporate Safety Director

#### TOTAL YEARS OF EXPERIENCE

28

#### QUALIFICATIONS

- OSHA 500 Trainer NCCER Master Core Curricula Instructor
- President of American Society of Safety Engineers State Chapter
- Awarded the Distinguished Service to Safety Award - Occupational Safety Council, 2005

#### M. B. Kahn Safety Awards Include:

##### South Carolina Chamber of Commerce Safety Awards

- Commendation of Excellence: 2000, 2001, 2003 - 2015

##### South Carolina Dept. of Labor, Licenses & Regulations

- Safety Achievement Award: 2001, 2003, 2009, 2015

##### South Carolina Occupational Safety Council

- Perfect Record Certificate
- Efforts and Achievements in Accident Prevention
- Safety Performance Certificate
- Palmetto Safety Award: 2001, 2003
- Achievement in Accident Prevention: 2002, 2004, 2005, 2006, 2007, 2008

##### Carolinas AGC

- Safety Excellence: First Place 2003 over 1 million man hours
- President Award: 2001, 2003, 2007, 2009
- Merit Award: 2002, 2004, 2005, 2006, 2008, 2010, 2012, 2013
- Achievement for Outstanding Safety Performance: 2011

##### Associated Builders and Contractors

- STEP Award – Gold Level: 2009, 2010, 2012, 2013, 2014, 2015
- Platinum Step Award: 2011

**Identify current team member obligations, project assignments, and the approximate percentage of time each team member will spend on this project during the different stages of the project.**

The team members' percentage of time to be spent on the project is listed below. As far as their assignments and obligations are concerned, the Project Managers and Superintendents assigned to your project have been assigned because they will be completing the projects to which they are assigned.

M. B. Kahn's preconstruction staff is large enough to handle several projects simultaneously. We, in fact, are ready to begin work immediately upon notice to proceed.

**Describe how the construction team would be organized throughout the life of the Project.**

Assigned Project Managers and Superintendents will be present at interviews. The organization of the construction team is as follows:

Principal-in-Charge	Chris Pettit	Continuously
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Chris will be involved throughout the life of the project, and takes responsibility for ensuring the project's success.

Project Managers	Matt Harrell, Rob Jeffcoat, Tripp Williams & Chris Paddrik	100%
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Their involvement will be 100% in the Project Manager role. Each has a lot of experience in Beaufort County School District, especially with new construction and renovations.

Superintendents	Randy Crummie Chris Thigpen, Clint Crummie, Dwight Robertson & Mike King	100%
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Randy, Matt, Tripp and Rob will be present on the job site 100% of the time. They are responsible for the day-to-day operations of the projects on site. Chris is available as needed.

Corporate Safety	Daniel Wessinger	Weekly
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The safety team will monitor safety throughout the life of the project. Weekly site inspections will provide feedback directly to the Project Managers. Each inspection will provide a "Grade" between 1 and 10. Any inspections generating a grade below 7 will require a meeting between the Project Managers and the Superintendents.





**Specifically identify your assigned Project Manager and possible Superintendents for the Project. Proposers shall propose a single Project Manager that will be assigned to all project sites. It is the intent of the District to have a single point of contact (per general contractor selected) for all project sites for preconstruction through completion of construction. The proposed Project Manager must be present at the RFP interviews, and the selected firm must commit to maintain the same persons as Project Manager for the entire duration of the project.**

M. B. Kahn's assigned Project Managers and possible Superintendents for the project will be as follows:

Project Managers                      Matt Harrell, Rob Jeffcoat, Tripp Williams & Chris Paddrik

Their involvement will be 100% in the Project Manager role. Each has a lot of experience with this team, especially with new construction and renovations on existing campuses and will be the main contact for the duration of the contract.

General Superintendent              Randy Crummie

Randy will be present on the job site 100% of the time. He is responsible for the day-to-day operations of the projects on site.

Superintendents                      Chris Thigpen, Dwight Robertson, Clint Crummie and Mike King

## **Describe your team's experience as part of a similar Project Team.**

This Proposed Project Team has been working together for years, and there is a synergy among them that is evident in their work. Chris Thigpen and Randy Crummie started working together over 20 years ago in on school projects in Charleston County, and for the last 10 years continuously with Beaufort County School District as well. There is not a school in Beaufort County they have not touched, and most of the principals in the district know them by name, and by their respect for their staff and students during projects.





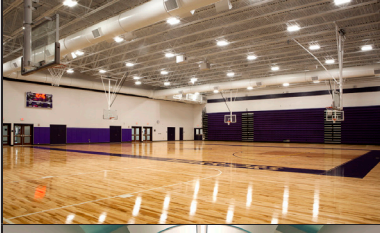



Chris Pettit, Randy, Clint, Thigpen and Mike have been working continuously together for Berkeley, Beaufort, and Charleston County School District for over 10 years as well. They work well together, rely on each other, and have each other's backs. Mike King is currently finishing a 70,000 sf Medical Pavilion in Okatie with PM Matt Harrell. Aside from his medical experience, Matt Harrell has delivered a multitude of large K-12 projects in Charleston County, as well as a \$46 Million Renovation and Addition to the College of Charleston Rita Hollings Building in Downtown Charleston. Aside from being college friends, Chris Paddrik and Matt have worked together on multiple projects starting with the Replacement North Charleston Creative Arts School in North Charleston, SC, and then CofC Rita Hollings, where Paddrik served as the Onsite Project Manager. Rob Jeffcoat has been a welcomed addition to the team the last 6 years with the construction of Whale Branch Early College Gym and PAC additions, and numerous Summer Work Programs. He currently is working with Dwight Robertson and Randy Crummie on the last quarter of work at May River High School Addition. Dwight's experience in masonry construction is unmatched in the industry, and his detail to quality in masonry and school work is exceptional. Last but not least, Tripp Williams has also built his share of schools as well, including being the onsite Project Manager for James Simons Montessori School in Downtown Charleston. During this time M. B. Kahn had 4 School Projects ongoing all at once within 1 mile. Tripp was able to work with Randy, Chris and Mike at Charleston Progressive on coordinating manpower, equipment, and subcontractors so that it did not hinder either project, nor the two others (Rivers Education Center and Buist Academy) ongoing at the same time. All 4 projects completed on time and are still to this day some of Charleston County's finest examples of schools in downtown Charleston that blended Historical and New Construction initiatives.

We are accustomed to high profile renovation and addition projects, especially on existing campuses, such as Beaufort County School District's summer renovations and Whale Branch Early College High School Gym and Performing Arts Center. Our team has experience in communicating effectively with other team members, architects and engineers, School District staff, Board members, and the public. We also have a continuing relationship with LS3P and Jumper Carter Sease, the architects selected by Beaufort County School District. If you asked the Architects at each Company and current BCSD Project Managers, they will tell you we implement and maintain a TEAM approach and partnership from project start through project finish and closeout.

While a contract establishes legal relationships, the Partnering process will establish working relationships among the parties (stakeholders) involved through a mutually developed, formal strategy of commitment and communication. It creates an environment where trust and teamwork prevent disputes, foster a cooperative bond to everyone's benefit, and facilitate the completion of a successful project. This TEAM approach does not just lie with M. B. Kahn, BCSD, and the Design Team. It trickles into our subcontractor and vendor relationships as well. We are only as good as the partners we work with, so creating this environment will be of the utmost importance and start from the day we are hired.

We believe Beaufort County School District is extremely wise to select the CMR process for both Robert Smalls International Academy and Battery Creek High School. The Construction Manager needs to work closely with the architect and owners during the design to ensure budget and schedule compliance. It is essential that early material and equipment orders are identified and placed. Also the work needs to be well planned (including staffing) during the fall so that early site packages can be planned for and permitted, early steel and other long lead materials be bid out early and release in order to meet the construction schedule.

The knowledge, experience together, and company tenure of your proposed team is unmatched, and uncommon in this current market. This has provided M. B. Kahn and our clients with the continuous type of service and commitment that was established and ingrained in our employees over 93 years ago when we first opened. Your team will be here from start to finish, and we aren't going anywhere. We'll be here when you need us.

	May River High School Addition Beaufort, SC Beaufort County School District LS3P Associates \$11,000,000		James Island Charter High School Charleston, SC Charleston County School District LS3P Associates Cost \$18,678,556
	River Ridge Academy Addition Beaufort, SC Beaufort County School District LS3P Associates \$9,000,000		Charleston Progressive Academy Charleston, SC Charleston County School District Liollio Architecture Cost \$16,595,467
	Whale Branch Early College High School Gym & PAC Beaufort, SC Beaufort County School District McMillian Pazdan Smith Cost \$16,000,000		West Ashley High School Charleston, SC Charleston County School District LS3P Associates Heery International, Inc. Cost \$44,195,366
	Summer Enhancement Programs 2020 - 2010 Beaufort County School District Red Iron Architects, LLC McMillan Pazden Smith Jumer Carter Sease Architects Over \$40,000,000		Cane Bay High School Summerville, SC Berkeley County School District Jumper Carter Sease Architects Southern Management Group Cost \$34,613,832





## SECTION 4 - PREVIOUS EXPERIENCE

## SECTION 4



M. B. Kahn  
Construction

M. B. KAHN CONSTRUCTION CO., INC. PROPOSAL FOR THE

## BEAUFORT COUNTY SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR  
ROBERT SMALLS INTERNATIONAL ACADEMY - REPLACEMENT SCHOOL ON ACTIVE CAMPUS  
&  
BATTERY CREEK HIGH SCHOOL - RENOVATION OF SCHOOL ON ACTIVE CAMPUS



**Describe your previous experience in providing the similar services as described above. Provide a minimum of three references of similar projects for these services.**

M. B. Kahn has been in business since 1927, and has managed the construction of more than 1,200 K-12 public school facilities over the course of our 93-year history. Our local and regional K-12 educational experience makes us uniquely qualified to provide Construction Phase services, starting with Preconstruction Services. We are currently working in the following South Carolina School Districts, and have provided preconstruction/construction services to each: Beaufort, Berkeley, Charleston, Lexington One, Lexington Four, Richland One, Richland Two, Dorchester 4, and Rock Hill Three. We are keenly aware of the South Carolina construction bid climate, and we employ full-time cost estimators and schedulers to keep us abreast of material and labor trends.

M. B. Kahn as a company, and the personnel we will assign to your building program, has considerable public school experience and specific experience in South Carolina school construction. M. B. Kahn has managed more than two billion dollars of school construction projects in the last 10 years, and more than 70% of M. B. Kahn's total volume is educational construction. As you will see from our extensive list of school experience, we have worked with many school districts in South Carolina, and we have quite an impressive list of references. We encourage you to call them.

**REFERENCES**

	Ms. Alison Thomas, Director Riverview Charter School 81 Savannah Highway Beaufort, SC 29906 (843) 379-0123
	Mr. John Sion MUSC Health 325 Calhoun Street Charleston, SC 29425 (843) 670-8546
	Keith Myhand, AIA Jumper Carter Sease Architects 412 Meeting Street West Columbia, SC 29169 (803) 791-1020
	Mr. Russell Baxley, President and CEO Beaufort Memorial Hospital 955 Ribaut Road Beaufort, SC 29902 (843) 522-5140



## For the past three years, provide the following information:

### a. Identify all projects (name, location, completion date and Contract amount).

Project	City	State	Amount	Year
Spartanburg High School - Construction	Spartanburg	SC	\$141,428,532	2020
McCracken Middle School	Spartanburg	SC	\$11,440,050	2020
N. Charleston Parking Deck Masonry	N. Charleston	SC	\$1,455,261	2020
GVL Tech Bldg. 102 Renovation	Greenville	SC	\$11,028,019	2020
8% Upgrade Projects - GC & Fee	Florence	SC	\$990,000	2020
Direct Cost - 8% Upgrade Projects	Florence	SC	\$7,130,000	2020
Columbia Metro WWT Anaerobic Digesters Rehab	Columbia	SC	\$22,458,792	2020
Jasper County CATE Renovations	Ridgeland	SC	\$9,923,000	2020
Chapin WWTP Expansion to 2.4 MGD	Chapin	SC	\$15,375,551	2020
BCBS Data Center Renovation	Columbia	SC	\$4,472,895	2020
Zeus Project EI	Gaston	SC	\$41,607,148	2020
Cromer Road Pump Station Storage Modifications	Lexington	SC	\$6,768,096	2020
Improvements to Train 1 Aeration at the Metro WWTP	Columbia	SC	\$28,488,500	2020
Southeastern Spine Institute MOB	Mount Pleasant	SC	\$22,690,913	2020
Vetroresina Expansion	Greenville	SC	\$6,238,431	2020
Grace Homes	Charleston	SC	\$19,156,519	2020
Improvements to McCown Groundwater TP	Florence	SC	\$2,491,531	2020
Bausch & Lomb Shop Relocation	Greenville	SC	\$1,523,159	2020
MUSC ART 2nd Floor Pathology	Charleston	SC	\$2,233,351	2020
1400 Highway 101 South BMW Hall	Greer	SC	\$6,438,543	2020
Edmund Transfer Station	Lexington	SC	\$5,656,462	2020
SSI Off Site Improvements	Mount Pleasant	SC	\$1,099,788	2020
Surge Upfit Drywall	Columbia	SC	\$20,370	2020
Riverside Dr WTP Solids Dewatering Facility Upgrades	Gainesville	GA	\$1,773,806	2020
Hampton Inn & Suites	Lexington	SC	\$9,496,827	2020
Piedmont Tech Ctr. for Advanced Mfg.	Greenwood	SC	\$12,170,467	2020
SAFE Federal Credit Union - Operations Bldg	Sumter	SC	\$9,995,948	2020
BCSD 2019 Summer Work	Beaufort	SC	\$3,172,515	2020
CIP-2196 Cherry Point Equalization Tank Replacement	Ridgeland	SC	\$3,041,800	2020
Hanahan WTP System Improvements	Hanahan	SC	\$2,499,994	2020
Multi Level Parking Garage & Office Bldg	N Charleston	SC	\$43,781,729	2020
Dominion Myrtle Beach Crew Quarters	Myrtle Beach	SC	\$5,927,612	2020
New Gilbert Area ES - Constr	Gilbert	SC	\$29,209,678	2020
Lowcountry Endoscopy Center	Summerville	SC	\$5,248,552	2020
BMH South of Broad	Bluffton	SC	\$21,791,595	2020
Quail Lane PS Flood Protection Improvements	Columbia	SC	\$424,698	2020
Riverside Drive WTP PAC Feed	Goose Creek	SC	\$1,042,337	2020
Roper Bon Secours St. Francis Hospital Pharmacy USP	Charleston	SC	\$354,442	2020
Dominion Fleet Services	West Columbia	SC	\$8,500,000	2020
AVID Hotel Summerville	Summerville	SC	\$8,060,434	2020
Lexington Medical Ctr, Northeast Masonry	Columbia	SC	\$118,962	2020
Okatie Med Pavilion Masonry	Bluffton	SC	\$941,176	2020
River Park Recreation Area	Rock Hill	SC	\$3,688,089	2020
MBSWTP Filtered Water Pump #4 Installation	Myrtle Beach	SC	\$145,285	2020
Linwood WRF Improvements	Gainesville	GA	\$475,609	2020

Beaufort HS	Beaufort	SC	\$270,713	2020
Custom Profile	Camden	SC	\$1,218,864	2020
Building 201 Phase 3	Greenville	SC	\$1,490,940	2020
Pump Station & Force Main ES17	Gilbert	SC	\$1,047,250	2020
BCBS Boardroom Renovation	Columbia	SC	\$1,593,040	2020
FY19 Lift Station Improvements	Gainesville	GA	\$1,027,709	2020
BMH Reno for New CT Scan	Beaufort	SC	\$1,668,095	2020
River Park Trail Package	Rock Hill	SC	\$270,955	2020
ART Third Floor Bathroom Renovation	Charleston	SC	\$179,828	2020
Bausch & Lomb Misc Jobs 2020	Greenville	SC	\$905,632	2020
GE TS7 Pedestal Removal	Greenville	SC	\$132,936	2020
Richardson WTP Membrane Replacement	Wilmington	NC	\$418,100	2020
Building 201 QC Lab Renovation	Greenville	SC	\$270,196	2020
Chemical Storage Building	Greenville	SC	\$91,371	2020
Conway WWTP Masonry	Longs	SC	\$91,000	2020
Tenet Healthcare Upfit	Mount Pleasant	SC	\$2,805,068	2020
Isle of Wight County Schools Plan	Smithfield	VA	\$30,000	2020
BlueCross BlueShield GPCC Washline	Columbia	SC	\$238,144	2020
Holiday Inn Conversion HGI Air	West Columbia	SC	\$120,661	2020
Gateway ASC Renovations	Concord	NC	\$2,317,657	2020
River Ridge High School Addition	Bluffton	SC	\$9,004,120	2020
May River High School Addition	Bluffton	SC	\$11,863,385	2020
Pelion Elementary School Renovation	Pelion	SC	\$1,429,650	2020
CPM Midtown Storefront Renovation	Port Royal	SC	\$43,865	2020
B&L Bulk Ingredient Tank	Greenville	SC	\$705,096	2020
Palms on Lady - Demo	Columbia	SC	\$229,462	2020
BCBS Atrium Renovation	Columbia	SC	\$389,766	2020
BCBS Facility Assessment	Columbia	SC	\$18,911	2020
Caroline's Cottage	Ridgeland	SC	\$5,200,000	2020
GE Aviation Office Addition	Piedmont	SC	\$270,560	2020
James Creek Water Reclamation Facility Upgrade	Suwanee	GA	\$25,187,309	2019
B&G Lexington Tower Masonry	West Columbia	SC	\$7,730,182	2019
Savannah Cultural Arts Center - Construction	Savannah	GA	\$17,243,854	2019
Constantia Equipment Masonry	Blythewood	SC	\$15,749	2019
Richland County Sales Tax Transportation Program	Various	SC	\$245,636,333	2019
Ewing Middle Renovations	Gaffney	SC	\$2,056,759	2019
Gaffney Middle Renovations	Gaffney	SC	\$2,724,000	2019
Granard Middle Renovations	Gaffney	SC	\$1,945,000	2019
PAIR Alternative School (Davis)	Cayce	SC	\$825,000	2019
Crooked Creek WWTP	Indian Trail	NC	\$7,752,531	2019
Seibels Building Renovation	Columbia	SC	\$14,648,185	2019
Discovery Village at Sandhill	Columbia	SC	\$32,141,207	2019
Homewood Suites at West End	Greenville	SC	\$27,225,833	2019
Discovery Village Masonry	Columbia	SC	\$839,127	2019
Columbia Museum of Art	Columbia	SC	\$5,184,557	2019
Absolute Haitian - New Assembly Plant	Moncks Corner	SC	\$15,250,000	2019
Whale Branch Early College HS Gym and PAC	Seabrook	SC	\$15,862,893	2019
PAI QC Lab	Greenville	SC	\$2,113,597	2019
Village Family Dental Annex Building	Fayetteville	NC	\$5,576,665	2019
BMH-Birthing Ctr Exterior Work	Beaufort	SC	\$2,308,970	2019



Constantia Phase 2	Blythewood	SC	\$6,405,125	2019
Mary Bramlett Reroof	Gaffney	SC	\$905,058	2019
230 BP Demolition	Columbia	SC	\$327,130	2019
Sweeney Water Treatment Plant Ozone Upgrade	Wilmington	NC	\$1,390,445	2019
BMH-Admin & MD Lounge Renovations	Beaufort	SC	\$1,089,888	2019
Bull Creek WTP Bulk Alum Storage Modifications	Bucksport	SC	\$906,704	2019
ART Bathroom Renovations	Charleston	SC	\$171,656	2019
BCSD 2018 Summer Work	Beaufort	SC	\$5,432,440	2019
Palmetto Health Education & Lab Consolidation	Columbia	SC	\$1,094,943	2019
Marion County Spec Bldg	Marion	SC	\$3,169,968	2019
Winyah Pre-treatment Plant	Georgetown	SC	\$3,687,594	2019
Sun City Enhancements Phase I	Okatie	SC	\$1,693,400	2019
Convert HS to MS (Spartanburg)	Spartanburg	SC	\$56,700	2019
BMW Hall 30 Lifter Penthouse	Greer	SC	\$1,981,827	2019
Constantia Phase 2/3 Masonry	Blythewood	SC	\$19,300	2019
MUSC Health-West Campus	Charleston	SC	\$27,936,893	2019
Palmetto Health Baptist Chiller	Columbia	SC	\$471,652	2019
Inland Port Chassis Yard	Greer	SC	\$3,669,522	2019
Palmetto Health Baptist Chiller Masonry	Columbia	SC	\$123,228	2019
2nd & 3rd Floor Reno Regency Healthcare	Florence	SC	\$1,391,993	2019
Jasper County Shell Bldg #4	Ridgeland	SC	\$2,057,266	2019
Dunes Club #1 Pump Station	Myrtle Beach	SC	\$677,173	2019
BMH 1st Floor Infusion Expansion	Beaufort	SC	\$121,542	2019
JMWSC High Service Pump Station Improvements	Lexington	SC	\$576,185	2019
GHS Cooling Tower	Gaffney	SC	\$405,769	2019
Fuyao Glass Curing Chamber	Fountain Inn	SC	\$330,858	2019
Hirsch Glass Expansion	Latta	SC	\$100,523	2019
Clear Dot - Marion St	Columbia	SC	\$210,606	2019
UH/CH Fire Pump Flood Barrier	Charleston	SC	\$257,290	2019
Chapin WWTP Masonry	Chapin	SC	\$21,432	2019
Midlands Ortho Casework Replacement	Columbia	SC	\$16,991	2019
Midlands Ortho Sliding Door	Columbia	SC	\$16,659	2019
BMH 3rd Floor Oncology Renovation	Beaufort	SC	\$132,056	2019
Lexington tech Ctr Parking Lot Resurface	Lexington	SC	\$156,486	2019
BMH 1 Burnt Church Rd	Bluffton	SC	\$246,873	2019
Florence One-5yr Maintenance Program	Florence	SC	\$185,000	2019
Latta SC Facility Addition	Latta	SC	\$4,026,963	2019
MBSWTP Ozone System Repairs	Myrtle Beach	SC	\$571,523	2019
Midlands Ortho Gregg St. Lobby	Columbia	SC	\$98,520	2019
Roper Hospital Pharmacy USP	Charleston	SC	\$359,670	2019
Mount Pleasant Hospital Pharmacy USP	Mt. Pleasant	SC	\$153,975	2019
Blythewood HS - Front Bus Loop	Blythewood	SC	\$22,083	2019
CPM Trask Parkway Renovations	Beaufort	SC	\$69,894	2019
Thermo Fisher Containment Pad	Greenville	SC	\$31,158	2019
MUSC T&M	Charleston	SC	\$23,700	2019
Zeus Mazak Foundation	Orangeburg	SC	\$20,225	2019
BMH-Psych	Beaufort	SC	\$61,282	2019
BMP 3rd Floor Surgical Specialists	Beaufort	SC	\$1,116,361	2019
Clear Dot Charter School	Columbia	SC	\$85,000	2019
RN Beck Child Dev Ctr	Florence	SC	\$163,143	2019

Dominion Emergency Project	Durham	NC	\$12,491	2019
Whale Branch Early College	Seabrook	SC	\$1,228,554	2019
Whale Branch ES	Seabrook	SC	\$276,600	2019
Coosa ES	Beaufort	SC	\$199,600	2019
Lady's Island MS	Beaufort	SC	\$178,935	2019
Mossy Oaks ES	Beaufort	SC	\$15,210	2019
District Office	Beaufort	SC	\$98,795	2019
M.C. Riley ES	Bluffton	SC	\$124,445	2019
Pritchardville ES	Bluffton	SC	\$258,800	2019
May River HS	Bluffton	SC	\$1,365,080	2019
Beaufort-Jasper Academy	Beaufort	SC	\$315,056	2019
Riverview Charter School	Beaufort	SC	\$18,566	2019
Okatie ES	Okatie	SC	\$14,652	2019
CPM Trask Parkway Interior Renovations	Beaufort	SC	\$206,616	2019
WM4164 Water Distribution & Remote Sites Impro	Columbia	SC	\$2,792,716	2018
Schwartz WWTP: Clarifier #2	Myrtle Beach	SC	\$3,146,133	2018
Richland Library 2013 Bond Program	Columbia	SC	\$60,000,000	2018
Water Treatment Plant Phase II Improvements	North Augusta	SC	\$15,383,124	2018
Lake Moultrie Water Treatment Plant Reliability Impro	Moncks Corner	SC	\$30,882,617	2018
Rita Hollings Science Center	Charleston	SC	\$49,778,677	2018
BMW LCI Expansion	Greer	SC	\$39,748,694	2018
Mary Bramlett Elementary Renovation	Gaffney	SC	\$2,970,000	2018
Blacksburg Middle Renovations	Blacksburg	SC	\$3,405,000	2018
Blacksburg High Renovations	Blacksburg	SC	\$3,405,000	2018
Gaffney High Renovations	Gaffney	SC	\$2,430,000	2018
New Replacement BD Lee Elementary	Gaffney	SC	\$16,425,000	2018
New Career & Technology Center	Gaffney	SC	\$18,713,000	2018
Lexington Two C.A.T.E Center	Cayce	SC	\$30,977,457	2018
Springdale ES Addition & Renovation	West Columbia	SC	\$12,496,875	2018
Division I and II Impro to the George H. Connelly WTP	Silverstreet	SC	\$7,792,862	2018
Homewood Suites North Charleston	N Charleston	SC	\$12,647,409	2018
P.O. Hoffer WTF Phase 1B - Reliability Improvements	Fayetteville	NC	\$4,033,665	2018
Columbia Metro WWTP Plant Non-Potable	Columbia	SC	\$1,666,794	2018
PS 001 Renovation	Goose Creek	SC	\$4,453,771	2018
Helmsville Road Pump Station	Monroe	NC	\$938,084	2018
Edgewood Library	Columbia	SC	\$2,200,000	2018
Luther Vaughan Elementary Renovation	Gaffney	SC	\$612,958	2018
Tru Hotel Fayetteville	Fayetteville	NC	\$7,274,245	2018
5th Ave Pump Station	Myrtle Beach	SC	\$2,616,975	2018
Winyah Civil and Foundation Package 1	Georgetown	SC	\$20,811,825	2018
TownePlace Suites North Charleston	N. Charleston	SC	\$11,719,866	2018
BCSD 2017 Summer Work	Beaufort	SC	\$5,841,815	2018
Lando-Manetta WWTP Expansion to 1.2 MGD	Richburg	SC	\$402,346	2018
Winyah Mechanical Equipment Pkg Work	Georgetown	SC	\$3,472,712	2018
Mauldin Road Water Resource Recovery Facility	Greenville	SC	\$573,947	2018
Mohawk Compressor Building Addition	Bennettsville	SC	\$955,039	2018
CPM Federal Credit Union	Bluffton	SC	\$1,645,573	2018
LMC LMP #3 Oncology Upfit	West Columbia	SC	\$7,007,901	2018
Cross Foundation RCC4-4	Pineville	SC	\$37,803,525	2018
CFVH Demo	Fayetteville	NC	\$945,401	2018



Teknor Apex Warehouse Expansion	Fountain Inn	SC	\$4,250,566	2018
Northside WWTP Digestors 4&5 Cover Coating	Wilmington	NC	\$580,836	2018
Wyman Gordon Heat Treat Expansion	Dillon	SC	\$2,702,192	2018
Palmetto High School Addition	Williamston	SC	\$1,719,404	2018
Constantia Phase I - Equipment Installation	Blythewood	SC	\$612,245	2018
Zeus St. Matthews	St. Matthews	SC	\$3,341,935	2018
BMP - 2nd Floor OBGYN	Beaufort	SC	\$345,455	2018
Ace Bakery	Gaffney	SC	\$3,569,268	2018
Valleygate Dental Surgery Center of the West	Greensboro	NC	\$3,030,002	2018
SCE&G Myrtle Beach Sitework	Myrtle Beach	SC	\$405,642	2018
Dillon Speculative Building	Dillon	SC	\$3,718,768	2018
GE TS7 Foundation Pedestals	Greenville	SC	\$297,959	2018
Lang Ligon	Greenville	SC	\$1,279,342	2018
Wyman Gordon ATM Canopy Expansion	Dillion	SC	\$308,569	2018
CPM Federal: Beaufort Midtown Re-Fresh	Beaufort	SC	\$43,705	2018
Santee Cooper Cross Station	Pineville	SC	\$669,495	2018
BMP-Cancer Ctr Addition	Beaufort	SC	\$3,231,193	2018
CIP#SS7284 Train I Impro @ MWWTP Masonry	Columbia	SC	\$396,082	2018
Myrtle Beach WWTP Filter Time & Materials	Myrtle Beach	SC	\$85,262	2018
Midlands Ortho PT	Lexington	SC	\$84,632	2018
Patheon Drum Storage	Greenville	SC	\$548,807	2018
BMH-BMAC 2nd floor Upfit	Beaufort	SC	\$1,098,996	2018
V.C. Summer - A30 Service Building	Jenkinsville	SC	\$16,876,935	2017
Midlands Ortho Addition & Renovation	Columbia	SC	\$616,861	2017
Pine Ridge MS Addition & Renovation	West Columbia	SC	\$5,691,323	2017
Concrete Primary - Construction	Easley	SC	\$2,157,050	2017
Bridgestone Aiken ORR Floor Slab Repairs	Trenton	SC	\$2,336,734	2017
Dorchester County Spec Bldg	St. George	SC	\$3,336,341	2017
LMC Women's Care	West Columbia	SC	\$2,885,470	2017
Cross Generation Station Unit I Foundations	Pineville	SC	\$3,919,901	2017
LMC Lexington Brain & Spine	West Columbia	SC	\$3,851,965	2017
Lake Murray Water Treatment Plant (Cola) Disinfection	Columbia	SC	\$22,062,300	2017
Columbia Canal WTP Raw Water Reservoir Dredging	Columbia	SC	\$7,579,150	2017
Town of Lexington Wastewater Metering Station	West Columbia	SC	\$1,341,145	2017
LMC Lexington Medical Park #3	West Columbia	SC	\$23,009,115	2017
J.L. Mann HS Addition	Greenville	SC	\$13,474,273	2017
Clay Hill ES-Additions	Ridgeville	SC	\$3,057,924	2017
Grassy Pond Elementary Addn & Reno	Gaffney	SC	\$2,804,296	2017
Northwest Elementary Addition & Renovation	Gaffney	SC	\$2,678,407	2017
Corinth Elementary Renovations	Gaffney	SC	\$860,111	2017
Congaree-Wood ECC & Herbert A. Wood ES	West Columbia	SC	\$3,191,928	2017
Hampton Inn & Suites - Fayetteville	Fayetteville	NC	\$7,821,664	2017
Hampton Inn & Suites - Walterboro	Walterboro	SC	\$6,827,318	2017
Wastewater Treatment Plant Discharge Modification	St Matthews	SC	\$4,239,325	2017
Colonial Life & 3 River Pump Stations	Columbia	SC	\$1,563,222	2017
SR-AHEC Medical Office Building	Fayetteville	NC	\$11,874,678	2017
Alum Sludge Storage Tank	Wilmington	NC	\$1,422,126	2017
MBSWTP Ozone System Modification	Myrtle Beach	SC	\$1,534,717	2017
BCSD 2016 Summer Work	Beaufort	SC	\$7,480,062	2017
GE RDC Facility Expansion	Greenville	SC	\$3,795,714	2017
Wilson Creek WWTP Facility Upgrade Sludge Storage	Greenwood	SC	\$2,221,792	2017

Field House and Athletic Improvements	Iva	SC	\$3,798,501	2017
REWA Line Investigation	Greenville	SC	\$644,239	2017
Wren Athletics Construction	Easley	SC	\$5,253,092	2017
Powdersville Athletics Construction	Greenville	SC	\$581,201	2017
Plum Island WWTP Maintenance Office Relocations	Charleston	SC	\$495,223	2017
Franke at Seaside Repair	Mt. Pleasant	SC	\$732,384	2017
UH Adult Emergency Department Renovation	Charleston	SC	\$142,643	2017
Patheon 4M2	Greenville	SC	\$3,173,221	2017
Winyah Station, Civil Foundation & Bridges - RCC4-3	Georgetown	SC	\$6,698,717	2017
Dorchester Compressor Station	Dorchester	SC	\$7,198,949	2017
FMCA for Broad River and Saluda River PS	Columbia	SC	\$74,417	2017
Crown Laundry	Bishopville	SC	\$4,690,834	2017
Koyo Temporary Parking Lot	Blythewood	SC	\$70,015	2017
Bausch & Lomb Chemistry Lab Renovation	Greenville	SC	\$782,014	2017
Moore Compressor Station	Moore	SC	\$3,929,869	2017
Children's Hospital 5th Floor Temporary Infusion	Charleston	SC	\$49,105	2017
Pinnacle Point Expansion Project	Columbia	SC	\$278,695	2017
Congaree-Wood Early Childhood Center Painting	West Columbia	SC	\$174,949	2017
Pine Ridge MS Painting	West Columbia	SC	\$151,128	2017
Herbert A. Wood ES Painting	West Columbia	SC	\$99,814	2017
Rewa IDC Purchase Orders	Greenville	SC	\$78,316	2017
JCI Wheel Wash Repair	Florence	SC	\$1,263,957	2017
BMP - 2nd Floor Primary Care Renovation	Beaufort	SC	\$379,938	2017
Jasper District Office	Ridgeland	SC	\$233,985	2016
Mauldin Road WRRF Digestors Complex Improvements	Greenville	SC	\$956,135	2016
Sept. Waste Receiving Station @ Upper I 8-Mi WWTF	Liberty	SC	\$829,716	2016
Woodland HS Addition Masonry	Dorchester	SC	\$204,000	2016
Pelham WRRF Screenings Compactor Installation	Greer	SC	\$325,275	2016
Secondary Clarifier Turntable Support & Feed Well Panels	Charleston	SC	\$246,840	2016
Scotia Village Activity Center	Laurinburg	NC	\$446,519	2016
Hoffer WTF - Phase I Reliability Improvements	Fayetteville	NC	\$13,595,544	2016
City of Columbia Winterwood PS Improvements	Columbia	SC	\$4,155,927	2016
WTP Phase I Improvements	North Augusta	SC	\$12,094,056	2016
Village Club Apartments	Columbia	SC	\$23,039,426	2016
N Charleston Creative Arts ES	N Charleston	SC	\$20,279,637	2016
Edgemoor Compressor Station	Edgemoore	SC	\$10,255,810	2016
Fourth Creek WWTP Improvements	Statesville	NC	\$4,102,199	2016
Lower Richland WRRF Lime Silo Rehabilitation	Simpsonville	SC	\$1,250,957	2016
Mt. Horeb United Methodist Church Multipurpose Bdg	Lexington	SC	\$13,397,643	2016
GE AMW	Greenville	SC	\$26,352,705	2016
Alma Elementary Reno	Gaffney	SC	\$427,486	2016
Bausch + Lomb Two Tank Project	Greenville	SC	\$3,244,103	2016
PS-75 Renovation and New Rerouted Force Main	Mt. Pleasant	SC	\$1,034,938	2016
V.C. Summer - Combined Maintenance Shop Building	Jenkinsville	SC	\$2,465,360	2016
Rifle Range Road WWTP Effluent PS Equipment Repl	Mount Pleasant	SC	\$2,754,973	2016
Scotia Village Phase V	Laurinburg	NC	\$4,389,701	2016
Kiswire Pine Bluff (KPB)	Pine Bluff	AR	\$12,194,089	2016
Accent Stainless	Loris	SC	\$3,641,105	2016
BCBS 51 Clemson Road	Columbia	SC	\$4,811,947	2016
CeramTec 2015 Plant Renvation	Laurens	SC	\$306,690	2016



## b. Identify all renovation/new construction projects with similar scope.

Project	City	State	Amount	Year
CFVMC Academic Center Construction	Fayetteville	NC	26,478,358	2021
Pinehaven Library	N Charleston	SC	9,639,122	2021
Georgetown County Schools	Georgetown	SC	165,000,000	2021
Lexington Medical Ctr Northeast	Columbia	SC	52,250,531	2021
McClenaghan Middle	Florence	SC	9,000,000	2021
Charleston G&A Building	Charleston	SC	8,363,757	2021
Blythewood High School Addition	Blythewood	SC	22,925,984	2021
Spartanburg High School - Construction	Spartanburg	SC	141,428,532	2020
McCracken Middle School	Spartanburg	SC	11,440,050	2020
GVL Tech Bldg. 102 Renovation	Greenville	SC	11,028,019	2020
James Island Library	James Island	SC	11,675,979	2020
Mt. Pleasant North Library	Mt. Pleasant	SC	20,162,515	2020
St. Paul's Library	Hollywood	SC	10,040,243	2020
West Ashley Library	West Ashley	SC	11,574,282	2020
Jasper County CATE Renovations	Ridgeland	SC	9,923,000	2020
BCBS Data Center Renovation	Columbia	SC	4,472,895	2020
Zeus Project EI	Gaston	SC	41,607,148	2020
Southeastern Spine Institute MOB	Mount Pleasant	SC	22,690,913	2020
Grace Homes	Charleston	SC	19,156,519	2020
Hampton Inn & Suites	Lexington	SC	9,496,827	2020
Piedmont Tech Ctr. for Advanced Mfg.	Greenwood	SC	12,170,467	2020
SAFE Federal Credit Union - Operations Bldg	Sumter	SC	9,995,948	2020
Multi Level Parking Garage & Office Bldg	N Charleston	SC	43,781,729	2020
Dominion Myrtle Beach Crew Quarters	Myrtle Beach	SC	5,927,612	2020
New Gilbert Area ES - Constr	Gilbert	SC	29,209,678	2020
Lowcountry Endoscopy Center	Summerville	SC	5,248,552	2020
Okatie Medical Pavilion	Bluffton	SC	21,791,595	2020
AVID Hotel Summerville	Summerville	SC	8,060,434	2020
4500 Leeds Ave Reno	N Charleston	SC	15,000,000	2020
River Ridge High School Addition	Bluffton	SC	9,004,120	2020
May River High School Addition	Bluffton	SC	11,863,385	2020
Pelion Elementary School Renovation	Pelion	SC	1,429,650	2020
Caroline's Cottage	Ridgeland	SC	5,200,000	2020
Ewing Middle Renovations	Gaffney	SC	2,056,759	2019
Gaffney Middle Renovations	Gaffney	SC	2,724,000	2019
Granard Middle Renovations	Gaffney	SC	1,945,000	2019
Seibels Building Renovation	Columbia	SC	14,648,185	2019
Discovery Village at Sandhill	Columbia	SC	32,141,207	2019
Homewood Suites at West End	Greenville	SC	27,225,833	2019
Whale Branch Early College HS Gym and PAC	Seabrook	SC	15,862,893	2019
BHS Stadium	Blacksburg	SC	4,309,000	2019
GHS - Weight Room	Gaffney	SC	2,375,000	2019
Village Family Dental Annex Building	Fayetteville	NC	5,576,665	2019
BMH-Birthing Ctr Exterior Work	Beaufort	SC	2,308,970	2019
Constantia Phase 2	Blythewood	SC	6,405,125	2019
MUSC Health-West Campus	Charleston	SC	27,936,893	2019
R212	Columbia	SC	38,821,573	2018
Richland Library 2013 Bond Program	Columbia	SC	60,000,000	2018

RCPL-New Sandhills Branch Construction	Columbia	SC	10,320,000	2018
Rita Hollings Science Center	Charleston	SC	49,778,677	2018
Preconstruction Services for Bedford Schools	Bedford	VA	44,000,000	2018
Mary Bramlett Elementary Renovation	Gaffney	SC	2,970,000	2018
Blacksburg Middle Renovations	Blacksburg	SC	3,405,000	2018
Blacksburg High Renovations	Blacksburg	SC	3,405,000	2018
Gaffney High Renovations	Gaffney	SC	2,430,000	2018
New Replacement BD Lee Elementary	Gaffney	SC	16,425,000	2018
New Career & Technology Center	Gaffney	SC	18,713,000	2018
Lexington Two C.A.T.E Center	Cayce	SC	30,977,457	2018
Springdale ES Addition & Renovation	W Columbia	SC	12,496,875	2018
Homewood Suites North Charleston	N Charleston	SC	12,647,409	2018
Edgewood Library	Columbia	SC	2,200,000	2018
Valleygate Dental ASC	Fayetteville	NC	3,462,006	2018
Tru Hotel Fayetteville	Fayetteville	NC	7,274,245	2018
TownePlace Suites North Charleston	N. Charleston	SC	11,719,866	2018
BCSD 2017 Summer Work	Beaufort	SC	5,841,815	2018
CPM Federal Credit Union	Bluffton	SC	1,645,573	2018
LMC LMP #3 Oncology Upfit	W Columbia	SC	7,007,901	2018
V.C. Summer - A30 Service Building	Jenkinsville	SC	16,876,935	2017
Pine Ridge MS Addition & Renovation	W Columbia	SC	5,691,323	2017
LMC Women's Care	W Columbia	SC	2,885,470	2017
LMC Lexington Brain & Spine	W Columbia	SC	3,851,965	2017
LMC Lexington Medical Park #3	W Columbia	SC	23,009,115	2017
J.L. Mann HS Addition	Greenville	SC	13,474,273	2017
Grassy Pond Elementary Addn & Reno	Gaffney	SC	2,804,296	2017
Northwest Elementary Addition & Renovation	Gaffney	SC	2,678,407	2017
Congaree-Wood ECC & Herbert A. Wood ES	W Columbia	SC	3,191,928	2017
Hampton Inn & Suites - Fayetteville	Fayetteville	NC	7,821,664	2017
Hampton Inn & Suites - Walterboro	Walterboro	SC	6,827,318	2017
MUSC Telehealth Center	Charleston	SC	3,791,503	2017
SR-AHEC Medical Office Building	Fayetteville	NC	11,874,678	2017
BCSD 2016 Summer Work	Beaufort	SC	7,480,062	2017
Field House and Athletic Improvements	Iva	SC	3,798,501	2017
Wren Athletics Construction	Easley	SC	5,253,092	2017
Village Club Apartments	Columbia	SC	23,039,426	2016
N Charleston Creative Arts ES	N Charleston	SC	20,279,637	2016
Mt. Horeb United Methodist Church Multi Bld	Lexington	SC	13,397,643	2016
Harleyville Ridgeville K-8 School	Dorchester	SC	1,685,293	2016
Williams Memorial ES	St. George	SC	2,165,138	2016
Homewood Suites Concord	Concord	NC	10,603,463	2016
Hilton Garden Inn Addition	Charlotte	NC	3,287,762	2016
FFE Arena & Baseball Stadium	Iva	SC	3,277,030	2016
Woodland High School	Dorchester	SC	2,905,597	2016
Lexington One Bldg. Program (2008)	Lexington	SC	264,000,000	2015
North Vista Elementary	Florence	SC	15,832,061	2015
MUSC CSB 9th Floor Renovation	Charleston	SC	7,430,708	2015
Dillon High School Auditorium & District Office	Dillon	SC	8,260,041	2015
Stratford High School Additions	Goose Creek	SC	7,656,163	2015
Career & Technology Center	Winnsboro	SC	14,885,592	2015
James Island Charter High School Renovation	Charleston	SC	18,678,556	2015



**Additionally:**

(i) Indicate any such project where Liquidated Damages were assessed against your firm for failure to achieve substantial completion within the Contract Time, and describe the circumstances of the same.

M. B. Kahn has never had liquidated damages assessed against us for any reason.

(ii) Identify any such project in which your firm made a Claim or Change Order Request for acceleration damages, and describe the circumstances of the same.

During 2013 it became necessary to accelerate construction on 2 projects for Charleston County School District. These projects are Buist Academy and Charleston Progressive Academy in downtown Charleston. These projects worked 7- 10 hour days a week. Because these were hard bid projects it has been necessary to handle the acceleration costs through change orders. The change orders are were worked out amicably.

(iii) Identify any such project in which your firm was terminated (whether for cause or for convenience) by the owner prior to substantial completion, and describe the circumstances of the same.

M. B. Kahn has never been terminated by an Owner for any reason.

(iv) Identify all projects which had a negotiated fee or guaranteed maximum price.

In order to fully answer this question, we have annotated our list of projects attached with "Negotiated". It is important to note that M. B. Kahn procures work through a variety of delivery methods including hard bid. This keeps us competitive in the market place and well acquainted with the subcontractors who provide the best value for our clients. The list of "Negotiated" projects begins below.

Project	City	State	Contract Amount	Year
Bluffton Elementary School	Bluffton	SC	\$2,405,850	2021
HHIES IB Bond Referendum	Hilton Head	SC	\$2,937,044	2021
HHSCA Bond Referendum	Hilton Head	SC	\$801,235.	2021
Okatie Medical Pavilion	Okatie	SC	\$23,000,000	2020
Spartanburg High School - Construction	Spartanburg	SC	\$141,428,532	2020
McCracken Middle School	Spartanburg	SC	\$11,440,050	2020
BCSD 2019 Summer Work	Beaufort	SC	\$3,172,515	2020
New Gilbert Area ES - Constr	Gilbert	SC	\$29,209,678	2020
Beaufort HS	Beaufort	SC	\$270,713	2020
River Ridge High School Addition	Bluffton	SC	\$9,004,120	2020
May River High School Addition	Bluffton	SC	\$11,863,385	2020
Pelion Elementary School Renovation	Pelion	SC	\$1,429,650	2020
MUSC Health - West Campus	Charleston	SC	\$27,936,839	2019
PAIR Alternative School (Davis)	Cayce	SC	\$825,000.00	2019
Savannah Cultural Arts Center - Construction	Savannah	GA	\$16,950,837.00	2019
Discovery Village at Sandhill	Columbia	SC	\$31,856,934.00	2019
BCSD 2018 Summer Work	Beaufort	SC	\$5,432,440.00	2019
Whale Branch Early College HS Gym & PAC	Seabrook	SC	\$15,884,325.00	2019
Village Family Dental Annex Building	Fayetteville	NC	\$5,495,782.00	2019
Zeus Project E1	Gaston	SC	\$39,733,913.00	2019
BCSD Precon 2019	Beaufort	SC	\$27,000.00	2019

Clear Dot - Marion St	Columbia	SC	\$102,532.00	2019
New Gilbert Area ES - Constr	Gilbert	SC	\$3,176,989.00	2019
Lexington tech Ctr Parking Lot Resurface	Lexington	SC	\$156,486.00	2019
Lexington Two C.A.T.E Center	Cayce	SC	\$30,977,457.00	2018
Springdale ES Addition & Renovation	West Columbia	SC	\$12,496,875.00	2018
Valleygate Dental ASC	Fayetteville	NC	\$3,462,006.00	2018
BCSD Precon 2018	Beaufort	SC	\$27,000.00	2018
BCSD 2017 Summer Work	Beaufort	SC	\$5,841,815.00	2018
Palmetto High School Addition	Williamston	SC	\$1,719,404.00	2018
Valleygate Dental Surgery Center of the West	Greensboro	NC	\$3,030,002.00	2018
Clay Hill ES-Additions	Ridgeville	SC	\$3,057,924.00	2017
Congaree-Wood Early Childhood Center	West Columbia	SC	\$3,191,928.00	2017
MUSC Telehealth Center	Charleston	SC	\$3,791,503.00	2017
SR-AHEC Medical Office Building	Fayetteville	NC	\$11,874,678.00	2017
BCSD 2016 Summer Work	Beaufort	SC	\$7,480,062.00	2017
Pine Ridge MS Addition & Renovation	West Columbia	SC	\$5,691,323.00	2017
Concrete Primary - Construction	Easley	SC	\$2,157,050.00	2017
Lexington HS Gym Reno-Constr	Lexington	SC	\$1,155,273.00	2017
Wren Athletics Construction	Easley	SC	\$5,253,092.00	2017
Powdersville Athletics Construction	Greenville	SC	\$581,201.00	2017
Lexington High School Softball Field Reno	Lexington	SC	\$564,307.00	2017
Congaree-Wood Early Childhood Center Painting	West Columbia	SC	\$174,949.00	2017
Pine Ridge MS Painting	West Columbia	SC	\$151,128.00	2017
Herbert A. Wood ES Painting	West Columbia	SC	\$99,814.00	2017
Williams Memorial ES	St. George	SC	\$1,967,750	2016
Woodland High School	Dorchester	SC	\$2,210,723	2016
RSD2 Community Services Facility	Columbia	SC	\$40,970,000	2016
RCPL New Branch Construction	Columbia	SC	\$30,000	2016
Stratford HS Additions	Goose Creek	SC	\$6,715,382	2015
Florence County Spec Building	Florence	SC	\$2,520,721	2014
Dillon County Spec Building	Dillon	SC	\$1,886,985	2014
Career & Technology Center	Fairfield	SC	\$14,990,000	2015
Richland Co Sports Complex Commercial/PPEA	Columbia	SC	\$255,429.00	2013
Stadium Renovation at Ridgeland	Ridgeland	SC	\$311,315.00	2013
Richland Co Sports Complex Design Services	Columbia	SC	\$447,184.00	2013
Richland Co Recreation Commission - Phase 2	Columbia	SC	\$668,406.00	2013
Akebono	Columbia	SC	\$971,389.00	2013
Tobul Accumulators		SC	\$1,586,008.00	2013
GE MDC Warehouse Annex	Greenville	SC	\$1,627,775.00	2013
French Creek Mess Hall	Camp Lejeune	NC	\$1,770,000.00	2013
SC School Boards Assoc Construction Phase	Columbia	SC	\$2,351,235.00	2013
BCSD 2013 Summer Work	Bluffton	SC	\$3,696,511.00	2013
Allendale Readiness Expansion	Allendale	SC	\$5,874,908.00	2013
New Airport Terminal - Construction Phase	Myrtle Beach	SC	\$6,391,227.00	2013
MCIEAST Regional Brig	Camp Lejeune	NC	\$7,214,673.00	2013
James Simons School	Charleston	SC	\$20,449,233.00	2013
Edgewood Middle and Ninety Six High School	Ninety Six	SC	\$26,137,008.00	2013
Koyo Plant Expansion	Blythewood	SC	\$27,067,744.00	2013
Anderson One Building Program		SC	\$85,750,000.00	2013
Myrtle Beach International Airport - Relocation	Myrtle Beach	SC	\$130,250,000.00	2013
Westwood High School	Columbia	SC	\$105,000,000.00	2012

(v) Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents.

Project Name	Estimated GMP	Actual	Date Completed
MUSC Health - West Campus 2 story, 120,000 SF Ambulatory Center	\$28,337,651	\$29,791,031	December 31, 2019
BCSD Capital Improvements Program 15 projects during the summer of 2019	\$4,299,937	\$4,169,721	March 2020
Whale Branch Early College HS Gym & PAC 27,000SF Gym and a 26,500SF Performing Arts Center	\$15,884,325	\$15,862,893	April 22, 2019
Beaufort Medical Plaza - Cancer Center Addition A 3,100 SF renovation and a 3,172 SF addition of the existing Cancer Center at Beaufort Medical Plaza.	\$3,259,373	\$3,231,193	November 19, 2018
BCSD Capital Improvements Program 24 projects during the summer of 2017	\$5,917,615	\$5,841,815	January 30, 2018
BCSD Capital Improvements Program 20 projects during the summer of 2016	\$7,772,871	\$7,480,062	April 30, 2017
BCSD Capital Improvements Program 20 projects during the summer of 2015*	\$2,805,807	\$3,057,272	August 17, 2015
James Simons Montessori School Construction of a new school while rehabilitating and preserving the historical facade	\$20,138,628	\$20,717,696	November 8, 2013
Rivers Education Center Phase II Upfit to an existing school that had been seismically retrofitted	\$9,100,000	\$9,848,455	July 28, 2018
BCSD Summer Enhancement Program 13 schools upgraded during the summer of 2011*	\$3,493,592	\$3,747,049	August 15, 2011
BCSD Summer Enhancement Program 10 schools upgraded during the summer 2010*	\$3,007,784	\$3,162,421	August 20, 2010
ASD4 Mt Lebanon Elementary 76,000SF Grades K4-6th with media center & cafeteria	\$15,037,520	\$12,363,859	July 15, 2007
ASD4 Townville Elementary School Cafeteria, kitchen, gym, media center, classroom addition (5), additional parking 24,379SF	\$5,130,194	\$4,931,750	December 31, 2007
ASD4 Riverside Middle School Media center expansion, kitchen reno/ expansion, choral/band expansion, classroom reno, partial roofing 18,708SF	\$2,343,470	\$2,008,878	December 31, 2007
ASD4 Pendleton High School Additional classrooms, renovate media center, new admin area, new band room, chorus reno, drama reno, new parking, new concession/ toilets, new kitchen equipment	\$4,862,948	\$4,277,535	December 3, 2007

\*Due to savings by MBK against the original estimated GMP, BCSD was able to add additional scope to the program for summer upgrades



**Provide descriptions of five renovation projects most comparable to the proposed project in which your firm has been involved over the last five years (at least two must be completed). Include the services provided, the Project Team members, schedules and references.**



Before we present the 5 similar projects on the following page, we wanted to showcase another similar project that outlines our similar experience not only with construction, but with the project team.

M. B. Kahn Construction partnered with Berkeley County School District and Southern Management Group to build the New Cane Bay High School. Our Contract Amount was \$34,613,832, but did not include some of the major trades as SMG managed these in house. Not only was this a new school for the growing area, but most of our proposed Site Team included in this proposal was apart of the project. Randy Crummie, Chris Thigpen, Mike King, and Clint Crummie all worked from start to finish on this school, And we worked directly with Keith Myhand of Jumper Carter Sease. This was where our working relationship with Keith and JCS started, and has since bloomed and been an ongoing pleasure to work with in Beaufort County School District to this day.

With that project and similar experience in hand, we have since delivered the following 5 projects we think are similar as they are on existing campuses, included construction of a new facility and demoing the original structure, and renovating and expanding an existing building while students are in the building.

- James Island Charter School
- North Charleston Creative Arts
- James Simons Montessori School
- Whale Branch Early College High School Gym & PAC
- May River High School Addition & River Ridge Academy Addition

**AS A LEADER IN THE CONSTRUCTION INDUSTRY, WE WORK WITH LEADING CLIENTS TO CONSTRUCT CUTTING-EDGE FACILITIES AND WE BRING THE FRUIT OF THIS EXPERIENCE TO BEAR ON ALL OF OUR COMMISSIONS**



## JAMES ISLAND CHARTER SCHOOL

James Island, SC

This is a multi-phase addition and renovation to an occupied facility. Renovations include expansion of the media center, renovation of the main entrance, and improvements to site utilities to accommodate portable classrooms. New construction includes a softball field with field house, parking, and a new 29,500 SF fine arts building. The new fine arts building will have a lobby, a 500 person auditorium, bathrooms, a band room, a drama room, and storage. The renovations to the media center include a new reading room, conference rooms, a teacher work room, and a clerk work room with the renovations to the main entrance including a new vestibule as well as an assistant principal office. The sitework and soil improvements were provided by the Owner.

### COMPLETED

September 24, 2015

### SIZE

29,500 SF

### ORIGINAL CONTRACT AMOUNT

\$17,270,822

### FINAL CONTRACT AMOUNT

\$18,642,357

### OWNER

Charleston County School  
District  
3999 Bridgeview Drive  
North Charleston, SC 29405

Larry Lutrario  
843.566.8150

### ARCHITECT

LS3P Associates, Ltd  
205 1/2 King Street  
Charleston, SC 29401  
Eric Aichele, AIA  
843.577.444

### SERVICES PROVIDED

General Contractor

### PROJECT MANAGER

Will Neely

### JOB SUPERINTENDENT

Randy Crummie





# NORTH CHARLESTON CREATIVE ARTS ELEMENTARY

Charleston County School District, North Charleston, South Carolina

The construction of the new, two-story, fully sprinkled, 87,000 square foot building located on the site of the current North Charleston Creative Arts Elementary School. The facility is composed predominantly of a steel frame structure veneered with brick and fiber reinforced panels. The building is reinforced with structural steel, joists, trusses, and metal decking. The roof system is a modified bituminous sheet system. A water source heat pump system is used for the majority of the spaces with a separate make-up air system providing outside air.

<b>AWARDED</b> September 15, 2014	District 3999 Bridgeview Drive North Charleston, SC 29405 Lawrence Lutrario, COO 843.297.0924
<b>COMPLETED</b> December 31, 2016	
<b>SIZE</b> 87,000 SF	<b>ARCHITECT</b> Stubbs Muldrow Herin 400 Hibben Street Mt. Pleasant, SC 29464 Steve Graudin, Architect 843.884.7642
<b>ORIGINAL CONTRACT AMOUNT</b> \$19,649,000	
<b>FINAL CONTRACT AMOUNT</b> \$20,279,637	<b>PROJECT MANAGER</b> Matt Harrell
<b>OWNER</b> Charleston County School	<b>JOB SUPERINTENDENT</b> Hank Harrison





## JAMES SIMONS MONTESSORI SCHOOL

Charleston County School District, Charleston, South Carolina

The 1919 façades of the original school building was preserved and rehabilitated while new construction developed behind the North façades facing Moultrie and King Streets. The interior of the existing school building was demolished and new brace constructed to temporarily support the renovated façades. The project's core was tailored to meet specific approach to the Montessori education philosophy. The finished project is a 66,000 square foot, 300 student state of the art Montessori school building that includes a dining area, multi-purpose room, media center, art room, computer lab, project/ art/ science lab and 16 classrooms. LEED silver guidelines were utilized for energy efficiency.

### COMPLETED

November 21, 2016

### SIZE

66,000 SF

### ORIGINAL CONTRACT AMOUNT

\$20,138,628

### FINAL CONTRACT AMOUNT

\$20,717,696

### OWNER

Charleston County School District  
3999 Bridgeview Drive

North Charleston, SC 29405  
Lawrence Lutrario  
843.566.8150

### ARCHITECT

Thomas & Denzinger Architects  
73 1/2 State Street  
Charleston, SC 29405  
Bryan Bolin  
843.577.5373

### PROJECT MANAGER

Tripp Williams

### JOB SUPERINTENDENT

Clint Crummie





# WHALE BRANCH EARLY COLLEGE HIGH SCHOOL - GYM & PAC

Beaufort, SC

M. B. Kahn began construction on a New Gymnasium and Performing Arts facility in January of 2018. The 27,000 sf Gymnasium, was completed in November of 2018, comprises of a new Competition Gymnasium, Weight Room, Group Toilets, Training Room, and a large Lobby and Exterior Courtyard for the local public to enjoy basketball and volleyball events.

The adjacent New 26,500 sf PAC Building was completed in April 2019. It houses a Performing Arts Center with Stage, Theatrical Lighting and AV equipment, Back of House Amenities including a workshop and dressing rooms, as well as a new Band and Chorus Classroom.

Both Buildings have been constructed on an active campus, requiring constant coordination with the existing school and its personnel.

**COMPLETED**  
April 22, 2019

**SIZE**  
27,000 SF Gym  
26,000 SF PAC

**ORIGINAL CONTRACT AMOUNT**  
\$15,884,325

**FINAL CONTRACT AMOUNT**  
\$15,862,893

**OWNER**  
Beaufort Country School District  
2900 Mink Point Blvd

Beaufort, SC 29902  
Robert Oetting, PE  
843.322.0804

**ARCHITECT**  
McMillan Pazdan Smith  
121 Calhoun Street, Suite 200  
Charleston, SC 29401  
Paulette Myers  
843.556.0771

**SERVICES PROVIDED**  
CM @ Risk

**PROJECT MANAGER**  
Chris Pettit  
Rob Jeffcoat

**JOB SUPERINTENDENT**  
Randy Crummie





## MAY RIVER HIGH SCHOOL ADDITION & RIVER RIDGE ACADEMY ADDITION

Bluffton, SC

The new MRHS building addition is expected to be a 20 classroom two story approximately 40,000 SF addition along with a cafeteria addition.

The new River Ridge Academy project will consist of three additions. There will be two end of wing additions with 4 classrooms each and one standalone 8 classroom wing addition for a total of 16 classrooms.

### TO BE COMPLETED

January 2021 - May River  
August 2020 - River Ridge

### SIZE

40,000 SF - May River

### ORIGINAL CONTRACT AMOUNT

\$20,000,000

### OWNER

Beaufort County School District  
2900 Mink Point Blvd  
Beaufort, SC 29902  
Alexander Marshall  
843.9864039

### ARCHITECT

LS3P  
205 1/2 King Street  
Charleston, SC 29401  
Nikos Katsibas  
843.577.4444

### PROJECT MANAGER

Rob Jeffcoat - May River  
Jared Reilly - River Ridge

### JOB SUPERINTENDENT

Randy Crummie  
Dwight Robertson - May River  
Chris Thigpen - River Ridge





SECTION 5 - WORKLOAD



M. B. Kahn  
Construction

M. B. KAHN CONSTRUCTION CO., INC. PROPOSAL FOR THE  
**BEAUFORT COUNTY SCHOOL DISTRICT**  
CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR  
ROBERT SMALLS INTERNATIONAL ACADEMY - REPLACEMENT SCHOOL ON ACTIVE CAMPUS  
&  
BATTERY CREEK HIGH SCHOOL - RENOVATION OF SCHOOL ON ACTIVE CAMPUS

**Identify your annual volume of Construction Contracts for the last five years. Where a local office is involved, please provide similar information for the local office.**

2019: \$399,178,739  
2018: \$394,904,984  
2017: \$366,419,738  
2016: \$310,211,803  
2015: \$322,674,452

**What is the current dollar value of work under Contract?**

Current dollar value of work under Contract: \$1,139,297,628

**What is the typical dollar range of projects under Contract with your firm?**

All projects: Average \$4,500,000  
School work: Between \$1,000,000 and \$50,000,000

**Identify what percentage of your work is hard bid and what percentage is based on a CM/GC at Risk approach?**

Percentage of work that is hard bid: 30%  
Percentage of work based on CM/GC at Risk: 40%

**Identify what percentage of your work is renovation versus new construction.**

Percentage of renovation: 15% based on dollar volume  
30% based on number of projects

All other work is new construction.







SECTION 6 - FINANCIAL STABILITY



M. B. Kahn  
Construction

M. B. KAHN CONSTRUCTION CO., INC. PROPOSAL FOR THE  
**BEAUFORT COUNTY SCHOOL DISTRICT**

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR  
ROBERT SMALLS INTERNATIONAL ACADEMY - REPLACEMENT SCHOOL ON ACTIVE CAMPUS  
&  
BATTERY CREEK HIGH SCHOOL - RENOVATION OF SCHOOL ON ACTIVE CAMPUS



**Submit your most recent financial statements (at a minimum, balance sheets and income statements for 2018 and 2019) and verification of current bonding capacity.**

Balance sheets for 2017, 2018 and 2019 begin below

M. B. Kahn's bonding capacity is \$750,000,000. Our bonding capability letter and bid bond are found after the 2019, 2018, and 2017 balance sheets. More detailed information can be provided upon request.

**M. B. Kahn Construction Co., Inc.**

***Balance Sheet***

***December 31, 2017***

**Assets**

***Current assets***

Cash and cash equivalents	\$ 24,365,528
Marketable securities	45,475,941
Contract receivables	65,283,199
Prepays and other current assets	663,493
Costs and estimated earnings in excess of billings on uncompleted contracts	1,153,263
Investment in joint venture	1,076,641
Total current assets	138,018,065

***Property and equipment, net***

6,854,733

***Other assets***

Notes receivable	1,982,167
Total assets	<u>\$ 146,854,965</u>

**Liabilities and Stockholders' Equity**

***Current liabilities***

Accounts payable	\$ 48,777,694
Accrued expenses	8,269,608
Billings in excess of costs and estimated earnings on uncompleted contracts	28,344,426
Total current liabilities	<u>85,391,728</u>

***Stockholders' equity***

Common stock, \$1 par value; 1,500,000 shares authorized; 60,000 shares issued	60,000
Additional paid-in-capital	2,116,000
Accumulated other comprehensive loss	651,364
Retained earnings	58,635,873
Total stockholders' equity	<u>61,463,237</u>
Total liabilities and stockholders' equity	<u>\$ 146,854,965</u>

**M. B. Kahn Construction Co., Inc.****Balance Sheet****December 31, 2018****Assets****Current assets**

Cash and cash equivalents	\$ 10,825,851
Marketable securities	52,065,822
Contract receivables	66,069,462
Notes receivable	1,581,767
Prepays and other current assets	996,936
Costs and estimated earnings in excess of billings on uncompleted contracts	2,681,440
Investment in joint venture	1,090,120
Total current assets	<u>135,311,398</u>

**Property and equipment, net** 6,965,154

**Other assets**

Notes receivable	481,838
Total assets	<u><u>\$ 142,758,390</u></u>

**Liabilities and Stockholders' Equity****Current liabilities**

Accounts payable	\$ 52,734,309
Accrued expenses	12,029,380
Billings in excess of costs and estimated earnings on uncompleted contracts	12,363,208
Total current liabilities	<u>77,126,897</u>

**Stockholders' equity**

Common stock, \$1 par value; 1,500,000 shares authorized; 60,000 shares issued	60,000
Additional paid-in capital	2,116,000
Accumulated other comprehensive loss	(3,235,845)
Retained earnings	66,691,338
Total stockholders' equity	<u>65,631,493</u>
Total liabilities and stockholders' equity	<u><u>\$ 142,758,390</u></u>



**M. B. Kahn Construction Co., Inc.****Balance Sheet****December 31, 2019****Assets****Current assets**

Cash and cash equivalents	\$ 9,832,228
Marketable securities	58,272,936
Contract receivables	64,958,857
Notes receivable	1,920,221
Prepays and other current assets	1,498,657
Contract assets	4,503,828
Investment in joint venture	654,535
Total current assets	<u>141,641,262</u>

**Property and equipment, net**

6,407,145

**Other assets**

Notes receivable	61,946
Total assets	<u><u>\$ 148,110,353</u></u>

**Liabilities and Stockholders' Equity****Current liabilities**

Accounts payable	\$ 50,054,894
Accrued expenses	12,302,481
Contract liabilities	21,229,141
Total current liabilities	<u>83,586,516</u>

**Stockholders' equity**

Common stock, \$1 par value; 1,500,000 shares authorized; 60,000 shares issued	60,000
Additional paid-in-capital	2,116,000
Accumulated other comprehensive income	1,340,355
Retained earnings	61,007,482
Total stockholders' equity	<u>64,523,837</u>
Total liabilities and stockholders' equity	<u><u>\$ 148,110,353</u></u>

**Provide two bank references.**

Bank of America  
PO Box 448  
Columbia, SC 29211  
Eva Nance  
(803) 255-7465

TD Bank, N.A.  
1501 Main Street, #100  
Columbia, SC 29201  
Shannon Stephens  
(803) 251-1862

**Describe all instances of project disputes, which, in the last five years, reached the level of:**

1. Formal mediation, arbitration, or litigation;
2. Significant settlements with clients, contractors, or subcontractors; or
3. Current significant pending claims or suits.

For each dispute, describe the parties involved, the nature of the dispute, and the amount of the dispute. Please provide this information for all such disputes arising out of the firm's projects, regardless of whether the firm was a party or witness in the dispute.

From time to time any Company may be defendant or plaintiff in various claims or litigation relating to matters arising in the ordinary course of construction operations. In the opinion of M. B. Kahn's management, the ultimate resolution of all such claims or litigation will not have an adverse material effect on the consolidated financial condition of the Company. Prior to final selection, M. B. Kahn will be happy to furnish more specific information, on a confidential basis, regarding each individual case.

**Identify any occasion in the past five (5) years where any Surety was required to pay any claim against any Payment Bond furnished by the Proposer for any project.**

M. B. Kahn's surety has never been required to pay any claim against any Payment Bond for any project.

**Identify any occasion in the past five (5) years where any Surety was required to render or secure performance due to any owner under any Performance Bond furnished by the Proposer for any project.**

M. B. Kahn's surety has never been required to render or secure performance due to any owner under any Performance Bond furnished by the Proposer for any project.

**Identify any occasion in the past five (5) years where any Surety requested any owner of a project in which the Proposer had furnished Performance and/or Payment Bonds to make any payment(s) by joint check to the Proposer and Surety.**

M. B. Kahn's Surety has never been requested any owner of a project in which the Proposer had furnished Performance and/or Payment Bonds to make any payment(s) by joint check to the Proposer and Surety.

**Provide a certificate showing your current Commercial General Liability (CGL) insurance policy and any other insurance policies (such as professional liability) that would be applicable to the Project.**



## CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 2

 DATE (MM/DD/YYYY)  
07/14/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.																						
<b>IMPORTANT:</b> If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).																						
<b>PRODUCER</b> Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	<b>CONTACT</b> Willis Towers Watson Certificate Center PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@willis.com																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Hartford Fire Insurance Company</td> <td></td> <td>19682</td> </tr> <tr> <td>INSURER B: Hartford Insurance Company of the Midwest</td> <td></td> <td>37478</td> </tr> <tr> <td>INSURER C: Hartford Casualty Insurance Company</td> <td></td> <td>29424</td> </tr> <tr> <td>INSURER D: Nutmeg Insurance Company</td> <td></td> <td>39608</td> </tr> <tr> <td>INSURER E: Safety National Casualty Corporation</td> <td></td> <td>15105</td> </tr> <tr> <td>INSURER F: Ohio Casualty Insurance Company</td> <td></td> <td>24074</td> </tr> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A: Hartford Fire Insurance Company		19682	INSURER B: Hartford Insurance Company of the Midwest		37478	INSURER C: Hartford Casualty Insurance Company		29424	INSURER D: Nutmeg Insurance Company		39608	INSURER E: Safety National Casualty Corporation		15105	INSURER F: Ohio Casualty Insurance Company		24074
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<b>INSURED</b> M. B. Kahn Construction Co., Inc. 101 Flintlake Road Columbia, SC 29223																						

COVERAGES		CERTIFICATE NUMBER: W17281100	REVISION NUMBER:											
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.														
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS								
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y Y	46 UEA EF2292	07/01/2020	07/01/2021	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000								
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y Y	46UEAEF2291	07/01/2020	07/01/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$								
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y Y	46HHAEF3630	07/01/2020	07/01/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000								
D	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A Y	46WEAAG1BES	07/01/2020	07/01/2021	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">PER STATUTE</th> <th style="width: 50%;">OTH-ER</th> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$ 1,000,000</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$ 1,000,000</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$ 1,000,000</td> </tr> </table>	PER STATUTE	OTH-ER	E.L. EACH ACCIDENT	\$ 1,000,000	E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
PER STATUTE	OTH-ER													
E.L. EACH ACCIDENT	\$ 1,000,000													
E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000													
E.L. DISEASE - POLICY LIMIT	\$ 1,000,000													
E	<b>Excess Workers Compensation Employers Liability</b> SC / GA / NC Only	Y	SP 4063505	07/01/2020	07/01/2021	Statutory \$1,000,000								
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Certificate Holder is listed as additional insured on a primary/non-contributory basis with respects to General Liability when required by written contract. Waiver of Subrogation applies in favor of Certificate Holder with respect to General Liability when required by written contract.  Certificate Holder is listed as additional insured on a primary/non-contributory basis with respects to Auto Liability SEE ATTACHED														

CERTIFICATE HOLDER	CANCELLATION
Sample Evidence of Insurance Subject to Additions and Revisions Per Contract Requirements	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 

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ACORD 25 (2016/03)

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SR ID: 19864357

BATCH: 1745576



**Provide your current bonding rate.**

First \$2,500,000:	\$6.45 per thousand
Next \$2,500,000:	\$5.20 per thousand
Next \$2,500,000:	\$5.05 per thousand
Next \$12,500,000:	\$4.60 per thousand
Over \$20,000,000:	\$4.55 per thousand

**CONFIDENTIAL**



January 6, 2020

PO Box 8628  
Columbia, SC 29202-8628  
Office (803) 748-0100, Fax (877) 467-7214

RE: M.B. Kahn Construction Co., Inc.

To Whom It May Concern:

I am pleased to advise that BB&T/Boyle-Vaughan Insurance through Travelers Casualty and Surety Company of America has provided contract bonds on behalf of M.B. Kahn Construction Co., Inc. for over seventy five years. Travelers Casualty and Surety Company of America is rated A+ by A.M. Best and is licensed to conduct business in the state of South Carolina.

We have enjoyed an excellent relationship with the M.B. Kahn Construction Co., Inc. and have observed a very successful operation which has encompassed a wide variety of projects, all of which have been completed with no intervention by the Surety. We consider them one of our outstanding and most valued clients in whom we have the highest confidence. Through the years this company has, in our opinion, remained properly financed, well equipped and capably managed.

It is our opinion that M.B. Kahn Construction Co., Inc. is qualified to perform any project awarded to them and at their request we are prepared to provide to provide the required performance and payment bonds.

M.B. Kahn Construction Co., Inc. presently has bonding capacity on single projects of One Hundred Fifty Million Dollars (\$150,000,000) with a total aggregate of Seven Hundred Fifty Million Dollars (\$750,000,000). Approximately Five Hundred Million (\$500,000,000) in bonding capacity is still available at this time.

If additional information is needed concerning M.B. Kahn Construction Co., Inc., please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Duainette H. Cullum".

Duainette H. Cullum

Attorney-in-Fact for Travelers Casualty & Surety Company of America





SECTION 7 - FEES AND COSTS



M. B. Kahn  
Construction

M. B. KAHN CONSTRUCTION CO., INC. PROPOSAL FOR THE  
**BEAUFORT COUNTY SCHOOL DISTRICT**

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR  
ROBERT SMALLS INTERNATIONAL ACADEMY - REPLACEMENT SCHOOL ON ACTIVE CAMPUS  
&  
BATTERY CREEK HIGH SCHOOL - RENOVATION OF SCHOOL ON ACTIVE CAMPUS

**Pre-Construction services will vary from project to project depending on the scope and complexity of each project. Services will include field verification, constructability reviews, and cost estimating. Providing hourly rates for the following services:**

- a. Estimating= \$70/hour
- b. Field Verification= \$70/hour
- c. Constructability reviews= \$70/hour
- d. Project Management (during pre-construction)= \$70/hour

**As stated in § 5.2 of the AIA 121-CMC included as part of this RFP, the Guaranteed Maximum Price consists of the Cost of Work plus the Fee (%). The Construction Phase Fee will be scored on the following situation for the purpose of comparison of hypothetical proposals:**

A. For the project scope described in Section II of this RFP: Assume that the “Cost of the Work” as defined in Article 6 of the AIA 133-2019 except for a 100% performance bond and a 100% payment bond for Robert Smalls International Academy is \$53 million and for Battery Creek High School is \$46 million. Assume the project schedule is as stated in Section II of this RFP, above. State the Construction Phase Fee (as a percentage of the Cost of the Work) your firm would propose and state your cost of the 100% performance and 100% payment bonds for the project.

Robert Smalls International Academy  
 Fee = 3.2%  
 Bond Cost = \$249,400

**CONFIDENTIAL**

Battery Creek High School  
 Fee = 3.2%  
 Bond Cost = \$217,550

**Combination Pricing if Selected for Both Projects:**  
**Pre-Construction Phase Service Fee = \$78,000**  
**Construction Phase Service Fee = 2.9%**  
**Bond Cost = \$458,700**

Construction Phase fees shall include all overhead and profit associated with the project (Project Manager, home office administration, etc). Only 100% site-based labor will be allowed as part of the cost basis for the project. The owner reserves the right to review staffing of project prior to finalizing the contract(s).

**8.0 BIDDING SCHEDULE / PRICE BUSINESS PROPOSAL:**

**8.1 Robert Smalls International Academy – Replacement School on Active Campus**

**Pre-Construction Phase Service Fee: \$ 45,000**  
**Based on \$53 million construction project.**

**Construction Phase Service Fee**  
**Plus cost of Performance & Payment Bonds: \$ 249,400**

**8.2 Battery Creek High School – Renovation of School on Active Campus**

**Pre-Construction Phase Service Fee: \$ 45,000**  
**Based on \$46 million construction project**

**Construction Phase Service Fee**  
**Plus cost of Performance & Payment Bonds: \$ 217,550**

**8.3 Combination Pricing if Selected for Both Projects:**

**Pre-Construction Phase Service Fee: \$78,000**

**Construction Phase Service Fee: 2.9%**

**Plus cost of Performance & Payment Bonds: \$458,700**



**Document A310™ – 2010**

Conforms with The American Institute of Architects AIA Document 310

**Bid Bond****CONTRACTOR:***(Name, legal status and address)*

M. B. Kahn Construction Co., Inc.  
P. O. Box 1179  
Columbia, SC 29202

**SURETY:***(Name, legal status and principal place of business)*

Travelers Casualty and Surety Company of America  
Construction Services, Travelers Bond  
& Financial Products, One Tower Square  
Hartford, CT 06183-9062  
**Mailing Address for Notices**

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

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**OWNER:***(Name, legal status and address)*

Beaufort County School District  
P.O. Drawer 309  
Beaufort, SC 29901

**BOND AMOUNT:** 5%

Five Percent of Amount Bid

**PROJECT:***(Name, location or address, and Project number, if any)*

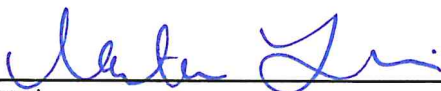
Construction Management at-Risk Services Robert Smalls International Academy Replacement School on Active Campus and Battery Creek High School Renovation of School on Active Campus Solicitation Number 21-002

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 14th day of August, 2020.

  
(Witness)

M. B. Kahn Construction Co., Inc.

*(Principal)**(Seal)*By: *(Title) Exec. VP*

Travelers Casualty and Surety Company of America

*(Surety)**(Seal)*By: *(Title) Duainette H. Cullum, Attorney-in-Fact*



**Travelers Casualty and Surety Company of America  
Travelers Casualty and Surety Company  
St. Paul Fire and Marine Insurance Company**

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Duainette H Cullum** of **COLUMBIA** **South Carolina**, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

**IN WITNESS WHEREOF**, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **17th day of January, 2019**.



State of Connecticut

City of Hartford ss.

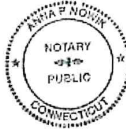
By: \_\_\_\_\_

*Robert L. Raney*  
Robert L. Raney, Senior Vice President

On this the **17th day of January, 2019**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

My Commission expires the **30th day of June, 2021**



*Anna P. Nowik*  
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

**RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

**FURTHER RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

**FURTHER RESOLVED**, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

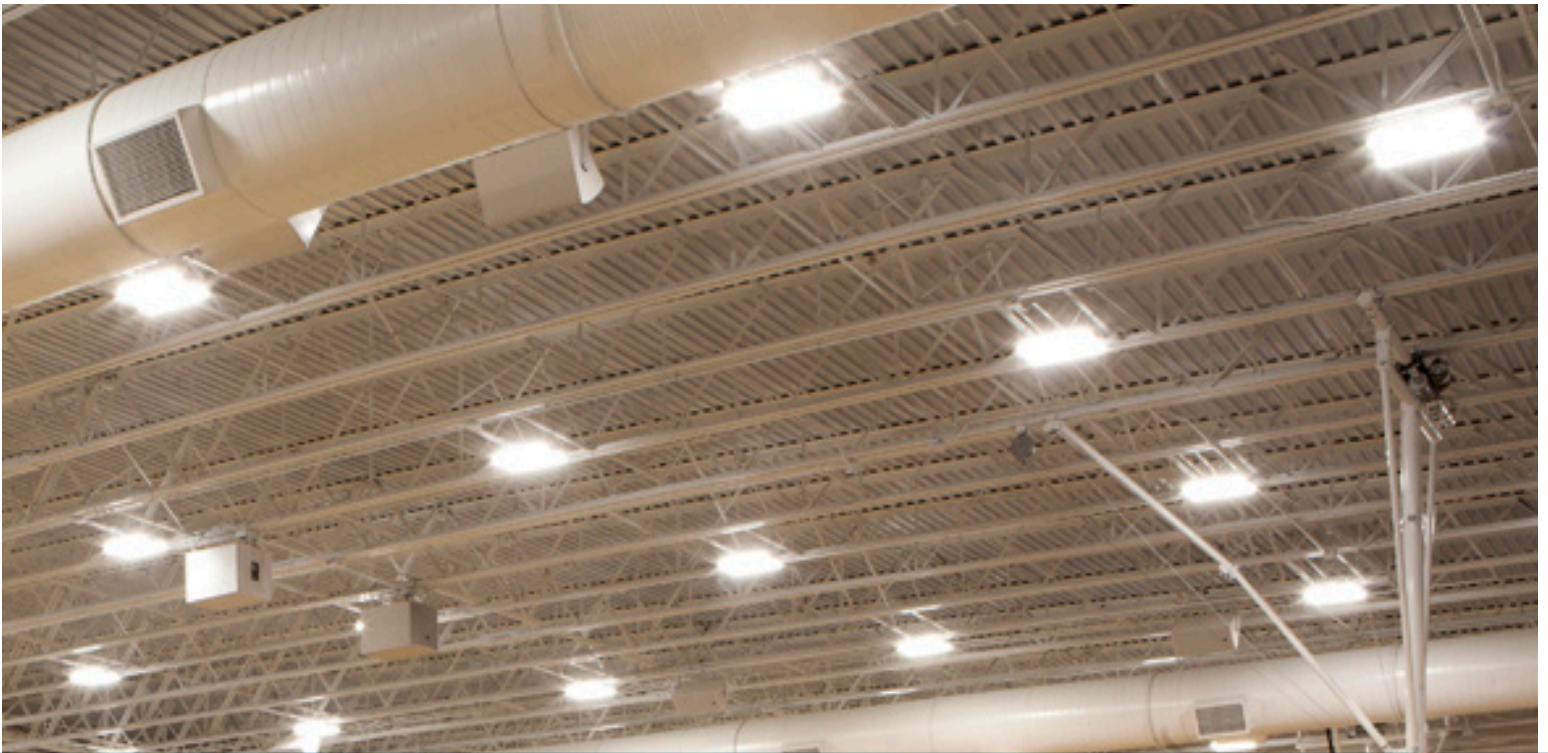
Dated this **14th** day of **August 2020**



*Kevin E. Hughes*  
Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.  
Please refer to the above-named Attorney-in-Fact and the details of the bond to which this Power of Attorney is attached.**





SECTION 8 - MISCELLANEOUS



M. B. Kahn  
Construction

M. B. KAHN CONSTRUCTION CO., INC. PROPOSAL FOR THE  
**BEAUFORT COUNTY SCHOOL DISTRICT**  
CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR  
ROBERT SMALLS INTERNATIONAL ACADEMY - REPLACEMENT SCHOOL ON ACTIVE CAMPUS  
&  
BATTERY CREEK HIGH SCHOOL - RENOVATION OF SCHOOL ON ACTIVE CAMPUS



## **Describe your information management systems and Owner reporting systems. Explain how these systems tie to the initial cost projections and final estimate.**

M. B. Kahn uses a variety of methods to ensure the Owner is fully informed throughout the life of the project. All team members will be involved during every stage of the project. Randy Crummie will be onsite and available to the Owner's representative. Also, detailed daily progress reports will be written by the Superintendent so a detailed log of daily activities will be available as well. Our Onsite Project Managers will schedule and attend weekly meeting with an Owner representative. This will ensure accurate reporting and monitoring of all progress and potential problems during the construction phase. Our most valuable tool for record keeping and monitoring is the use of web based project management.

M. B. Kahn has extensive experience with web based project management applications. Currently we can offer the use of our secure and dedicated ftp website for posting all project information as well as being able to use Plangrid and/or Procore to provide project stakeholders access to project documentation. These web based project control programs record, manage and report all project specific information. The software stores and tracks project data from preconstruction through final delivery and provides a central location for budget information, contracts and purchases, construction documents, submittals and approvals, change orders, correspondence, meeting minutes, job site photos, safety reports, daily progress reports, punch list and closeout documentation.

Each of these information platforms allow us to more effectively organize, analyze, and manage your project. We offer the flexibility to utilize the system that best manages your project and by being web based, the system becomes a tool that allows remote access to the entire project team, permitting real time communications and a faster flow of information. Using web based project management means that all the pertinent project information is available at all times.

In short, M. B. Kahn offers a flexible, open book system that is technology driven and designed to keep the Owner informed and to provide our managers with beneficial and up to date cost control data.

## **Describe the process you would utilize to qualify and bid Subcontractor and Vendors for the Project.**

M. B. Kahn has a wealth of knowledge in this area, which we constantly update in a database specifically kept for this purpose. Virtually all established subcontractors and vendors in the Southeast are well known to M. B. Kahn, and those new to us can easily be screened through our access to financial and legal information. Earlier, we made comment to our active interest in encouraging new and emerging firms to bid on our projects, with the intent of expanding our base of qualified participants, leading to more competitive pricing. We take great pride in our track record of supporting MWBE initiatives, and have a number of established subcontractors and vendors who follow our firm in hopes of additional opportunities.

Using AIA Documents A305 (Contractor's Qualification Statement), A310 (Bid Bond), and A312 (Performance Bond), we are able to gain necessary information about all interested subcontractors and vendors, which we verify for accuracy and completeness. In circumstances where M. B. Kahn is participating in an At-Risk or GMP capacity, and intends to use a subcontractor unable to secure bonding, we absorb that subcontractor's liability under the umbrella provision of our bond.

## **Include one sample of the following items with your response to the Request for Proposal:**

- o Project Cost Estimate (similar format to the one proposed for this project).**
- o Daily and Monthly project report to the Owner.**

- o **Log(s) for tracking work progress.**
- o **Other tracking items you feel would be helpful in showing how you would assure the Project is delivered on time and on budget.**

All items are located in the back of this section.

**Describe how you will address and promote the District's M/WBE Policy in the Construction Phase. All selected contractors will be expected to participate in District sponsored meetings promoting minority/local sub-contractor participation**

We anticipate exceeding your MBE participation goals because M. B. Kahn's "good faith efforts" go beyond the normal scope and properly package the project to the most economical advantage of both the Owner and minority/women bidders. The advantages of M. B. Kahn's approach include:

- Improved quality through prequalification of critical trades.
- Elimination of bid shopping.
- Increased local contractor participation due to smaller contracts.
- Enhanced opportunity to exceed Minority/Women participation goals.

M. B. Kahn has an excellent record in achieving minority involvement. A few examples of minority participation on our projects are included below:

- MUSC Health West Campus - 46 % current projection, 14% MBE, 15% WBE, 17% SBE
- Charleston County Library - Slated County goal of 12.2%, currently achieving 20% participation by MBE firms.
- North Charleston Creative Arts Elementary School - Charleston County School District set a goal of 20% for this project. M. B. Kahn achieved a SWMBE participation rate of 41%.
- James Simons Montessori School - Charleston County School District set a goal of 20% for this project. M. B. Kahn achieved a SWMBE participation rate of 36%.
- Beaufort County School District Summer Enhancement Programs, SC – 81% local and MWBE participation
- Columbia Metropolitan Convention Center, SC – 41.9% minority/women participation and local participation was 88%
- Rivers Education Center – Charleston County School District did not have a goal set and M. B. Kahn achieved 41.4%
- Charlotte-Mecklenburg Schools, NC – The District's goal was 6%, but M. B. Kahn achieved 13.58% minority participation involving \$13 million in contracts awarded to M/WBEs.
- Richland School District Two, SC – 23.3% minority/women participation.
- Horry County Judicial Center, SC – Minority participation of 27.5%, and local contractors performed 65% of the work.
- Columbia Metropolitan Convention Center, SC – 41.9% minority/women participation, and local participation was 88%.

## LOCAL AND MINORITY PARTICIPATION SUCCESS



### Anderson School District One, SC

#### *New Powdersville High School*

We bid the project and were responsible for gaining local participation. **75%** local participation was achieved on public bid! Completed August 2011



### Beaufort County Schools, SC

**60%** DBE Participation in Summer Renovations program. Completed in August 2011



### Charleston County Public Schools, SC

**41%** DBE Participation on Rivers Education Center Phase I - Completed November 2012



### Columbia Metropolitan Convention Center, SC

**41.9%** minority / women participation, and local participation was 88%



### Fairfield County Schools, SC

New Career-Tech Center - **55%** Local Region / DBE Participation Achieved



### Horry County Judicial Center, SC

Minority participation of **27.5%**, and local contractors performed **65%** of the work.



### James Simons School, Charleston, SC

**75%** M/W/DBE



### Ninety Six High School, Ninety Six, SC

This small town had a local brick company that they wanted to involve with the school. Kahn was able to incorporate the company and their local brick was used in the school.



### Richland School District Two, SC

**43%** minority / women participation on building program. HUB percentage participation in this School District increased from 1% to 43% after hiring M. B. Kahn.

### Workshops/Seminars

We conduct informative workshops and seminars to inform minority contractors on correct bidding procedures and proper names/contacts to maximize their opportunity to participate. Seminars are advertised in local papers, as well as through mailings described below.

### Directory and Mass Mailings

M. B. Kahn's staff, teamed with other local MBE consultants, will begin immediately identifying available local MBE contractors. The scope of each project will be reviewed to target opportunities for minority firms. Customized bid packages will be tailored to insure MBE participation. This process may include offering smaller contracts including install only or material only contracts. Our extensive experience has allowed us to establish long-lasting relationships with many quality MBE firms. We are able to notify potential MBE firms via mass mailings.



### Innovative Methods

M. B. Kahn will use its stable financial status to offer unique contractual options for MBEs. One innovative aspect of this portion of our program is "co-bonding". With co-bonding, M. B. Kahn's bonding capacity with Fireman's Fund will support firms that have previously been unable to participate in public projects of this scope due to lack of bonding, weak financial statements, or to firms that have been in business less than five years. By participating in this co-bonding program, MBE firms develop their own relationships with Fireman's Fund, thus paving the way for these firms to later bond public projects on their own.

M. B. Kahn's staff will schedule pre-bid conferences specifically for MBEs to clarify contractual issues, assure the understanding of the scope of work, and explain the bid process. M. B. Kahn's Preconstruction Services staff will be available throughout the bid process to offer further assistance to any prospective MWBE contractor. Once bids are awarded, M. B. Kahn will offer flexible payment options for MBEs whose financial status warrants such. Through this approach, the Owner is assured greater bid participation by MBEs. We will track participation and provide summary reports for MBE participation.

## **Any other information that you believe may assist the Owner in deciding that your firm is best qualified for the Project.**

### Local Economic Impact Plan

The participation of local businesses will be implemented early in the development of this project. We understand that this is a high-profile project in the community and media. M. B. Kahn has a successful track record with positive community and media relations, as evidenced by the information below.

The successful completion of these school construction projects in the community will present numerous opportunities to individuals and businesses throughout the Beaufort County area. One of the ways M. B. Kahn enhances these opportunities is by making public the scope of services and timing of such needs so that all local labor and material providers have ample time to prepare for such delivery. We have found that using local area providers to the fullest extent possible contributes to improved work quality as well as competitive pricing, both of which work very well for the owner. To that end, M. B. Kahn typically develops multiple bid packages for various trades, and then vigorously solicits bids from as many qualified firms as possible. Additionally, we work closely with small and emerging firms to assist them with surety bonding, as well as cash flow measures that improve their financial stability.

M. B. Kahn will diligently look for ways to work closely with local and MBE subcontractors and suppliers to incorporate their services as a part of the overall team. M. B. Kahn anticipates having successful participation of local and MBEs because our efforts go beyond the normal scope of solicitation for local and MWBE subcontractors. We package the project in a way that is advantageous to the capabilities of the local and MWBE subcontractor. In other words the division of work is tailor made to suit the local and minority market place. The pride of seeing schools being renovated or modified in the community has the effect of bringing the public together for the common good. Our experience has convinced us that good local area partnerships result in better run projects, and good cooperation among all players.

### Design Team Cooperation

Working closely with the design team, M. B. Kahn will explore various initiatives that allow sustainable construction in concert with available funding and schedule priorities. We feel as though there may still exist some circumstances where our Preconstruction Staff can offer suggestions that are viable, and do not negatively impact the critical schedule and budget objectives. Certainly, our field staff will exercise great care in the use and storage of materials during construction, taking all necessary precautions to protect the site environment to the fullest extent possible.

## Project Cost Estimate SAMPLE 4.0.1.8

10/30/2019

### Tenant Improvement - CR#3

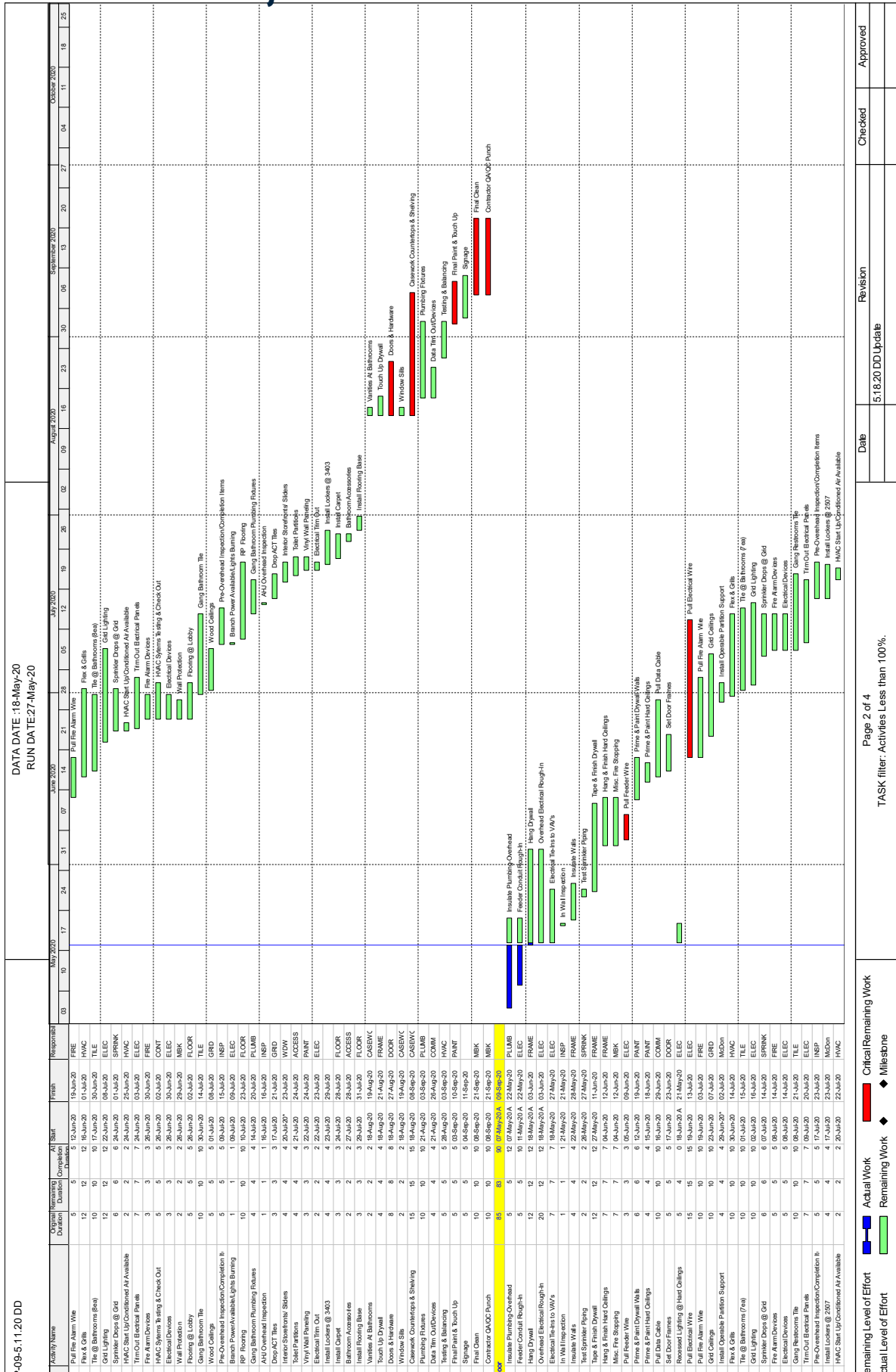
[illegible]

G:\My Drive\5244 - Okatie MOP\04 Changes\TI - CR3\Estimate - TI\_r4





## Project Schedule SAMPLE 4.0.1.8





Project Schedule SAMPLE 4.0.I.8





Owner Weekly Status Report SAMPLE 4.0.1.8



Okatie Medical Office Pavilion

STATUS UPDATE REPORT

Week Ending 7/22/19

Recent Accomplishments

- Clear/Grub Complete
- Building Pad to subgrade
- BWSA PreCon Complete

Near Term Look Ahead

- Sitework
  - Install Water / Sewer Storm
  - Install Primary and Communication Conduits
- Mobilization
  - Establish Office Trailer & Temp Facilities

Action Pending

- PreCon with Palmetto Electric
- Submit Agg Peis and Revise Permit with City (Novus)

Potential Changes

- Core and Shell Considerations

Known Schedule Impacts



OAC Report SAMPLE 4.0.1.8

PROJECT SUMMARY

OKATIE MEDICAL OFFICE PAVILION

CURRENT ISSUE - ACTION ITEMS				
ITEM	RESP. PARTY	Target Date	Current Court	Comments
Utilities				
Water	BWSA		BWSA	Easements
Internet	Hargray	Late June	MBK	Centurylink/Spectrum surveying work to perform
Inspection/ Testing				
Site Inspections	Terracon	Ongoing	Terracon	
Water Testing	Terracon	30-Jun-20		
Interior MEPs	City	Ongoing	MBK	
Precons				
Flooring / Tiling	Bonitz	25-Jun-20	MBK	
IT/ Security				
IT System Cabling	MBK		MBK	
Linux Server	MBK	10-Aug-20	MBK	
BMH Servers	MBK	?	MBK	
Other Servers	MBK	?	MBK	
Security	BMH	24-Aug-20	Novus	Code Blue Locations, finalize Security Scope, resolve door hardware
Keying	MBK		MBK	Need to develop Keying Schedule
OFE Coordination				
Linac	Varian	22-Aug-20		Per Conditioner expected 7/20, Chiller Expected 8/14.
CT Sim	Siemens	24-Aug-20		
CT	Cannon	27-Aug-20		
MRI	Cannon	12-Aug-20		
Xray 1	Cannon	27-Aug-20		
Xray 2	Cannon	27-Aug-20		
Mammos	BMH	28-Aug-20		
Exam Room Lights	BMH	30-Aug-20		
Signage				
Interior	MBK		Hammes	Finalize Signage Package and Release
Exterior	MBK		Hammes	Permit Needed
Monument	MBK		Hammes	Permit Needed
CFCI				
Fridges/TV/ Etc	MBK		Novus	Confirm what is to be provided by MBK / BMH
PCOs See separate PCO Log - Priority Items Below				
Number	Description	Target Date	Current Court	Comments
				COPI 1 & 2 Written
Pay Apps				
#672			Hammes	Pending
#673			MBK	Period 6/25, Final 7/1
SITE OBSERVATION REPORTS				
Report #	Date Received	MBK Response	Status	Issues
June Weather				4 of 7 Days Utilized, mainly affect Stewwork and Stucco
NEW BUSINESS				
* Review Window Treatment Locations				

SITE LOGISTICS

Site Work around perimeter

NEAR TERM SCHEDULE

1

SAFETY UPDATE

Social Batching and Work Group

No new reported C-19 incidents

2

SAFETY UPDATE

Social Batching and Work Group

No new reported C-19 incidents

3

NEAR TERM SCHEDULE

1

Finish Lvl 1, Hang/Finish Soffits throughout

2

Prime/Paint Lvl 1

3

Lvl 3 Hallways, Lvl 2 Rooms

4

Equipment and Branch Wire throughout, Lvl 1 Overhead

5

Casework Fixtures

6

Drop Heads

7

Stair/1, Front Entrance

8

Complete Entrance

9

Curt/Gutter, Sewer TieIn, Grading

10

Lvl 1 Casework

11

RTU StartUp

12

Material 6/23

13

Bathrooms

14

Close Elevator Fronts

15

LV Wire Pulls

16

IT

17

Building Rough-ins and Tenant Improv

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# Weather Delay Log SAMPLE 4.0.1.8

Okatie Medical Pavilion  
122 Okatie Center Blvd North  
Hardeeville, SC 29909



## Abnormal Adverse Conditions & Weather Delay Log

MONTHLY LOG - May 2020								
DATE	PRECIPITATION (IN)		"MUD" DAY	TEMPERATURE				WEATHER DAY
	RAIN	SNOW		HIGH	LOW	IMPACT	ACTIVITY	
Friday, May 1, 2020	0.00	0.00	NO	76.6 F	53.4 F			NO
Saturday, May 2, 2020	0.00	0.00	NO	90.9 F	51.3 F			NO
Sunday, May 3, 2020	0.00	0.00	NO	92.7 F	58.5 F			NO
Monday, May 4, 2020	0.00	0.00	NO	90.7 F	63.9 F			NO
Tuesday, May 5, 2020	0.00	0.00	NO	90.1 F	64.8 F			NO
Wednesday, May 6, 2020	0.00	0.00	NO	80.8 F	63.3 F			NO
Thursday, May 7, 2020	0.00	0.00	NO	77.7 F	50.5 F			NO
Friday, May 8, 2020	0.00	0.00	NO	85.6 F	48.6 F			NO
Saturday, May 9, 2020	0.00	0.00	NO	77.7 F	54.5 F			NO
Sunday, May 10, 2020	0.00	0.00	NO	78.3 F	50.9 F			NO
Monday, May 11, 2020	0.00	0.00	NO	80.6 F	55.2 F			NO
Tuesday, May 12, 2020	0.00	0.00	NO	73.6 F	50.0 F			NO
Wednesday, May 13, 2020	0.00	0.00	NO	84.4 F	50.5 F			NO
Thursday, May 14, 2020	0.00	0.00	NO	88.3 F	57.6 F			NO
Friday, May 15, 2020	0.00	0.00	NO	92.1 F	61.0 F			NO
Saturday, May 16, 2020	0.00	0.00	NO	93.7 F	64.6 F			NO
Sunday, May 17, 2020	0.00	0.00	NO	93.7 F	65.7 F			NO
Monday, May 18, 2020	0.00	0.00	NO	90.3 F	68.5 F			NO
Tuesday, May 19, 2020	0.00	0.00	NO	95.5 F	69.3 F			NO
Wednesday, May 20, 2020	0.45	0.00	NO	79.3 F	67.8 F		Masonry/ Stucco	YES
Thursday, May 21, 2020	0.05	0.00	NO	83.7 F	65.3 F			NO
Friday, May 22, 2020	0.03	0.00	NO	96.3 F	69.1 F			NO
Saturday, May 23, 2020	0.22	0.00	NO	97.3 F	66.6 F		Masonry/Stucco	YES
Sunday, May 24, 2020	0.00	0.00	NO	98.4 F	69.8 F			NO
Monday, May 25, 2020	0.00	0.00	NO	86.5 F	73.2 F			NO
Tuesday, May 26, 2020	1.31	0.00	NO	77.4 F	71.6 F		Masonry/Stucco	YES
Wednesday, May 27, 2020	0.00	0.00	NO	86.2 F	71.8 F			NO
Thursday, May 28, 2020	0.00	0.00	NO	98.2 F	72.9 F			NO
Friday, May 29, 2020	0.63	0.00	NO	95.4 F	73.9 F		Masonry/Stucco	YES
Saturday, May 30, 2020	0.00	0.00	NO	92.1 F	72.0 F			NO
Sunday, May 31, 2020	0.00	0.00	NO	98.4 F	70.9 F			NO

ACTUAL MONTHLY ADVERSE WEATHER DAYS: 4

MONTHLY BASELINE: 3

DELTA MONTHLY ADVERSE WEATHER DAYS: 1

### Notes:

Empty or blank cells indicate that a data observation was not reported

"T" values indicate a TRACE value was recorded

**SOURCE:** Weather Underground

### STATION:

Sun City Hilton Head - KSCOKAT112

Site Observation



Progress Update SAMPLE 4.0.1.8

5244 OKATIE MOP  
122 Okatie Center Boulevard North, Bluffton, South Carolina

Progress Update  
Jun 23, 2020

REPORT DETAILS

Description  
Submitted by Chadwick Wood  
Status Submitted  
Last update Jun 24, 2020 7:11 AM  
Last updated by Chadwick Wood

Weather

Rain: 0.4 inches

Powered by Dark Sky

7:00 AM

Sunny & Clear

Temperature: 76°F

Wind: 6mph, NE

Humidity: 90%

12:00 PM

Sunny & Clear

Temperature: 88°F

Wind: 9mph, NE

Humidity: 65%

4:00 PM

Partly Cloudy

Temperature: 86°F

Wind: 11mph, N

Humidity: 74%

Updated Jun 24, 2020 at 7:03 AM

1. PLACEHOLDER TITLE

1.1 Photo Progress Update

PHOTOS (41)

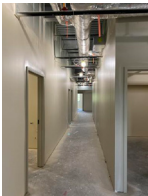
5244 OKATIE MOP  
122 Okatie Center Boulevard North, Bluffton, South Carolina



IMG\_1878  
Chadwick Wood  
Jun 23, 2020 5:17 PM



IMG\_1850  
Chadwick Wood  
Jun 23, 2020 5:17 PM



IMG\_1854  
Chadwick Wood  
Jun 23, 2020 5:17 PM



IMG\_1851  
Chadwick Wood  
Jun 23, 2020 5:17 PM

Prepared by Matthew Harrell

1

Created with PlanGrid

Prepared by Matthew Harrell

2

Created with PlanGrid

5244 OKATIE MOP  
122 Okatie Center Boulevard North, Bluffton, South Carolina



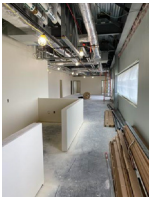
IMG\_1857  
Chadwick Wood  
Jun 23, 2020 5:17 PM



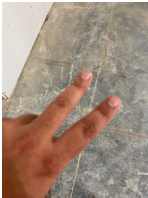
IMG\_1853  
Chadwick Wood  
Jun 23, 2020 5:17 PM



IMG\_1874  
Chadwick Wood  
Jun 23, 2020 5:17 PM



IMG\_1863  
Chadwick Wood  
Jun 23, 2020 5:17 PM



IMG\_1873  
Chadwick Wood  
Jun 23, 2020 5:17 PM



IMG\_1848  
Chadwick Wood  
Jun 23, 2020 5:17 PM



IMG\_1869  
Chadwick Wood  
Jun 23, 2020 5:17 PM



IMG\_1861  
Chadwick Wood  
Jun 23, 2020 5:17 PM

Prepared by Matthew Harrell

3

Created with PlanGrid

Prepared by Matthew Harrell

4

Created with PlanGrid

Daily Report SAMPLE 4.0.1.8

5244 - DAILY REPORT  
Mar 17, 2020

REPORT DETAILS

Description  
Submitted by Chadwick Wood  
Status Submitted

Weather

Rain: 0.3 inches

Powered by Dark Sky

7:00 AM

Partly Cloudy

Temperature: 59°F

Wind: 3mph, SW

Humidity: 96%

12:00 PM

Partly Cloudy

Temperature: 73°F

Wind: 4mph, N

Humidity: 80%

4:00 PM

Partly Cloudy

Temperature: 78°F

Wind: 5mph, NE

Humidity: 65%

Updated Mar 18, 2020 at 8:09 AM

M. B. Kahn Construction Co., Inc.  
148 1/2 EAST BAY STREET | CHARLESTON, SC 29401 | 843.990.7700

JOB# 5344 - Okatie Medical Office Pavilion  
DAILY PROGRESS REPORT

Date: 03/17/20

Safety: Were there any incidents today? Yes? No? ☒ (Explain if Yes)

Contractor	# of People	Summary of Work
GAYLOR ELECTRIC	10	Installing in-wall rough in on the third floor east side of the building; rooftop roof penetrations
MOCK-MECHANICAL	12	Second and third floor duct runs; applying mastic on all available ducts
MOCK-PLUMBING	15	Second and third floor cast iron piping; completing cast iron before jumping to copper piping
SC Steel	7	Installing high canopy; installing angle at the high canopy on the roof
MBK Masons	14	Bricking around the east side of the building to the low roof; working around the north east side of the low roof installing brick and flashing around the entire low roof area
Bay Hill	12	Covering all the third floor exterior of the building; topping out on the third floor west side; finishing up hallway soffits on the first floor; started on soffits on the second floor;
B+F Mechanical	3	Installing staircase on stair one
Southern Roofing	4	Hoisting all materials to the high roof for the start of roofing
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---	---	---
---	---	---

Additional Notes:  
NA

Major Equipment:  
Crane  
Boom Truck  
Testing / Inspections:  
NA

Notable Deliveries:  
NA

Meetings/Significant Decisions :  
NA  
Open Items (Changes, RFIs, etc):  
NA

Columbia | Greenville | Charleston | Myrtle Beach | Atlanta | Richmond | Charlotte

PHOTOS (13)

IMG\_0900  
Chadwick Wood  
Mar 17, 2020 5:09 PM

IMG\_0904  
Chadwick Wood  
Mar 17, 2020 5:09 PM

IMG\_0901  
Chadwick Wood  
Mar 17, 2020 5:09 PM

IMG\_0899  
Chadwick Wood  
Mar 17, 2020 5:09 PM

IMG\_0903  
Chadwick Wood  
Mar 17, 2020 5:09 PM

IMG\_0902  
Chadwick Wood  
Mar 17, 2020 5:09 PM

IMG\_0898  
Chadwick Wood  
Mar 17, 2020 5:09 PM

IMG\_0890  
Chadwick Wood  
Mar 17, 2020 5:09 PM

IMG\_0893  
Chadwick Wood  
Mar 17, 2020 5:09 PM

IMG\_0891  
Chadwick Wood  
Mar 17, 2020 5:09 PM

76

M. B. Kahn Construction Co., Inc.



Drone Shots SAMPLE 4.0.1.8









SECTION 9 - M/WBE

SECTION 9



M. B. Kahn  
Construction

M. B. KAHN CONSTRUCTION CO., INC. PROPOSAL FOR THE  
**BEAUFORT COUNTY SCHOOL DISTRICT**

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR  
ROBERT SMALLS INTERNATIONAL ACADEMY - REPLACEMENT SCHOOL ON ACTIVE CAMPUS  
&  
BATTERY CREEK HIGH SCHOOL - RENOVATION OF SCHOOL ON ACTIVE CAMPUS

## Business Enterprise Utilization Report

**List all vendors/subcontractors to be used on this project. All MBEs or WBEs proposed for utilization on this project must be certified by the Small and Minority Business Assistance Office through the State of South Carolina according to the criteria of the Beaufort County School District's Minority Business Enterprise Plan prior to utilization on this project.**

Below are subcontractors M. B. Kahn has worked with and will bid this project. We also intend to reach out to as many additional subcontractors as we can to ensure the participation goals of Beaufort County School District are met. Most of the listed subcontractors are also certified by the Governor's office as well as SCDOT and many of them are also 8a certified.

Subcontractor	Gender Group	Address	Phone #	Email
Hilton Head Housecare LLC	AABE	29 Tanglewood Drive Beaufort, SC 299021	(843)830-6691	hh@islc.net
Ashley Steel, Inc.	WBE	PO Box 62140 N. Charleston, SC 29419	(843)552-7400	sales@ashleysteem.com
Graybar Fence Co., Inc.	WBE	PO Box 272 Port Royal, SC 29935	(843)525-1767	j.gray@graybarfence.com
Hernandez Drywall Co., Inc.	MBE	PO Box 4486 Beaufort, SC 29903	(843)263-6279	marchdez@emparqmail.com
Bridges Wood Products, Inc.	WBE	114 Palmetto Drive Savannah, GA 31410	(912)897-2694	bridgeswoodproducts@gmail.com
Gardner Masonry, LLC	AABE	50 Gardner Drive St. Helena Island, SC 29920	(843)368-2566	dgardner99@aol.com
The Broadband Companies, LLC	AABE	6650 Rivers Avenue North Charleston, SC 29406	(843)722-6813	fa5099@aol.com
The Flooring Connection	WBE	165 Hwy 905 Conway, SC 29526	(843)488-4848	wcarbino@sccoast.net
Christie Brothers Heat and Air, LLC	AABE	239 Buckeye Lane Summerville, SC 29483	(843)343-1943	randy@christiebroshvac.com
Grounds Maintenance, Inc.	AABE	145 Liberty Hall Road Goose Creek, SC 29445	(843)553-8788	vewilliams2@netscape.net
Burch Services, LLC	AABE	5607 Amboy North Charleston, SC 29406	(843)744-4780	burchservicesllc@yahoo.com
Paragon Inc. of South Carolina, LLC	AABE	PO Box 2058 Orangeburg, SC 29116	(803)534-1900	stephon@paragonbuilderssc.com
Hazel Construction	AABE	13 Briar Rose Lane Beaufort, SC 29906	(843)473-9537	hazelconstruction@gmail.com

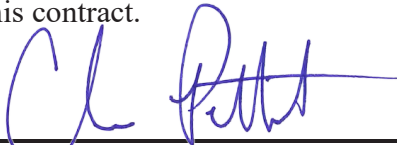


Below is a list of subcontractors and vendors M. B. Kahn utilized for the 2010, 2011, 2013, 2015, 2016, 2017, 2018 and 2019 Capital Improvement Programs along with Whale Branch Early College High School Gym & Pac. We intend to contact these businesses to bid again and we will continue to look for new opportunities.

A&E Digital Printing	Learning Environments, Inc.
Advanced Door Systems, Inc.	Lockers by Design
Advanced Equipment	Lowcountry Concrete
Oldcastle Southern Group Inc.	Lowcountry Sanitation
Ashley Steel, Inc.	Lucas Concrete Products Inc.
BFG Industries, Inc.	Maner Builders Supply Co., Inc.
Cartner Glass Systems, Inc.	McCarthy, Inc.
Bluewater Painting, LLC	McDonald Enterprises
Bonitz Contracting Oc., Inc.	Medallion Athletic Products Inc.
Gardner Masonry, LLC	MOCK Plumbing & Mechanical
Bonitz Flooring Group, Inc.	New South Supply, LLC
Carolina Containers of Beaufort, LLC	Ocean Light Electrical
Team Roofing, Inc.	Palmetto Equipment Sales & Rentals, Inc.
Carolina Sports Surfaces, Inc.	Palmetto Scheduling, LLC
Charleston Glass and Mirror Company, Inc.	Patterson Construction, Inc.
CMC Construction Services	Precision Sport Surfaces, Inc.
Coastal Ceramics	Pro Disposal LLC
Collins & Wright, Inc.	Quality Electrical Systems, Inc.
Commercial Door & Hardware, LLC	Roberts Stage Curtains, Inc.
Daniel Island Woodworks, Inc.	Royalwood Associates, Inc.
E&D Contractors, Inc.	RW Ford Company
ELDECO, Inc.	Service Industrial Supply Inc.
Gaylor, Inc.	Simmons Restoration and Remodel Services, Inc.
ABM Gleaton Floor Covering Inc.	Southern Roofing Services, Inc.
Graybar Fence Co	Trojan Labor
Greenville Stage Equipment Co., Inc.	East Coast TVM, LLC
JH Hiers Construction LLC	Two Ladies and A Mop
Wenger Corporation	Wildcat Steel
Cook & Boardman	Classic Finish
Mitchell Brothers Inc.	

**Statement of Intent**

We, the undersigned have prepared and submitted all the documents required for this project. We have prepared these documents with a full understanding of the Beaufort County School District's goal to ensure equal opportunities in the proposed work to be undertaken in performance of this project. Specifically the BCSD seeks to encourage and promote on an inclusionary basis contracting opportunities without regard to the race, gender, national origin or ethnicity of the ownership or management of any business and that it is an equal opportunity employer and contracting entity. We certify that the representations contained in the Minority/Woman Business Enterprise (M/WBE) Utilization Report, which we have submitted with this solicitation, are true and correct as of this date. We commit to undertake this contract with the Minority/Woman Business utilization Report we have submitted, and to comply with all non-discrimination provisions of the Minority/Woman Business Enterprise Program in the performance of this contract.

  
\_\_\_\_\_  
Signature

August 13, 2020  
\_\_\_\_\_  
Date

Name: Chris Pettit

Title: Executive Vice President

Project: Construction Management at Risk Services - Robert Smalls International Academy -  
Replacement School on Active Campus and Battery Creek High School -  
Renovation of School on Active Campus

