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

148 1/2 East Bay Street, Charleston, SC 29401
Chris Pettit, Executive Vice President
[redacted]









WHERE LEARNING LEADS THE WAY
BEAUFORT
COUNTY SCHOOL DISTRICT

Request for Proposals for

Beaufort County School District
CAPITAL RENEWAL RENOVATIONS AND MODIFICATIONS PROJECTS - PRE-CONSTRUCTION / CONSTRUCTION PHASE SERVICES FY 2023

Solicitation No. 22-004 September 9, 2021 @ 4:00PM



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SECTION I - COVER PAGE



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

BEAUFORT COUNTY SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR
CAPITAL RENEW RENOVATIONS AND MODIFICATIONS PROJECTS
PRECONSTRUCTION / CONSTRUCTION PHASE SERVICES FY 2023

KAHN

M. B. Kahn
Construction

Beaufort County School District

	Solicitation Number:	22-004
	Date Printed:	August 18, 2021
Addendum 1	Date Issued:	August 18, 2021
	Procurement Officer:	Kaylee Yinger, CPPB
	Phone:	843-322-2349
	Email:	Kaylee.Yinger@beaufort.k12.sc.us

Request for Proposals

DESCRIPTION: **Capital Renewal Renovations and Modifications Projects – Pre-Construction / Construction Phase Services**

SUBMIT OFFER BY (Opening Date & Time): September 9, 2021 **4:00 PM EST**

QUESTIONS MUST BE RECEIVED BY: September 1, 2021

NUMBER OF COPIES TO BE SUBMITTED: **Six (6) Original Signed Copies and One USB (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: LOCATION:

DATE & TIME:

AWARDS & AMENDMENTS:
Award will be posted at the Physical Address stated above on or after **September 9, 2021**. 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):	NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent):
M. B. Kahn Construction Co., Inc 101 Flintlake Road Columbia, SC 29223	M. B. Kahn Construction Co., Inc. 148 1/2 East Bay Street Charleston, SC 29401

PHONE NUMBER: [redacted]

EMAIL ADDRESS: [redacted]

PAYMENT ADDRESS (Address to which payments will be sent):	ORDER ADDRESS (Address to which all purchase orders will be sent):
M. B. Kahn Construction Co., Inc 101 Flintlake Road Columbia, SC 29223	
[x] Payment Address Same as Home Office Address	[ ] Payment Address Same as Home Office Address
[ ] Payment Address Same as Home Notice Address	[x] Payment Address Same as Notice Address
(check one only)	(check one only)

ACKNOWLEDGEMENT OF AMENDMENTS:	Amendment Number	Amendment Issue Date
Offeror acknowledges receipt of amendments by indicating amendment number and its date of issue.	1	9/3/2021

MINORITY PARTICIPATION- Are you a Minority Business Enterprise: Yes [ ] No [x]
If yes, please include a copy of your certification.

M. B. Kahn Construction Co., Inc.

148 1/2 East Bay Street, Charleston, SC 29401
Chris Pettit, Executive Vice President
[redacted]

September 9, 2021

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 Capital Renew Renovations and Modifications Projects - Preconstruction / Construction Phase Services

Dear Ms. Yinger,

Thank you for the opportunity to once again present our company and project team to Beaufort County School District. The chance to partner with BCSD on Summer Renovations and Bond Referendum work is exciting. As a parent of two Beaufort County students, I see how important this investment is in these schools, and the tremendous effect it will have on both the students and the faculty. The improvements that are along with the Bond Referendum improvements are going to make our schools even better. As a parent, I know how important it is to provide a safe environment along with the resources and facilities they need to succeed.

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 12 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 a part of this community. We also know what it takes to complete these projects within a Tight Schedule, and deliver them within a Specified Budget

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 And Inside Existing Educational Campuses With BCSD

Not only does M. B. Kahn have hundreds of K-12 projects under our belt, we are PROUD to say we have successfully worked in every school in the District, and we have fostered relationships with staff and personnel so that we cannot complete the work needed to On Time and Within Budget. We know each other, we trust each other, and we know how to build quality buildings together that will better serve the students and staff. It takes solid relationships like we have with BCSD and their Architectural and Engineering Teams to successfully work 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 Hilton Head and 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 12 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, selected Architectural Firms, and Principals 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 have had successful back to back years working in South of Broad schools on Summer and Technology upgrades, and have been a TEAM player through-out the process.

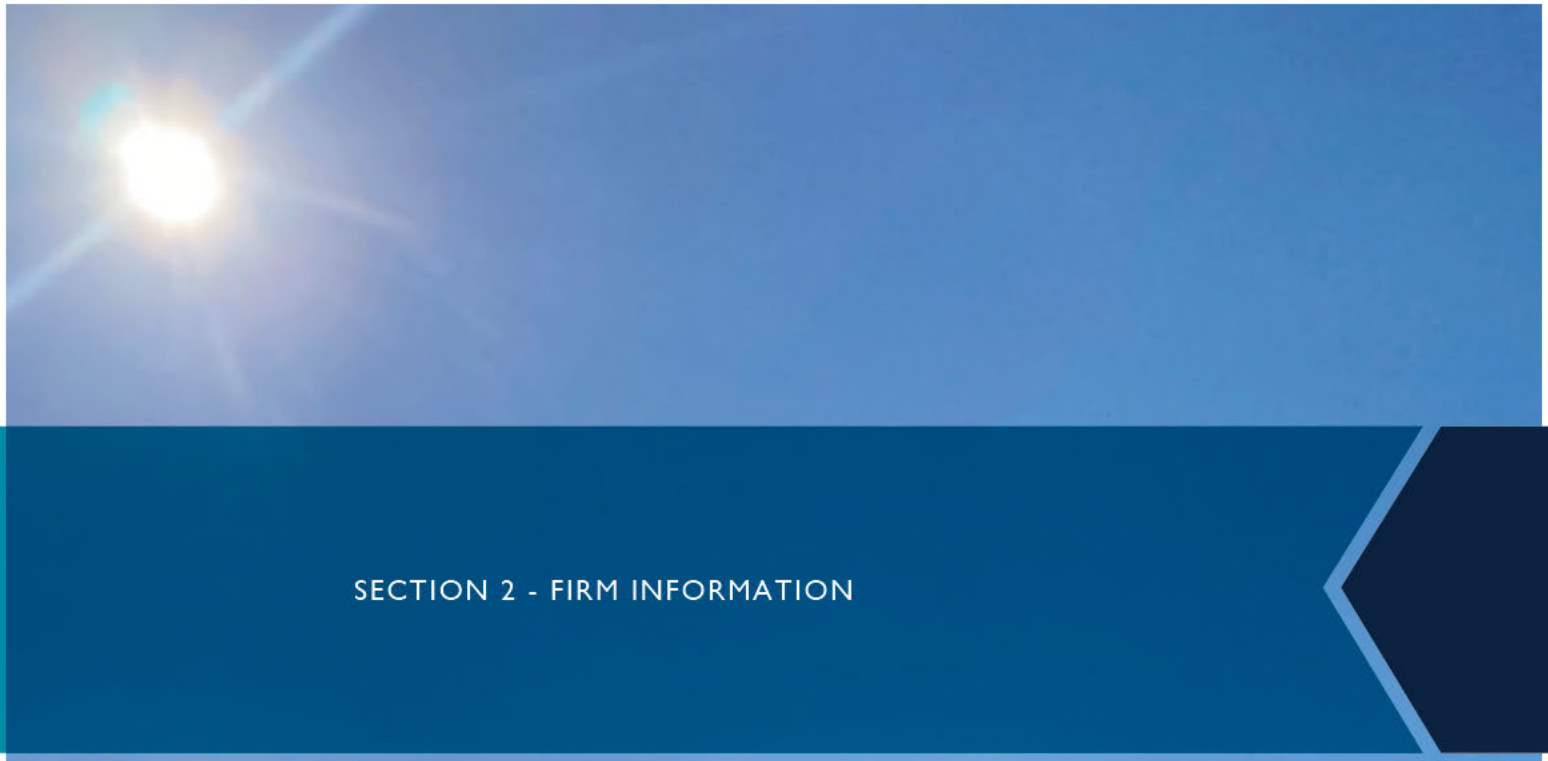
These projects are very exciting for us. We look forward to sharing our knowledge of similar projects and construction experience in your backyard, the Lowcountry, and South Carolina. We pride ourselves in being a local builder not only in South Carolina, but in Beaufort County as well. I encourage you 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



SECTION 2

SECTION 2 - FIRM INFORMATION



M. B. Kahn Construction

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

BEAUFORT COUNTY SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR
CAPITAL RENEW RENOVATIONS AND MODIFICATIONS PROJECTS
PRECONSTRUCTION / CONSTRUCTION PHASE SERVICES FY 2023

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.



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

– Irwin Kahn (1912-1990)

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 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 94 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

[redacted]

Officer Contact Information for the Proposal

Chris Pettit, Executive Vice President, [redacted]

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 $800 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

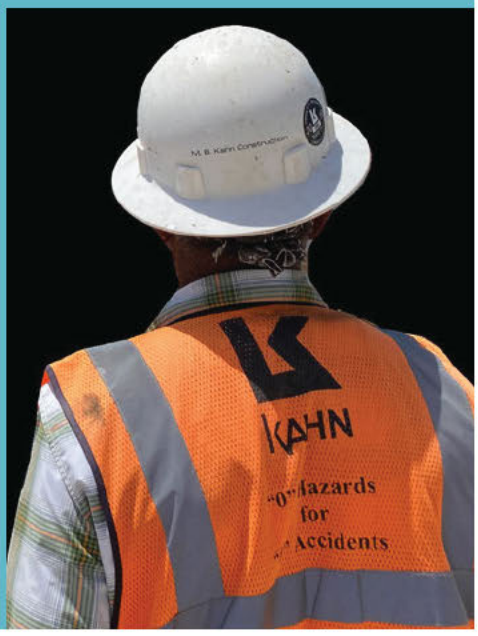
CORPORATE SERVICES	
HR Director	1
Human Resources	2
IT Director	1
IT Coordinator	1
Marketing Director	1
Marketing Coordinator	1
Receptionist	1
Risk Manager	1
Safety Manager	5

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

[redacted]











SOUTH CAROLINA LICENSES

STATE OF SOUTH CAROLINA
Department of Labor, Licensing and Regulation
S C CONTRACTOR'S LICENSING BOARD
BPC1021802

CONSTRUCTION MANAGER CERTIFICATE

This certificate recognizes: Certificate Number: CCM. 171

WILLIAM H NEELY

as a GENERAL CONSTRUCTION MANAGER by the laws of South Carolina
for the following licensee:

M B KAHN CONSTRUCTION CO INC
101 FLINTLAKE RD
COLUMBIA SC 29223

and is duly authorized to engage in Construction Manager Oversight for the following classification(s) and contract limit:
BD WL
Contract Limit: Group 5-$Unlimited

Issue Date: October 22, 2020
Expiration Date: October 31, 2022

Molly S. Brim
Interim Administrator

License CLG.10572 GC must be "Active" for this certification to be valid.
Licensee Lookup: https://verify.llronline.com/LicLookup/LookupMain.aspx

SC CONSTRUCTION MANAGER

SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION
CONTRACTOR'S LICENSING BOARD
CCB 1067797

Hereby Certifies:

M B KAHN CONSTRUCTION CO INC
101 FLINTLAKE ROAD
COLUMBIA SC 29223

Has given satisfactory evidence of the necessary qualifications required by the laws of the State of South Carolina and is duly qualified and entitled to practice as a:

GENERAL CONTRACTOR

for each Classification and Group Limitation listed below:

Building-BD5, Boiler Installation-BL5, Water & Sewer Lines-WL5, Water & Sewer Plants-WP5, Grading-GD5

LICENSE NUMBER:.....G10572
Expiration Date: 10/31/2022
Initial License Date: 01/01/1992

Group Limitation $ Amounts Per Job:
Group #1 - $50,000 Group #3 - $500,000
Group #2 - $200,000 Group #4 - $1,500,000
Group #5 - $Unlimited

Molly S. Brim
Administrator

Qualifying Party(s): CHARLES B KAHN, MOHAMMED YOUSEFZADEH, WILLIAM H NEELY, SCOTT DAVID LYLE, WILLIAM DAVID LOONEY, DECKER JAMES DRIESSEN

It is at the discretion of the licensee to designate whomever they elect to pull permits and conduct business for this license.

SC GENERAL CONTRACTOR



SECTION 3

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
CAPITAL RENEW RENOVATIONS AND MODIFICATIONS PROJECTS
PRECONSTRUCTION / CONSTRUCTION PHASE SERVICES FY 2023

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

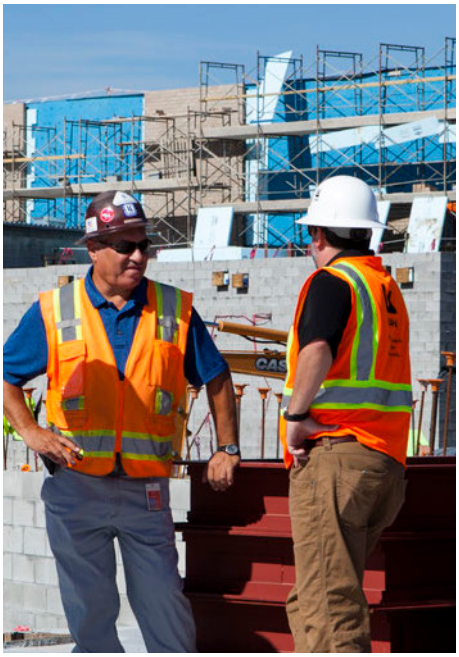
The project team for the Capital Renewal Renovations and Modifications projects is:

[redacted]











Include an organizational chart identifying key individuals and their responsibilities.

PROJECT TEAM

PRECONSTRUCTION STAFF

PROJECT MANAGEMENT

CONSTRUCTION SUPERVISION



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.





[redacted]


WANDO
MOUNT PLEASANT
LIBRARY
ANDO MOUNT PLEASANT LIBRARY




EXIT
EXIT









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

Chris will be involved throughout the life of the project, and takes responsibility for ensuring the project's success.

Project Manager	Tripp Williams	100%

His involvement will be100% 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	50%
	Chris Thigpen, Dwight Robertson, Tony Comunale	100%

Chris Thigpen, Dwight and Tony will be present on the job site 100% of the time, with Randy Crummie onsite 50% and/or as needed. They are responsible for the day-to-day operations of the projects on site. Chris is available as needed.

Corporate Safety	Thomas Edenton	Weekly

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 Manager and possible Superintendents for the project will be as follows:

Project Manager	Tripp Williams

His involvement will be 100% in the Project Manager role. He 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

Chris, Dwight and Tony will be present on the job site 100% of the time. They responsible for the day-to-day operations of the projects on site.

Superintendents	Chris Thigpen, Dwight Robertson, Tony Comunale

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.

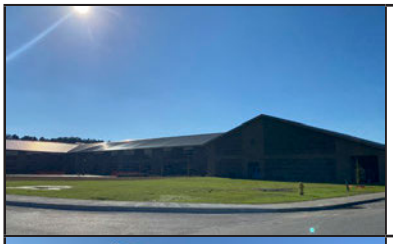
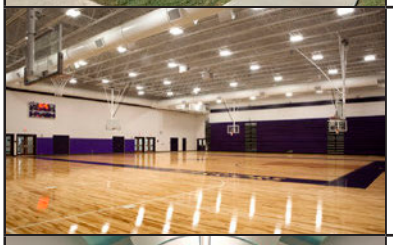
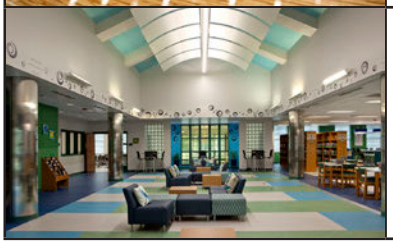
Chris Pettit, Randy, and Thigpen have been working continuously together for Berkeley, Beaufort, and Charleston County School District for over 10 years as well. They work well together, rely on each other, and have each other's backs. Tripp Williams has built his share of schools as well, including 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, and Chris 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 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 these projects. 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 94 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

KAHN

M. B. Kahn Construction

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

BEAUFORT COUNTY SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR
CAPITAL RENEW RENOVATIONS AND MODIFICATIONS PROJECTS
PRECONSTRUCTION / CONSTRUCTION PHASE SERVICES FY 2023

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



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
BMH Adult Mental Health	Beaufort	SC	$213,435	2021
North Charleston Parking Garage Facility	N Charleston	SC	$43,390,165	2021
Centerville Elementary School	Gilbert	SC	$29,209,678	2021
Lexington Medical Center Northeast	Columbia	SC	$52,706,798	2021
Bees Ferry West Ashley Library	West Ashley	SC	$11,574,282	2021
McClenaghan Middle School	Florence	SC	$9,000,000	2021
McCracken Middle School	Spartanburg	SC	$16,071,919	2021
GVL Tech Bldg. 102 Renovation	Greenville	SC	$11,483,082	2021
River Park Recreation Area	Rock Hill	SC	$3,658,778.	2021
4500 Leeds Ave Reno	N Charleston	SC	$15,000,000	2021
Gateway ASC Renovations	Concord	NC	$2,473,080.	2021
May River High School Addition	Bluffton	SC	$11,256,908	2021
BCBS Atrium Renovation	Columbia	SC	$739,767	2021
MUHA NIR Procedure Room 3	Charleston	SC	$688,168	2021
Lexington County Spec Building	Columbia	SC	$4,552,003	2021
Dominion Energy McBee Gas Ops	McBee	SC	$5,097,845	2021
BMH Pharmacy Renovation	Beaufort	SC	$374,595	2021
ApjJect TRC BSL2 Retrofit	Columbia	SC	$486,428	2021
Lexington Technology Center Welding Lab	Lexington	SC	$546,130	2021
Alltrista Airlock	Greer	SC	$2,349,438.	2021
Vetroresina Upfit	Greenville	SC	$145,557	2021
MUSC IOP Second Floor Painting	Charleston	SC	$17,590	2021
TMC Parking Lot Improvements	N Charleston	SC	$615,653	2020
Spartanburg High School - Construction	Spartanburg	SC	$141,428,532	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 E1	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
Okatie Medical Pavilion	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 1	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 Facitlity 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 LC1 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 WWT 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 1 - 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 1 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 1 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

b. Identify all renovation projects with similar scope.

Project	City	State	Amount	Year
James Island Charter HS - CTE & Gym	Charleston	SC	$18,175,410	2022
Keith Summey North Charleston Library	N Charleston	SC	11,027,612	2022
Gilbert HS Performing Arts Center	Gilbert	SC	13,120,941	2022
Gilbert Middle School Renovations	Gilbert	SC	2,879,000	2022
Bees Ferry West Ashley Library	West Ashley	SC	11,574,282	2021
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 E1	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
R2I2	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

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
BCSD 2020-2021 Summer Work	Beaufort	SC	$9,862,680	2021
Gilbert Middle School Renovations	Gilbert	SC	$2,879,000	2021
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
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 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
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 historal 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 Sumer 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 addtion (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.

The following 5 projects are examples of similar projects as they are on existing campuses, that include additions, modifications, renovations and expansions of an existing building while students are in the building.

- James Island Charter School CTE & Gym
- Riverview Charter School
- BCSD 2020-2021 Summer & Technology Work
- Whale Branch Early College High School Gym & PAC
- River Ridge Academy & May River HS Addition


James Island Charter CTE & Gym


Riverview Charter School



2020-2021 Summer & Technology Work


WBECHS Gym & Pac


May River High School Addition


River Ridge Academy Addition



JAMES ISLAND CHARTER SCHOOL CTE & GYM

James Island, SC

The Career and Technology Education Center will be the construction of an approximately 30,000 square foot two story structure on the campus of James Island Charter High School containing computer labs, a Health Science suite, Culinary Lab, Construction Lab, toilet areas, storage, and other related spaces.

The Gym is the construction of an approximately 30,000 square foot competition gymnasium on the campus of James Island Charter High School containing a full competition court, locker rooms, weight room, a Sports Medicine classroom, toilet areas, storage, and other related spaces.



AWARDED
September 21, 2020

COMPLETED
January 2022

SIZE
30,000 SF CTE
30,000 SF GYM

CONTRACT AMOUNT
$18,175,410

OWNER
Charleston County School District
3999 Bridgeview Drive
North Charleston, SC 29405
[redacted]

ARCHITECT
Quackenbush Architexts
1217 Hampton Street
Charleston, SC 29201
[redacted]

SERVICES PROVIDED
General Contractor

PROJECT MANAGER
Chris Paddrik

JOB SUPERINTENDENT
Scott Price



RIVERVIEW CHARTER SCHOOL

Beaufort, SC

This was a multi-phase renovation to an occupied facility. Renovations included relocation of the administration area to the other side of the building, new exterior windows and aluminum entrances, conversion of the former administration wing into a new Kindergarten and 1st grade wing, installation of a new fire alarm system and sprinkler system throughout (no sprinkler service previously in building) food service equipment upgrades, and installation of a new playground and surfacing. Coordination between staff and M. B. Kahn during school hours was required constantly, and numerous weekends and nights were required due to the nature of the project.



AWARDED
July 28, 2016

COMPLETED
April 19, 2017

SIZE
29,500 SF

ORIGINAL CONTRACT AMOUNT
$2,910,805

FINAL CONTRACT AMOUNT
$2,902920

OWNER
Beaufort Country School District
2900 Mink Point Blvd
Beaufort, SC 29902
[redacted]E

ARCHITECT
Stubbs Muldrow Herin
400 Hibben Street
Mt. Pleasant, SC 29464
[redacted]

SERVICES PROVIDED
CM @ Risk

PROJECT MANAGER
Chris Pettit

JOB SUPERINTENDENT
Randy Crummie



2020 - 2021 BCSD SUMMER & TECHNOLOGY WORK

Beaufort, South Carolina

Since 2010 M. B. Kahn has provided CMR services for BCSD. Summer renovation and addition projects are especially challenging because the physical work has to be put in place between school closing in June and opening in August. In order to make this happen, M. B. Kahn works collaboratively with BCSD and the Designers to plan, schedule, and procure the materials during the spring of each year. Because of the longstanding relationships with BCSD, we understand BCSD's standards and expectations which allows MBK to deliver the projects meeting your demands without the need for rework or repairs.

- HHIHS Stadium: Renovations and HVAC Replacement
- HHI IB: HVAC Replacement, Painting, Complete Media Center Renovation, Security, and Technology Improvements
- HHI Early Childhood Center: HVAC Replacements
- HHSCA: Painting, New Secure Entry, Security, and Technology Improvements
- H. E. McCracken MS: Athletic Upgrades to include new Bleachers, Scoreboards, Locker Rooms, and Weight Room, Painting, HVAC Replacements, Complete Renovation of Special Needs Rooms, Security and Technology Improvements
- Bluffton ES Painting, HVAC Replacement, Door & Security Upgrades, New Addition to the School, Technology Improvements
- Bluffton HS: HVAC replacements, Security, Technology Improvements, athletics including new turf field, new bleachers, new scoreboards, track repairs, and renovations to concessions restrooms
- River Ridge Academy: Flooring repairs and Painting
- Daufuski Island School: Painting and minor repairs
- Red Cedar ES: Painting
- Bluffton Early Childhood Center: Painting

TO BE COMPLETED
2021

CONTRACT AMOUNT
$22,638,643

OWNER
Beaufort Country School District
2900 Mink Point Blvd
Beaufort, SC 29902
[redacted]



ARCHITECT
Jumper Carter Sease Architects
412 Meeting Street
West Columbia, SC 29169
[redacted]

SERVICES PROVIDED
CM @ Risk

PROJECT MANAGER
Tripp Williams

JOB SUPERINTENDENT
Randy Crummie
Chris Thigpen
Dwight Robertson





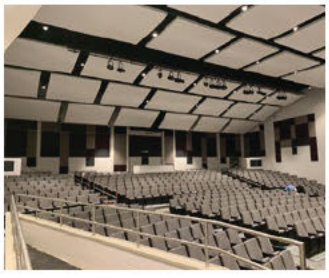
WHALE BRANCH EARLY COLLEGE HIGH SCHOOL - GYM & PAC

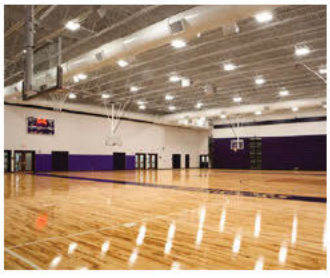
Beaufort, SC

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
[redacted]

ARCHITECT
McMillan Pazdan Smith
121 Calhoun Street, Suite 200
Charleston, SC 29401
[redacted]

SERVICES PROVIDED
CM @ Risk

PROJECT MANAGER
Chris Pettit
Rob Jeffcoat

JOB SUPERINTENDENT
Randy Crummie



RIVER RIDGE ACADEMY & MAY RIVER HIGH SCHOOL ADDITION

Bluffton, SC

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

The new May River High School building addition is a 20 classroom two story approximately 40,000 SF addition along with a cafeteria addition.

COMPLETED
October 2020
January 31, 2021

SIZE
20,000 SF
40,000 SF

CONTRACT AMOUNT
$20,261,028

OWNER
Beaufort County School District
2900 Mink Point Blvd
Beaufort, SC 29902
[redacted]

ARCHITECT
LS3P
205 1/2 King Street
Charleston, SC 29401
[redacted]

PROJECT MANAGER
Jared Reilly
Rob Jeffcoat

JOB SUPERINTENDENT
Randy Crummie
Chris Thigpen
Dwight Robertson







SECTION 5 - WORKLOAD

SECTION 5

KAHN

M. B. Kahn Construction

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

BEAUFORT COUNTY SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR
CAPITAL RENEW RENOVATIONS AND MODIFICATIONS PROJECTS
PRECONSTRUCTION / CONSTRUCTION PHASE SERVICES FY 2023

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.

2020: $351,618,849
2019: $399,178,739
2018: $394,904,984
2017: $366,419,738
2016: $310,211,803

What is the current dollar value of work under Contract?

Current dollar value of work under Contract: $642,700,000

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?

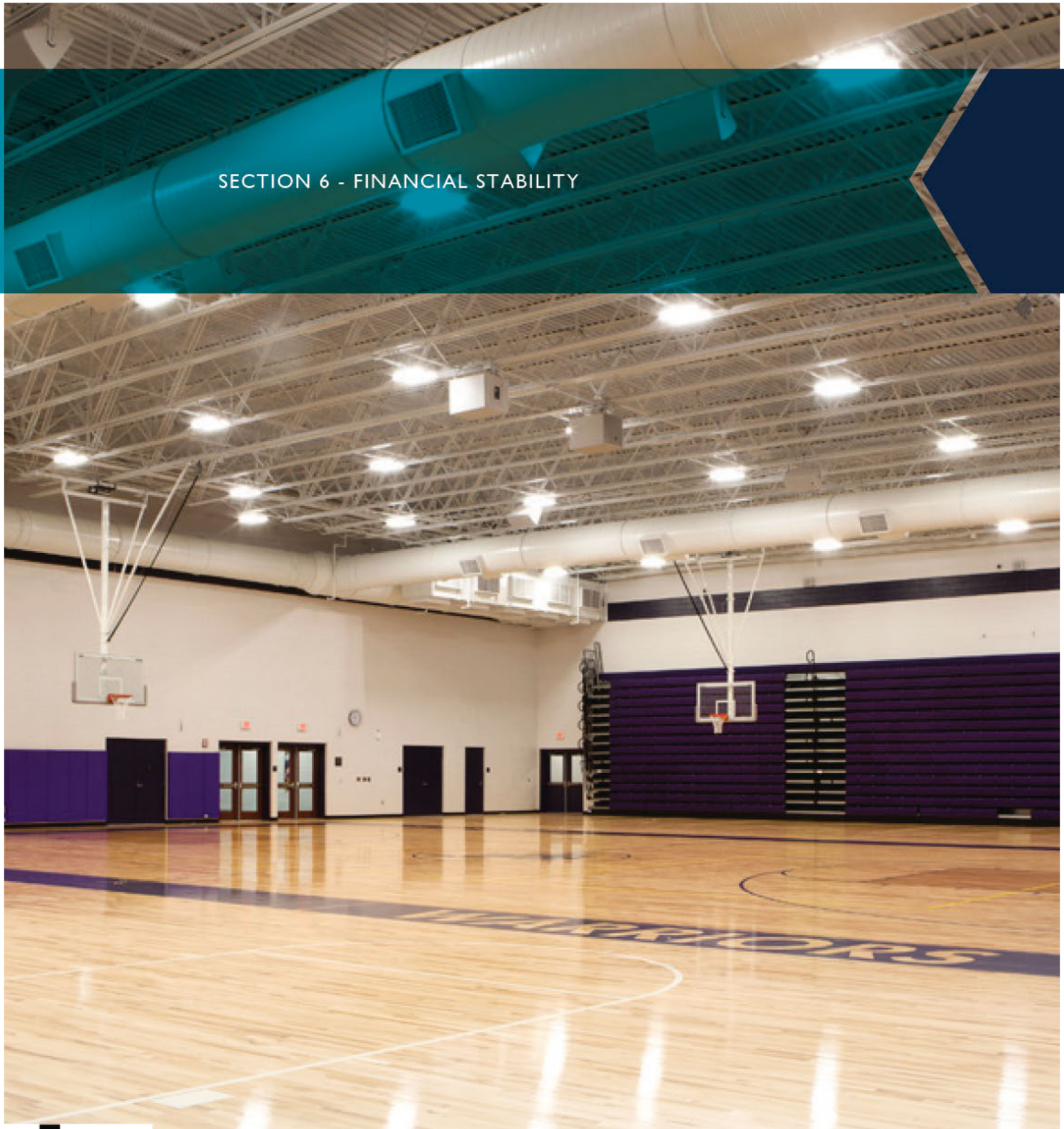
Percentage of work that is hard bid: 30%
Percentage of work based on CM/GC at Risk: 40%

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

SECTION 6

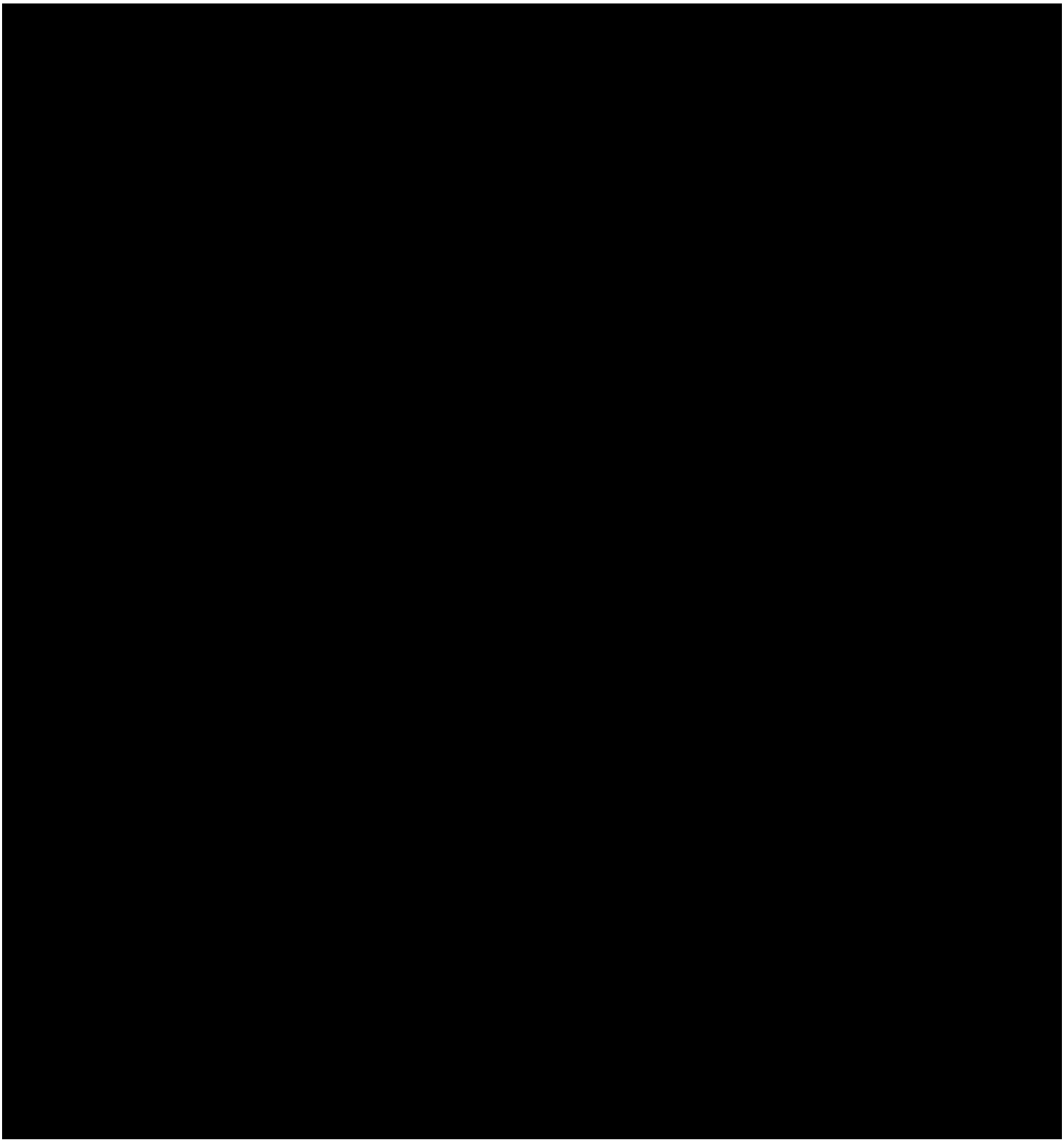
M. B. KAHN CONSTRUCTION CO., INC. PROPOSAL FOR THE

BEAUFORT COUNTY SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR
CAPITAL RENEW RENOVATIONS AND MODIFICATIONS PROJECTS
PRECONSTRUCTION / CONSTRUCTION PHASE SERVICES FY 2023

KAHN

M. B. Kahn
Construction



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.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/06/2021

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.

IMPORTANT: 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).

PRODUCER
Willis Towers Watson Insurance Services West, Inc
c/o 26 Century Blvd
P O Box 305191
Nashville, TN 372305191 USA

[redacted]

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

INSURER A :	Hartford Fire Insurance Company	19682
INSURER B :	Hartford Casualty Insurance Company	29424
INSURER C :	Property & Casualty Insurance Company of H	34690
INSURER D :	Ohio Casualty Insurance Company	24074
INSURER E :		
INSURER F :		

COVERAGES CERTIFICATE NUMBER: W21589561 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 NDICATED. 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 HERE N IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLIC ES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	Y	Y	[redacted]	07/01/2021	07/01/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 300,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y	Y	[redacted]	07/01/2021	07/01/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000	Y	Y	[redacted]	07/01/2021	07/01/2022	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: No If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	[redacted]	07/01/2021	07/01/2022	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	Excess Workers Compensation Employers Liability SC / GA / NC Only		Y	[redacted]	07/01/2021	07/01/2022		Statutory $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Sample Certificate of Insurance - To be tailored per contract requirements

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.
SEE ATTACHED

CERTIFICATE HOLDER

Sample COI
123 Main Street
Anywhere, SC 11111

CANCELLATION

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

Brie Stennett

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ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

SR ID: 21325543 BATCH: 2155615



McGriff | Insurance Services

[redacted]



SECTION 7

SECTION 7 - FEES AND COSTS

KAHN

M. B. Kahn Construction

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

BEAUFORT COUNTY SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR
CAPITAL RENEW RENOVATIONS AND MODIFICATIONS PROJECTS
PRECONSTRUCTION / CONSTRUCTION PHASE SERVICES FY 2023

[redacted]

[redacted]

[redacted]

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-CMC except for a 100% performance bond and a 100% payment bond is $10.5 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.

Fee = 4.5%
Bond Cost = $55,550

CONFIDENTIAL

B. In addition, provide fees (as % of cost of work) for the following project costs:

$1 million - $5 million	4.5%
$5 million - $10 million	4.5%
$10 million - $15 million	4%
$15 million - $20 million	4%
$20 million - $25 million	4%

CONFIDENTIAL

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:

Pre-Construction Phase Service Fee: $ 27,000

Construction Phase Service Fee ($10 Million Cost of the Work)

Plus cost of Performance & Payment Bonds: $ 55,550

Fees as % of Cost of the Work:

Project Cost:	
$1,000,000 - $5,000,000	4.5%
$5,000,000 - $10,000,000	4.5%
$10,000,000 - $15,000,000	4%
$15,000,000 - $20,000,000	4%
$20,000,000 - $25,000,000	4%

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)

Capital Renewal Renovations and Modifications Projects Pre-Construction / Construction Phase Services
Solicitation No. 22-004

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 9th day of September, 2021.

(Witness)

(Witness)

M. B. Kahn Construction Co., Inc.
(Principal) *(Seal)*

By: _____
(Title)

Travelers Casualty and Surety Company of America
(Surety) *(Seal)*

By: _____
(Title) Duainette H. Cullum, Attorney-in-Fact

TRAVELERS

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(s)-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 **21st** day of **April, 2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, 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, 2026**

_____
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 each of the Companies, 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 each of the Companies, 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 9th day of September 2021

_____
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(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



SECTION 8 - MISCELLANEOUS

SECTION 8

M. B. Kahn Construction

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

BEAUFORT COUNTY SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR
CAPITAL RENEW RENOVATIONS AND MODIFICATIONS PROJECTS
PRECONSTRUCTION / CONSTRUCTION PHASE SERVICES FY 2023

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:

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

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.

LOCAL AND MINORITY PARTICIPATION SUCCESS



MUSC Health West Campus, Charleston, SC
46 % current projection, 14% MBE, 15% WBE, 17% SBE



Charleston County Libraries, Charleston, SC
Slated County goal of 12.2%, currently achieving 20% participation by MBE firms.



North Charleston Creative Arts, Charleston, SC
SWMBE participation rate of 41%



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!



Beaufort County Schools, SC
60% DBE Participation in Summer Renovations program.



Charleston County Public Schools, SC
41% DBE Participation on Rivers Education Center Phase I



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.

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.

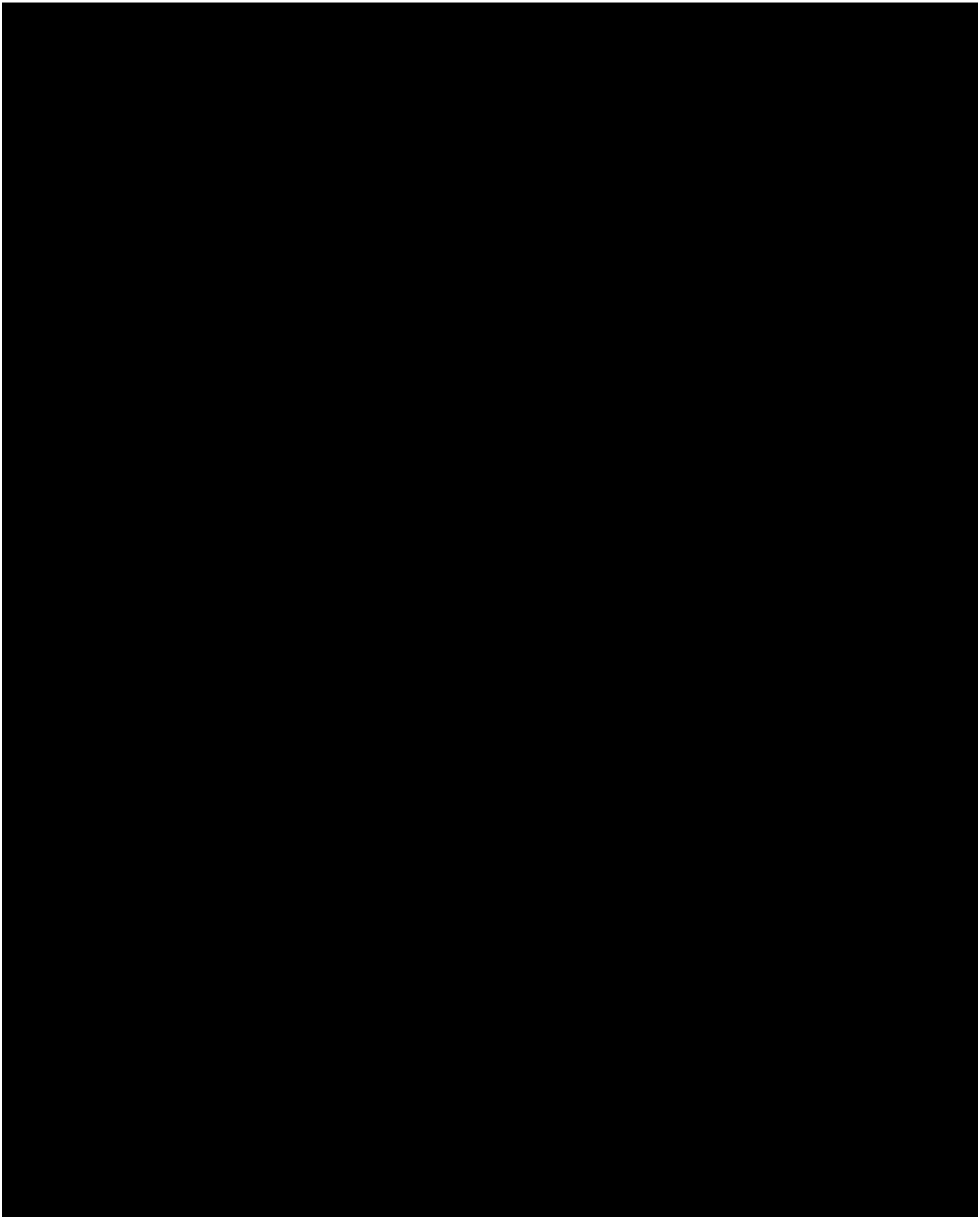
The successful completion of these school construction projects in the community will present numerous opportunities to individuals and businesses throughout the Beaufort County area. One of the ways M. B. Kahn enhances these opportunities is by making public the scope of services and timing of such 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.

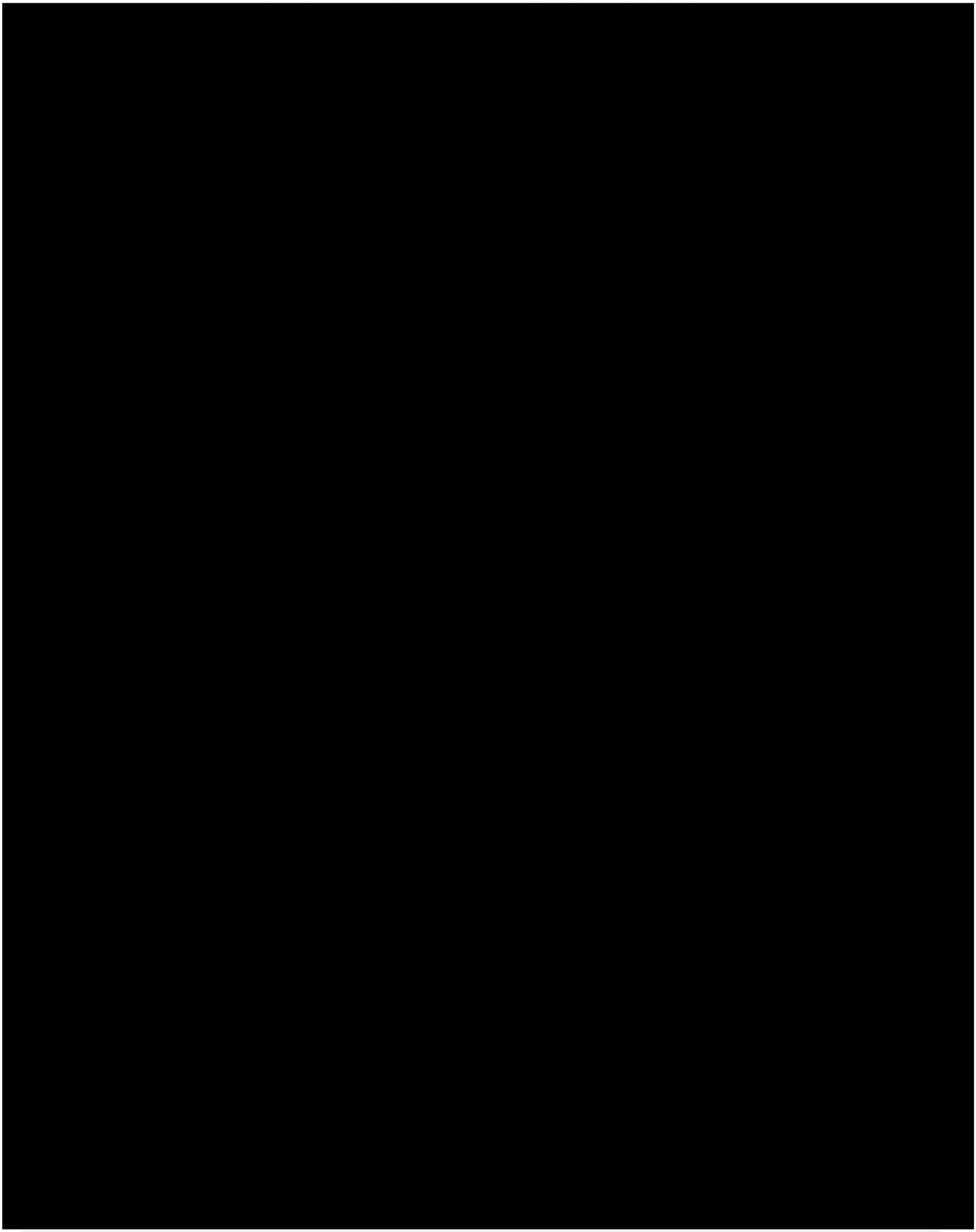
M. B. Kahn will diligently look for ways to work closely with local and MBE subcontractors and suppliers to incorporate their services as a part of the overall team. M. B. Kahn anticipates having successful participation of local and MBEs because our efforts go beyond the normal scope of solicitation 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.

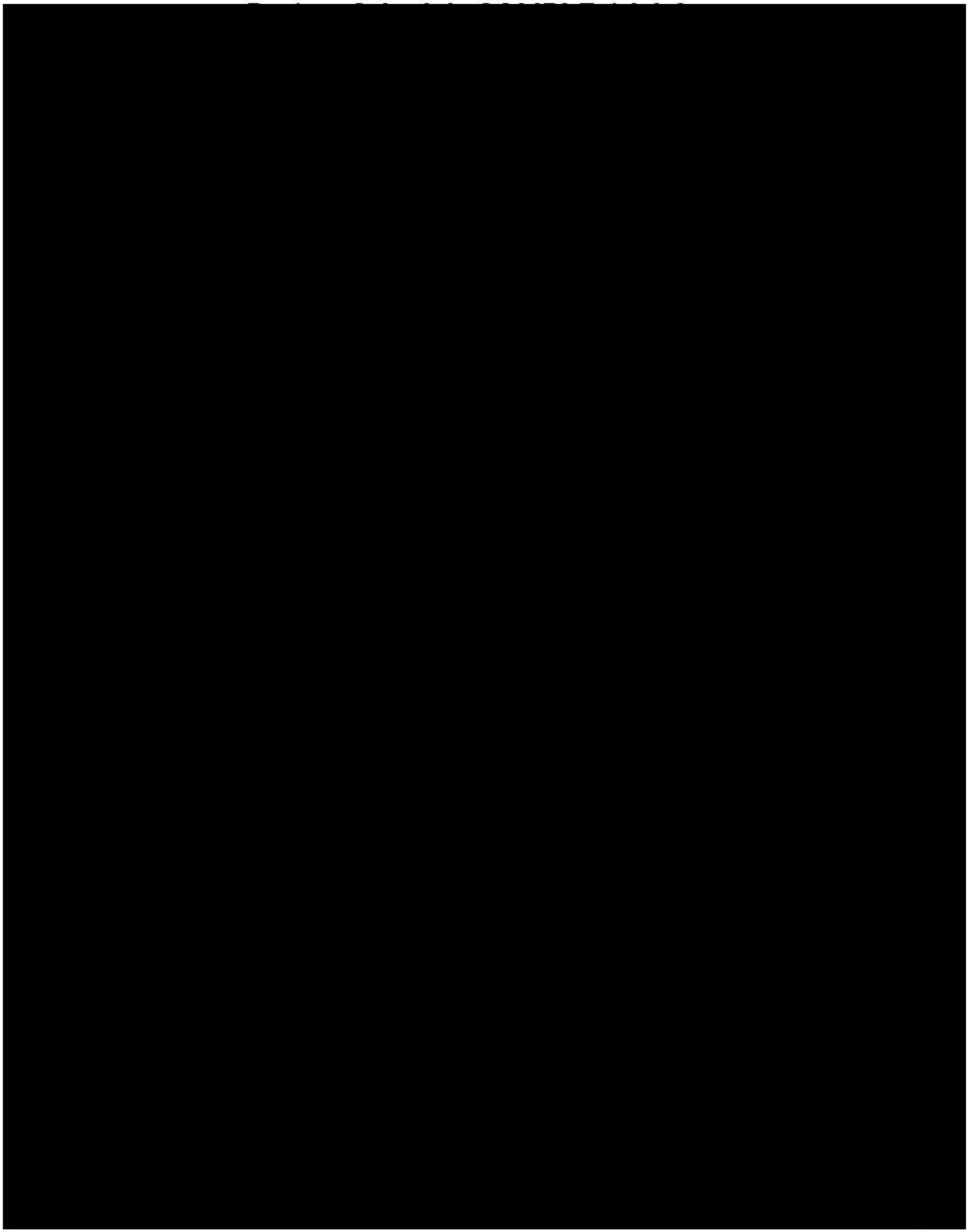
Design Team Cooperation

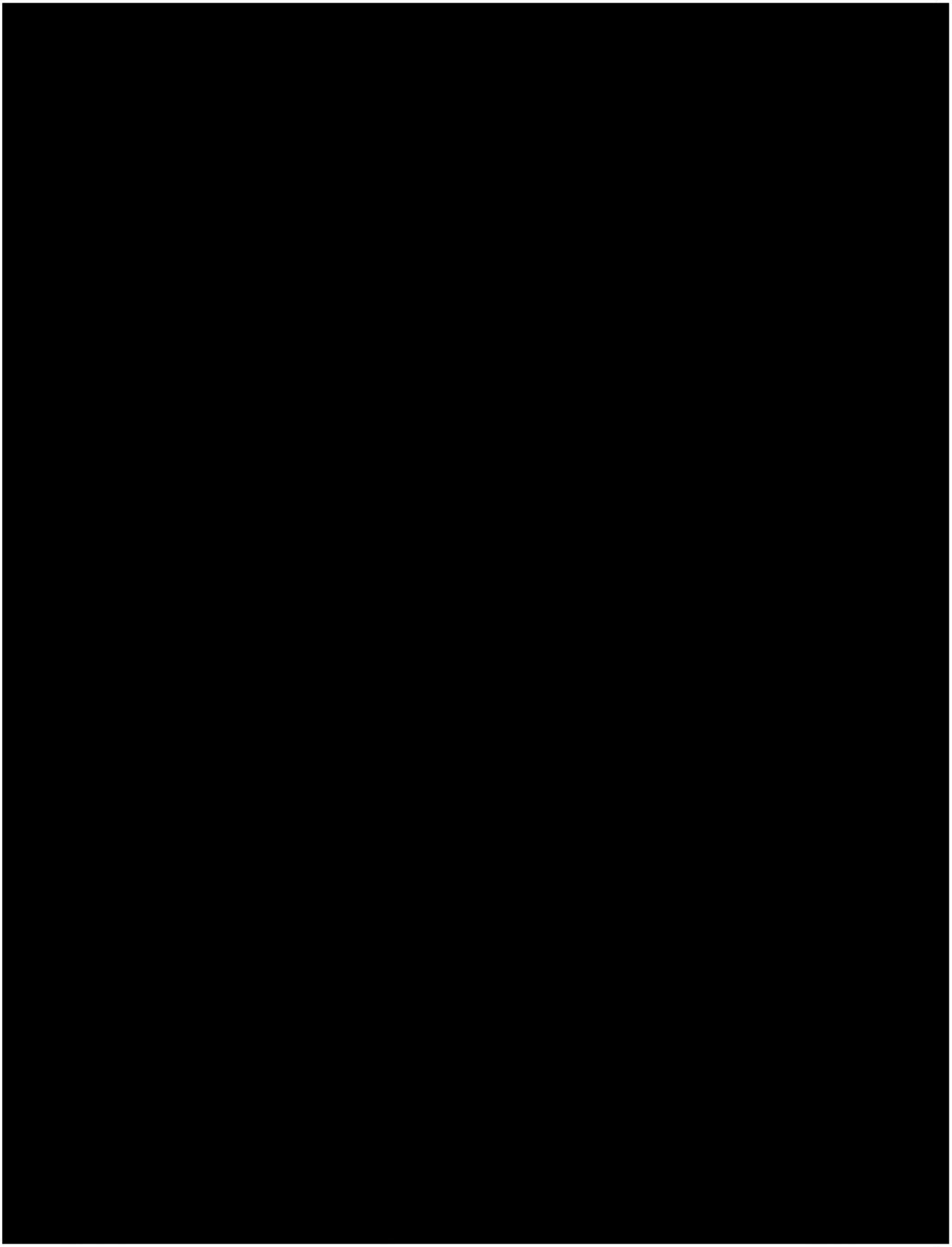
Working closely with the design team, M. B. Kahn will explore various initiatives that allow sustainable construction in concert with available funding and schedule priorities. We feel as though there may still exist some circumstances where our Preconstruction Staff can offer suggestions that are viable, 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.

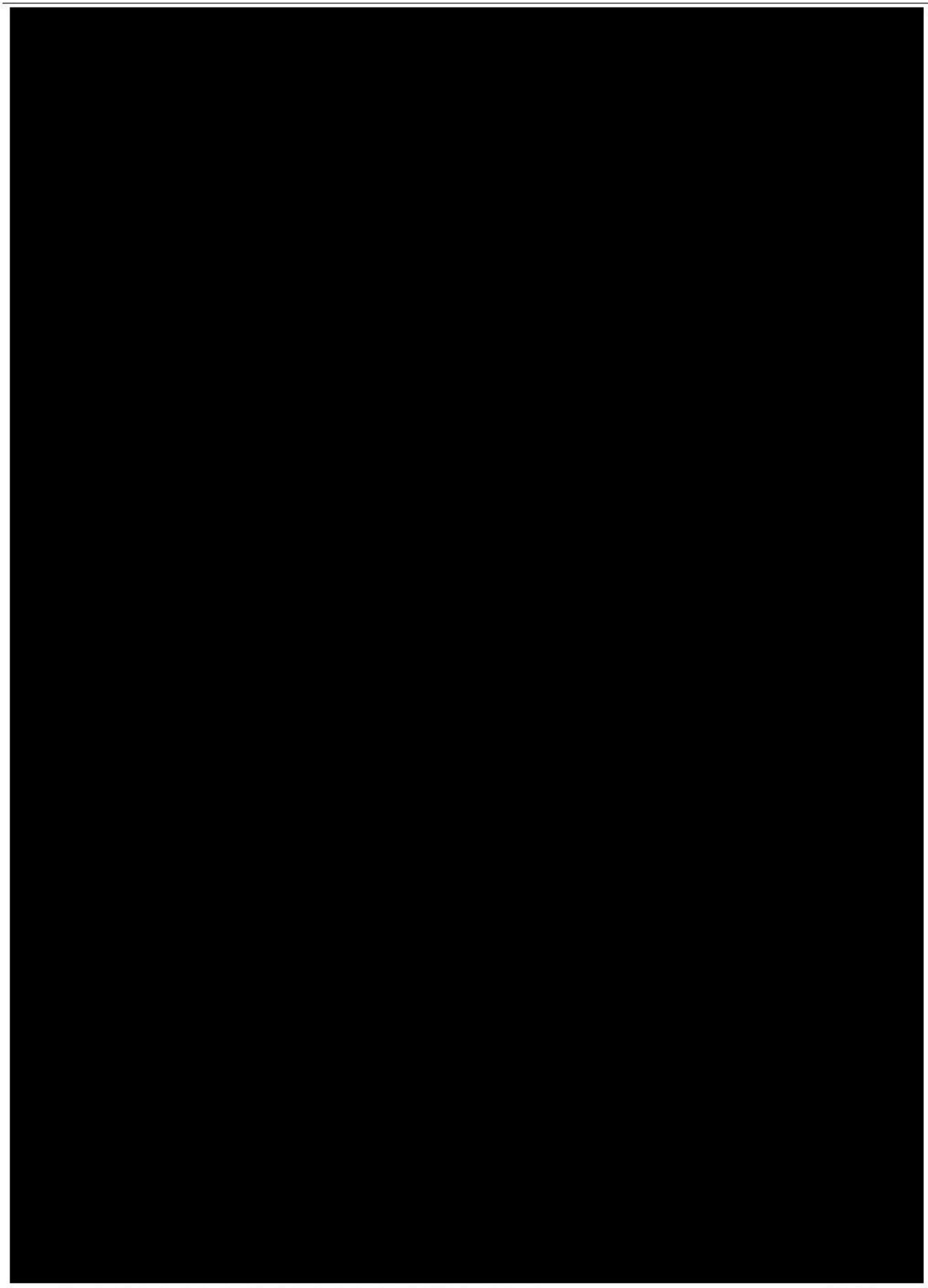


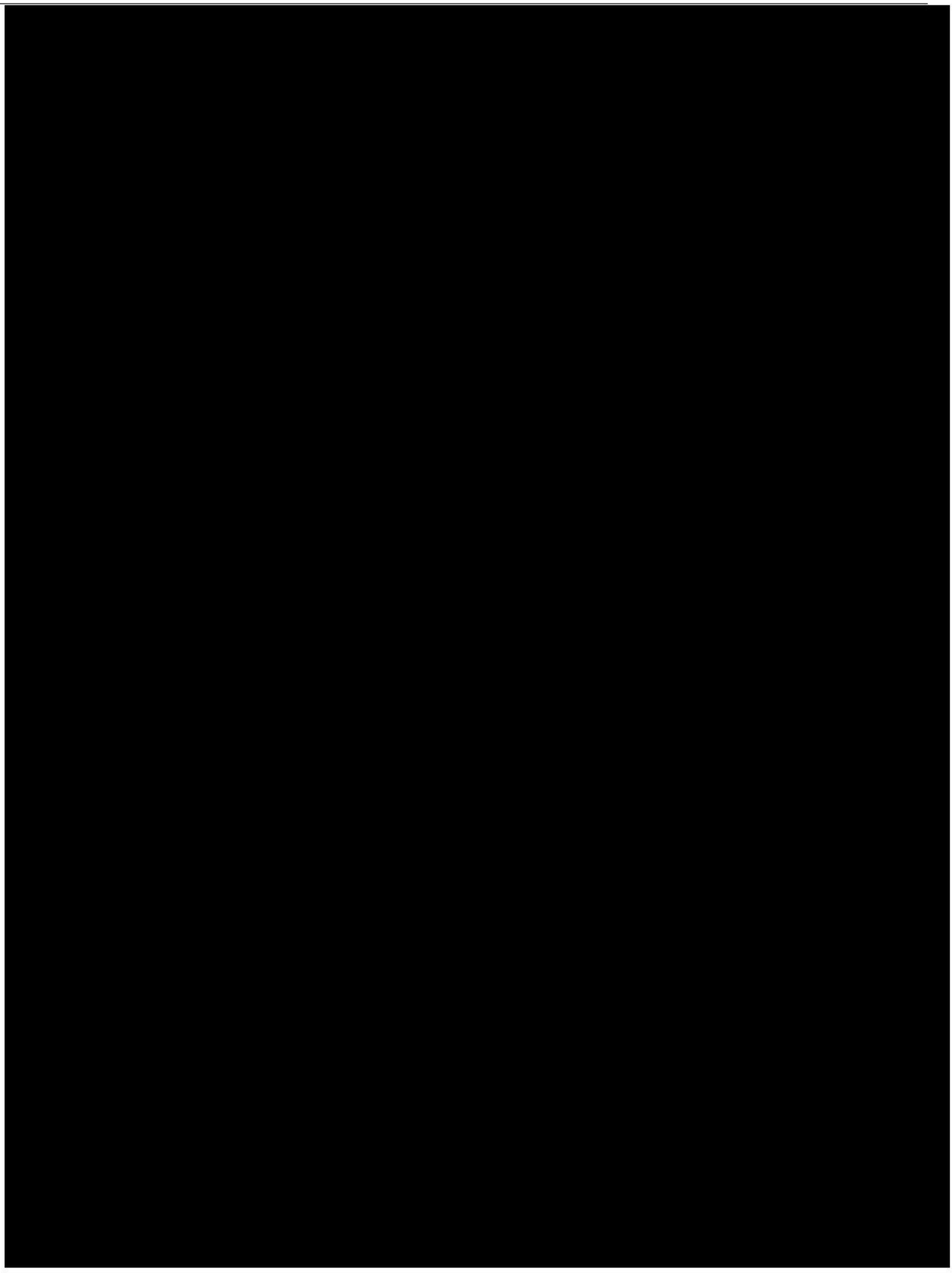


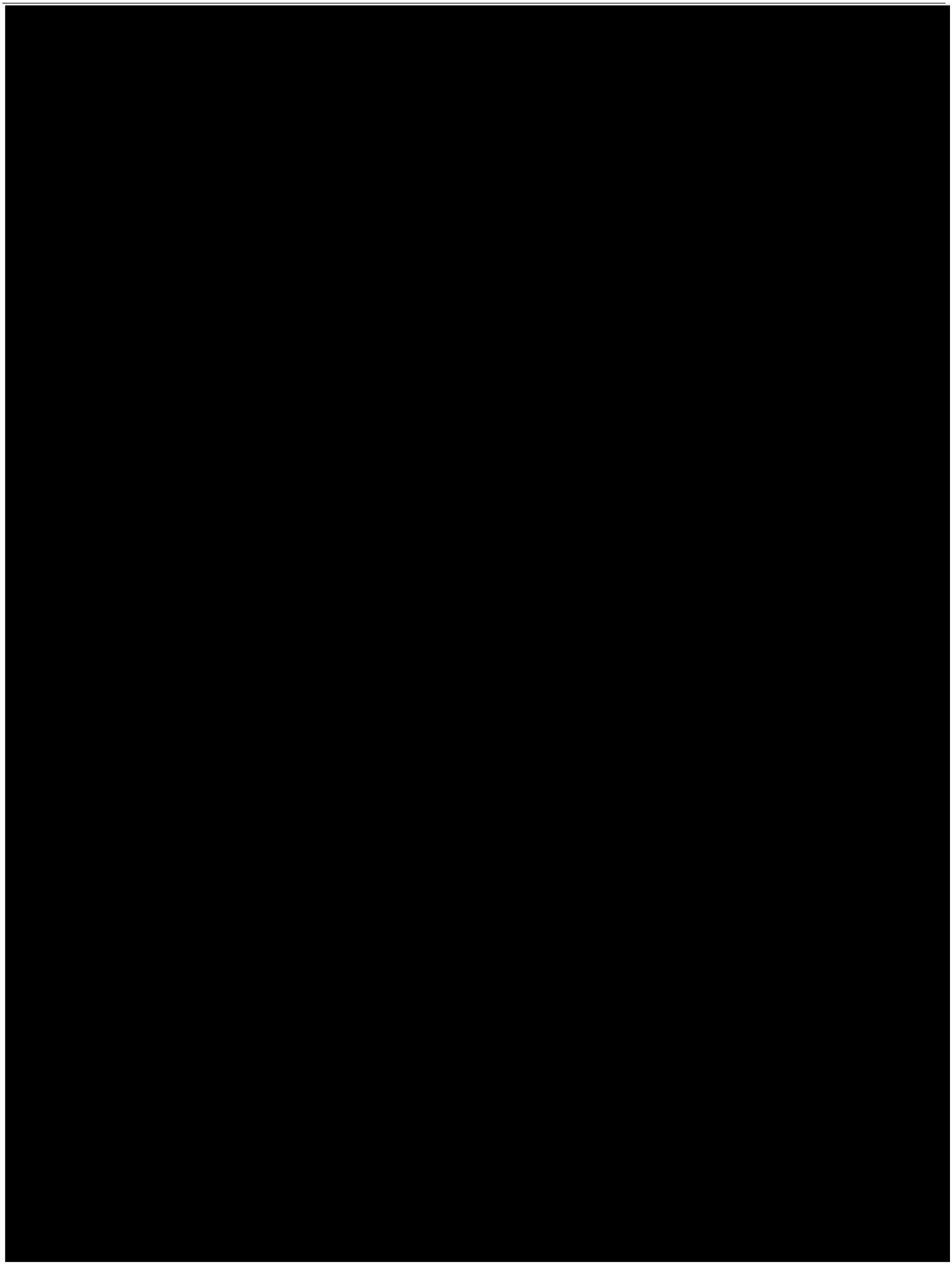




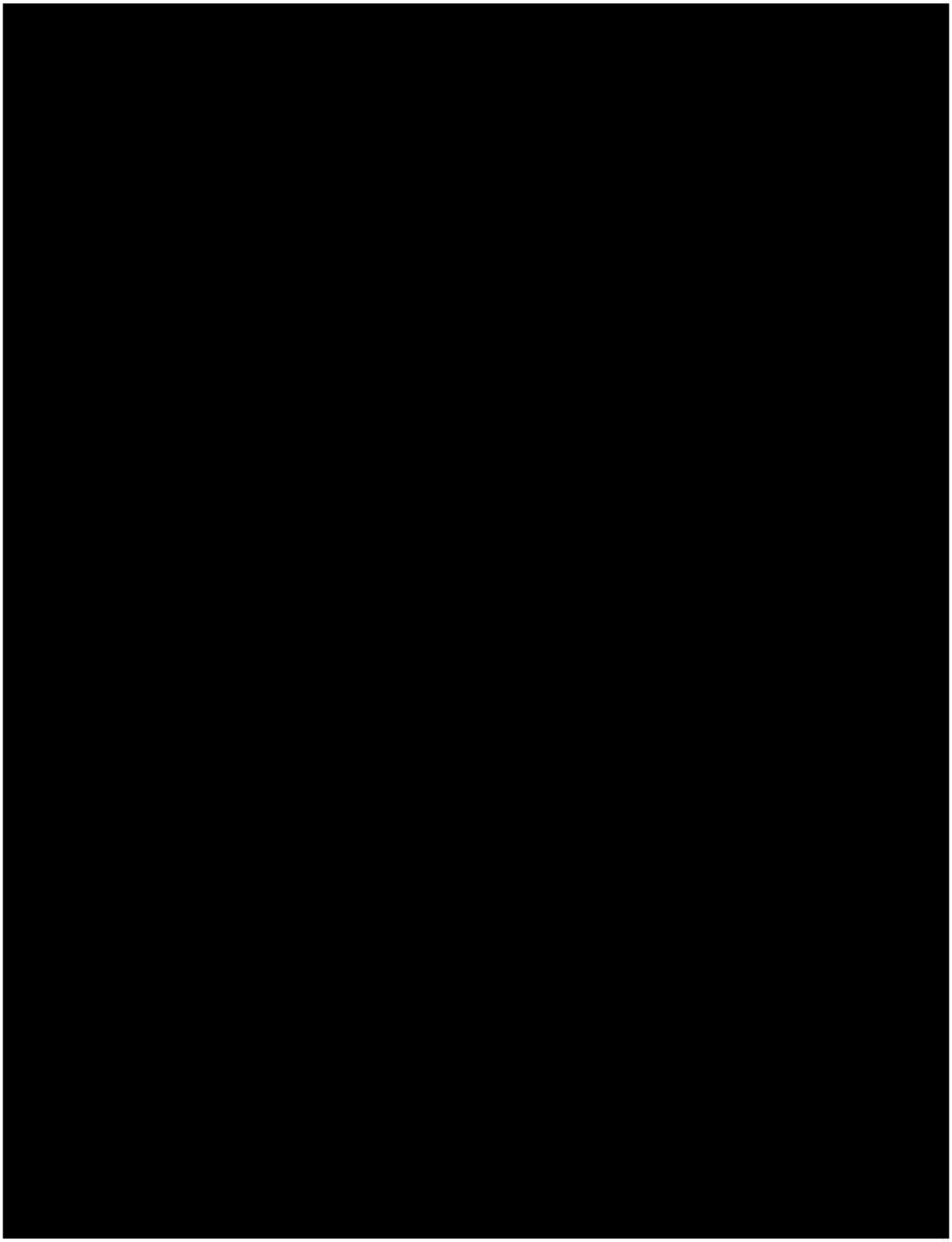


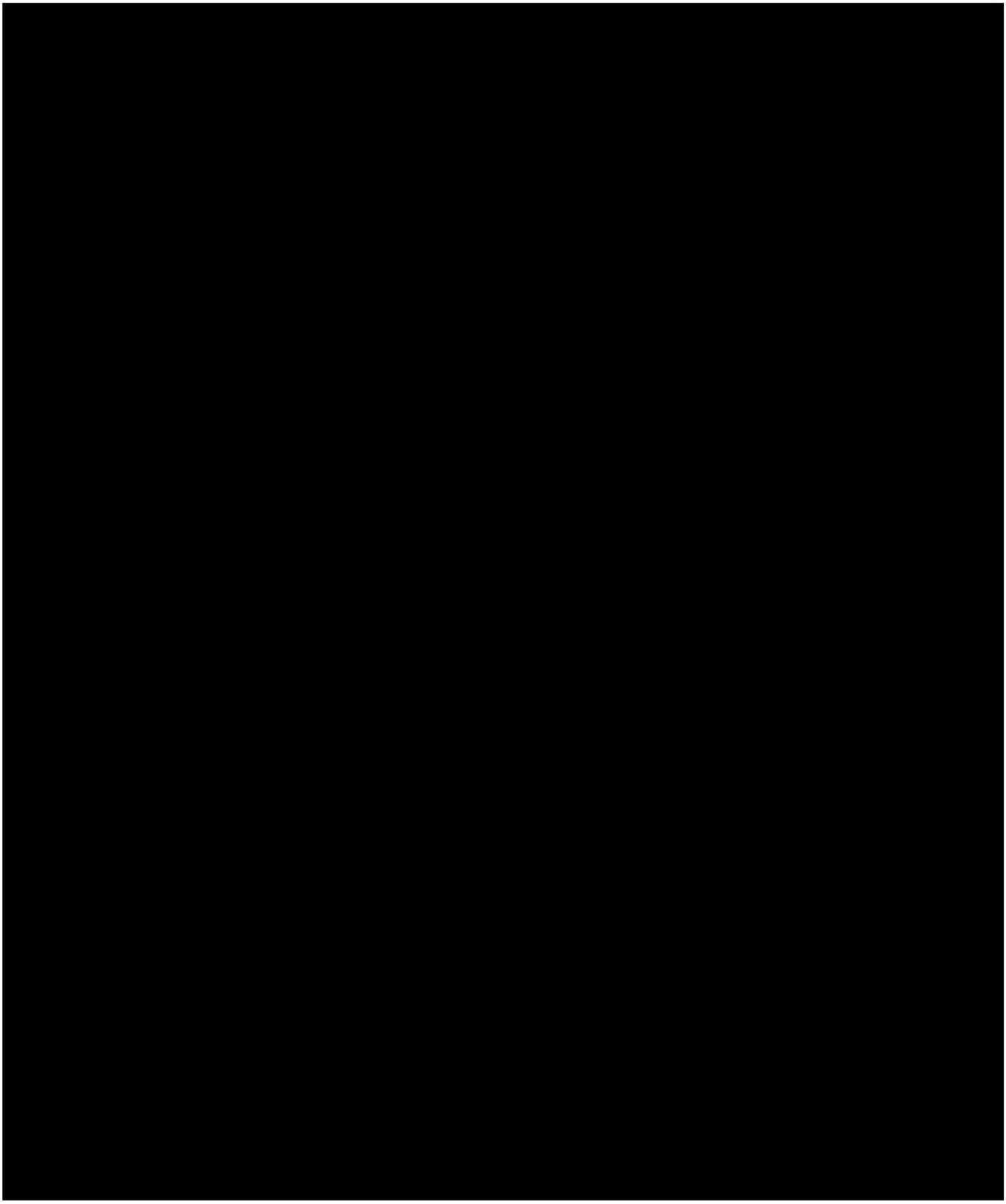


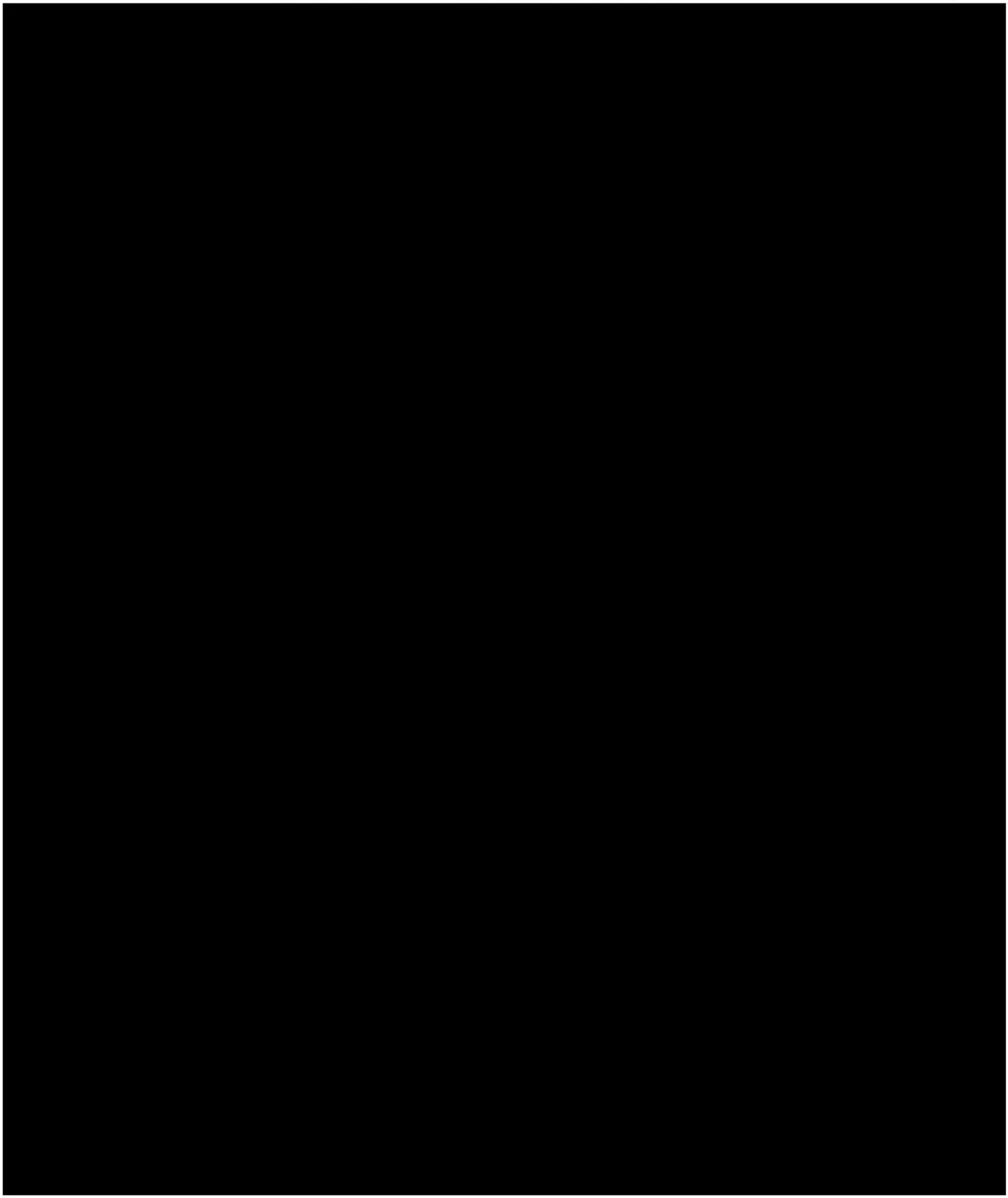


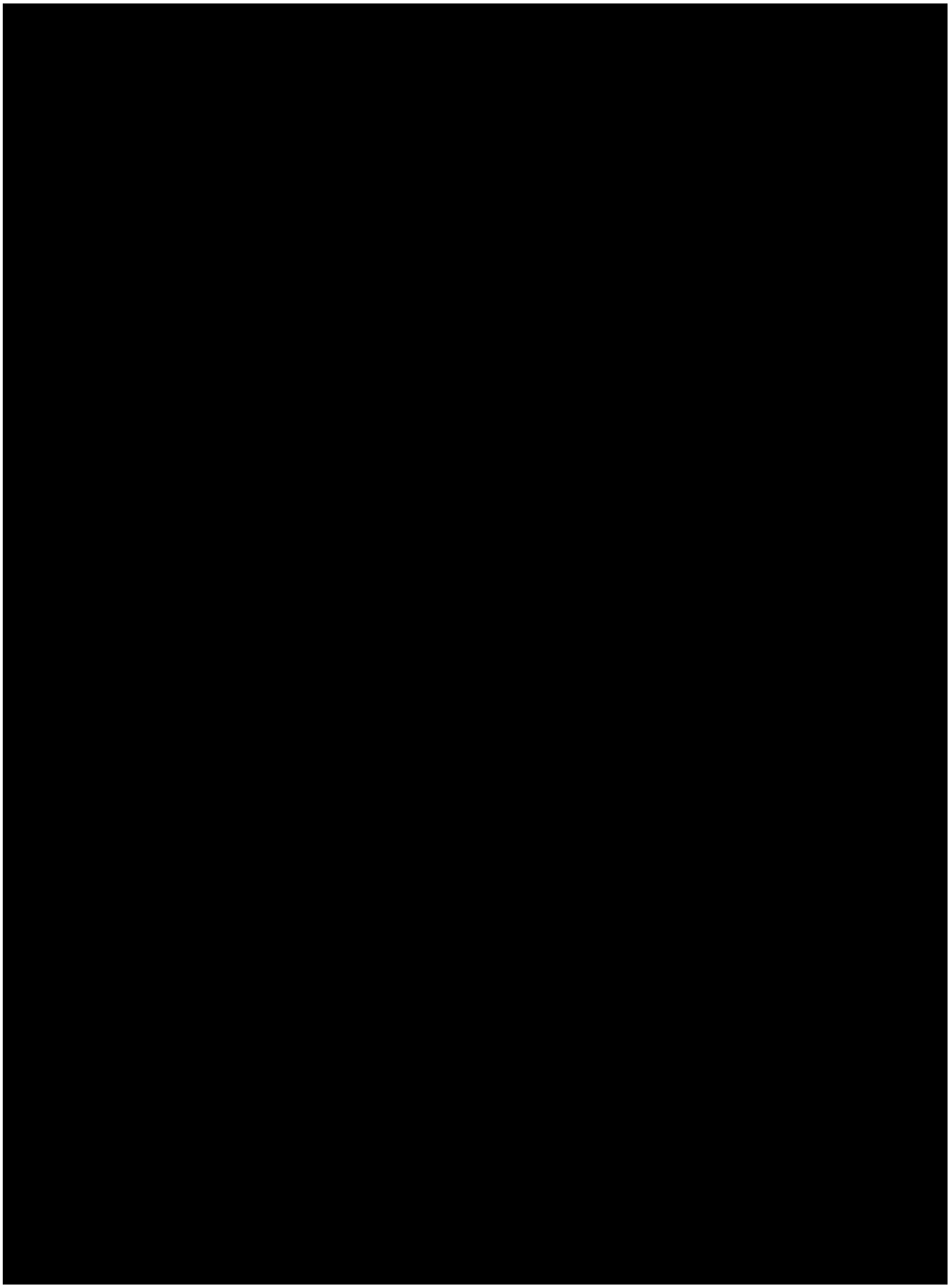


Weather Delay Log SAMPLE 4.0.1.8











SECTION 9 - M/WBE

SECTION 9

KAHN

M. B. Kahn Construction

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

BEAUFORT COUNTY SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR
CAPITAL RENEW RENOVATIONS AND MODIFICATIONS PROJECTS
PRECONSTRUCTION / CONSTRUCTION PHASE SERVICES FY 2023

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
[redacted]				

Below is a list of subcontractors and vendors M. B. Kahn utilized for the 2010, 2011, 2013, 2015, 2016, 2017, 2018, 2019, 2020 and 2021 Capital Improvement Programs along with Whale Branch Early College High School Gym & Pac, River Ridge Academy, May River Additions and Battery Creek High School Addition. We intend to contact these businesses to bid again and we will continue to look for new opportunities.



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

September 9, 2021

Date

Name: Chris Pettit

Title: Executive Vice President

Project: Captial Renew Renovations and Modifications Projects -
Pre-Construction / Construction Phase Services #22-004