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

1011 Bay Street, Suite 2G, Beaufort, SC 29902
Chris Pettit, Executive Vice President
(843) 990-7700 cpettit@mbkahn.com




Technical Proposal for

# Beaufort County School District
# CONSTRUCTION MANAGEMENT AT RISK SERVICES - REBUILD OF HILTON HEAD ISLAND HIGH SCHOOL

Solicitation No. 23-012 February 23, 2023 @ 4:00PM



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**Whale Branch Early College High School Gym & PAC**
Beaufort County School Distrcit

# 1. Cover Page

**Beaufort County School District**

| | |
|---|---|
| Solicitation Number: | 23-012 |
| Date Printed: | January 26, 2023 |
| Date Issued: | TBD |
| Procurement Officer: | Kaylee Yinger, NIGP-CPP, CPPB |
| Phone: | 843-322-2349 |
| Email: | Kaylee.Yinger@beaufort.k12.sc.us |

# Request for Proposal (RFP)

DESCRIPTION: **Construction Management At-Risk Services – Rebuild of Hilton Head Island High School**

SUBMIT OFFER BY (Opening Date & Time): **February 23, 2023, at 4:00 PM EST**

QUESTIONS MUST BE RECEIVED BY: **February 16, 2023**

NUMBER OF COPIES TO BE SUBMITTED: **One (1) Original Signed; Six (6) Signed Copies and One (1) Redacted Version on USB**

**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

AWARDS & AMENDMENTS:
Award will be posted at the Physical Address stated above on or after ***February 23, 2023.*** 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) M. B. Kahn Construction Co., Inc.

ENTITY TYPE: Corporation

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

Chris Pettit
PRINTED NAME

Executive Vice President
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.<br>101 Flintlake Road<br>Columbia, SC 29223 | M. B. Kahn Construction Co., Inc.<br>1011 Bay Street, Suite 2G<br>Beaufort, SC 29902 |
| PHONE NUMBER: 843.990.7700 | |
| EMAIL ADDRESS: cpettit@mbkahn.com | |

| 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.<br>101 Flintlake Road<br>Columbia, SC 29223 | M. B. Kahn Construction Co., Inc.<br>1011 Bay Street, Suite 2G<br>Beaufort, SC 29902 |
| [x] Payment Address Same as Home Office Address<br>[ ] Payment Address Same as Home Notice Address<br>(check one only) | [ ] Payment Address Same as Home Office Address<br>[x] Payment Address Same as Notice Address<br>(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 | 2/15/2023 |

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

**Beaufort County School District**

| | | |
|---|---|---|
| | Solicitation Number: | 23-012 |
| | Date Printed: | January 26, 2023 |
| Addendum 1 | Date Issued: | February 15, 2023 |
| | Procurement Officer: | Kaylee Yinger, NIGP-CPP, CPPB |
| | Phone: | 843-322-2349 |
| | Email: | Kaylee.Yinger@beaufort.k12.sc.us |

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

Chris Pettit
PRINTED NAME

Executive Vice President
TITLE

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**Battery Creek High School**
Beaufort County School Distrcit

# 2. Cover Letter

M. B. Kahn Construction Co., Inc.

1011 Bay Street, Suite G, Beaufort, SC 29902
Chris Pettit, Executive Vice President
(843) 990-7700 cpettit@mbkahn.com

February 23, 2023

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 the Rebuild of Hilton Head Island High School**

Dear Ms. Yinger,

Thank you for the opportunity to present our company and project team to Beaufort County School District. This is a monumental project for Hilton Head Island High School, as well as the community. As a native and current resident of Beaufort County, I am excited about this investment and the tremendous amount of resources it will bring to Hilton Head Island and Beaufort County. We already know how beautiful this area is, and this building program will only add to that by providing state of the art facilities to our community and incoming students and faculty. The new facilities will also be a great tool to recruit new teachers and staff to HHIHS, and be an opportunity for more generations to be proud Seahawk graduates from Beaufort County and Hilton Head Island High School.

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 13 years continuously, and some of us reside or have homes here. We know the market. We know the subcontractors and vendors, and have repeat clients here because we have delivered and have become apart of this community.

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

## Experience Building on Existing Educational Campuses

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

## Local and SWMBE Partnering

M. B. Kahn works in both the negotiated, and the hard bid construction world. This not only keeps us in multiple markets but helps us keep a finger on the pulse of each, and by this, knowing when certain scopes are over budget and inflated. Along with this is the balancing act of getting the best value from the market for your client. With offices throughout the state and even THIS county, we cast a wide net. We pull interest from subs from areas throughout the southeast that will provide the most value. M. B. Kahn also knows the value of utilizing local and SWMBE subcontractors and vendors.

It not only provides for a more lean construction practice and making scheduling more efficient, but will provide an Economic Injection to the local economy. In this climate, it will be more important than ever to make sure these projects leave a positive economic footprint in Beaufort and smaller regions within Beaufort County. With this being such a public and community project, we bring the resources to find that right balance between value and local utilization. We ask that you contact our references in the community, and they will assure you we work to make sure the work stays in Beaufort County first, and we do what say we will do. Our local and SWMBE Reports over the last 13 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, Hilton Head Island High School Administration, and Little Architects to provide input regarding schedule, cost and quality objectives. Your onsite M. B. Kahn builders are also involved in preconstruction which allows for a seamless transition through design, construction, commissioning, closeout and warranty. Most importantly, our expertise in K-12 Construction on existing campuses gives us a true advantage in delivering successful projects to our educational clients. Your faculty knows us as well. We know how to communicate with Principals, Teachers, Custodial Services, etc. so that we get out in front of potential conflicts. We are currently working successfully on multiple Large school AND healthcare campuses in Beaufort County as I type.

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

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

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



Chris Pettit
Executive Vice President

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**James Island Charter High School**
Charleston County School Distrcit

# 3. Firm Information

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

1011 BAY STREET, SUITE 2G, BEAUFORT, SC 29902



**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.

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. 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 96 years.**

# ORGANIZATION

## COMPANY OPERATIONS



Bill Neely, CEO



Bob Chisholm, President







- Columbia
- Greenville
- Charleston
- Myrtle Beach
- Beaufort
- Charlotte
- Virginia Beach

Divisional Leadership

### BEAUFORT



Chris Pettit

### CHARLESTON



Will Neely

### KAHN CORPORATION



Mike Satterwhite

### PROGRAM MANAGEMENT



Bill Cram

### CHARLOTTE



Bret Estridge

### GREENVILLE



Michael Dunlap

### VIRGINIA BEACH



Ed Maxwell

### INDUSTRIAL



Scott Appleton

### SPECIALTY



Rick Alexander

### WATER WORKS



Bill Edmonds

## Key Management



ROBERT A. CHISHOLM
President



BRAD HALLIDAY
Risk Control Manager



CHRIS PETTIT
Executive Vice President, Charleston Division



MALLORY BALDWIN
Director, Human Resources,

## Officer Contact Information for the Proposal

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

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

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

## Location of corporate headquarters and other divisional offices:

- Corporate Headquarters, 101 Flintlake Road, Columbia, SC 29223
- Construction Management Division, 101 Flintlake Road, Columbia, SC 29223
- Construction Management Division, 2815 Coliseum Center Drive, Suite 550, Charlotte, NC 28217
- 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
- Water Works Division, 910 3rd Ave. Conway, SC 29526
- Greenville Division, 116 North Old Standing Springs Road, Greenville, SC 29604
- Charleston Division, 148 1/2 East Bay Street, Charleston, SC 29401
- Charleston Division, 1011 Bay Street, Suite 2G, Beaufort, SC 29901
- Virginia Division, 1711 Mediterranean Ave. Virginia Beach, VA 23451

## 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 Beaufort 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.

## Depth of Resources

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

**A Culture of Loyalty and Longevity**

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

**325+ Dedicated and Talented Personnel**

| FIELD PERSONNEL | |
|---|---|
| Carpenter | 21 |
| Lead Carpenter | 10 |
| Carpenter's Helper | 8 |
| Certified Crane Operator | 1 |
| Equipment Operator - Light | 1 |
| Equipment Operator - Medium | 3 |
| Equipment Operator - Heavy | 5 |
| Foreman | 29 |
| General Superintendent | 3 |
| Superintendent | 63 |
| Assistant Superintendent Intern | 11 |
| Laborer | 7 |
| Mason Apprentice | 1 |
| Pipe Fitter | 5 |
| Pipe Layer | 6 |
| Shop Mechanic | 2 |
| Shop Laborer | 1 |
| Truck Driver | 1 |

| ACCOUNTING | |
|---|---|
| Financial Coordinator | 5 |
| Payroll Administrator | 1 |

| ADMINISTRATIVE | |
|---|---|
| Administrative Assistant | 15 |

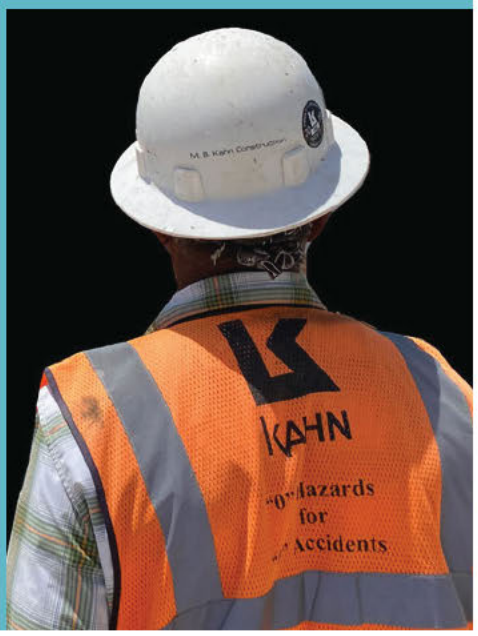
| CORPORATE SERVICES | |
|---|---|
| HR Director | 1 |
| Human Resources | 1 |
| IT Director | 1 |
| IT Coordinator | 1 |
| Marketing Director | 1 |
| Marketing Coordinator | 2 |
| Receptionist | 1 |
| Risk Manager | 1 |
| Safety Manager | 3 |

| EXECUTIVE LEADERSHIP | |
|---|---|
| Board Chairman | 1 |
| Board Vice Chairman | 1 |
| President | 1 |
| Executive Vice President | 10 |
| Vice President | 9 |
| CEO | 1 |

| PROJECT MANAGEMENT | |
|---|---|
| Project Director | 8 |
| Project Manager | 35 |
| Assistant Project Manager | 6 |

| BUSINESS DEVELOPMENT PRE-CONSTRUCTION ENGINEERING | |
|---|---|
| Business Developer | 3 |
| Engineer | 21 |
| Estimator | 20 |

| TOTAL | 327 |
|---|---|



## Vendor References

[redacted]











## SOUTH CAROLINA LICENSES

STATE OF SOUTH CAROLINA
Department of Labor, Licensing and Regulation
BPC1023113
S C CONTRACTOR'S LICENSING BOARD

**CONSTRUCTION MANAGER CERTIFICATE**

This certificate recognizes: Certificate#: CCM.171

**WILLIAM H NEELY**

as a **GENERAL CONSTRUCTION MANAGER** by the laws of South Carolina
in behalf of the following licensed Contractor:

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

*Contractor's License Number: CLG.10572 GC*

and is duly authorized to engage in **Construction Management Oversight** in the following fields:
**BD WL**
**Contract $ Limit: Group 5-$Unlimited**

*(If this certificate shows "LB", work is limited to 3 stories in height)*
Issue Date: **November 2, 2022**
Expiration Date: **October 31, 2024**

Molly F. Brown
Interim Administrator

*The above contractor's License Number must be "Active" for this certification to be remain valid.*
*Licensee Lookup: https://verify.llronline.com/LicLookup/LookupMain.aspx - Search Board: "Contractors-Commercial"*

SC CONSTRUCTION MANAGER

CCB 1081715

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

LICENSE#: CLG.10572 LICENSE#: CLG.10572

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

Has been qualified by the laws of the State of South Carolina and is duly 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:.....CLG.10572**
**Initial License Date:.....01/01/1992**
**EXPIRATION DATE:.....10/31/2024**

Molly F. Brown
Administrator

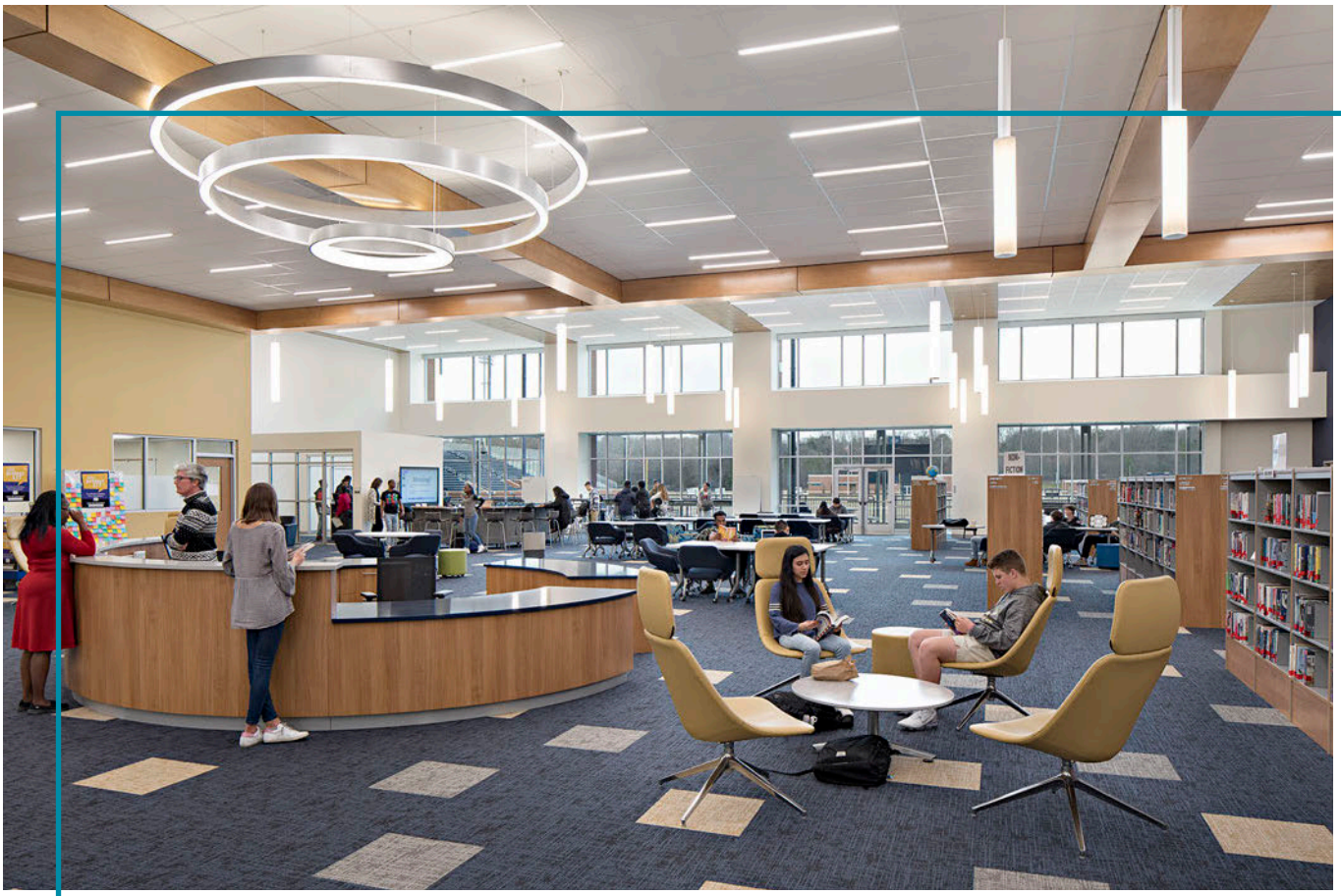
**Group Limitation Amounts Per Job:**
Group #1 - $50,000 Group #2 - $200,000
Group #3 - $500,000 Group #4 - $1,500,000
Group #5 - $Unlimited

*Qualifying Party(s): CHARLES B KAHN, MOHAMMED YOUSEFZADEH, WILLIAM H NEELY, SCOTT DAVID LYLE*

( It is at the discretion of this licensee to designate whomever they choose to pull permits and conduct business in their behalf. )

SC GENERAL CONTRACTOR

4



**Spartanburg High School**
Spartanburg School District 7

# 4. Preconstruction & Construction Project Team

## 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 ***Rebuild of Hilton Head High School*** project is:

| | |
|---|---|
| Principal-in-Charge | Chris Pettit, Executive Vice President |
| Project Manager s | Tripp Williams, Matt Harrell, Joel Munns |
| Superintendents | Chris Thigpen Mike King, Dwight Robertson, Tony Comunale |
| Quality Control | Chad Wood |
| Estimator/Precon Manager | Jason Caldwell |
| Corporate Safety | Thomas Edenton |
| SWMBE Coordinator | Margaret Rush |










## Include an organizational chart identifying key individuals and their responsibilities.

### PROJECT TEAM

#### PRECONSTRUCTION STAFF



**Jason Caldwell**
Estimator/
Preconstruction Manager



**Margaret Rush**
MWBE Program Coordinator



**Thomas Edenton**
Corporate Safety
Manager

#### PROJECT MANAGEMENT



**Chris Pettit**
Project Executive



**Tripp Williams**
Project Manager



**Matt Harrel**
Project Manager



**Joel Munns**
Assistant
Project Manager

#### CONSTRUCTION SUPERVISION



**Chris Thigpen**
Superintendent



**Mike King**
Superintendent



**Dwight Robertson**
Superintendent



**Tony Comunale**
Superintendent



**Chad Wood**
Quality Control

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






## CHRIS PETTIT

**Project Executive**

[redacted]

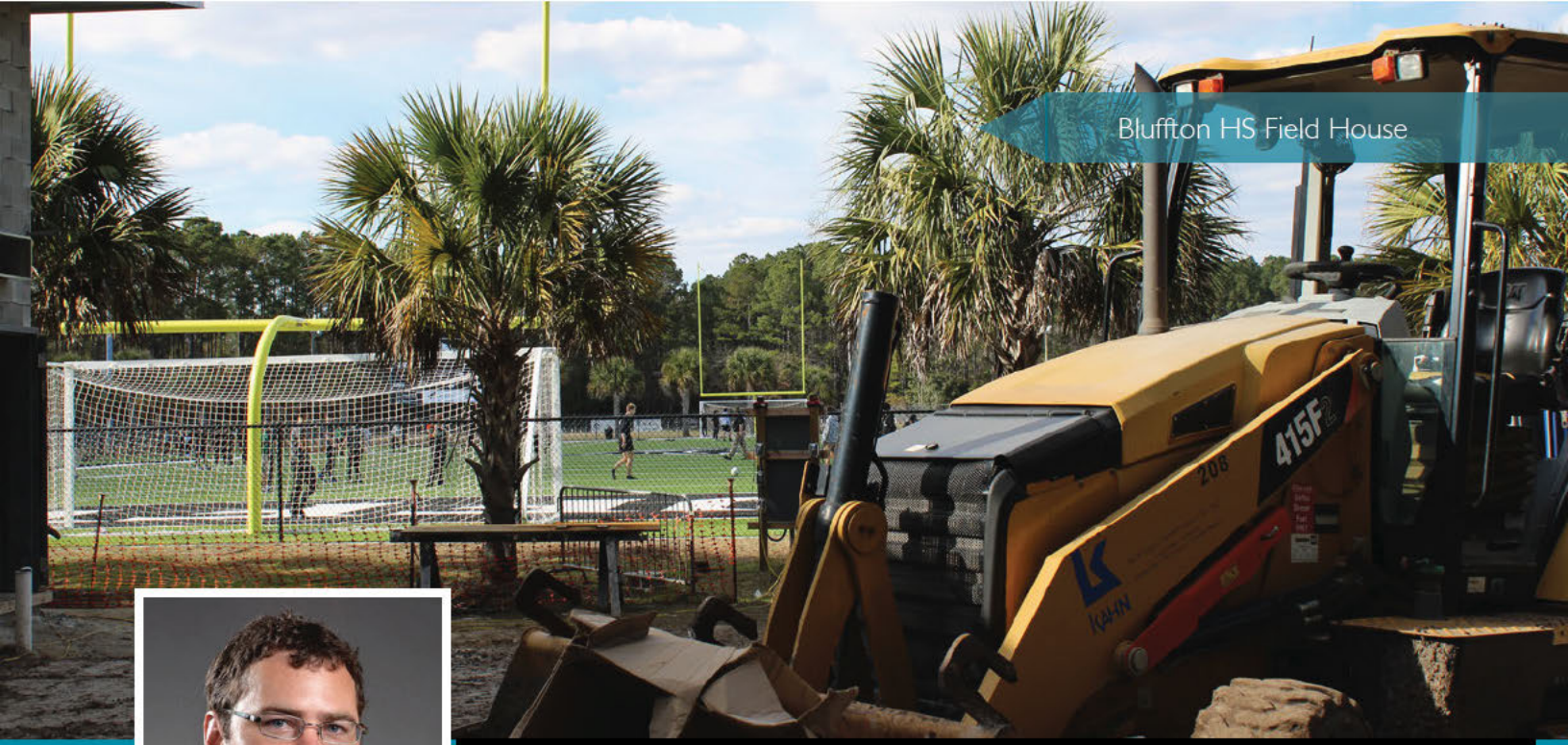


River Ridge Academy Addition



[redacted]

[redacted]


Bluffton HS Field House
415F
KAHN






## Battery Creek HS Addition



[redacted]

[redacted]



[redacted]

[redacted]






## MIKE KING

**Superintendent**

[redacted]



River Ridge Academy Addition



## CHRIS THIGPEN

**Superintendent**

[redacted]






## DWIGHT ROBERTSON

**Superintendent**

[redacted]






# TONY COMUNALE

**Superintendent**

[redacted]

[redacted]






# CHAD WOOD

**Quality Control**

[redacted]

[redacted]





# MARGARET H. RUSH

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

[redacted]





# THOMAS EDENTON

**Corporate Safety & Health Director**

[redacted]

[redacted]

## 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 Managers | Tripp Williams, Matt Harrell, Joel Munns | 100% |

Their 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 | Chris Thigpen, Mike King. 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.



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

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

| | |
|---|---|
| Project Managers | Tripp Williams, Matt Harrel and Joel Munns |

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.

| | |
|---|---|
| Superintendents | Chris Thigpen, Mike King. Dwight Robertson, Tony Comunale |

Chris, Mike, 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.

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

Our proposed project team has been working together for years, and because of this, there is a synergy among them that is evident in their work.

Chris Thigpen and Mike King started working together over 20 years ago on school projects in Charleston County. And for the last 13 years, Chris and Mike have been working almost exclusively with Beaufort County School District. There is not a school in Beaufort County they have not touched. Most of the principals in the district know them by name, and by their respect for their staff and students during projects.

Chris Pettit and Chris 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 of each other. Tripp was able to work with Chris Thigpen 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 blend Historical and New Construction initiatives.

This team is accustomed to high profile renovation and addition projects, especially on existing campuses, such as Beaufort County School District's summer renovations, Whale Branch Early College High School Gym and Performing Arts Center and the Battery Creek High School Addition. 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 process 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, and early steel and other long lead materials can be bid out and released in order to meet the construction schedule.

The knowledge, experience, and company tenure of your proposed team is unmatched, and uncommon in this current market. This has provided our clients with the continuous service and commitment that was established and ingrained in our employees over 96 years ago when Myron B. Kahn began serving his first clients. In the same way, your team will be there to support you from start to finish, and even durring operation. We aren't going anywhere, we'll be here when you need us.









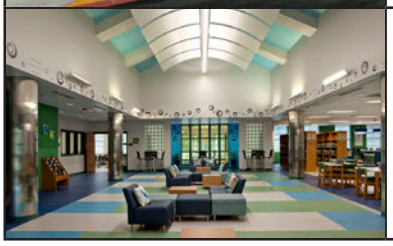












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**May River High School**
Beaufort County School Distrcit

# 5. Previous Experience

## 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 96-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 13 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 |
|---|---|---|---|---|
| Battery Creek High School Addition | Beaufort | SC | 49,528,741 | 2023 |
| Masonry - Blanchard & Clarks Hill WTPs | Martinez | GA | 439,784 | 2023 |
| Clarendon Spec Building #8 | Manning | SC | 2,999,680 | 2023 |
| Keith Summey North Charleston Library | NCharleston | SC | 11,027,612 | 2022 |
| Gilbert HS Performing Arts Center | Gilbert | SC | 13,120,941 | 2022 |
| Manchester Creek WWTP | Rock Hill | SC | 34,430,250 | 2022 |
| Cape Fear Valley Health Academic Center | Fayetteville | NC | 27,360,409 | 2022 |
| Charleston G&A Building | Charleston | SC | 8,363,757 | 2022 |
| Palms on Lady | Columbia | SC | 16,355,017 | 2022 |
| Caroline's Cottage | Ridgeland | SC | 6,113,748 | 2022 |
| Contract 4 Reverse Osmosis | Belville | NC | 26,936,224 | 2022 |
| James Island Charter HS - CTE | Charleston | SC | 18,175,410 | 2022 |
| Bausch & Lomb Line PFMD | Greenville | SC | 1,161,271 | 2022 |
| Genesis Healthcare | Darlington | SC | 9,637,665 | 2022 |
| Riverside Drive WTP HS Pump #7 | Gainesville | GA | 2,036,025 | 2022 |
| North Charleston Pump Station Upgrade | N Charleston | SC | 4,893,700 | 2022 |
| Camden County Public Library | Camden | NC | 4,458,758 | 2022 |
| McCarthy Teszler School | Spartanburg | SC | 12,185,000 | 2022 |
| Blanchard WTP & Clarks Hill WTP | Martinez | GA | 12,798,897 | 2022 |
| Masonry - North Charleston Library | N Charleston | SC | 252,753 | 2022 |
| Glen Raven Mills Expansion | Anderson | SC | 25,163,900 | 2022 |
| Masonry - Genesis Healthcare | Darlington | SC | 294,234 | 2022 |
| ZF Fire Pump & Tank | Gray Court | SC | 1,236,500 | 2022 |
| City of Cayce Septage and Grease Receiving Station | Cayce | SC | 3,240,600 | 2022 |
| Gilbert Middle School - Visitor's Parking | Gilbert | SC | 398,536 | 2022 |
| Gilbert Middle School - Classroom Add & Reno | Gilbert | SC | 1,511,700 | 2022 |
| Dorchester Road Library Construction | N Charleston | SC | 1,691,065 | 2022 |
| Mt. Pleasant Regional Library | Mt. Pleasant | SC | 2,010,152 | 2022 |
| Palms on Main - Lobby Renovation | Columbia | SC | 441,961 | 2022 |
| Richland NE High School Additions & Renovations | Columbia | SC | 21,000,000 | 2022 |
| Flat Creek Water Reclamation Facility Clarifier Reno | Gainesville | GA | 419,975 | 2022 |
| Bishopville Wastewater Treatment Plant Upgrades | Bishopville | SC | 1,759,957 | 2022 |
| Noisette and Filbin Creek PS | N Charleston | SC | 182,000 | 2022 |
| Carolina 85 Logistics Center | Kings Mountain | NC | 12,621,599 | 2021 |
| Central States Manufacturing Graniteville Facility | Graniteville | SC | 5,006,183 | 2021 |
| 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 |

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|---|---|---|---|---|
| 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 |

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|---|---|---|---|---|
| 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 |

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|---|---|---|---|---|
| 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 |

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|---|---|---|---|---|
| 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 |

## b. Identify all renovation projects with similar scope.

| Project | City | State | Amount | Year |
|---|---|---|---|---|
| Battery Creek High School Addition | Beaufort | SC | 49,528,741 | 2023 |
| 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 |

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 2022-2023 Summer Work | Beaufort | SC | $17,433,934 | 2023 |
| Battery Creek High School Addition | Beaufort | SC | $49,528,741 | 2023 |
| Gilbert HS Performing Arts Center | Gilbert | SC | $13,120,941 | 2022 |
| Caroline's Cottage | Ridgeland | SC | $6,113,748 | 2022 |
| Genesis Healthcare | Darlington | SC | $9,637,665 | 2022 |
| Camden County Public Library | Camden | NC | $4,458,758 | 2022 |
| Gilbert Middle School - Visitor's Parking | Gilbert | SC | $398,536 | 2022 |
| Gilbert Middle School - Classroom Add & Reno | Gilbert | SC | $1,511,700 | 2022 |
| Richland NE High School Additions & Reno | Columbia | SC | $21,000,000 | 2022 |
| Centerville Elementary School | Gilbert | SC | $29,209,678 | 2021 |
| Lexington Medical Center Northeast | Columbia | SC | $52,706,798 | 2021 |
| BCSD 2020-2021 Summer Work | Beaufort | SC | $11,761,958 | 2021 |
| Gilbert Middle School Renovations | Gilbert | SC | $2,879,000 | 2021 |
| Bluffton Elementary School | Bluffton | SC | $2,405,850 | 2021 |
| H. E. McCracken Athletic Improvements | Beaufort | SC | $3,803,808.00 | 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 |

## (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 |
|---|---|---|---|
| Battery Creek High School Addition & Renovations | $49,528,741 | $50,283,405 (Owner Changes) | August 2023 |
| May River High School and River Ridge Academy Additions | $20,867,505 | $20,261,028 | October 31, 2020 (River Ridge)<br>January 31, 2021 (May River) |
| BCSD 2020- 2021 Capitol Improvements Program | $10,712,050 | $10,128,134 | September 20, 2022 |
| MUSC Health - West Campus<br>2 story, 120,000 SF Ambulatory Center | $28,337,651 | $29,791,031 | December 31, 2019 |
| BCSD Capital Improvements Program<br>15 projects during the summer of 2019 | $4,299,937 | $4,169,721 | March 2020 |
| Whale Branch Early College HS Gym & PAC<br>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<br>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<br>24 projects during the summer of 2017 | $5,917,615 | $5,841,815 | January 30, 2018 |
| BCSD Capital Improvements Program<br>20 projects during the summer of 2016 | $7,772,871 | $7,480,062 | April 30, 2017 |
| BCSD Capital Improvements Program<br>20 projects during the summer of 2015* | $2,805,807 | $3,057,272 | August 17,2015 |
| James Simons Montessori School<br>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<br>Upfit to an existing school that had been seismically retrofitted | $9,100,000 | $9,848,455 | July 28, 2018 |
| BCSD Sumer Enhancement Program<br>13 schools upgraded during the summer of 2011* | $3,493,592 | $3,747,049 | August 15,2011 |
| BCSD Summer Enhancement Program<br>10 schools upgraded during the summer 2010* | $3,007,784 | $3,162,421 | August 20, 2010 |
| ASD4 Mt Lebanon Elementary<br>76,000SF Grades K4-6th with media center & cafeteria | $15,037,520 | $12,363,859 | July 15, 2007 |
| ASD4 Townville Elementary School<br>Cafeteria, kitchen, gym, media center, classroom addtion (5), additional parking 24,379SF | $5,130,194 | $4,931,750 | December 31, 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 new school 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
- Spartanburg High School
- Battery Creek High School Addition
- Whale Branch Early College High School Gym & PAC
- River Ridge Academy & May River HS Addition


James Island Charter CTE & Gym



Spartanburg High School


Battery Creek High School Addition



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**
[redacted]

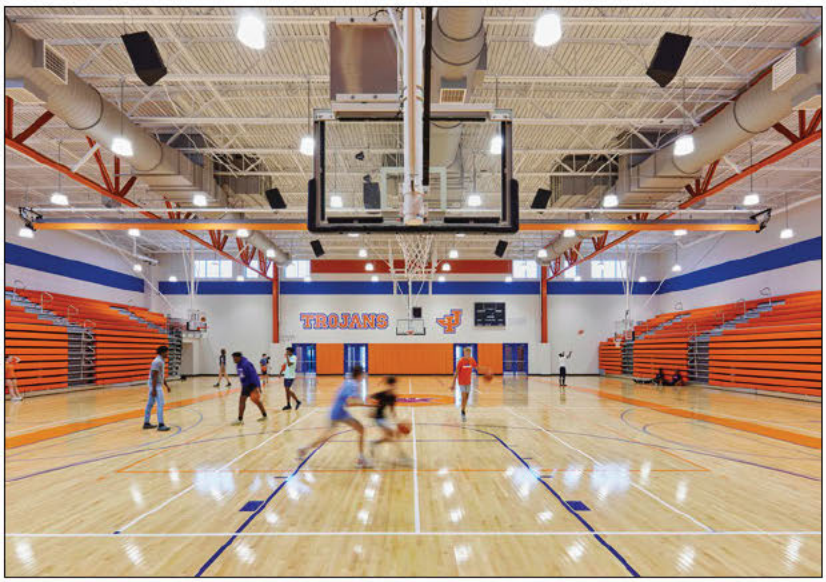
**ARCHITECT**
[redacted]

**GC SERVICES**

**PROJECT MANAGER**
Chris Paddrik

**JOB SUPERINTENDENT**
Scott Price

**QUALITY CONTROL**
Chad Wood









# SPARTANBURG HIGH SCHOOL

Spartanburg, SC

Learning takes place anytime and everywhere on this beautiful, welcoming, and responsible campus. The site includes a 1,000-seat Fine Arts Center, a comprehensive athletic complex, a 7,500-seat outdoor stadium, and a 2,500-seat arena among its 10 building structures. Large classrooms, science labs, lecture labs, and formal and informal meeting and collaboration areas throughout the campus accommodate project-based learning and foster a culture of open exchange. The Viking Student Center, Viking Vendor, Viking Dining Hall, Veranda, and Media Center create meaningful opportunities for teachers and students to engage in what many describe as a "collegiate-like" environment.

**AWARDED**
June 2, 2016

**COMPLETED**
March 2020

**SIZE**
415,000 SF

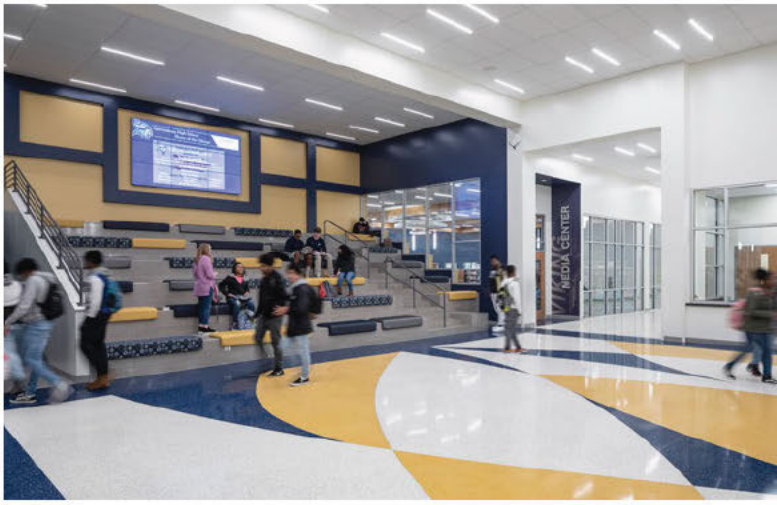
**CONTRACT AMOUNT**
$132,038,458

**PROJECT MANAGER**
Bill Ramsay

**JOB SUPERINTENDENT**
Don Beres

**CM @ RISK SERVICES**







# BATTERY CREEK HIGH SCHOOL ADDITION & RENOVATIONS

Beaufort, SC

This is a multi-phased project consisting of constructing and equipping renpovations and additions at Batter Creek High School. It also includes acquiring, installing and constructing technology infrastructure and related equipment district wide.

The project will require the demoltion and replacement of the current field house along with the rebuild of the athletic facilities. The Career and Technology Educations programs at Battery Creek High School will also be renovated along with expoanding and equipping space.

**AWARDED**
October 5, 2020

**COMPLETED**
Ongoing

**SIZE**
212,000 SF

**CONTRACT AMOUNT**
$49,528,741

[redacted]

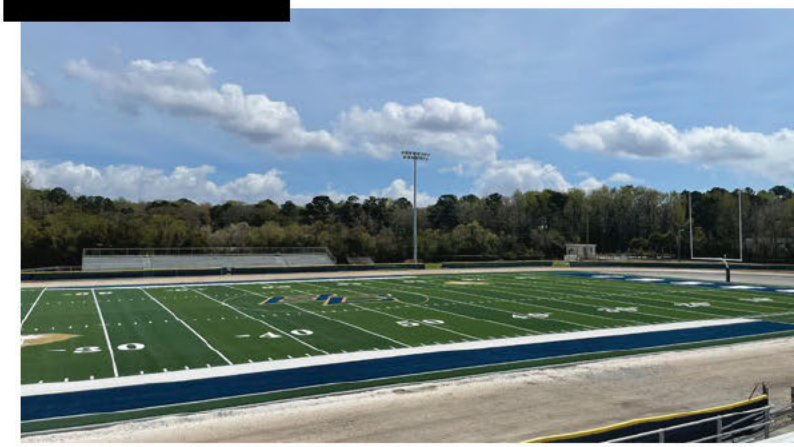
**CM @ RISK SERVICES**

**PROJECT MANAGER**
Matt Harrell

**JOB SUPERINTENDENT**
Mike King
Clint Crummie

**QUALITY CONTROL**
Chad Wood








# 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

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

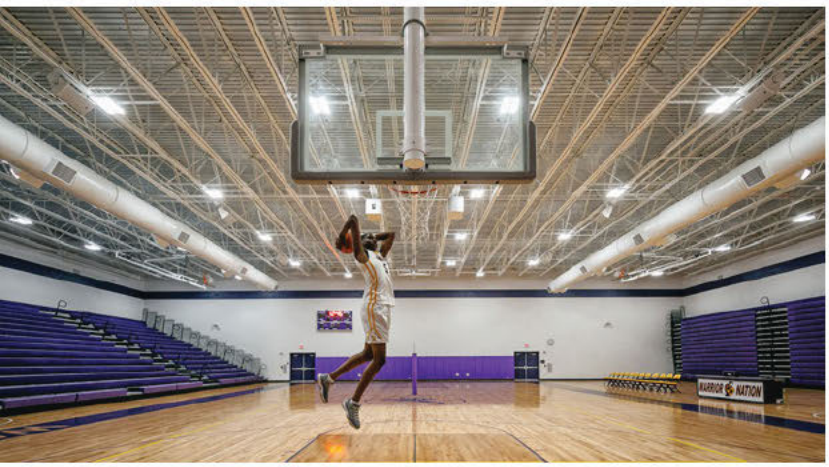
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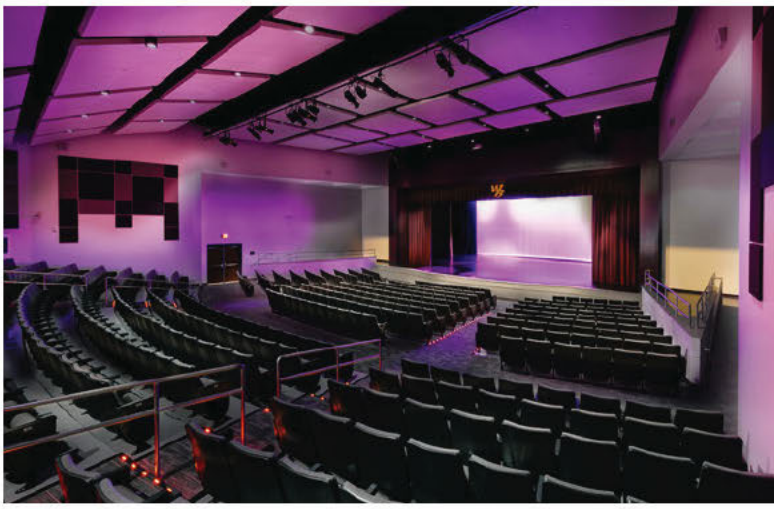
[redacted]

**CM @ RISK SERVICES**

**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

[redacted]

[redacted]

**PROJECT MANAGER**
Jared Reilly
Rob Jeffcoat

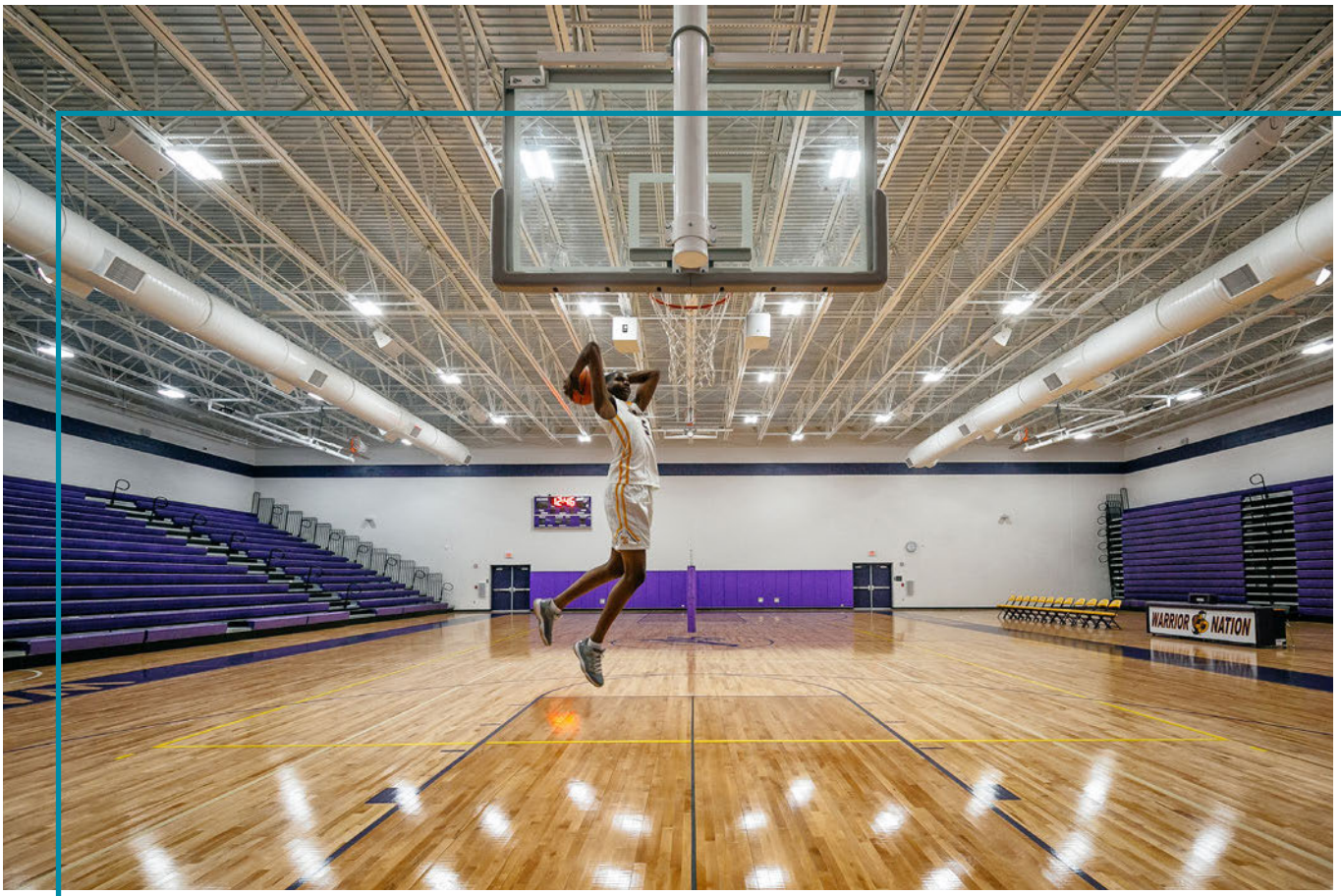
**JOB SUPERINTENDENT**
Randy Crummie
Chris Thigpen
Dwight Robertson

**CM @ RISK SERVICES**





6




**Whale Branch Early College High School Gym & PAC**
Beaufort County School Distrcit

# 6. Workload

## 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.

[redacted]

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

Current dollar value of work under Contract: [redacted]

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

All projects: Average [redacted]
School work: Between [redacted]

## 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%

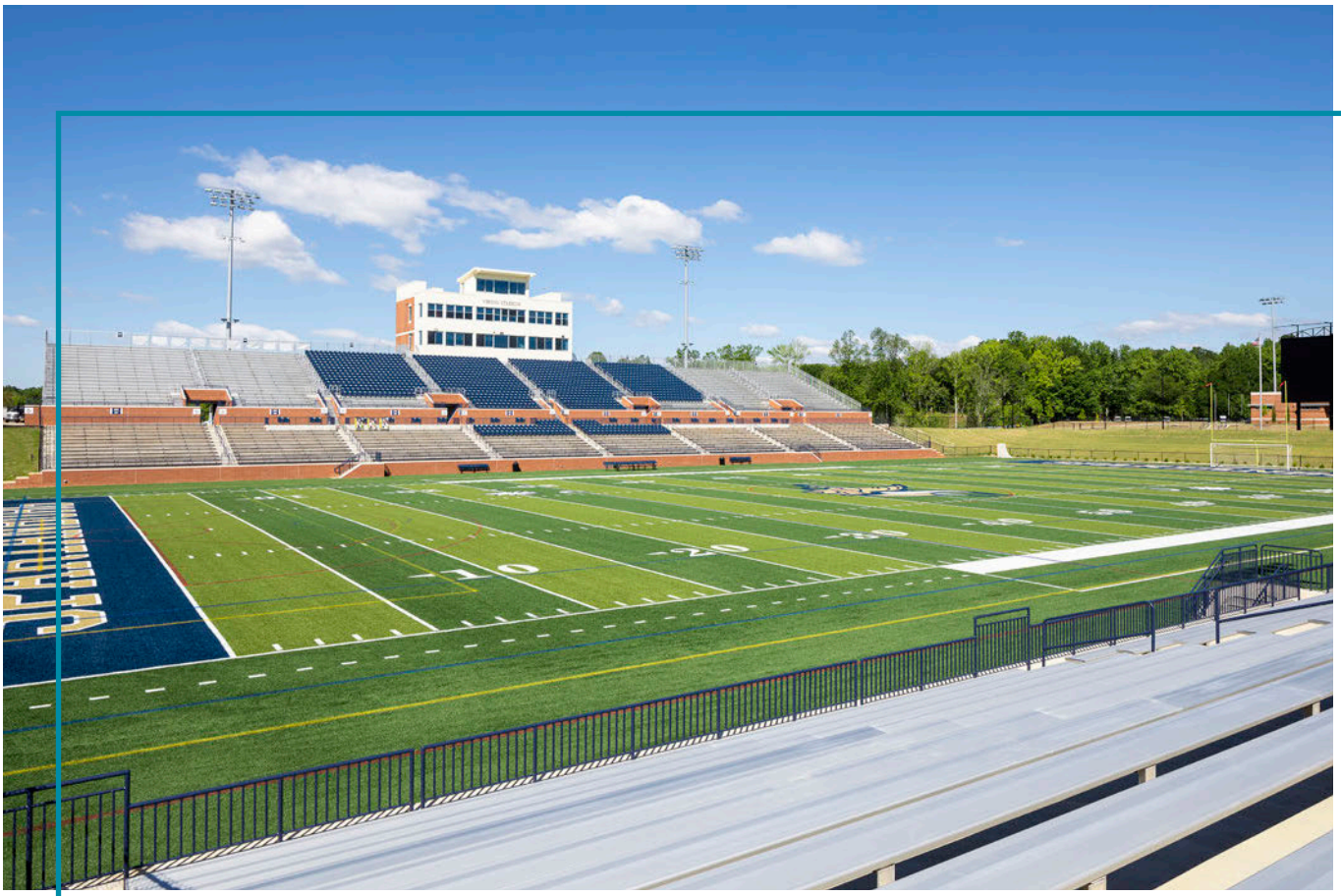
## Identify what percentage of your work is renovation versus new construction.

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

All other work is new construction.



7



**Spartanburg High School**
Spartanburg School District 7

# 7. Financial Stability

## Submit your most recent financial statements (at a minimum, balance sheets and income statements for 2020 & 2021) and verification of current bonding capacity.

Balance sheets for 2020 and 2021 begin below

M. B. Kahn's bonding capacity is $750,000,000. Our bonding capability letter and bid bond are found after the 2020 and 2021 balance sheets. More detailed information can be provided upon request.

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

***Balance Sheet***

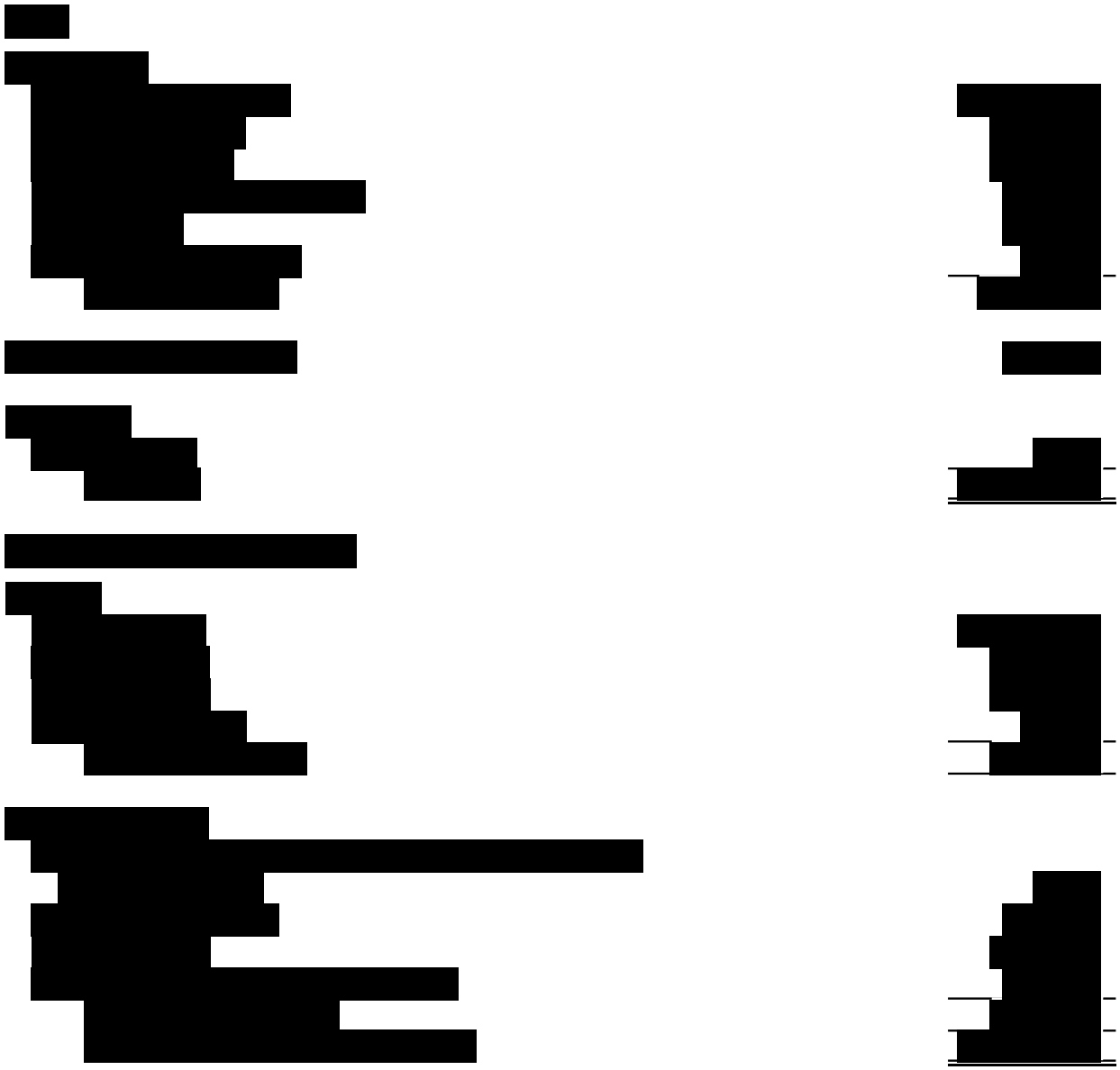
***December 31, 2020***



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

***Balance Sheet***

***December 31, 2021***



***See Notes to Balance Sheet***

## Provide two bank references.

Bank of America
PO Box 448
Columbia, SC29211
Eva Nance
(803) 255-7465

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

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

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

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

[redacted]

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

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

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

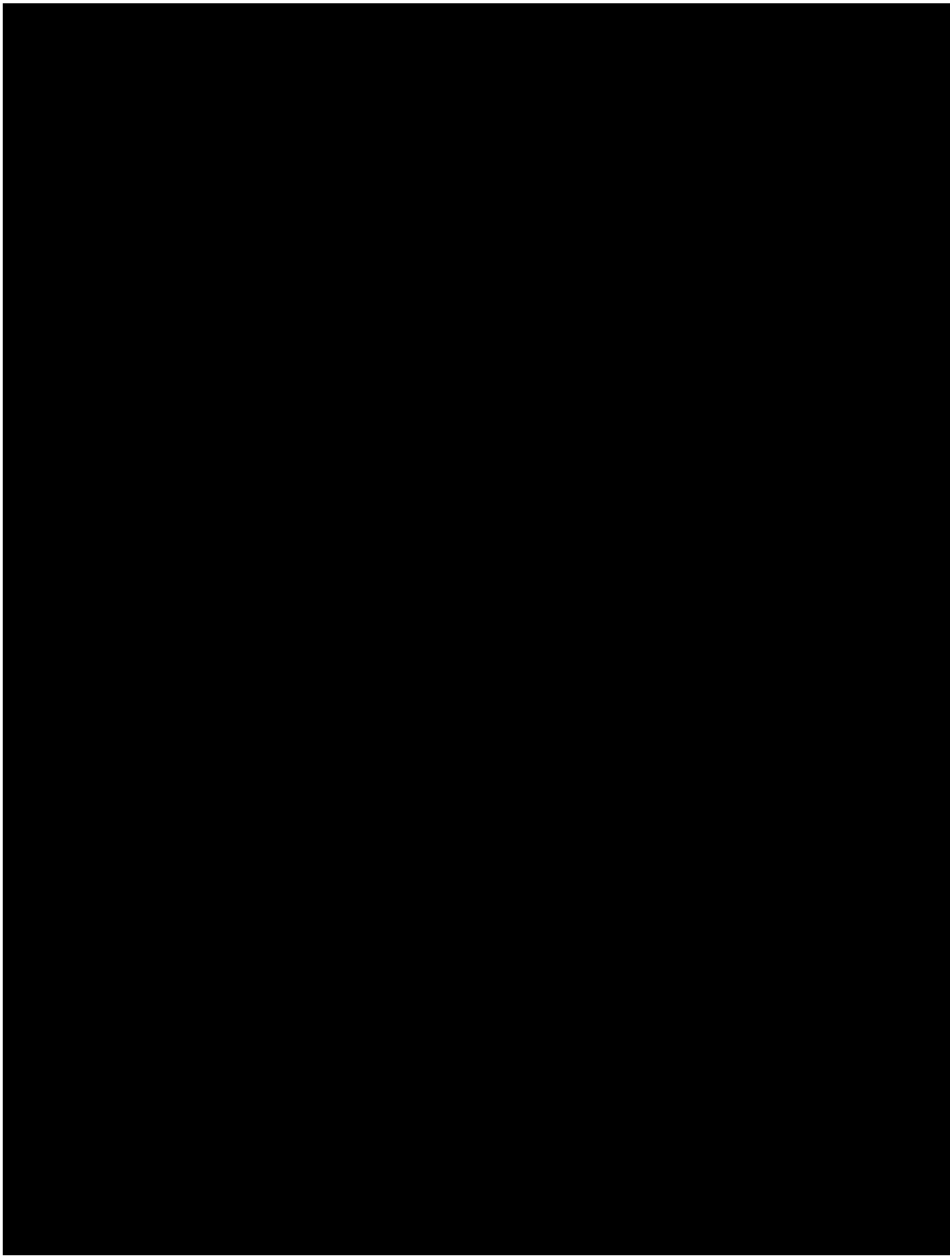
M. B. Kahn's surety has never been required to render or secure performance due to any owner under any Performance Bond furnished by the Proposer for any project.

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

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

## Provide a certificate showing your current Commercial General Liability (CGL) insurance policy and any other insurance policies (such as professional liability)



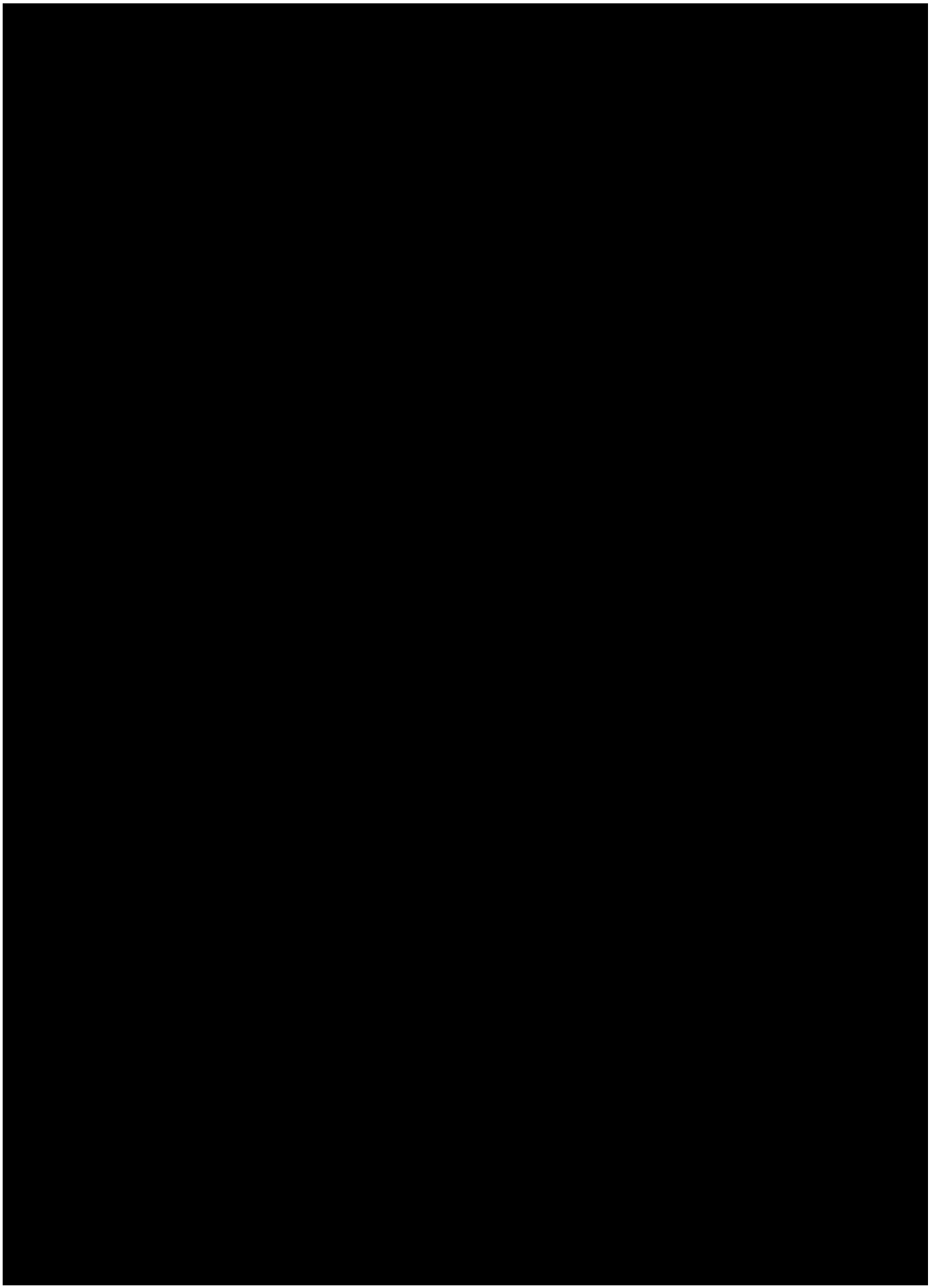


**Provide your current bonding rate.**

[redacted]

[redacted]

CONFIDENTIAL



8

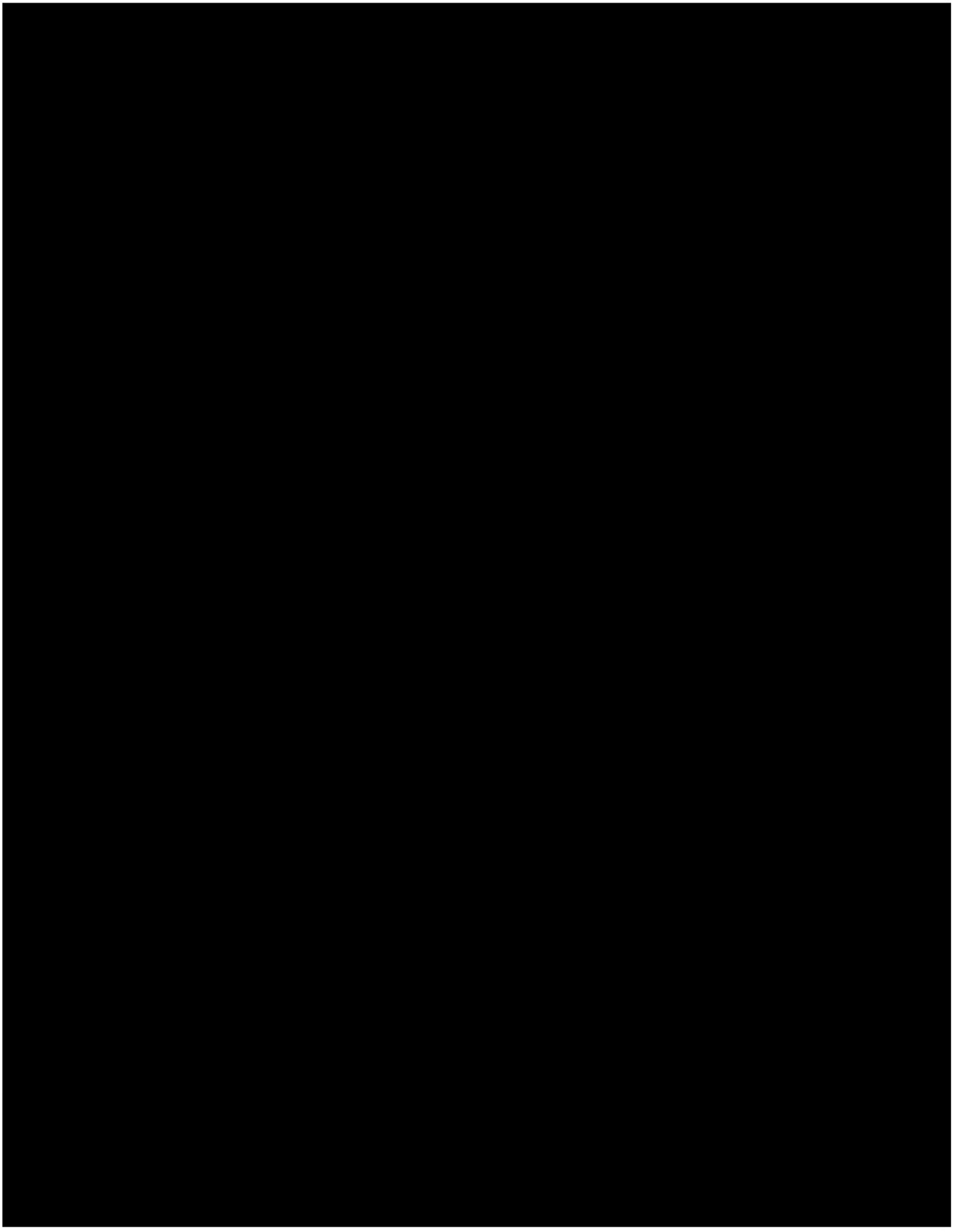



**Battery Creek High School**
Beaufort County School Distrcit

# 8. Fees and Costs

# SEE BUSINESS/COST PROPOSAL

# SEE BUSINESS/COST PROPOSAL





# Weather Delay Log SAMPLE 4.0.1.8

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

## Abnormal Adverse Conditions & Weather Delay Log

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

| | |
|---|---|
| ACTUAL MONTHLY ADVERSE WEATHER DAYS: | 4 |
| MONTHLY BASELINE: | 3 |
| **DELTA MONTHLY ADVERSE WEATHER DAYS:** | **1** |

**Notes:**
Empty or blank cells indicate that a data observaton was not reported
"T" values indicate a TRACE value was recorded

**SOURCE:** Weather Underground
**STATION:**
Sun City Hilton Head - KSCOKATI12
Site Observation

# Progress Update SAMPLE 4.0.1.8

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

## Progress Update
Jun 23, 2020

REPORT DETAILS

**Description**

**Submitted by** Chadwick Wood

**Status** Submitted

**Last update** Jun 24, 2020 7:11 AM

**Last updated by** Chadwick Wood

### Weather

Rain: 0.4 inches — Powered by Dark Sky

| 7:00 AM | 12:00 PM | 4:00 PM |
|---|---|---|
| Sunny & Clear | Sunny & Clear | Partly Cloudy |
| Temperature: **76°F** | Temperature: **88°F** | Temperature: **86°F** |
| Wind: **6mph, NE** | Wind: **9mph, NE** | Wind: **11mph, N** |
| Humidity: **90%** | Humidity: **65%** | Humidity: **74%** |

Updated Jun 24, 2020 at 7:03 AM

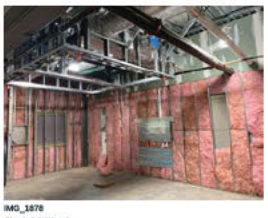
### 1. PLACEHOLDER TITLE

1.1 Photo Progress Update

PHOTOS (41)







IMG_1878
**Chadwick Wood**
Jun 23, 2020 5:17 PM



IMG_1850
**Chadwick Wood**
Jun 23, 2020 5:17 PM



IMG_1854
**Chadwick Wood**
Jun 23, 2020 5:17 PM



IMG_1851
**Chadwick Wood**
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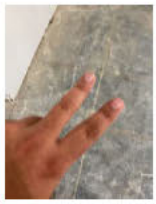




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IMG_1853
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IMG_1873
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IMG_1848
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IMG_1874
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IMG_1863
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IMG_1869
**Chadwick Wood**
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IMG_1861
**Chadwick Wood**
Jun 23, 2020 5:17 PM

# Daily Report SAMPLE 4.0.1.8

M. B. Kahn Construction Co., Inc.

148 ½ EAST BAY STREET | CHARLESTON, SC 29401 | 843.990.7700

JOB# 5292 Battery Creek High School Moderization

## DAILY PROGRESS REPORT

Date:11/28/22

Safety: Were there any incidents today? Yes ☐ No ☑

| Contractor | # of People | Summary of Work |
|---|---|---|
| AC ELECTRIC | 26 | -Pulling wire in the corridor of C2; -Tying in emergency lighting to the normal l |
| BAYHILL CONSTRUC | 8 | -Sanding C2 bathrooms, getting ready for paint; |
| MOCK-MECHANICAL | 8 | -Installing grilles at the second floor; -Patching insulation holes at the existing |
| MOCK-PLUMBING | 6 | -Installing underground rough in for the green house |
| SENTRY | 1 | -Roughing in sprinkler piping at the Aux Gym and surrounding rooms |
| Citadel Masonry | 12 | -Installing block at interior walls of new chorus room and bathrooms in C1 |
| MB KAHN | 7 | -Working on overhead at C2/B2; Grouting in aux gym exterior double door/wir |
| -- | # | |
| -- | # | |
| -- | # | |
| -- | # | |
| -- | # | |
| -- | # | |

Additional Notes:

N/A

Major Equipment:

N/A

Testing/Inspections:

N/A

Notable Deliveries

N/A

Meetings/Significant Decisions:

N/A

Open Items (Changes, RFIs, etc.):

N/A

# Drone Shots SAMPLE 4.0.1.8



10



**Whale Branch Early College High School Gym & PAC**
Beaufort County School Distrcit

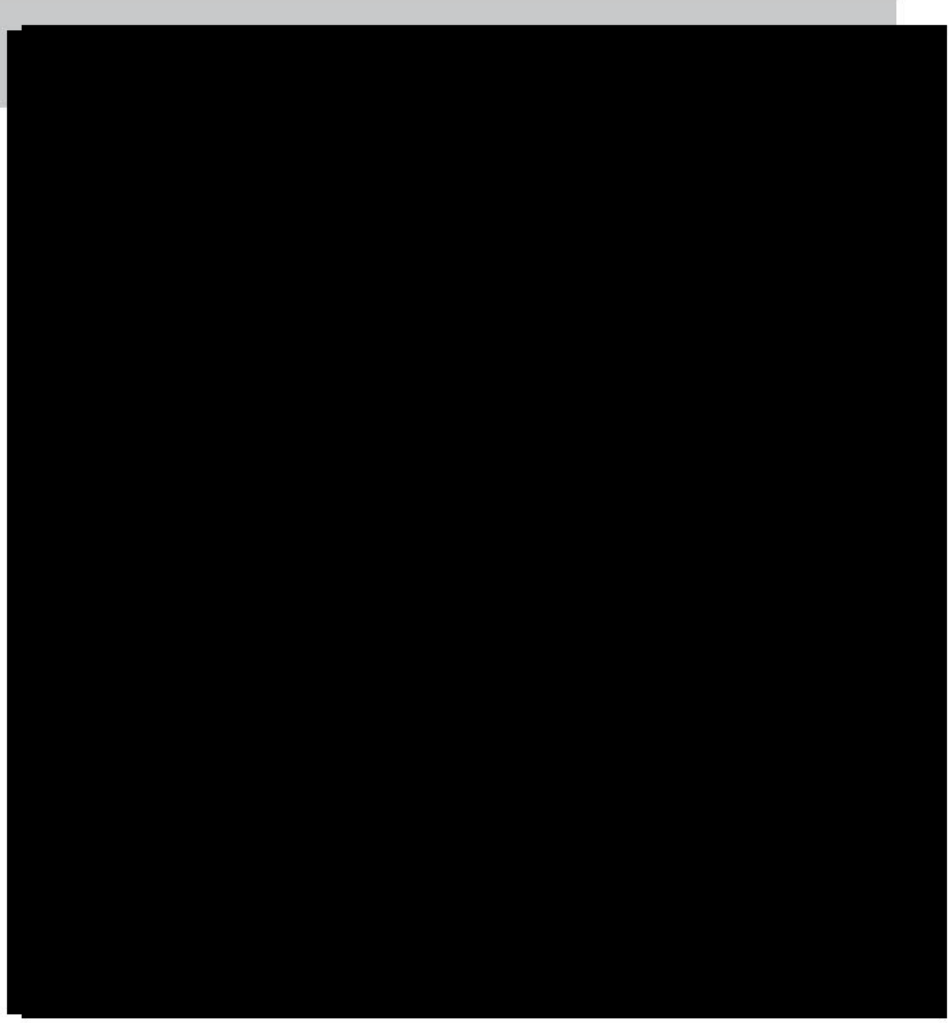
# 10. M/WBE

## 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 |
|---|---|
| Hilton Head Housecare LLC | AABE |
| Ashley Steel, Inc. | WBE |
| Master Steel, LLC | SWBE |
| Neal's Construction | SMBE |
| Sentry Sprinklers | WBE |
| Collins O Cleveland/Cleveland Electric | SMBE |
| The Broadband Companies, LLC | AABE |
| The Flooring Connection | WBE |
| JL Ling Painting LLC | SMBE |
| Humberto Espinoza/No Brainer Solutions | SMBE |
| Hazel Conctruction | AABE |

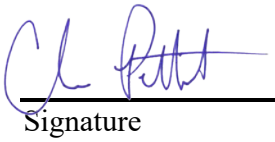


Below is a list of subcontractors and vendors M. B. Kahn utilized for the 2010, 2011, 2013, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022 and 2023 Capital Improvement Programs along with Whale Branch Early College High School Gym & Pac, River Ridge Academy, May River Additions and Battery Creek High School Addition. We intend to contact these businesses to bid again and we will continue to look for new opportunities.

A & E Digital Printing
A-C Electric Company, Inc.
Advanced Concrete Cutting & Coring, Inc.
Advanced Door Systems, Inc.
American Enterprises Beaufort, LLC
Atlantic Spray Foam, LLC
Atlas Surveying, Inc.
Balco, Inc.
Barrier South, LLC
Bay Hill Construction, LLC
Belco Athletic Laundry Equipment Co., Inc.
BFG Industries, Inc.
Bluewater Painting, LLC.
Bonitz Contracting Company, Inc.
Bonitz Flooring Group, Inc.
Bonitz, Inc.
Brightview Landscape Services, Inc.
Carolina Architectural Products, Inc.
Carolina Insulation Contractors, Inc.
Carolina Masonry Sales, LLC
Cartner Glass Systems, Inc.
Centurions, Inc. Sound Systems And More
Citadel Masonry LLC
Classic Finish, Inc.
Cleland Site Prep, Inc.
CMC Steel Fabricators, Inc. DBA CMC Rebar
Overhead Door Co Of Charleston
Collins And Wright, Inc
Collins O. Cleveland Cleveland Electric
Commercial Door & Hardware LLC Hardware
Cook And Boardman Inc
CRD Of Hilton Head, Inc. dba
Churchich Recreation& Design
Daktronics, Inc.
Damon Hazel DBA Hazel Concrete
DECO
Diversified Turf Services Ltd Co
Division Five, Inc.
Door Systems Of Charleston LLC DBA
Overhead Door Company Of Charleston
Earth Tech (DE), LLC
East Coast TVM, LLC.
Gatch Electrical Contractors, Inc
Geosurfaces Southeast Inc
Hardcore LLC
Hargray, Inc.
Harris Integrated Solutions Inc.
Hawkridge Enterprises, Inc.
Howard Industries, Inc.
Howard Technology Solutions
Humberto Espinoza DBA
No Brainer Solutions LLC
Irwin Seating Company
J L Ling Painting, LLC
J&G Concrete Foundations, Inc.
J. H. Hiers Construction, LLC.
James Russell Bishop
DBA Concrete Products And Construction
Jason Torres DBA The Torres Touch
JDJ Enterprises, Inc. D/B/A Apexgraphix
John D. Green DBA Specialty Masonry LLC
Johnson Controls Fire Protection Lp
Joshua Beech Beech Contractors LLC
Ling's Painting, Inc.
Lowcountry Concrete Of Ridgeland, Inc.
Lowcountry Window Tinting, LLC
M & D Masonry Inc.
Maner Builders Supply Co LLC
Martin & Lindsay Landscape, LLC
Martin Landscape, Inc.
Master Steel, LLC
MBS - US LBM, LLC Maner Builders Supply
Medallion Athletic Products Inc.
Metalcrafts, A Tecta America Company
Mitchell Brothers, Inc.
Mobile Communications America, Inc.
Mobile Mini Inc.
Mock Plumbing And Mechanical, Inc.
Morgan Services, LLC
Motorola Solutions, Inc.
Mr. Tint Inc.
Musco Corporation Musco Sports Lighting
Neal's Construction, LLC
Network Cabling Infrastructures, Inc.
New South Construction Supply LLC
New South Specialties LLC
Ocean Light Corporation
Okatie Construction, LLC
Oracle Elevator Holdco, Inc.
Orkin LLC
Osborn Contract Services Inc
Palm Bay Cabinet Company, LLC
Palmetto Automatic Sprinkler Co., Inc.
Palmetto Cabling Solutions, Inc.
Palmetto Concrete Group LLC
Palmetto Gunite Construction Co., Inc.
Palmetto Masonry And Landscape
Palmetto Scheduling, LLC
Palmetto Shelving, Inc.
Pender Brothers Inc
Piedmont Pipe Manufacturing, LLC
Poblocki Sign Company, LLC
Premier Exteriors EIFS LLC
Premiere Communications & Consulting
Property Preservation SC LLC
Pye-Barker Fire & Safety LLC
Quality Electrical Systems, Inc.
R. W. Ford Company, Inc.
Royalwood Associates, Inc.
Satellite Shelters Inc.
Securadyne Systems Intermediate, LLC
DBA Allied Universal Technology Services
Sentry Sprinklers, Inc
SFI Electronics, LLC DBA Allied Universal
Sheldon Laboratory Systems, LLC
Sightlines Athletic Facilities LLC
Simmons Restoration And Remodel Services
Sonitrol Security Systems Of Charleston Inc
Southeast Roofing Solutions, Inc.
Southern Fence Co LLC
Southern Fireproofing Co, Inc
Southern Palmetto Landscapes, Inc.
Southern Roof & Wood Care Corp.
Southern Sales & Service, LLC. DBA
Mcdonald Enterprises
Steven F. Green Hilton Head Housecare, LLC
Strategic Connections, Inc.
Surveying Consultants Of Hilton Head, Inc
Teamcraft Roofing, Inc.
Tennico Of Columbia, Inc.
Terracon Consultants, Inc.
The BroaDBAnd Companies, LLC
The Cook & Boardman Group, LLC
The Exum Company
The Flooring Connection LLC
The Lindsay Company, LLC
Tile Restoration, Inc.
Total Security Solutions, Inc.
Trimark Marlinn LLC
Uline, Inc.
Universal Protection Service, LP
Wildcat Steel & Fabricating, LLC.
Williams Scotsman, Inc.
Y-Delta, Inc.

**Statement of Intent**

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



Signature

February 23, 2023
Date

Name: Chris Pettit

Title: Executive Vice President

Project: Construction Management At-Risk Services - Rebuild of Hilton Head Island High School #23-012