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 - CAMPUS MASTER PLAN UPDATE & NEW PK-5 ELEMENTARY SCHOOL

Solicitation No. 23-022 July 18, 2023 @ 4:00PM



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Beaufort County School District

Solicitation Number:	23-022
Date Printed:	May 30, 2023
Date Issued:	June 22, 2023
Procurement Officer:	Kaylee Yinger, NIGP-CPP,CPPB
Phone:	843-322-2349
Email:	Kaylee.Yinger@beaufort.k12.sc.us

Request for Proposals (RFP)

DESCRIPTION: **Construction Management at-Risk Services – Campus Masterplan Update & New PK-5 Elementary School**

SUBMIT OFFER BY (Opening Date & Time): **July 18, 2023 @ 4:00 PM EST**

QUESTIONS MUST BE RECEIVED BY: **July 11, 2023**

NUMBER OF COPIES TO BE SUBMITTED: **Six (6) Original Signed Copies**

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

SUBMIT YOUR SEALED OFFER TO FOLLOWING ADDRESSE VIA UPS, FEDEX, COURIER OR HAND DELIVER:

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 **July 18, 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) 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

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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. 1011 Bay Street, Suite 2G Beaufort, SC 29902
PHONE NUMBER:	
EMAIL ADDRESS:	

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	M. B. Kahn Construction Co., Inc. 1011 Bay Street, Suite 2G Beaufort, SC 29902
☒ Payment Address Same as Home Office Address	☐ Payment Address Same as Home Office Address
☐ Payment Address Same as Home Notice Address (check one only)	☒ Payment Address Same as Notice Address (check one only)

ACKNOWLEDGEMENT OF AMENDMENTS:	Amendment Number	Amendment Issue Date
	1	06/26/2023
	2	06/28/2023
	3	07/05/2023
Offeror acknowledges receipt of amendments by indicating amendment number and its date of issue.	4	07/11/2023

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

Beaufort County School District

Addendum 1

Solicitation Number:	23-022
Date Printed:	June 26, 2023
Date Issued:	June 26, 2023
Procurement Officer:	Kaylee Yinger, NIGP-CPP,CPPB
Phone:	843-322-2349
Email:	Kaylee.Yinger@beaufort.k12.sc.us

Request for Proposals (RFP)

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Beaufort County School District

	Solicitation Number:	23-022
	Date Printed:	June 28, 2023
Addendum 2	Date Issued:	June 28, 2023
	Procurement Officer:	Kaylee Yinger, NIGP-CPP,CPPB
	Phone:	843-322-2349
	Email:	Kaylee.Yinger@beaufort.k12.sc.us

Request for Proposals (RFP)

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Beaufort County School District

	Solicitation Number:	23-022
	Date Printed:	July 5, 2023
Addendum 3	Date Issued:	July 5, 2023
	Procurement Officer:	Kaylee Yinger, NIGP-CPP,CPPB
	Phone:	843-322-2349
	Email:	Kaylee.Yinger@beaufort.k12.sc.us

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M. B. Kahn Construction Co., Inc — Corporation

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Chris Pettit — Executive Vice President

PRINTED NAME — TITLE

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Beaufort County School District

Addendum 4

Solicitation Number:	23-022
Date Printed:	July 11, 2023
Date Issued:	July 11, 2023
Procurement Officer:	Kaylee Yinger, NIGP-CPP,CPPB
Phone:	843-322-2349
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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

July 18th, 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 Campus Master Plan Update and New PK-5 Elementary School

Dear Ms. Yinger,

Thank you for the opportunity to present our company and project team to Beaufort County School District. It is hard to believe that Bluffton has grown so much over the years, and the May River area is ready for a New Elementary School! 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 Bluffton 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 this already great corner of the state and our county.

We want this proposal to not only show you the experience and capabilities of M. B. Kahn Construction, but to show you how we have been a local presence down here for years. Our Superintendents, Project Managers, and tradesmen have worked in the community for over 14 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. We are currently working in the area, and will have another full staff on another large project concurrently building with this project. We will show you in this proposal how this cannot help by sharing resources, knowledge between Superintendnets, and provide Lean Construction advantages not only in Constructability, but Cost Savings across General Conditions, Trades and Vendors.

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 new and existing campuses, including the May River Campus. 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.

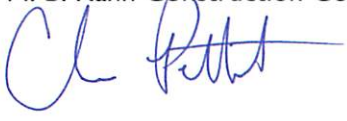
Collaborative Preconstruction Services / Committed Team Member –

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, Future May River Elementary Administrators, and Quakenbush 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 new and 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

M. B. KAHN CONSTRUCTION CO., INC.

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



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.

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.

ORGANIZATION

COMPANY OPERATIONS

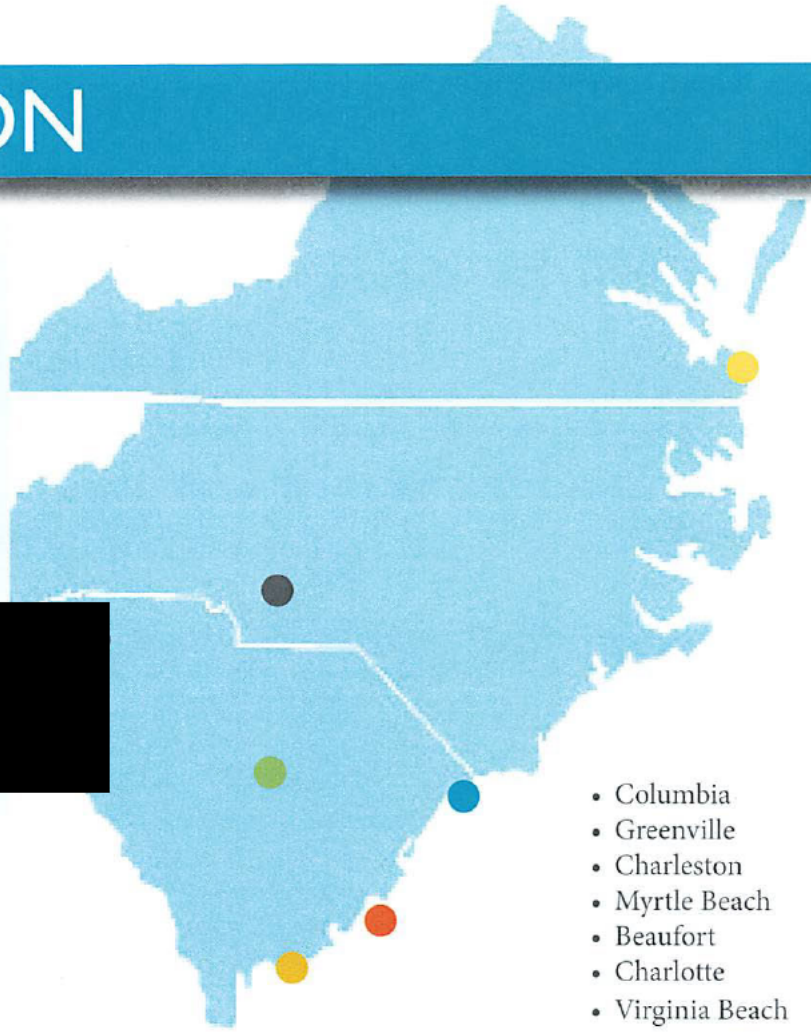


Bill Neely, CEO



Bob Chisholm, President

[redacted]



- 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

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
S C CONTRACTOR'S LICENSING BOARD

BPC1023113

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 S 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. Price
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. Price
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

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 ***Campus Masterplan Update & New PK-5 Elementary School*** project is:

Principal-in-Charge	Chris Pettit, Executive Vice President
Project Managers	Chris Paddrik and Rob Jeffcoat
Superintendents	Al Steen and Mike King
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



CHRIS PETTIT
Project Executive

PRECONSTRUCTION STAFF



JASON CALDWELL
Estimator



MARGARET RUSH
SMWBE Coordinator



THOMAS EDENTON
Safety Manager

PROJECT MANAGEMENT



CHRIS PADDRIK
Project Manager



ROB JEFFCOAT
Project Manager

CONSTRUCTION SUPERVISION



AL STEEN
Superintendent



MIKE KING
Superintendent

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]

[redacted]





JASON CALDWELL *Estimator*

[redacted]

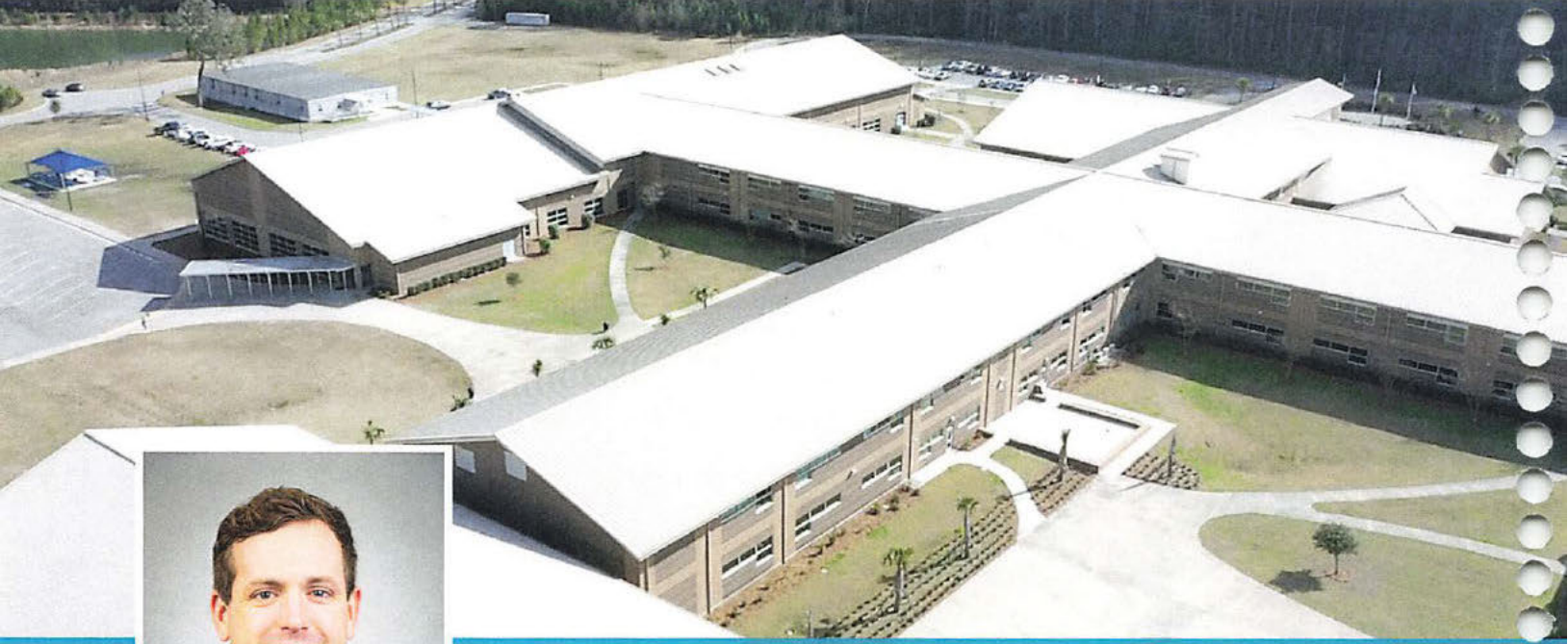
[redacted]



CHRIS PADDRIK

Project Manager

[redacted]





ROB JEFFCOAT *Project Manager*

[redacted]



ALLEN STEEN *Superintendent*

[redacted]

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MIKE KING *Superintendent*

[redacted]

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MARGARET H. RUSH

SWMBE Program



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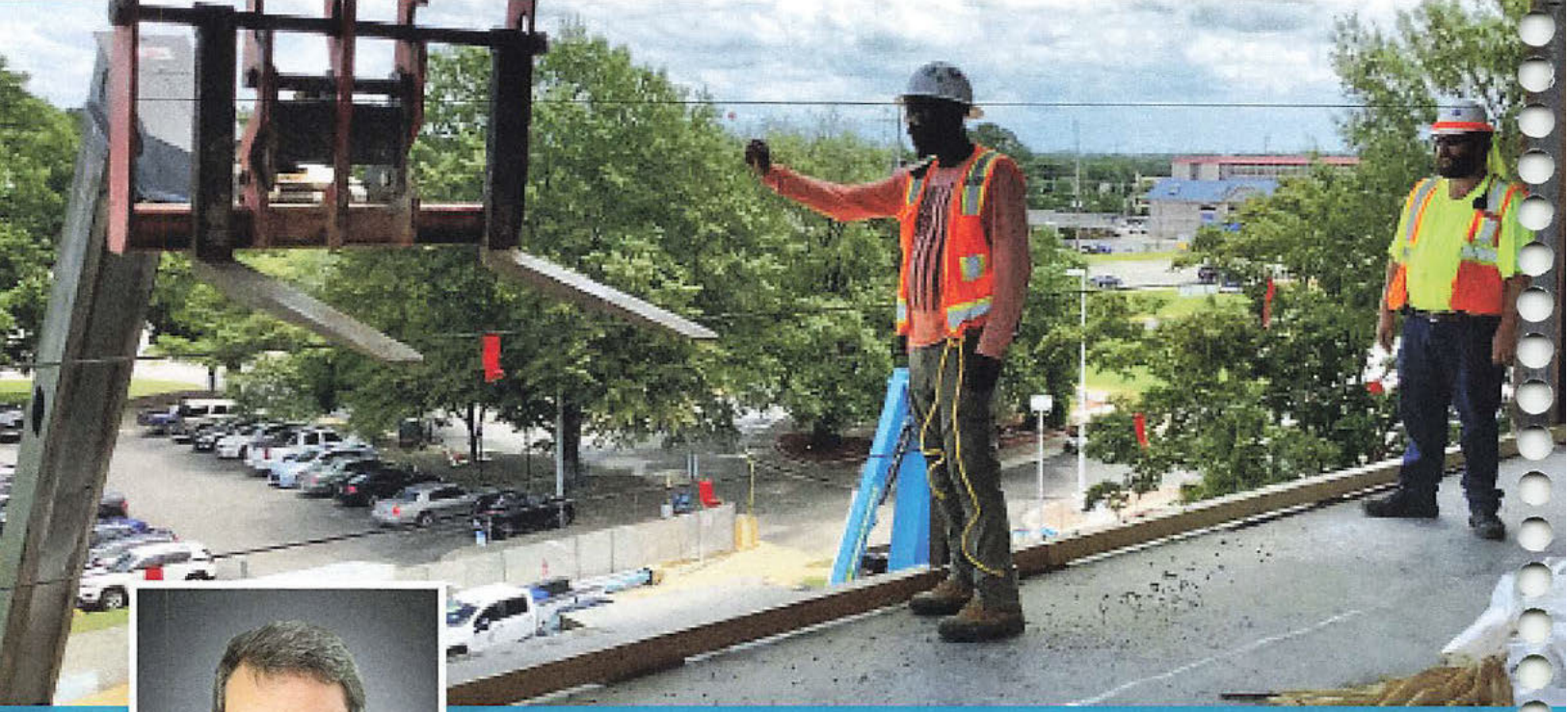




THOMAS EDENTON *Corporate Safety*

[redacted]

- Make periodic jobsite safety inspections

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	Chris Paddrik, Rob Jeffcoat	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	Al Steen, Mike King	100%

Al Steen will be present on the job site 100% of the time, with Mike King onsite 50% and/or as needed. They are responsible for the day-to-day operations of the projects on site.

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 — Chris Paddrik and Rob Jeffcoat

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 — Al Steen and Mike King

Al will be present on the job site 100% of the time. His is 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 Pettit, Mike King, and Jason Caldwell started working together over 20 years ago on school projects in Charleston County. And for the last 14 years, Chris, Mike and Jason have been working almost exclusively with Beaufort County School District and in this Community. 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. Over the last 5 years, Rob Jeffcoat, Chris Paddrik and Al Steen have been woven into the BCSD fabric as well. Rob was Project Manager at Whale Branch Early College Additions with Randy Crummie and Mike King, as well as the May River High School Addition with Dwight Robertson and Al Steen. Chris Paddrik managed Summer Work for us a couple years ago, and since has been building for James Island Charter High School and the Medical University of South Carolina with Al by his side.

All of our Project Teams have worked together at some point in time, and have BCSD as a common thread. Many of our Project Managers and Superintendents now have spent their careers down here and are the "2nd Generation" of M.B. Kahn employees to carry the torch. We all were trained well with long tenured Supers and PM's before us, and we have benefited from this upbringing.

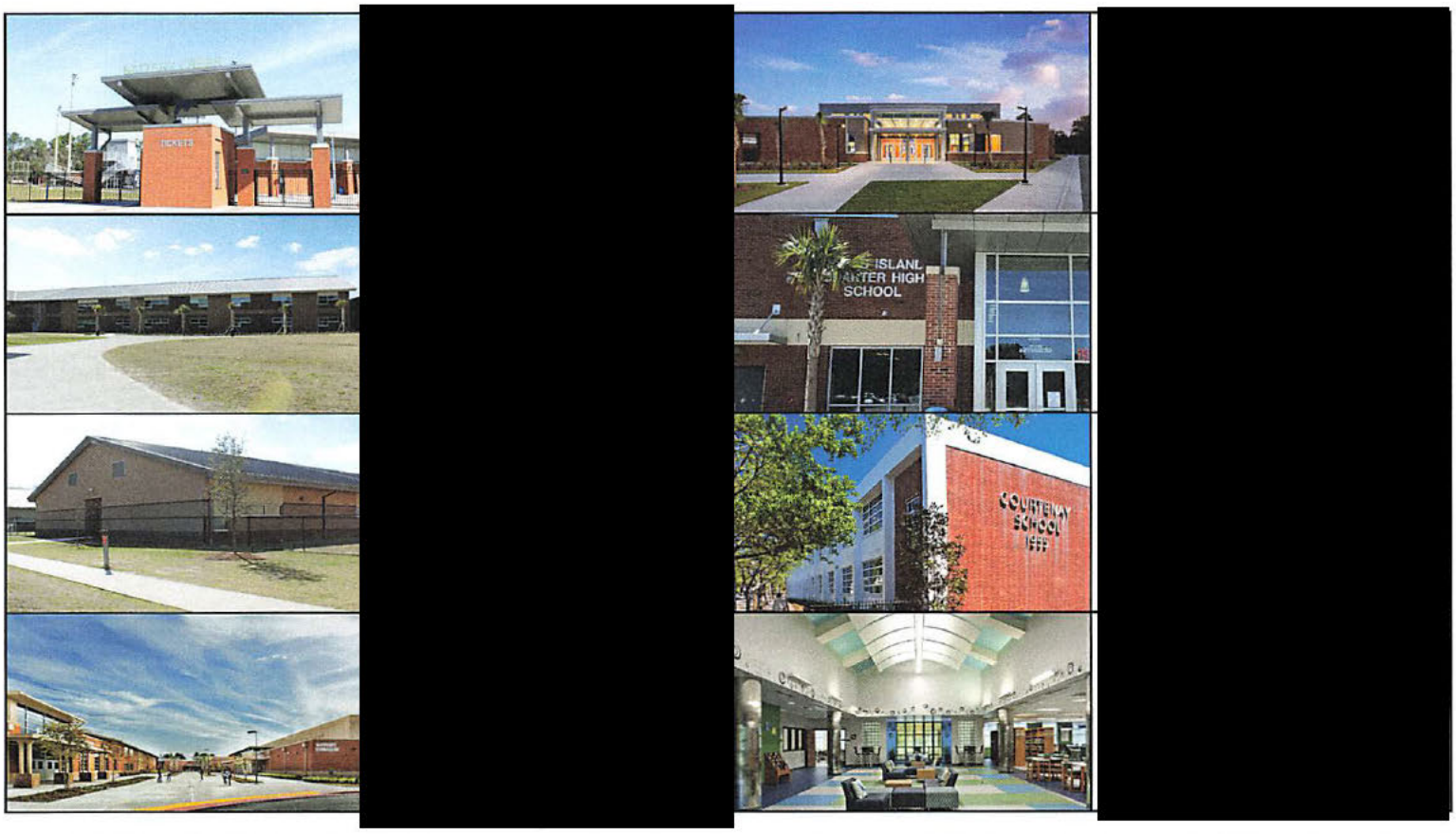
With Hilton Head Island High School starting at a similar time as this project, this team will continue our process of sharing resources and working together. Often it works in our favor when we have multiple projects ongoing in the same area. We can help each other out, lend advice, and work together towards the common goal of getting each school across the Finish Line. At one point, M. B. Kahn and many of the Team Members listed in this proposal and on other current BCSD projects had 4 school projects ongoing all at once, within 1 mile of each other in downtown Charleston (Rivers Ed, James Simons Montessori, Buist Academy, and Charleston Progressive). M.B. Kahn used the Teams on all 4 schools to coordinate manpower, equipment, and subcontractors so that it did not hinder any project. 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 their Community 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 during operation. We aren't going anywhere, we'll be here when you need us.

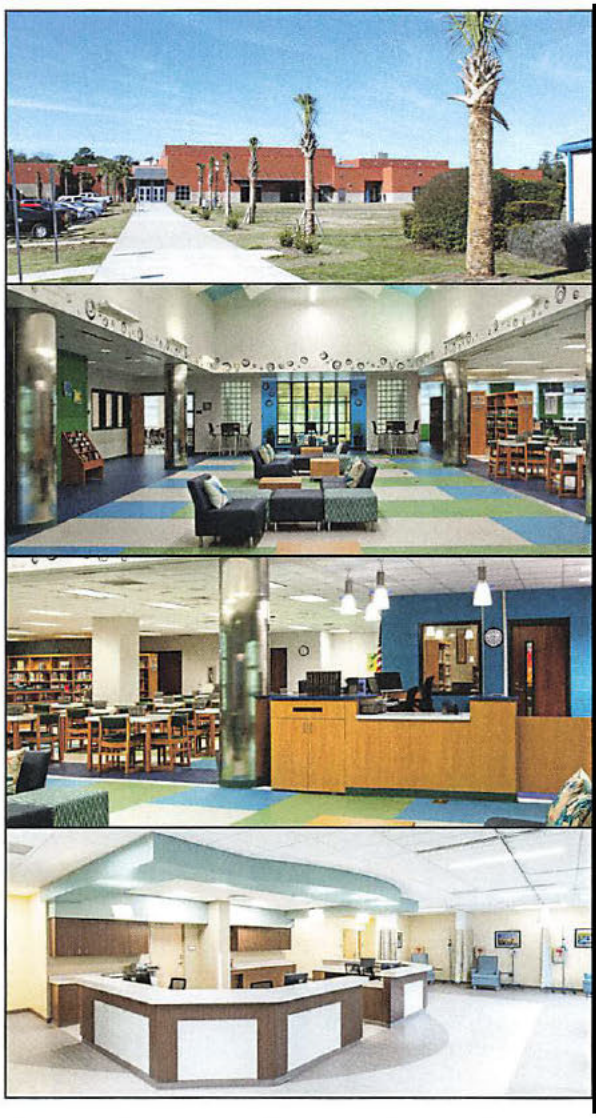


Describe your previous experience in providing the similar services as described above. Provide a minimum of three references of similar projects for these services.

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
Bluffton Elementary School	Bluffton	SC	$4,250,651	2023
HHSCA Bond Referendum	Hilton Head	SC	$3,000,699	2023
H. E. McCracken Athletic Improvements	Beaufort	SC	$5,000,298	2023
John A Holmes High School	Edenton	NC	$1,597,406	2023
Contract 4 Reverse Osmosis	Belville	NC	$28,728,400	2023
Yard Piping Phase I-A	Greenville	SC	$1,837,481	2023
Bausch & Lomb Line PFMD	Greenville	SC	$1,953,258	2023
Genesis Healthcare	Darlington	SC	$10,507,201	2023
Riverside Drive WTP HS Pump #7	Gainesville	GA	$2,397,207	2023
Gilbert Middle School Renovations	Gilbert	SC	$612,097	2023
McCarthy Teszler School	Spartanburg	SC	$12,222,863	2023
Blanchard WTP & Clarks Hill WTP	Martinez	GA	$12,982,796	2023
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
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
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 Wastewater Treatment Plant	Columbia	SC	$1,666,794	2018
PS 001 Renovation	Goose Creek	SC	$4,453,771	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 Phase II	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
Cherokee Technology Center Institute of Innovation	Gaffney	SC	$18,713,000	2018

b. Identify all new construction projects with similar scope.

Project	City	State	Amount	Year
Contract 4 Reverse Osmosis	Belville	NC	28,728,400	2023
Genesis Healthcare	Darlington	SC	10,507,201	2023
McCarthy Teszler School	Spartanburg	SC	12,222,863	2023
Blanchard WTP & Clarks Hill WTP	Martinez	GA	12,982,796	2023
Battery Creek High School Addition	Beaufort	SC	50,283,405	2023
Glen Raven Mills Expansion	Anderson	SC	36,622,563	2023
Prisma Health Tuomey Hospital	Sumter	SC	9,286,912	2023
Hardy ES Water Tank Const.	Smithfield	VA	2,879,722	2023
Clarendon Spec Building #8	Manning	SC	3,014,651	2023
Piper Road Warehouse	Punta Gorda	FL	40,440,409	2023
Monroe Lot 40 Transload (NFI)	Suffolk	VA	22,044,208	2023
CSMGF Improvements	Graniteville	SC	1,383,000	2023
Newport News Transportation Center	Newport News	VA	14,326,293	2023
GTT Commercial Tire Store	Portsmouth	VA	969,562	2023
MUSC Pharmacy Relocation to CS	N. Charleston	SC	13,692,167	2023
MUSC WAMP Enabling Infrastructure	Charleston	SC	1,103,506	2023
Hardy ES Construction	Smithfield	VA	36,316,925	2023
Fuyao Glass Plant Expansion	Fountain Inn	SC	8,371,467	2023
Marion WWTP Protection Bern	Marion	SC	1,827,771	2023
BLHS Technology Phase 3	Beaufort	SC	4,281,959	2023
BLHS New Athletic Addition	Beaufort	SC	5,589,206	2023
Homewood Tru - Columbia	Columbia	SC	31,832,566	2023
Tanner Price Way	Greenville	SC	23,545,143	2023
ODU Student Health & Wellness	Norfolk	VA	8,961,202	2023
SpringHill Suites Fayetteville	Fayetteville	NC	13,614,072	2023
Chesapeake Maintenance Facility	Chesapeake	VA	12,376,871	2023
Guilford I-40 Industrial Ctr	Greensboro	NC	25,247,899	2023
Keith Summey North Charleston Library	N. Charleston	SC	11,027,612	2022
Gilbert HS Performing Arts Center	Gilbert	SC	13,120,941	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
James Island Charter HS - CTE	Charleston	SC	18,175,410	2022
Camden County Public Library	Camden	NC	4,458,758	2022
Carolina 85 Logistics Center	Kings Mountain	NC	12,621,599	2021
North Charleston Parking Garage Facility	N. Charleston	SC	43,390,165	2021
Centerville Elementary School	Gilbert	SC	29,209,678	2021
Bees Ferry West Ashley Library	West Ashley	SC	11,574,282	2021
Jasper County CATE	Ridgeland	SC	9,923,000	2021
Improvements to Train 1 Aeration WWTP	Columbia	SC	28,534,600	2021
River Park Recreation Area	Rock Hill	SC	3,658,778	2021
Blythewood High School Addition	Blythewood	SC	22,805,984	2021
Dominion Fleet Services	West Columbia	SC	13,388,022	2021
May River High School Addition	Bluffton	SC	11,256,908	2021
Elementary School Addition for Bridges Prep	Port Royal	SC	8,617,821	2021
Lexington County Spec Building	Columbia	SC	4,547,548	2021
Dominion Energy McBee Gas Ops	McBee	SC	5,097,845	2021

Project Asset Speculative Building	Dillon	SC	13,486,565	2021
Lowcountry Endoscopy Center	Summerville	SC	5,573,379	2020
Okatie Medical Pavilion	Bluffton	SC	22,119,279	2020
Columbia Metro Wastewater Treatment Plant	Columbia	SC	22,449,394	2020
Spartanburg High School - Construction	Spartanburg	SC	142,208,801	2020
Zeus Project E1	Gaston	SC	41,705,317	2020
Southeastern Spine Institute MOB	Mt Pleasant	SC	22,794,368	2020
Vetroresina Expansion	Greenville	SC	6,238,431	2020
Grace Homes	Charleston	SC	19,586,059	2020
Edmund Transfer Station	Lexington	SC	5,656,462	2020
Hampton Inn & Suites - Lexington	Lexington	SC	9,540,587	2020
SAFE Federal Credit Union - Operations Bldg	Sumter	SC	9,770,140	2020
Dominion Fleet Services	West Columbia	SC	8,500,000	2020
AVID Hotel Summerville	Summerville	SC	8,140,461	2020
River Ridge High School Addition	Bluffton	SC	9,004,120	2020
Latta SC Facitlity Addition	Latta	SC	4,026,963	2019
Savannah Cultural Arts Center - Construction	Savannah	GA	17,243,854	2019
Discovery Village at Sandhill	Columbia	SC	32,141,207	2019
Homewood Suites at West End	Greenville	SC	27,225,833	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
Village Family Dental Annex Building	Fayetteville	NC	5,576,665	2019
Homewood Suites North Charleston	N. Charleston	SC	12,647,409	2018
New Replacement BD Lee Elementary	Gaffney	SC	16,425,000	2018
Cherokee Tech Center Institute of Innovation	Gaffney	SC	18,713,000	2018
Lexington Two C.A.T.E Center	Cayce	SC	30,977,457	2018
Tru Hotel Fayetteville	Fayetteville	NC	7,274,245	2018
TownePlace Suites North Charleston	N. Charleston	SC	11,719,866	2018
CPM Federal Credit Union	Bluffton	SC	1,645,573	2018
Cross Foundation RCC4-4	Pineville	SC	37,803,525	2018

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.

M. B. Kahn has not make a claim or change order request for acceleration damanages in the last five years.

(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

(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) January 31, 2021 (May River)
BCSD 2020- 2021 Capitol Improvements Program	$10,712,050	$10,128,134	September 20, 2022
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

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

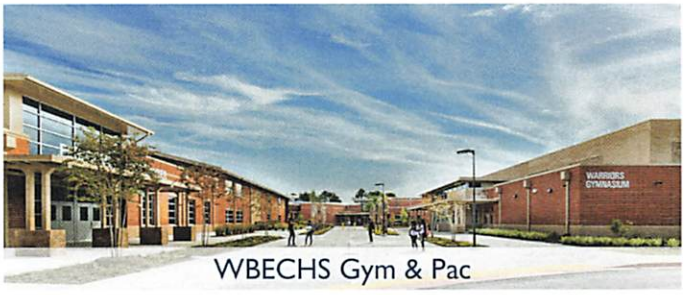
Provide descriptions of five new school projects most comparable to the proposed project in which your firm has been involved over the last five years (at least two must be completed). Include the services provided, the Project Team members, schedules and references.

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
- Battery Creek High School Addition
- Whale Branch Early College High School Gym & PAC
- River Ridge Academy
- May River High School Addition



James Island Charter CTE & Gym



WBECHS Gym & Pac



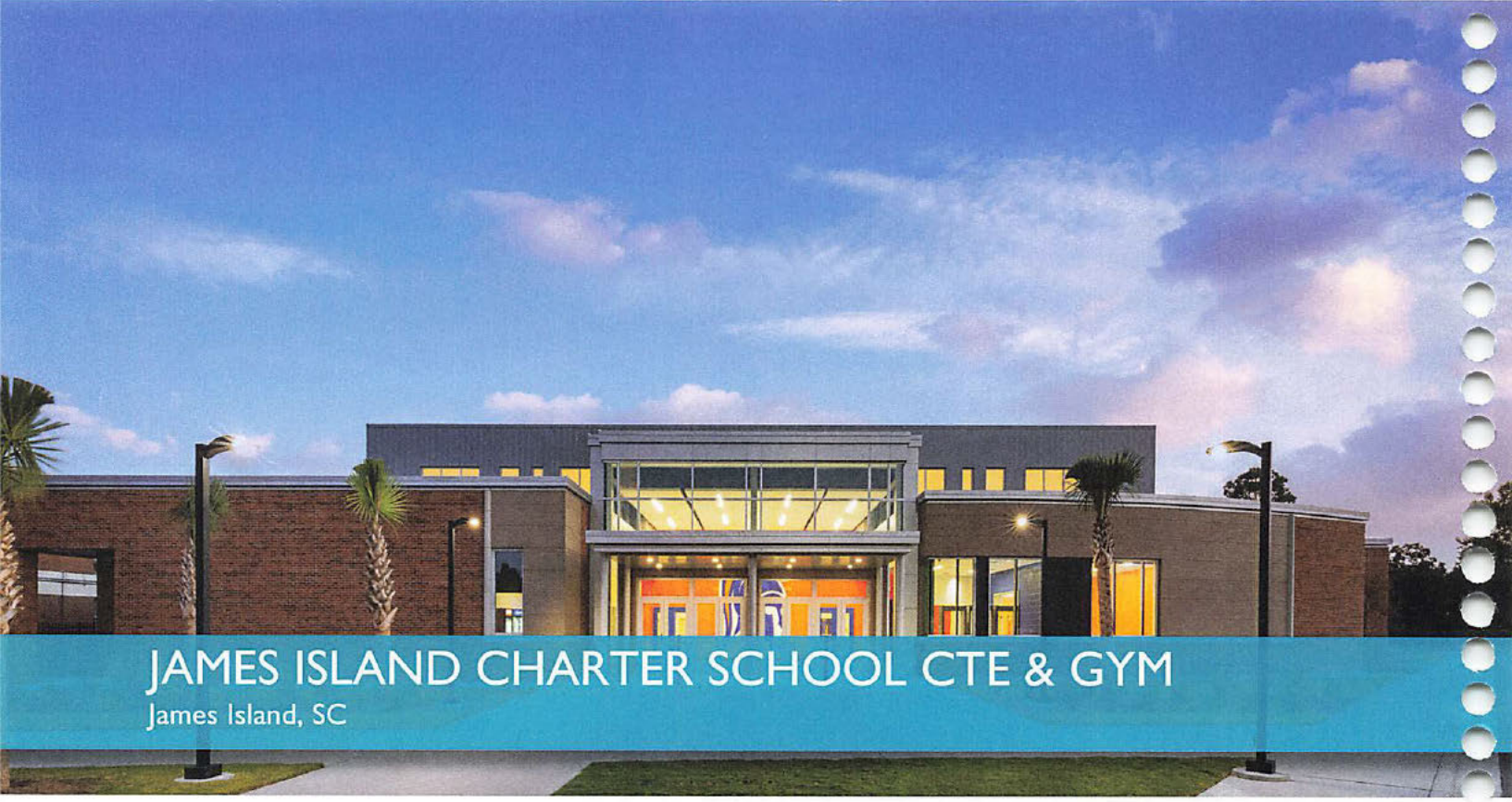
Battery Creek High School Addition



River Ridge Academy Addition



May River High School 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







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

OWNER
[redacted]

ARCHITECT
[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

OWNER
[redacted]

ARCHITECT
[redacted]

CM @ RISK SERVICES

PROJECT MANAGER
Chris Pettit
Rob Jeffcoat

JOB SUPERINTENDENT
Randy Crummie
Mike King







RIVER RIDGE ACADEMY 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.

COMPLETED
October 2020

SIZE
20,000 SF

CONTRACT AMOUNT
$9,004,120

OWNER
[redacted]

ARCHITECT
[redacted]

PROJECT MANAGER
Jared Reilly

JOB SUPERINTENDENT
Randy Crummie
Chris Thigpen

CM @ RISK SERVICES







MAY RIVER HIGH SCHOOL ADDITION

Bluffton, SC

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
January 31, 2021

SIZE
40,000 SF

CONTRACT AMOUNT
$11,256,908

OWNER
[redacted]

ARCHITECT
[redacted]

PROJECT MANAGER
Rob Jeffcoat

JOB SUPERINTENDENT
Dwight Robertson

CM @ RISK SERVICES





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 $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.

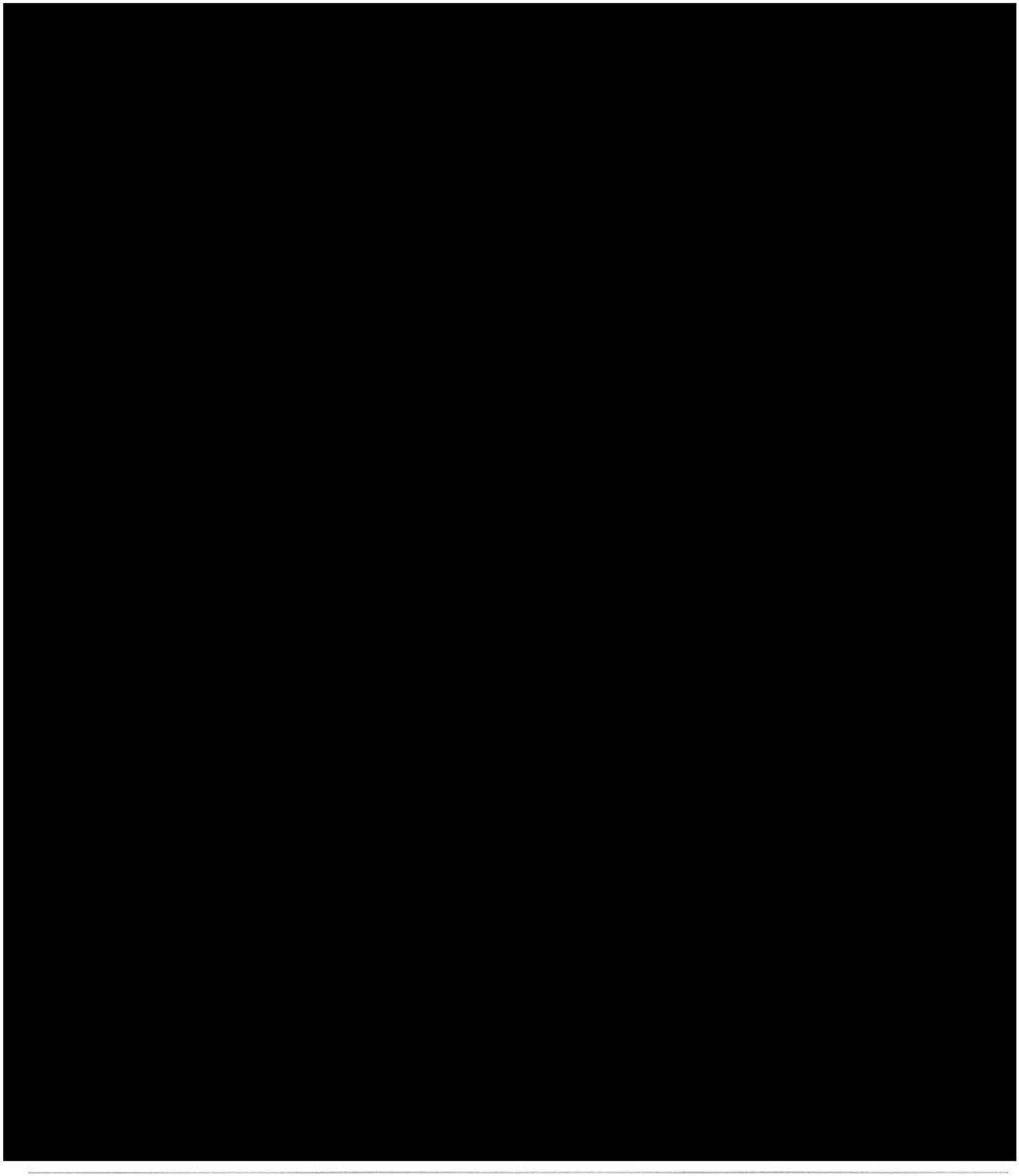
Percentage of renovation: 15% based on dollar volume
30% based on number of projects

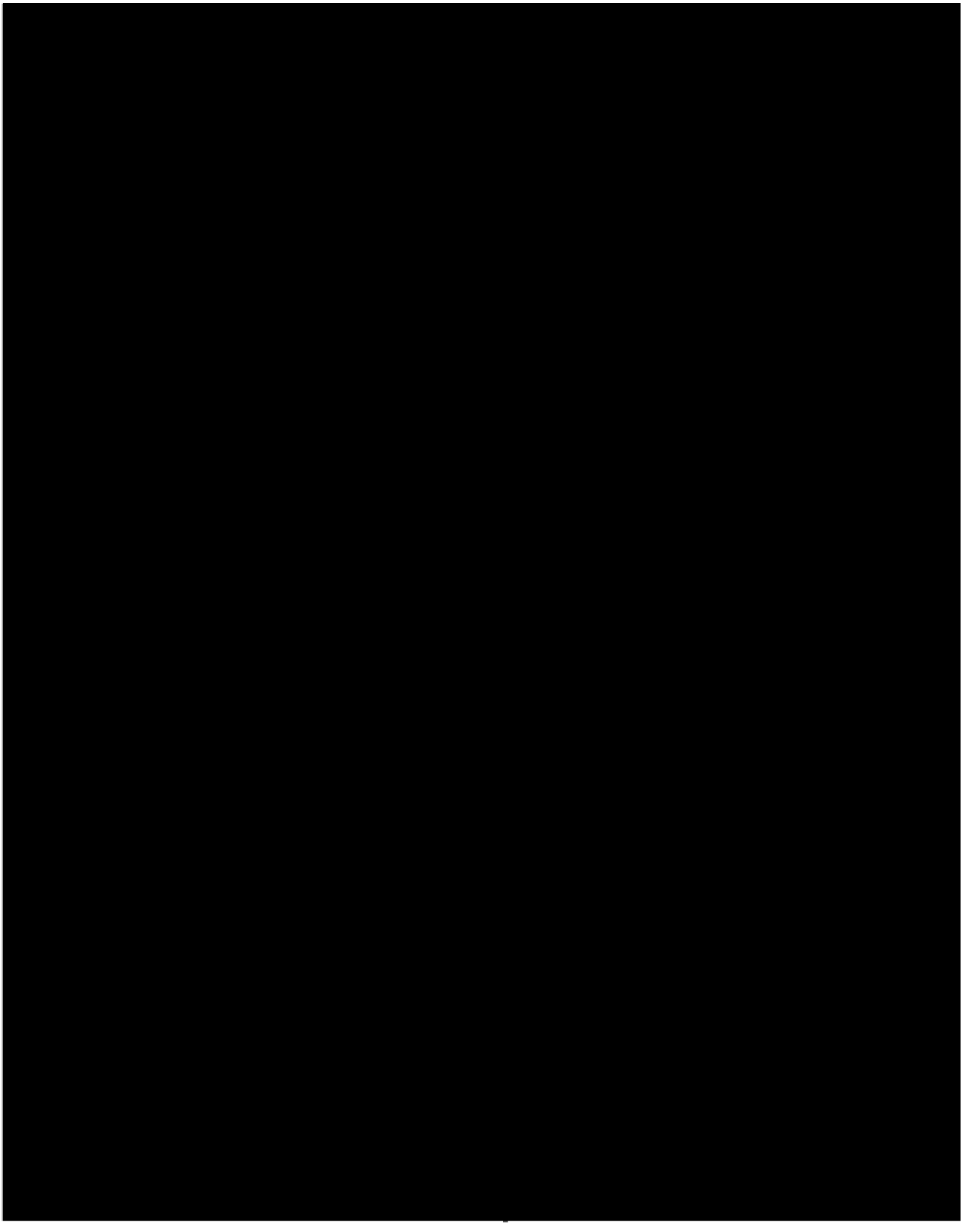
All other work is new construction.



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





Provide two bank references.

[redacted]

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

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

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

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

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

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

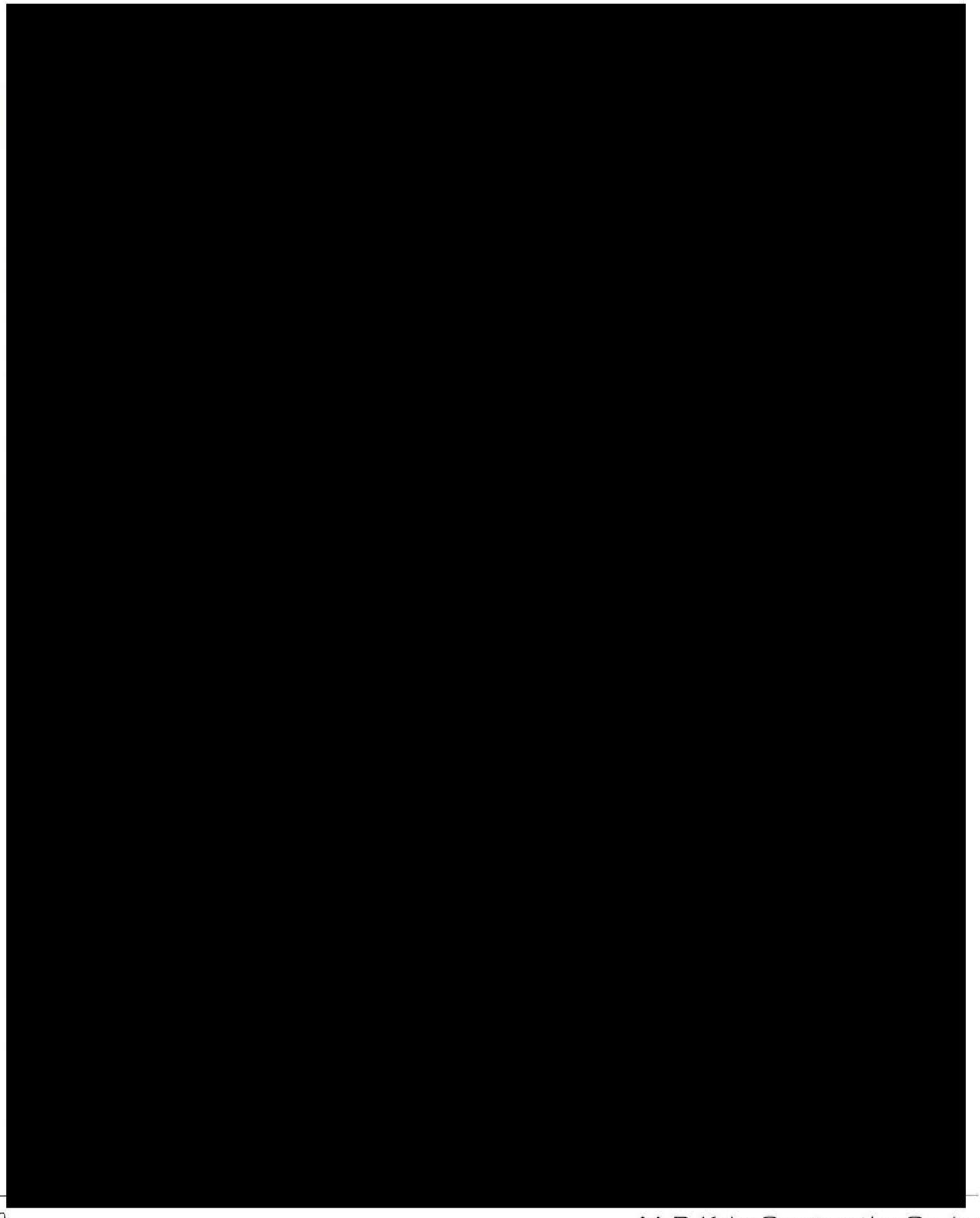
Identify any occasion in the past five (5) years where any Surety was required to render or secure performance due to any owner under any Performance Bond furnished by the Proposer for any project.

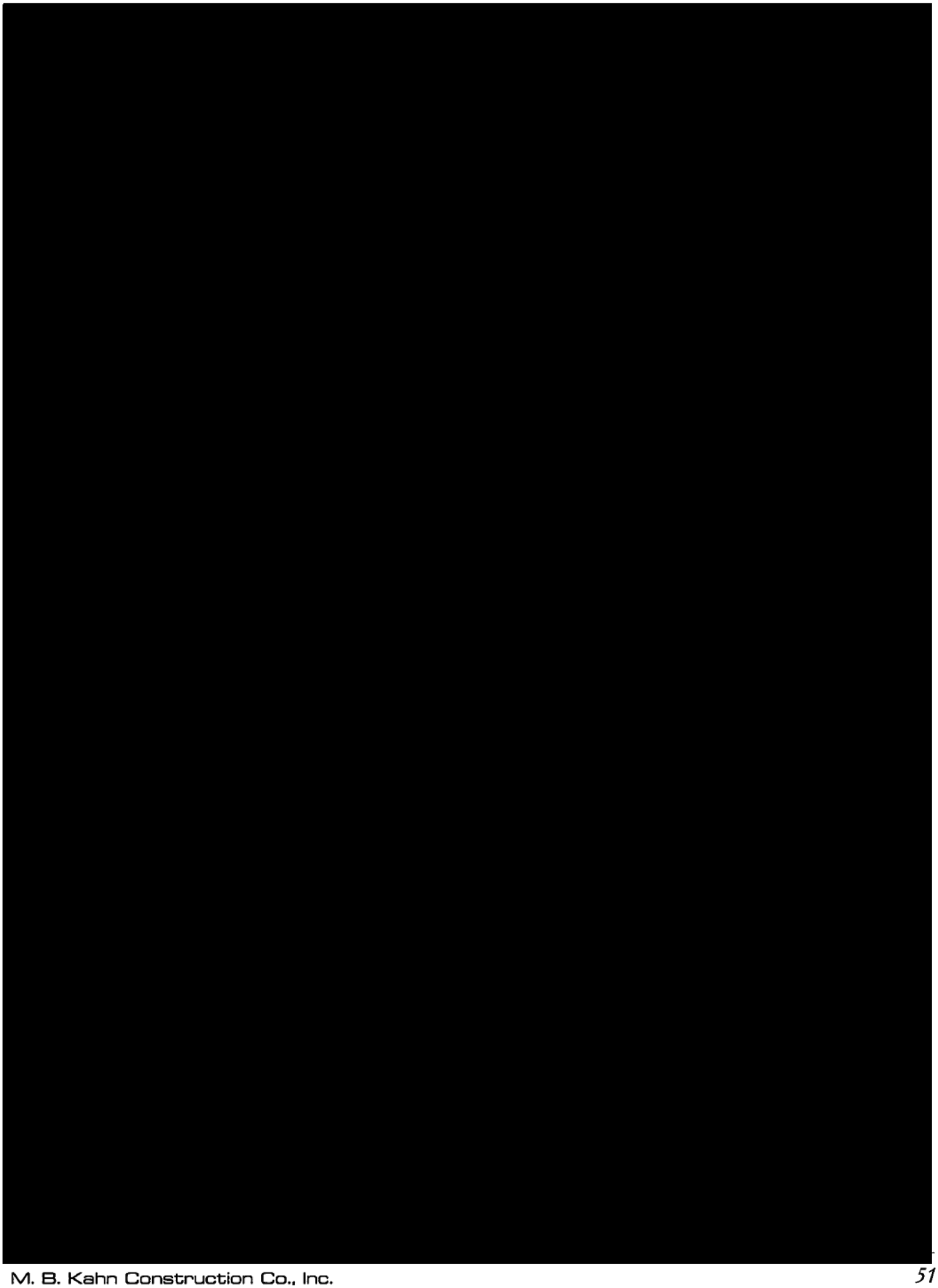
M. B. Kahn's surety has never been required to render or secure performance due to any owner under any Performance Bond furnished by the Proposer for any project.

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

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

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







[redacted]

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

a. Estimating= $85/hour
b. Field Verification= $85/hour
c. Constructability reviews= $85/hour
d. Project Management (during pre-construction)= $85/hour

As stated in § 5.2 of the AIA B133-2019 included as part of this RFP, the Guaranteed Maximum Price consists of the Cost of Work plus the Fee (%). The Construction Phase Fee will be scored on the following situation for the purpose of comparison of hypothetical proposals:



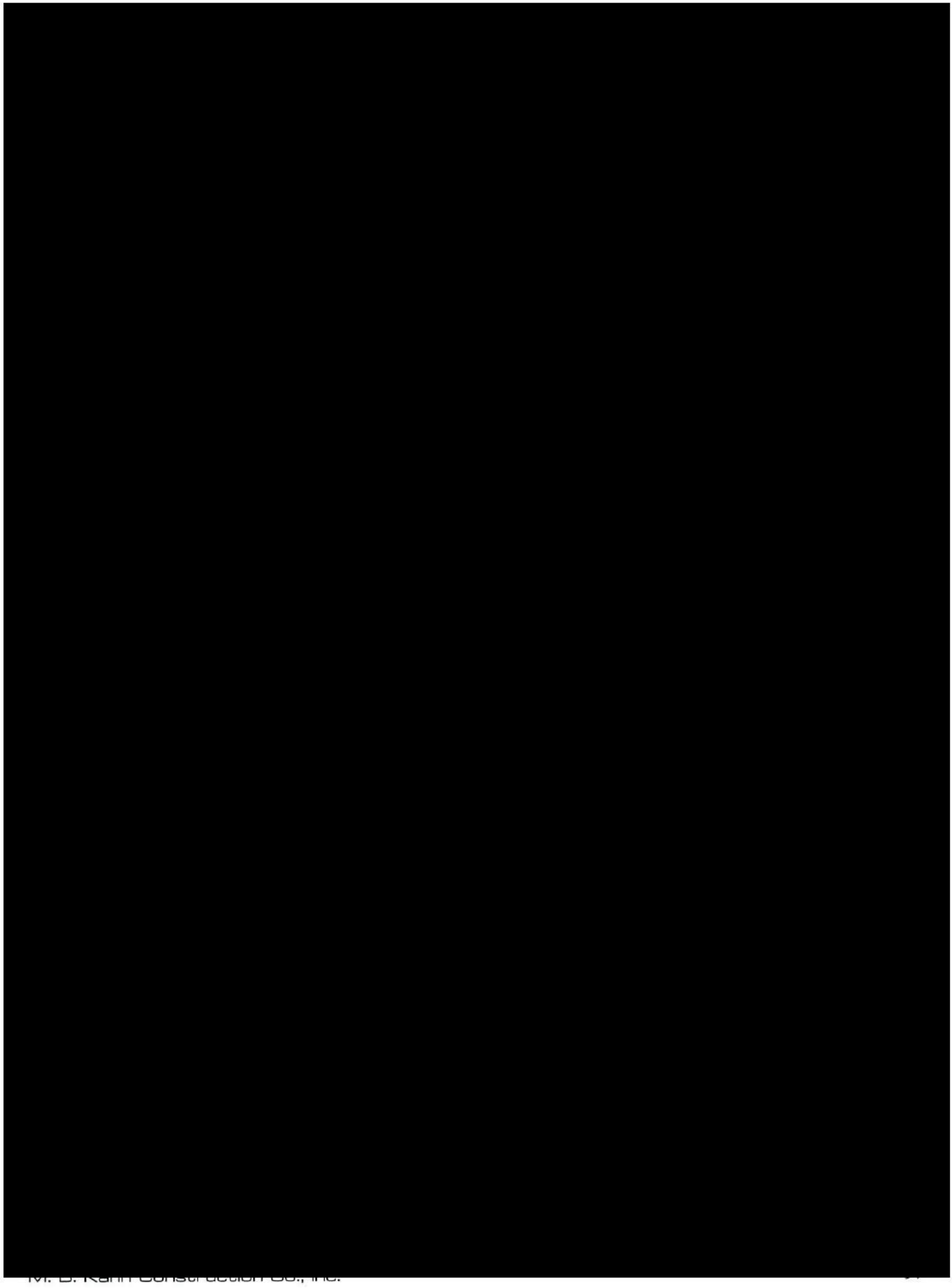
Construction Phase fees shall include all overhead and profit associated with the project (Project Manager, home office administration, etc). Only 100% site-based labor will be allowed as part of the cost basis for the project. The owner reserves the right to review staffing of project prior to finalizing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

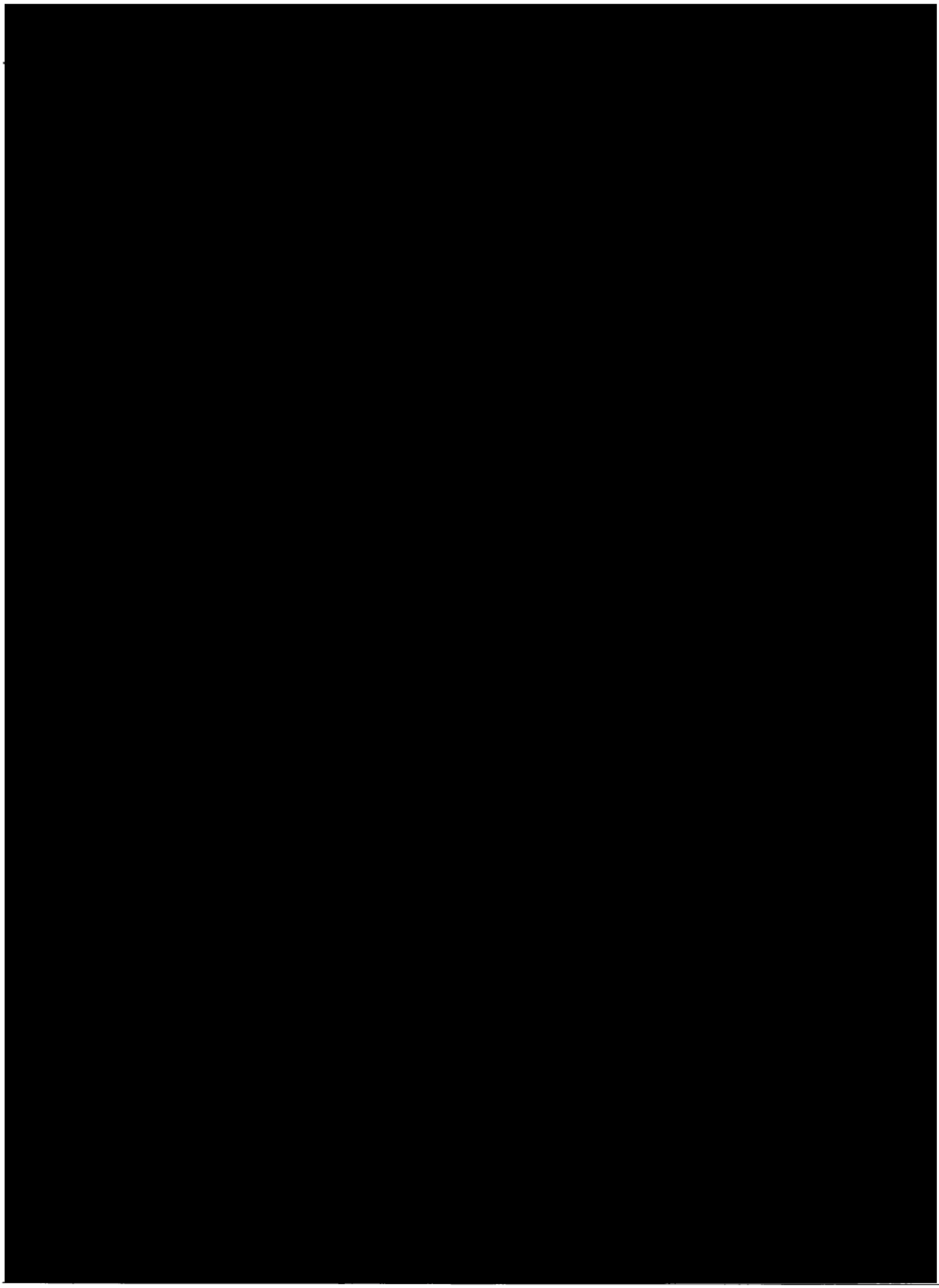
8.0 BIDDING SCHEDULE / PRICE BUSINESS PROPOSAL:

8.1 Campus Masterplan Update & New PK-5 Elementary School

Pre-Construction Phase Service Fee: $ 45,000
Based on $40 million construction project

Construction Phase Service Fee
Plus, cost of Performance & Payment Bonds: $ 1,690,250





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. Al Steen 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.**
- **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 % achieved,
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. **20%** SWMBE Participation for Battery Creek HS, Whale Branch Early College HS, May River & River Ridge Additions



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



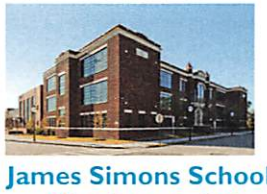
Columbia Metropolitan Convention Center, SC
41.9% minority / women participation, and local participation was **88%**



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



James Island Charter High School CTE & GYM, James Island, SC
20.46% SWMBE



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.



Business Enterprise Utilization Report

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

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

Subcontractor	Gender Group	Address	Phone #	Email
Hilton Head Housecare LLC	AABE	[redacted]		
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			

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

July 18, 2023

Date

Name: Chris Pettit

Title: Executive Vice President

Project: Construction Management at-Risk Services – Campus Masterplan Update & New PK-5 Elementary School