



# MANUFACTURING & DISTRIBUTION

M. B. Kahn Construction Co., Inc.





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FEATURED PROJECT EXPERIENCE

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# A Recognized Leader in Industrial Building

M. B. Kahn Construction Co., Inc. was founded in 1927 when Myron B. Kahn, a Russian immigrant in search of the American Dream, settled in South Carolina. His dream gave birth to a company headquartered in Columbia which continues to make its mark on the Southeastern United States.

Nationally ranked in *Engineering News Record* as one of the nation's leading general contractors, design-builders, and construction managers, M. B. Kahn has built a reputation for excellence in construction and has developed successful, long-standing relationships for more than 90 years! We have a rich history and resume of key industrial facilities across the Southeast – and especially in South Carolina.

*M. B. Kahn Construction has completed a multitude of manufacturing facilities throughout the Southeast.*

Our experience with manufacturers over the years has given us the opportunity to build on the lessons we've learned. This has allowed us to become specialists that understand our clients' unique business challenges, ever-changing regulations, delivery methods, economies, and emerging sciences. Extending beyond the buildings themselves, we believe in creating manufacturing environments that are product-focused, optimize operational efficiencies, enhance quality, and ensure safety standards for workers.

M. B. Kahn fosters a collaborative and open dialogue that allows the sharing of ideas and the building of consensus among everyone involved. **Our mission 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 are a construction services firm that provides our clients with the analysis and information necessary to make sound business decisions in the development of their facilities. And, we deliver those facilities as cost effectively as possible, which enables our clients to meet their goals to reduce costs, improve efficiencies, and enhance the building environment for both manufacturing processes and workers.



# Proud to Work with Leading Industrial Clients

With 90 years in the construction business, we've found that actions truly speak louder than words.

Our history tells the story of a company that is proud to let its work do the talking. Our award winning Safety Program is consistently recognized with Commendations of Excellence by both public and private governing bodies. Additionally, our proven Quality Assurance Quality Control Plan addresses both visual and physical quality throughout all project stages. We specialize in the following construction services:

- Casting, Metalworking, and Stamping
- Manufacturing Facilities
- Plastic Molding and Extrusions
- Electronic Assembly Operations
- Distribution Centers
- R&D Centers
- Corporate Headquarters



**In today's lean manufacturing climate, the higher level of logistics and infrastructure requirements are driving companies to seek more efficient and flexible manufacturing space.**

**Technological advances in manufacturing equipment require facilities that are easily adaptable to changing demands. Competition for the modern workforce requires aesthetically pleasing and comfortable work environments. At the same time, budgets are shrinking and competition remains fierce. At M. B. Kahn, we understand and embrace this.**

M. B. Kahn has worked with a wide array of industrial clients, many of whom we are proud to say are repeat clients.

Allied Signal-Bendix  
Coca-Cola Bottling Company  
Dana Corporation  
SMI-Owen Steel  
The King Company  
JTEKT/Koyo  
Lennox International  
Fuji Film  
Kimberly-Clark Corporation  
BlueCross BlueShield of SC  
Louis Rich  
Owens Corning  
Haier Company Group  
Federal Mogul  
Constantia/Hueck Foils  
Hella Lighting  
Rexroth Corporation  
Delta Woodside  
Prysmian Group/Pirelli Cable  
Policy Management Systems  
AVX Corporation  
Spirax Sarco, Inc.  
Fruit of the Loom  
Ohio Packaging Corporation  
BASF USA  
American Equipment Racing  
Alcatel  
Bosch Braking Systems  
John Deere Turf Care  
John Deere Worksite Products  
Caterpillar, Inc.

Polar Plastics  
Milliken & Company  
Westinghouse Electric Corp.  
Sonoco Products Company  
The Okonite Company  
IBP, Inc./Carolina Cooked Meats  
KEMET Electronics Corp.  
GDS Seating, Inc.  
Little Tikes Company  
Wal-Mart Stores, Inc.  
Atotech USA, Inc.  
General Electric Company  
Hoffman LaRoche  
Bose Corporation  
American Eagle Wheel  
Burlington Industries  
Briggs & Stratton Corporation  
EBARA International Corp.  
Pass & Seymour  
BIC Corporation  
Capsugel  
INA Bearing Company, Inc.  
W.W. Grainger  
Keebler  
Torrington  
Lockheed Aeromod Center, Inc.  
Hughes Aircraft Company  
Performance Plastics  
Progress Lighting  
Maclean Power Systems  
Pfizer Specialty Minerals, Inc.

Bausch + Lomb  
Oak Rubber Company  
Oshkosh Trucks Corporation  
Shell Oil Company  
Biotage, Inc.  
PYA-Monarch, Inc.  
Hoechst-Celanese Corporation  
Switch & Signal, Inc.  
Johnson Controls, Inc.  
Alcoa Fujikura  
Carolina Power & Light  
Sediver, Inc.  
Diebold, Inc.  
Club Car  
J.M. Huber Corporation  
Newark Electronics  
Steel Case/Stow & Davis  
Torrington Corporation  
Mosler, Inc.  
Columbia Newspapers, Inc.  
Sheller-Globe Corporation  
Joy Technologies  
Nutra Sweet  
E-Z-Go  
United States Battery  
V. C. Summer  
Snyder Tanks  
Whirlpool Corporation  
Rite-Aid Corporation  
Kiswire, Inc.  
Bendix Corporation  
Carolina Tank Corporation  
Safety-Kleen  
Burroughs, Inc.  
McCrary Stores Corporation  
Kronotex USA  
Institution Food House  
Mohawk Industries  
Siemens  
Mack Trucks  
Monster.com  
Michelin North America  
Crown Laundry Health Care Services





*We build more than a facility.  
Every company has a niche, ours is  
rather large.*

# JTEKT CORPORATION/KOYO BEARINGS

Blythewood and Orangeburg, South Carolina



The professional relationship between JTEKT / Koyo and M. B. Kahn has existed for more than 40 years, beginning with the construction of Koyo's bearing manufacturing plant in Orangeburg in 1976. In 1995, M. B. Kahn constructed their Blythewood plant and has since completed a total of eight expansions. The latest expansion, completed in 2014, added 299,000 SF to the Blythewood facility and included a full-service cafeteria, manufacturing area, and two-story offices.

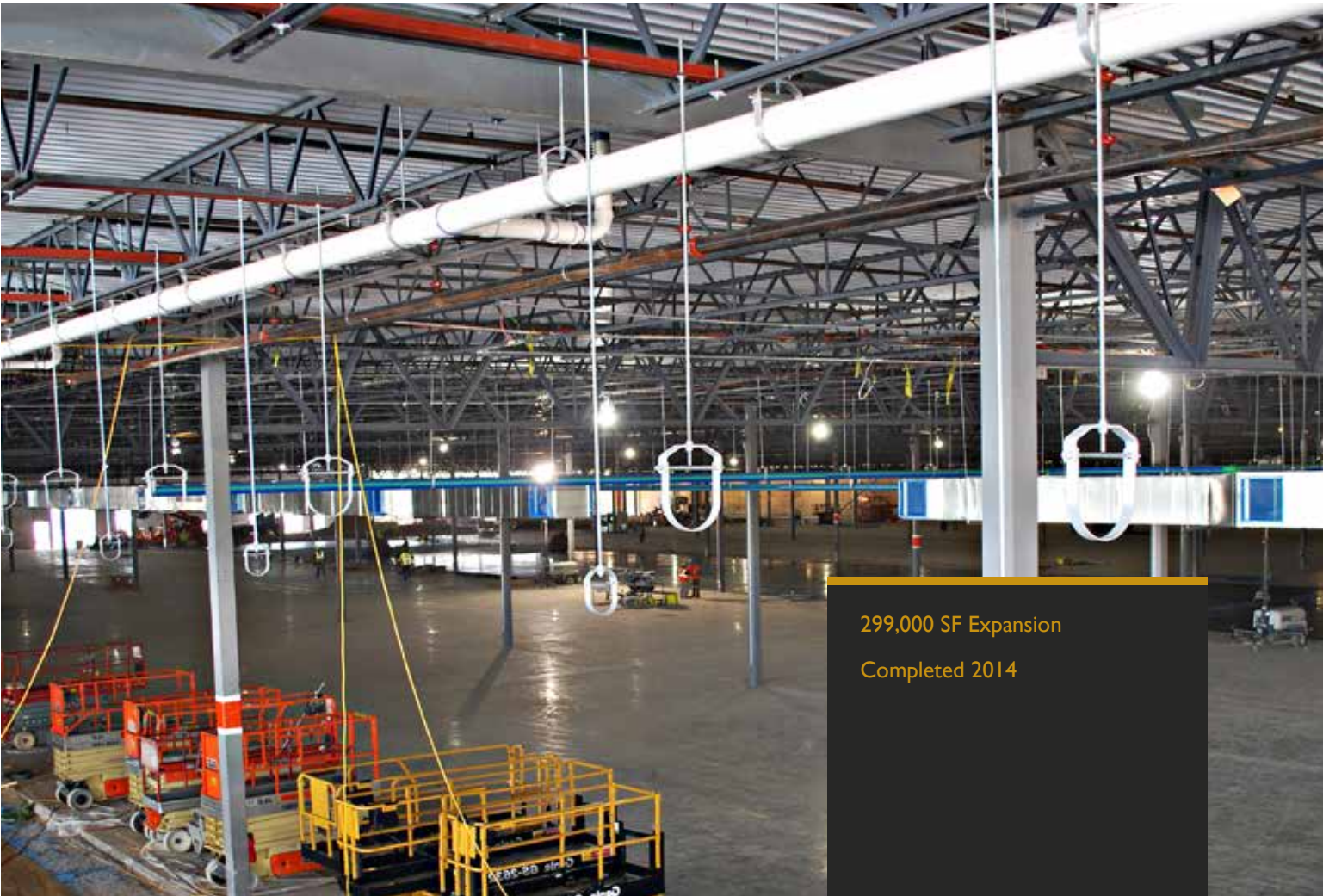
## **Building Highlights:**

Deep pits and system of underfloor trenches; Conventional steel frame; Masonry; Drywall; Membrane roof; Insulated concrete wall panels.

## **Management Strategies:**

Maintain plant operations during extensive utility upgrades, extensions and relocations; Prevent disruptions to plant operations by developing, communicating, and executing a comprehensive fast-track CPM construction schedule coordinated with plant operations.





299,000 SF Expansion

Completed 2014



# GENERAL ELECTRIC

Greenville, South Carolina



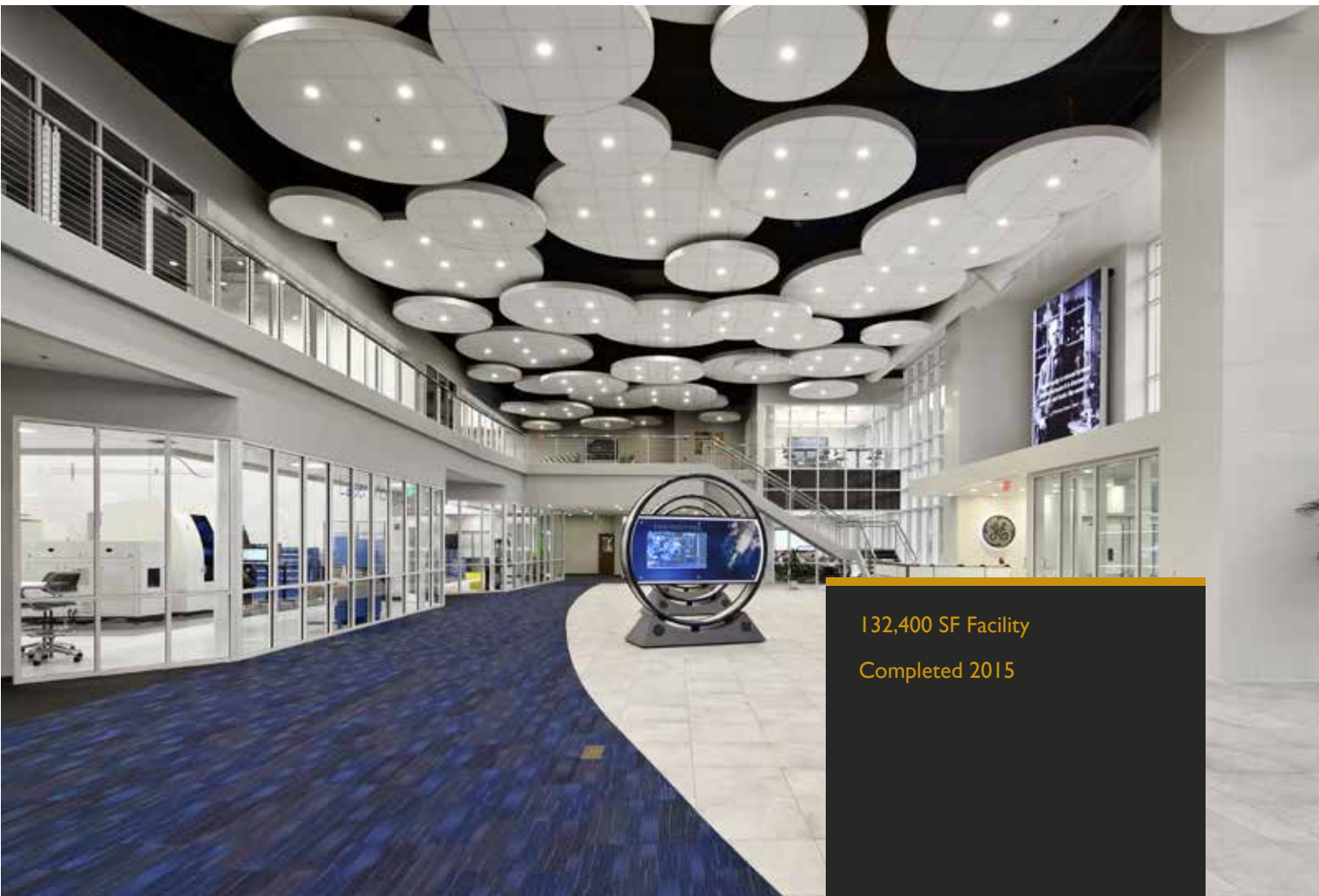
M. B. Kahn's first project with General Electric (GE) dates back to 2003 with the most recent 132,400 SF expansion completed in 2015. Of the 12 projects completed over the 13-year span, the most recent was the highly complex Advanced Manufacturing Works facility. This project blended a 2-story Customer Experience Center and cutting edge manufacturing space into one facility. Merging these functions was a delicate balance between a Class A office and manufacturing, with maximum flexibility and functionality in both.

## **Building Highlights:**

Glass curtain wall; Architectural metal cladding; Insulated metal wall panels; Floating ceiling; Class A finishes; Membrane roof.

## **Management Strategies:**

Seamlessly incorporate economies of conventional and pre-engineered structural framing systems; Coordinate high-end aesthetics with cutting edge utility infrastructure.



132,400 SF Facility  
Completed 2015

# FRUIT OF THE LOOM

Summerville, South Carolina



Fruit of the Loom chose M. B. Kahn to design and build its initial 386,000 SF South Carolina Distribution Center in 2005. In 2015, Fruit of the Loom selected us again, this time to complete a 402,000 SF expansion to the original building. Their facility now consists of regional office space, employee and trucker support areas, maintenance areas, truck docks, and high rack storage/retrieval systems.

## **Building Highlights:**

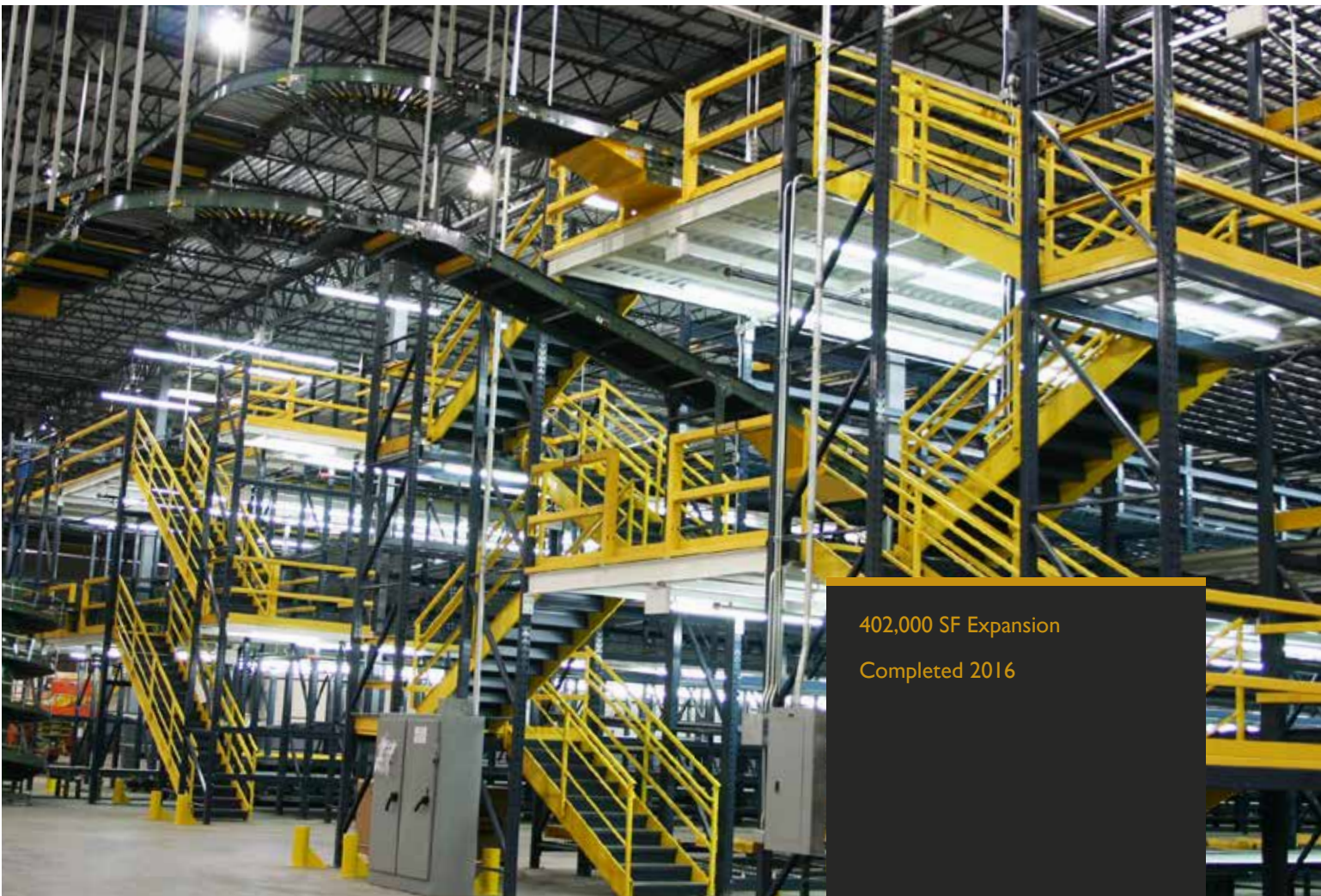
Conventional steel frame; Masonry; Drywall; Membrane roof; Perimeter concrete wall panels, both tilt-up and precast.

## **Management Strategies:**

Expedite allowable activities during wetlands mitigation; Maintain US Customs security protocols; Coordinate construction activities without impeding high vehicle traffic and other ongoing DC operations; Develop and execute a recovery schedule to minimize the weather impact (October 2015 Flood).



EXPERIENCE



402,000 SF Expansion  
Completed 2016



# JOHNSON CONTROLS

Florence, South Carolina



The successful completion of Johnson Controls Battery Group's 300,000 SF battery charging and distribution center in 2007 led to the 2012 construction of their 425,000 SF Battery Recycling Facility. Spent lead batteries entering this facility were recycled into reusable materials. The recycling process required 12 distinctly different spaces, including crushing equipment, rotary furnaces, refining kettles, a crystallization tower, and plastic pellet plant. Each space included critical process, environmental, and containment systems.

## **Building Highlights:**

Offices; Specialized ventilation systems with specific air pressure gradients; Insulated wall panels, both concrete and metal; Acid resistant systems; Gray water system.

## **Management Strategies:**

Manage critical building system interfaces with specific installation sequences. Develop, communicate, and execute a construction schedule with over 1,500 activities with multiple people at off-site locations.



425,000 SF Battery Recycling  
Facility  
Completed 2012



# MICHELIN NORTH AMERICA

Lexington, South Carolina



This project involved expansions to five separate areas of a functioning tire manufacturer. These expansions required close coordination between the plant and construction personnel to allow both plant operations and the construction work activities to flow uninterrupted in all areas. The utility change-overs only occurred during designated dates.

## **Building Highlights:**

Specialized steel structures with deep pits and trenches; Utility upgrades and extensions; Insulated metal panels; Single-ply roof.

## **Management Strategies:**

Expedite schedule to accommodate early delivery and installation of manufacturing equipment; Safely execute deep excavations adjacent to ongoing plant operations.

261,000 SF Expansion

Completed 2012

## KISWIRE

Prosperity, South Carolina and Pine Bluff, Arkansas



Expansions to this wire manufacturing facility, which serves clients throughout the Southeast, were constructed with a pre-engineered frame, metal siding, and concrete wainscot. The coordination of construction sequences with the delivery and installation of both new and reused equipment from both domestic and overseas sources was significantly important to the timely completion of the project. Successful completion of the first expansion led to the award of a second expansion and the construction of a new 101,000 SF facility in Arkansas.

### **Building Highlights:**

Pre-engineered and conventional steel structures; Insulated wall panels – both concrete and metal; Deep pits and extensive trenches with acid resistant liners; Extensive cooling and lubrication systems.

### **Management Strategies:**

Cost effectively design and manage construction activities adjacent to and within an operating manufacturer without impeding the ongoing operations.

418 ,000 SF Expansion

Completed 2016



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