

**PORT GAMBLE S'KLALLAM TRIBE
HERONSWOOD GARDEN GREENHOUSE
FOUNDATION & INFRASTRUCTURE**

7530 288TH STREET NE, KINGSTON, WA, 98346



**BRAITHRE EIREANNACHA LLC
STATEMENT OF QUALIFICATIONS FOR GCCM SERVICES
09/11/2024**

1386 SE LUND AVE #180 PORT ORCHARD, WA 98366 WWW.IRISHBROTHERSLLC.COM | 360-865-2875

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1.0 COVER LETTER

SEP 11, 2024

ABBY WELCH, PROJECT MANAGER
PGST
AWELCH@PGST.NSN.US

RE: HERONSWOOD GREENHOUSE

DEAR ABBY,

THANK YOU FOR CONSIDERING BRAITHRE EIREANNACHA LLC FOR THE OPPORTUNITY TO PROVIDE CONSTRUCTION SERVICES FOR THE HERONSWOOD GREENHOUSE FOUNDATION AND INFRASTRUCTURE FOR THE PORT GAMBLE S'KLALLAM TRIBE. WE ARE EXCITED ABOUT THE PROSPECT OF CONTRIBUTING TO THIS UNIQUE PROJECT AND SUPPORTING THE TRIBE'S VISION FOR HERONSWOOD GARDENS. OUR TEAM BRINGS EXTENSIVE EXPERIENCE FROM A RANGE OF CIVIL AND PUBLIC WORKS PROJECTS. WE ARE CONFIDENT THAT OUR EXPERTISE AND PROVEN TRACK RECORD ALIGN WITH THE SPECIFIC NEEDS OF THE HERONSWOOD GREENHOUSE. OUR QUALIFICATIONS AND COMMITMENT TO QUALITY MAKE US THE IDEAL CHOICE FOR THIS PROJECT. SEVERAL KEY STRENGTHS SET US APART:

- **PROVEN EXPERTISE IN SIMILAR PROJECTS:** OUR TEAM HAS SUBSTANTIAL EXPERIENCE IN CIVIL AND PUBLIC WORKS, INCLUDING PROJECTS REQUIRING DETAILED COORDINATION AND PHASED CONSTRUCTION. WE UNDERSTAND THE IMPORTANCE OF PRECISION IN FOUNDATIONAL WORK, ESPECIALLY FOR A CUSTOM HARTLEY BOTANIC GREENHOUSE, AND WE WILL COLLABORATE CLOSELY WITH HARTLEY BOTANIC TO ENSURE SEAMLESS INTEGRATION OF THEIR STRUCTURE.
- **TECHNOLOGICAL AND ENVIRONMENTAL SENSITIVITY:** WE LEVERAGE ADVANCED CONSTRUCTION TECHNOLOGIES, INCLUDING DRONE MODELING AND LIDAR, WHICH WILL BE INSTRUMENTAL IN ENSURING THE ACCURACY OF THE FOUNDATION AND THE PLACEMENT OF UTILITIES SUCH AS ELECTRICAL, WATER, HVAC, AND SEPTIC CONNECTIONS.
- **CLIENT-CENTRIC APPROACH:** WE HAVE EXTENSIVE EXPERIENCE WORKING WITH SPECIALIZED DESIGNS, AND WE ARE FULLY PREPARED TO HANDLE THE PHASED NATURE OF THIS PROJECT, FROM THE INITIAL FOUNDATION WORK TO THE FOLLOW-UP COORDINATION AFTER HARTLEY BOTANIC COMPLETES THE GREENHOUSE STRUCTURE.
- **CULTURAL SENSITIVITY:** WE HAVE EXPERIENCE WORKING WITH NATIVE AMERICAN TRIBES, AND WE ARE COMMITTED TO RESPECTING THE CULTURAL AND ENVIRONMENTAL SIGNIFICANCE OF HERONSWOOD GARDENS. THIS UNDERSTANDING WILL GUIDE OUR WORK AS WE DELIVER A FOUNDATION THAT MEETS BOTH TECHNICAL AND CULTURAL EXPECTATIONS.

WE ARE CONFIDENT THAT BRAITHRE EIREANNACHA LLC CAN DELIVER THE HIGH-QUALITY FOUNDATION AND UTILITY INFRASTRUCTURE NEEDED FOR THIS PROJECT WHILE ADHERING TO THE REQUIRED TIMELINE AND STANDARDS. WE LOOK FORWARD TO THE OPPORTUNITY TO COLLABORATE WITH THE PORT GAMBLE S'KLALLAM TRIBE AND HARTLEY BOTANIC TO BRING THIS VITAL PROJECT TO COMPLETION.

SINCERELY,
GREG BIRGE
DIRECTOR OF GC/CM SERVICES
GREG@BRAITHRE EIREANNACHA.COM | C: 360.900.7237
1386 SE LUND AVE, PORT ORCHARD, WA 98366

2.0 GC/CM EXPERIENCE

WARRIOR RIDGE HOUSING DEVELOPMENT, PHASE I & II 21.5MM | 2022-2025 | 60-UNITS

LOCATION: PORT GAMBLE S'KLALLAM RESERVATION
OWNER: PORT GAMBLE S'KLALLAM HOUSING AUTHORITY, KARA WRIGHT, EXECUTIVE DIRECTOR
ARCHITECT: BLUE ARCHITECTURE
CONTRACT TYPE: STIPULATED LUMP SUM
CERTIFICATIONS: ESDS

PHASE 1

PROJECT SIZE: 30-UNIT MULTIFAMILY, SINGLE-STORY
PROJECT TIMELINE: 05/26/2022-12/27/2023
COST: 9.3MM
CERTIFICATIONS: ESDS

PHASE II - CURRENTLY UNDERWAY

PROJECT SIZE: 30-UNIT MULTIFAMILY, TWO-STORY
PROJECT TIMELINE: 9/29/2023-5/15/2025
COST: 11.5MM



7TH HAVEN, PHASE I & II 17MM | 2023-2025 | 43 UNITS + CHILDCARE CENTER

LOCATION: PORT TOWNSEND, WA
OWNER: OLYMPIC COMMUNITY ACTION PROGRAMS
ARCHITECT: THIRD PLACE DESIGN COOPERATIVE
PROJECT SIZE: 43 UNITS
PROJECT TIMELINE: 10/8/2021-5/30/2023
CONTRACT TYPE: STIPULATED LUMP SUM



3.0 KEY PERSONNEL

RESUMES

DERRICK PERRY

SENIOR PROJECT MANAGER

- 10 YEARS IN CONSTRUCTION
- OSHA 30 CERTIFIED
- CPR/AED FIRST AID CERTIFIED
- CESCL CERTIFIED
- FORKLIFT CERTIFIED
- PROCORE SUPERINTENDENT CERTIFIED
- LARGEST PROJECT: \$21.5MM

DERRICK BRINGS 10 YEARS OF SUPERINTENDENT EXPERIENCE ACROSS COMMERCIAL, RESIDENTIAL, MULTI-FAMILY, MIXED-USE, AND EDUCATION SECTORS. HIS RECENT PROJECTS INCLUDE A 48-UNIT MIXED-USE DEVELOPMENT IN PORT TOWNSEND, WA, AND WARRIOR RIDGE PHASE 1 IN PORT GAMBLE, WA. DERRICK HOLDS CERTIFICATIONS IN FIRST-AID, OSHA, AND FORKLIFT OPERATION, AND IS PROFICIENT IN PROCORE, MS PROJECTS, HILTI, BLUEBEAM, QA/QC BEST PRACTICES, AND CRITICAL PATH METHOD. KNOWN FOR HIS EXTENSIVE KNOWLEDGE, EASE OF COLLABORATION, AND STRONG CLIENT RELATIONSHIPS, DERRICK IS ONE OF OUR MOST ESTEEMED SUPERINTENDENTS AND PROJECT MANAGERS.

PROJECT HIGHLIGHTS:

- WARRIOR RIDGE SUPPORTIVE HOUSING PHASE 2: \$11.5 MM
- WARRIOR RIDGE SUPPORTIVE HOUSING PHASE 1: \$10 MM
- OLYCAP 7TH HAVEN CHILDCARE TENANT IMPROVEMENT: \$12 MM
- CENTRUM 305 AT FORT WORDEN STATE PARK TENANT IMPROVEMENT: \$280K
- OLYCAP 7TH HAVEN MULTI-FAMILY HOUSING: \$15.4MM

RENGIN HALL

PROJECT COORDINATOR (PROJECT ENGINEER)

TEXAS A&M GRADUATE, BS IN ARCHITECTURAL ENGINEERING, STRUCTURAL SPECIALTY
CPR/AED FIRST AID CERTIFIED
OSHA 10 CERTIFIED
PROCORE PROJECT MANAGER CERTIFIED
REVIT/AUTOCAD
LARGEST PROJECT: \$3.3MM

RENGIN BRINGS FRESH PERSPECTIVE AND TECHNICAL KNOWLEDGE ACROSS ARCHITECTURE AND STRUCTURAL ENGINEERING. HER MOST RECENT PROJECT INCLUDES A 2600 SQ FT, UNMANNED, 2 APPARATUS BAY FIRE STATION IN SEABECK, WA. RENGIN HOLDS CERTIFICATIONS IN FIRST-AID, OSHA10 AND PROCORE. SHE IS PROFICIENT IN PROCORE, MS OFFICE, BLUEBEAM, AUTOCAD AND REVIT. RENGIN IS KNOWN FOR HER IN-DEPTH KNOWLEDGE OF STRUCTURAL ENGINEERING, ORGANIZATIONAL SKILLS, CLIENT RELATIONSHIPS, AND EAGERNESS TO GROW WITHIN THE INDUSTRY. SHE IS A RISING STAR WITHIN OUR COMPANY AND A TRUE ASSET TO ANY PROJECT TEAM.

3.0 KEY PERSONNEL

RESUMES

GREG BIRGE

DIRECTOR OF GC/CM SERVICES

REMOTE SENSING AND 3D SITE MODELING TECH

- 30 YEARS IN CONSTRUCTION
- OSHA 10 CERTIFIED
- CPR/AED FIRST AID CERTIFIED
- FORKLIFT CERTIFIED
- PROCORE PROJECT MANAGER CERTIFIED
- FAA COMMERCIAL DRONE PILOT
- LARGEST PROJECT: \$600MM

WITH THREE DECADES OF CONSTRUCTION EXPERTISE, GREG HAS SIGNIFICANTLY CONTRIBUTED TO A DIVERSE ARRAY OF PROJECTS NATIONWIDE, FROM FIRE STATIONS AND AFFORDABLE TRIBAL HOUSING TO HIGH-RISE PENTHOUSES IN METROPOLITAN AREAS. HIS WORK SEAMLESSLY INTEGRATES ADVANCED TECHNOLOGY WITH A PERSONAL TOUCH, FOSTERING THE DEVELOPMENT OF HIGHLY EFFICIENT AND COHESIVE TEAMS.

GREG'S APPROACH BEGINS WITH METICULOUSLY FRONT-LOADING PROCUREMENT AND RISK ASSESSMENTS TO FORECAST AND MITIGATE POTENTIAL CHALLENGES. HE ENSURES SEAMLESS PROJECT PROGRESSION THROUGH TRANSPARENT COMMUNICATION AND EXHAUSTIVE QUALITY OVERSIGHT. HIS DETAILED RISK ASSESSMENTS AND CONSTRUCTABILITY MODELS ARE INSTRUMENTAL IN KEEPING PROJECTS ON SCHEDULE AND WITHIN BUDGET.

GREG'S LEADERSHIP AND INNOVATIVE METHODS HAVE EARNED HIM BUILDING EXCELLENCE AWARDS IN ATLANTA, GA. DEDICATED TO HIS TEAM AND CLIENTS, HE CONSISTENTLY STRIVES TO SET NEW INDUSTRY STANDARDS WITH EACH PROJECT. HOLDING A BACHELOR'S DEGREE IN GEOMORPHOLOGY, GREG DEMONSTRATES A STRONG COMMITMENT TO BOTH SCIENTIFIC UNDERSTANDING AND PRACTICAL APPLICATION IN THE FIELD.

PROJECT HIGHLIGHTS:

- WARRIOR RIDGE SUPPORTIVE HOUSING PHASE 2: \$11.5MM
- WARRIOR RIDGE SUPPORTIVE HOUSING PHASE 1: \$10 MM
- AVALON MIXED USE, ALPHARETTA GA PHASE 2: \$600 MM
- OPELIKA AL, FIRE STATION 1 "FULL HEADQUARTERS DEVELOPMENT": \$6 MM
- ENATAI TOWNHOMES SUQUAMISH TRIBAL COMMUNITY: \$5 MM
- CKFR STATION 51 "ESTIMATING, CONSTRUCTABILITY MODEL & MOBILIZE": \$11 MM
- CHERRY HILLS HOUSING DEVELOPMENT: \$5.2 MM
- KERRY COURT TOWNHOUSES: \$6 MM
- CITY OF BAINBRIDGE ISLAND POLICE & MUNICIPAL FACILITY "EXECUTIVE SUPPORT": \$9.2 MM

4.0 REFERENCES

- OLYCAP-7TH HAVEN: 15.4 MILLION, 43 UNIT MULTI-FAMILY, 2 STORIES OVER 1 PARKING GARAGE, POST TENSION DECK, FULL SOLAR ROOF
 - KATHY MORGAN/OLYCAP - 360-301-3109
- WARRIOR RIDGE SUPPORTIVE HOUSING PHASE 1: 10 MILLION, 8 ACRES, 30 UNIT MULTI-FAMILY, 7 SINGLE FAMILY RESIDENTIAL, 4 DUPLEXES AND 4- 4 UNIT APARTMENTS WITH ONSITE LAUNDRY CENTER.
 - KARA WRIGHT/EXECUTIVE DIRECTOR-PGST HOUSING
- WARRIOR RIDGE SUPPORTIVE HOUSING PHASE 2: 11.5 MILLION, 3 ACRES, 30 UNIT MULTI-FAMILY, 5- 6 UNIT TWO STORY BUILDINGS.
 - KARA WRIGHT/EXECUTIVE DIRECTOR-PGST HOUSING 360-204-0311
 - KATE BRISBOIS/ARCHITECT- BLUE ARCHITECTURE 206-650-8890
 - AMANDA LANGE/ARCHITECT- BLUE ARCHITECTURE 360-888-3674
- CENTRUM
 - LISA/OPERATIONS DIRECTOR 808-895-0625
 - ROBERT BIRMAN/EXECUTIVE DIRECTOR 360-774-3631



Port Gamble S'Klallam Housing Authority
32000 Little Boston RD NE, Kingston, WA. 98346
360-297-5827

July 23, 2024

To Whom it May Concern,

It is with pleasure I write this Letter of Recommendation for Irish Brothers, LLC. While I have not directly had Irish Brothers, LLC, as a partner on a construction project, I have worked with their project team in former roles and value their continued relationship with Port Gamble S'Klallam Housing Authority.

Mr. Greg Birge, Ms. Stephanie Raines and Mr. Derrick Perry were open in communication during our Low-Income Housing Tax Credit Project. The submitted RFIs to our architects were well vetted prior to submission. Changes Orders were reviewed prior to submission and the reasoning behind Change Orders was sound. The Team made numerous Value Engineering recommendations and worked with our architect to accomplish these cost savings.

This team worked with us and Puget Sound Energy (PSE), when PSE was causing major delays in the progress of our project. The Team moved forward with other work on our project despite these delays to completion and sought solutions to this delay with minimal impact on the budget for the project. This team values safety and we had zero incidents on the project site.

This team is well rounded, open in communication, and their integrity and commitment to projects and Owners is admirable. I would be happy to answer any questions. I may be contacted through email: karah@pgst.nsn.us or by phone: 360-297-6351 work, 360-204-0311 cell.

Sincerely,

Kara Horton
Executive Director

5.0 STAFFING PLAN AND CONTACT INFORMATION

PRECONSTRUCTION PHASE

| TEAM | ROLE | ON-SITE | % TIME DEDICATION |
|---------------|--------------------|----------------------|-------------------|
| GREG BIRGE | LEAD ESTIMATOR | REMOTE & SITE VISITS | 100% |
| DERRICK PERRY | ESTIMATING SUPPORT | REMOTE & SITE VISITS | 100% |
| RENGIN HALL | ESTIMATING SUPPORT | REMOTE & SITE VISITS | 50% |

CONSTRUCTION PHASE

| TEAM | ROLE | ON-SITE | % TIME DEDICATION |
|------------------|------------------------|--------------|-------------------|
| DERRICK PERRY | SENIOR PROJECT MANAGER | 50% ON-SITE | 100% |
| RENGIN HALL | PROJECT COORDINATION | 100% ON-SITE | 100% |
| GREG BIRGE | PROJECT EXECUTIVE | 25% ON-SITE | 25% |
| ROBERT HICKERSON | CIVIL FOREMAN | 100% ON-SITE | 75% |

CONTACT LIST

| TEAM | ROLE | PHONE | EMAIL |
|------------------|----------------------------|----------------|---------------------------------|
| GREG BIRGE | DIRECTOR OF GC/CM SERVICES | (360) 900-7237 | GREG@BRAITHREEIREANNACHA.COM |
| DERRICK PERRY | SENIOR PROJECT MANAGER | (360) 582-6868 | DERRICK@BRAITHREEIREANNACHA.COM |
| RENGIN HALL | PROJECT COORDINATION | (210)-901-1762 | RENGIN@BRAITHREEIREANNACHA.COM |
| ROBERT HICKERSON | CIVIL FOREMAN | (360)-471-0623 | ROBERT@BRAITHREIREANNACHA.COM |

WAGE RATES

| POSITION | WAGE |
|--------------------------------------|---|
| DIRECTOR OF GC/CM SERVICES | \$125/HR |
| SENIOR PROJECT MANAGER | \$110/HR |
| PROJECT COORDINATOR | \$90/HR |
| CIVIL FOREMAN | \$90/HR |
| ** ALL SELF PERFORMED WORK ** | ** WILL CONFORM TO DAVIS BACON WAGE DETERMINATION ** |

