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



7530 288<sup>th</sup> 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

## **1.0** COVER LETTER

### **2.0 GCCM EXPERIENCE**

3.1 - Warrior Ridge Development, Phases I & II

3.2 - 7th Haven Affordable Housing Development

### **3.0 KEY PERSONNEL**

### **4.0 REFERENCES**

### 4.0 STAFFING PLAN AND CONTACT INFORMATION

Sep 11, 2024

ABBY WELCH, PROJECT MANAGER PGST <u>Awelch@PGST.nsn.us</u>

**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@BRAITHREEIREANNACHA.COM | C: 360.900.7237 1386 SE LUND AVE, PORT ORCHARD, WA 98366



#### 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



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### **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



- 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.
  - $\circ \quad {\sf KARA WRIGHT/EXECUTIVE DIRECTOR-PGST HOUSING 360-204-0311}$
  - 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

## **PRECONSTRUCTION PHASE**

ТЕАМ	Role	<b>ON-SITE</b>	% 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**

ТЕАМ	Role	<b>ON-SITE</b>	% 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**

ТЕАМ	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@BRAITHREEIREANNACHA.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**				



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AUTHORIZED REPRESENTATIVE

Patterson D. **Jar**ij

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