



Featherstone
PROJECT + CONSTRUCTION MANAGEMENT

Public Libraries



A Brief Statement of
Qualifications

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Featherstone, Inc.

PROJECT + CONSTRUCTION MANAGEMENT

4610 Roslyn Road, Downers Grove, Illinois 60515
P 630.737.1990 www.featherstoneinc.com

To Our Friends in the Library Community:

We understand that public libraries are continuously investing and developing their facilities to further meet the community's needs for space and services. Featherstone wishes to express our interest in helping the libraries in Illinois implement those plans, with the confidence that our proven leadership and unique construction method will deliver total project success.

Featherstone, Inc. is a combined owner's representative and construction management firm that is not affiliated with an architectural firm, engineering firm, or any type of construction company. This allows us to provide unbiased representation to our clients through the entire building process. Featherstone, Inc.'s extensive experience in both the design phase and the construction phase of the type of projects in your capital improvement plan lends itself to our unique project delivery method by combining the owner's representative and construction manager services. Through this proven delivery method, we eliminate several management layers as well as eliminating the general contractor and their markup associated with subcontractor's bids, general conditions, or any other hidden profit centers within a project. Prior to construction, in a multiple-prime format, we will publicly bid each trade activity to assure the most competitive bidding process. We will provide all contract administration and field supervision in the owner's interest to deliver the project.

This transparency, diligence, and elimination of trade contractor markup more than support our reasonable, fixed fee in delivering your construction project. In fact, we reliably sustain our fee by achieving cost savings equal to an average of 145% of our fee. Additionally, our planning and estimating prowess has resulted in a typical bid-to-build variance of -3.11% under budget. We look forward to establishing a relationship with the Illinois Public Library community. Thank you for considering our enclosed qualifications.

Sincerely,

Thomas Featherstone

2. Information About The Firm

Featherstone, Inc. was formed as a result of the Chicago Botanic Garden’s need for a combined owner’s representative and construction management firm that would operate in the garden’s interest from the beginning of the design through construction completion, while developing their 400-acre grounds through multiple capital campaigns. Tom Featherstone actively managed all the new

Thomas Featherstone, Owner
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construction, renovation, and specialty land development construction projects at the Chicago Botanic Garden for over twenty-five years. Through their successful delivery of each project finishing on time and under budget, Featherstone has grown and established themselves as a premier project + construction management firm that specializes in public and private projects that range in size from \$500,000 - \$60,000,000.

3. Qualifications Of Key Staff

Key Staff


Tom Featherstone
President/Project Executive

Michael Swain
Director of Bus. Dev. & Operations

Kevin Burke
Director of Preconstruction

Ryan Featherstone
Project Manager

Joe Perri
Senior Site Superintendent



THOMAS FEATHERSTONE

President

Tom Featherstone is the President of Featherstone, Inc. With over 35 years of experience in the project and construction management field, Tom has managed the successful completion of over 200 major projects, valued at more than half a billion dollars. He holds a Bachelor of Science Degree from Purdue University in Construction Management and Contracting and an Associate Degree in Architecture from St. Petersburg College.

Michael Swain

Director of Business Development & Operations

Michael Swain is the Director of Business Development and Operations for Featherstone, Inc. With over 27 years of experience, Michael has managed projects in multiple states with budgets as high as 100 million dollars. Michael pursues new opportunities for Featherstone, manages existing clients, and supports the entire Featherstone team.

Kevin Burke

Director of Preconstruction

Kevin Burke is the Director of preconstruction for Featherstone, Inc. Kevin is responsible for pre-construction estimating, document review, public bidding, cost reporting, and management. Previous to this role Kevin spent over 13 years as a project manager with experience in commercial, hospitality, and healthcare.

Ryan Featherstone

Project Manager

Ryan holds a Bachelor of Science Degree from Auburn University in Building Science. Ryan manages projects with outstanding commitment, with very close attention to the details and always demonstrates high-level negotiation skills to support the project.

Joe Perri

Senior Site Superintendent

Joe Perri is a Senior Site Superintendent for Featherstone. With over 35 years of experience in the project and construction management field, Joe has managed the successful completion of over 20 major projects. Joe plays the lead role in executing, monitoring, and controlling a project. He holds himself accountable to the project team and its' resources.

4. Representative Projects

The Schaumburg Township District Library Second Floor Renovation Schaumburg, Illinois

Complete renovation of an entire floor of a large busy library consisting of new restrooms, offices, flooring, ceilings, lighting, furniture and fixturing throughout.

Annie Miskewitch
Executive Director

847-923-3200

amiskewitch@stdl.org

Date: 2023-2024

Budget: \$11,065,073

Facility/Site 63,400 sf
Building Renovation



COOK MEMORIAL PUBLIC LIBRARY DISTRICT Libertyville Branch Children's Area Renovation Libertyville, Illinois

The newly renovated children's area at the Cook Memorial Public Library in Libertyville features bright, flexible spaces for kids from birth through grade 8, with updated furnishings, playful finishes, and dedicated zones for learning, discovery, and family time. The redesign also includes an ADA-compliant restroom, colorful LED lighting, and a welcoming environment that blends comfort, accessibility, and modern functionality.



David Archer
Library Director

224-513-7402

darcher@cooklib.org

Date: 2025

Budget: \$1,100,000

Category: Building
Restoration

**Cook Memorial Library,
Aspen Drive Location**

15,000 sf addition and a 20,000 sf renovation of the existing Aspen Drive Branch Library, which included a 7,500 sf addition devoted primarily to children’s space, 7,500 sf unfinished basement to facilitate storage needs, meeting room space for library programs and community use, improved office space, expanded study rooms, digital studios, and makerspace.



David Archer
Library Director

224-513-7402

darcher@cooklib.org

Completion Date: 2019

Budget: \$6,500,000

**Crestwood Public Library
4955 West 135th St., Crestwood, IL 60445**

A complete interior renovation with an addition to expanding the Children’s Area, Computer Resource Area, and a new Board Room while maintaining service to the community during construction.

Sue Bleskins
Library Director

708-371-4090

**bleskins@crestwood
library.org**

Completion Date: 2011

Budget: \$750,000



Crystal Lake Public Library Phase I + II

126 Paddock Street, Crystal Lake, IL 60014

The Crystal Lake Public Library engaged Featherstone, Inc. in 1996 to provide construction management services to make needed improvements to their ageing facility. By the early 2000's planning had begun for major renovations to their library. In 2006, Featherstone undertook a major \$2,400,000 interior renovation which was completed without interruption to on-going daily activities. We acted as trusted client advisor to the Library staff and board throughout the next two decades to help implement \$9,000,000 million dollars of needed improvements.



Activities included an interior renovation of the existing 40,000 sq. ft., two-story, public library. The work continued in phases to affect a roof replacement, numerous lighting modifications, the addition drive-up window and book-drop.

Later phased activities included facility master planning efforts, as well as assisting Crystal Lake Public Library in preserving their building by implementing building envelope

improvements, replacing aging mechanical system to improve indoor air quality, and many interior architectural upgrades to enhance the patron's experience. Featherstone also conducted remediation services for fire repairs in 2020.

Karen Migaldi
Assistant Director

815-526-5103

kmigaldi@crystallakelibrary.org

Completion Date:
2007 + 2021

Budget: \$2,400,000 + \$3,600,000



Palos Park Public Library

12330 Forest Glen Blvd., Palos Park, IL 60464



A complete interior renovation that made the library feel bigger, brighter, and more comfortable for patrons. Improvements were made to the entry, community stacks, and circulation desk.

Kathryn Sofianos
Library Director

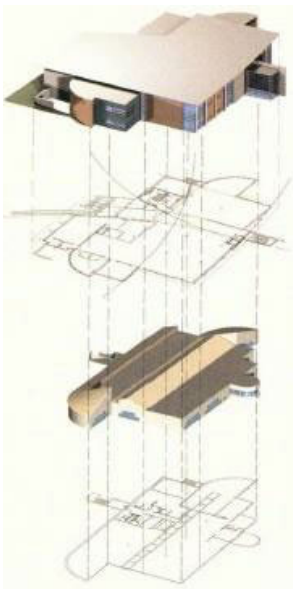
708-448-1534

ksofianos@palosparklibrary.org

Completion Date: 2016

Budget: \$500,000

Wauconda Area Library
801 N. Main Street, Wauconda, IL 60084



Wauconda Area Library enlisted Featherstone to steward forward the total reconfiguration that the library underwent in the last decade. A transformative project in 2015 consisted of an award-winning expansion of 17,000 sf to the existing 14,000 sf library. This entailed adding a



second story to the existing structure and expanding the building in all four directions.

Elizabeth Greenup
Director

847-526-6225

egreenup@wauclib.org

Expansion Date: 1997
Budget: \$5,000,000

Renovation Date: 2018
Budget: \$4,000,000

Wauconda Area Library Phase II

A complete interior renovation, exterior renovation, and new front entryway with site improvements performed in 2014, 2016, and 2018, while the library was open for business. In 2018, a complete interior and exterior renovation was completed which included significant site improvements and a new front entryway.



Schaumburg Township District Library
130 S. Roselle Road, Schaumburg, IL 60193

Annie Miskewitch
Executive Director

847-923-3200

amiskewitch@stdl.org

**2016 First Floor
Renovation
Budget: \$1,400,000**

**2020 First Floor
Renovation Continued
Budget: \$2,165,470**

**2023 Second Floor
Renovation
Budget: \$11,000,000**

A series of phased renovations began with an interior renovation of the AV collection area, workrooms, Manager’s office, storage, circulation desk, stacks, welcome area, and multi-purpose rooms, all while keeping the library open.



Renovation continued with the next phase of the first-floor interior improvements totaling 8,415 sq. ft. Three self-checkout stations were added to the updated checkout area. The Holds Area is a larger, separate, area that makes it easier to find held items. A bright, playful new entrance allows kids to crawl in and experience new activities in the youth area. There is a new vending area with a new, designated, eating area. New lighting finishes and new book displays can be seen.

The second-floor renovation of 65,000 sf will be moving forward in 2023, and will consist of adding new technology classrooms, a local history room, innovation lab, a new teen and program room, new administrative offices, conference, meetings rooms, and restrooms.



5. References and Recommendations

Cook Memorial Public Library District

Mr. David Archer
Library Director
224.513.7402



Wauconda Area Library

Mr. Thomas Kern
Retired Director
847.767.5632



Schaumburg Township District Library

Ms. Annie Miskewitch
Executive Director
847.923.3200



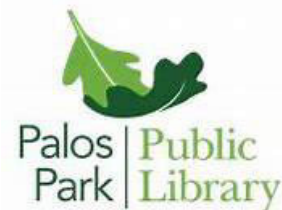
Clarendon Hills Public Library

Ms. Lori Craft
Library Director
630.323.8188



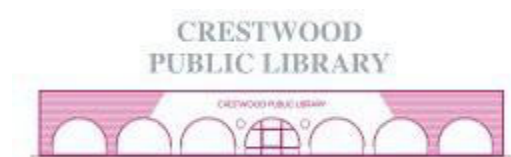
Palos Park Public Library

Mr. Steve Desmond
Trustee
708.448.1530



Crestwood Public Library

Ms. Sue Chillmon
Library Board President
708.371.4090



Cook Memorial Public Library District

Featherstone's professionalism was evident throughout the project. Staff at all levels of the company were committed to the success of the project and to our satisfaction. The project came in under budget, allowing us to add additional enhancements and improvements. Featherstone was a great advocate for the Library ensuring that work was done properly and always keeping an eye on our bottom line. Featherstone's team delivered the project on time despite adverse weather conditions early in the construction schedule. Because the project involved work adjacent to – and inside- an occupied building, they understood the importance of keeping service disruptions to a minimum for our patrons.

Mr. David Archer
Library Director

Wauconda Area Public Library

Because of the success of our primary building project and Tom Featherstone's proven standard of excellence in construction management and customer relations, we have hired Featherstone, Inc. for other projects in recent years. Tom consistently has proven to be invaluable, ensuring that these projects were completed on time and on budget.

Thomas Kern
Library Director

Palos Park Public Library

Featherstone, Inc.'s work was impeccable from estimating to finishing. They handled the bidding process, all the contact with the trades, and all the scheduling and supervision of the workers. Their expertise allowed us to complete the project ahead of time and under budget, while providing quality workmanship and material. I would highly recommend Featherstone, Inc for any construction project.

Ms. Sheila Sosnicki
Library Director