



**Featherstone**  
PROJECT + CONSTRUCTION MANAGEMENT

# Municipal Facilities

A Brief Statement of  
Qualifications



# TABLE OF CONTENTS

1. Letter from the President
2. Information About The Firm
3. Qualifications Of The Team
4. Representative Projects
5. References and Recommendations





## **Featherstone, Inc.**

PROJECT + CONSTRUCTION MANAGEMENT

4610 Roslyn Road, Downers Grove, Illinois 60515  
P 630.737.1990 [www.featherstoneinc.com](http://www.featherstoneinc.com)

Dear Friends in Municipal Government,

We understand that our local municipalities are continuously undertaking the planning of capital improvements and Featherstone wishes to express our interest in helping you implement them. Our proven leadership and unique construction delivery will ensure your program's 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 many great communities of northern Illinois. Thank you for considering our enclosed qualifications. We will follow up with you very soon in the hopes of arranging an introductory meeting with you and your team.

**Sincerely,**

**Thomas Featherstone**

## 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.

## 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. Before 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.

# Representative Projects

## **BALL HORTICULTURAL The Seed Distribution Facility West Chicago, Illinois**

Ball Horticultural Company engaged Featherstone to expand their existing Seed Distribution Facility at their West Chicago Global Headquarters in 3 Phases. Phase 1 consists of a new 22,000 sf precast addition to their existing building with a 2,000-sf mezzanine. Phase 2 consists of the partial interior renovation of the existing adjacent 20,000 sf building. Phase 3 completed the project with a renovation of the remaining building all while continuing to support their seed distribution operation.

**Todd Frauendorfer**  
Treasurer and Corporate Secretary

630-231-3600

Date: 2025

Budget: \$22,143,742

Category:  
New Construction



## **CITY OF WINTER GARDEN Tucker Ranch Health and Wellness Park Winter Garden, Florida**

Develop a 209-acre park that was once a working cattle ranch into an integrated fitness and wellness campus focused on improving residents’ physical, mental and emotional wellbeing, within the backdrop of an old Florida landscape.

**Jon Williams**  
City Manager

407-656-4111

Date: 2024-2026

Budget: \$31,000,000

Facility/Site: 209 Acre site  
with multiple buildings



**The Rice Plant Science Center,  
Chicago Botanic Garden**

A new LEED® Gold Certified 38,000 sq. ft. Plant Conservation Science Center with state-of-the-art laboratories and teaching facilities for over 200 Ph.D. scientists, land managers, students, and research staff.

**Tim Johnson**  
Director of Horticulture

847-835-8307

tjohnson@chicago  
botanic.org

Budget: \$29,100,000

Facility/Site: 38,000 sf  
Teaching and Laboratory  
Center



**Innovation Center,  
Ball Horticultural Company**

The Ball Helix Central Research and Development team on its West Chicago campus. custom-designed laboratories housing molecular biology, analytical chemistry, plant pathology, tissue culture, cellular biology, computational biology and molecular marker development, plus generous meeting, and team collaboration spaces. This new space, designed by the Christner Architects, will be home to plant pathology, tissue culture, cellular biology, computational biology, and molecular marker development.



**Todd Frauendorfer**  
Treasurer and Corporate  
Secretary

630-231-3600

tfrauendorfer@  
ballhort.com

Budget: \$25,376,000

**Campus Park,  
Village of Mount Pleasant, Wi**

The Campus Park Redevelopment Project will open to the public in the spring of 2023. The project features baseball fields, soccer fields, basketball courts, shelter areas, a bandshell, concession and trails.

**George Baumgardt  
Parks and Recreation  
Manager**

**262-664-7840**

**[gbaumgardt@mtpleasantwi.gov](mailto:gbaumgardt@mtpleasantwi.gov)**

**Date: 2022**

**Budget: \$5,170,000**

**Category: Special Land  
Development**



**The Curatorial Center,  
The Morton Arboretum**

The complete redevelopment and upgrade of Morton Arboretum's existing maintenance complex. Spans nine total acres and includes 38,000 sq. ft. of maintenance shops, meeting rooms, offices, and storage. Also includes a new 27,500 sq. ft. vehicle storage facility, greenhouse expansion, office, and shop building for grounds staff.

**Kris Bachtell  
Vice President of  
Collections**

**630-719-2437**

**[kbachtel@mortonarb.org](mailto:kbachtel@mortonarb.org)**

**Date: 2017**

**Budget: \$20,000,000**

**Category:  
New Construction**



**The Children’s Garden,  
The Morton Arboretum**

The seven-acre Children's Garden includes three main areas: Backyard Discovery Gardens and Adventure Woods linked together by a Central Plaza. Includes ten themed gardens with water features, climbing, and play elements.

**Kris Bachtell**  
Vice President of  
Collections

630-719-2437

kbachtel@mortonarb.org

Date: 2005

Budget: \$11,000,000



**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

Date: 2019

Budget: \$6,500,000

Category:  
New Construction

**Willow Park,  
Northfield Park District**

A 22-acre redevelopment and wetland remediation. The project consisted of construction of four baseball fields, two soccer fields, four tennis courts, a permeable 39-car parking lot, 3,400 sq. ft. picnic pavilion and storage facility, and 32,000 ft. of pedestrian paths. The area was very susceptible to flooding, and corrective measures were taken to alleviate the problem.



**George Alexoff**  
Executive Director RETIRED

See Recommendation Letter  
Included on Page 10

Budget \$4,000,000

**Three Oaks Recreation Area,  
Crystal Lake, IL**



Redevelopment of a 450-acre sand and gravel quarry into a new public recreation area for the City of Crystal Lake. The project included the development of new city streets, bridges, decks, parking lots, and the entire utility infrastructure to support the new development. the recreation area includes various



**Bill Inman**  
President, Hitchcock Design  
Group

630.961.1787

binman@hitchcockdesigngroup.  
com

Budget \$14,000,000

buildings, swimming, picnicking, hiking, and fishing areas, as well as two boat marinas.

**Lincoln Landing,  
I&M Canal/Lockport, IL**



A new interpretive education park spanning an entire city block. Located on the historic site of the Illinois & Michigan Canal in Lockport, Illinois.

**Steve Cardamone,  
Executive Director**  
  
**815-955-2367**  
  
**stevecard@hotmail.com**  
  
**Budget: \$2,800,000**

**The Chicago Avenue Pump Station,  
Chicago Department of Water**

The reconstruction of the existing north façade to make way for the new entrance to the Looking Glass Theater. The project included an extensive underground structural system to eliminate the structural loading on the City's one hundred-year-old water mains in order to support the new stone terrace, stairs, handicapped ramp, and raised planting beds. The Pumping Station received the 2003 Chicago Landmark Award for Preservation Excellence.

**City of Chicago  
Department of Water**  
  
**References Unavailable  
from the Municipality**  
  
**Budget: \$1,500,000**



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

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.

Annie Miskewitch  
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



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, new conference and meetings rooms, new common areas, and new restrooms.

## Projects Currently in Development

### Glen Ellyn Park District Johnson Center

Construction Start Date: May 2023



The Frank Johnson Center has served as a parks and facility maintenance building which supports the natural area maintenance, horticulture, and fleet maintenance. The project entails the development of the site to accommodate these continued operations and creating a functional headquarters for all maintenance of the District Parks and Facilities.

### North Aurora, IL New Fire Station #1

Construction Start Date:  
September 2023

The demolition and new construction of a fire station designed to meet the needs of housing the department's valuable equipment and firefighters today and for many years in the future.



### DuPage County Forest Preserve District Danada House

Construction Start Date: May 2023



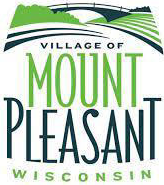
Complete building renovation of Danada House, to update and retain the charisma of its formative years as the home of commodity trader Daniel F. Rice and his wife Ada, who built the 19-room, white brick house in 1939. It has been repurposed to serve as a wedding venue within the Forest Preserve.



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**NATHAN TROIA**  
Superintendent  
630-942-7265  
[ntroia@gepark.org](mailto:ntroia@gepark.org)

## **Northfield Park District – Executive Director George Alexoff (retired)**

**“Featherstone’s experienced staff provided budget estimates from the conceptual design documents and brought the design disciplines together through an efficient RFP process. They managed the design team to ensure compliance with the approved budget and schedule while maintaining the project program.**

**Through Featherstone’s unique method of bidding and contracting alone, we saved more than enough to cover Featherstone’s construction management fee. The guidance during the design phase of the project and their full-time field staff on site each day during construction ensured the project met our community’s highest quality expectation. Their aggressive schedule was maintained, and the project came in under the approved budget.”**

## **Cantigny Park – Executive Director Matt LaFond**

**“Featherstone has successfully managed complex planning, budget estimating, bidding, value engineering, construction management and daily oversight for the project. Particularly important was our desire to keep the park open to visitors during the entire construction process; we needed a partner who would help us manage this challenging aspect of the project. Through detailed preparations, weekly meetings and daily on-site presence, Featherstone has provided a safe and clean worksite, allowing us to maintain public access to the park and to host our usual high volume of special events. Importantly, Project New Leaf is on time and within budget. This speaks well for Featherstone’s level of planning and management expertise. I highly recommend Featherstone as a partner in any construction project and would not hesitate to use their services in the future.”**