



**Featherstone**  
PROJECT + CONSTRUCTION MANAGEMENT

# Parks and Recreation

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](http://www.featherstoneinc.com)

Dear Friends in the Park and Recreation Community:

While you undertake the planning of capital improvements for your park or garden, 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 professional, full-service project management firm that is not affiliated with an architectural firm, engineering firm, or any type of construction company. This will allow us to provide unbiased representation to you throughout the entire development process.

Our method eliminates the general contractor and markup associated with subcontractor's bids, general conditions, or other hidden profit centers within a project. This transparency and diligence 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.

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. We remain client-side, from concept to ribbon cutting.

Thank you for considering our enclosed qualifications.

**Sincerely,**

**Thomas Featherstone**

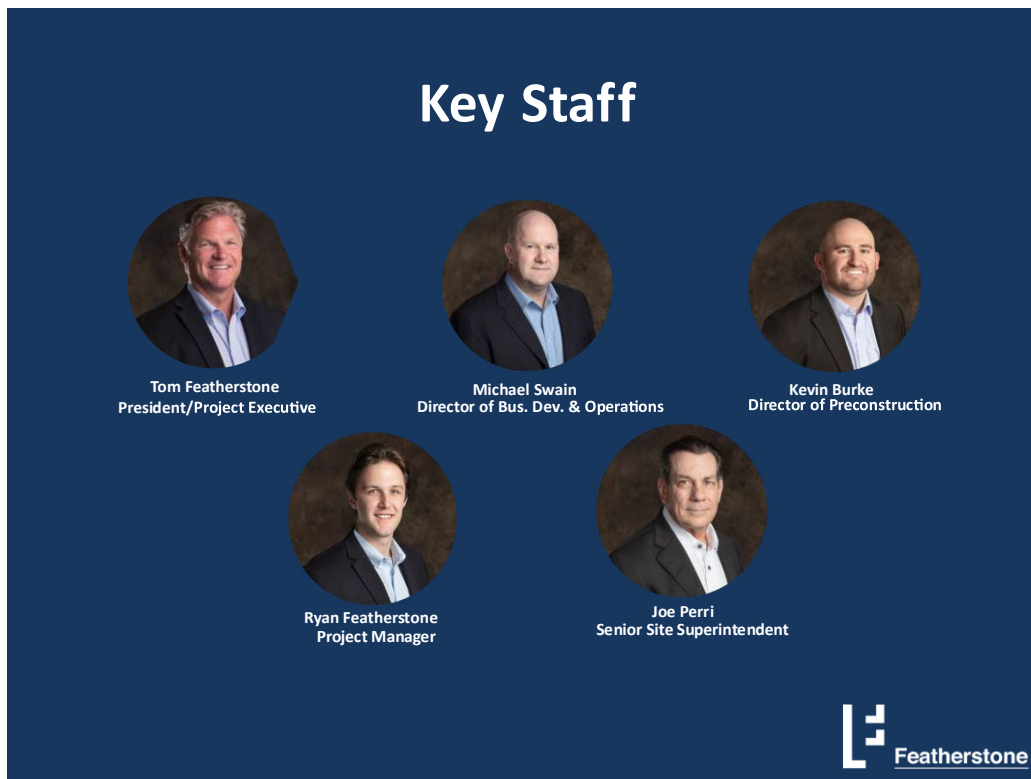
## 2. Information About The Firm

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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**Downers Grove, IL 60515**  
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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

### **GLEN ELLYN PARK DISTRICT Frank Johnson Center Glen Ellyn, Illinois**

New Construction of multi-purpose Maintenance Facility to house administrative offices, fleet maintenance space, workshops, and storage.

**Nathan Troia  
Superintendent of  
Planning**

**630-942-7265**

**Date: Spring 2024**

**Budget: \$7,300,000**

**Facility/Site 2 acre Site  
Redevelopment with  
14,000 sf New  
Construction**



### **Nicholas-Dowden Park Libertyville, Illinois**

Redevelopment of Nicholas-Dowden Park

**Ashley Engelmann  
Village Administrator**

**847-918-2108**

**aengelmann@libertyville.com**

**Date: 2024**

**Budget: \$3,300,000**

**Facility/Site:  
7.5 acre Specialty Land  
Development**



**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

**George Baumgardt  
Parks and Recreation  
Manager**

**262-664-7840**

**gbaumgardt@mtpleasant  
wi.gov**

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



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

with water features,  
climbing, and play  
elements.

**Kris Bachtell  
Vice President of  
Collections**

**630-719-2437**

**kbachtel@motonarb.org**

**Budget: \$11,000,000**

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

The complete interior renovation of the existing 17,000 sq. ft. banquet facility, and new 5,100 sq. ft. commercial kitchen to serve 500 patrons, a new 5,000 sq. ft. ski chalet, and a new 380-car parking lot.

**Rita Fletcher  
Executive Director**

**630-540-4835**

**rfletcher@bartlett  
parks.org**

**Budget: \$5,500,000**



**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.

**Hamill Family Nature and Science Plaza  
Brookfield Zoo**

**John Grube**  
Board President  
630-850-4331  
jgrube@gmail.com  
Budget \$7,000,000

The redeveloped 1.5-acre Plaza features winding pathways providing nature play and education, a three-season pavilion, a science exploration garden, a sensor garden, the "Council Ring" for classes and large gatherings, and Peacock Cafe and Grill.



**Project New Leaf  
Cantigny Park**



Major infrastructure improvements, remodeled Visitor's Center, redesign and redevelopment of the Display Gardens and Gold Pond area, First Division Museum, new Red Oaks Farm playground and adjacent picnic pavilion, 350 new parking spaces in the south lot, lighted walkways, new Oak Colonnade stretching from the Visitors

**Matt LaFond**  
Executive Director  
630-260-8168  
mlafond@cantigny.org  
Budget:  
Phase I \$22,000,000  
Phase II \$13,000,000

Center to the First Division Museum, expanded gathering plaza, new restrooms building, and new Visitor Information building.

**Project New Leaf Phase II**

Green Garden renovation, Octagon Garden renovation, North and South Scallop Garden renovations, Allee renovation, Fountain Plaza, and connector path between the Visitor's Center and the Allee, new South Grove, Rock Garden renovation, Prairie View renovation, Visitor Center patio and lawn renovation.



**Lincoln Landing  
IBM 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**

**scardamone@givesomethi  
ngbackfoundation.org**

**Budget: \$2,800,000**

**Bramsen Animal Adventure Pavilion and Hamill Family Wild Encounter  
Brookfield Zoo**

**John Grube  
Board President**

**630-850-4331**

**jgrube@gmail.com**

**Budget: \$17,250,000**

An extensive redevelopment of the southeast section of Brookfield Zoo. The Bramsen Animal Ambassador



Pavilion is a 16,500 sq ft LEED Silver facility with 40,000 sq ft of site development. The Hamill Family Wild Encounter exhibit is a three-acre exhibit featuring interactive and viewing only animal exhibits including a large four-season Budgie Aviary building.

**Veteran's Memorial Park  
Kenosha County, WI**  
A specialty land development project that includes a new parkway, honor plaza, flag walk, and expansion of additional multi-use trails to honor the local military and Veteran's Community.

**Matthew Collins  
Director of Parks**

**262.857.1850**

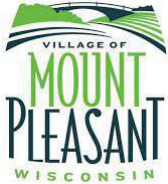
**Matthew.collins@kenoshac  
ounty.org**

**Budget: \$2,652,000**





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

## **Northfield Park District – Executive Director George Alexoff**

**“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.”**