



Featherstone, Inc.

PROJECT + CONSTRUCTION MANAGEMENT

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

July 22, 2026

Michael J. Benard | Executive Director
Wheaton Park District
102 E. Wesley St.
Wheaton, IL 60187

**Re: Cosley Zoo – Burrows to Branches Exhibit Renovation Project
Programming, Concept Development, and Cost Estimating Services Proposal**

Dear Michael,

Featherstone, Inc. is pleased to submit this proposal to provide programming coordination, concept development support, existing-infrastructure evaluation, and independent cost estimating services for the Wheaton Park District's proposed Cosley Zoo Burrows to Branches Exhibit Renovation Project.

We understand that AFH Design has prepared an initial concept package describing new and renovated animal habitats, animal management and holding buildings, aviaries, guest viewing structures, pathways, landscaping, water features, and related site improvements. The concept package identifies an Opinion of Probable Cost of approximately \$4.676 million, plus approximately \$900,000 for a future Swift Fox Habitat. The presentation also identifies major items not included in that estimate, including site utilities, power-company equipment relocation, owner relocation of the caboose, general landscaping, and soft costs.

Because the current materials remain conceptual, the Wheaton Park District will separately engage AFH Design to further develop the project programming and concept design into measurable, quantifiable deliverables suitable for cost estimating. Featherstone will coordinate with the Park District and AFH Design, review the developing information, identify scope gaps, and advise AFH Design regarding the areas, quantities, materials, systems, and performance criteria needed for Featherstone to prepare a defensible and comprehensive Estimate of Probable Construction Cost. Featherstone will not perform AFH Design's programming or design services.

The Wheaton Park District will also separately engage a civil engineer to assess the existing site infrastructure and develop the civil information needed to evaluate utilities, grading, drainage, stormwater management, paving, accessibility, demolition, relocations, service

capacity, and other site-related requirements. Featherstone will coordinate with the Park District's civil engineer and incorporate the engineer's findings, recommendations, and quantifiable design information into the detailed cost opinion. Featherstone will not perform civil engineering, surveying, utility investigation, or design services. Our estimate will include the project costs omitted from the current AFH Design proposal and will clearly identify assumptions, allowances, alternates, contingencies, escalation, exclusions, and items requiring further investigation.

We appreciate the opportunity to support the Wheaton Park District and Cosley Zoo on this important initiative.

Sincerely,



Tom Featherstone

President

Project Understanding

The project includes prairie dog, groundhog, raccoon, North American porcupine, opossum, small owl, walkthrough owl, songbird, and potential swift fox habitat components, together with holding buildings, viewing structures, pathways, landscaping, barriers, water features, and exhibit-support systems. The current concept provides a strong planning vision but requires additional definition before quantities and pricing can be relied upon.

Scope of Services

1. Programming and Concept Design Development

- Conduct a kickoff meeting and site review with the Park District, Cosley Zoo, and AFH Design.
- Review animal-care, operational, visitor-experience, phasing, maintenance, and access requirements.
- Prepare a scope and assumption matrix for each habitat, building, viewing area, site element, utility, and specialty system.

- Coordinate with AFH Design, under its separate agreement with the Wheaton Park District, and advise AFH Design regarding the measurable areas, lengths, quantities, materials, system descriptions, and performance criteria needed for Featherstone's detailed cost opinion.
- Identify unresolved decisions and establish appropriate estimating allowances.

2. Existing Infrastructure and Civil Coordination

- Review available surveys, utility information, record drawings, and existing-site documentation.
- Coordinate with the civil engineer separately engaged by the Wheaton Park District and review the engineer's evaluation of grading, drainage, stormwater management, utility capacity, service connections, relocations, paving, accessibility, demolition, and permitting implications for incorporation into Featherstone's detailed cost opinion.
- Review and incorporate the civil engineer's documented findings and quantifiable recommendations, and identify any remaining assumptions or information gaps that may affect the cost opinion.

3. Comprehensive Concept-Level Estimate

- Prepare a quantity-based Estimate of Probable Construction Cost organized in CSI format.
- Include all habitat, building, site, civil, utility, demolition, landscape, specialty exhibit, and project-wide costs, including items omitted from the current AFH Design estimate.
- Separate the base project, alternates, future phases, owner-furnished work, and swift fox habitat.
- Include general conditions, bonds, insurance, permits, testing, escalation, design contingency, construction contingency, and soft-cost allowances.
- Provide an estimate narrative identifying assumptions, exclusions, allowances, risks, and major cost drivers.
- Present the estimate and provide two rounds of revisions.

Project Deliverables

- Quantified concept-design deliverable checklist identifying information to be developed by AFH Design under its separate agreement with the Wheaton Park District.
- Civil and existing-infrastructure coordination summary based on information prepared by the civil engineer separately engaged by the Wheaton Park District.
- CSI-formatted Estimate of Probable Construction Cost and executive cost summary.
- Assumptions, exclusions, allowances, alternates, contingencies, escalation, and risk register.
- Presentation to the Wheaton Park District and project team.

Compensation

Featherstone will provide the Basic Services on an hourly, not-to-exceed basis using our Director of Preconstruction billing rate of \$195 per hour.

Item #	Task	Hours	Billing Rate / Hour	Total
1	Kickoff, document review, and site investigation	16	195.00	3,120
2	Coordination with District-retained AFH Design	16	195.00	3,120
3	Coordination with District-retained civil engineer	16	195.00	3,120
4	Comprehensive estimate and narrative	100	195.00	19,500
5	Present estimate to the design team to align with design and scope of work intent	3	195.00	585
6	Present estimate to the District	3	195.00	585
7	Work with the design team and District to align the project's scope, budget, and schedule	16	195.00	3,120
8 Total:		170	185.00	33,150

Separate Design and Engineering Services:

The Wheaton Park District shall directly engage and compensate AFH Design for the additional programming and concept-design development required to produce quantifiable estimating deliverables. The Park District shall also directly engage and compensate a civil engineer, and any other required design or investigative consultants, to assess existing infrastructure and prepare the technical information needed for the cost opinion.

Featherstone's compensation includes coordination with these District-retained consultants and incorporation of their completed findings and deliverables into Featherstone's estimate; it does not include the fees or services of AFH Design, the civil engineer, surveyors, utility-locating firms, geotechnical consultants, arborists, MEP or structural engineers, or other specialty consultants.

Additional Services and Assumptions

- The estimate is an opinion of probable cost based on available information and is not a bid or guarantee of final construction cost.

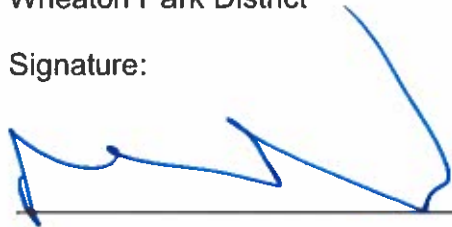
- Architectural, exhibit-design, civil-engineering, surveying, subsurface exploration, utility locating, environmental testing, destructive investigation, and other professional design or investigative services are excluded from Featherstone's scope and shall be provided by consultants separately engaged by the Wheaton Park District.
- Material changes to the program, site limits, phasing, schedule, or number of revisions may require an additional fee proposal.
- Invoices will be submitted monthly and are payable within thirty (30) days.

Acceptance

This proposal shall remain valid for thirty (30) days from the date of submission unless extended in writing.

Wheaton Park District

Signature:



Michael J. Benard, Executive Director

Date:

8/24/2024

Featherstone, Inc.

Signature:



Thomas Featherstone, President

Date: