

**1. Bramsen Animal Ambassador Pavilion and the Hamill Family Wild Encounter**

<b>Client/Reference</b>	Brookfield Zoo – Board President John Grube 630.850.4331
<b>Date/Budget</b>	2015-2016 / \$17,250,000
<b>Facility/Site</b>	16,500 sf facility and 40,000 sf site development
<b>Project Scope</b>	New Construction to house animals that engage visitors in up-close experiences with public space for educational interaction and special events with new adjacent public restrooms.

**The Featherstone Difference**

Featherstone embedded with the client during the planning phase for the reconstruction of the southeast portion of the Zoo. Initial efforts centered around the three-acre Hamill Family Wild Encounter development, but this feature had a programmatic connection to the popular Animal Ambassador program. This critical opportunity to create a co-development had been previously sidelined due to funding limitations. Strategies were developed to achieve an economy of scale that would enable the construction of both sites simultaneously. There was such credible detail, with respect to schedule and cost estimates, that the Zoo chose to move forward with both projects.

Featherstone helped jumpstart both projects and collaborated with architect Booth Hansen to bring the award-winning Bramsen Animal Ambassador Pavilion online - years ahead of the planned schedule. Both projects benefitted from orchestrated design and construction efficiencies, and therefore achieved better value for the Zoo’s benefactor dollars. Fundraising with confidence for the Bramsen Animal Ambassador Pavilion began during the design phase and proved true; as both projects exceeded all expectations for quality, timeliness, and value.

## 2. Hamill Family Nature and Science Plaza

<b>Client/Reference</b>	Brookfield Zoo – Board President John Grube 630.850.4331
<b>Date/Budget</b>	2018 / \$7,000,000
<b>Facility/Site</b>	1.5-acre Specialty Land Development and restaurant Renovation
<b>Project Scope</b>	New Construction of a three-season pavilion, winding pathways, sensory gardens, gathering spaces for education and special events.

### The Featherstone Difference

The Zoo had received a generous donation for the development of The Hamill Family Nature and Science Plaza and Featherstone evaluated the concept against dollars allocated. The substantial differential discovered nearly doubled the projected budget for the promised facility. Looking to establish a development program based on parameters stated in the pledge letter, a proviso requiring programmatic elements be self-sustainable was identified by Featherstone. With this strategy in mind, industry expert consultant, Profitable Foods was enlisted to reboot the onsite concessionaire operations to provide additional revenue generation for the Zoo.

With a truly, credible cost estimate and a plan for programmatic sustainability, Featherstone assisted the Zoo with raising the additional funds needed to develop the design and complete the construction. By establishing a performance history with the donor and providing accurate and transparent cost information, Featherstone helped the Zoo establish a happy and trust-based relationship with their benefactors. Additional, significant funds were secured from the donor because they were secure in knowing that there would be no further financial support needed to complete the project. This solution proffered by Featherstone won over the donor, all over again.

### 3. Brookfield Zoo – Total Building and Systems Renovations from 2007 – 2010

<b>Exhibit</b>	<b>Total Cost</b>	<b>Scope of Services</b>
<b>Fragile Kingdom Animal Containment</b>	\$1,200,000	Improvement of existing animal containment areas and the new construction of secondary containment and new holding areas.
<b>Seven Seas Amphitheater</b>	\$3,200,000	Extensive renovation of existing amphitheater including the restoration of the building envelope, architectural building upgrades, restoration of the dolphin pools and upgrades to the mechanical systems.
<b>Bears Den Animal Containment</b>	\$3,200,000	Improved existing animal containment areas and constructed secondary areas. Featherstone provided budget estimates from the conceptual design documents and brought the design disciplines together through an efficient RFP process.

#### **The Featherstone Difference**

The President of the Chicago Botanic Garden recommended Featherstone to the Brookfield Zoo, because “his approach works when you’ve got money to spend on a deadline.” During feasibility planning, Featherstone partnered with Primera to expedite the upgrades with a design build approach, to bring the back-of-house areas into compliance. Time and competing interests for grant dollars were the key issues in stewarding the use of funds, within the grant parameters. Featherstone’s expertise successfully advocated for critical infrastructure improvements to the holding pools and night-time enclosures. Featherstone met with Animal Welfare experts to design and construct areas for cats, bears, hippos, and dolphins. Cost opinions were confidently budgeted for improving the water quality of the splash and waterfall areas and recommissioning of the air filtration and exhaust systems for both the Fragile Kingdom Building and Seven Seas Amphitheater. Speed-to-market coordination, combined with reliable budgets and schedules, allowed the Zoo to improve the environmental quality for both the animals and its thousands of daily visitors.