



Children's Home + Aid

Marletta Darnall Schaumburg Child + Family Center

725 E. Schaumburg Road
Schaumburg, Illinois

Total Project Cost
\$3,050,000

Development Team
IFF
Owner's Representative and Lender

Children's Home + Aid
Owner

designhaus, inc.
Architect

Foxfield Construction, Ltd.
General Contractor

Date Completed
September 2009

Description of Project

Following a successful 2006 collaboration on a child care center in Chicago's West Englewood community, Children's Home + Aid (CH+A) returned to IFF for assistance developing its Marletta Darnall Schaumburg Child + Family Center. CH+A was slated to be the tenant in the building. The project was abandoned by its original owner and went untouched for over four years, leaving a partial structure and land exposed to weather.

CH+A purchased the land and the structure, and hired IFF as owner's representative to see the project through to completion. The IFF project team immediately began selecting the architect and general contractor, using a public bidding process required by state funding sources, and expedited the permit process. IFF skillfully worked through major hurdles, including correcting for flaws in the abandoned structure partially resulting from exposure to the elements, and negotiating with the contractor to correct a soil issue that ultimately saved CH+A money.

When the draw down of state funds was suspended during the transition to a new governor, IFF rapidly responded with a \$1 million, second-position bridge loan to keep the project moving. The center was granted licensing and a certificate of occupancy ahead of schedule—with funds remaining to incorporate additional amenities like automatic window shades, classroom furniture and playground equipment.

The 13,800 square foot facility features 10 classrooms, nearly tripling the center's capacity to 120 children from the former church space CH+A occupied for over 15 years. The center provides subsidized services to low-income, high-risk families living in Schaumburg, Hoffman Estates, and the surrounding areas. Its early intervention program provides early childhood care and education, enabling families to work and receive assistance to care for their children, and helps families obtain health insurance through the state's KidCare program.



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