



Effie Ellis Community Center

4301 S. Cottage Grove
Chicago, Illinois

Total Project Cost
\$5 million

Development Team
IFF
Project Manager

Centers for New Horizons
Owner

SMNG-A
Architect

Powers & Sons Construction
General Contractor

Date Completed
October 2006

Description of Project

Centers for New Horizons (Centers) has been strengthening families in Chicago's Kenwood and surrounding communities since 1971 with programs for all ages. Centers was selected as one of eight nonprofit providers to construct or renovate child care and early education facilities as part of Chicago's empowerment zone program.

IFF coordinated the complexities of closing on numerous sources of public and private funds, managed escrow and payouts during the project, and ensured compliance on issues contingent upon each funding source. For Centers' \$2.5 million private bank loan with Citibank, IFF advised on the financing structure and developed a comprehensive operating budget for the agency's Early Head Start, Head Start, pre-kindergarten and subsidized child care programs.

The IFF project team drew on its extensive knowledge of child care facility development to ensure the architect's design would meet state licensing requirements. IFF conducted value engineering throughout the project and troubleshooting to solve for unanticipated field conditions. Both were essential to help bring the project in under budget. This allowed Centers to purchase furnishings, equipment and a security system without additional fundraising or debt.

Staff from IFF were among hundreds of corporate volunteers who gave a day to build two outdoor playgrounds for the center. The 21,000 square foot Effie Ellis Community Center contains 12 classrooms serving approximately 200 children, and added 31 permanent jobs to the community.