



Hinsdale Middle School Referendum • November 8, 2016 Election

Proposed HMS Compared to CHMS

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It is important to acknowledge several key points when attempting to compare Clarendon Hills Middle School (CHMS) to the proposed Hinsdale Middle School (HMS):

- **Enrollment:** The enrollment capacity at CHMS is 651 studentsⁱ, while the conceptual design for HMS allows for an enrollment of up to 838 studentsⁱⁱ.
- **Square Footage:** CHMS is approximately 88,122 square feet, while the proposed HMS building is approximately 139,000 square feet. There are several key points related to the need for a larger building at HMS, beyond its higher enrollment:
 - **CHMS Design:** A number of CHMS instructional spaces do not meet the recommended space standards for 21st century learning. Additionally, staff have anecdotally reported that the building is undersized in some regards, particularly its gymnasium, band/choral area, and hallway width. We have continued to make the building work well to meet student needs, but it is not necessarily the model we would follow in building a new school today.
 - **Educational Delivery:** Our educational delivery model has evolved over the last 15+ years since CHMS was built. As seen in the national trendsⁱⁱⁱ that were studied as part of the District's Educational Adequacy Analysis work, a high quality learning environment calls for more collaboration among students and staff, as well as increased push-in instructional services in the general education classroom. These practices, and others, mean that we must plan educational space differently, particularly by allowing for larger spaces with more flexibility.
 - **Outdoor Space:** CHMS has access to extensive fields and outdoor amenities (i.e. tennis courts, baseball fields) thanks to a partnership with the Clarendon Hills Park District. In total, the area is approximately 34 acres. The overall site size for HMS is approximately seven acres (including the Washington Street field).
- **Building Code:** Building codes have changed, and a newly constructed school must adhere to those changes. As an example, the state has adopted a new energy code that requires higher R-values^{iv} for roofs and exterior walls, higher energy efficiency for HVAC systems, and low-flow plumbing fixtures.

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- **Referendum Process:** The referendum that passed to fund the construction of CHMS in 1997 was for \$12.8 million. However, that process was notably different in that the referendum was passed before a site had been confirmed and before a complete design was finalized. The actual construction cost of CHMS was roughly \$15 million. If including the cost of issues related to land and storm-water retention, the cost was closer to \$17.2 million, plus approximately \$980,000 for the property itself.
- **Cost Changes:** If the construction cost of CHMS was roughly \$15 million and the building is 88,122 square feet, the cost per square foot was approximately \$169 at the time CHMS was built. Using the RS Means Construction Cost Index (Joliet Region)^v and considering escalation for 2017^{vi}, the estimated cost to build CHMS today is roughly \$35.2 million. That figure equates to approximately \$399 per square foot; the proposed HMS has a cost per square foot of approximately \$383 (\$53,329,194 / 139,000 square feet). The proposed HMS building is more than 1.5 times larger than CHMS, and the project requires a variety of site premiums, as outlined in the District's "Cost and Tax Impact" resource.
- **Parking:** The primary CHMS parking lots have approximately 70 stalls, plus staff and visitors to CHMS and Prospect School access an additional parking lot located east of CHMS. The proposed HMS project includes a surface parking lot with approximately 115 spaces for staff and visitors. Discussions have continued with the Village of Hinsdale regarding construction of a two-level parking deck (instead of a surface lot). The deck would have approximately 172 additional spaces specifically for community use and would be funded by the Village, pending formal agreements and final approval. The HMS staff and visitor parking spaces would be available for community use when not in use by the school (i.e. weekends, holidays, summertime).

i 78% Utilization, 26 students per core classroom

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iii "Educational Trends Shaping School Planning, Design, Construction, Funding and Operation" (Stevenson)

iv R-Value is a measure of insulation's ability to resist heat traveling through it.

v RS Means is the leader in construction cost data; 2015 Joliet Index

^{vi} Escalation estimated at 7%