



Hinsdale Middle School Referendum

On the ballot as part of the November 8, 2016 Presidential Election will be a question put forth to District 181 voters, seeking authorization to sell up to \$53,329,194 in bonds for the purpose of building a new school that would replace Hinsdale Middle School.

A New Proposal, Thanks to Your Feedback

The referendum question presented on November 8th will be the second referendum attempt for a new HMS. The first referendum, presented in the March 2016 election, was defeated by a vote of approximately 56% to 44% and had a total cost of \$65 million. Using the clear and comprehensive feedback of our D181 community following that referendum's defeat, we developed a revised proposal that took into account the data from 500 phone survey respondents, over 1,500 online survey respondents, conversations with the HMS staff and Board of Education, input from residents who attended our engagement events, and best practices in education design and school construction. Below is an outline of key changes we made after intently listening to your feedback, while still maintaining a design that would provide a high quality, 21st century learning environment for our students:

- We reduced the referendum amount from the prior proposal by 17%, from \$65 million to \$53,329,194.
- We selected a new preferred scenario for the sale of bonds that aims to be both fiscally responsible and responsive to community feedback seeking a smaller annual tax impact. The net debt service (cost plus interest) was reduced by more than 9%, from \$92,337,925 to \$83,454,225.
- We eliminated the auditorium and instead have a cafetorium (cafeteria with stage / performance space). The new design allows for the potential future addition of auditorium seating should there be a desire and funding to add it at a later time.
- We reduced the overall footprint from approx. 160,000 square feet to approx. 139,000 square feet.
- The P.E. fitness track would be bid as an alternate, meaning that it would be included only if project bids come in low enough for the track to be included and be within the project budget.
- We compared all internal spaces against our District space planning guidelines.
- We reduced one music space to match the number of music spaces currently at HMS.
- We reduced the number of core classrooms from 38 to 34; every core teacher would still have his/her own classroom.
- We eliminated artificial turf from the design and instead would re-seed / re-sod the Washington Street field with grass.

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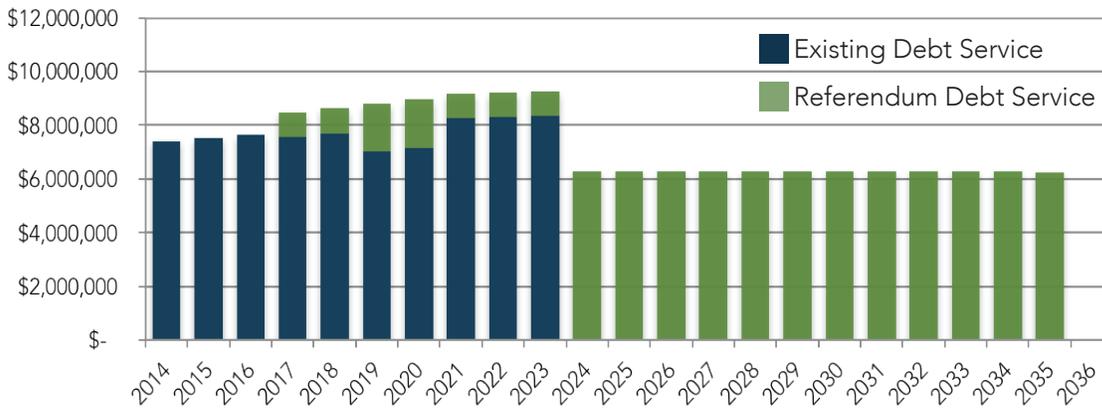
GENERAL ELECTION Tuesday, November 8, 2016

Ballot Language: "Shall the Board of Education of Community Consolidated School District Number 181, DuPage and Cook Counties, Illinois (located primarily in Hinsdale and Clarendon Hills, Illinois), improve the site of and build and equip a new school building and issue bonds of said School District to the amount of \$53,329,194 for the purpose of paying the costs thereof?"

HMS OPEN HOUSE & GUIDED TOURS Sunday, November 6

All community members are invited to stop by HMS anytime during our Open House on Sunday, November 6 (1-3pm) to talk with staff, ask questions, share your input, and tour HMS (100 S. Garfield Avenue).

Key Facts on the HMS Referendum



CURRENT BUILDING

Key challenges of the current building include its size, design, safety, ADA accessibility, roof, instructional spaces, systems, and parking. Without new construction we must also consider how to address the estimated \$3 million in repairs needed at HMS over the next ten years, plus \$2.33 million for a roof replacement and \$51,500 for Life Safety fixes. This additional investment would not eliminate the trailers that house eight classrooms (due to overcrowding), and would not improve the outdated learning spaces, inefficient design, and lack of parking, or address concerns about safety and accessibility.

DESIGN & LOCATION

The new building’s conceptual design includes 34 core classrooms, a Media Resource Center (library), Applied Technology and Family/ Consumer Science labs, small group and special education instructional areas, collaboration space, a gymnasium and fitness center, and cafeteria. The project budget includes a surface parking lot with approx. 115 spaces for staff / visitors. The new school would be built in the grassy area around the existing building, at the corner of Third Street and Garfield Avenue.

TIMELINE

The school would open in time for the 2018-19 school year, with final stages (i.e. demolition of the current building, parking lot/ deck construction) taking place after the building opens. Current 6th graders would complete 8th grade in the new building.

Cost & Tax Impact

The referendum amount is \$53,329,194; the net debt service (cost with interest) is \$83,454,225. If the referendum is not successful and a referendum for new construction is tried the following year, it is anticipated that the cost for delaying would increase by 3-5% due to escalation. If the referendum is successful, homeowners would see an increase in their tax payment in Calendar Year (CY) 2017 that would be sustained for the first seven years of the 20-year term. However, because the District’s existing debt (shown above in blue) will be paid in full by CY 2023, homeowners would see a decrease in their overall bond and interest tax payment in CY 2024, leaving just the payment for the HMS bonds for the remaining term. The District’s current debt is primarily due to seven different bond series for renovations and/or additions at five schools (Madison, Oak, Monroe, Elm, The Lane), and new construction of three schools (CHMS, Prospect, Walker).

<p>\$500,000 Home (estimated impact) D181 Current Annual Tax Bill: \$4,394 Increase from CY 2016-17: \$64 Decrease from CY 2023-24: -\$210 Aggregate for Referendum Over 20 Yrs: \$5,862</p>	<p>On our website is a four-page “Cost and Tax Impact” document that provides tax impact figures for home values up to \$2.5 million with related information from the District’s financial advisor PMA Securities, Inc. Also on our website is a document showing how the \$383 cost per square foot compares to other recent school construction projects in the Chicago area.</p>
<p>\$1,000,000 Home (estimated impact) D181 Current Annual Tax Bill: \$8,953 Increase from CY 2016-17: \$131 Decrease from CY 2023-24: -\$428 Aggregate for Referendum Over 20 Yrs: \$11,942</p>	

Project Budget

The project budget includes not only the cost of actually building a school, but also contingencies for design and construction, an owner’s contingency, an escalation factor, general liability insurance, temporary relocation of the mobiles, temporary relocation of staff and Village parking spaces, demolition of the current HMS, mandated storm water retention, asbestos-related environmental needs, Construction Management fees, and a number of additional components.