

# Hollis Primary School

October 1, 2025



# Tonight's Goals

Design Options Review

Conceptual Cost Review

Decide which Option to Refine

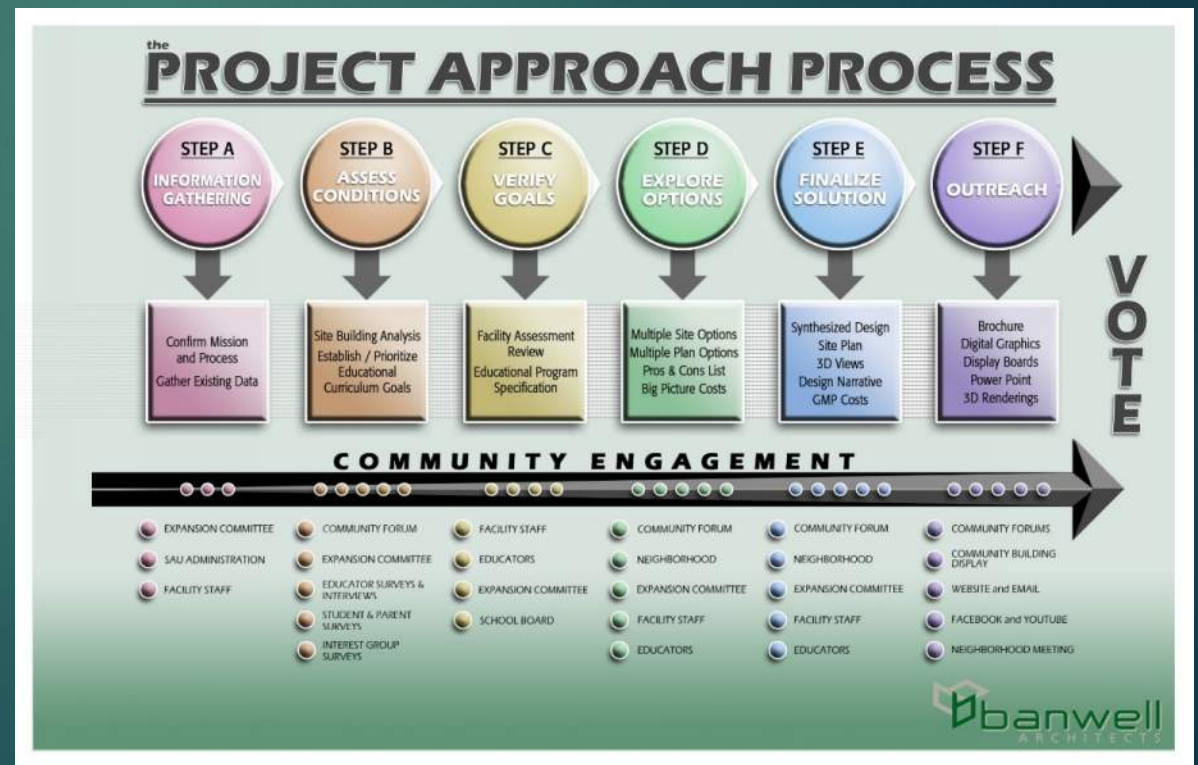
Questions and Comments

- *All project information and this presentation will be available on the SAU website*



# Process Summary

- Information Gathering
- Assess Conditions
- Verifying Goals
- Explore Solution Options
- Finalize Solution
- Outreach Campaign
- Approval

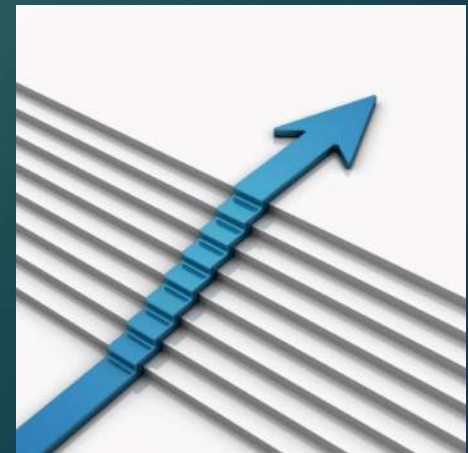


# Process Summary

## Where We Are Today

Since May 2025

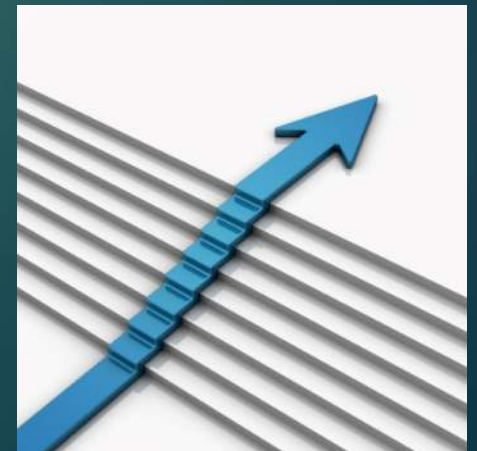
- **Step A: Information Gathering:** Confirm the schedule, process, stakeholders, and enrollment projections plus gather all the existing building data.
- **Step B: Assess Conditions:** Interview stakeholders and develop initial analysis of the facility, site, and educational program
- **Step C: Verifying Goals:** Refine/ confirm design capacity (enrollment projections), educational program based upon feedback
- **Step D1: Explore Solution Options:** Review multiple options to consider best solutions.



# Process Summary

## Next Steps

- Step D2: Explore Solution Options: Review preliminary costs to consider best solutions.
- Step E: Finalize Solution: refine the options to one solution with enhanced estimate and phasing detail and guaranteed maximum price (GMP)
- Step G: Outreach Campaign: Refine outreach messaging strategy and narrative. Enhance design graphics for optimization across multiple outreach channels. Engage in concentrated outreach campaign.
- Step H: Approval: Successful Bond Vote!

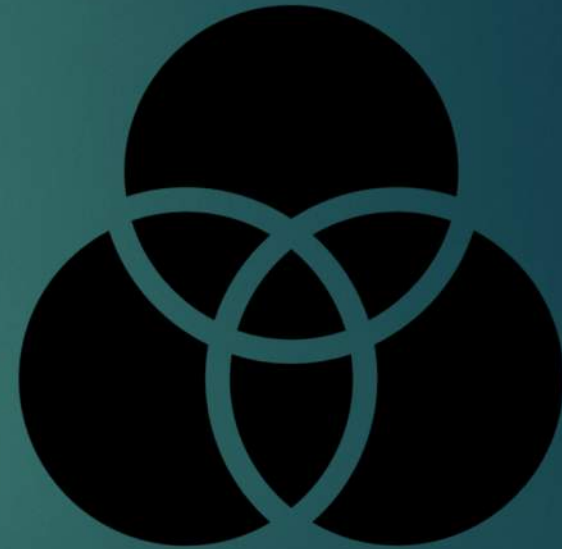


# Design Options

5 Conceptual Options



3 Conceptual Options  
advanced for high level  
conceptual cost  
estimating



# Design Options

## All Options

- Re-use as much of the existing building as possible while minimizing disturbance/ renovation for each of the options
- Minimize the number of additions.
- Group grade pods as much as possible.
- Have second and third grade on the lower and upper levels respectively.
- Disperse Special education spaces among grade pods as much as possible.
- Locate music adjacent to the stage and acoustically isolate it.
- Create safe exits from the cafeteria (if the existing cafeteria remains in place)

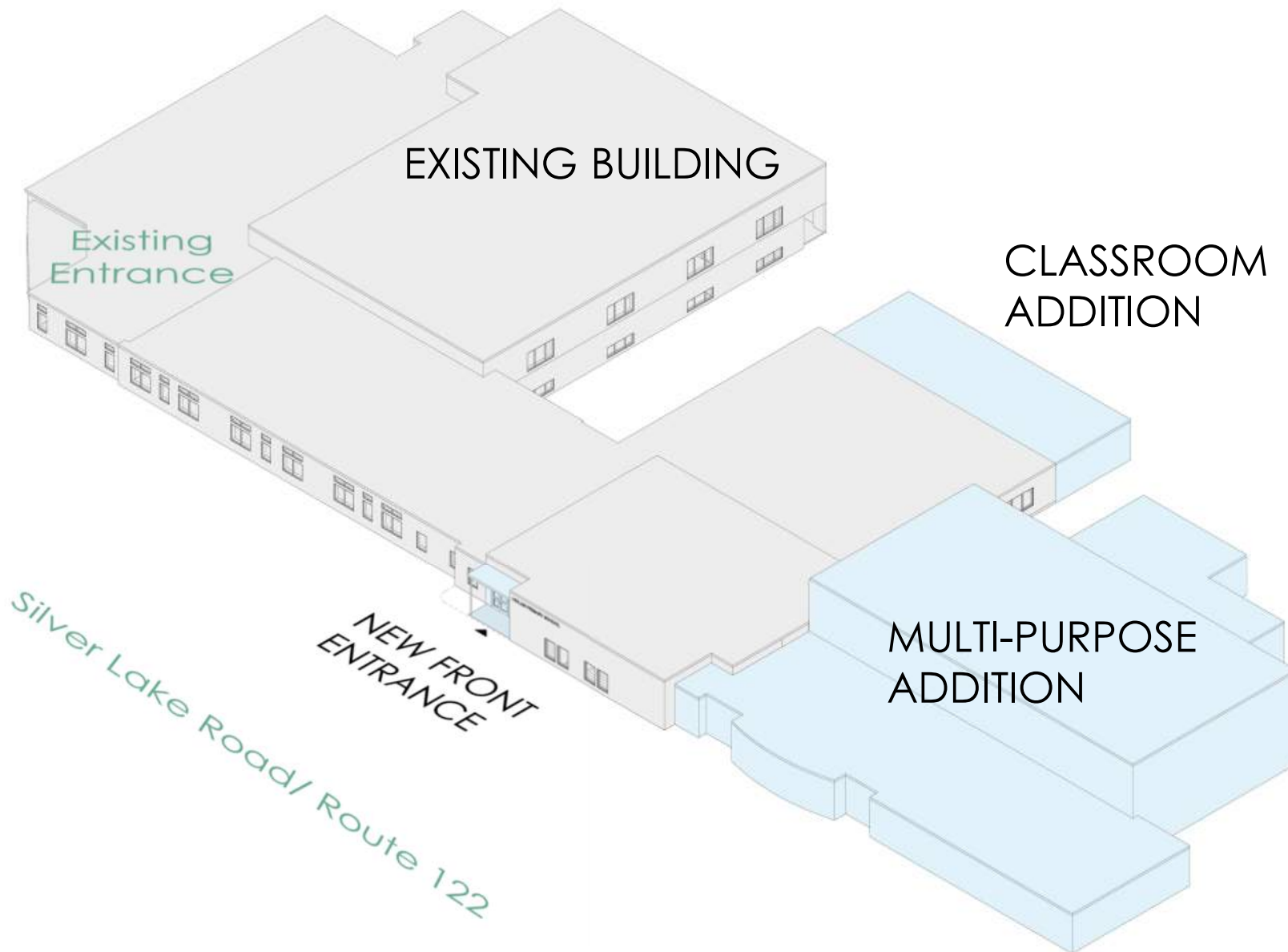


# Design Options

## All Options

- Reconfigure and repurpose the existing:
  - Administration office area and relocate the administration suite.
  - Create a copy room within the existing staff room #100
  - Create a SPED case manager office and storage and book storage on the lower level
  - Reconfigure the existing OT room for general classroom use
  - Repurpose the existing “Building Services” (maintenance) rooms on the lower level for educational use
  - Reconfigure the corner classroom on the upper level for Reading/ Math, IT and curriculum office and storage spaces

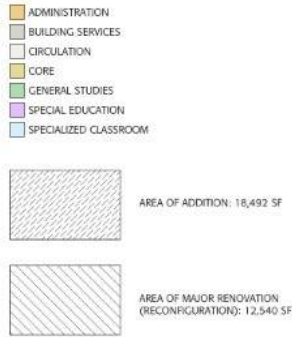
# Design Option 1A



# Design Option 1A

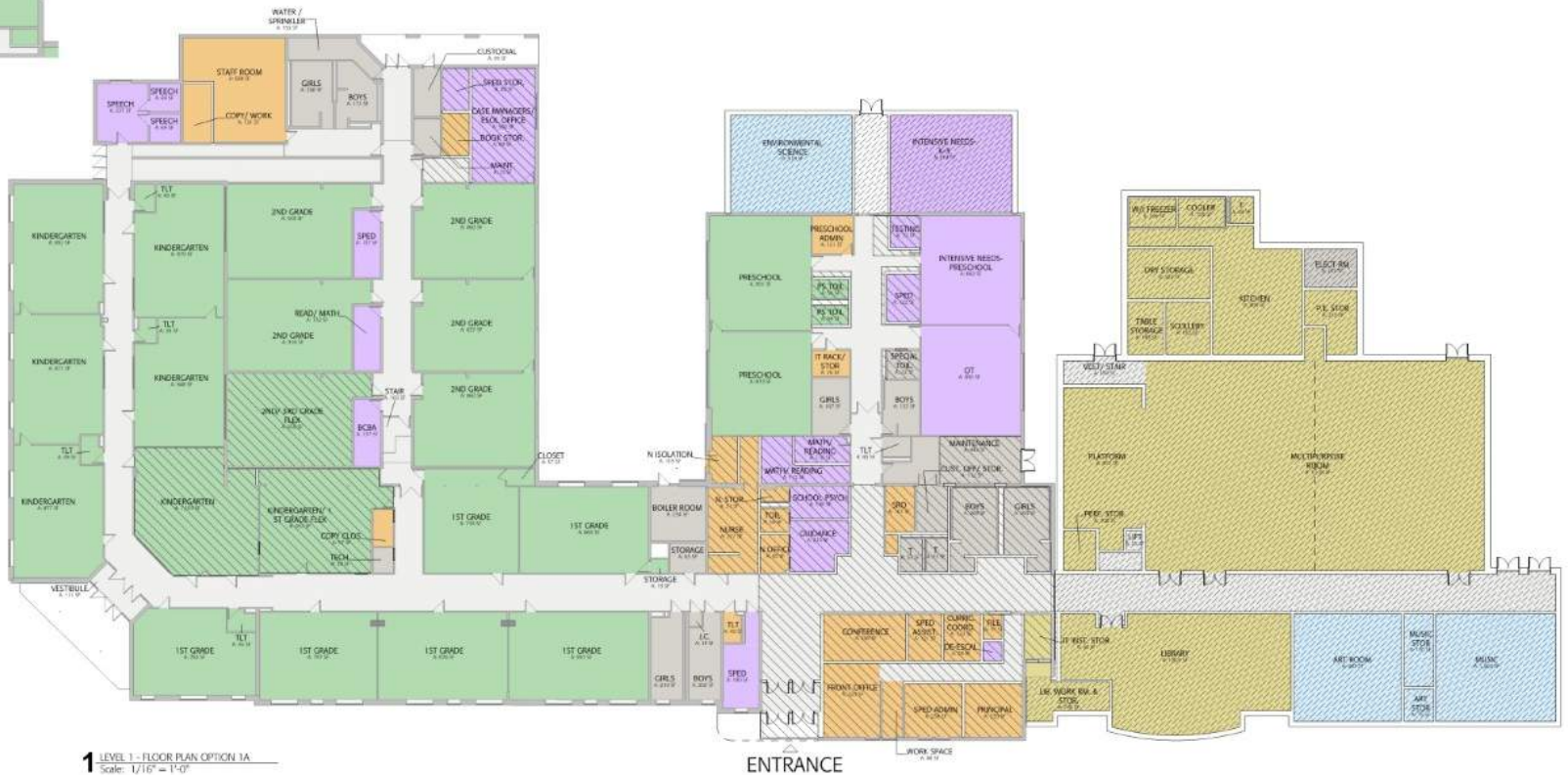
- New multipurpose room
- Relocated entrance on the northeast side of the building
- General Instruction classrooms clustered on the south side
- Major addition along the road
- Smallest building additions square footage

## COLOR LEGEND



2 LEVEL 2 - FLOOR PLAN OPTION 1A  
Scale: 1/16" = 1'-0"

EXISTING= 53,308 SF  
ADDITION= 18,492 SF  
TOTAL= 71,462 SF



1 LEVEL 1 - FLOOR PLAN OPTION 1A  
Scale: 1/16" = 1'-0"

## OPTION: 1A

September 3, 2025



# HOLLIS PRIMARY SCHOOL

36 SILVER LAKE ROAD  
HOLLIS, NH 03049







# Option 1A

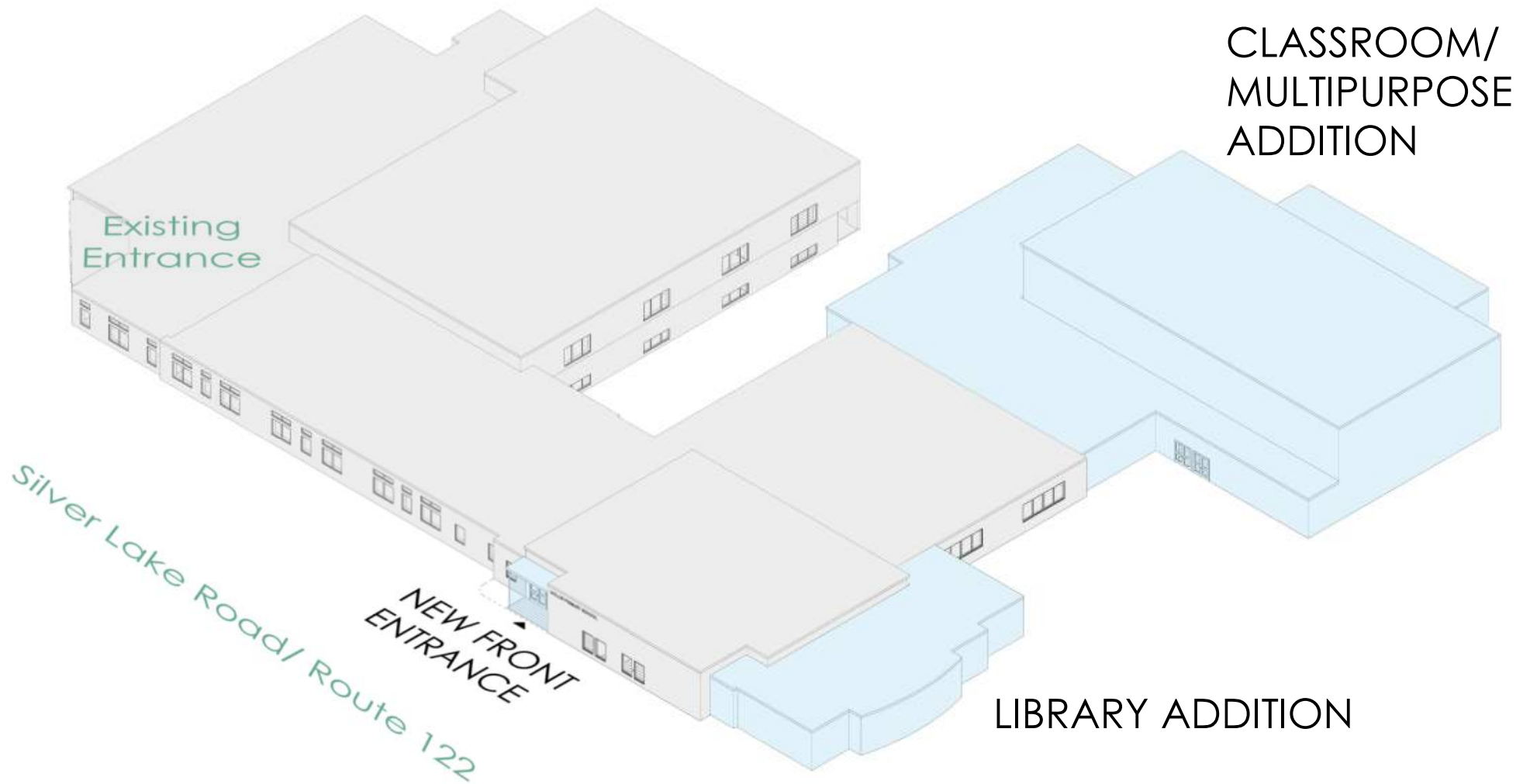
## Advantages- Summary

- Maximizes rear (west) play side of building for outdoor uses while creating a visual screen from Route 122
- All grades clustered together
- Preferred after-hours gym use segregation
- Kitchen delivery/ dumpster area defined
- New entrance with adjacent administration and facing Rt.122
- Nature trails undisturbed
- Lower Retaining wall than other options
- Smallest building addition sf (\$) of the options.
- Environmental Science classroom near outdoor trail and classroom areas
- Nurse isolation has dedicated/ direct egress

## Disadvantages- Summary

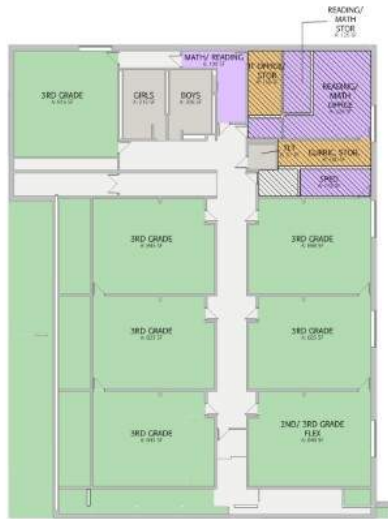
- Loss of most of the north parking area
- More general instruction rooms without windows
- Outdoor classroom relocation required.

# Design Option 2A

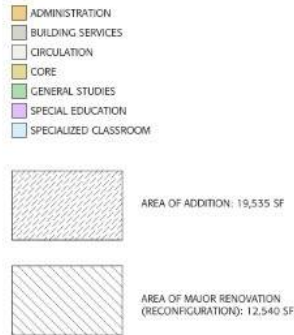


# Design Option 2A

- New multipurpose room
- Relocated entrance on the northeast side of the building
- General Instruction classrooms clustered on the south side
- Major addition in the back
- Second smallest building additions square footage



### COLOR LEGEND



EXISTING= 53,308 SF  
ADDITION= 19,535 SF  
TOTAL= 72,505 SF



## OPTION: 2A

September 3, 2025



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36 SILVER LAKE ROAD  
HOLLIS, NH 03049





# Design Option 2A



# Option 2A

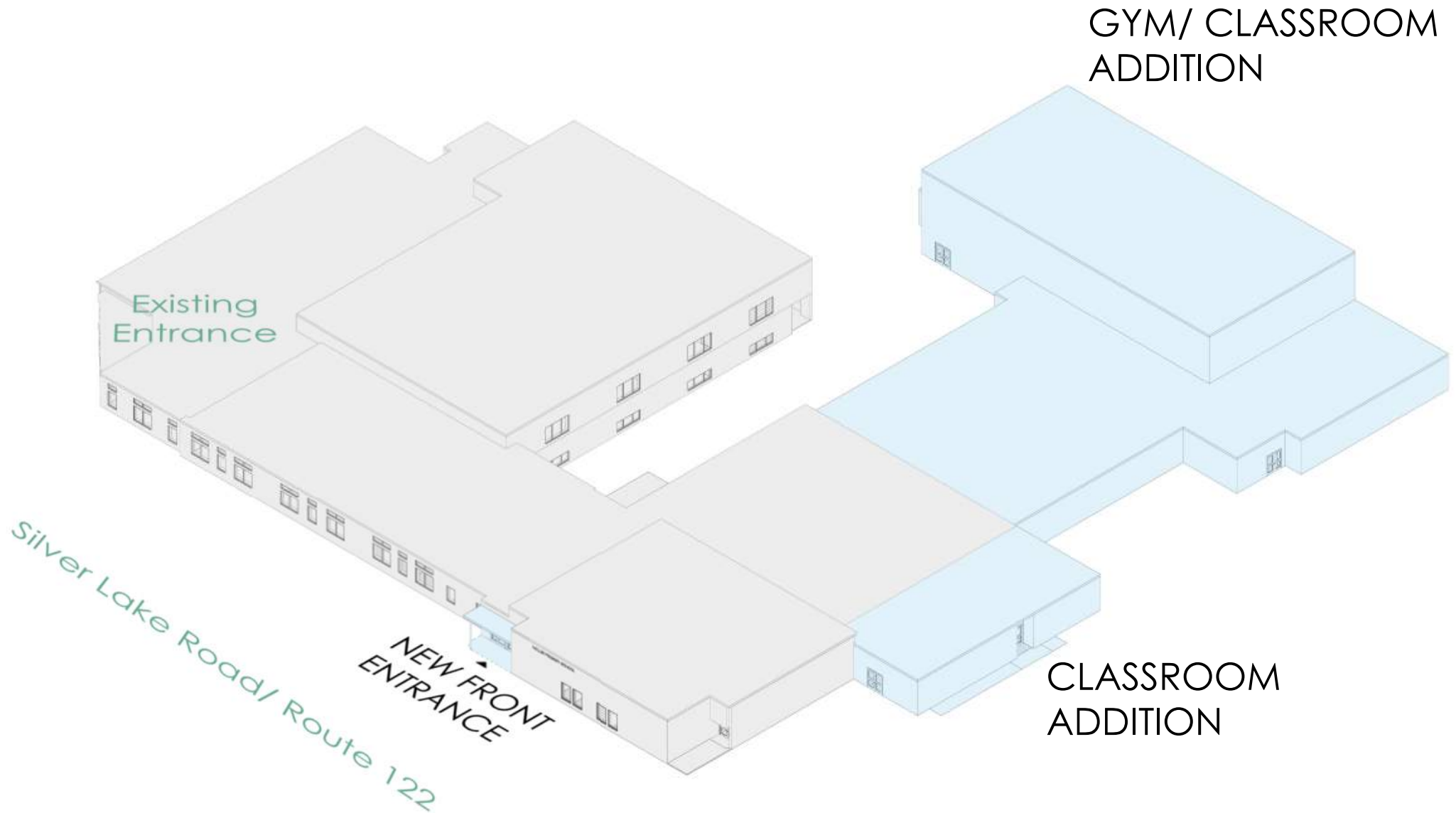
## Advantages- Summary

- All grades clustered together
- Preferred after-hours gym use segregation
- Kitchen delivery/ dumpster area defined
- New entrance with adjacent administration and facing Rt.122
- Lower Retaining wall than some options
- Second smallest building addition sf (\$)
- Good adjacencies for creative arts (Art and Music)
- Good acoustic isolation for music.
- Environmental Science classroom near outdoor trail and classroom areas
- Nurse isolation has dedicated/ direct egress

## Disadvantages- Summary

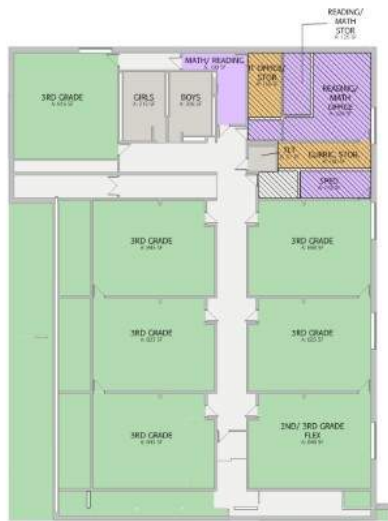
- Separated play areas & one closer to Rt 122
- Nature trails relocated
- Higher retaining wall than Option 1A
- Propane tanks relocation required
- Library more remote from general classrooms
- Some general instruction rooms without windows

# Design Option 3B



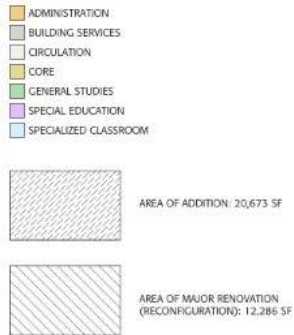
# Design Option 3B

- Relocated entrance on the northeast side of the building
- New gym
- Cafeteria/ kitchen remain
- New first grade classrooms



EXISTING= 53,308 SF  
ADDITION= 20,673 SF  
TOTAL= 73,778 SF

## COLOR LEGEND



ENTRANCE

## OPTION: 3B

September 3, 2025



# HOLLIS PRIMARY SCHOOL

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HOLLIS, NH 03049





# Design Option 3B



# Option 3B

## Advantages- Summary

- New entrance with adjacent administration and facing Rt.122
- Library central to most of general instruction classrooms
- Good acoustic isolation for music.
- Less general instruction spaces without windows
- Preschool and Intensive Needs remain in their own wing

## Disadvantages- Summary

- Relocation of western play area. 1 closer to Rt. 122 & 1 remote
- Separation of First Grade for the rest of general instruction classrooms
- Relocation of nature trails
- Relocation of propane tanks
- Higher retaining wall than other options
- Kitchen delivery remains through building. No direct access but better than other options
- Part of Cafeteria remains circulation
- Environmental Science classroom not near outdoor trail and classroom areas
- No direct Nurse egress for isolation patients

# Conceptual Costs

	OPTION 1A	OPTION 2A	OPTION 3B
Building	\$11,995,010	\$12,559,345	\$12,907,445
Site	\$4,002,000	\$4,637,000	\$5,283,000
Soft Costs (by %)	\$3,999,253	\$4,299,086	\$4,547,611
Grand Total Conceptual Cost	<b>\$19,996,263</b>	<b>\$21,495,431</b>	<b>\$22,738,056</b>
Range	<b>\$17-20M</b>	<b>\$19-22M</b>	<b>\$20-23M</b>
% Differential	0%	7.5% > Option 1A	13.7% > Option1A

*The Conceptual Cost Opinion is intended to be used for option comparative purposes and not as a final cost estimate.*

# Next Steps

- October 1 School Board Meeting: Select one option for design refinement\*
- Stakeholder Feedback
- Public Forum: Mid October
- Finalize Options
- Final Cost Estimate
- Public Forum: November
- Outreach effort to the community
- Bond Vote March 2026



\* Public Attendance and feedback welcome at all

- School Board Meetings (first Wednesday of Each Month @ 6pm at HUES)
- Enrollment Committee Meetings (third Wednesday of Each Month at 3:15 pm at HPS)

Thank you!!  
Questions?

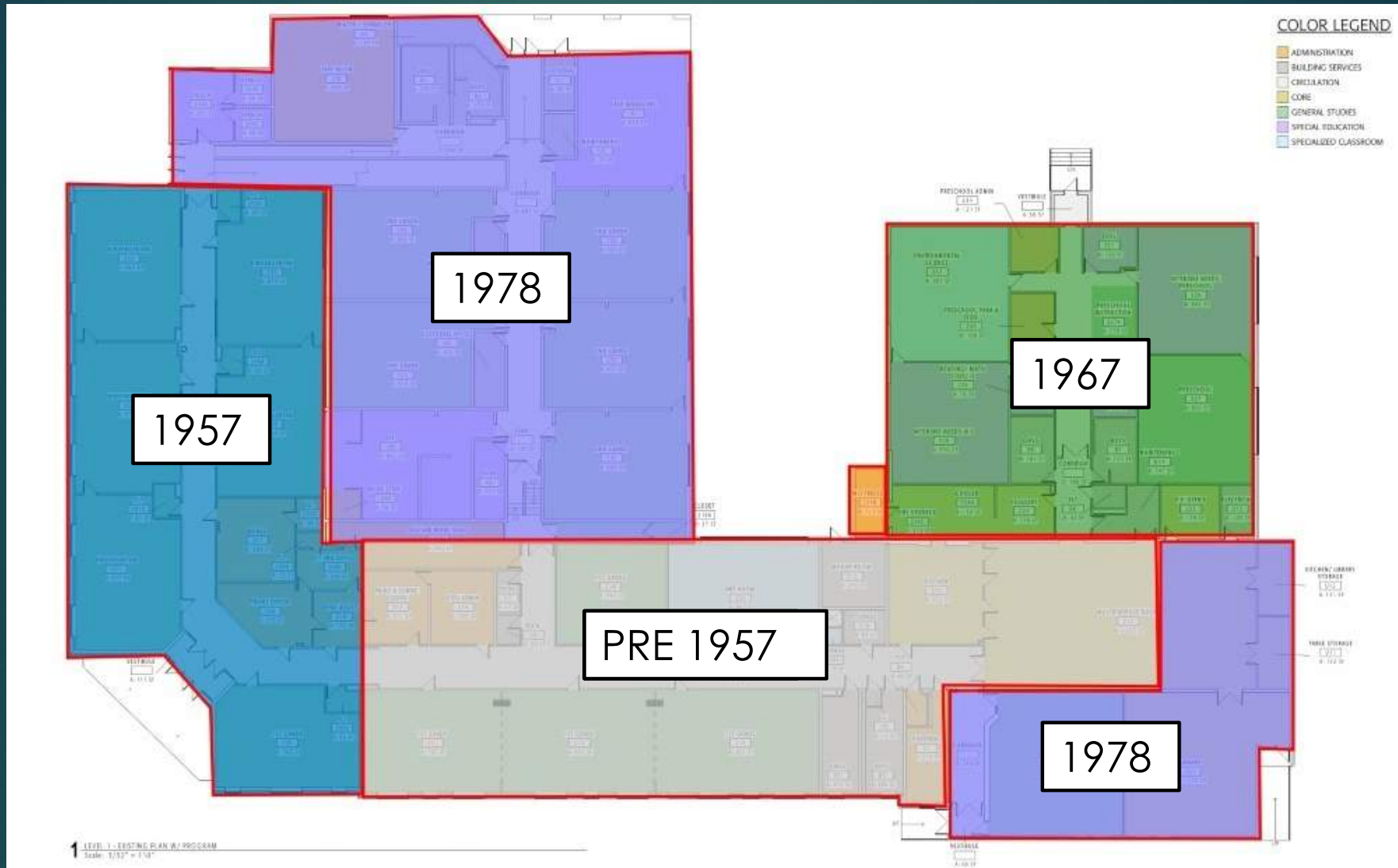


FOR MORE INFORMATION:

<https://www.sau41.org/administration/sau41-committees/hollis-enrollment-committee>



# Program vs Existing



# Existing Conditions

## Eight Projects in 25 years

Lots of building stabilization and infrastructure improvements but almost no reconfigurations responding to enrollment and curriculum needs.

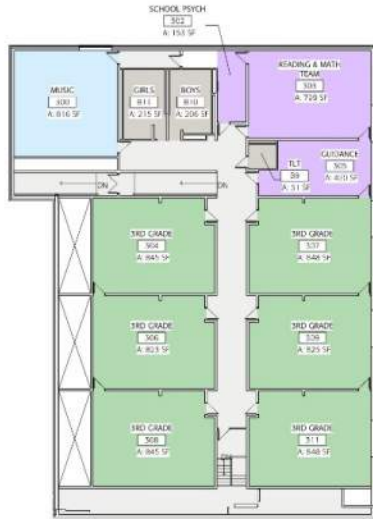
- 1999: Overall finishes and millwork renovation + new vest.
- 2018: Septic system
- 2018: Door and hardware replacement
- 2018: New FC siding, insulation, windows
- 2021: Mechanical System upgrades and Solor Panels
- 2022: ADA toilets renovation
- 2022: Exterior wall refinishing- EIFS
- 2023: Kitchen renovation and equipment



# Existing Building

## COLOR LEGEND

- ADMINISTRATION
- BUILDING SERVICES
- CIRCULATION
- GENERAL STUDIES
- SPECIAL EDUCATION
- SPECIALIZED CLASSROOM



2 LEVEL 2 - EXISTING PLAN W/ PROGRAM  
Scale: 1/16" = 1'-0"

EXISTING= 53,308 SF



1 LEVEL 1 - EXISTING PLAN W/ PROGRAM  
Scale: 1/16" = 1'-0"



## EXISTING CONDITIONS

September 3, 2025



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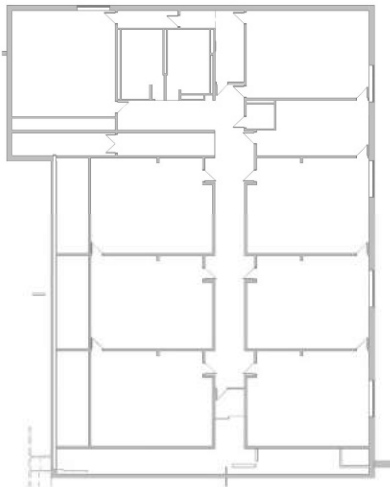




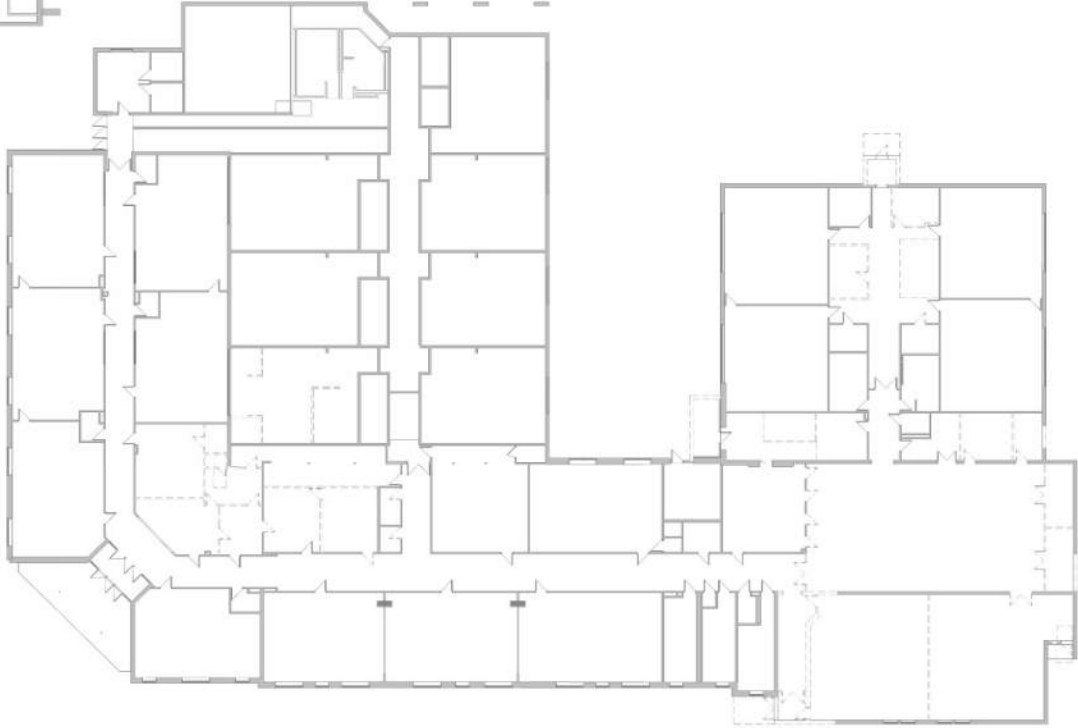
# Existing Site



# DEMOLITION 1A



2 LEVEL 2 - DEMOLITION PLAN OPTION 1A  
Scale: 1/16" = 1'-0"



1 LEVEL 1 - DEMOLITION PLAN OPTION 1A  
Scale: 1/16" = 1'-0"



DEMOLITION  
OPTION: 1A

September 3, 2025

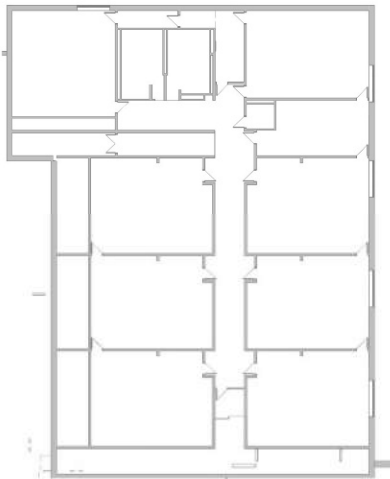


HOLLIS  
PRIMARY  
SCHOOL

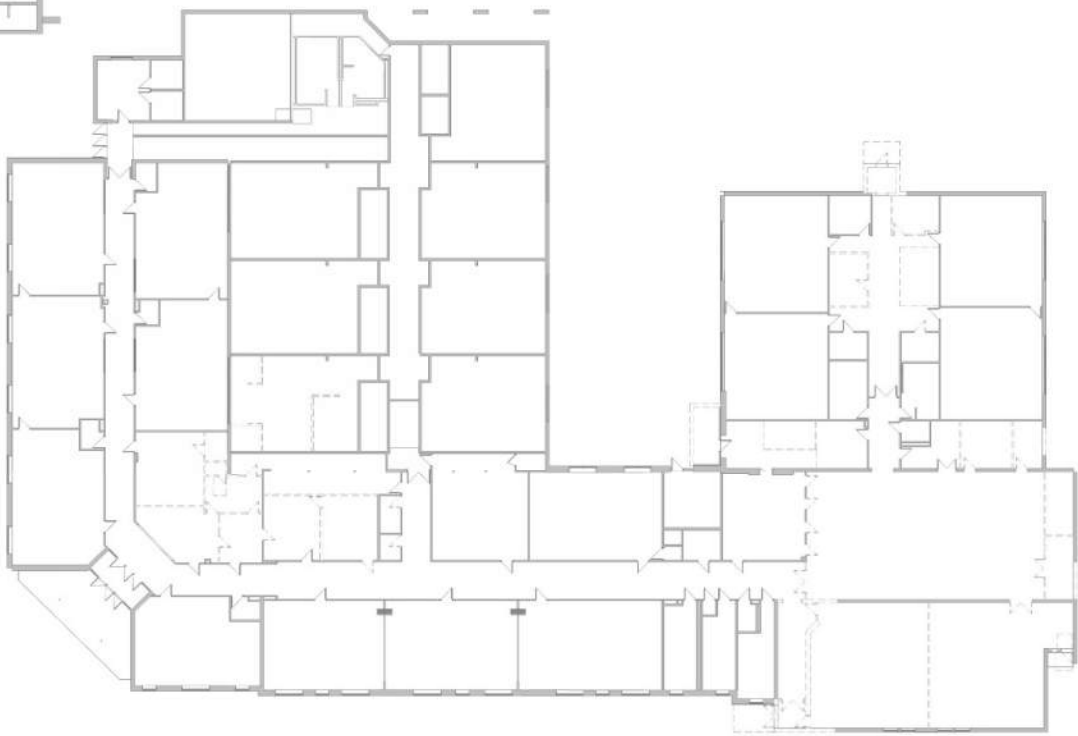
36 SILVER LAKE ROAD  
HOLLIS, NH 03049



# DEMOLITION 2A



2 LEVEL 2 - DEMOLITION PLAN OPTION 2A  
Scale: 1/16" = 1'-0"



1 LEVEL 1 - DEMOLITION PLAN OPTION 2A  
Scale: 1/16" = 1'-0"



DEMOLITION  
OPTION: 2A

September 3, 2025

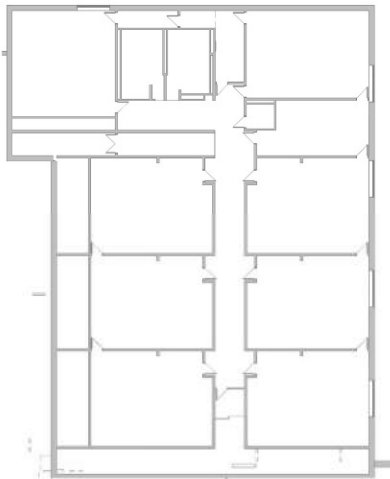


HOLLIS  
PRIMARY  
SCHOOL

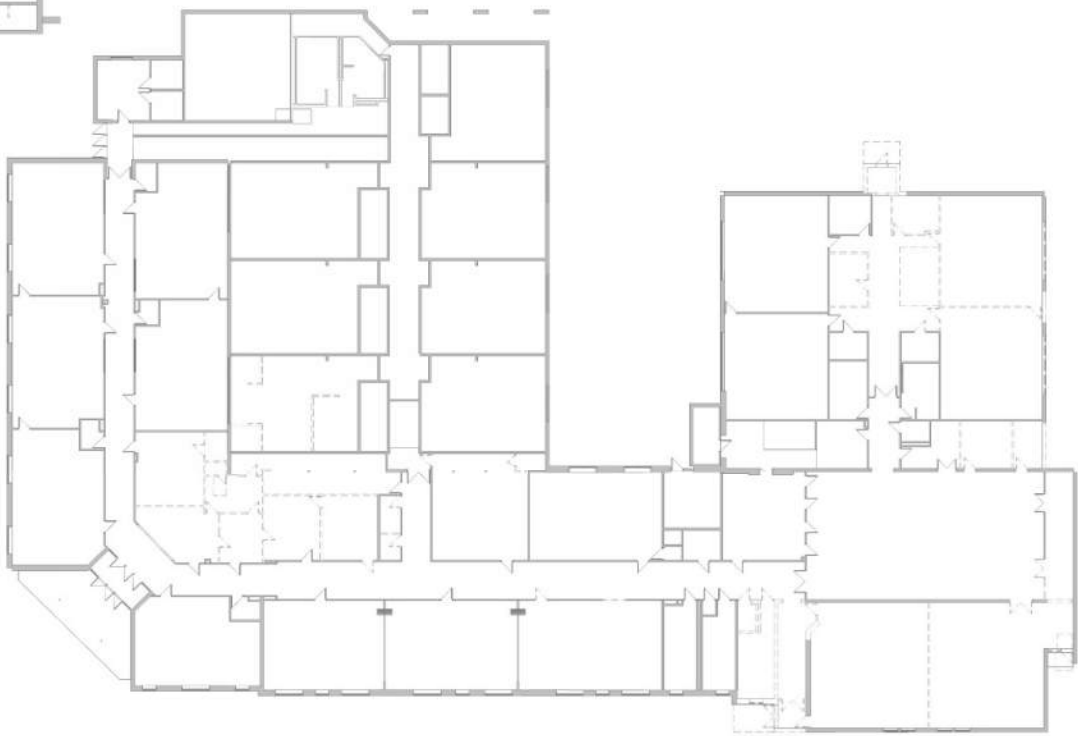
36 SILVER LAKE ROAD  
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# DEMOLITION 3B



2 LEVEL 2 - DEMOLITION PLAN OPTION 3B  
Scale: 1/16" = 1'-0"



1 LEVEL 1 - DEMOLITION PLAN OPTION 3B  
Scale: 1/16" = 1'-0"



DEMOLITION  
**OPTION: 3B**

September 3, 2025



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