

Overview of the Presentation

- I. The Need Defined: It's Not Just About Classrooms**
- II. Value for Our Dollars**
- III. Summary**

*To do your own reading during the presentation or during public input, please see the [HPS Proposed Renovation and Expansion](#) website and the [Hollis Enrollment Committee website](#) for more information on the project and the process which led the committee to this point, respectively.

I. The Need Defined: It's Not Just About Classrooms

A summary of the crisis in 6 minutes (Video)

Corrections to information in the video:

****The school was built in 1952 (gray)***

*****The last addition was in 1978 (purple)***





How Increased Enrollment is Impacting the School and the Town:

- **Multifaceted Insufficiencies:**

- **Classroom space** (4 case managers moved to Admin offices, Pre K in hall)
- **Library** (FY25: converted to 3 classrooms and moved to a former Kindergarten classroom, adjacent to noisy MPR)
- **Office space** (4 utility closets cleared and used as offices)
- **Storage** (crowding classrooms)
- **Nurse's office** (lacks necessary beds and private space)
- **Parking** for staff, guests, and school events
- **MPR:** gymnasium/cafeteria/hallway (lack of dedicated gymnasium = class schedule that revolves around lunch; limits PE curriculum)

How Increased Enrollment is Impacting the School and the Town:

- **Safety Concerns:**

- **Unsafe traffic** conditions on Rt. 122 during dropoff/pickup (cars lined up on 122)
- **No Fire Lane:** crowded site during dropoff/pickup does not allow for the clear passage of emergency vehicles to HPS or HUES
- **Outdated Entrance** does not meet current DHS Standards
- **Vulnerability** due to lack of exterior loading dock (regular drop offs travel through main entrance to kitchen during school hours)

II. Value for your Dollars

The HEC is able to provide the comprehensive school building designs, sitework plans, and cost estimates ***within budget*** from the \$164,400 the Town authorized in March 2025 to investigate this project.

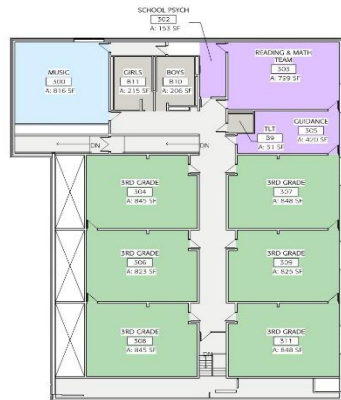
Professional Consultants*:

- [Banwell Architects](#)
- [Fuss and O'Neill Civil Engineers](#)
- [Energy Efficient Investments](#)

**all are present tonight*

What is Hollis getting for about
\$1.25/day*?

**Estimated cost for average Hollis household in FY28, declining in
subsequent years.*



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

EXISTING= 53,308 SF



EXISTING CONDITIONS

September 3, 2025



HOLLIS
PRIMARY
SCHOOL

36 SILVER LAKE ROAD
HOLLIS, NH 03049



COLOR LEGEND

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

Existing Building



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

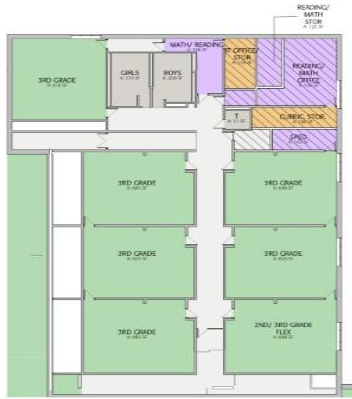
Proposed Design

COLOR LEGEND

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

AREA OF ADDITION: xxxxxxxx SF

AREA OF MAJOR RENOVATION
(RECONFIGURATION): 12,545 SF



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

EXISTING= 53,308 SF
ADDITION= +18,950 SF
DEMOLITION= - 292 SF
TOTAL= 71,966 SF



HOLLIS PRIMARY SCHOOL

36 SILVER LAKE ROAD
HOLLIS, NH 03049

November 26, 2025



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

ENTRANCE

Key Aspects of the Proposed Design

- **Additional 5 classrooms** w/ flexible layout to mitigate bubble years
- **Targeted renovation** of existing spaces to provide individual instruction and needed support services
- **“Right-sized” MPR** (Gym/Cafe/Performance stage)
- **Dedicated Library, Music, and Art** rooms with appropriate storage
- **Rentable MPR:** Locking doors to academic building for evening use
- **Sufficient** storage, conference room, office space, **Nurse’s office**
- **Conversion** of open space in Pre K-wing to usable educational spaces
- **Updated Septic** (30+years) creating additional play space and much-needed parking
- **Enhanced Safety and Security:** Entrance up to DHS standards; safe drop off/loading zone for kitchen; improved traffic flow in and around the building (off rt.122); **Fire Lane with emergency egress and first responder access**

Being Thoughtful of Value

- **Reuse** as much of the existing building and site layout as possible with minimal disturbance/renovation
- **Focus** on needs vs. wants
- **Restrict** masonry only where resilience is needed for longevity
- **Maintain** playground spaces, nature trails, and above ground propane
- **Avoid** wetland impacts
- **Plan** for sufficient classroom space to satisfy the town's needs for many years to come without risking "over-building"
- **Create opportunities** for event spaces to be utilized by the greater community
- **Limit vulnerability to inflation** with accelerated construction start time
- **Respectful of the Historic District** with a tasteful design of the exterior, keeping with the Town's character

Building Design





Existing Site

EXISTING AERIAL





Site Plan

SITE PLAN CONCEPTUAL RENDERING

Legend

- 1 Additional Parking Area over old septic field
- 2 Bus Lane & Priority Parking
- 3 Drop-Off Lane
- 4 Vehicular Gates
- 5 Upgraded Septic System
- 6 Existing Play Areas Maintained
- 7 Storage Sheds
- 8 Dumpsters





Construction Phasing EEI

CONCEPTUAL SITE PHASING PLAN

1 SPRING OF 2026
April - June

~SEPTIC UPGRADES

2 SUMMER OF 2026
June - August

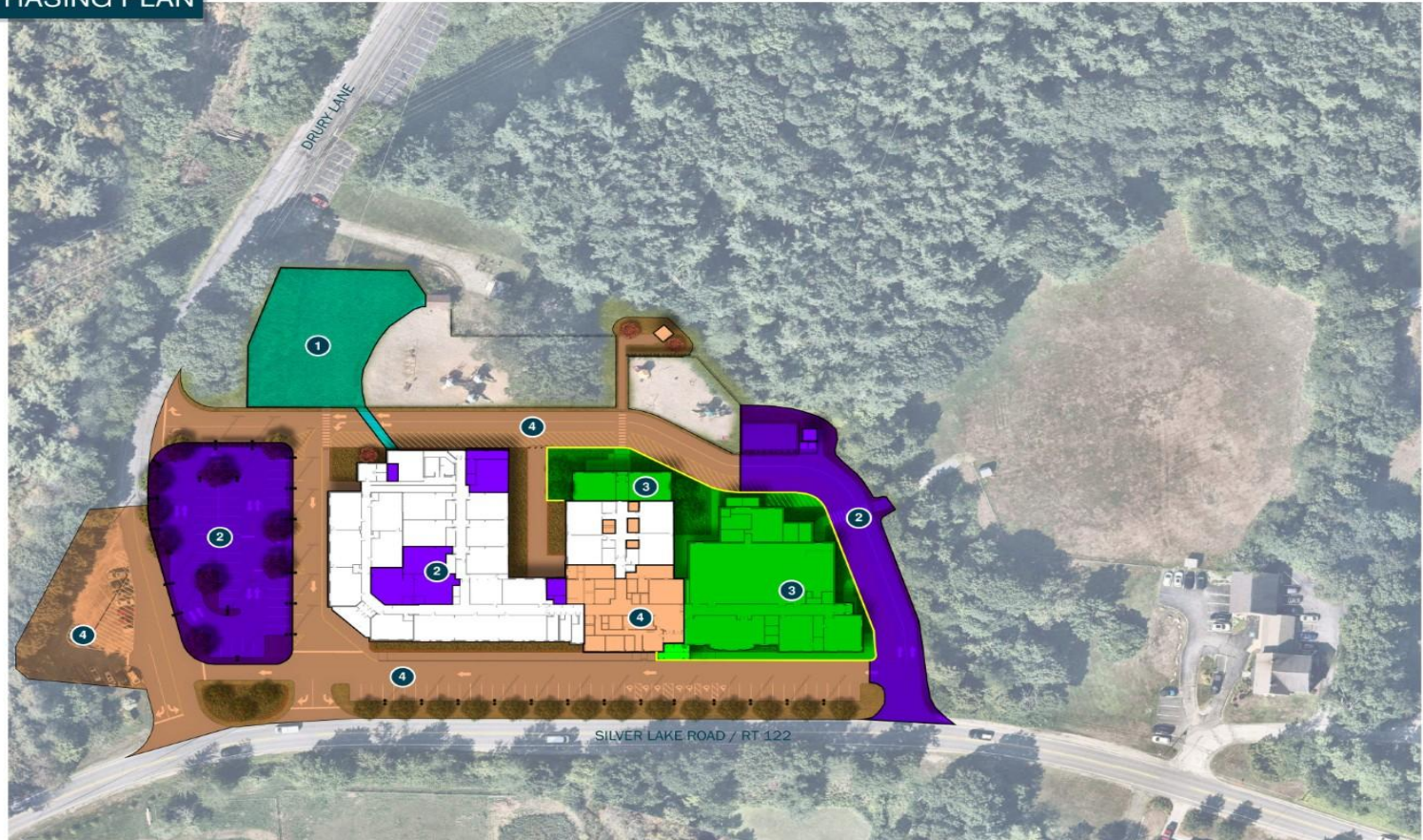
~SOUTH WING RENOVATIONS
~BOILER UPGRADES
~NORTH DRIVEWAY
~ELECTRICAL SERVICE
~PROPANE TANKS
~SOUTH PARKING

3 14 MONTH PROJECT
July '26 - Aug '27

~MULTI-PURPOSE ADDITION
~TWO CLASSROOM ADDITION
~NEW FRONT ENTRY

4 SUMMER OF 2027
June - August

~CORE RENOVATIONS
~WEST DRIVEWAY
~SOUTH DRIVEWAY
~EAST DRIVEWAY





**Current HVAC/heat pump infrastructure on existing roof (not pictured here) will remain intact; no ductwork will be visible on new construction*









III. Summary

- \$19.38MM
 - \$0.21/\$1000 in FY27 (~\$155 for the average household)
 - Peaks in FY28; payments decrease subsequently
- Resolves all classroom, storage, scheduling, specialty, nursing, parking, and safety concerns identified by the HEC
- Takes cars off Rt. 122, improving traffic flow and safety for all
- Improves emergency access via dedicated **fire lanes**
- Makes our children teachers, visitors, and residents safer
- Opens doors for greater educational and curricular opportunities for our children
- Creates opportunities for the Town to utilize the MPR (gym, stage)
- Provides *immediate* value for our dollars (completed in 14 months!)

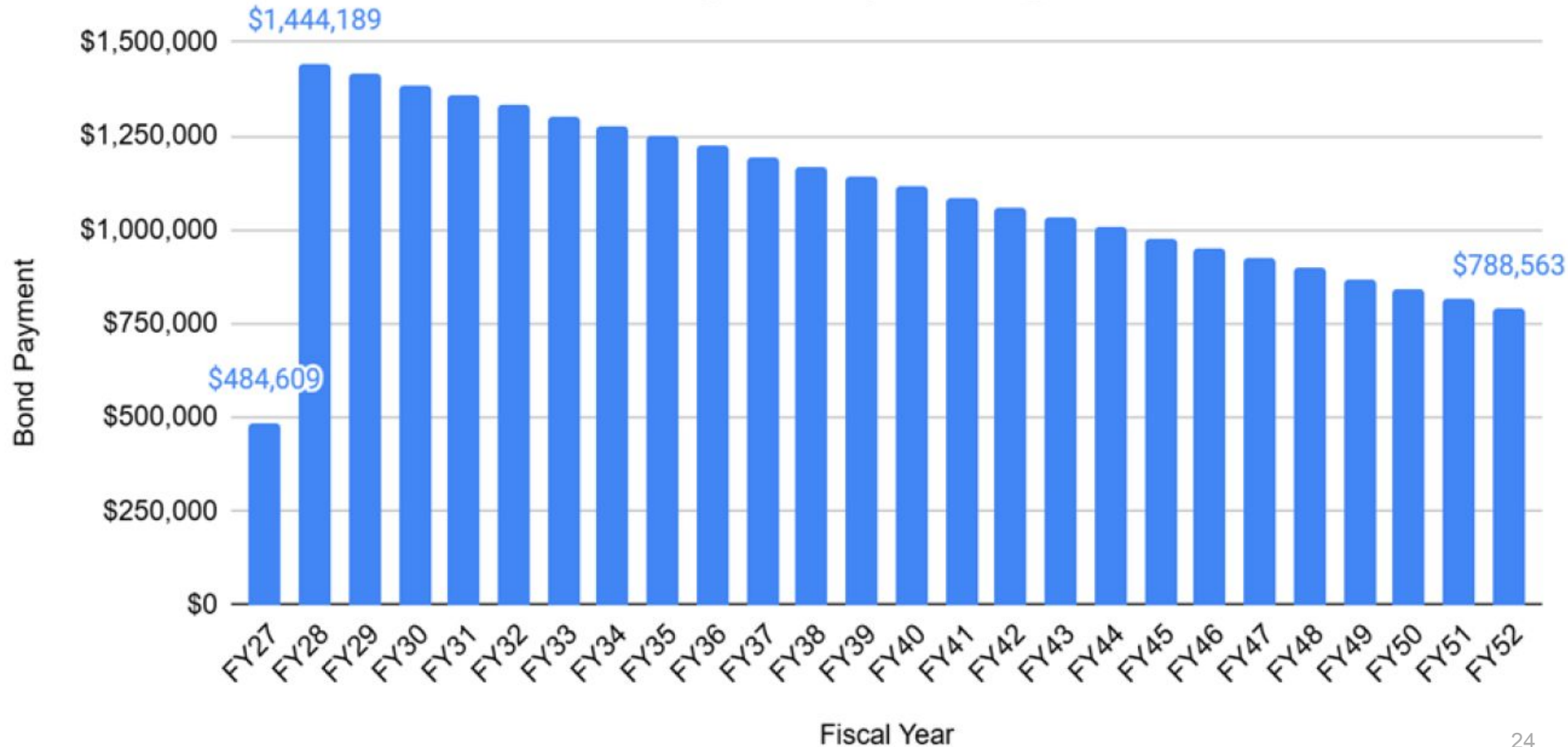
Anticipated Questions and Reference slides

Financial Impact Explained

Total Bond: \$19,384,375

- Amortized over 25 years
- Current rate 3.5% (Final bond sale is July 2026)
- \$0.21/\$1000 in taxes in FY27 (~\$155 for the average Hollis household) ; interest-only payment (\$484, 609), standard practice with municipal bonds
- Tax burden peaks in FY28 (principal plus interest going forward) and decreases in subsequent years
- Three current HSD debt payments come to completion over the next 6 years

25 Year Bond Payment by Year @ 3.50%

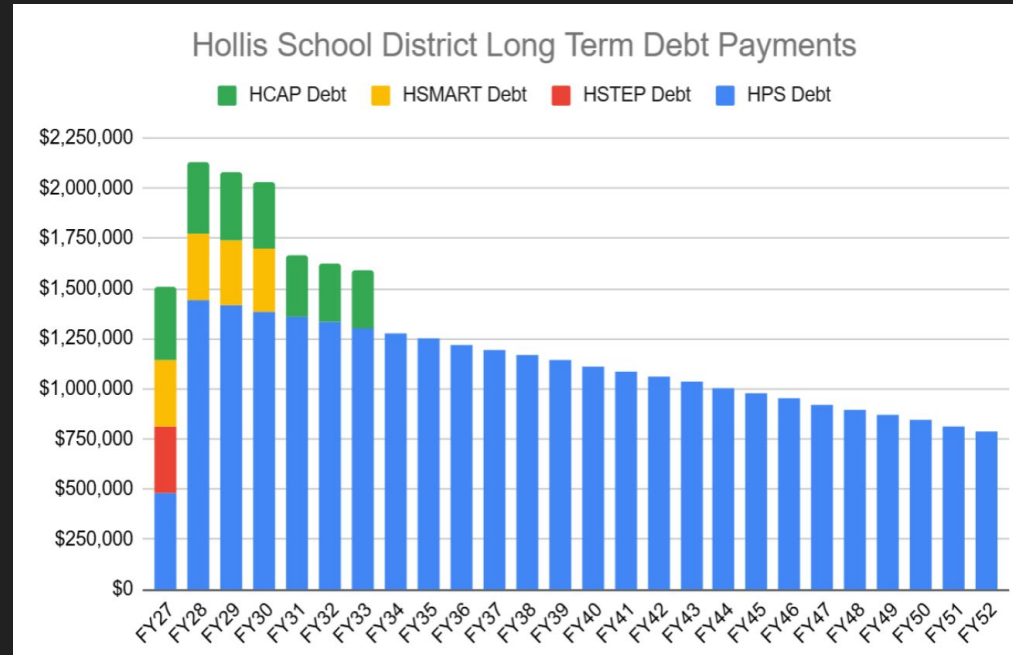


Other Long-term Debt Payments

- HCAP
- HSMART
- HSTEP

These were related to energy-efficient initiatives for both HPS and HUES. All associated infrastructure and efficiency will be preserved with the renovations and additions of the proposed bond.

Hollis has been paying off these debts and their burden will be lifted gradually over the next 6 years.



Is enrollment really increasing?

Historical Enrollment in Grade Combinations

School Year	PK-6	K-6	PK-3	K-3	4-6	K-8	7-8	7-12	9-12
2014-15	645	626	353	334	292	830	204	650	446
2015-16	641	623	345	327	296	824	201	618	417
2016-17	654	636	337	319	317	837	201	642	441
2017-18	657	646	335	324	322	856	210	619	409
2018-19	671	653	343	325	328	834	181	616	435
2019-20	644	627	344	327	300	848	221	649	428
2020-21	616	603	333	320	283	817	214	649	435
2021-22	625	610	338	323	287	804	194	643	449
2022-23	667	648	378	359	289	863	215	617	402
2023-24	685	658	396	369	289	857	199	612	413
2024-25	671	645	392	366	279	840	195	619	424

**See the Spring 2025 [NESDEC](#) report*

Despite the fact that enrollment numbers are declining on a statewide basis, the numbers at the primary school have reflected a different trend.

But hasn't the building held more students than this in the past?

Programming Changes Over the Years:

- ❖ **Half Day to Full Day Kindergarten** (2 classes to 4; 6 classes as of FY26)
- ❖ **Preschool**
 - 2 classes (2014) to 3 classes(2 AM, 1PM) (2024-present)
 - Preschool Intensive Needs
- ❖ **K - 3 Intensive Needs**
- ❖ **Occupational Therapy**
- ❖ **Reading/Math Specialists**
- ❖ **Nuances:**
 - **Fire Codes** (2021): Prek, K, 1st Grade Egresses
 - Staff Room used to be a classroom (change due to fire codes)
 - Loss of storage capacity has relocated storage to classrooms, encroaching upon student spaces
 - Variations in classroom size (renovations –e.g. ADA compliance–have altered classroom footprints)

Total loss of capacity: *conservatively* estimated at **120 students**. See **FAQ doc** on the HEC website for a full explanation.

Example: Staff Room
used to be a classroom
(unfit per current NH fire
codes)



What about the Farley Building? Wouldn't
that just be \$4.8MM?

- \$4.8MM was an *estimate* for renovating only two floors of a 3-story building by standards/codes for a community center, not a school (\$\$\$):
 - ◆ Must have sprinklers on **entire** building, even unused portions
 - ◆ Finish **entire** building—necessary for a school
 - ◆ Egresses for PreK (NH Fire Codes)
 - ◆ Interior design would be different to meet the needs of a primary school curriculum (vs. 7 rooms on two floors-slide 8 of Farley PPT)
 - ◆ **DHS safety standards:** complete renovation of entrance; safety glass—e.g. Schoolguard; and security doors
 - ◆ **Too big for PreK:** only 1st floor per fire codes; still would need climate control for the other two floors; what would be the use of the top two floors?
- Lacks a safe and appropriate space for outdoor play (see 9/17/25 HEC meeting and public forum feedback)
- Duplicate administration, custodian, and specialized staff for children with intensive needs = expensive **sustained** costs

**What about HUES? Can't we move the
3rd grade and save space at the primary
school?**

- Moving 3rd grade would vacate the 2nd floor
- Space is needed on the 1st floor of the primary school for PreK-1, per NH fire codes
- Not helpful to move 2nd grade up as they currently occupy a sunken corridor, also not to standard for PreK-1, per NH fire codes
- HUES curriculum would be ***significantly impacted*** by making room for 5 classrooms. See full explanation on HEC November 2025 FAQ document

What happens if the bond vote
doesn't pass? Can we wait?

Look to what has *already* resulted from increased enrollment...

- Storage closets converted to offices (storage problem)
- Office space converted to suboptimal instruction space for high-needs students (cramped, distracting)
- **Library downsized** (crowded, noisy, cold)
- **Elimination of Enrichment programs** (space lacking for chess and small group work for advanced students and ZPD groups)
- **Pre K in hallway**
- **Limitations** on PE curriculum
- **Daily lunch/PE rotation** → wet floors/impacted class time; academics ruled by MPR
- Traffic (cars lined up on Rt. 122) worsens each year

So, what would be next?

- ❖ **Increased class sizes** (inequitable distribution due to varying classroom sizes—a result of needed renovations over the years)
- ❖ **Specialists on carts** (Art, Environmental Science, Music)
- ❖ More programs **cancelled** or **reduced** (yearly music concerts, instrument exploration, pottery)
- ❖ **Dissolution of the Library**

Still will need to be done (and paid for):

- Entrance Renovated to DHS Standards
- Septic

Likely to be proposed (\$\$):

- Renovation of interior to capture wasted space (Pre K wing) and convert main office to classrooms
- Added classrooms to exterior
- Sitework to add fire lane, parking, and space for more cars off 122

Reality of acting now vs. waiting/phasing out the project...

Doing it now:

- **Protection** against inflation
- **“Clerk of the Works”** ensures contractors communicate and work **within budget**
- **Known costs** allow for more accurate budget planning (for residents and CEAC/BudCom)
- **Economy of scale:** Completing projects at once is more **cost-efficient** than piecemeal
- **Increased safety–NOW:** fire lane, exterior loading, proper entrance, School Guard glass
- **Superior value:** project completed in **14 months**, allowing Hollis to ***immediately*** enjoy the merits of the project

Waiting or doing it piecemeal:

- ❖ ***Vulnerable*** to inflation
- ❖ More money to consult with professionals and make new plans must be researched and proposed for ***every*** step of renovation
- ❖ ***Unpredictable cost*** and unpredictable timing of needed amenities
- ❖ **Safety Impacts:** limited first-responder accessibility; interior delivery drop offs; outdated entrance
- STUDENTS’ SAFETY AND EDUCATIONAL EXPERIENCE IMPACTED WITH EACH PASSING YEAR**

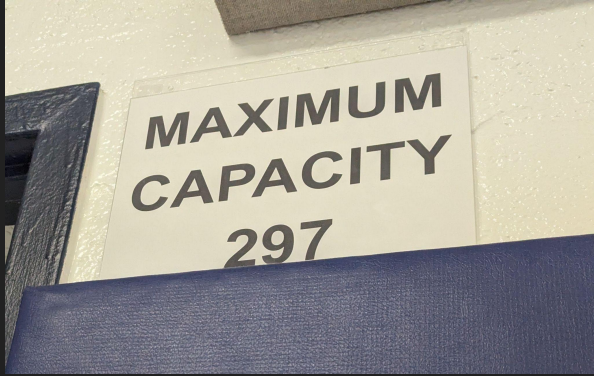
Won't operating costs increase with a larger building? What will that cost?

- **NO new staff costs in the foreseeable future** (current staff are working in crowded/inappropriate work spaces)
- Estimated propane, electric, HVAC, Life/Safety services, Plumbing services, and General Maintenance: **\$40,759/year** (As prepared by [EEI](#))

Why is a new gymnasium a “need” when it has worked in the past?

- Increased enrollment=**increased number of classes taking PE** to cycle through the schedule (FY19: 17 classes; FY26: 23 classes)
- Increased enrollment=more children sitting at lunch tables needed to be cleaned and stored before the PM PE classes
- **It's not just a gym, it's a true MPR:**
Proposed size allows for PE and lunch to happen simultaneously; while smaller children have PE, older children have lunch. The larger space will be available for older children when lunches are completed, solving the scheduling challenges the school now faces.

Undersized Multipurpose Room



Veteran's Day Performance. Veterans cannot bring family while children honor them because there is not enough capacity.

Lunch rotations, combined with 12' ceilings and laminate tile flooring limit the ability of the PE teacher to fully deliver NH curriculum: no basketball, volleyball, gymnastics, obstacle courses/stations, or mini golf.

Insufficient MPR storage: unsafe stacking; no room for more lunch tables



Why does a primary school need a stage?

Multiple factors led to this decision:

- Discussed at the 9/17/25 Public Forum ([minutes](#) and [video](#) available on HEC site)
- Storage was needed for risers and other performance equipment; stage provides this with dual purpose of performance space
- The stage is actually considered a “Platform” at the elementary level; this is not a middle school/high school stage size.
- Eliminating stage would save only \$385,000; the staff and HEC felt that saving this sum was not worth losing the **value** that a stage would provide for the school and potentially for the community...

When young children perform for their peers, there are valuable educational benefits:

- **Readers' Theater:** reading, memorizing, and performing text improves **fluency** and **expression**
- Preparation for performances encourages **goal-setting, self-discipline,** and **teamwork**
- Performers gain **confidence** and **presentation skills**
- Children as audience members develop **empathy** for their peers and gain practice in **self-control** (sitting still and quiet for a prolonged period of time), and proper audience etiquette.

****Finally, this is an amenity that could not be easily provided later as an “add-on”***

Reference slides...

The following slides come from previous public presentations. They are included here for reference and convenience.

What have we done to address this?

- Creation of Enrollment Committee
- Divided the Learning Commons (creating 3 new classrooms-FY25)
- Library moved to classroom
- Exhausted all space usable for classrooms (i.e. hallway)
- Combined service spaces
- Combined office space
- Converted 4 storage closets to offices
- Converted Admin offices to case manager/specialist teaching space

What have we considered?

- ❖ Moving 3rd Grade to HUES
- ❖ Switching Buildings with HUES
- ❖ Portables
- ❖ Reorganizing
- ❖ Farley Building
- ❖ Moving programs to HUES (i.e. Pre K)
- ❖ Analyzed 5 preliminary design drafts before choosing the option that not only best met our needs, but would result in the lowest cost for Hollis; we then further revised that plan to cut more potential costs
- ❖ See the ["Brief History"](#) doc on the HEC website and other posted documents for more details

Undersized Library in a former Kindergarten Classroom



Former copy
room converted
into two offices
and storage



Undersized Preschool Class in Hallway



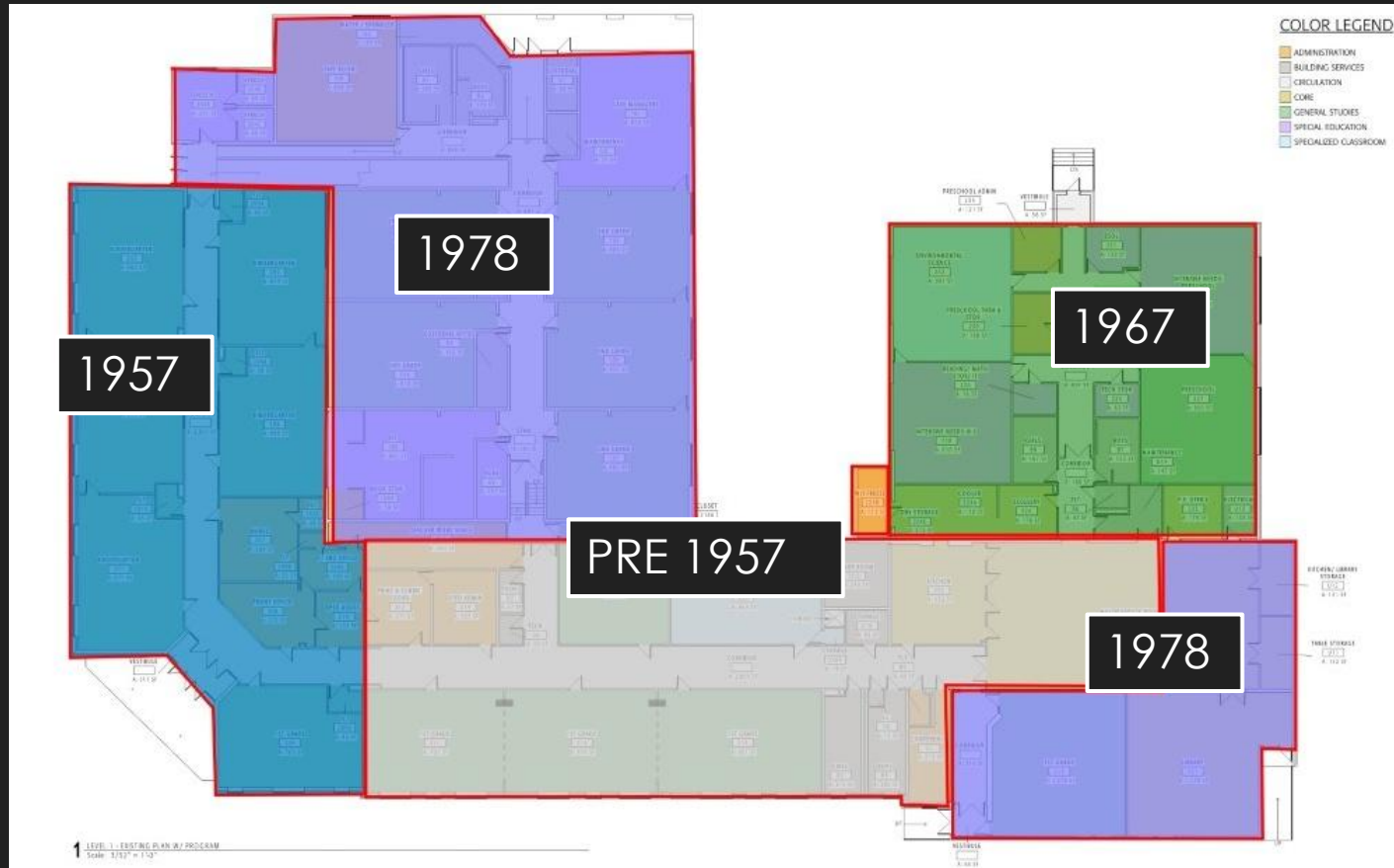
Occupational Therapy Room Crowded by Library Storage



Undersized Music Room with Performance Risers Stored in Hallway



Building History



Budget

(not to be exceeded)

Building	\$15,065,463
Site	\$2,481,026
Soft Costs	\$1,837,886
Grand Total Cost	\$19,384,375