

Hollis School District Renovation and Expansion Committee (HREC)

September 21, 2026 3:15-4:15pm

Location: HPS MPR

Google Meet link on the HREC webpage

MEMBERS:	PRESENT:
Anne Wake-DePasquale, HREC Chair, Hollis School Board	X
Gina Bergskaug, HSD Superintendent	X
Paula Izbicki, HPS Principal	X
Lance Finnemore, SAU41 Facilities Director	X
Ellen Roos-Unger, HPS Teacher Representative	X
Julia Piskorski, Parent Representative, Communications Liaison	X
Anastasyia Esposito, Parent Representative, Communications Liaison, HREC Secretary	X
Tom Enright, Community Representative	X
Ada Stevens, Community Representative	X
Julie Spence, Professional Volunteer	Absent
Mike Leavitt, Hollis Budget Committee and Planning Board Representative	X
Raphael Zack, HSB alternate representative, Hollis Budget Committee, Capital Advisory Expenditures Committee	Absent

No members or community members joined virtually.
Three Hollis residents attended the meeting.

I. Welcome

The meeting began at 3:20 due to staff duties with dismissal. The committee agreed to begin meetings at 3:20 going forward; members agreed to extend the Tuesday, October 6th meeting to 90 minutes in order to have ample time to discuss the survey.

Anne thanked everyone present for their attendance at Old Home Day and for their work analyzing survey data.

Overview of the Agenda and Overarching goals:

- a) Analysis of survey results
 - (1) The chair acknowledges that we will not get to analyzing everything in one meeting. It will likely take 2-3 meetings to discuss all salient points, so please be patient as all data will be discussed in time.
- b) Discuss options for renovation and expansion
 - (1) This will be a review of Julie's conceptual plans, including her most recent rendering.

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- c) Review, discuss, and approve recommendations for scope of work to be presented to professional consultants
 - (1) Agree upon “needed” features of a renovation or expansion and a budget cap
 - (2) Ada asked whether this means the committee has already decided to move forward with building.
 - (a) Anne answered that building is an option among others, but it is the most time-sensitive. If we do not get a scope of work to the consultants soon, it will not be possible as an option.
 - (b) Anne has already reached out to a member of the Farley committee about a meeting with our professional volunteer regarding getting a team of professionals together to examine the Farley plans and walk the building with the fire marshal. This is hopefully going to happen in early-mid October
 - (c) Anne also expressed that examining the Pharmacy as a possibility for the preschool is also a part of the plan for this fall.

II. Updates

- A. Communications Liaisons Report (Julia, Stacy)
 - 1. Distributed flyers around town and sent to community organizations.
 - 2. Attended Hollis Seniors meeting to assist with completing the survey.
 - 3. Connected with various organizations to complete the survey.

III. Old Business

- A. [September 1, 2026](#) draft meeting minutes approved
- B. Old Home Days
 - 1. Reflections and overall feedback
 - a) Mike: not much activity early in the day (10-11:30)
 - b) Anne had many productive conversations with residents with a range of perspectives.
 - c) Residents signed up to receive email communications.

IV. Discussion

- A. [Resident](#) and HPS Staff Survey results.
 - 1. The Secretary shared her presentation [Analysis presentation](#) ([Resident free response](#); [Staff Free Response](#), [Raw Data Excel sheet](#))
 - 2. Staff results are confidential to the committee unless the staff member indicated their responses could be shared broadly.
- B. Chair asked all members to share their reactions based upon three questions:
 - 1. *What surprised you?*
 - 2. *Which are the 3 most salient points the committee must address?*
 - 3. *How can we use these data to inform our path forward?*

Ada-1. Surprised safety was not identified as more of a concern.

2. Classroom space sticks out. Noted that student achievement is not tied to size of class (it's what the teacher does in the classroom).

3. A path forward would be to look at alternatives other than building.

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Paula-1. No surprises.

2. Classroom space; MPR; carpool/traffic. The latter contributes to safety.

3. Ok with the path we are on now: focusing on needs and cutting down costs. She is interested in sharing responses from the committee to community members

Gina-1. Surprised double-buzz was not a priority.

2. Classroom space, MPR

3. Would like to see more alternatives to solving problems.

Ellen- 1. Like Gina, surprised double-buzz entry was not a priority.

2. People wanted to support the bond, but didn't see a road to doing so due to cost

3. Plan to move forward with as fiscally conservative of a plan as possible

Julia- 1. not completely surprised by the difference between staff and community in the view of the MPR. This can be addressed through clearer messaging and communication.

Struck by how many community members had knowledge on the issue. About 10ppl brought up classroom sizes; others commented on community grants. Surprised that ~13ppl commented upon Farley.

Surprised by the staff's input regarding the impact of moving classrooms on their ability to plan.

2. Gym/MPR; classrooms (see email communication with team prior to the meeting [copied below](#))

3. Better messaging regarding the need for the MPR/gym

Mike- 1. Surprised by extent to which many people don't understand the complexity of what's going on day-to-day; surprised the Farley building came up as often as it did

3. The committee needs to do a better job explaining how interconnected everything is. We need to provide a more concrete answer to the Farley option, perhaps in a FAQ response.

Tom- 1. Happily surprised that there was a common belief that this building needs more instructional space.

2. From the staff survey: the lack of space affects teachers' ability to deliver the program; instructional space; carpool/safety; double buzz

3. Happy with the committee's current direction.

Anne- 1. surprised the library didn't come up more (that the staff reported that the MPR had a bigger impact on their ability to perform their duties.

2. MPR, instructional space, & safety.

3. Action items- plans in place to review Farley building plans, tour, and discuss if possibility exists and at what approximate/high-level cost. We should look at prior pharmacy also and consider the building and the on-going costs.

Stacy-1. Surprised by the impact the current situation is having on staff morale and planning.

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2. Instructional space; MPR; library

3. Plans should be \$10MM or less; investigate all-day voting; address all questions in FAQ's

C. Options for renovation and expansion

- Agreed most expensive options should be eliminated. Other options should be considered by consultants for conversation only.
- All agreed plans should not exceed \$10MM
- Tom wants to see more expansion than renovation, he wants to add space, not change it. Reno is not always cheaper; there are load-bearing walls that could cost more to move than building new.
- Gina gave the example that the wall dividing the MPR and the library/first grade classroom was formerly an exterior wall, and so it must be load-bearing and probably expensive to move/renovate.

V. Public Comments and Questions (4:05-4:10) *At 4:05 the committee paused discussion to hear from the three residents in the room:*

Dave: How could a modest class size increase impact the needs of the school (such as 22 students)?

Nicole: Parent; MA in interior architectural design; invested in assisting where possible. There may be an opportunity to work with existing space especially regarding the MPR. We need to highlight what we can get and support staff and their morale. She grew up in Hollis: education/school has always been a huge driver in town, so we want to keep the teachers we have. Security is huge; we need to get the community to understand this.

Chelsea: We need to keep attention on the 30+responses that wanted \$0-3MM. ([see below](#)) The lack of interest in safety may be due to Hollis perceived as safe and the carpool option was separated from "safety" on the survey.

The last proposal required moving power and utilities; looking to work around this could save money.

We need that septic health assessment.

Against giving voters multiple options because the cheaper one will always be the one that is voted in.

Be certain to check with Drew for rules on all-day voting.

—All residents were thanked for their contributions. Questions will be investigated and answered over the next few meetings.

VI. Closing (4:10-4:15)

A. Defining a scope of work

After discussion, the committee agreed the following criteria would be sent to the consultants (in order of priority):

1. Add 4 classrooms
2. Expand MPR (4000-4500 [sq.ft.](#); 14' ceilings instead of 16'; no skylights; no frills)
3. Library the size of two classrooms with infrastructure in place to separate by partition if there is a bubble year or other increase in enrollment.
4. Nice to have, budget-permitting: double-buzz secure vestibule in centrally located office

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Any concept plans should be budgeted for \$10MM or less. We would like a second option demonstrating what is possible for \$5MM or less. We will ask for an itemized cost breakdown.

Sitework

We will minimize sitework to only what is needed to accommodate the building. The committee agreed that Lance, Tom and Mike will reexamine the site plans for options to reduce site costs. Will ask for itemized cost break down.

Septic update and parking will wait as a separate measure in a near-future fiscal year.

B. Next HSB regular meeting **October 7, 6pm, HUES cafeteria**

C. Next HREC Meeting: Tuesday, **October 6, 2026 3:20-4:50, HPS MPR**

Useful Links For Quick Reference and Research:

[HREC Files Google Drive Folder](#)

[Hollis Enrollment Committee webpage](#)

[HPS Proposed Renovation and Expansion page \(2026\)](#)

[HSD Projected Enrollment FY27 HPS and HUES](#)

[SAU41 Enrollment Projections based on 3 year running average](#)

[NESDEC FALL 2025 ENROLLMENT REPORT](#)

[Hollis Demographics and Housing Report](#)

[NESDEC Hollis Historical Enrollment](#)

[Hollis, NH Population by Year](#)

[School Fire and Safety Inspection Checklist](#)

Julia's analysis emailed prior to the meeting (to be discussed in future meetings):

Good morning,

I read through the comments in the community survey responses (366). The most commonly cited concern was that the plan was too expensive (~54 responses). There was a common sentiment that the school should focus on needs/not wants and that needs must be clearly demonstrated to the wider community. When a commentator mentioned numbers or concerns about the analysis in free responses, the respondent tended to say that needs were not clearly demonstrated or the numbers provided by the district didn't make sense to them (for example, "Those making the proposal need to justify the proposal with numbers. this was not the case in March 2026.").

Here are the top topics that came up in the free responses:

- Enrollment
 - need to see a discussion of enrollment numbers (12)
 - expected enrollment to go down (4)
- Preschool

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- preschool should be cut back to minimum required by state, eliminated, moved somewhere else or moved to portable: (11)
- preschool should be moved to own building that is setup for preschool (6)
- Farley (13)
- increase class sizes (10)
- multiple plans or options (7)
- concerns about other schools and town facilities also needing expansions (4)
- easier to vote, concerns about late night voting (4)
- developer fees (3)

The following are notable comments that demonstrate a awareness of district vs state regulations, prior HPS capacity, security grants for schools, school operating procedures, ect:

More honest and transparent communication on number of students per class vs. number of classrooms used, for all grades, including preschool. Why are the class sizes shrinking as the school "runs out" of space? Break out and publish the cost of the preschool program. Much more thoroughness and rigor in presenting ALL plausible cost-effective solutions. Stop pretending that the administrators' personal preferences are the only possible choices. E.g., the shared gym/cafeteria is a bottleneck for scheduling, but the students COULD eat in their classrooms instead, as they did years ago; present the arguments for/against. Serious plans to improve traffic flow and reduce wasted time in bus and car pickup. Previous spring 2026 proposal pretended to improve traffic, with no actual work done, and likely WORSE traffic had it been implemented. Consider how operational choices convenient to administration affect everyone else, e.g.: Very slow per-student PickUp Patrol dismissal; far too few cars allowed to pick up at once; slow bus routes due to too-many single-house stops on walking-safe streets and cul-de-sacs. (This commentator would support a 5-10 million dollar bond.)

There were many rounds of infrastructure grants where the vestibule "buzzer" situation could have been paid for. The grant would have paid or partially paid for a new vestibule set up for safety. This still an issue tells me due diligence has not been done and therefore not convinced on all stated needs

sharing the enrollment data and how that interacts with the proposal, including state forecasts of future enrollment. Also some understanding of how enrollment levels impacting HPS could impact HUES, the middle school, and the high school -- is it just that HPS is behind in meeting enrollment needs and the other schools will be fine? Or will we be seeing similar requests down the road from the other schools feeling squeezed as the kids currently at HPS age up. Also I personally would have some concerns about approving a bond for expanding the school with the school voucher issue unresolved because I don't know what the impact of that could be on (1) enrollment and (2) funding the public schools in our state. That just makes now a tough time to propose a renovation, even though the school clearly needs more space and more security.

Work with private preschools to accommodate the very small number of children involved. Under no circumstances should tax payer money be spent to expand a school that has 100 fewer students now than it had 20 years ago.

Sharing space with the other facilities in town. If there's a special event that doesn't fit in the little gym, use another one. Push gym class outside year round. Cut services to minimums. *Half day kindergarten!* Larger class sizes.

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Studies on class size show that there is negligible difference in student performance between 15 to 22 students in suburban schools.

Chelsea's analysis emailed prior to the meeting (analysis to be discussed in future meetings):

I think the main finding I would strengthen in the presentation is cost, since it will directly shape both the scope and design of whatever HREC brings forward in March.

The current cost analysis appears to undercount the lowest-cost responses. The 17 "0" and 7 "none" entries on slide 4 only capture exact responses from the table but are missing some. There are additional responses such as zero, nothing, \$1M, \$2M, \$3–4M, under \$5M, and \$0–5M. When the clearly interpretable write-ins are grouped, 58 respondents fall into the \$0–5M category.

The usable cost breakdown I tallied is:

- \$0–5M: 58
- \$5–10M: 98
- \$10–15M: 46
- \$15–20M: 55

The relationship with the March bond is also really strong. Of the 164 respondents who opposed the bond, 115 gave a usable cost ceiling, and 105 of those, about 91%, preferred \$10M or less.

Several of the remaining free-entry responses still make clear that cost is central, even without naming a specific ceiling. Comments included "show us the scope for each range," "I would need to know the specific tax implications," "as little as possible and still solve real needs," and "cost neutral, cut costs elsewhere."

I think this is worth emphasizing because the survey suggests many opponents still recognize HPS facility needs, but the acceptable project cost is much lower than the prior proposal.