# Hollis School District Renovation and Expansion Committee (HREC)

November 2, 2026
3:20-4:20pm
Location: HPS MPR
Zoom link: TBD, please go to the HREC webpage on the day of the meeting

**MEMBERS:**

| Name | Role | Attendance |
|---|---|---|
| Anne Wake-DePasquale | Committee Chair, HSB | ☑ |
| Gina Bergskaug | Superintendent | ☑ |
| Paula Izbicki | HPS Principal | ☐ |
| Lance Finnemore | Facilities Director | ☑ |
| Ellen Roos-Unger | HPS Teacher Representative | ☑ |
| Julia Piskorski | Parent Representative | ☑ |
| Stacy (Anastasyia) Esposito | Parent Representative | ☑ |
| Tom Enright | Community Representative | ☑ |
| Ada Stevens | Community Representative | ☑ |
| Julie Spence | Professional Volunteer | ☑ |
| Mike Leavitt | Hollis Budget Committee & Planning Board Representative | ☑ |
| Raphael Zack | HSB HREC Alternate Representative (Hollis Budget Committee, Capital Expenditures Advisory Committee) | ☐ |

**Also in attendance:** Kim Cayot, Preschool Director; 2 Hollis residents; and Erica Crea, Recreation Director for the Town of Hollis.

## AGENDA

**I. Welcome**

A. Overview of Agenda
   1. Overarching goals:
      a) Examine updated NESDEC enrollment projections
      b) Discuss classroom needs FY29-FY32
   2. Agenda Adjustments
      a) No adjustments requested
   3. Appoint a Time Keeper
      a) Gina

**II. Updates (3:23-3:30)**

A. Communications Liaisons Report (Julia, Stacy)
   1. HREC gmail account sent an email to email list encouraging community members to spread information about HREC and sign up for the communications mailing list
   2. Waiting on draft of proposal to share with others

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B. Consultants (Gina)

1. The administration met with Banwell to talk about what changes to the program needs must be made to fit each proposed budget. The consultants used this information to put together a two very rough design options. The team is meeting again on Thursday to obtain more accurate cost estimates with the help of EEI.
    a) Under $10MM block design proposal
    b) Approx $5MM block design proposal

## III. Old Business

A. October 6, 2026 Minutes Approved
B. October 19, 2026 Minutes with the following amendment to Julia's question (II. B. 1. (b)): There are other school districts in NH that have larger preschool class sizes than Hollis. For instance, Windham School District sets a class size cap of 18 for pre-kindergarten, same as their class size cap for kindergarten, in their IIB class size policy (https://www.windhamsd.org/common/pages/GetFile.ashx?key=mWTADaaW). Why can't Hollis do the same? Approved.

## IV. Discussion (3:35-4:10)

A. Discussion protocols
    1. Discussion is among community members only at this time
    2. Please keep an open mind
    3. Allow one person at a time to talk/avoid talking over others
B. NESDEC data: classroom needs FY29-FY32
    1. Julia's Analysis:
        a) Created a spreadsheet that uses the 2026 NESDEC data for 2026-2037 and calculates the number of general education classrooms for each grade level, number of general education classrooms on the ground floor and total number of general education classrooms in HPS for each calendar year. In the attached spreadsheet, the class sizes listed for each grade level are inputs, and if you change the number of students per classroom in a grade level, the spread sheet will automatically recalculate the number of classrooms needed for a new class size policy. I calculated number of classrooms needed each year for every year listed in the NESDEC data for three different class size policies.
            (1) Committee Members received the following two PDF documents, derived from Julia's spreadsheet:
                (a) Case 1 and 2
                (b) Case 3

b) Prior to the 11/2 meeting, Anne requested an analysis based on current HSD class size policy, current class size policy with modified K class sizes due to room sizes and a modest increase in class sizes. Julia shared information from the email she sent to Anne prior to the meeting:
   (1) Case 1 strictly follows current HSD policy for the class sizes. Most years, only 5 kindergarten and 2nd grade classes are needed. One more ground floor classroom will be needed in 27-28 and 32-33 than the number of ground floor classrooms in 26-27. In 29-30, one extra classroom (non-ground floor) because both 2nd and 3rd will need 6 classes that year. In other years, no additional classrooms are predicted to be needed.
   (2) Case 2 follows the current class size policy for pre-K, 1-3, but it uses a smaller K class size that is calculated by taking the average of the max class sizes for the current kindergarten classrooms (17.33). In this scenario, 6 classes will be needed for both kindergarten and 1st grade nearly every year. HPS will need an extra ground floor classroom nearly every year, and in 29-30, HPS will need an extra classroom on the ground floor and an extra classroom that can be anywhere in the building.
   (3) Case 3 (modest class size increase) has a modest increase in class size in 1st grade (20) and K class sizes capped at 18. All other grades have the same class size as current school district policy. No classrooms are predicted to be needed with this class size policy. However, many classes will be on the cusp of requiring additional classrooms so the projections of the number of classrooms could easily shift with changing NESDEC predictions.

c) Before going into an analysis of classroom needs based on the NESDEC projections, I think that it is very important to highlight that the 2026 NESDEC projections predict that the total enrollment at HPS will increase by 8% (28 students) by the 31-32 school year. Two years ago, the 2024 NESDEC projections predicted HPS enrollment to increase by 23% (85 students) by the 31-32 school year. These are large changes in the projected number of students and significantly change the predicted number of classrooms required in the future.

2. Discussion:
   a) Stacy-How accurate is NESDEC?
      (1) Gina-in the past 8-10years, NESDEC has predicted lower than our actual numbers. This year it predicted higher.

(2) Tom-But over time it trends accurately?
(3) Yes. We have seen a decline in Brookline, but in this district there has been a long-term trend upward.

b) Julie-It would be helpful to have a projection of X% over the next 10 years.
c) Committee members suggested that when presenting, we should reference ranges from NESDEC with the highest accuracy and asked clarifying questions about the report regarding historical data (which is not a projection, but a record of actual numbers) and K-12 projections versus Hollis projections.
d) Gina- While there is variability year-to-year, looking at trends we can say that there is no evidence that suggests the increase is a bubble. There is nothing to suggest that enrollment will decrease from where it is now. Also, what we are seeing now is not what we were seeing 5-10 years ago. There is very unpredictable movement in and out throughout the school year (such as in and out of homeschooling). Since the salary threshold for EFA qualification was eliminated, we have seen an increase that affected us. We now have 70 students in the Hollis District (HPS/HUES) that are utilizing EFAs. Those students could return to Hollis at any time and we are required to accept them. (And an additional 71 in the COOP).
    (1) Ada-Does NESDEC take EFAs into consideration?
    (2) Gina-births, housing development, and the enrollment numbers she reports to them
    (3) Stacy-there is a new law that homeschooling families do not have to report their status to the school
e) Ada asked about K-12 trending downwards historically. The committee discussed when certain programs were added that impacted first floor rooms available such as full day Kindergarten (~2014), Intensive Needs PreK (2019), and Intensive Needs K-3 (2021).
    (1) Stacy mentioned the perspective she has heard from neighbors that there were more students in the school 20 years ago.
    (2) Ada said she would like to see historical data of just PK-3 in order to see the % of change over time.
f) Anne-to bring the conversation back to Julia's analysis, it is most helpful to look at the needs of the ground floor. A resident asked at Old Home Day whether we would be grandfathered out of the fire code requiring PK-1 on the ground floor, due to the age of the building. When we met with the Farley group, the Fire Inspector

was there and I asked this question. She responded that there is no grandfathering out of school safety codes. As a result, if we decide to bring a reno/expansion plan to the board, we should focus on the number of first floor rooms we need FY29-32.

(1) The committee looked at those numbers for Julia's three cases again. For Case 1&2, the school needs 12-14 rooms in those years. For Case 3, it needs 11-12 rooms.

C. Consultants' first drafts

1. Option 1- anticipated at ~9M

a) 4 "classrooms": net gain of 3 ground floor classrooms plus the gymnasium

b) Secure entrance (bank teller window- check station)- takes over what is currently a classroom to provide a front office where staff can verify identity

c) Allows main office conference room to be closer (meeting attendees do not have to walk through hallways)

d) Enlarges nurse space and moves SPED coordinator and secretary toward main office

e) Additional K space in previous SPED office makes up for the classroom lost to secure entrance conversation

f) Creates a hallway on other side of the MPR wall (expensive to move b/c load-bearing, formerly exterior wall). This eliminates "hallway" traffic on rt. 122 side of MPR and creates a sound buffer between the cafeteria and the library

g) More appropriately sized library with storage

h) New hallway to new space- Gym, storage, classrooms

i) Lines shaded in design indicate additional space to add more classrooms in the future, if needed

j) Not losing parking but taking over turtle island

k) Thank you to Nicole and Julie for significant contributions leading to these designs

2. Option 2- anticipated at 5M

a) Secure main office entrance, but doesn't move the bathroom (no conference room there; remains where it is)

b) Nurses space stays the same but SPED admin in main office

c) Addition that includes 3 classrooms (2 on ground floor, 1 not on ground)- by taking over 1st grade classroom for front office, we lose a classroom and don't gain it back because not doing internal renovation of office

d) Same renovation as Option 1 to create a hallway and library space

e) No gym

3. The committee briefly discussed finances. In FY28- the HSTEP debt falls off of the tax bill. In FY31- the HSMART debt falls off. HCAP debt is paid off in FY33.

4. Discussion was them around option 1 vs option 2.

    a) Julie stated that having a gym would have a significant impact on how the whole school operates in option 1. For option 2, she likes keeping the case managers where they are in that plan. She is not in favor of spending money to renovate the office space [as in option 1].

5. At this time it was 4:10. Anne asked committee members to email Anne and Stacy any further feedback, especially if you would like it included in the Wednesday meeting with the consultants. That feedback will be emailed to the committee prior to the next meeting.

V. **Public Comments and Questions (4:10-4:15)**

A. Erica Crea, Hollis Director of Recreation, expressed concern over any plans to disrupt or eliminate the SAU fields as they are very important to the town's programming needs, particularly in soccer. The town's current fields are already overused and the need is only growing. Losing that field would be especially impactful with spring sports.

1. At this time, the committee is not proposing such an option, but Erica was invited to be on the committee email list and the chair promised to keep her informed of any discussion that would impact those fields.
2. The committee thanked Erica for attending and offering her insight.

**VI. Closing (4:15-4:20)**

A. Next steps: we will take positions on the five options available to bring before the School Board in December:

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1. Old Hollis Pharmacy building renovation for Preschool
2. Farley Building renovation for Preschool
3. Expand and Renovate HPS: Option 1
4. Expand and Renovate HPS: Option 2
5. Nothing: Table action at this time to allow for further study

B. If committee members have a proposal for a 6th option, please email Anne and be prepared to present at the 11/16 meeting.
C. Chair is looking for at least one person to speak pro and one contra for each option. When discussing each option, each member will be given the opportunity to add their input. We will vote on whether each option is worthy of passing along to the Hollis School Board for consideration.
D. Next HREC Meeting: **Monday, November 16, 3:20pm, HPS MPR**
    1. The committee agreed to extend the meeting to **5pm** in order to provide enough time to discuss all options thoroughly. If that is not enough time, we will also have the Tuesday, December 1st meeting to discuss before the December 3rd HSB meeting.
    2. Next HSB regular meeting: **Wednesday, November 4, 6pm, HUES cafeteria**

**Useful Links For Quick Reference and Research:**
Resident and HPS Staff Survey results (HREC Secretary's analysis, Resident Free Responses; Staff Free Responses)

**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