



Quarterly Executive Summary
Forestbrook Middle Gym Mechanical Renovations
Q1 2026



HCS Project Manager: Ara Heinz

Principal: Melissa Rutenberg

Engineer: Owens & Associates, Inc.

Contractor: North Strand Mechanical

Project Scope: Remove and replace two existing 20-ton split system heat pumps currently serving the gym and replace them with a single, pad-mounted makeup air unit to provide temperature and humidity control as well as ventilation.

Current Status: Unit has been installed. Startup of units was completed in January.

Budget: Original Budget: **\$750,000.00**; Board Approved Date: August 26, 2024
Revised Budget: **\$878,750.00**; Board Approved Date: May 19, 2025

Budget Issues: Bids came in over budget. Board approved an additional \$ 128,750.

Schedule: OSF/OSFM final inspection expected in April. This will be the final report.

Schedule Issues: None.

Achievements: N/A