

# **Sand Creek Village Drainage Improvement Project. Updated Projection of Work Completion and Schedule Projection as of September 6, 2025**

The Sand Creek HOA has continued to monitor the progress on the Sand Creek Village Drainage Project by Houston Public Works (HPW). Using the actual construction performance for Phase 1 and the Earned Value Technique, we have calculated an updated timeline for Phase 1 and Phase 2 once it starts.

We estimate that Phase 1 will be completed by October 15, 2025, and Phase 2 will be completed by July 1, 2026. If the contractor chooses, they may be able to bring in a second crew resulting in a Phase 2 potentially complete by March 1, 2026. Their original plan does not include that option as outlined on the contract drawings.

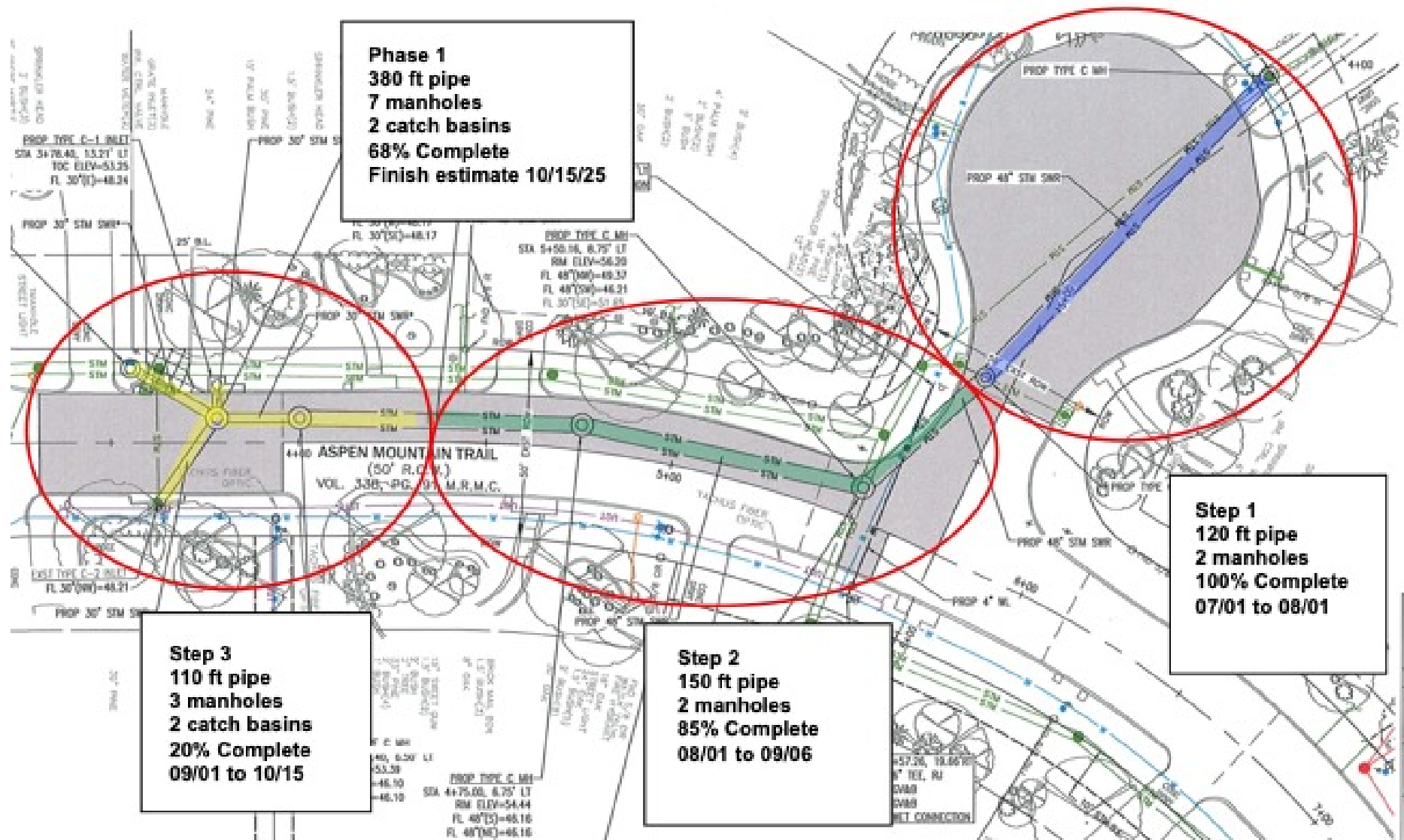
The contractor will provide traffic options, control, and detours as necessary to aid all residents during Phase 2 Highland Laurels construction. Phase 2 will have limited disruption to Forest Garden traffic other than construction deliveries, and local owners street parking.

This analysis focuses on the critical path activities to complete the work. There are minor construction activities in 2800 block of Eagle Creek, 2900 block of Woodland Ridge and 2900 block of Crystal Falls.

The attached charts show progress on each Construction Step for Phase 1 and an updated estimated timeline for the Construction Steps for Phase 2. The last chart shows the detailed Earned Value calculations used to estimate the timelines for Phase 1 and Phase 2.

## PHASE 1 WORK SCHEDULE BASED UPON ACTUAL PERFORMANCE

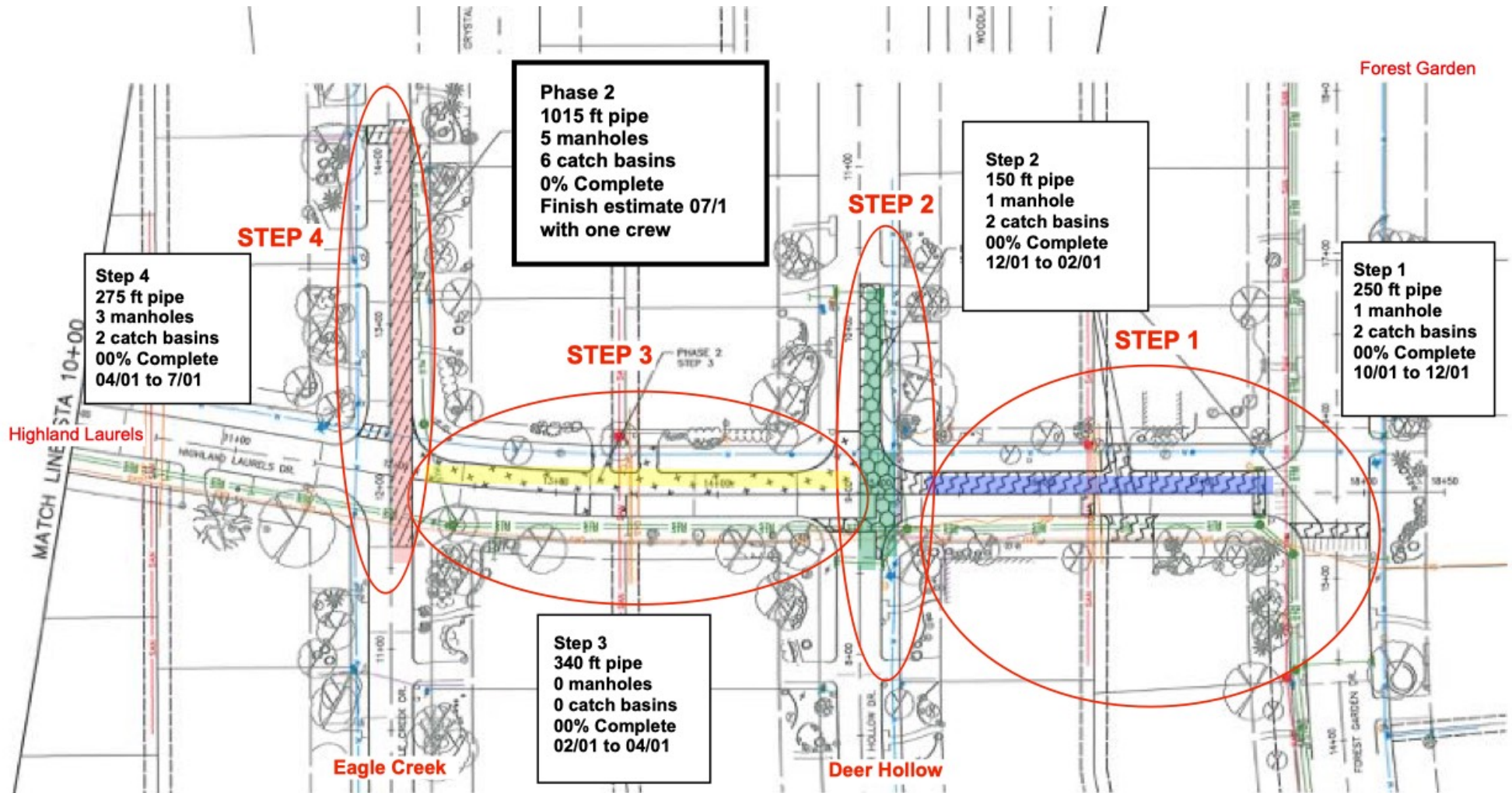
Work on STEP 2 and 3 slowed down due to complexity of the manholes and connections.  
The Earned Value calculation results in a project completion of 68% and estimated completion date of 10/15/25



WORK COMPLETION PERCENTAGES ARE BASED ON EARNED VALUE TECHNIQUE  
THAT IS INCLUDED ON THE ATTACHED DETAIL CALCULATION SHEET.

## PHASE 2 PROJECTED WORK SCHEDULE BASED UPON PHASE 1 PERFORMANCE

Work on PHASE 2 is expected to start once the large equipment is ready to move to Highland Laurels from Aspen Mountain. The contractor represents that they will then take the Phase 2 Steps in order. Completion estimate based on Phase 1 performance is 07/01/26. Potentially the contractor could have two crews working that may shorten this schedule to a March 1st completion.



WORK COMPLETION PERCENTAGES ARE BASED ON EARNED VALUE TECHNIQUE THAT IS INCLUDED ON THE ATTACHED DETAIL CALCULATION SHEET.

Sand Creek Drainage Project  
Contractor Status Review for Work Completion and Schedule Projection

BACK UP EARNED VALUE DETAIL CALCULATIONS

<b>Phase 1 Start 07/01</b>	<b>Total</b>	<b>Work Completion Value at 09/06</b>		
<b>Work Activiy</b>	<b>Value, %</b>	<b>Step 1</b>	<b>Step 2</b>	<b>Step 3</b>
Mobilize and Demo	10%	10%	10%	10%
Manhole & Basins	20%	20%	20%	0%
Trench and Pipe	40%	40%	40%	10%
Paving & Curbing	20%	20%	15%	0%
Inspect & Demobilize	10%	10%	0%	0%
Step Earned Values total	205%	100%	85%	20%
<b>Phase % Complt. at 09/06</b>	<b>68%</b>	300%	base	
<b>Step Time, mo</b>	<b>3.5</b>	1	1.5	1 est.
<b>Phase Complt. Est 09/06</b>	<b>start</b>	<b>07/01/25</b>	<b>complete</b>	<b>10/15/25</b>
Ave Progress, ft/day	3.6			
Trench and Pipe, ft	380	120	150	110
Manhole & Basins, #ct	9	2	2	5

<b>Phase 2 start 10/01</b>	<b>Totals</b>	<b>Work Completion Value at 09/06</b>			
<b>Work Activiy</b>	<b>Value, %</b>	<b>Step 1</b>	<b>Step 2</b>	<b>Step 3</b>	<b>Step 4</b>
Mobilize and Demo	10%	0%	0%	0%	0%
Manhole & Basins	20%	0%	0%	0%	0%
Trench and Pipe	40%	0%	0%	0%	0%
Paving & Curbing	20%	0%	0%	0%	0%
Inspect & Demobilize	10%	0%	0%	0%	0%
Step Earned Values	0%	0%	0%	0%	0%
<b>Phase 2 Complt. at 09/06</b>	<b>0%</b>	400%	base		
<b>Step Time, mo</b>	<b>9</b>	2	2	2	3
<b>Phase 2 Complt. Est 09/06</b>	<b>start</b>	<b>10/01/25</b>	<b>complete</b>	<b>07/01/26</b>	<b>03/01/26</b>
<b>Ph2 time, mo / PH1 Ave ft/day</b>	<b>3.6</b>	<b>7.2</b>	<b>1 cr/ 2crs</b>	<b>9</b>	<b>5</b>
note: schedule is based on one crew operating at the actual PH1 average rate of 3.6 ft/day					
note: two crews have potential to reduce to 5 mo with estimated completion 03/01/2026					
Trench and Pipe, ft	1015	250	150	340	275
Manhole & Basins, #ct	11	3	3	0	5