

Sand Creek Village Drainage Improvement Project.

Updated Projection of Work Completion and Schedule

Projection as of March 21, 2026

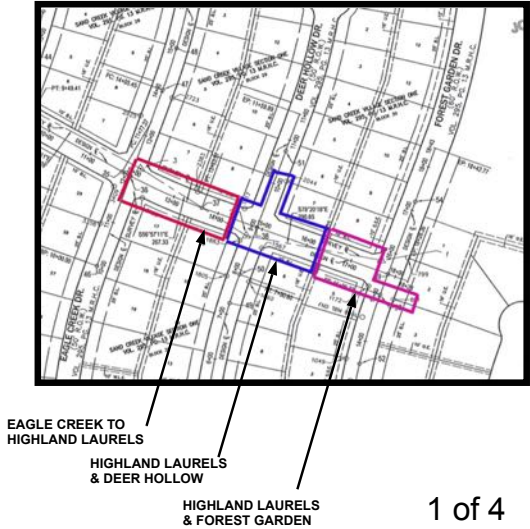
The Sand Creek HOA continues to monitor the progress on the Sand Creek Village Drainage Project by Houston Public Works (HPW). The Work this month focused on Highland Laurels, with start of box culverts placements and a 10” water main from Eagle Creek to Forest Garden. Phase 2-Step 4 Eagle Creek Storm Pipe is now 87% complete. Overall Phase 2 is now 26% complete. Contractor issued a work completion baseline schedule that completes April 25, 2026. They are estimated five weeks behind and the HOA forecasts an early finish completion on June 1, 2026.

The activity level has picked up to complete the project which is great. The contractor knows that 8x5’ box culverts placement is the critical path to finishing the project. Early March was spent finishing the Eagle Creek storm piping so that those placements could start. They also replanned the construction sequence starting the 10” water main and installing it to Forest Garden and brought in a second crew to get it done. This eliminated future logistic problems for the box culvert installation between Deer Hollow and Forest Garden. The 8” sanitary line will most likely follow. However, the baseline schedule also includes installation rates on the box culverts that are not being achieved.

Alert to local homeowners: The water shutdowns will continue as they complete the 10” water main installation. The contractor will try to directly alert each home 24 hours in advance.

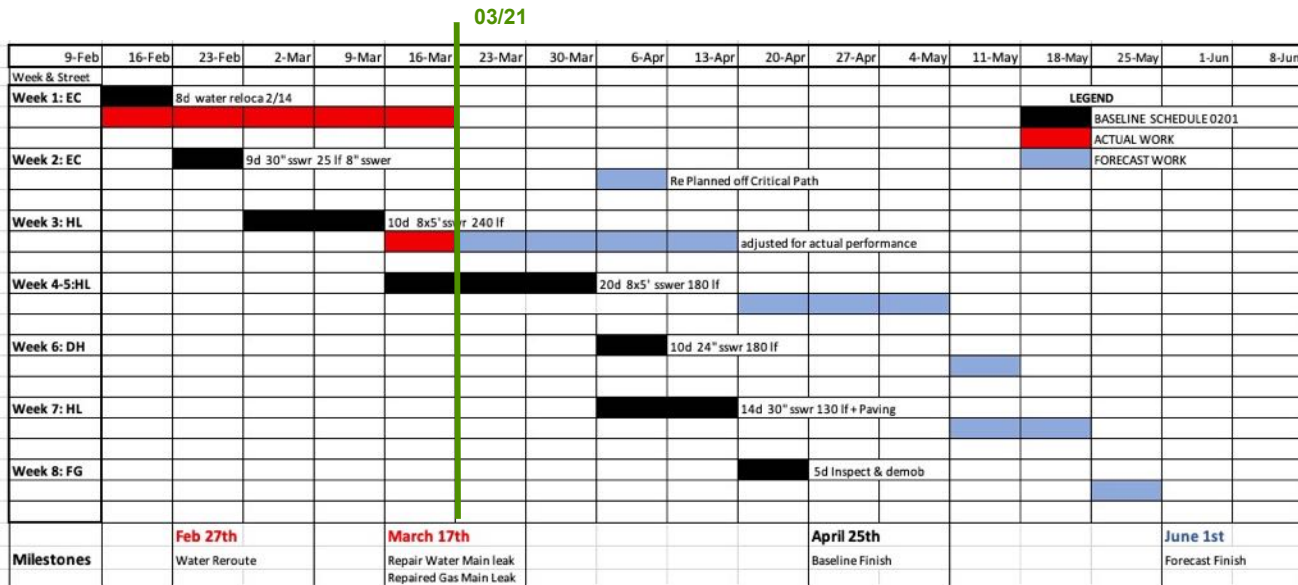
Traffic Safety: Traffic signs, barriers and flagman will return for the remainder of the project and be maintained. Remember that Highland Laurels construction zone is legally considered a one-way street and could result in legal action for stealing or ignoring the signs. We ask that all parents remind their families that the signs, traffic cones and fencing are to be left alone including when the construction has stopped for the day.

Detailed Information: Attached to this report are material with details on the project and our evaluation techniques. The critical path schedule update provides insights into the five-week delay. The earned value completion percentage calculation provides specific numbers for each section, how that relates to the sections estimated value, and provides the total for the project. Two annotated drawings showing all the major work areas, notes on the replanning, and specifics on which streets and properties will be impacted.



Sand Creek Drainage Project Contractor Schedule Update 0321

Contractor identified issues and adjusted their plans. Replanning delayed the Week 2 Activities, and accelerated the work on the 10" water main and the 8" sanitary sewer lines to avoid work conflicts on the Highland Laurels/Deer Hollow section so as to not impact the 8x5 box culvert critical path work there. They have also experienced delays in the critical activities; the first is delays with the water main at Eagle Creek, and the second is slower 8x5 box culvert setting rate than planned in the Eagle Creek to Highland Laurels section (plan 3 sections/day; actual 1.3). This forecast results in a project delay of five weeks to June 1st completion.



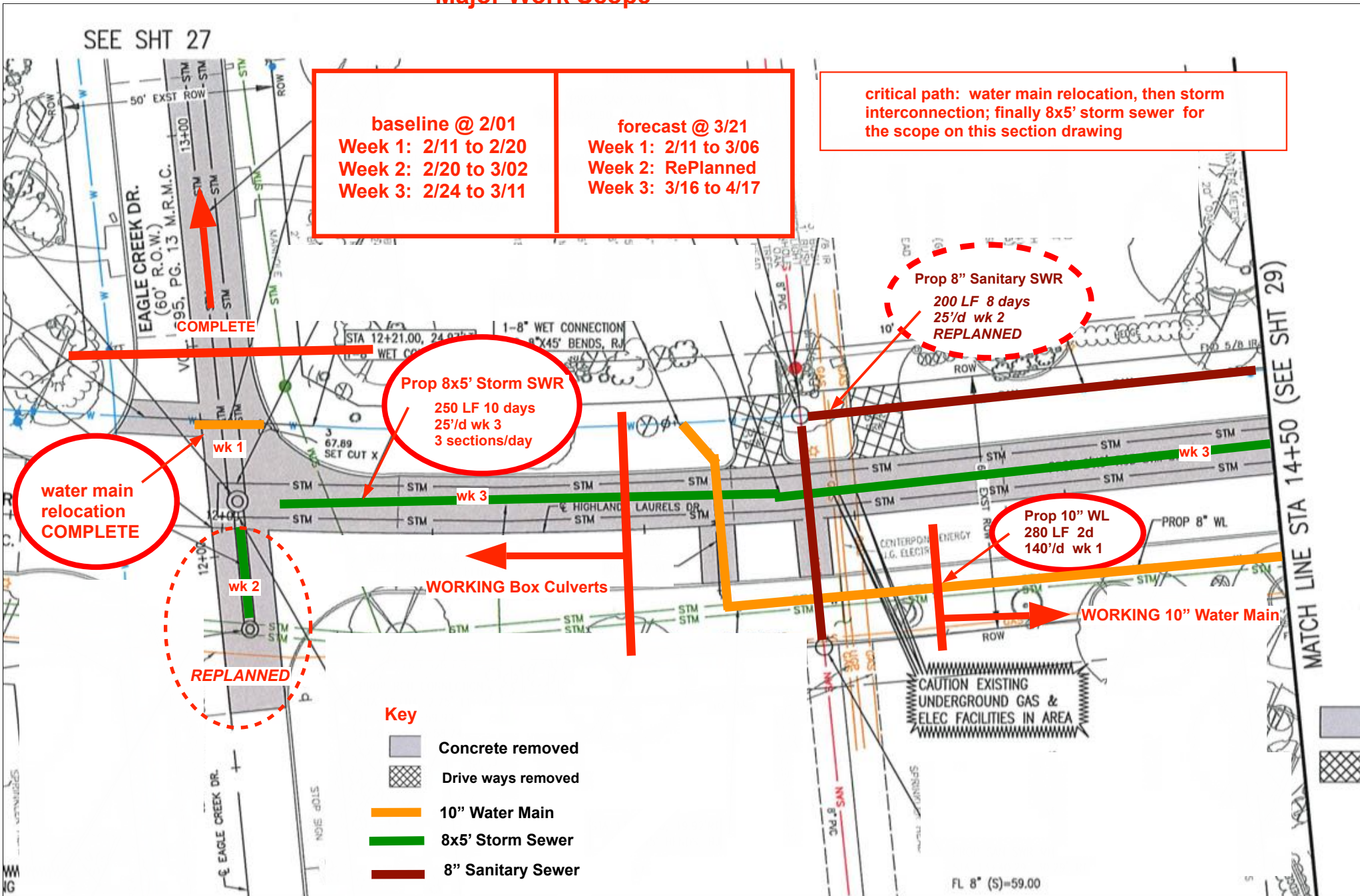
The contractor has not released a new updated project schedule as this assessment is provide by Sand Creek Community Association. The week designation are use to define a group of activities in the contractors schedule and those activities are being monitored.

Earned Value is another way to show completion progress. The following table is the the Phase 2 restart calculation. This calculation takes into account many project activities, their completion level, and a relative section value estimate. It determines the project work to date is 26% complete and the changes since last month.

Phase 2 ReStart 020126	Work Completion Earned Value at 032126					
	Street	H Laurels	DH & FG	H Laurels	H Laurels	E Creek
Work Activity	Value, %	Storm Box	Storm Pipe	Sanity Pipe	Water Pipe	Storm Pipe
Mobilize and Demo	10%	5%	0%	0%	10%	9%
Manhole & Connect	20%	10%	0%	0%	0%	20%
Trench, Pipe & Cover	40%	3%	0%	0%	35%	35%
Paving & Curbing	20%	0%	0%	0%	0%	18%
Inspect, Land & Demob	10%	0%	0%	0%	0%	5%
Completion Values (1)		18%	0%	0%	45%	87%
Section Value, %\$ (2)	100%	35%	20%	15%	15%	15%
Project Earned Value	26%	6%	0%	0%	7%	13%
change	17%	6%	0%	0%	7%	4%
Physical scope						
Trench and Pipe, ft	2555	420	410	570	880	275
Manhole & Connect, #ct	19	2	6	3	3	5

(1) Completion values is the estimated % complete of each work activity for each section.

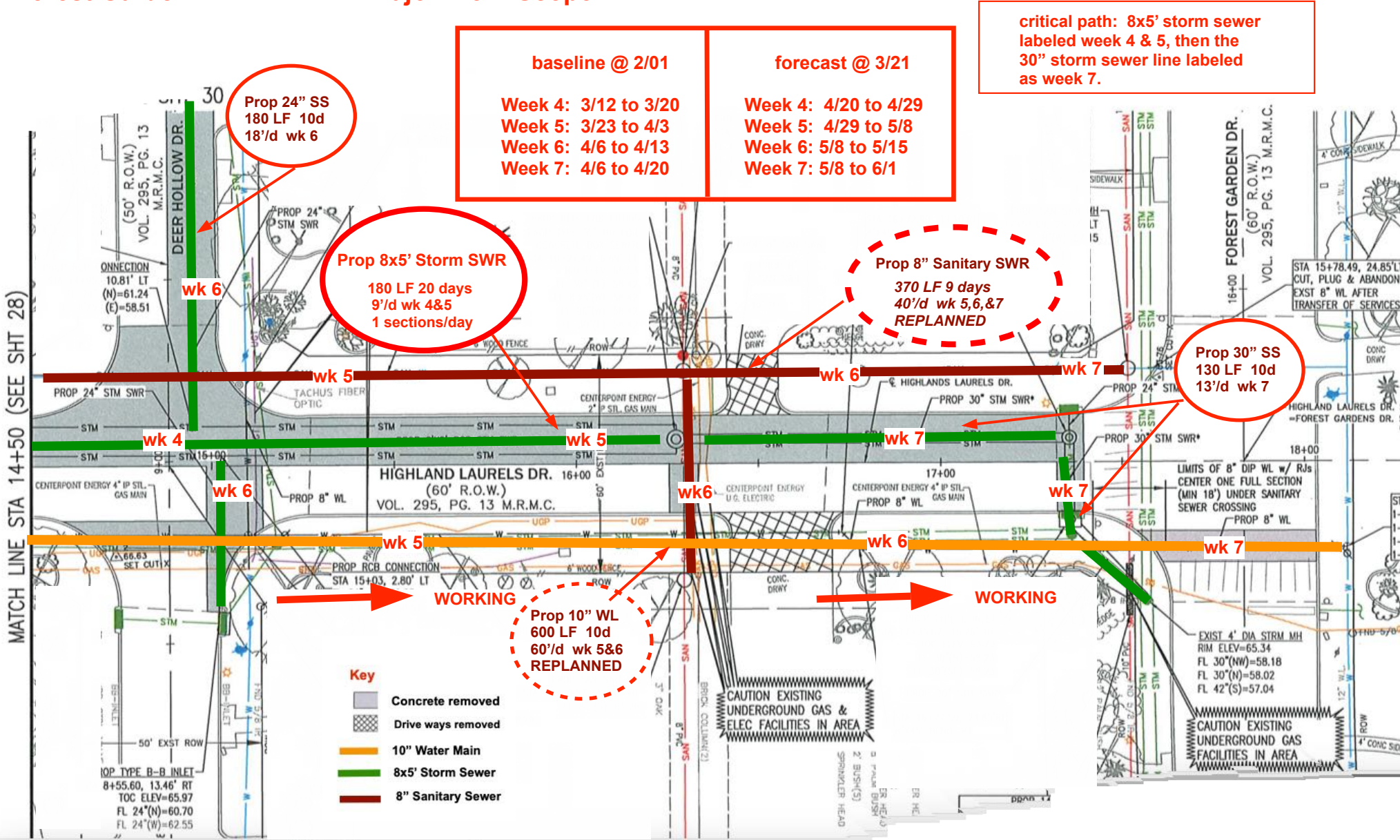
(2) Secton value is the estimated % of the total cost allocated to this section



Highland Laurels To Forest Garden

Weeks 4, 5, 6, and 7 Major Work Scope

Report and Update for March 21, 2026



critical path: 8x5' storm sewer labeled week 4 & 5, then the 30" storm sewer line labeled as week 7.

FIRST REPLANNING BY THE CONTRACTOR
 Delay Week 2 work to move ahead with the 8x5 box culvert on the critical path. This impacted the last storm manhole at Eagle Creek and the 8' sanitary sewer along the north side of Highland Laurels.

SECOND REPLANNING BY THE CONTRACTOR
 Accelerate the 10" water main work on the south side of Highland Laurels all the way to Forest Garden. They added a second crew to handle pipe. This will alleviate the logistic problems in the baseline plan where week 5 finds all three activities working in the same section of Highland Laurels east of Deer Hollow.