

# Sand Creek Village Drainage Improvement Project.

## Updated Projection of Work Completion and Schedule

### Projection as of May 23, 2026

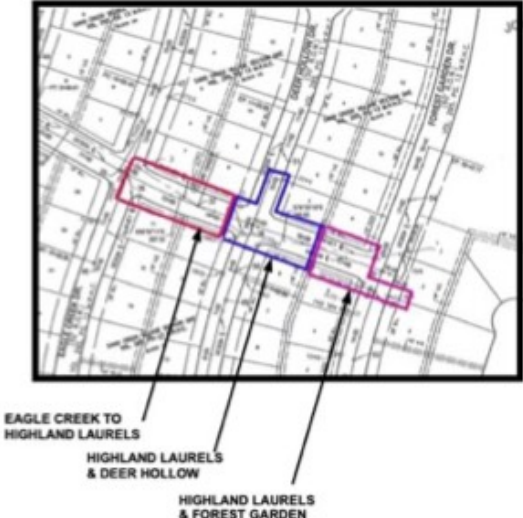
The Sand Creek HOA continues to monitor the progress on the Sand Creek Village Drainage Project by Houston Public Works (HPW). The Work this month started on Highland Laurels (HL) box culvert placements, and a 8” Sanitary Sewer interconnect at Forest Garden. Overall Phase 2 is now 64% complete as measured by earned value (27% increase for the month). All three Highland Laurels piping and culverts are greater than 60% complete by activity measures. They are estimated twelve weeks behind their last published schedule. The HOA still forecasts an early completion of July 13, 2026 this month.

This month, starting around May 1<sup>st</sup> the construction pace accelerated. Crew installing box culverts doubled their previous pace, and a second crew started on the 8” sanitary sewer line once the water main passed its pressure testing. The contractor finished noncritical activities at Eagle Creek, Crystal Falls and Woodland Ridge. The finishing months will require special equipment and crew scheduling on the remaining work between Deer Hollow and Forest Garden. We still can see the potential for schedule delay beyond July 13<sup>th</sup> on their ability to get all the street paving, curbing, and landscaping once the pipes are all buried.

**Alert to local homeowners:** They successfully completed water pressure testing of their new piping water main. Unfortunately, the existing pipe developed a leak on May 23<sup>rd</sup> and they repaired it and requiring an emergency outage with no notice.

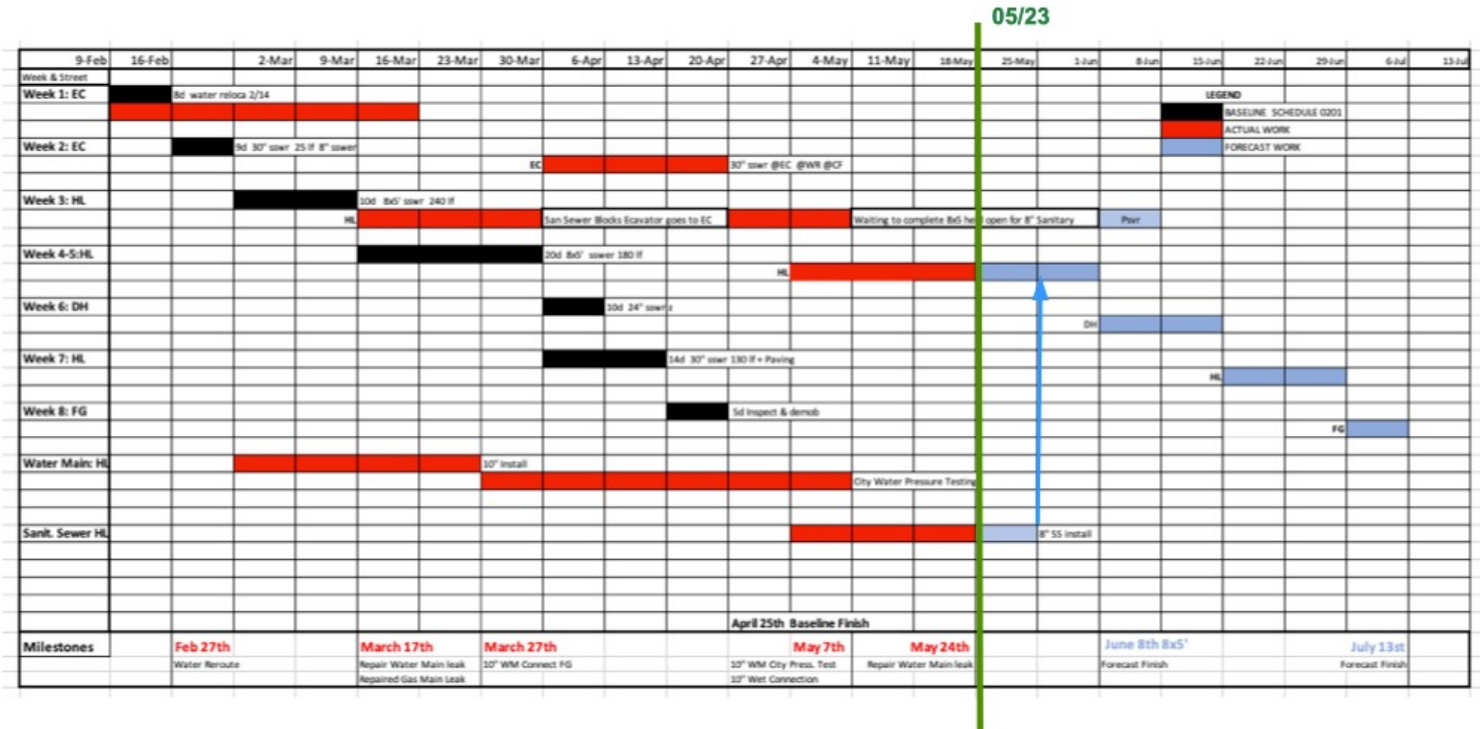
**Traffic Safety:** The construction traffic and congestion between Deer Hollow and Forest Garden dramatically increased and will continue in that area through the next month. Traffic signs, barriers and flagman will return for the remainder of the project and be maintained. Remember that Highland Laurels construction zone is legally considered a one-way street and could result in legal action for stealing or ignoring the signs.

**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 delays. 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.



## SCHEDULE UPDATE AS OF May 23, 2026

The current completion forecast is July 13, 2026. This is the first reporting month where there is no change from the previous month. The contractor made significant changes in the work production level and crew sizes to maintain the schedule in spite of increased rain hold out days.



Four things contributed to this steady schedule:

1. Completion of 10" Water Main pressure test and water service start.
2. Second crew working on the 8" Sanitary Sewer line to Forest Garden
3. Doubled the Highland Laurels 8x5' Box Culvert installation rate.
4. Holding open Box Culvert sections at 8" sanitary sewer crossings.

Project Earned Value this month's is 64% complete which is an 27% increase from April.

Phase 2 ReStart 020126	Work Completion Earned Value at 0523					
	Street	H Laurels	DH & FG	H Laurels	H Laurels	E Creek
<b>Work Activity</b>	<b>Value, %</b>	<b>Storm Box</b>	<b>Storm Pipe</b>	<b>Sanity Pipe</b>	<b>Water Pipe</b>	<b>Storm Pipe</b>
Mobilize and Demo	10%	10%	10%	10%	10%	10%
Manhole & Connect	20%	20%	0%	15%	20%	20%
Trench, Pipe & Cover	40%	35%	0%	35%	40%	40%
Paving & Curbing	20%	2%	0%	0%	0%	20%
Inspect, Land & Demob	10%	0%	0%	0%	5%	10%
Completion Values (1)		67%	10%	60%	75%	100%
Section Value, %\$ (2)	100%	40%	15%	15%	15%	15%
<b>Project Earned Value</b>	<b>64%</b>	<b>27%</b>	<b>2%</b>	<b>9%</b>	<b>11%</b>	<b>15%</b>
change	27%	16%	2%	9%	1%	0%
<b>Physical scope</b>						
Trench and Pipe, ft	2555	420	410	570	880	275
Manhole & Connect, #ct	21	2	6	5	3	5

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

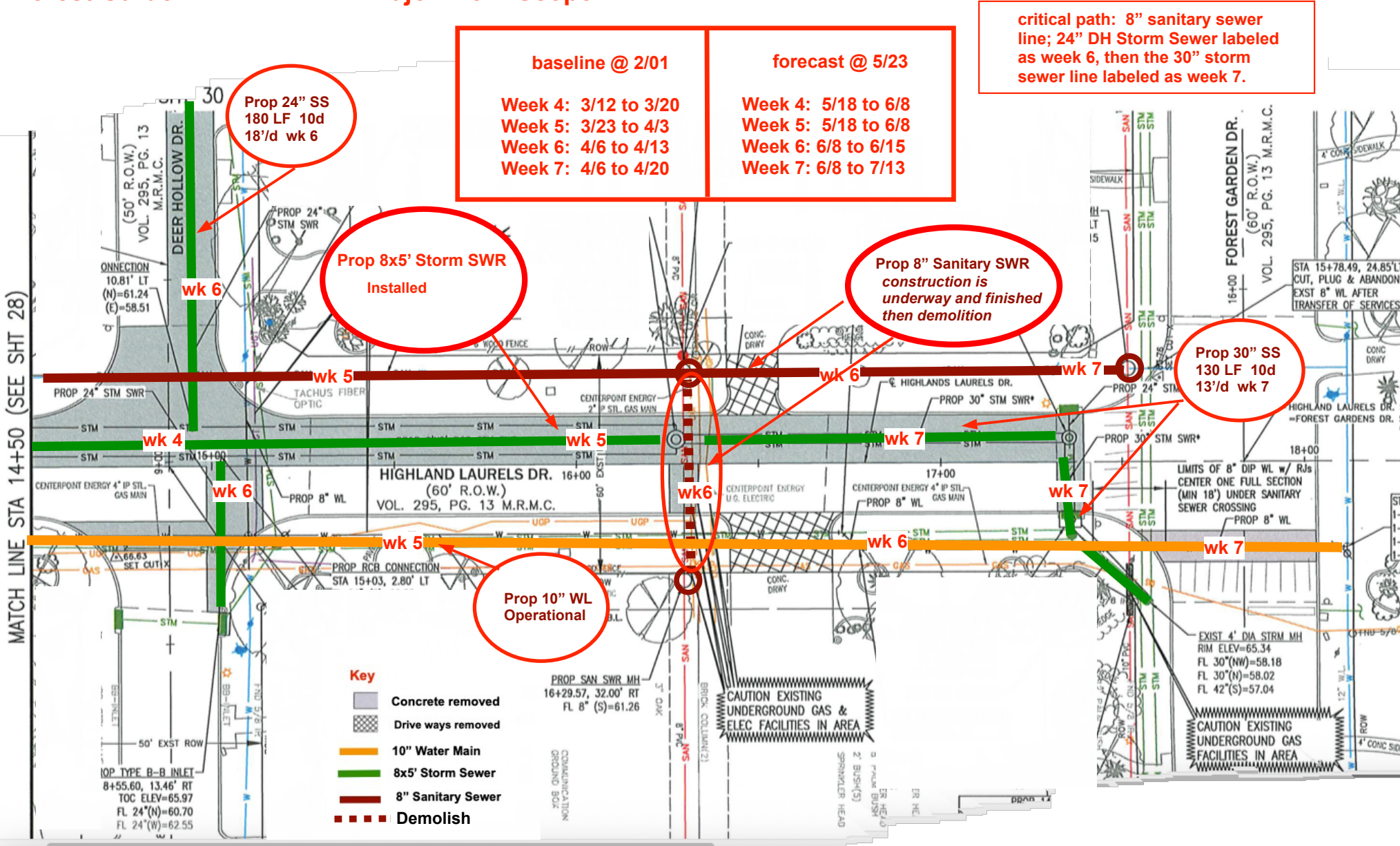
(2) Section value is the estimated % of the total cost allocated to this section



# Highland Laurels To Forest Garden

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

## Report and Update for May 23, 2026



### FIFTH REPLANNING BY THE CONTRACTOR???

The final plan is not clear. Once the 8" Sanitary Sewer is completed, there are many activities for the large excavator and how that will be deployed can take many turns. It could continue down Highland Laurels to Forest Garden with the 30" Storm Sewer and finish the tie into the existing storm sewer (wk 7). It could then move to Deer Hollow and do the 24" Storm Sewer there. (Wk 6). It could then move to install the last 8x5' box culvert and start the paving headed back to Forest Garden. Or it could be done in the reverse order. Not sure enough time is allowed for paving, curbing and landscaping to finish the project.

May Update