

Sand Creek Village Drainage Improvement Project.

Updated Projection of Work Completion and Schedule

Projection as of June 23, 2026

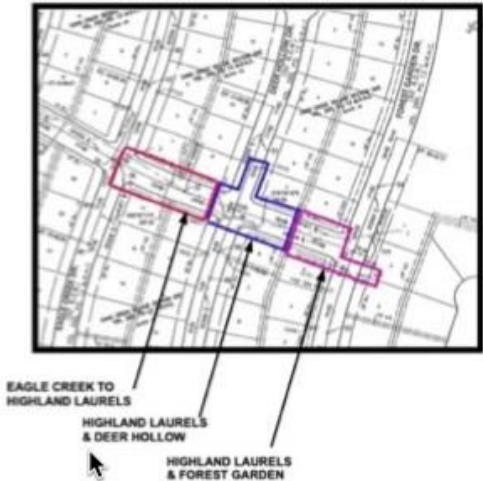
The Sand Creek HOA continues to monitor the progress on the Sand Creek Village Drainage Project by Houston Public Works (HPW). The Work this month completed Highland Laurels (HL) box culvert placements, the 8” Sanitary Sewer interconnect at Forest Garden and started install at Deer Hollow. Overall Phase 2 is now 71% complete as measured by earned value (8% increase for the month). They are estimated to be sixteen weeks behind their last published schedule. The HOA still forecasts completion of July 13, 2026, for the underground facilities and August 17, 2026, for all paving, curbing, landscaping, and demobilization.

This month, the construction pace was going well and then the rains came. Crew finished the 8x5’ box culverts and a second crew completed the 8” sanitary sewer line and the north lane paving from Eagle Creek to Deer Hollow was completed. Since the storm water is now collected and directed through 8x5’ chamber under Highland Laurels, significant time is lost pumping out storm water after every rain. This will be minimized when the new system is connected to existing storm water at Forest Garden. We are now including in the schedule forecast all the street paving, curbing, and landscaping once the pipes are all buried.

Alert to local homeowners: They will be opening the Highland Laurels north lane to traffic by July 6th and closing the south lane to repave it until early August.

Traffic Safety: The construction traffic and congestion between Deer Hollow and Forest Garden will continue in that area through the next month. 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.



Sand Creek Drainage Project Schedule and Progress

The current completion forecast for all the underground facilities is July 13, 2026. It is holding steady since last month. They completed the 8x5' box culverts, the 8" sanitary sewer, installed the 24" Storm water at 2900 Deer Hollow, and paved the north section of Highland Laurels from Eagle Creek to Deer Hollow. They improved their completion percentage by 8% to 72% completed. This month had several set back due to heavy rain periods. The new collection system is working except at the outlet discharge. This requires no work days during the storm, then one day of pumping out the collected water, and at least one day dry out the soil. Dealing with the rain will be easier once the discharge is into the existing downstream storm sewer at Forest Garden.

The current completion forecast for all the remaining contract work is now forecast at August 17, 2026. This schedule forecast activities include completing paving, curbing, and landscaping. The assumed plan is that the north lane of Highland Laurel will be completely paved and ready for traffic and opened. Then the south lane of Highland Laurel will be closed, demolished, and paved from Eagle Creek to Forest Garden. The curbing will be installed and then landscaping of all the construction damage.

Phase 2 ReStart 020126	Work Completion Earned Value at 0622					
	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%	10%	10%	10%	10%	10%
Manhole & Connect	20%	15%	10%	20%	20%	20%
Trench, Pipe & Cover	40%	40%	20%	40%	40%	40%
Paving & Curbing	20%	5%	0%	0%	0%	20%
Inspect, Land & Demob	10%	0%	0%	5%	5%	10%
Completion Values (1)		70%	40%	75%	75%	100%
Section Value, %\$ (2)	100%	40%	15%	15%	15%	15%
Project Earned Value	72%	28%	6%	11%	11%	15%
change	8%	1%	5%	2%	0%	0%
Physical scope						
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.

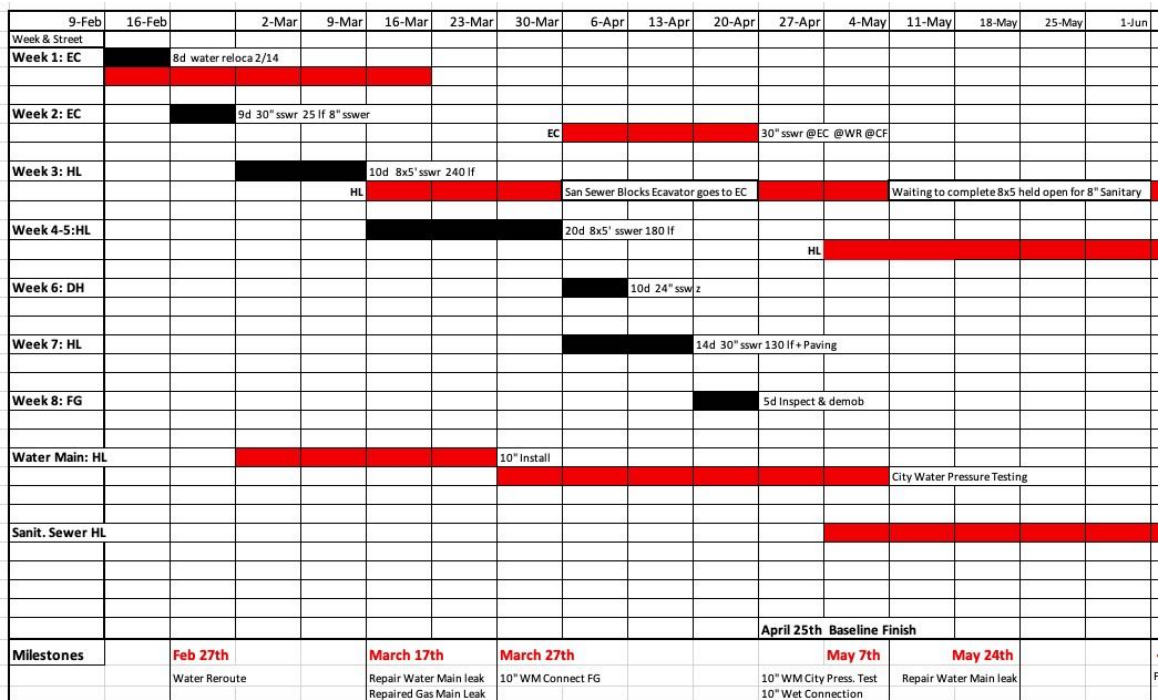
(2) Section value is the estimated % of the total cost allocated to this section

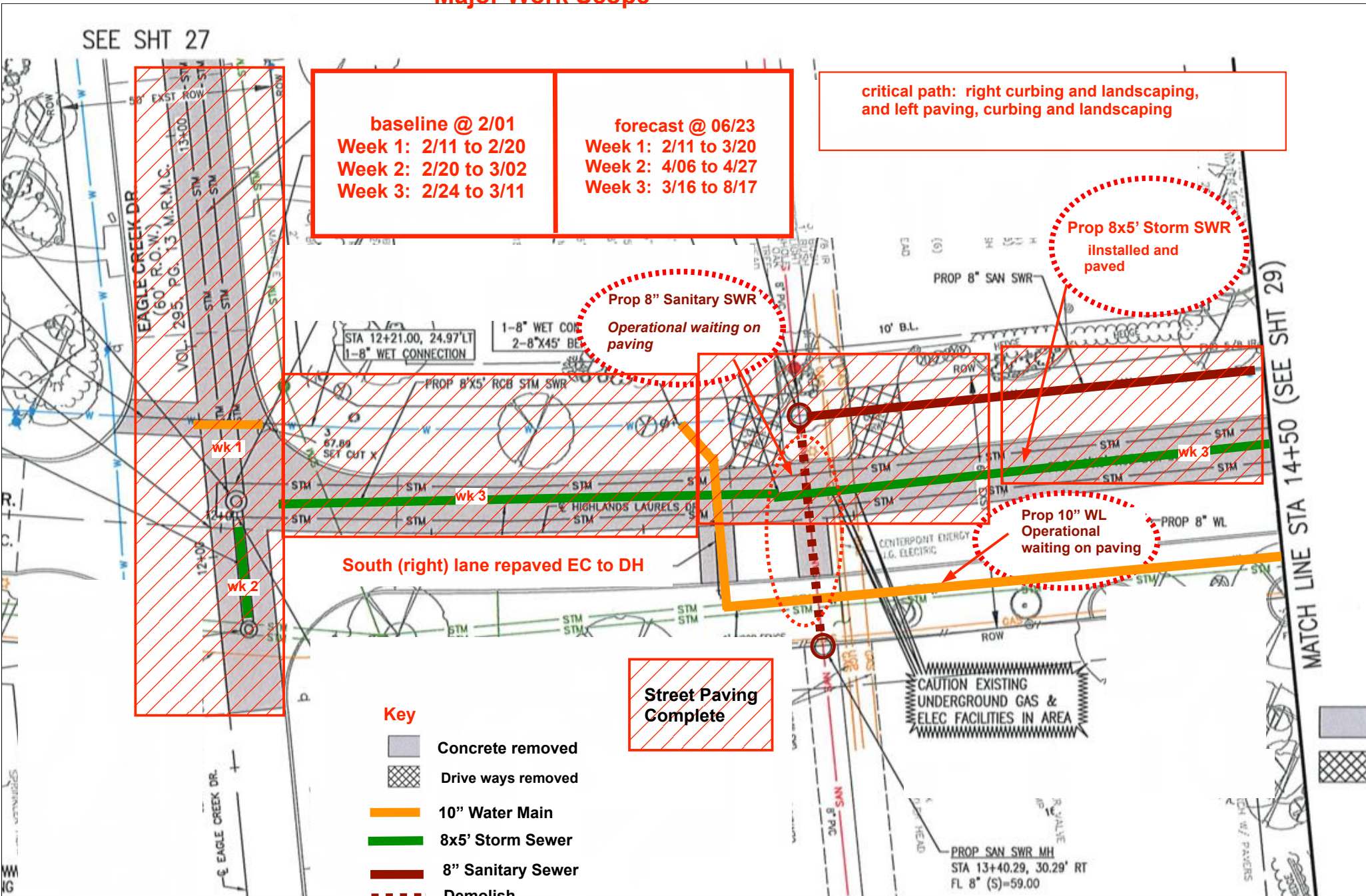
Sand Creek Drainage Project Schedule June 22, 2026

Forecast



Historical Record

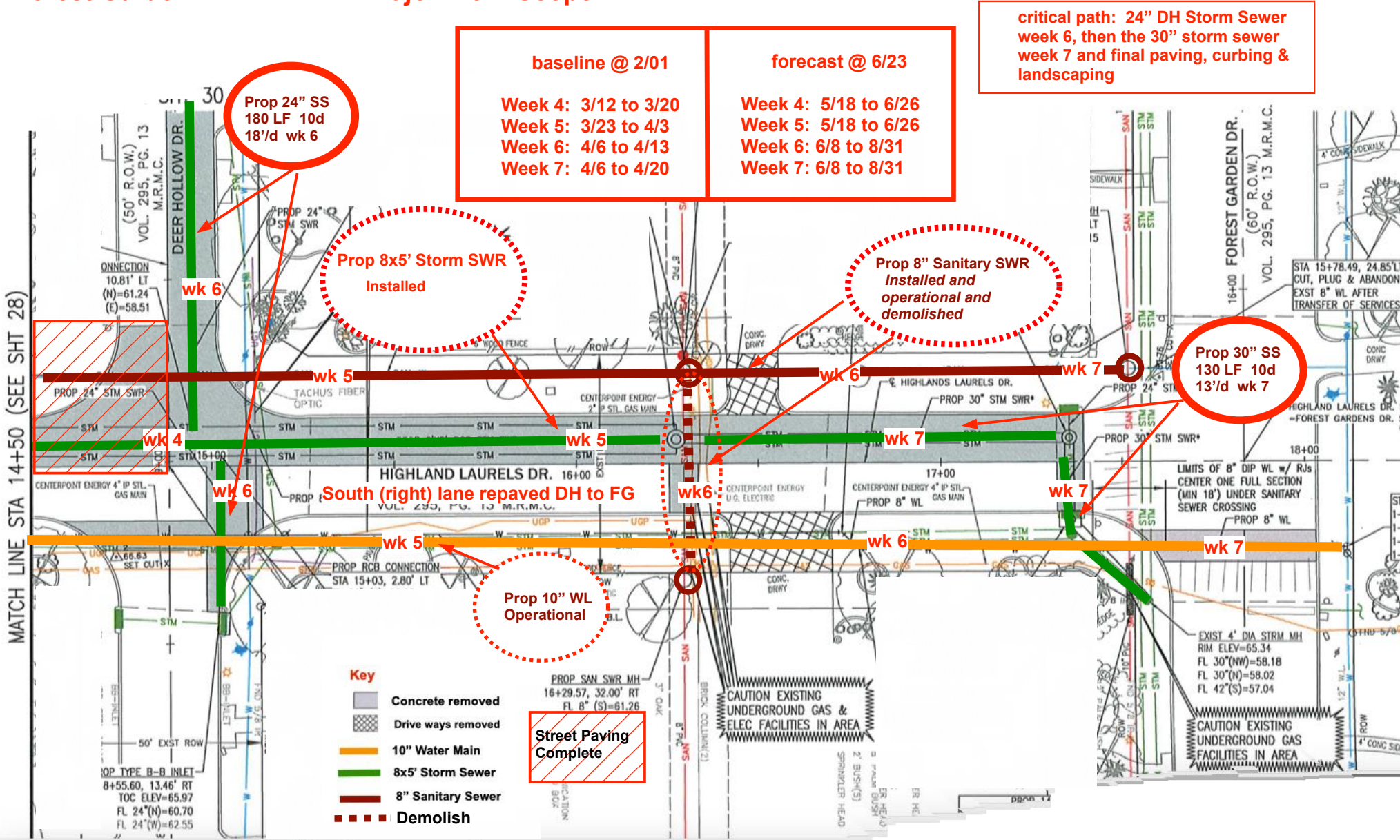




Highland Laurels To Forest Garden

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

Report and Update for June 23, 2026



critical path: 24" DH Storm Sewer week 6, then the 30" storm sewer week 7 and final paving, curbing & landscaping

SIXTH REPLANNING BY THE CONTRACTOR???
 They have completed the major underground work for Week 4 and 5. Deer Hollow Demo for the 24" Storm Sewer is started (Wk 6) with one crew. Highland Laurels to Forest Garden 30" Storm Sewer Demo is started (wk 7) with a second crew. The final plan with regard to paving, curbing and landscape is assumed as follows. First is to keep one traffic lane open at all times and second is that all of Highland Laurels will be repaved from EC to FG. Deer Hollow 2900 Block and the north lane (left lane) of Highland Laurel will be paved to Forest Garden allowing the entire north lane for traffic. Removal of the Highland Laurel south lane (right lane) will begin at Eagle Creek then make two major pours to Forest Garden. Curbing and Landscaping will follow through out first north and then south.