

Sand Creek Village Drainage Improvement Project.

Updated Projection of Work Completion and Schedule Projection as of July 27, 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 all underground facilities, all paving, all curbing, and much of the landscaping. Both lanes of Highland Laurels were open for the first time on July 24th. Overall Phase 2 is now 98% complete as measured by earned value (26% increase for the month). They are estimated to be fifteen weeks behind their last published schedule. The HOA forecasts completion of all work and inspections on August 10, 2026.

This month, the construction pace accelerated and the rains stopped allowing major progress to finish the project. The rainstorm water was connected to existing storm water at Forest Garden on July 13th eliminating pumping. The crews focused quickly replaced all Highland Laurels paving that remained and completed the curbing in short order. They are now working on irrigation, landscape and sod in the damaged right of way lawns. We are only forecasting activities to finish the landscaping, cleaning, and removing all equipment. There may be some items to correct after the City inspection.

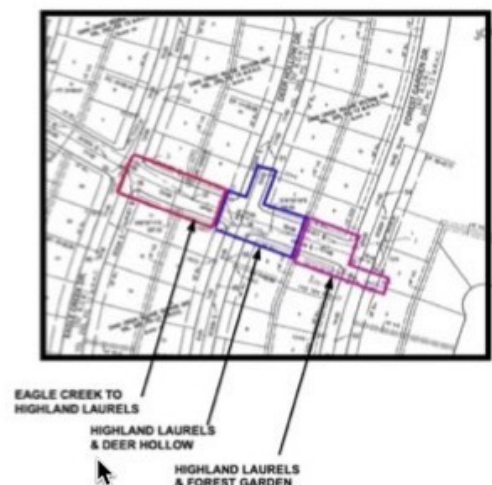
Alert to local homeowners: Grava and City representatives can be contacted if any problems crop up with irrigation systems and landscaping for the next couple of months. Jose Chavez, GRAVA 619-882-4018 Desmone Kelley, COH Public Works 346-293-5258

Traffic Safety: SCHOOL STARTS AUGUST 12th. All need to be safe and courteous as students, cars, and busses return to our neighborhood.

I hope these reports have been helpful and kept you informed on the project as issues cropped up. I looked back over the 11 reports and found that the report project completion forecast was with in 30 days of the actual seven times.

Dave Seitzinger, Sand Creek Village Community Association

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.



Sand Creek Drainage Project Schedule and Progress

Phase 2 ReStart 020126	Work Completion Earned Value at 0727					
	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%	20%	20%	20%	20%	20%
Trench, Pipe & Cover	40%	40%	40%	40%	40%	40%
Paving & Curbing	20%	20%	20%	20%	20%	20%
Inspect, Land & Demob	10%	10%	5%	5%	5%	10%
Completion Values (1)		100%	95%	95%	95%	100%
Section Value, %\$ (2)	100%	40%	15%	15%	15%	15%
Project Earned Value	98%	40%	14%	14%	14%	15%
change	26%	12%	8%	3%	3%	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

The actual completion forecast for all the underground facilities is July 13, 2026. This was the forecast for the last three reports. They improved their completion percentage by 26% to 98% completed. This month had no major setbacks and relatively dry weather and when it rained after July 13th the storm sewer was working as designed. The rain drained off the street quickly and discharged into the existing downstream storm sewer at Forest Garden.

This allowed quick completion of repaving and curbing all of Highland Laurels. Landscaping all the damaged right of ways began as all paving was completed. Topsoil was placed. Irrigation system located and piped. Sod delivered and placed. All these landscaping activities are about 75% completed.

Eagle Creek Looking to Deer Hollow



Deer Hollow looking to Eagle Creek



Deer Hollow looking to Forest Garden



