

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 1st 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 13th 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 23rd 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.

