

# 4 Lakes Roads

April 2023

# Roughly 50 bags of 50lbs of Asphalt

- Over 20 potholes addressed
- Edges firmed up in two areas
- Help from multiple community members

# Community input

- Roads meeting open to all community members, January 2023
- Regular discussion in Board meeting addressing progress along the way
- No decision is made solely by the Roads Chair person

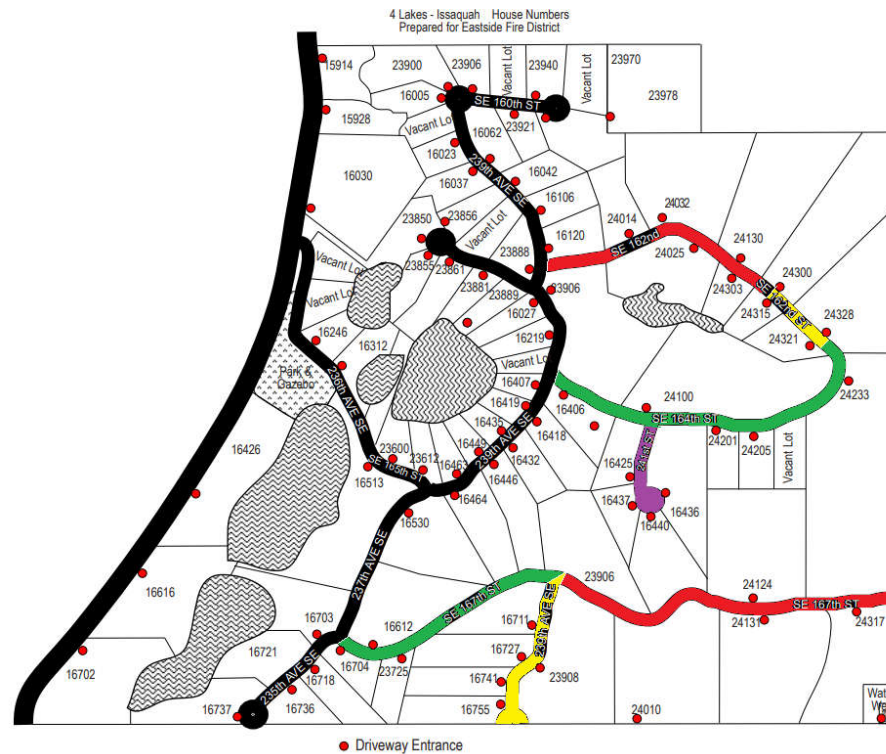
# Work with 3 contractors

- AC Moate
- Pacific Pavement Protection
- Washington State Paving
  - Current front runner with great reviews and examples of work

Pricing for all three is close at roughly \$4 a square foot. AC Moate the cheapest at \$3.70 a foot, but the least favorable reviews and examples, least work done on the estimate.

As of 4-10-23, currently working to get revised quotes to cover the green and yellow areas along with two turnouts and two speed bumps.

Proposed sections for 2023 in Green and Yellow with a cost near \$200k



# Expectations of Road Work

- Loop road (early September)
  - We plan to complete the green and yellow sections of Hill road from 239<sup>th</sup> near 16446 to the 24315 and 24300 addresses on SE 162<sup>nd</sup>
- Hill road (after Loop Road)
  - We may only have sufficient funds for the green section of Hill Road
    - At a minimum we will go from mailbox grouping at the bottom of the hill to the mailbox grouping at the top of the hill.
- Week of work schedule
  - Trash/ Recycling is Monday
  - Work Begins Tuesday
  - Road work complete by Friday
  - Potential to open the back gate for Hill road work
  - If there are volunteers willing to allow other residents to have packages delivered to their house during the time of work, please let us know on Facebook or directly to me at [c25porter@live.com](mailto:c25porter@live.com)
  - When Asphalt work is complete, it needs 48 hours to cure.
    - During this time walking, cycling are allowed.
    - After 24 hours, but before 48 hours, light traffic is allowed, small vehicles under 4000 lbs, no Trucks, no deliveries.
    - Homeowners are expected to come up with an alternate parking location during this time, we can use the front parking lot. Deliveries will also need to be avoided during this week for the homeowners affected

# Contractor Reviews

- ACMoate
- Website with examples/ reviews including 2020 top contractor in a magazine
- [Asphalt | A.C. Moate Industries, Inc. | Washington \(acmoate.com\)](#)
- Many negative reviews from previous employees, specifically about working long hours and not getting paid.
- [AC MOATE INDUSTRIES - 2118 A St SE, Auburn, WA - Yelp](#)
- Mixed, mostly good reviews here:
- [A.C. Moate Industries, Inc. – Auburn, WA 98002, 2118 A St SE – Reviews, Phone Number, Photos – Nicelocal](#)
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- Washington State Paving
- Many good to great reviews here with a fair amount of detail, including some pictures of work done.
- [Washington State Paving, LLC - Read Reviews | Stanaway, WA 98387 - HomeAdvisor](#)
- More good to great reviews here:
- [Washington State Paving LLC. Reviews - Puyallup, WA | Angi](#)
- More reviews and pictures here:
- [\(6\) Washington State Paving LLC | Tacoma WA | Facebook](#)
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- Pacific Pavement Protection
- Good reviews, one bad one
- [Pacific Pavement Protection, Inc. - Paving Contractors - Seattle, WA - VerView](#)
- Good follow up and eager to work with us
- Business in good shape (slight decline)
- [PACIFIC PAVEMENT PROTECTION IN Seattle WA, 98118 - Company Profile \(cortera.com\)](#)
- Examples of work done and good reviews
- [\(6\) Pacific Pavement Protection, Inc. | Seattle WA | Facebook](#)
- More pictures
- [Recent Job Pictures - \(p3nw.com\)](#)
- Info and reviews
- [About - \(p3nw.com\)](#)
- Additional Case Studies on website as well
- [Everett Plaza: Everett WA, Complete Renovation Project- \\$600K project, 2017 project - \(p3nw.com\)](#)

# Details of quotes

Hill Road

3,354x 10' wide = 33,540 SF  
3,354x15' wide = 50,310 SF

Loop Road

3176x10' wide = 35,760 SF  
3176 x15' wide = 52,640 SF

3rd (disconnected but knowledgeable and efficient)

**ACMoate**  
94,077 SF  
\$346,843

80,520 SF  
\$298,983

79,523 SF  
\$295,187

\$3.71 SF

1st (Company has great reviews and has been easy enough to work with multiple trips from estimator, also best price)

**Washington State Paving**

\$3.86 SF

4-12-23 update  
69,025 SF  
\$258,522

\$3.41 SF

2nd based (good reviews, accurate, considerate and knowledgeable)

**Pacific Pavement Protection** (Willing to do work before payment, not a risk I want to take)

93,077 SF  
\$386,564  
\$4.15 SF



# Summary

- Proposed work this September on Hill road and Loop road totaling over \$200k
  - Imperative that special assessments are paid early on or on time, work can not begin until all money has been collected.
  - There will be some of the budget that will be held in reserve for unforeseen costs. Any unused money will be saved for the next planned replacement of road.
- Designated work areas of road will be unavailable for 5 days
- Current selection of contractor will be Washington State Paving