

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Stanton and Town Council Members

FROM: Andrew Ching, Town Manager
Chad Weaver, Community Development Director
Shar Johnson, Town Engineer
Sam Kayat, CIP Manager

DATE: October 9, 2025

DEPARTMENT: Community Development - Engineering
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AGENDA TITLE:
Curb Replacement Projects: McDonald Dr. (40th St. to 44th St.) and 45th St. (McDonald Dr. to Valley Vista Ln)

SUMMARY STATEMENT

Town staff is providing an update on the McDonald Drive and 45th Street curb replacement projects. A drainage report has been completed, confirming the proposed improvements will not adversely impact downstream properties and the historic flow patterns will be preserved.

In response to Council's request, staff has developed a public outreach plan. Staff propose to notify affected residents via mailed communication. This outreach will include a project overview, a map of the impacted area, the purpose of the improvements, and the anticipated start date and duration of construction.

RECOMMENDATION

Town staff is providing project updates to Council.

BACKGROUND

Project Area Overview:

- McDonald Drive (40th Street to 44th Street): A two-lane local street with an unimproved median and no sidewalks or bike lanes. Posted speed limit: 25 MPH.
- 45th Street (McDonald Drive to Valley Vista Lane): A local street without sidewalks or bike lanes. Posted speed limit: 25 MPH.

The existing asphalt curbs along both corridors are significantly deteriorated, exhibiting cracking, erosion, and general wear. These conditions compromise the integrity of adjacent pavement and may lead to more extensive and costly repairs if not addressed.

Project Scope:

The proposed improvements include full removal of the existing asphalt curbs and installation of new MAG-standard concrete curb and gutter sections. These improvements will:

- Improve roadway durability and longevity.
- Enhance visual appeal.
- Support safer and more reliable travel for residents and visitors.

Brief Projects Development History:

- 2020: Projects identified in the Town's Capital Improvement Program (CIP)
- 2024: Projects included in the approved CIP under the roadway category.
- July 2024: T.Y. Lin International engaged for preliminary engineering and planning support.
- January 23, 2025: Staff presented the project to Council; Council directed staff to complete a drainage analysis and develop a public outreach plan.
- May 2025: Michael Baker International retained for final design and drainage analysis.
- September 2025: Town retained Infrastructure Mavens, LLC an Independent Cost Expert to perform project cost and constructability review.
- Current Status: Plans are at 60% design; draft drainage report has been completed.

General Plan:

The project supports the following General Plan goals:

- M.2 – Roadway Design: Promote high-quality roadway design that enhances safety, reduces environmental impacts, and reflects the Town's character.
- M.5 – Visual Character: Create attractive, well-designed street rights-of-way that reinforce the Town's image.

BUDGETARY IMPACT

The Town's FY26 CIP budget allocates a total of \$766,000 for the design and construction of both projects. The current cost estimate to complete them is \$994,000, which exceeds the budgeted amount and may change as the projects progress. Final construction costs will ultimately be determined through contractor bids. A project-specific cost breakdown is provided below:

Cost to Complete

Item	McDonald Dr	45th St.	Combined
Design phase	\$15,000	\$4,000	\$19,000
Construction phase	\$775,000	\$200,000	\$975,000
Total	\$790,000	\$204,000	\$994,000

FY26 Budget

Item	McDonald Dr	45th St.	Combined
Total	\$645,000	\$121,000	\$766,000

ATTACHMENT(S):

- A. Staff Report
- B. Presentation