

**TOWN**  
*Of*  
**PARADISE VALLEY**



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**STAFF REPORT**

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**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:** March 12, 2026

**DEPARTMENT:** Community Development - Engineering  
Sam Kayat, 480-348-3541

**AGENDA TITLE:**  
**Curb Replacement Projects: McDonald Dr. (40th St. to 44th St.) and 45th St. (McDonald Dr. to Valley Vista Ln) – Construction Contract.**

**RECOMMENDATION**

Authorize Town Manager to execute Job Order # 3, CON-25-031-PBW with M R Tanner Construction in the amount not-to-exceed \$510,221 for the construction of The Curb Replacement Projects: McDonald Dr. (40th St. to 44th St.) and 45th St. (McDonald Dr. to Valley Vista Ln).

**SUMMARY STATEMENT**

Town staff is seeking Council's action on the contract to construct the McDonald Drive and 45th Street curb replacement projects. The following summarizes the current project status:

- The final design phase has been completed, and the project is ready to proceed to construction.
- M.R. Tanner Construction has been selected as the contractor to perform the construction work.
- Staff held a public open house on December 10, 2025, to present the project scope and gather input from nearby residents. Five individuals representing three households attended the meeting. Overall, staff received positive feedback, and no concerns specific to the project were raised.

## 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. 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.
- October 9, 2025: During a study session, staff provided Council with a project update. Council discussed the project and encouraged staff to enhance planned public outreach efforts and include a community meeting.
- December 12, 2025: Staff held a public open house.
- Citizens from a few residences attended, mostly from the Phoenix side. They suggested a need for future projects to construct underground storm improvements.
- January 2026: Final design was completed, and the consultant submitted the sealed construction plans.

### 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 \$535,221 which is within the budgeted amount. A detailed cost and budget breakdown are provided in the tables below:

**Cost to Complete**

Item	McDonald Dr + 45th St. (Combined)
Construction	\$510,221
Q/A & PDS (*)	\$25,000
<b>Total</b>	<b>\$535,221</b>

(\*) Q/A = Quality Assurance  
PDS = Post Design Services

**FY26 Budget**

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

**ATTACHMENT(S):**

- A. Staff Report
- B. Presentation
- C. Agreement with M R Tanner Construction.