

Curb Replacement Projects Construction Contract

McDonald Drive

40th Street to 44th Street

CIP Project No. 2020-09

&

45th Street

McDonald Drive to Valley Vista Lane

CIP Project No. 2020-07

March 12, 2026





Presentation Highlights

Project Location

The Problem

Project Photos

Proposed Solution

Project Cost & Budget

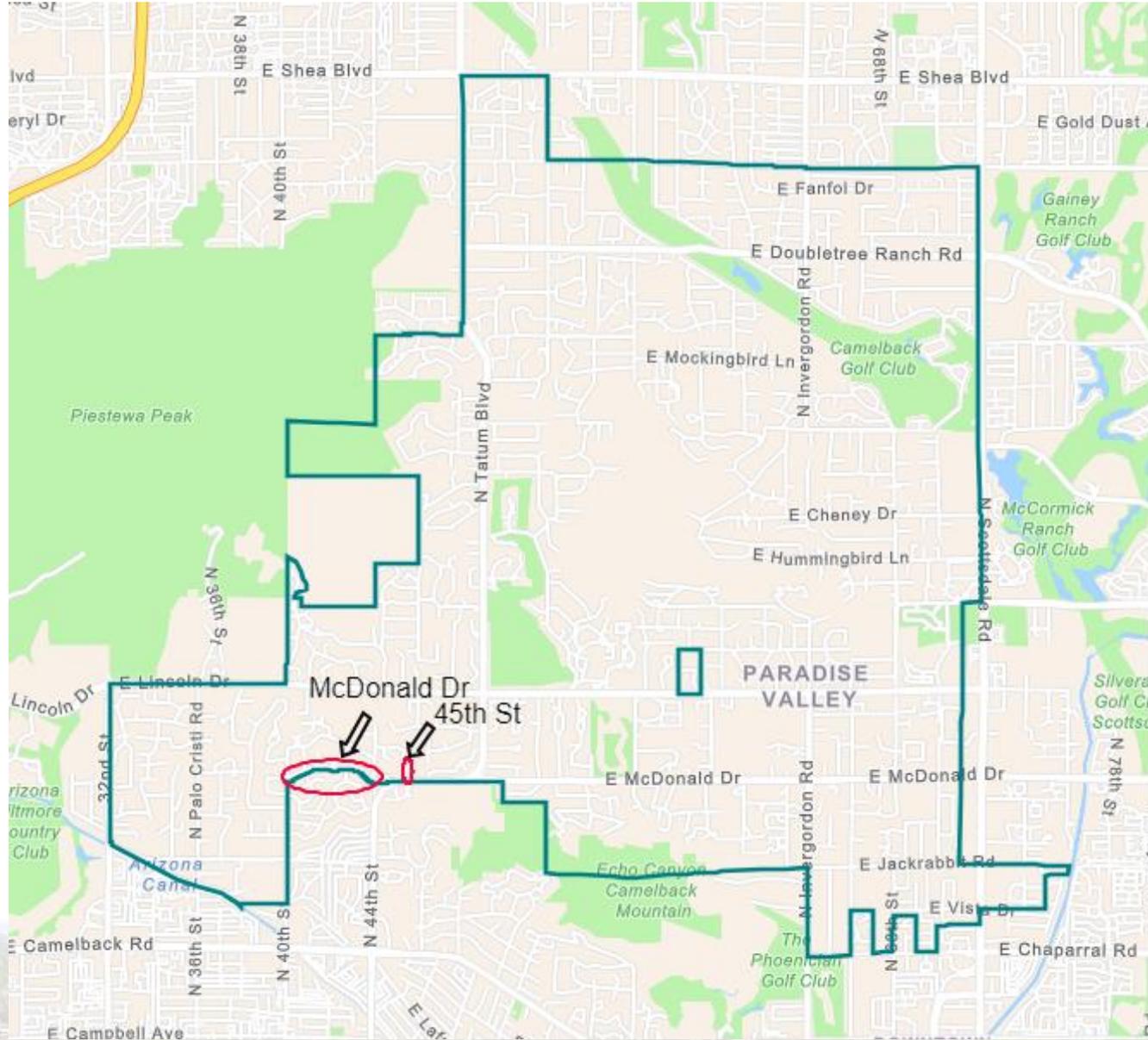
Project Schedule

Recommended Council Action





Location Map



McDonald Drive



- Local Street.
- Two lanes of traffic.
- Approximately 0.5 mile
- Wide unimproved median
- No sidewalks/bike lanes.
- Asphalt curb on median side
- 25 MPH speed limit.
- Identified in the Town's CIP in 2020.



McDonald Drive / Town Limits



45th Street



- Local Street.
- Two lanes of traffic.
- No sidewalks/bike lanes.
- 25 MPH speed limit.
- Asphalt curb on both sides
- Approximately 900-ft
- Identified in the Town's CIP in 2020.



The Problem

Deteriorated and failing asphalt curbs

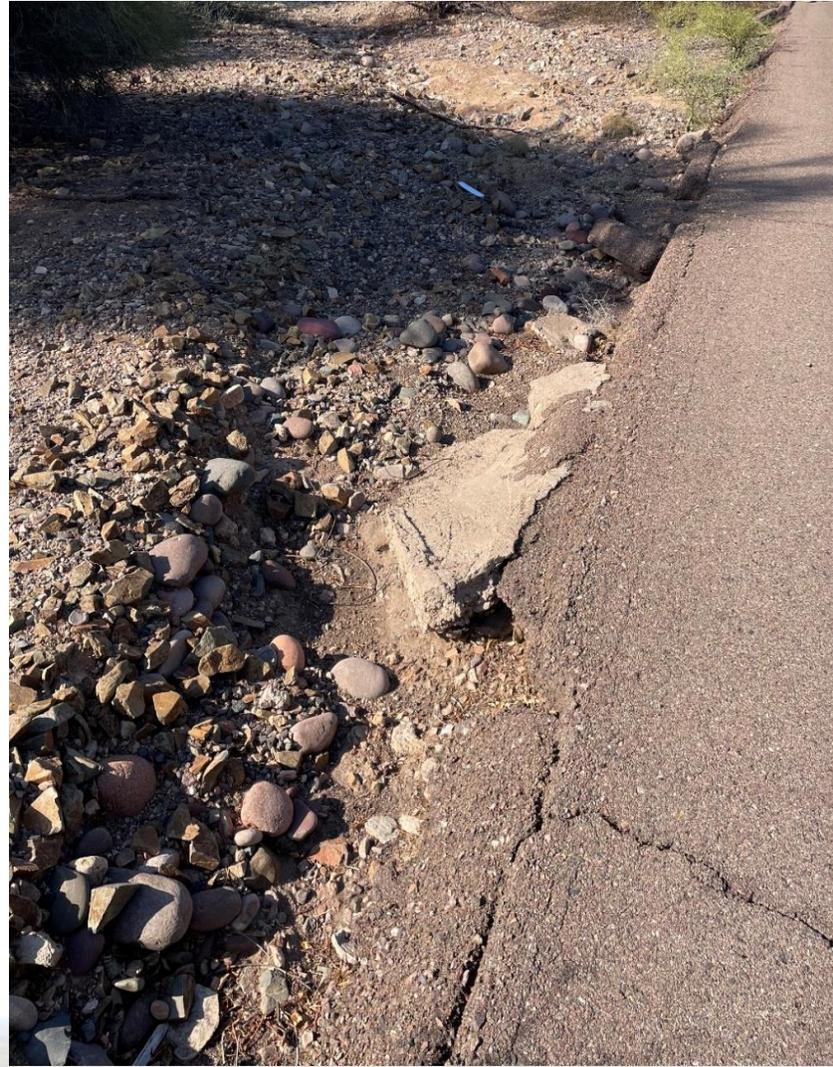
Visible signs of wear, cracking, and erosion.

Need of repair or replacement.

Risk of further damage to adjacent asphalt pavement.



Project Photos 1



McDonald Dr
westbound



Project Photos 2



McDonald Dr
westbound



Project Photos 3



McDonald Dr
eastbound



Project Photos 4



45th St
west curb

Proposed Solution

Removal of existing
asphalt curbs

Installation of
standard concrete
curb & gutter

This solution will:

- Eliminate risk of further damage to adjacent asphalt pavement.
- Enhancements to durability, aesthetics, and functionality of existing pavement.
- Ensuring safer, more reliable travel for residents and visitors.



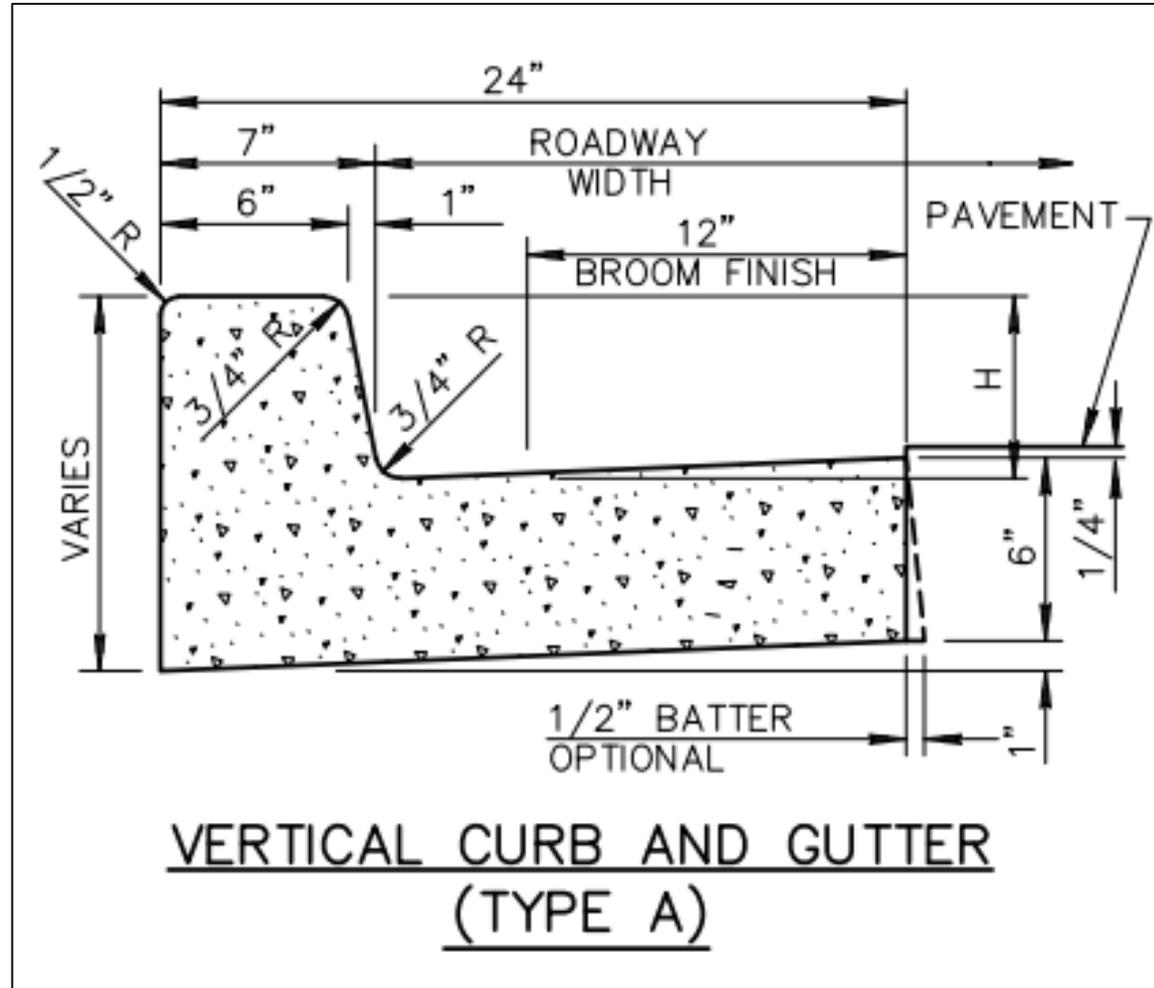
Before/After



McDonald Dr
westbound



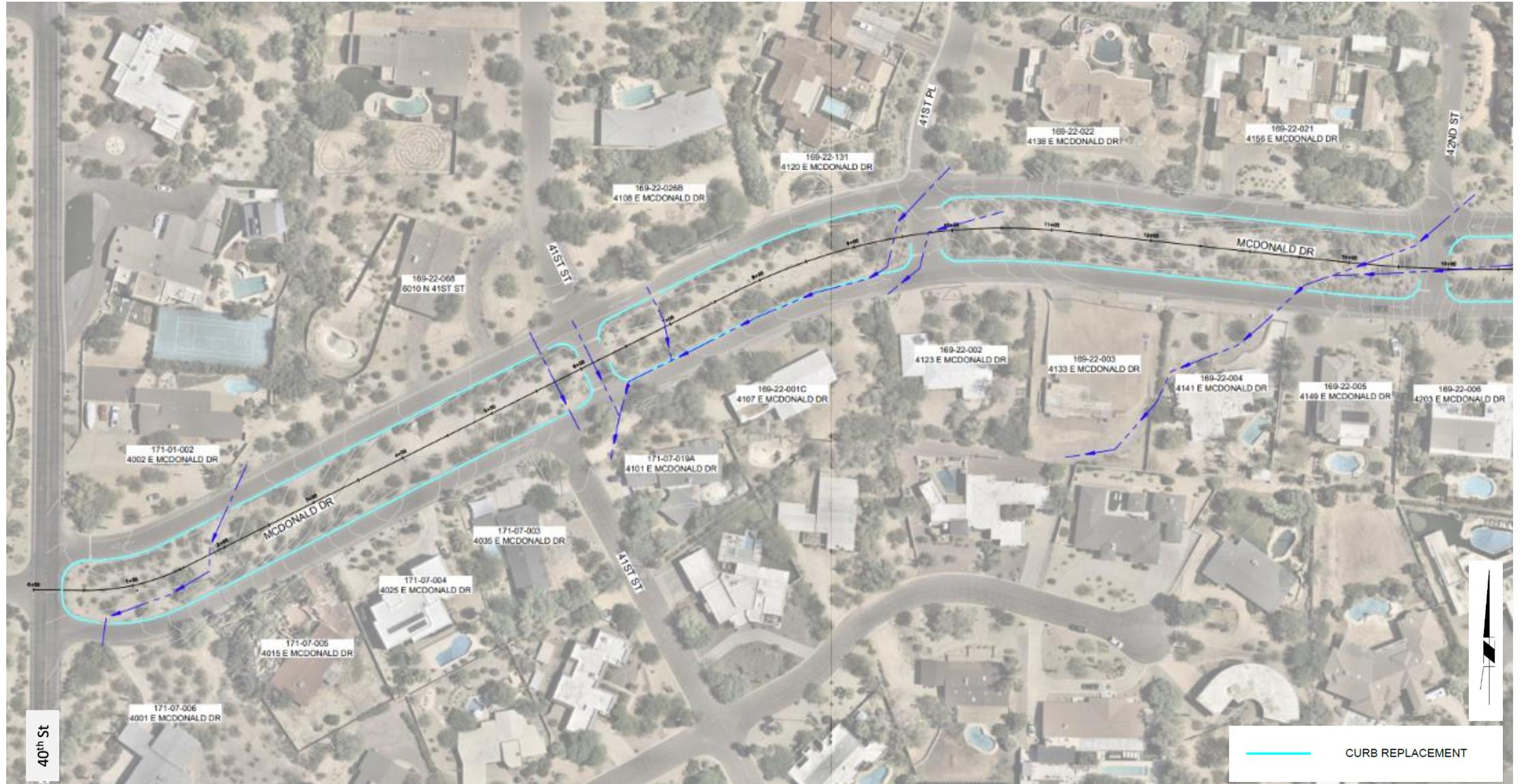
MAG Standard Curb



McDonald Dr

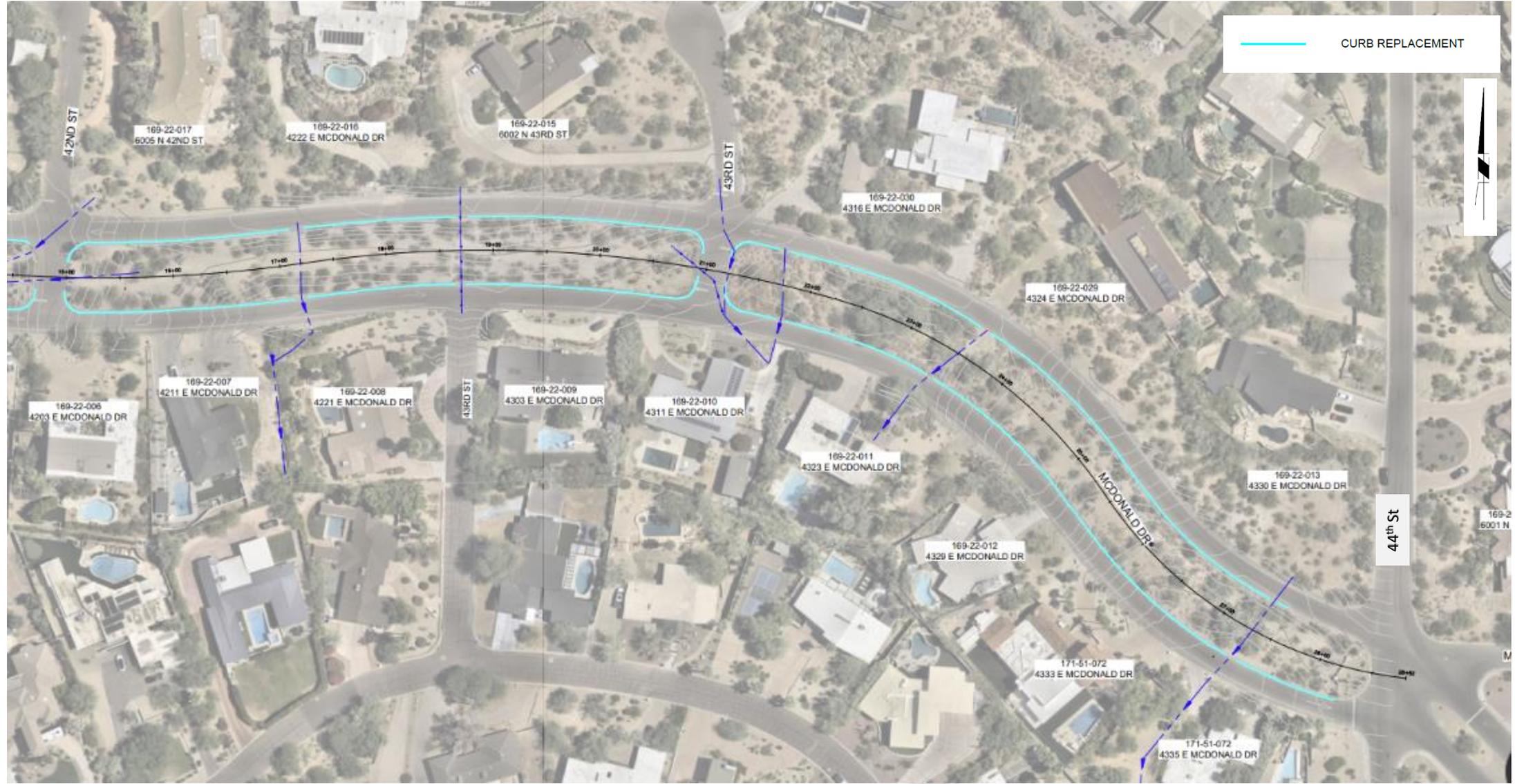


McDonald Dr Roll Plot 1



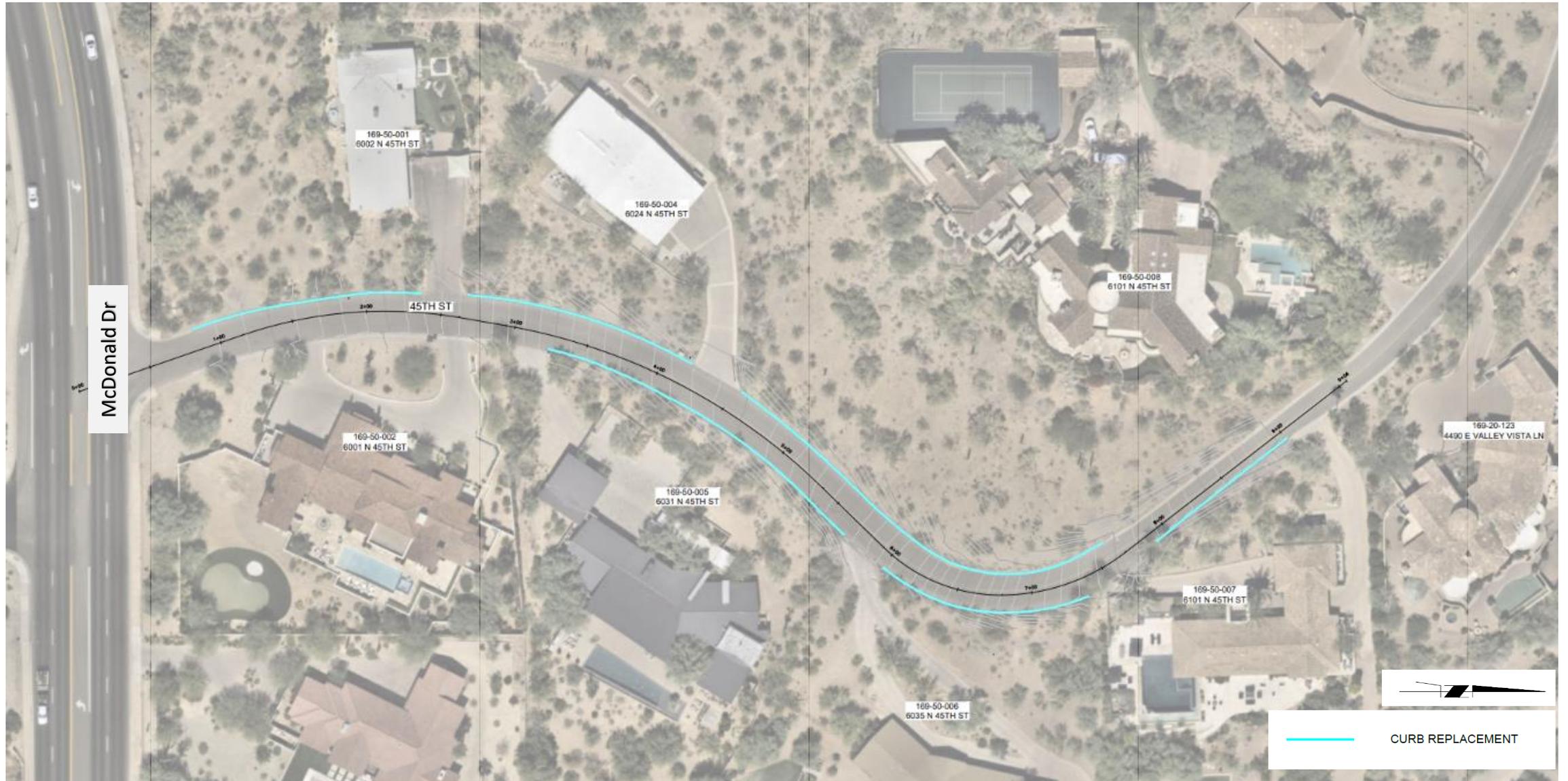


McDonald Dr Roll Plot 2





45th Street Roll Plot





Project Update



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





Estimate / Budget

Cost to Complete

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

FY26 Budget

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

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



Recommended Action

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).





Project Timeline

Task	Date
Construction contract approval (*)	March 2026
Anticipated construction start	April 2026
Estimated construction duration	2-3 Months

(*) Council action



Thank You

Questions?





The flowing slides are included for reference only





October 9, 2025 Council Session Minutes

25-207 Discussion of Curb Replacement Projects: McDonald Dr. (40th St. to 44th St.) and 45th St. (McDonald Dr. to Valley Vista Ln)
Mayor Stanton reconvened the study session at 6:40 PM

Town Engineer Shar Johnson provided an update on the McDonald Drive and 45th Street curb replacement projects. The scope of work included full removal of the existing asphalt curbs and installation of new MAG-standard concrete curb and gutter sections. She said 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.

She summarized the project development:

- 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.

She stated that the Fiscal Year 2026 CIP budget for this project is \$766,000 and the current cost estimate is \$994,000. She recommended that the project proceed to the final design and contract bid stage which would determine the final project costs.

The Council discussed the project and encouraged staff to enhance planned public outreach efforts and include a community meeting.

Concerns were expressed that the estimated project costs exceeds the budget. Ms. Johnson stated that once costs have been finalized options would be presented to Council on how to fund the project.



January 23, 2025 Council Session Minutes

3. STUDY SESSION ITEMS

24-355 Discussion of Curb Replacement Projects: McDonald Dr. (40th St. to 44th St.) and 45th St. (McDonald Dr. to Valley Vista Ln)

Mayor Stanton reconvened the meeting at 5:35 PM.

Capital Project Manager Sam Kayat briefed the Town Council on a Capital Improvement Project to replace curbs on McDonald Dr. from 40th St to 44th St and 45th St from McDonald Dr to Valley Vista Ln. He stated that the existing asphalt curbs in these areas have significantly deteriorated and are failing in various locations, showing visible signs of wear and tear, cracking, and erosion. These deteriorations are not only unsightly but also pose risks for further degradation of the adjacent asphalt pavement, potentially leading to more extensive and costly repairs in the future.

He explained that the Fiscal Year 2025 budget for design and construction of \$400,000 was based on an estimate from four years ago. The estimated cost will be approximately \$865,000; however, only the design contract would be awarded in this fiscal year and construction would be budgeted in FY 2026. The anticipated construction start date would be November 2025 and take four to eight months to complete.

Responding to questions from the Council, Mr. Kayat and Town Engineer Shar Johnson confirmed that the project area drainage would be reviewed and taken into consideration once the Stormwater Management Master Plan has been completed.

Mr. Ching stated that this item would be brought back to Council in April for a study session and action on the design contract. The Council requested that the staff report document the drainage assessment for the project area. The staff report should also include a description of the neighborhood notification plan which should include the properties located in the City of Phoenix.