



PROPOSAL

E.K. BAILEY CONSTRUCTION
OGDEN, UTAH
 ekbaileyconstruction.com • (801) 782-4748

To: E.K. Bailey Construction

PROJECT: Highway 89 Decel Lane

ATTN: Brent Bailey

DATE: 06/23/20258

[illegible]

TOTAL	100%
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\$355,582.78

Accepted By:

Date: _____

Proposed Land/Construction Exchange

Improvements

- Construction of a UDOT-approved deceleration lane
- Construction of a shared access and formal entrance into the park
- Additional off-site parking

No Capital Cost to the City

- The city receives fully funded infrastructure improvements

Accelerated Delivery of Needed Improvements

- Improvements are constructed and delivered to the community ahead of expected timelines

Long-Term Maintenance Eliminated for the City

- Full maintenance responsibility is assumed by the developer, not the city
- Reduces future city obligations for pavement, striping, snow removal, and repairs

Increased Parking Capacity for Public Use

- Extended parking spaces alleviate congestion and improve accessibility
- Supports public facilities and community events

Reduced City Time & Administrative Burden

- Design, permitting, construction, and UDOT coordination handled by the developer
- Minimizes staff time and administrative complexity
- City receives a finished, compliant improvement

This land swap allows the city to convert underutilized land into permanent, high-value infrastructure improving safety, reducing long-term costs, and delivering immediate benefits to the community without burdening city funds.