

SPEEDWAY CONDITION ASSESSMENT SUMMARY

In October the Board of Fair Commissioners asked for an assessment of the condition of the speedway. Commissioners did not know if it was safe, how much deterioration had occurred over the years and wanted an independent assessment. The Board's interest was driven by the need to know the cost that would be borne by the taxpayer to bring the property up to standards to provide a safe, ADA compliant facility.

The study presented 36 recommendations regarding the following areas of study:

- Spectator, Competitors and Officials Access
- Track Surface Condition
- Track Safety Condition
- Track Operation Condition
- Track and Site Drainage
- Site Utilities and Electronics
- Environmental/Social Condition
- Infield Facilities and Condition
- Grandstand Condition
- ADA Compliance and Disability Access
- Concessions
- Wayfinding and Marketing

The criteria used were:

- Timescale – the duration of the benefit derived
- Priority – how urgent the need
- Impact of the Works – what is the perceived effectiveness
- Benefit – represents the facility improvement as a whole

Pages 70-71 contain a cost estimate breakdown referencing the rank of each of the criteria for the areas studied as above. The consultant presented the estimated costs based on the values provided by two different suppliers (Providers A and B). The total estimated cost of all repairs was noted as \$41,190,000.

Provider A recommended a 50% risk allowance due to uncertainty since there was no design provided. Provider B provided a minimum and a maximum cost. The consultant also provided (see page 76-79) a cost estimate breakdown featuring the values for each recommendation from both of the providers.

It should be noted that the Fair Board instructed the consultant to provide it with further clarification of the findings so that the Board and the community would recognize a scaling of the costs based on priority of need. As a result of that request, the consultant provided the final document with appendices that offered clarification of the Fair Board's questions.