

# REC Performance and OCA Review

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# National REC Performance/OCA

## Genesis

1. In the begin, there was data....
2. RecBEST developed metrics that used data
3. More and more data was required/necessary to fuel machine – including performance & condition data
4. Self reported data went unchecked and began to wander
5. Many inconsistencies were noted across the program
6. **USACE infrastructure strategy – Asset Mgmt**
7. **This team was born**



# USACE Infrastructure Strategy

- “In order to integrate risk within the USACE business processes, the organization is:
  - 1) creating and maintaining an accurate inventory of all assets;
  - 2) conducting condition assessments;
  - 3) determining consequences and associated risks;
  - 4) developing a risk-informed investment strategy based on the findings.”
  
- O&M 20/20 Much???



# National REC Performance/OCA



- **History:**

**Round 1 = July 2014 – April 2015**

- 6 projects – 6 different MSC
- Created rating aides for paper process
- Cross walked OCA with FCI
- Combined RecBEST with Status

**Round 2 = May 2015 – April 2016**

- 7 projects – 2 different MSCs
- Developed online data collection tool
- Established 5 critical asset types

**Round 3 = May 2016 – Present**

- 2 projects – 1 MSC
- Develop new collection tool - MICA
- Draft policy appendix
- Establish condition roll up reports

- **Visited 15 Lakes – all MSCs**



# WHAT'S NEW:

- **Death of RecBEST / FCI as rating process**
  - **Official move to OCA rating (A-F)**
- **HQ OCA policy – EC**
  - **REC appendix in draft form**
- **OCA tool development**
  - **Mobile Information Collection Application (MICA)**
- **Visual assessment rating process for all assets**
- **Training**
- **Scheduling**





DEPARTMENT OF THE ARMY  
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POLICY FOR OPERATIONAL CONDITION ASSESSMENTS OF USACE ASSETS

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# 1. HQ OCA Policy for USACE Assets:

- **Draft released 1 June 2016 for review/comment**
- **Establish 2 types of OCA reviews**
- **RAM or designee organizes teams**
- **Scheduled max every 5 yrs**
- **Encourages National QA/QC consistency review**
- **Assigns roles & qualifications for each**
  - **RAM**
  - **Regional OCA coordinator**
  - **OCA Team Leader**
  - **OCA Team Member**
- **REC Appendix in draft form**



# REC OCA - Two Tiered Approach:

## Small Projects:

### Condensed Review

#### 1. Scope:

- Projects with <\$750K in Rec Assets or <\$750K in Service Budget
  - (260 projects)
- Performed minimum every 5 years

#### 2. Process: **Virtual** (webcast, telecon, etc)

- Review outlier data report
- Review expenditure performance
- Review OCA condition ratings;

#### 3. Team consistency: (same for each type)

- Regional mix

#### 4. Funding:

- **No travel necessary**

## Large Projects:

### Comprehensive Review

#### 1. Scope:

- Projects with >\$750K in Rec Assets or >\$750K in Serv Budget
  - 109 projects (including the 10 we have already accomplished)
- Performed minimum every 5 years

#### 2. Process: **Onsite**

- Review outlier data report
- Review expenditure performance
- Full onsite review of current conditions

#### 3. Team consistency:

- Regional mix

#### 4. Funding:

- **Project funded travel and labor**
- MSC/Districts ensure prioritized and budgeted

# Assemble the Team



- **Diversity in onsite review team is crucial to objective/consistent review**
- **Team consisting of Peers from other MSC/districts. Ex:**
  - **District/MSC Program Managers**
  - **Lake Managers/Chf Rangers**
  - **Park Rangers/NRM Specialists**
  - **Landscape Architects**
  - **Civil Techs**
- **Team members selected/confirmed by MSC BLMs & RAMs**
- **Team members split up/share duties and assignments**





# Collect & Review Project Data

- **Data Sources:**
  - **RecAssessment report**
    - **FCI Data (legacy)**
    - **RUDA (Capacity)**
    - **Unit Day Value (UDV)**
  - **PSA Analysis tool (Performance Matrix)**
  - **EDW expenditure details**
  - **NRRS occupancy and revenue**
  - **FEM work orders**
  - **CEFMS expenditure and revenue**
- **Compile/review data offsite with OCA team**
- **Upload to central repository (sharepoint)**



# Off Site Review:

AreaName	Core Metrics					Area Subtype	VISITATION				RUDA					SERVICE LEVELS			
	B/C (area NED + Rev) / OM cost)	NRRS Occupan cy rate	Visit to RUDA ratio (rec days/R UDA)	Net Cost per visit (cost - Rev / Rec days)	Net Cost per RUDA (Cost - Rev / RUDA)		Area Visitation for Selected FY	Perce nt total rec camper days	total rec days	NED	Num Camp sites	Days Open Camp	Num Parking Spaces	Days Open Park	RUDA total	Class	User level	Area servic e levels	servic e level
BOAT-IN SITES	4.45	14%	1.23	0.92	1.14	CAMPGROUND	14,820	100	56,316	532,186	125	365	-	365	45,625	D	Mediu m	15	Below
BRIDGE EAST VISTA	125.34	No Data	2.51	0.05	0.14	SCENIC VIEWING AREA	9,168	-	9,168	62,672	-	365	10	365	3,650	N/A	Mediu m	21	Below
GRAY PINE FLAT	25.38	No Data	0.40	0.28	0.11	LAND ACCESS POINT	5,347	-	5,347	38,071	-	365	37	365	13,505	N/A	Low	19	Below
LIBERTY GLEN	22.27	7%	0.99	0.41	0.40	CAMPGROUND	13,645	99	51,469	496,161	96	277	70	365	52,142	B	Mediu m	31	At
LITTLE FLAT	100.53	No Data	0.81	0.07	0.05	LAND ACCESS POINT	7,353	-	7,353	50,265	-	365	25	365	9,125	N/A	High	16	Below
LONE ROCK TRAILHEAD	63.90	No Data	0.35	0.07	0.02	LAND ACCESS POINT	9,665	-	9,665	95,007	-	365	75	365	27,375	N/A	Mediu m	19	Below
MILT BRANDT VISITOR CENTER	48.14	No Data	3.10	0.04	0.13	VISITOR CENTER	60,492	-	60,492	606,130	-	-	75	260	19,500	B	High	35	Below
NO NAME FLAT	121.28	No Data	2.84	0.07	0.20	LAND ACCESS POINT	8,540	25	14,518	121,283	2	365	12	365	5,110	N/A	Mediu m	17	Below
OLD SKAGGS SPRINGS ROAD	23.28	No Data	0.45	0.38	0.17	LAND ACCESS POINT	780	25	1,326	11,642	-	365	8	365	2,920	N/A	Low	9	Below
PUBLIC BOAT RAMP	308.79	No Data	2.27	(0.10)	(0.22)	WATER ACCESS POINT	112,537	50	270,089	2,795,959	-	365	326	365	118,990	N/A	High	26	Below
ROCKPILE RECREATION AREA	No OM Cost	No Data	No Visit or RUDA	No OM Cost	No RUDA	MULTIPURPOSE AREA	1	10	1	12	-	365	-	365	-	N/A	Mediu m	17	N/A
SOUTHLAKE TRAILHEAD	147.07	No Data	0.64	0.06	0.04	LAND ACCESS POINT	15,023	25	25,539	220,607	-	365	110	365	40,150	N/A	Mediu m	17	Below

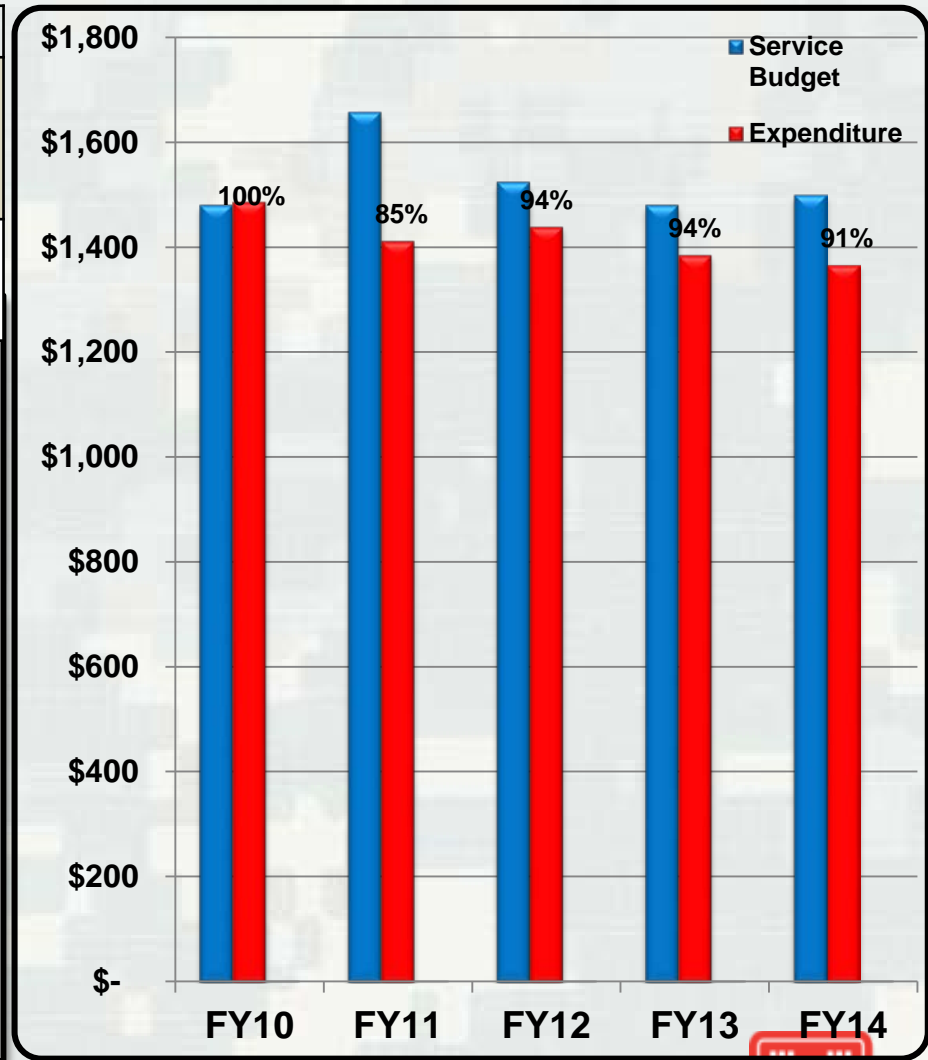
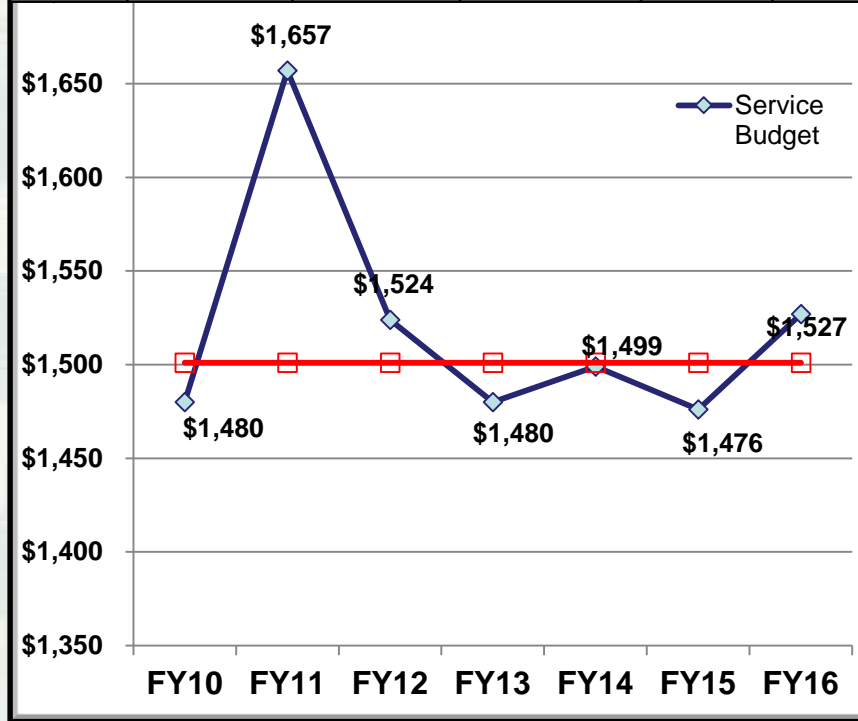
- Simple QA report can ID many problems before you leave the office
- SOURCE: RecSTATUS



# Off Site Data Review:

## Service Budget & Execution

	5 Yr Avgs				
	Service Budget Request (incr 1-4)	PresBudget (\$): Rec	Exp (\$): Recreation - Total	DELTA	
Lake of the Erhke	\$1,694,000	\$1,501,000	\$1,418,000	\$110,000	93%



•SOURCE: EDW Reports



# Conduct On-site Review

Performance/OCA Review

Swallows Park

Buildings and Structures

	Count	Observed	OCA
Total Building Entrance Station	0	0	-
Total Group Camp/Picnic Shelter	2	2	C-
Total Restroom All Types	2	2	
Total Amphitheater	0	0	-
Total Dock / Fishing Pier	0	0	-
Total Fish Cleaning Station	0	0	-

Notes

Shelter 4267 roof and ext surfaces are failing

Shelter 12826 all metal good

Submit OCA

OCA

Building\_Restroom

13264 B Submit

7791 B Submit

[Performance/OCA Review Home](#)  
[Technical Problems](#)

- In brief Project mgmt on procedure
- Assess REC features using online tool; identify outliers or problem data
- Look at every Corps operated park on the project
- Confirm all reported performance data with team observations:
  - **FCI/OCA** – Observed Condition
  - **Visitation** – Meters & BMPs
  - **Expenditures** – vs Allocation
  - **RUDA** – Count capacity
  - **UDV** – Reported vs observed
- Outbrief project mgmt on findings
- Data uploaded to budget systems





# Operational Condition Assessment



- Focus on REC 5 main asset groups

1. Roads & Parking

- (Paved & Unpaved)

2. Buildings & Structures

- Restrooms, gatehouses, shelters, fishing pier, etc

3. Boat Ramps

- Including courtesy docks

4. Sites

- Picnic sites, campsites, beaches, play areas

5. Utilities

- Sewer, water, electric, etc



# Rating Comparisons: OCA Structures



•RecBEST Score: 5 (B)

- In this park there were 4 buildings
  - 3 rated 'B'
  - 1 rated 'C-'
- Overall Score for bldgs in this park = B



•OCA Peer Score: C- (3)

- Old process has no visibility into the eaves



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# Rating Comparisons: OCA

## Boat Ramps



•**RecBEST Score: 1 (F)**

•**This ramp was rated failed because at a certain lake level it becomes unusable (due to condition @ that elevation)**

•**OCA Peer Score: C (4)**

•**Peer team rated a C (fair) because it was usable at most levels**



# Rating Comparisons: OCA

## Boat Ramps



•RecBEST Score: 3 (C)

•OCA Peer Score: B (5)

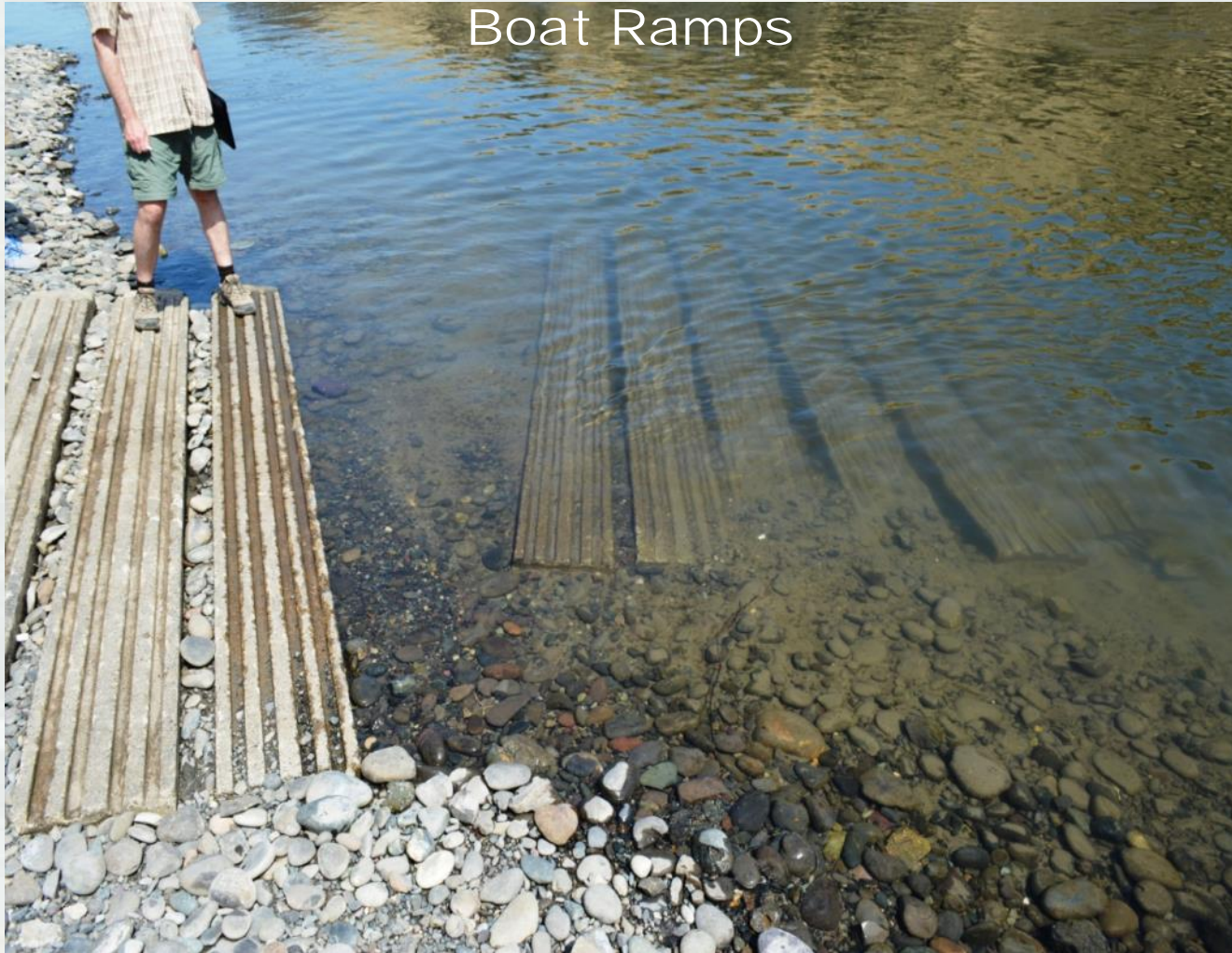
•?? Not sure where we went wrong here??





# Rating Comparisons: OCA

## Boat Ramps



•RecBEST Score: 2 (D)

•OCA Peer Score: D (2)

•!! Winner, winner, chicken dinner!!



# VERS Best Practices:



- VERS Governance Board established 2015
- Mediate tough fixes and recommend engineered solutions



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# 2. OCA tool development

The image displays four overlapping screenshots of the Performance/OCA Review web application, illustrating the user interface and workflow. Red circles and arrows highlight the navigation path: from the 'Active List' to the 'Abiquiu Lake' project, then to the 'Boat Ramps' section, and finally to the data entry table.

**Screenshot 1: Performance/OCA Review**  
Select a Project to START  
**Active List**  
Abiquiu Lake (circled)  
Anakona Lake  
Bardwell Lake  
Benbrook Lake  
Berlin Lake  
Cape Fear River  
Carlisle Lake  
Carters Lake  
Central and Southern Florida  
Copan Lake  
Dorena Lake  
Dworshak Reservoir  
Grapevine Lake  
Harry S. Truman Lake  
Hartwell Lake  
John H. Kerr Dam and Reservoir  
Lake Shelbyville  
Lake Sidney Lanier  
Lavon Lake  
Lewisville Lake  
Lower Granite Lake  
Lucky Peak Lake  
Okeechobee Lake  
Perry Lake  
Philpott Lake  
Rathbun Lake  
Raystown Lake  
Rend Lake  
Tennessee-Tombigbee Waterway

**Screenshot 2: Performance/OCA Review - Abiquiu**  
Corps Managed Areas  
Cerrito (circled)  
Downstream  
Hwy 96 Overlook  
Hwy 96 Overlook  
Overlook  
Riana  
**Reports**  
By Area  
OCA Matrix  
Roads & Parking  
Buildings & Structures  
Boat Ramps  
Sites  
Utilities  
Performance Review Matrix  
PSA Requirements  
VERS & Visitation  
Unit Day Value (UDV)  
\*\* Add section to Click to Mark Complete  
Performance/OCA Review Home  
Technical Problems

**Screenshot 3: Performance/OCA Review - Cerrito**  
OCA Review  
Definitions  
Roads & Parking  
Buildings & Structures  
Boat Ramps (circled)  
Sites  
Utilities  
Performance Review  
PSA Requirements  
VERS & Visitation  
Unit Day Value (UDV)  
Reports  
By Area  
Performance/OCA Review Home  
Technical Problems

**Screenshot 4: Performance/OCA Review - Cerrito Data Entry**  
Boat Ramps  
Total Dock Courtesy Loading  
Total Boat Ramp (circled)  
Total Launch Lane  
Notes  
Submit OCA  
Performance/OCA Review Home  
Technical Problems

	Count	Observed	OCA
Total Dock Courtesy Loading	2	<input type="text" value="2"/>	- v
Total Boat Ramp	2	<input type="text" value="2"/>	-
Total Launch Lane	2	<input type="text" value="2"/>	A- (circled)

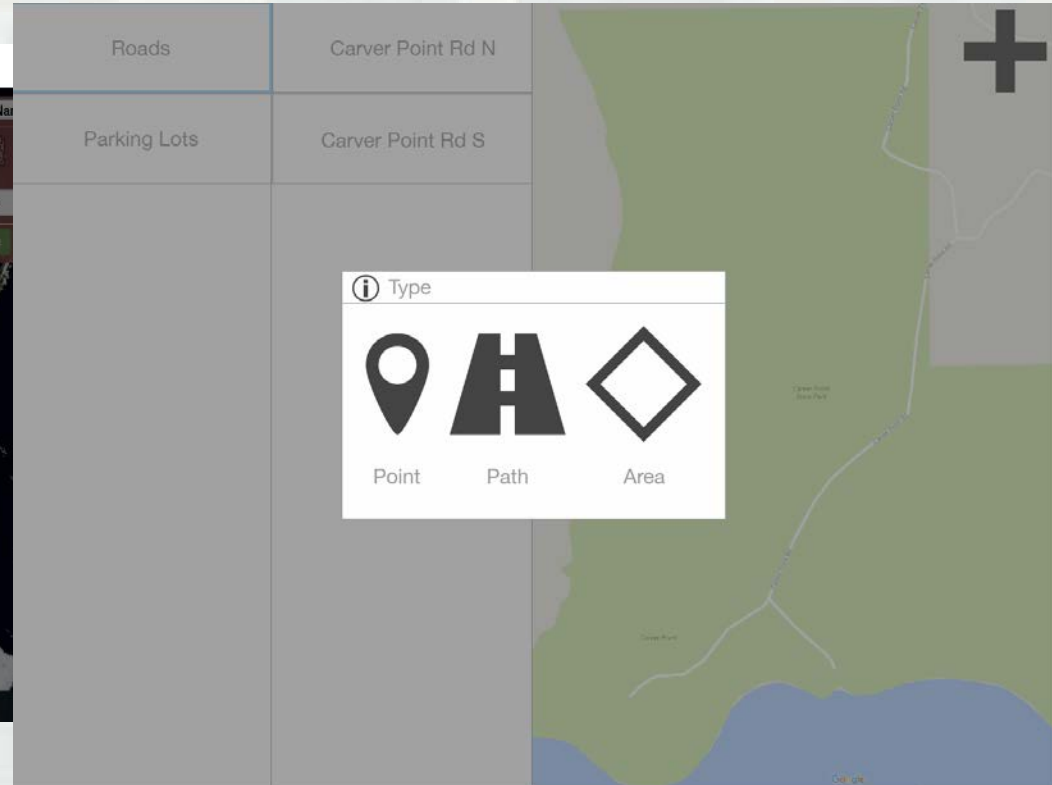
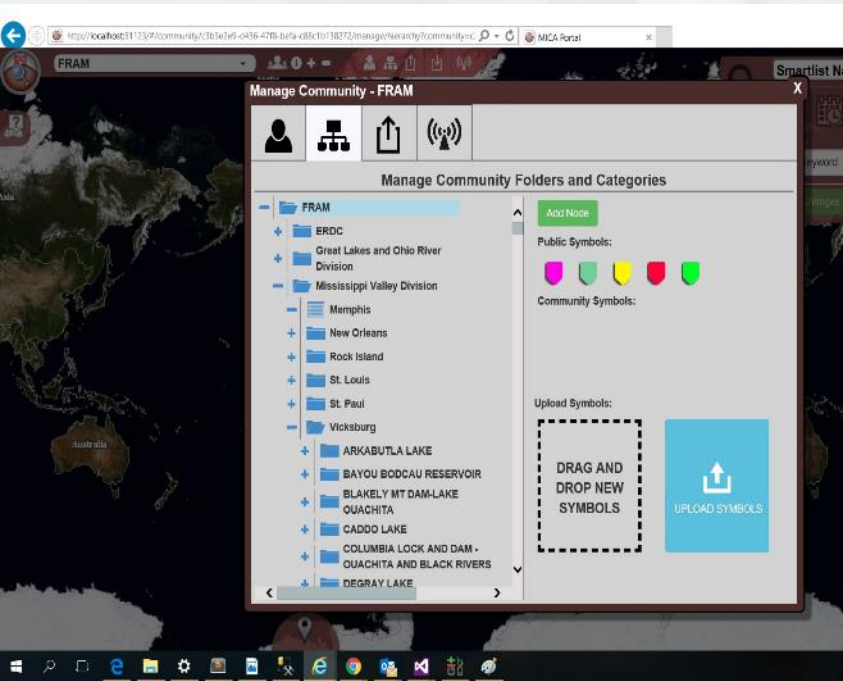
Notes:  
A  
A- (circled)  
B  
B-  
C  
C-  
D  
D-  
E  
F

Current REC OCA tool



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# Under Development



- Mobile application – smartphone, tables, 2-in-1
- GPS enabled, collecting polygon or point data
- Photos for each asset stored with data
- Data loaded directly to server.
  - If 3G or internet not available stored locally on phone to upload later





# OCA Roll Up Reports

Division	District	Project	Area Name	Area Subtype	Area OM Cost (Contract, Gate Attendant, & Utility)	Total Recreation Days	Area Condition Category	Efficiency Level	X-Axis Efficiency	Y-Axis FCI Excl Signs	Condition_Roads_Parks	Condition_Ramps	Condition_Building	Condition_Sites	Condition_Utility
SAD	SAM	OKATIBBEE LAKE	EAST BANK	DAY USE AREA	20,137	132,273	Fair	High Efficiency	88.90	3.75	B-	-	D	B-	B-
SAD	SAM	OKATIBBEE LAKE	WEST BANK	DAY USE AREA	32,205	124,667	Poor to Fair	High Efficiency	78.40	2.80	C-	C	B-	C-	C
SAD	SAM	OKATIBBEE LAKE	GIN CREEK	MULTIPURPOSE AREA	21,632	39,186	Fair	Mid Efficiency	66.00	3.80	B-	B-	B-	C-	B-
SAD	SAM	OKATIBBEE LAKE	PINE SPRINGS	DAY USE AREA	18,951	25,019	Good	Mid Efficiency	37.00	4.60	B-	B-	B	B-	B-
SAD	SAM	OKATIBBEE LAKE	COLLINSVILLE	DAY USE AREA	43,291	57,351	Fair	Mid Efficiency	33.90	3.60	B-	B-	B-	C-	C
SAD	SAM	OKATIBBEE LAKE	TWILTLEY BRANCH	CAMPGROUND	109,512	24,253	Poor to Fair	Low Efficiency	24.40	3.40	C-	C	B-	B-	B-

Park Name	Performance Score	Building Number	Building Description	OCA
East Bank	88.9	RH0310	Restroom	D
East Bank	88.9	RH7894	Restroom	D
East Bank	88.9	RH0542	Gatehouse	C-
West Bank	78.4	RH3456	Restroom	A-
West Bank	78.4	RH0987	Restroom	B
Gin Creek	66.2	RH7654	Restroom	B-
Gin Creek	66.2	RH8976	Gatehouse	C-
Pine Springs	37	RH5746	Restroom	B
Pine Springs	37	RH8760	Restroom	B



# Performance & OCA Schedule:

## Example

Fiscal Year	District	Project	Date	Condensed	Comprehensive
2015	SAM	Tenn-Tom Water Way	26-30 Apr		X
2015	SAM	Lake Sidney Lanier	28-30 July		X
2016	SAM	Carters Lake			X
2016	SAM	Allatoona Lake			X
2016	SAS	Hartwell Lake			X
2017	SAM	Walter F. George			X
2017	SAM	George W. Andrews		X	
2017	SAW	Cape Fear Lock & Dam		X	
2017	SAJ	Lake Okeechobee WW			X
2017	SAJ	Central & South Florida		X	
2018	SAM	Seminole			X
2018	SAW	W. Kerr Scott			X
2018	SAW	Philpott Lake			X
2018	SAM	West Point			X



# National REC Performance/OCA

## Next Steps

- 1. OCA tool development (ERDC-ITL team)**
  - Tie data systems together
- 2. Identify Consequence & Risk**
  - Include priority facility maintenance plan
- 3. More pilots**
  - MVR – Saylorville – June 2017
  - SAM – Walter F George – Sept 2017
  - Your Project Here.....
- 4. Get Policy Signed**
- 5. Implement!**
  - Scheduled & Budgeted
  - Build rating/training aides & field manual
  - Train trainers
  - Build regional teams



# ??QUESTIONS??



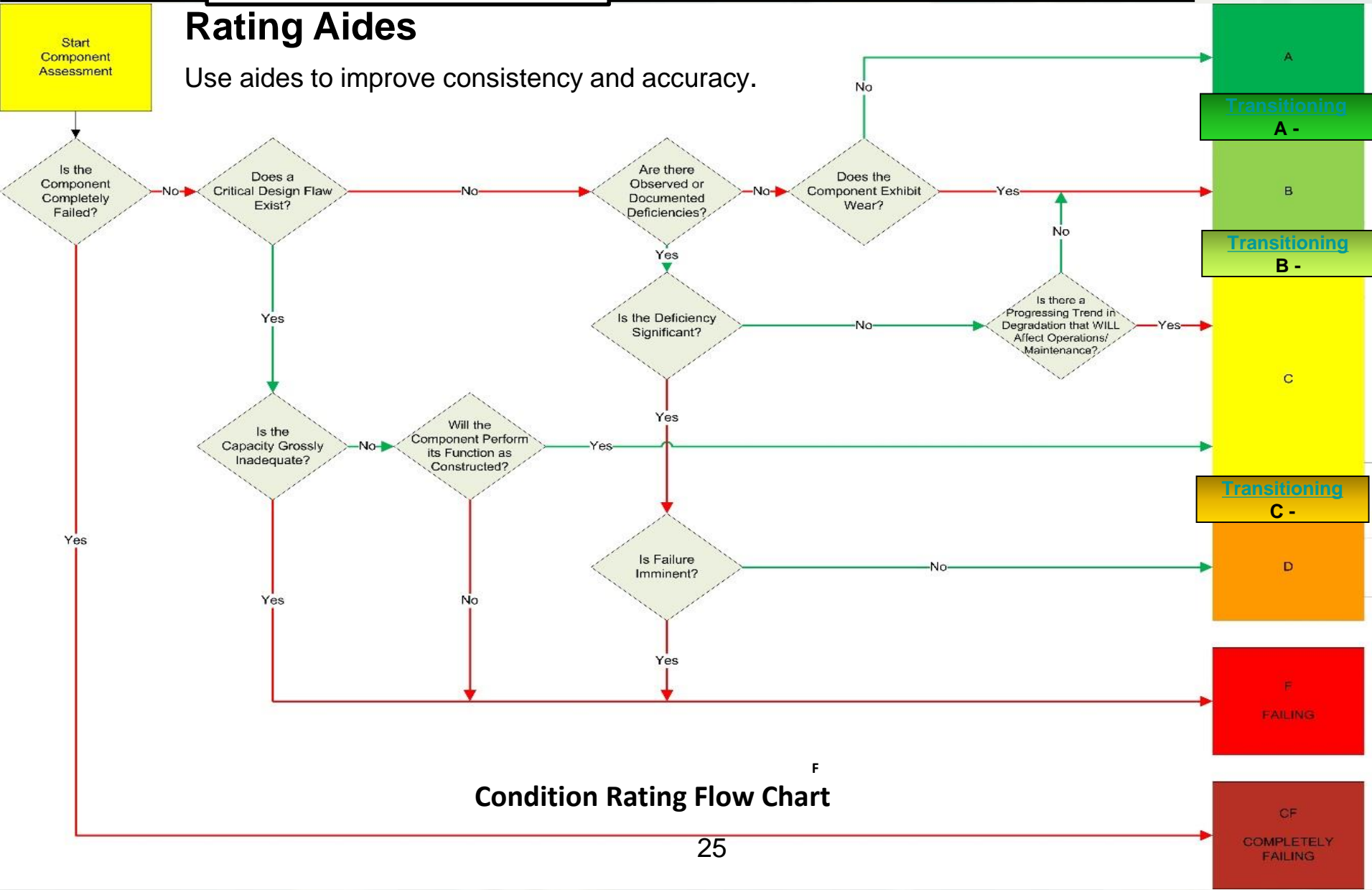
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**Project:** Buford Dam – Lake Lanier  
**PSA Name:** East Bank  
**PSA Subtype:** Water Access Area

**REC Asset Type:** Boat Ramps  
**Component Type:** Boat Ramp

# Rating Aides

Use aides to improve consistency and accuracy.



**Condition Rating Flow Chart**



# The OUTPUT

## ***Lower Granite Lake***

Recreation Performance Review  
& Operational Condition Assessment  
16-18 June 2015



- Report for local management/district Ops Chfs (optional?)
- Rollup report of performance and OCA data for RecBEST
- Photo library of all assets
- Recommendations on efficiency improvements
- ID improvement pkgs (either RIIS or Incr 5 pkgs)
- **CONSISTENT DATA!**



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# Operational Condition Assessment (OCA) – Sites: Picnic Sites

1. Impact areas
2. Tables
3. Canopies
4. Cookers, fire rings, grills





# Picnic Sites: Example #1





# Component Category:

- Impact Area

<b>No damage or deterioration</b>	A	
Transitioning	A-	
<b>GOOD:</b> surfaces have some small cracks, spalls, bumps or depressions; minor deterioration of containment barriers; surfacing material adequate; some vegetation and debris has encroached into impact zones < 20% of Surface impacted	B	X
Transitioning	B-	
<b>FAIR:</b> surfaces have significant cracking and/or holes, not uniformly smooth, rutted or some holes; containment barriers are loose, chipped or warped; surfacing material inadequate and eroded in places; significant vegetative encroachment and debris deposits 20-50% of Surface	C	
Transitioning	C-	
<b>POOR:</b> surfaces have major irregularities; containment barriers are severely deteriorated, damaged or missing; surfacing material is very thin; defined impact zone is highly obscured 50-80% of Surface	D	
<b>FAILING/FAILED:</b> Severe deterioration of all components, should be closed or replaced > 80% of Surfaces	F	





# Component Category:

- Tables

<b>No damage or deterioration</b>	<b>A</b>	
Transitioning	A-	
<b>GOOD:</b> table units intact, slight chipping or cracking, small dents; surfaces are slightly marred; supports are solid <20% of Surface	<b>B</b>	<b>X</b>
Transitioning	B-	
<b>FAIR:</b> tables have significant cracks, chips; surfaces are slightly warped, gouged, splintered and/or pitted; paint is starting to chip and peel; tables wobble slightly 20-50% of Surface	<b>C</b>	
Transitioning	C-	
<b>POOR:</b> tables are severely cracked and/or chipped, warped, bent, broken or have parts missing; surfaces are uneven and rough; significant loss of paint; tables are loose and rickety 50-80% of Surface	<b>D</b>	
<b>FAILING/FAILED:</b> Severe deterioration of all components, should be closed or replaced > 80% of Surfaces	<b>F</b>	



**Component Category:**

- Canopies

<b>No damage or deterioration</b>	<b>A</b>	
Transitioning	A-	
<b>GOOD:</b> Solid and firm; slight damage resulting from normal wear and tear; very light rust or rot <20% of Surface Distress	<b>B</b>	<b>X</b>
Transitioning	B-	
<b>FAIR:</b> Very little wobble; some damage such as dents, holes or splinters; paint flaking and beginning to peel; some rust or rot 20-50% of Surface	<b>C</b>	
Transitioning	C-	
<b>POOR:</b> Loose and wobbly, parts missing, canopy top sagging; significant damage or deterioration; peeling and missing paint 50-80% of Surface	<b>D</b>	
<b>FAILING/FAILED:</b> Severe deterioration of all components, should be closed or replaced > 80% of Surfaces	<b>F</b>	





# Component Category:

- Cookers, Fire Rings, Grills

<b>No damage or deterioration</b>	<b>A</b>	
Transitioning	A-	
<b>GOOD:</b> plumb and functional as designed; solid; some rust; minor dents and scrapes; slightly weathered, overall <b>good</b> paint coverage. < 20% of Surface	<b>B</b>	
Transitioning	B-	X
<b>FAIR:</b> slightly off plumb or unlevel; still mostly functional as designed; some wobble; slightly bent; dents, scrapes or gouges; warped or bowed wood; significant rust; paint missing or peeling 20-50% of Surface	<b>C</b>	
Transitioning	C-	
<b>POOR:</b> not plumb, leaning or very unlevel; very marginally functional; significantly dented or bent; wobbly; holes in sides or bottom; rusted through rungs or grills; broken or missing wood. 50-80% of Surface	<b>D</b>	
<b>FAILING/FAILED:</b> Severe deterioration of all components, should be closed or replaced > 80% of Surfaces	<b>F</b>	



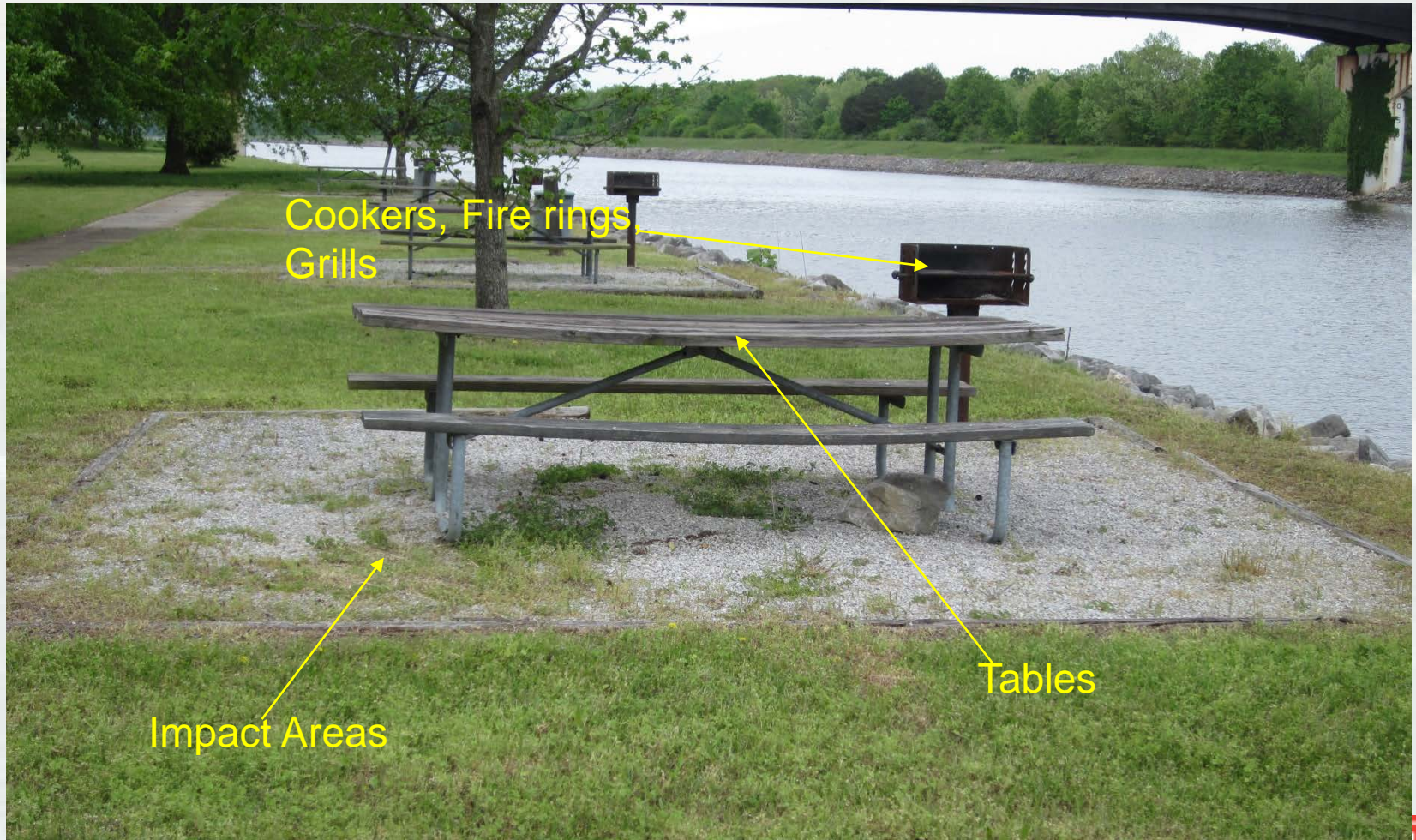


**Example: 1**

Impact Area	5	
Tables	5	
Canopies	5	
Cookers, Fire Rings, Grills	4	
Mean Score	4.75	B

FCI (RecBEST)		OCA (Asset Mgmt)	
7	Excellent	A	Excellent
6	Excellent - Good	A-	Very Good (Transitioning)
5	Good	B	Good
4	Good – Fair	B-	Good – Fair (Transitioning)
3	Fair	C	Fair
2	Fair – Poor	C-	Fair – Poor (Transitioning)
1	Very Poor/ Failing	D	Very Poor
0	Failing/ Failed	F	Failing - Failed

# Picnic Sites: Example #2

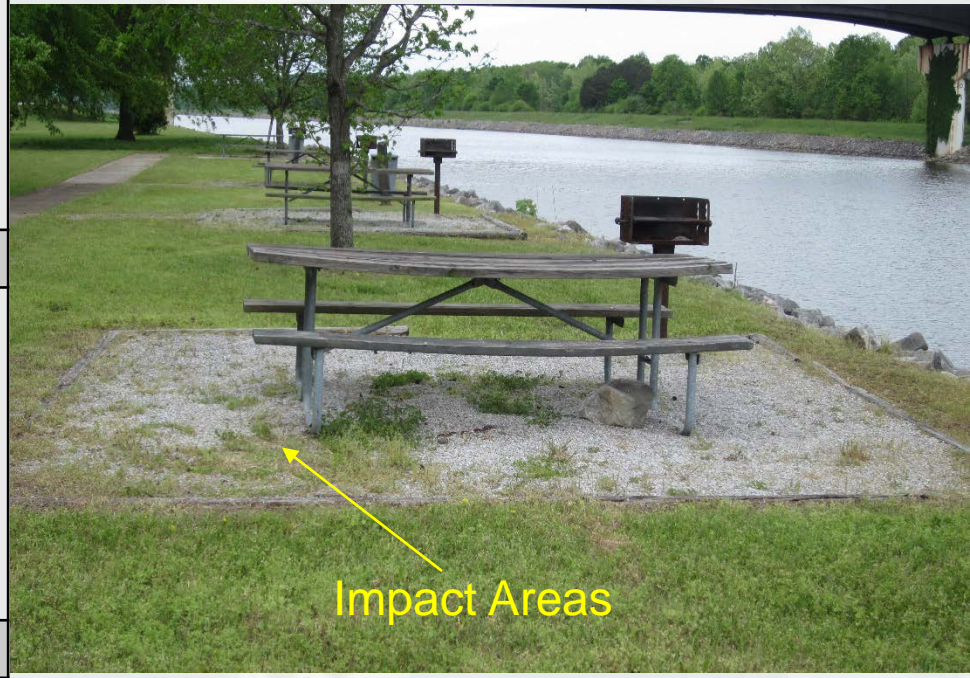




# Component Category:

- Impact Area

<b>No damage or deterioration</b>	A	
Transitioning	A-	
<b>GOOD:</b> surfaces have some small cracks, spalls, bumps or depressions; minor deterioration of containment barriers; surfacing material adequate; some vegetation and debris has encroached into impact zones < 20% of Surface impacted	B	
Transitioning	B-	
<b>FAIR:</b> surfaces have significant cracking and/or holes, not uniformly smooth, rutted or some holes; containment barriers are loose, chipped or warped; surfacing material inadequate and eroded in places; significant vegetative encroachment and debris deposits 20-50% of Surface	C	X
Transitioning	C-	
<b>POOR:</b> surfaces have major irregularities; containment barriers are severely deteriorated, damaged or missing; surfacing material is very thin; defined impact zone is highly obscured 50-80% of Surface	D	
<b>FAILING/FAILED:</b> Severe deterioration of all components, should be closed or replaced > 80% of Surfaces	F	

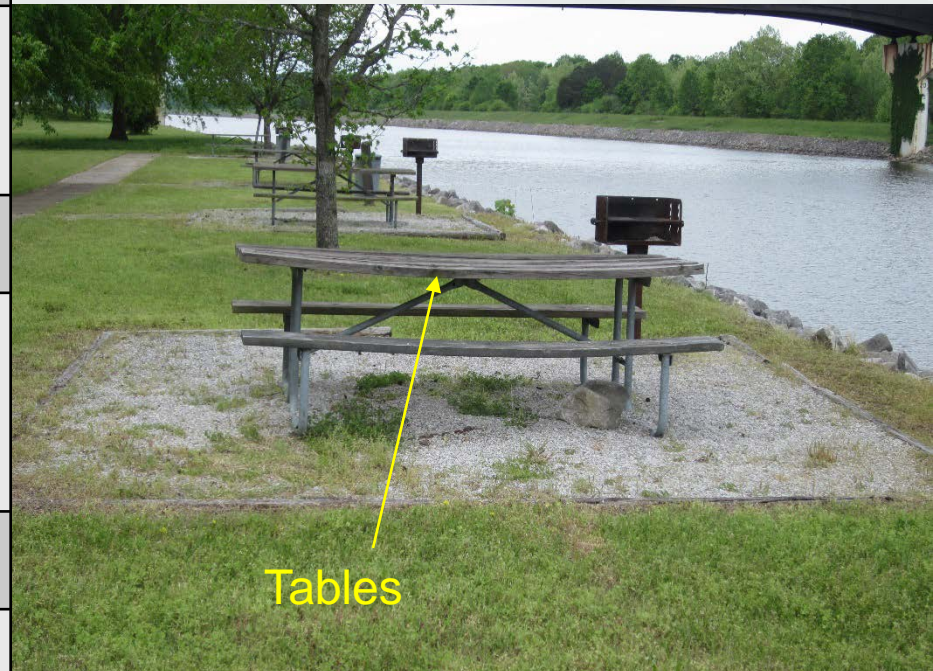




**Component Category:**

- Tables

<b>No damage or deterioration</b>	<b>A</b>	
Transitioning	A-	
<b>GOOD:</b> table units intact, slight chipping or cracking, small dents; surfaces are slightly marred; supports are solid <20% of Surface	<b>B</b>	
Transitioning	B-	
<b>FAIR:</b> tables have significant cracks, chips; surfaces are slightly warped, gouged, splintered and/or pitted; paint is starting to chip and peel; tables wobble slightly 20-50% of Surface	<b>C</b>	<b>X</b>
Transitioning	C-	
<b>POOR:</b> tables are severely cracked and/or chipped, warped, bent, broken or have parts missing; surfaces are uneven and rough; significant loss of paint; tables are loose and rickety 50-80% of Surface	<b>D</b>	
<b>FAILING/FAILED:</b> Severe deterioration of all components, should be closed or replaced > 80% of Surfaces	<b>F</b>	



# Component Category:

- Canopies

<b>No damage or deterioration</b>	<b>A</b>	
Transitioning	A-	
<b>GOOD:</b> Solid and firm; slight damage resulting from normal wear and tear; very light rust or rot <20% of Surface Distress	<b>B</b>	
Transitioning	B-	
<b>FAIR:</b> Very little wobble; some damage such as dents, holes or splinters; paint flaking and beginning to peel; some rust or rot 20-50% of Surface	<b>C</b>	
Transitioning	C-	
<b>POOR:</b> Loose and wobbly, parts missing, canopy top sagging; significant damage or deterioration; peeling and missing paint 50-80% of Surface	<b>D</b>	
<b>FAILING/FAILED:</b> Severe deterioration of all components, should be closed or replaced > 80% of Surfaces	<b>F</b>	
<b>Not Applicable</b>	NA	X





**Component Category:**

- Cookers, Fire Rings, Grills

<b>No damage or deterioration</b>	<b>A</b>	
Transitioning	A-	
<b>GOOD:</b> plumb and functional as designed; solid; some rust; minor dents and scrapes; slightly weathered, overall <b>good</b> paint coverage. < 20% of Surface	B	X
Transitioning	B-	
<b>FAIR:</b> slightly off plumb or unlevel; still mostly functional as designed; some wobble; slightly bent; dents, scrapes or gouges; warped or bowed wood; significant rust; paint missing or peeling 20-50% of Surface	C	
Transitioning	C-	
<b>POOR:</b> not plumb, leaning or very unlevel; very marginally functional; significantly dented or bent; wobbly; holes in sides or bottom; rusted through rungs or grills; broken or missing wood. 50-80% of Surface	D	
<b>FAILING/FAILED:</b> Severe deterioration of all components, should be closed or replaced > 80% of Surfaces	F	





**Example: 2**

Impact Area	4	
Tables	4	
Canopies	NA	
Cookers, Fire Rings, Grills	5	
Mean Score	4.3	B-

FCI (RecBEST)		OCA (Asset Mgmt)	
7	Excellent	A	Excellent
6	Excellent - Good	A-	Very Good (Transitioning)
5	Good	B	Good
4	Good – Fair	B-	Good – Fair (Transitioning)
3	Fair	C	Fair
2	Fair – Poor	C-	Fair – Poor (Transitioning)
1	Very Poor/ Failing	D	Very Poor
0	Failing/ Failed	F	Failing - Failed