

# National Park Service



## Asset Management Update

Concessions Management Advisory Board Meeting  
March, 2008

# WASO Concession Program



## Topics

- Concessioner Funded Improvements Approval Policy
- Park Facility Management Oversight Pilots
- Concession Park Asset Management Plans
- Asset Management Advisory Group
- Facility Management Software System and Asset Management E-courses

# WASO Concession Program



## Concessioner Funded Projects Approval Policy

- Delegation of authority
  - Director approval
    - Projects >\$3,000,000
    - All new construction
    - >\$3,000,000 projects with cost variances >10%
    - <\$3,000,000 projects with cost variances that increase project costs to >\$3,000,000
  - Regional Director approval
    - Projects <\$3,000,000
    - <\$3,000,000 projects with cost variances >10%
- Approval must be obtained prior to publishing of prospectus

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## Concessioner Funded Projects Approval Policy

- Development Advisory Board
  - Projects >\$1,000,000 require DAB review
  - Projects >\$500,000 and <\$1,000,000 require regional review
  - DAB approval required **before** submitting project for Regional Director or Director approval
- Project Tracking
  - “Administration of Capital Improvements” workbook
  - Adheres to Exhibit F for category 1 concession contracts
  - Consistent tracking and data collection across the Service
  - Forms provide information to keep LSI Tracking Tool and Facility Management Software System current

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## Park Facility Management Oversight Pilots

- Purpose: Pilot program is to train parks on how to provide oversight necessary to ensure concessioner is meeting their facility management obligations
- Scope components
  - General oversight
  - LSI management
  - Comprehensive condition assessment
  - Concession Facility Improvement Program
- Park, concessioner and contractor effort
- Six month pilot
- BLRI, FIIS

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## Park Facility Management Oversight Pilots

### ● Deliverables

- “Oversight of Concessioner Managed Structures Guide”
- Condition assessment
  - Life cycle requirements (component renewal and recurring maintenance)
  - FMSS documentation through the Condition Assessment Website
  - Develop deferred maintenance cure schedule
  - Multi-year maintenance and repair plan (preventive and routine maintenance)
  - Depreciation analysis
- Concessioner funded improvement documentation
- LSI Tracking Tool

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## Park Facility Management Oversight Pilots

- Future

- Asset Management Advisory Group review
- Best elements: “Oversight of Concessioner Managed Structures Guide”
  - Park implementation guidance
  - Contracting guidance
- Extend pilot to test process during busy season

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## Concession Park Asset Management Plans

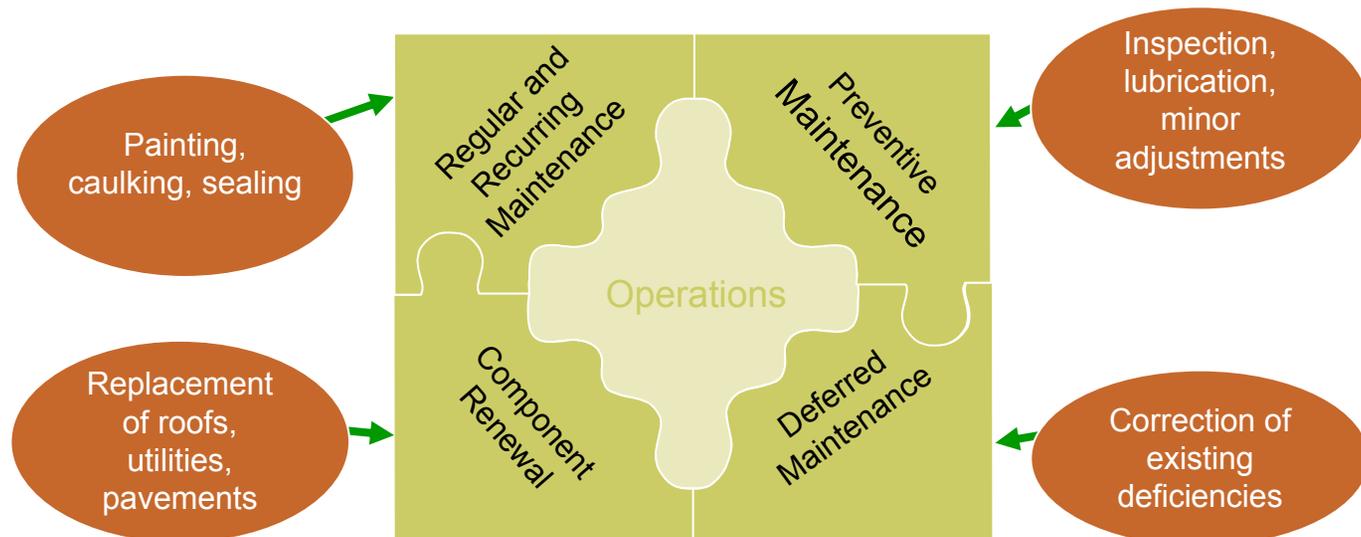
- Tool to manage contracts more effectively by identifying Life Cycle needs within each concession contract
  - Provides a snapshot of the asset portfolio
  - Creates a dynamic planning document
  - Provides information to plan for out-year asset management requirements
  - Analyzes and tracks key contract fund sources
  - Meets federal and NPS asset management requirements

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## Concession Park Asset Management Plans

- The C-PAMP analyzes four of the five components of life-cycle asset management



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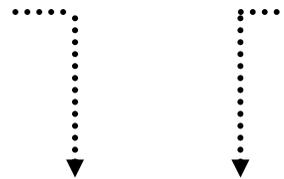
## Concession Park Asset Management Plans

**Maintenance expense:**

Funds recurring and preventive maintenance

**Repair and maintenance reserve:**

Funds component renewal >7 years



Concession Name	Category	Franchise Fee (Annual)	Maintenance Expense	R&M Reserve	Projected Revenues 2008	Estimated Maintenance Expense	Estimated R&M Reserve
Contract I	I	6.00%	0.40%	0.40%	\$340,000	\$1,360	\$1,360
Contract II	I	8.00%	1.20%	0.60%	\$803,000	\$9,636	\$4,818
Contract III	II	12.00%	2.00%	0.00%	\$1,200,000	\$24,000	\$0
Contract IV	I	3.00%	0.60%	0.60%	\$200,000	\$1,200	\$1,200
Contract V	II	5.00%	0.45%	1.00%	\$432,000	\$1,944	\$4,320
Contract VI	II	6.00%	0.60%	0.50%	\$717,000	\$4,302	\$3,585
<b>Total</b>					<b>\$3,692,000</b>	<b>\$42,442</b>	<b>\$15,283</b>

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## Concession Park Asset Management Plans

Provides a snapshot of total requirement over the 10-year period of the C-PAMP

Concession Contract	Category	RM	PM	CR	DM
Contract I	I	\$500	\$18,990	\$50,000	\$56,899
Contract II	I	\$8,000	\$54,890	\$196,196	\$120,532
Contract III	II	\$1,500	\$345	\$12,654	\$120,492
Contract IV	I	\$14,235	\$8,500	\$77,698	\$22,877
Contract V	II	\$12,889	\$7,500	\$100,456	\$331,857
Contract VI	II	\$6,778	\$6,876	\$87,996	\$563,200
<b>Grand Total</b>		<b>\$43,902</b>	<b>\$97,101</b>	<b>\$525,000</b>	<b>\$1,215,857</b>



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## Concession Park Asset Management Plans

- Ability to identify funding requirements, shortages and spikes over the term of the contract(s)
- Tools provide NPS the opportunity to plan and communicate maintenance requirements with the concessioner
  - Maintenance Expense Tool
  - Repair & Maintenance Tool
  - Deferred Maintenance Tool

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## Concession Park Asset Management Plans

- The tracking tools are user friendly and can be easily updated to reflect current conditions and assumptions
  - A simple Excel™ interface
  - Uses PM, RM, CR and DM data from FMSS, created during the CAC process
  - Changes to work order data are reflected in the tracking tools
  - Tools can output reports and checklists for use by concession specialists during assessments

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## Concession Park Asset Management Plans

- Two future C-PAMP pilots are planned
- Pilots must have:
  - A range of contract categories and expiration dates
  - Completed CAC
  - Accurate CAC data in FMSS
- Further refine asset management tools
- Document the C-PAMP processes, provide best-practice and implementation guidance

# WASO Concession Program



## Asset Management Advisory Group

- Purpose
  - Advise WASO Concessions on matters related to facility (asset) management in the NPS Concession Program.
  - Recommends asset management business practices
  - Acts as a point of contact for parks and regions
- Park, region, and WASO Concession staff; WASO PFMD staff and contracted assistance
- Current topics
  - Determining concessioner information requirements
  - Drafting LSI guidance
  - Review Facility Management Oversight Pilot deliverables

# WASO Concession Program



## Facility Management Software System and Asset Management E-courses

- Provide concession specialists with a basic knowledge of asset management principles and FMSS
- Park Facility Management has 20+ FMSS and asset management e-courses
- Eppley Institute selected to assist with this project
- Release scheduled for late Summer, 2008

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## Questions?