

Asset Management Program Standards and Evaluation

Purpose

The NPS conducts an Asset Management Program (AMP) evaluation as part of the Concession Review Program. This document identifies the elements of this evaluation and the standards from which they are derived.

Standards Development and Update

Standards for asset management are contained in the *concession contract* and associated *maintenance plan*. There are no separate, stand-alone asset management standards.

Concession contractual requirements for asset management may be periodically reviewed and revised to reflect changes in Applicable Laws, industry practices, or to provide program improvements. As such requirements change; the associated program evaluation will also be modified.

AMP Evaluation Scope and Elements

AMP evaluation elements are derived from requirements contained in the concession contract. They are key, measurable AMP program areas that are reviewed as indicators of compliance.

The AMP evaluation elements do not represent the full scope of concessioner asset management program requirements to meet contractual, maintenance plan, or legal requirements. Concessioners are independently responsible for developing, implementing, and fully complying with a documented AMP that is appropriate for the size and nature of the concession operation, and that address all concession contract requirements.

The AMP evaluation covers the six key asset management areas covered in the maintenance plan. The areas are listed in Table 1. Each area has one or more evaluation elements. The applicable section of the standard maintenance plan form where the evaluation areas and elements are derived are also listed below. As noted above, these elements are key indicators of performance, but do not cover the entire scope of AMP requirements applicable to the concessioner. Element 7 provides the opportunity for the Park to identify and evaluate any contract-specific standards.

Table 1 – NPS Concession AMP Evaluation Areas

	Evaluation Area	Cat I (Exhibit H)	Cat II (Exhibit E)
1	Computerized Maintenance Management System (CMMS)	4	4
2	Inspections	5	5
3	Annual Concessioner Maintenance Plan (ACMP)	6	6
4	Annual Concessioner Maintenance Reporting (ACMR)	7	7
5	Repair and Maintenance Reserve (RMR) Plans and Reports	8	8 (if applicable)
6	Personal Property Report	9	9 or 8 (if no RMR)
7	Other (Table 2)		