



Business Practice: Maintained Landscapes (3100) Asset

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Background

Asset-specific business practices (BPs) are generated to provide National Park Service (NPS) asset managers with the specific rules and requirements to manage an asset and its components within the Facility Management Software System (FMSS). Best management practices (BMPs) are developed to support asset-specific BPs with recommendations on capturing asset data in the FMSS. BMPs may offer data capture options to park managers to enable individual parks to address their unique asset data management needs.

Business Practice

This business practice document identifies the unique requirements for the capture and management of maintained landscape (ML) asset data in the FMSS. An overview of asset management rules as they relate to all asset categories is addressed in the [Life-Cycle Business Practices, Volume 1](#) and [Life-Cycle Business Practices, Volume 2](#).

Management of Location Records

MLs are a unique asset category in the NPS inventory.

Asset Code and Definition

MLs are captured under the 3100 asset code and are defined as landscapes that have associated components that require regular recurring maintenance to sustain the landscape or return it to an acceptable condition.

Facility Types

There is only one facility type for MLs:

- **3110: Maintained Landscapes** – This facility type represents all MLs. This facility type is measured in acres.

The Financial and Business Management System contains the following Department of the Interior (DOI) codes for MLs:

- 40750100 – Campground
- 40750200 – Picnic Area
- 40750300 – Maintained Landscape
- 40750600 – Structure, Beach (EA)
- 40820000 – Weapons Ranges (EA).

The Facility Type classes and DOI codes are not equivalent on a one-to-one basis. ML managers should select one from each grouping that best describes the ML in question.

Spatial Management for Location Records

There are no BPs related to spatial management for MLs. Refer to the BMPs for more information.

Lumping vs. Splitting Location Records

There are no BPs related to MLs for lumping and splitting location records. Refer to the BMPs for more information.

Hierarchy Guidance for Location Records

There are no BPs related to the ML location record hierarchy. Refer to the BMPs for more information.

Management of Asset Records

It is critical to accurately capture information for ML asset records to better manage MLs and plan for operations and maintenance funding.

All classifications are available for each asset category. A complete list of all classifications can be found in the Asset Management Reporting System (AMRS) under Public Folders > Locations > “Component Classification Hierarchy Reference List.”

A complete list of all associated attributes for each classification can be found in the AMRS under Public Folders > Assets > “Specification Attributes by Classification Reference List.”

Critical Systems

A critical system is defined as “a piece of equipment that is critical to the effective functioning of the asset.”¹ The function of a ML is defined as “providing the ability for people to enjoy recreation or interpretation.” Nine classifications, or types of equipment, are considered critical to a ML’s functionality and operations over time. For MLs, the FMSS critical systems classifications are identified in Table 1.

Table 1. Critical Systems – Maintained Landscapes

Top-Level Classification	Classification
Structure /	Deck Structure
Structure /	Wall
Structure /	Walkable Structure
Structure /Base & Foundation	Base and Sub-Base
Surface /	Land Surface
Surface /	Plant or Vegetation
Surface /	Turfgrass/Pasture Crop
Water Control/	Culvert
Water Control/	Drain

The critical systems definition for all asset codes can be found on the InsideNPS [Asset Management Toolbox](#). The list of critical classifications for each asset code can be found in the AMRS under Public Folders > Locations > “Critical Systems Reference List.”

¹“Critical Systems Definition,” available at <http://inside.nps.gov/waso/custommenu.cfm?lv=4&prg=190&id=6026>.

Spatial Management for Asset Records

There are no BPs related to spatial management for ML asset records.

Lumping vs. Splitting Asset Records

There are no BPs related to MLs for lumping and splitting asset records. Refer to the BMPs for more information.

Hierarchy Guidance for Asset Records

There are no BPs related to ML asset record hierarchy. Refer to the BMPs for more information.

Management of Work Orders

There are no BPs related to MLs for work order management. Refer to the BMPs for more information.

Resources

Name	Work Group/Company Name	E-mail Address	Date Added
Susan Dolan	Program Manager, Park Cultural Landscapes Program	Susan_Dolan@nps.gov	7/24/2013
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Charlie Pepper	Manager, Cultural Preservation Maintenance and Education, Olmsted Center for Landscape Preservation	Charlie_Pepper@nps.gov	7/24/2013

References

The following resources were used in developing this business practice:

- *Life-Cycle Business Practices, Volumes 1–2*
- Classification Mapping Document
- Federal Real Property
- AMP FMSS Student Manual
- Asset Management Toolbox
- Director's Order #80: Real Property Asset Management
- FMSS E-Course
- Asset Life Cycle E-Course
- WebCRV Calculator
- API Scoring Guide

- Landscape Lines #17: “Cultural Landscapes and Facility Management”
- Cultural Landscape Inventory (one for each park cultural landscape)
- [Park Cultural Landscapes Program website](#).

Related Documents

The following documents provide additional information on the asset category discussed in this BP:

- Maintained Landscapes Asset Best Management Practice
- Maintained Landscapes Inspection Guidance
- Critical Systems List
- Life-Cycle Estimates.

Appendix A Business Practice Change Log

Business Practice Title:	Maintained Landscapes (3100) Asset Business Practice
Responsible Group:	Comprehensive Asset Strategic Tools (CASTL) Development Group
Title of Business Practice Origin White Paper:	N/A
Last Change Made On:	June 2, 2014

#	Page #	Change Description	Reason for Change	Requested By	Requested On	Change Made On	Approved By	Approved On
1.0	N/A	Initial Release	Initial Release	N/A	N/A	4/1/2014	Mike Seibert	4/1/2014
1.1	4-5	Updates to Resources, References, List of Related Documents	Requested by ML Subject Matter Experts	Susan Dolan	3/5/2014	6/2/2014	Mike Seibert	6/2/2014

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