

An aerial photograph of a park at night. The park is illuminated by numerous tall, slender light poles that emit a bright greenish-white glow. The trees are in various shades of green and yellow, suggesting autumn. A winding path or road cuts through the park. In the background, some residential buildings are visible. Overlaid on the image is a network of white lines and dots, resembling a data or asset management system. The text 'AssetWORKS' is in the top left, with a gear icon replacing the 'O'.

AssetWORKS

# A COMPREHENSIVE GUIDE TO ASSET MANAGEMENT IN PARKS AND RECREATION



Asset management in parks and recreation requires extensive areas encompassing gardens, playgrounds, trails, and greenery. Even small communities with just a few small parks and playgrounds, short trails, and possibly a baseball field can still benefit from an asset management strategy to elevate recreational services.

There are various types of assets within recreational spaces. Each plays a distinct role in providing a diverse and enriching experience. Physical infrastructure, such as trails and playgrounds, offer safe and enjoyable activities, promoting physical well-being. Natural resources such as forests and water bodies create immersive and serene environments. Whether a park division serves a major city or a small village, you can find the following assets in all parks, no matter the community size:

### **Landscape:**

Dirt, grass, mulch, turf, trees

### **Parks:**

Dog parks, open spaces, memorials

### **Playground:**

Jungle gyms, monkey bars, climbing walls

### **Structures:**

Gazebos, restrooms, pavilions

### **Benches:**

Athletic stands or wooden benches

### **Fences:**

Sports netting, garden panels, chain link

### **Athletic Spaces:**

Fields, courts, courses

### **Amenities:**

Bike racks, fountains, picnic tables



With many assets across a large area, an [effective Enterprise Asset Management \(EAM\) solution](#) makes it easier by collecting asset data to create a comprehensive inventory of all park assets. By utilizing the asset information gathered by EAM software, park agencies have real-time access to an asset's location and condition, allowing agencies to prolong the lifespan of park amenities, improve safety, and enhance the satisfaction of park-goers.

This guide will cover the best practices parks and recreation should implement with their EAM solution to elevate their asset management strategies.

## ASSET INVENTORY AND CONDITION ASSESSMENT

Creating an [asset inventory](#) involves notating all assets within a given space. In the case of parks, this means throughout the entire community. Begin by gathering data on each asset's characteristics, such as location, type, condition, and value. EAM software streamlines this process and ensures assets are not overlooked, resulting in an accurate and complete inventory.

Utilizing [GIS information from an EAM solution](#) offers spatial context by visualizing asset locations so users can see assets in relation to their environment, aiding in better decision-making based on real-world insights. By overlaying asset data on maps, organizations can understand spatial patterns, relationships, and dependencies crucial for effective asset management.

EAM provides tools for agencies to build an accurate, up-to-date inventory of all assets and the facilities they are part of. Accurate inventory allows enterprises to view and compare multiple asset types and understand how they are connected. EAM will serve as the cornerstone for every subsequent facet of asset management—evaluating condition and projected lifespan, devising repair or replacement strategies, estimating expenses, and assessing operational procedures.

**EAM software streamlines the process of gathering data on each asset's characteristics, such as location, type, condition, and value. This ensures accurate and complete inventory.**



## PLAN AHEAD THROUGH MAINTENANCE MANAGEMENT

Scheduled maintenance, whether assets are in good or poor condition, is essential to extend asset longevity and minimize the chances of failure. One way to properly maintain assets is by outlining the criteria for when park facilities will intervene in an asset's lifecycle. Doing so will enhance asset performance and resource allocation.

Park agencies should consider the following to ensure they are not losing money by maintaining their assets:

- The asset's average lifespan
- The asset's importance to the public
- When the asset is considered malfunctioning or unsafe
- If new technology has made the asset obsolete
- The impact a deficiency would have on the total system

Outlining asset information along with their condition, from excellent to serious condition, allows park agencies to prioritize maintenance:

- Excellent Condition: Requiring routine maintenance
- Good or fair condition: Requires preventive work in addition to routine maintenance
- Poor Condition: Requires work and extra costs to repair
- Serious Condition: Nearing the need of useful life

EAM systems help in creating maintenance plans for each asset. These plans outline the maintenance tasks required to ensure the asset's optimal performance and longevity. Maintenance tasks are categorized as preventive, corrective, or predictive. EAM systems generate work orders for these maintenance tasks. These [work orders](#) contain detailed information about the task, including its description, required materials, tools, labor, and scheduled time. Maintenance managers can assign work orders to technicians and track their progress. With EAM storing all asset information, park agencies have access to all maintenance and usage data throughout the asset's lifetime, making it easier to make data-based improvements.

## INSPECTIONS FOR PERFORMANCE

Asset inspections are crucial for identifying potential issues and ensuring the reliability of equipment and infrastructure. When completing inspections, record deficiencies ranging from cosmetic and routine wear to those that could compromise safety and structural integrity. Regular inspections help detect early signs of wear, damage, and deterioration, allowing for timely preventive maintenance to prevent costly breakdowns and unplanned downtime. Assessing [asset performance](#) is just as necessary as inspections since it ensures the correct resources are utilized to generate the desirable visitor experience and operational efficiency.

EAM automatically collects and aggregates the data related to asset usage and operational metrics. The asset software analyzes the data so park agencies can identify patterns, trends, and potential areas of improvement in asset performance. Based on those insights, agencies can make informed decisions about optimizing maintenance schedules, upgrading assets, or implementing changes to enhance the park experience. By keeping assets in optimal condition, organizations can benefit operational efficiency and extend asset lifespan.



**EAM is an asset software that collects and analyzes data so park agencies can identify patterns, trends, and potential areas of improvement in asset performance.**

## ENGAGE WITH COMMUNITY

Being transparent about asset management efforts, goals, and progress is crucial for a for a few reasons:

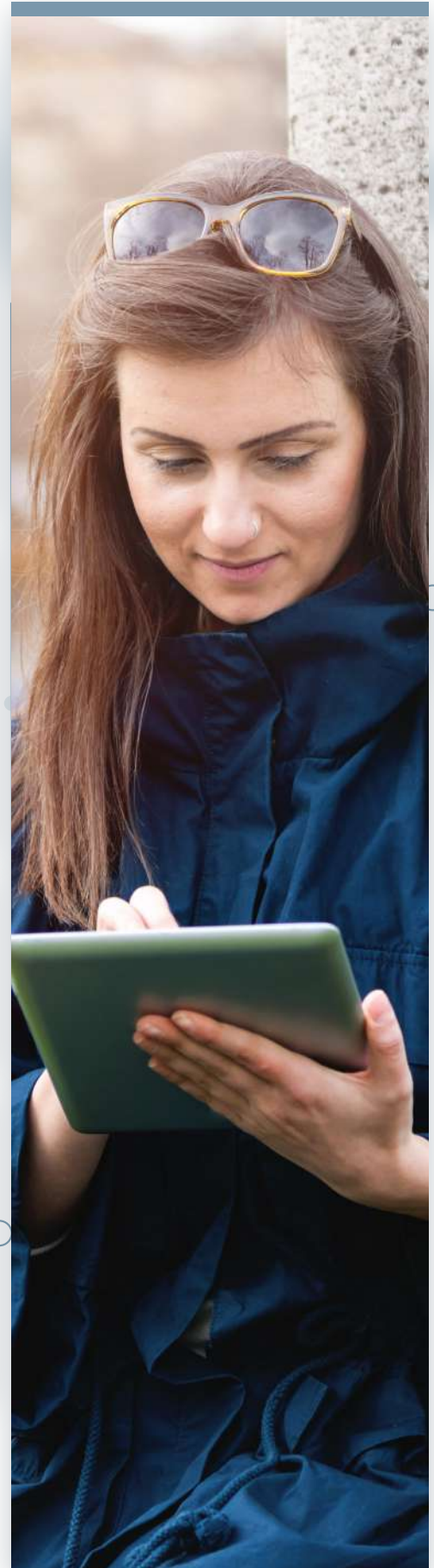
**1. Fosters trust and credibility among stakeholders, including staff, visitors, and local communities, by demonstrating a commitment to accountability and shared objectives.**

**2. Manages expectations, ensuring stakeholders understand the rationale behind certain decisions and the timeline for improvements.**

**3. Invites valuable feedback to diversify asset management strategies.**

**4. Offering a place for transparent communication provides visitors with a sense of ownership, strengthening the sustainability and success of the park.**

EAM can collect parkgoers' feedback through several integrated mechanisms. Visitors can submit service requests, and the software can automatically submit the request to the appropriate area of responsibility. The same goes for routine maintenance- EAM will assign using a calendar functionality to plan and schedule the park's maintenance, so it does not need to be assigned manually.





## ABOUT ASSETWORKS EAM

Your assets require unique preventive maintenance and inspection schedules, but determining the best cadence can be challenging. AssetWorks EAM automates the process of preventive maintenance and inspections, freeing up your teams to concentrate on their immediate tasks.

You must also have the tools to monitor the complete lifecycles of each park asset. AssetWorks EAM provides full lifecycle costing and management for all assets, including lifecycle status, preventive maintenance and inspections, labor costs, equipment usage, vendor/contractor work, and more. Your parks department needs robust mapping functionality to operate at peak performance. All necessary information, including work orders, service requests, and projects, is displayed spatially, which reduces the number of clicks and screens required to complete day-to-day work.

Our asset management solutions allow work crews to complete work orders, update asset information, manage service requests, and so much more right from their preferred device. AssetWorks EAM provides mobile work solutions for public works organizations through the EAM Connect mobile app. The application can be used in online and offline environments, improving efficiency further.



## CONCLUSION

Comprehensive asset management significantly enhances park experiences by ensuring facilities, amenities, and resources are well-maintained and readily available. By efficiently managing assets such as trails, picnic areas, and visitor centers, parks can offer safe and enjoyable environments for visitors. Regular upkeep and strategic planning of these assets lead to improved accessibility, increased visitor satisfaction, and the ability to accommodate diverse recreational activities. Additionally, proper asset management allows parks to minimize downtime due to repairs, making the most of the time visitors spend in parks. Ultimately, comprehensive asset management contributes to creating memorable and positive park experiences for all.

Implementing these strategies for sustainable and efficient asset management in parks and recreation is an investment in the long-term success and enjoyment of both visitors and the environment. By proactively maintaining and optimizing park facilities, we can ensure safe, accessible, and appealing spaces for everyone.

To learn more about AssetWorks Enterprise Asset Management software, visit [assetworks.com/eam](https://assetworks.com/eam).