

# Introduction

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The following three papers provide an overview of long-term management systems that are being developed by the Canadian Parks Service (Hum-Hartley et al.), the National Park Service (Battle), and the private sector (Audet-Lapointe).

With the public agencies in Canada and the United States, the administration of very large inventories of property has accentuated the need for standardization of maintenance approaches. The Canadian Park Service is mandated to preserve Canada's cultural heritage in properties with an estimated value of 3.38 billion Canadian dollars (CDN\$) including significant heritage properties. The National Park Service has approximately 13 000 culturally significant structures under its jurisdiction. The approaches described vary somewhat in terminology, scope, and complexity but are similar in their patterns of evolution which are continuing.

**Hum-Hartley et al.** describe the Asset Management Information System (AMIS) which when implemented will be a tool to aid in the effective management of Canada's vast and diverse inventory of assets. AMIS is a framework of integrated computer processes linked through a national computer communications network. Its objective is to allow managers to plan, schedule, monitor, and control maintenance activities. The AMIS framework recognizes that adequate routine maintenance is a key to successful asset management.

AMIS is envisioned as a decentralized system with primary access at each individual property. The components that make up the AMIS framework deal with routine maintenance management, major maintenance management, and a maintenance "storehouse" or database. The proposed implementation of inspections, data gathering, and database input is described by the authors and illustrative examples are given. A postscript updates the status of AMIS by describing problems encountered with the system and subsequent directions and emphases.

**Battle** discusses a computerized database of maintenance specifications for historic structures that is presently under development by the National Park Service of the United States. The concept of the database is tempered by the understanding that 80% of the effort that goes into preserving a structure should be routine maintenance. The form of the specifications are defined by the Park Service's objectives of maintenance: the preservation of original materials, workmanship, and appearance of the structure. An adherence to these principle objectives is crucial to avoid improper maintenance that can lead to future preservation projects that are unavoidable but may have otherwise been unnecessary.

The evolution of the prototype Historic Structure Preservation Guide (HSPG) to the present maintenance specification database is discussed. The author describes many of the problems encountered with its intended use, format, and implementation.

**Audet-Lapointe** describes a condition assessment process for use in the private sector, the interpretation of which is placed in the context of building management. The condition assessment process described is a tool to use research data from a database of models on aging building systems and building materials.

The condition assessment method is described in six stages starting with inspection, testing, and diagnosis of the problems and then proceeds into corrective measures, cost estimates, and the report of recommended procedures. Note that the physical aspects of aging buildings

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are defined in the context of building quality and obsolescence as well as the condition of building materials and systems. Furthermore, the condition assessment goes beyond the physical aspects and considers other parameters such as building function, economy, and legal aspects.