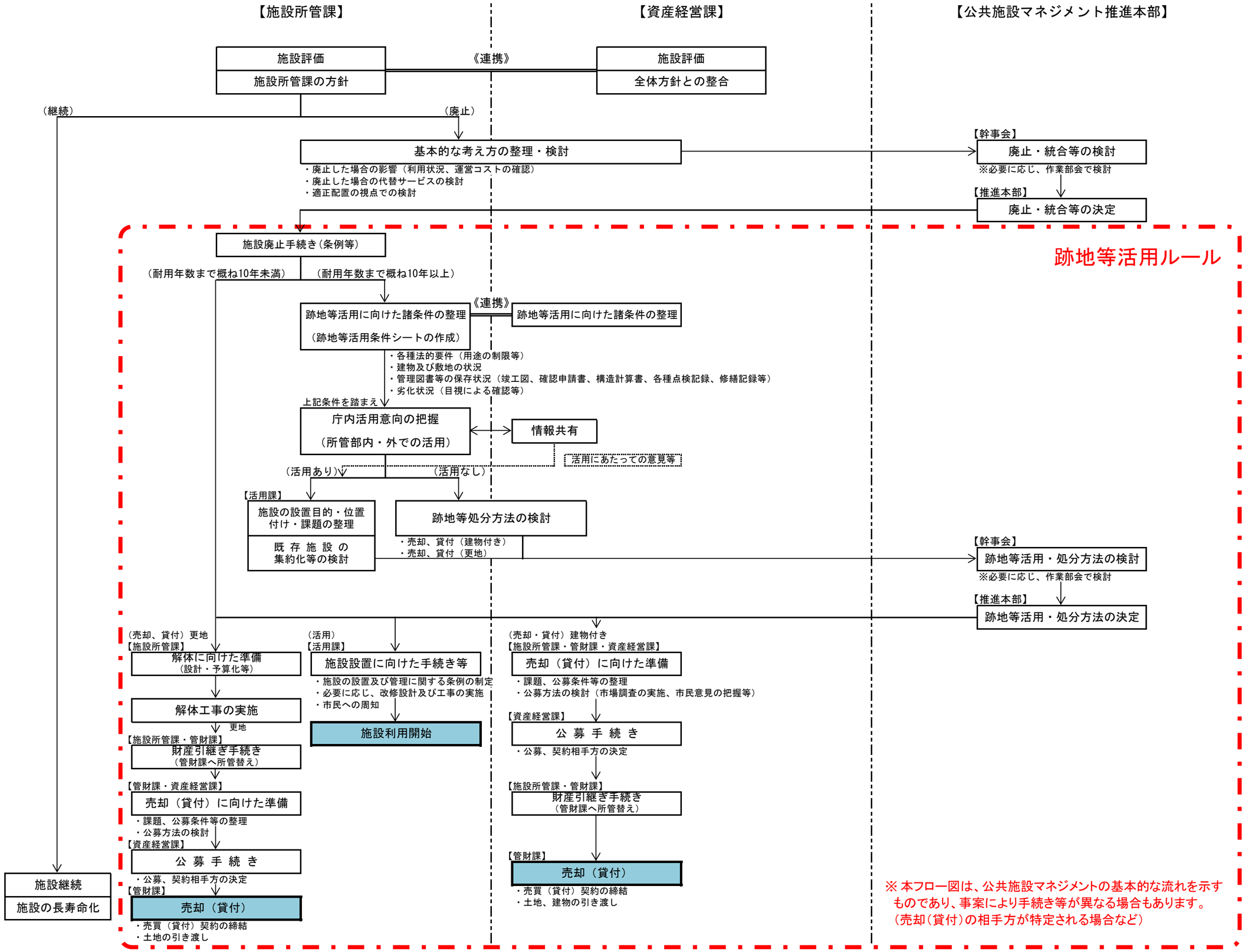公共施設マネジメントの基本的な流れ