

The Cheyenne Model

Beta test of innovative BUILDER™ training program is a tremendous success.

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The Asset Visibility Team from the Air Force Civil Engineer Center recently partnered with the 721 CE Squadron at Cheyenne Mountain Air Force Station, Colo., for a beta test of a new training program on a sustainment management system, or SMS. The outcome was a win for both the students and the instructors.

The AVT from AFCEC's Detachment 1 at Tyndall AFB, Fla., designed the training program specifically to give installations the tools and experience needed to become proficient at BUILDER™ — an SMS developed by the U.S. Army Corps of Engineers for vertical facilities, such as buildings. SMS is basically looking at assets from a more holistic viewpoint, tracking the cost of ownership throughout the entire life cycle of the asset.

The practice of looking at assets through an entire life cycle is not new and is something CE squadrons have been doing for a very long time," said Bil Hawkins, manager of AFCEC's Sustainable Infrastructure Assessment program and the lead instructor for the BUILDER training program. "While the push to get facility information data into BUILDER is more recent, using it in the Air Force is not new either."

The Air Force adopted BUILDER in 2008 with a beta test of several installations, and began the full effort of collecting data in BUILDER using contractors in 2010 as part of the SIA program. A second SIA effort, again using contractors, is winding down now as the AFCEC's AVTs are fully operational.

The purpose of the AVTs is to provide SMS guidance for installations across the Air Force to provide standardization. The teams started going to installations in July 2013,

covering gaps in SIA efforts and helping installations become familiar with the SMS process.

"The AFCEC AVT members have been able to provide the mechanics of BUILDER and relate the current CE practices to the methodology," said Hawkins. "We are getting the installations up to speed, and have had several requests for more hands-on training. As proof of the benefits of BUILDER, CMAFS' deputy mission support group commander, Steven Rose, recently told us 'AFCEC's short visit helped get us \$8M.'"

The AVT worked with 15 of Cheyenne Mountain's staff members to inventory and assess nearly 400,000 square feet, or 98 percent, of the installation. With supervision of the AVT, the CMAFS staff went through every facility noting the condition according to predefined standards in BUILDER, as well as inventorying equipment and systems. The information was then entered into the BUILDER program.

"The most frequent comment we heard was that the CE staff is only called to a facility if something breaks," said Hawkins. "So, we found several equipment and system problems the tenants didn't even realize they had."

In only four days, the CMAFS team completed facility condition assessments on the entire installation, giving the CEs the required live data in BUILDER to assist them with programming and maintenance and with future funding as well.

"The basic principle of SMS is to be proactive and not chase down the condition of facilities by emergency service calls," said Hawkins. "The beta test at Cheyenne Mountain proved it works."