



U.S. General Services Administration

# Federal Acquisition Service

## **Building Maintenance & Operations (BMO) Strategic Sourcing**

**GSA BMO Program Office  
Last Updated: February 15, 2017**



# Training Agenda

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## Federal Acquisition Service

### BMO

- Principles
- Geographic Scope
- Ordering
- Advantages
- Technical Scope
- AbilityOne
- Questions



# BMO's Principles

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- Multiple-award IDIQ Contracts that:
  - Provide a single platform across the Federal Government for acquisition of complex facilities maintenance and management services
  - Allow maximum flexibility at the task order level
  - Are easy to use
  - Provide maximum support to Federal agencies
  - Maximize Small Business utilization
  - Applicable sustainable product requirements are included at the parent contract level



# What do we mean by 'complex'?

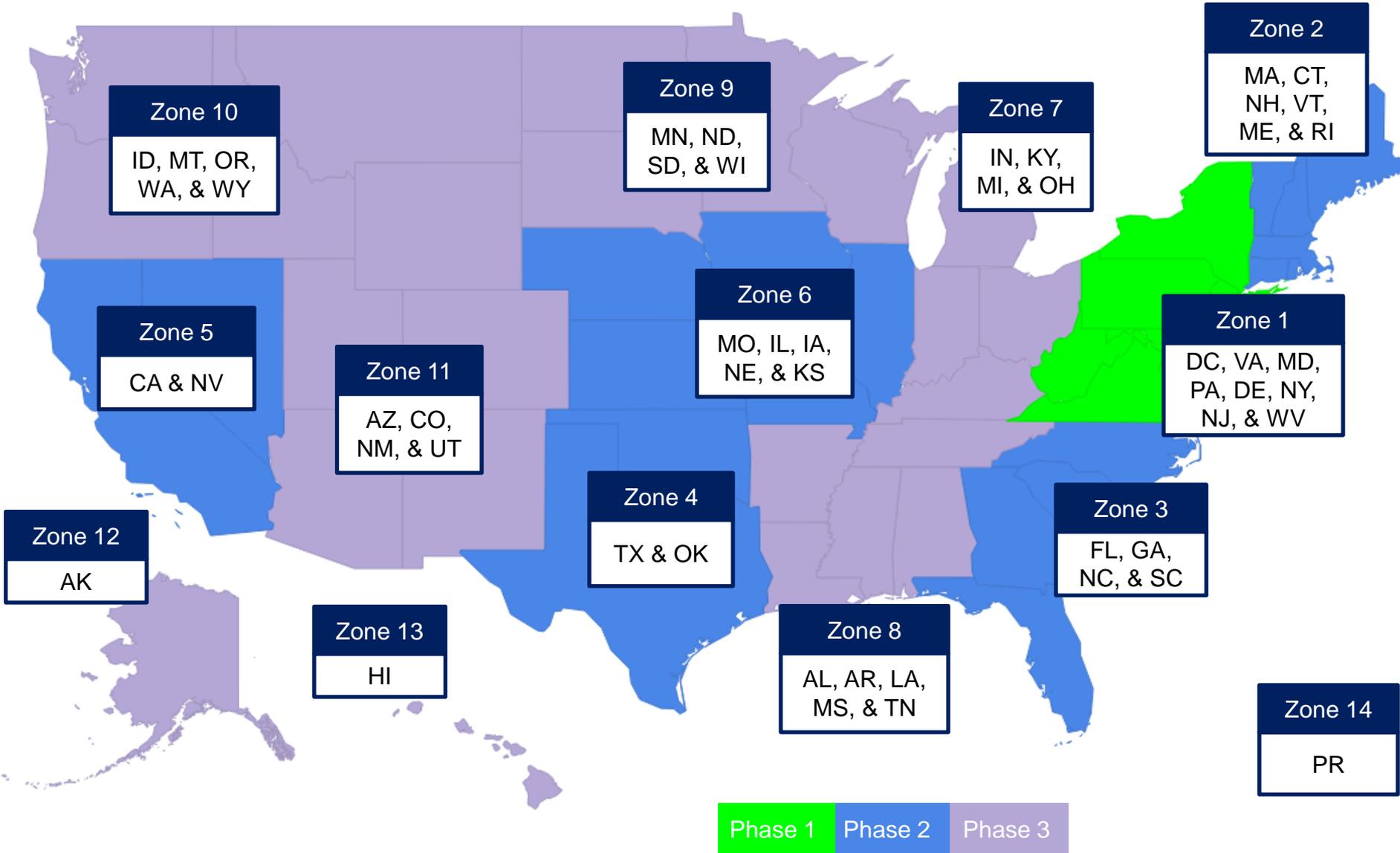
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- Requirements that contain multiple disciplines;
- Requirements that contain Other Direct Costs (ODCs);
- Requirements that need flexibility of contract type (such as time and materials, labor hour, firm fixed price or a hybrid of contract types); and
- Any one or combination of all of the above.



# BMO Phases and Zones



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- BMO is NOT a GSA Schedule
- FAR Part 16.505 “Streamlined Acquisition Procedures”
  - Synopsizing or Posting Solicitations in FBO.gov is NOT Applicable (except for exceptions to fair opportunity)
  - Protests less than \$10 Million NOT allowable! (except for increase in scope or period)
  - Source Selection Procedures of FAR Part 15.3 do NOT apply
  - The OCO may exercise broad discretion in developing appropriate order placement procedures
  - The OCO must have a Delegation of Procurement Authority



# BMO's Advantages

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- Maximum Flexibility for Ancillary Support Items like ancillary labor, materials, and Other Direct Costs (ODCs)
- Highest Technically Rated Contractors
- Variety of contract types allowable
- 10-year IDIQ parent contract term
- Flexible On-Ramp Procedures
- Commercial procedures
- Unilateral changes clause waiver



# BMO and BMO SB Awardees

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- NAICS 561210 (\$38.5M)
- BMO SB
  - 24 companies
- BMO Unrestricted
  - 9 companies
  
- Note: See [www.gsa.gov/bmo](http://www.gsa.gov/bmo) for complete list of vendors



# BMO and BMO SB Structure

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<b>Operations and Maintenance</b>	<b>Facility Support Services</b>
HVAC Maintenance	Janitorial
Plumbing and Pipefitting	Landscaping/Grounds Maintenance
Elevator Maintenance	Pest Control
Electrical Maintenance	Waste Management Recycling Services
Fire Alarm System Maintenance Repair	
Fire Suppression System Preventative Maintenance and Repair	
Roofing Services	
Building Management Services	
Architectural and Framework Building Maintenance Services	
Commissioning Services	
Elevator Inspection Services	
Other Facility Management Related Services	



# Operations & Maintenance

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- **Required Services (ALL Vendors Offer)**
  - **HVAC Maintenance**
  - **Plumbing & Pipefitting**
  - **Electrical Maintenance**
  - **Elevator Maintenance (Unrestricted)**



# Operations & Maintenance

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- Optional Services (Not ALL Vendors Offer – See Matrix)
  - Fire Alarm System Maintenance & Repair
  - Fire Suppression System (Water Based) Preventive Maintenance & Repair
  - Roofing Services
  - Building Management Services
  - Architectural and Framework Building Maintenance Services
  - Commissioning Services
  - Elevator Inspection Services
  - Elevator Maintenance Services (Small Business Set Aside)
  - Facility Support Services (must offer janitorial and landscaping/grounds maintenance)
  - Other Facilities Management-Related Services



# Facility Support Services

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- **Required Services (ALL Vendors Offer)**
  - **Janitorial**
  - **Landscaping/Grounds Maintenance**
- **Optional Services (Not ALL Vendors Offer – See Matrix)**
  - **Pest Control**
  - **Waste Management & Recycling Services**



# AbilityOne Program

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## Federal Acquisition Service

- The Javits-Wagner-O'Day (JWOD) Act (41 U.S.C. §46-48c) **requires** federal agencies to purchase products and services on the mandatory Procurement List from the AbilityOne Program (employs the blind or significantly disabled).
  
- FAR 52.208-9, Contractor Use of Mandatory Sources of Supply or Services:
  - **If** a task order requires supplies or services on the mandatory Procurement List, OCO's **will insert** FAR 52.208-9 into the task order solicitation.
  - **If** a task order requires supplies or services on the mandatory Procurement List, the contractor **shall** purchase such supplies or services through the AbilityOne Program.



# AbilityOne Program

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- The AbilityOne website provides information on how contractors identify and purchase AbilityOne products and services from AbilityOne Authorized Sources:  
[http://abilityone.gov/procurement\\_list/product\\_contractors.html](http://abilityone.gov/procurement_list/product_contractors.html)
- The AbilityOne Program point of contact is Eric Beale at [Ebeale@abilityone.gov](mailto:Ebeale@abilityone.gov) or 703-603-2119.
- For product-specific technical assistance contact Jason Endicott at [jendicott@nib.org](mailto:jendicott@nib.org) or 703-310-0451.



**Questions?**  
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