

How to do Business on GSA's Building Maintenance and Operations (BMO) Strategic Sourcing Schedule



TECHNOLOGY
Integration and
Innovation



BUILDINGS
Operations and
Services



PEOPLE
Strategy and
Program Support

What is Building Maintenance and Operations (BMO) Strategic Sourcing Schedule?

GSA's BMO vehicle is the first government-wide solution to receive a best-in-class designation by meeting five rigorous category management performance criteria as defined by the Office of Management and Budget guidance. The Building People, LLC., provides services under this contract for Zone 1 which includes Delaware, Maryland, New Jersey, New York, Pennsylvania, Virginia, West Virginia and Washington, D.C.

Building Maintenance and Operations (BMO) strategic sourcing solution is a comprehensive and flexible solution covering all high-demand BMO services. It is an open market, multiple-award, indefinite delivery, indefinite quantity (MA-IDIQ), government-wide contract vehicle supporting the strategic sourcing initiative to reduce costs and drive efficient purchasing by federal agencies.

The small business set aside programs available in the BMO vehicle allow for small business participation. The BMO Small Business (SB) has additional socio-economic categories to help agencies meet their goals. This BMO vehicle is a 10-year contract with one 5-year base and one 5-year option at the parent contract level. Agencies seeking longer than a 5-year task order (1-year base period and four 1-year options) must request a deviation from their own agency. BMO allows for the following contract types at the task-order level:

- ◆ Firm, fixed price
- ◆ Time and materials
- ◆ Labor hours

Contract Scope

The scope of BMO and BMO SB spans many areas of expertise and includes the primary services required to provide a total solution to maintain and operate federal buildings and assets. All awarded contractors are required to offer a certain set of services and some may offer optional services as well. Both BMO and BMO SB are setup to allow agencies the flexibility of purchasing services all-inclusive or individually.

BMO services include the use of products that meet applicable environmental standards including:

- ◆ CPG
- ◆ BioPreferred
- ◆ SaferChoice
- ◆ Energy Star
- ◆ SNAP
- ◆ WaterSense



ZONE 1

Delaware,
Maryland,
New Jersey,
New York,
Pennsylvania,
Virginia,
West Virginia,
Washington, D.C.

**GSA BMO FSSI (BMOS1) ZONE 1 Holder,
Contract #:47QSHA19D0010**



The Building People's Available Services Under BMO:

Building Management Services

(BLDGMNGMTS1) related to facilities management, consulting contractual and regulatory compliance, quality assurance, risk management, safety continuous improvement and the application of best practices. Services include, but are not limited to, property and facilities management, planning, monitoring, scheduling, reporting of ongoing activities, costs/schedule tracking, clerical, administrative support quality control software support services, and computer and/or facilities management systems. The service will include adequate staff of personnel and alternates as required, with the necessary management expertise to assure performance of the work in accordance with sound and efficient management practices.

Operations and Maintenance (OANDMS1)

The scope of this service grouping covers the most highly sought after services required for repair, maintenance, and inspection of mechanical, structural, and systems-based components for the effective operation of facilities. This includes HVAC Maintenance, Plumbing and Pipefitting, and Electrical Maintenance. HVAC Maintenance – Services relating to the maintenance, repair and operation of heating, air conditioning, and ventilation systems, including chillers, boilers, radiators, refrigeration compressors, refrigeration units, water treatment, air ducts, heat pumps and air handlers and or/ such equipment determined critical by the OCO or designee. Services include, but not limited to, cleaning; air balancing; Building Automated Systems, controls and monitoring equipment, restoration and de-contamination of HVAC systems or any combination; materials; tools; transportation; supervision; labor to perform all repairs; periodic preventative maintenance (PPM); and emergency service work calls to ensure continual operations of all primary systems, air handling equipment, terminal units and associated HVAC and controls equipment. Plumbing and Pipefitting – Services related to the maintenance, repair and

operation of plumbing, sanitary, sewage systems, storm water drainage systems, and central drinking water cooling systems. Services include but are not limited to maintenance and repair of all types of high temperature water and high-pressure piping systems (e.g. hydraulic, nitrogen, oxygen, steam heating, steam-generating systems, etc), utility systems, supply systems, disposal systems, plumbing fixtures, plumbing fittings, and equipment such as sewage, water, gas, and oil lines, compressed air, vacuum, and acid systems, water closets, water heaters, hydrants, back flow preventers, valves, pumps and pipes. Electrical Maintenance – Services related to the maintenance, repair and operation of electrical systems including instruments, apparatus and equipment. Services include, but are not limited to, power distribution equipment (switchgear, power panels) and backup/emergency electrical systems (uninterpretable power supply, generator) motors and controls, lighting systems, motor control centers, automatic transfer switches, transformers, electrical disconnects, circuit breakers, re-lamping, fabricating, alteration, frequency drives and testing.

Other Facilities Management Related Services (OTHRFACSRVSS1)

Includes requirements not specifically covered by another service category. Services may include, but are not limited to, specialized service combinations not previously grouped together, occupations involving new tasks or procedures not identified in the service categories but categorically related to the scope of facilities maintenance, and/or the maintenance of systems required to preserve and maintain the integrity of a building and the safety of those operating within.

Go to thebuildingpeople.com/bmo to learn more on how to take advantage of GSA's Best-In-Class BMO FSSI Schedule today!



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ISO 14001:2015 Certified