



Building Maintenance and Operation Services

General Overview



The U.S. General Services Administration (GSA) is embarking on a Federal Strategic Sourcing Initiative (FSSI) for Building Maintenance and Operations (herein BMO) services. FSSI, chartered under the purview of the Federal Government's Chief Acquisition Officers Council (CAOC), is governed by the Category Management Leadership Council (CMLC, formally known as Strategic Sourcing Leadership Council, SSLC). The Office of Federal Procurement Policy (OFPP) oversees the CMLC. Many agencies actively participate in FSSI through the Community of Practice (COP) and through Commodity Councils that provide user input to various FSSI procurement activities.

At its core, the FSSI program strives to implement a commodity management approach to federal procurement. BMO is one of several commodity groups for which FSSI is seeking a more effective government-wide acquisition approach.

A strategic sourcing effort typically involves the following activities:

- Analyze spend data
- Analyze the market
- Develop a strategy
- Seek and negotiate with suppliers
- Select and award to successful suppliers
- Implement strategy
- Monitor performance

The U.S. General Services Administration (GSA), continuing the initiative begun by the Office of Federal Procurement Policy (OFPP) in 2005 through its Chief Acquisition Officer Council (CAOC) to provide for strategic sourcing on a government-wide basis, seeks to establish a small business set-aside Multiple-Award IDIQ for services relating to Building Maintenance and Operations (BMO). BMO services were identified as a high-spend area in a U.S. Government Accountability Office report on strategic sourcing, dated April 2013. BMO is designed to address agencies' need for a comprehensive range of service requirements that covers services relating to building maintenance with the flexibility for various contract types and pricing at the task order level.



CFM's BMO Capabilities

CFM's BMO MA-IDIQ contract was awarded under the Operation and Maintenance Service Group and the following checked services were awarded:

Zone 1	Service Categories	Zone 1	Service Categories
✓	HVAC Maintenance		Cemetery Maintenance
✓	Plumbing and Pipefitting	✓	Commissioning Services
✓	Elevator Maintenance	✓	Elevator Inspection Services
✓	Electrical Maintenance	✓	Janitorial
✓	Fire Alarm System Maintenance and Repair	✓	Landscaping/Grounds Maintenance
	Fire Suppression (Water Based) System Preventative Maintenance and Repair	✓	Architectural and Framework Building Maintenance Services
✓	Roofing Services	✓	Pest Control
✓	Building Management Services	✓	Waste Management and Recycling Services
✓	Other Facilities Related Services		

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CAGE Code: 6TLQ7

SAM UEID: MJNJZE4LAHP6

DUNS: 078650478

CFM Key Personnel POC information

Mr. David O'Rear

CFM General Manager/

BMO SB Program Manager

Phone: 907-782-9702

Email: David.O'Rear@chenega.com

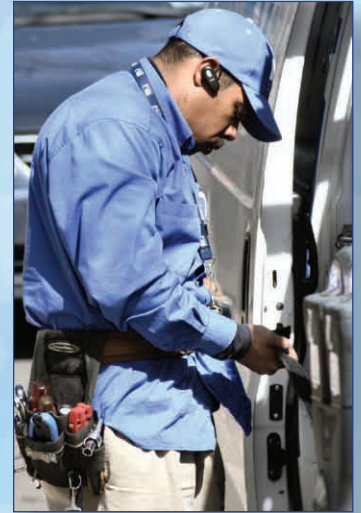
Mr. Todd Fletcher

BMO SB Contracts Manager

Phone: 202-812-7310

Email: Todd.Fletcher@chenega.com

www.chenegaehf.com/facilities_management



BMO MA-IDIQ Contract Number

Zone 1: GS06Q-16-RL-0001

Places of Performance

Zone 1: Delaware, Maryland, New Jersey, New York, Pennsylvania, Virginia, West Virginia and the District of Columbia

Features and Benefits

Building Maintenance and Operation services will be procured by negotiation under FAR Part 15. Advantages of using FAR Part 15 are as follows:

- Flexibility to negotiate contract type
- Flexibility to negotiate terms and conditions
- Ability to establish competitive range

An important advantage an end user (customer) will have using a procurement vehicle under FAR Part 15 is the flexibility to negotiate contract type and terms and conditions.

FAR Part 15 provides the latitude of negotiating any approach to contracting for supplies and services. A wide range of contract types can be negotiated, including award and incentive fee contracts and hybrid types with both fixed-price and cost-plus CLIN's. Under FAR Part 8, regulations dictating GSA Schedules, contract types are limited.

FAR Part 15 provides more flexibility for negotiating Terms and Conditions that work best for the procuring agency. FAR Part 15 also provides the Contracting Officer of the procuring agency the ability to reduce the number of competitors to a competitive range based on price and technical capability. This process eliminates the need to deal with firms outside of the competitive range.

Feature	Building Maintenance and Operations (Part 15)	GSA Schedule (Part 8)
Procurement Assistance	<ul style="list-style-type: none"> • Detailed ordering guides • SOW and solicitation templates • SOW library • Scope reviews provided • Market research 	<ul style="list-style-type: none"> • Scope reviews provided • Market research • SOW library
Vendor Pool	Focused and engaged pool of qualified vendors	Hundreds of vendors across the socio-economic spectrum
Authorized users	Requires a Delegation of Procurement Authority that helps establish relationships and reduce risks	No Delegation of Procurement Authority required
Geographic Coverage	Zonal approach encourages local small business participation	Worldwide coverage
Other Direct Costs (ODCs)	Agencies can use ODCs in accordance with their internal agency policy	Requires ancillary supplies and services to be pre-priced and must be ordered in conjunction with primary service
Variation of Contract Types	Firm Fixed Price, Time and Materials, and Labor Hours at the task order level	Firm Fixed Price, Time and Materials, and Labor Hours at the task order level
Standardized Labor Categories	Standardized labor categories; better evaluation and price comparison	No standardization of labor categories
Reporting Requirements	Detailed vendor transactional data allows agencies to track spend and purchasing trends	No vendor transactional data reporting requirements
Competition	Localized vendor competition to drive cost savings	Worldwide coverage and competition
Contract Terms	Waiver to tailor clause 52.212-4(c) to allow for unilateral changes at the task order level	Changes must be bilateral at the task order level
FAR Authority	FAR 15	FAR 8
Ordering Procedures	FAR 16	FAR 8

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Ordering BMO Services

- Step 1: Request a Delegation of Procurement Authority
 Step 2: Attend DPA Training
 Step 3: Issue Task Orders

Ordering guidelines are in accordance with FAR Part 16.505.

1. Conduct Market Research and Acquisition Planning.
2. Request optional scope review (fssi.bmo@gsa.gov).
3. Build the Task Order Solicitation.
4. Issue the Task Order Solicitation via GSA eBuy or your Agency's preferred method.
5. Conduct Evaluations. Award the Task Order.
6. Report Contract Actions: View instructions on task order reporting in the FPDS-NG System.
7. Administer the Task order.
8. Review Past Performance: Review and report your contractor's past performance.
9. Close out your task order when appropriate.

For more detailed procedures, please refer to the BMO Ordering Guide at www.gsa.gov/bmo under 'How to Use BMO.'

Remember! Customers are required to submit the solicitation to all contract holders qualified for the service categories required for the task order.



Mr. Scott Wallace
 Sr. Vice President of Facility Operations
 103 Quality Circle, Suite 200
 Huntsville, AL. 35806
 Office: (256) 665-0610
 Email: Scott.Wallace@chenega.com

Link to the GSA BMO webpage
www.gsa.gov/bmo