

Building Maintenance and Operations

GSA's BMO vehicle is the first governmentwide solution to receive a best-in-class designation by meeting five rigorous category management performance criteria as defined by Office of Management and Budget guidance. Read more about this designation and the evaluation criteria on the GSA Blog.

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), governmentwide contract vehicle supporting the strategic sourcing initiative to reduce costs and drive efficient purchasing by federal agencies.

There are both unrestricted and small business set aside programs available in the BMO vehicle to allow for large and small business participation. The BMO Small Business (SB) has additional socio-economic categories to help agencies meet their goals.

The 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

Refer to the BMO Sustainability section for additional information.

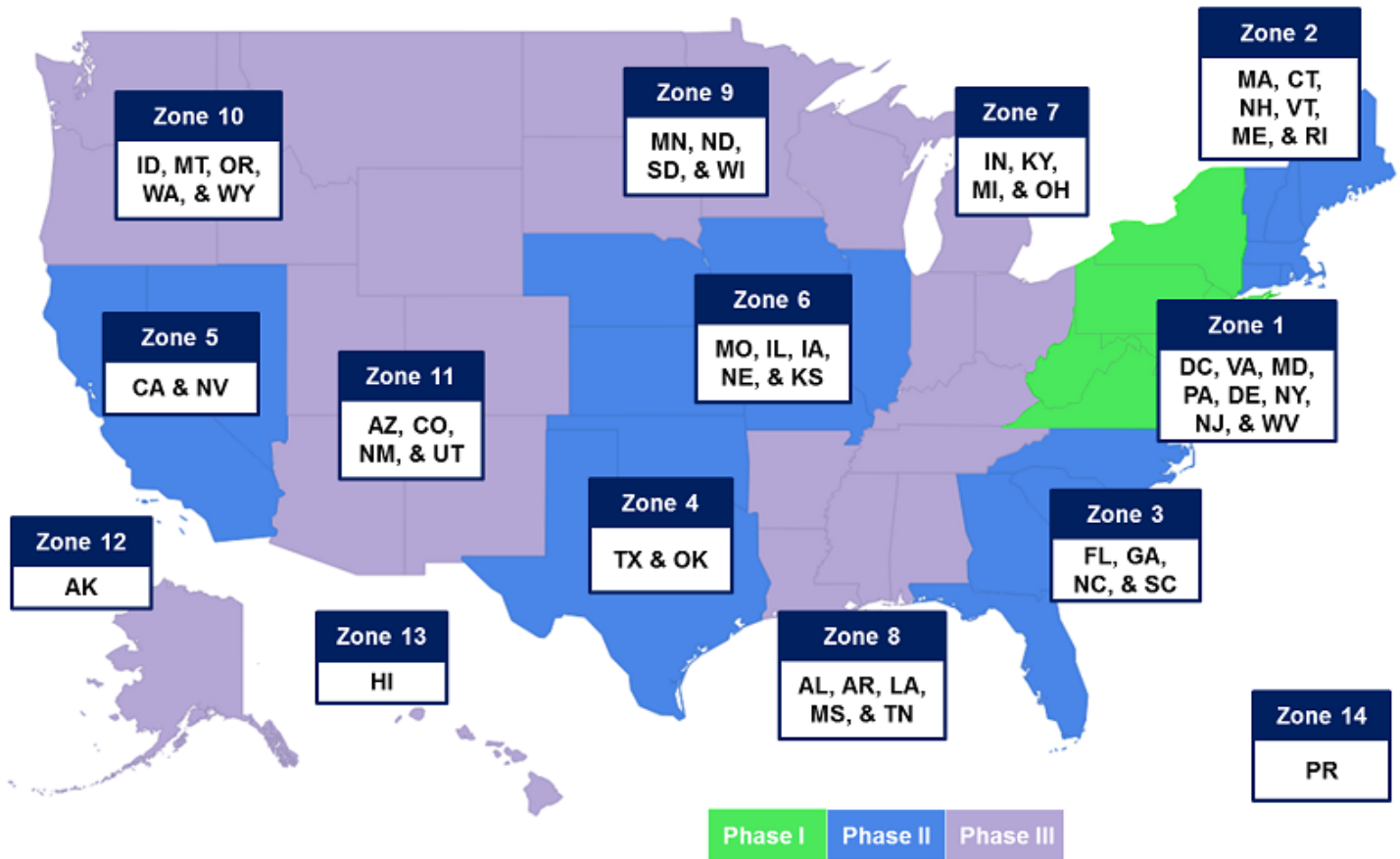
The list below shows the available services:

- HVAC Maintenance
- Plumbing and Pipefitting
- Elevator Maintenance
- Electrical Maintenance
- Fire Alarm System Maintenance and Repair
- Fire Suppression (Water Based) System Preventative Maintenance and Repair
- Roofing Services

- Building Management Services
- Architectural and Framework Building Maintenance Services
- Commissioning Services
- Elevator Inspection Services
- Janitorial
- Landscaping/Grounds Maintenance
- Pest Control
- Waste Management and Recycling Services

Geographic Approach

The BMO solution will use a zonal approach, creating reasonably sized regions in which small businesses can realistically compete and operate in order to promote small business participation. The below map depicts the current and future phases and zones of BMO. Currently awarded are Phase I/Zone 1 and Phase II/Zones 2-6.



For a text description of map content, select this link.



Contact Information

Inquiries about the Building Maintenance and Operations strategic sourcing program should be forwarded to fssi.bmo@gsa.gov. Additional information is available on the BMO Interact website.

Federal Buying Options on Acquisition Gateway

See what's new in Category Management, the process of managing product or service categories as strategic business units and customizing them to meet customer needs. The Acquisition Gateway is an information portal for all purchasing vehicles, presented in hallways of like solutions. Select "Facilities and Construction" under Hallways to get more info on BMO and other Facility Related Services.

The shortcut to this page is gsa.gov/bmo.

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