



**INDIAN AFFAIRS**  
**FACILITIES MANAGEMENT**  
**INFORMATION SYSTEM**  
**(FMIS)**

**OPERATIONS AND**  
**MAINTENANCE (O&M)**  
**FORMULA**

# O&M FORMULA DEVELOPMENT HISTORY

- Facilities program transferred in 1987 from the Department of the Interior to the Bureau of Indian Affairs. The O&M formula was developed to provide the most equitable level of funding required by BIA facilities. Developed by the Office of Construction Management (OCM) and the Facilities Management Construction Center (FMCC). Reviewed by Tribal Representatives, Office of Management and Budget and the Congressional Appropriations subcommittees.
- Methodology addressed: Utilities, Custodial Requirements, Preventive Maintenance, Unscheduled Maintenance (Repairs), Education Efficiency (Efficient Use of Classrooms) and Program Management and Support.
- Used for the first time to allocate FY1990 O&M funds.
- Automated method for forecasting the needed funding, staffing, supplies and materials for the O&M of a facility, location, Agency, Region and Nation-wide.
- Based on actual facilities and conditions at each BIA, BIE and OJS location across the nation.
- Facilities data includes actual location data (utilities, pest control, refuse collection, etc), regional cost index data (a percentage for each location), student counts, inventory (the physical characteristics of all buildings, grounds and equipment) preventive maintenance schedules, and custodial service schedules.
- To adequately produce the O&M budget for each location, all of this data must be entered into FMIS at each location within a specified timeframe.

# » FMIS O&M FORMULA

**Utilities + Custodial Maintenance +  
Preventive Maintenance + Unscheduled  
Maintenance – Educational Efficiency +  
Isolation + Program Support**



# **FACILITY MANAGEMENT INFORMATION SYSTEM (FMIS) OPERATIONS & MAINTENANCE BUDGET CALCULATIONS**

The FMIS system-generated budget amounts for each location are based on the following:

**Gross SF** – Base of formula used to identify budget need.

**Utilities** – Actual previous year costs. (includes electrical, fuel oil, propane, natural gas, wood/coal, water and sewer)

**Custodial** – Based on need generated by physical inventory of room use, bldg. use, mechanical systems, and utility systems (includes EBC). Cost to perform work on a scheduled basis.

**Preventive Maintenance** – Same as Custodial. Cost to perform work on a scheduled basis.

**Unscheduled Maintenance**—Calculated as a % of Preventive Maintenance based on building condition: Poor – 90%                      Fair – 80% Good – 75%

**Formula:** % of PM \* PM \* square feet \* building condition \* regional cost index (includes EBS)

**Educational Efficiency** – A corrective fund amount based on the education classroom utilization requirements. Based on a sf/student basis.



# **FACILITY MANAGEMENT INFORMATION SYSTEM (FMIS) OPERATIONS & MAINTENANCE BUDGET CALCULATIONS**

**Isolation** – Costs needed to compensate for distances to the nearest repair center.

**Site** – Site data is basically generated from the inventory in the same manner a Custodial and Preventive Maintenance and Unscheduled Maintenance.

**GSA Rentals/Vehicles/Communications/Pest Control/Guard Services/Refuse Disposal** - Actual previous year costs.

**Program Administration** – 8% of program cost (program cost + location subtotal + GSA Vehicle rental + Communication + Site + Guard Services + Pest Control + Refuse Disposal + Work Supervision).

**Expendable Equipment** – 2% of (Custodial + Preventive Maintenance + Site).

**Work Supervision** – Funding for supervision of workers in custodial, preventive maintenance and unscheduled maintenance categories, excluding inspection tasks.

Note 1 – **EBC** computed at 23.5% for all locations.



# **FACILITY MANAGEMENT INFORMATION SYSTEM (FMIS) OPERATIONS & MAINTENANCE BUDGET CALCULATIONS**

## **FIXED (ACTUAL) COSTS**

<b><u>Utilities</u></b>	<b><u>Program Support</u></b>	<b><u>BIA Owned Vehicles (Non GSA)</u></b>
Electrical	Communication	Gasoline
Fuel Oil	Vehicle Rental	Diesel
Propane	Protection Services	Other
LPG/Propane	Pest Control	
Natural Gas	Refuse Disposal	
Wood/Coal		
Water		
Sewer		



# What Does “Constrained Budget” Mean?

The FMIS Formula calculates the amount of O&M funding needed to operate and maintain a location based on 100% funding (Need Budget). The amount of Congressional O&M Appropriation (Distribution Budget) that Indian Affairs receives is usually much less. The percentage difference between the calculated Need Budget and the Congressional Appropriation/Distribution Budget is called the “constraint”.

The FMIS Formula calculates the Distribution Budget by equitably distributing the Congressional Appropriation amount among all locations. The resulting O&M amounts for each location are known as the “Constrained Budgets”.

In FY2015, the difference between the Need budget and the Congressional allocation for BIE Schools was 49.39% for Operations and -3.51% for Maintenance. This means the schools received 50.61 cents on the dollar for Operations and 3.51% more than the Maintenance Need.