



Operations and Maintenance (O&M) Informational Briefing Sessions

September 9th, 2025

September 11th, 2025



Agenda

1. Session Purpose & Expectations
2. Understanding Operations & Maintenance (O&M)
3. Introducing New O&M Formula
4. 105(I) Facility Lease Program
5. In Conclusion (Overview)
6. Questions/Comments

1. Session Purpose & Expectations

➤ Leading up to this session:

- OFPSM led Tribal listening sessions to gather feedback in March 2024
- Tribal Consultations followed in August 2024

➤ Current session:

- OFPSM will share the **new O&M formula** based on input received.

➤ Post session:

- O&M new formula will be implemented in FY2026
- DFMC will share FY2026 O&M allocation based on Congressional funding
- DFMC will submit the 2027 O&M request

2. Understanding O&M

- Operations vs. Maintenance
- Maintenance: Scheduled vs. Unscheduled



What is Operations (O) and Maintenance (M)?

Operations

- Defined as the costs for services related to the normal performance of facility operations
- Includes utilities and contracted services (personnel, equipment, and supplies) such as cleaning/janitorial services, grounds maintenance.

Maintenance

- Defined as recurring annualized costs for planned activities needed to maintain functionality and capacity over a building's expected lifespan.
- Includes scheduled activities such as inspections, preventive maintenance, refinishing, painting, weatherproofing, and parts replacement, etc.
 - Includes costs for contracted maintenance services and other expenses and supplies required to perform the recurring activities
 - Actual repair expenditures are included in the annual maintenance costs, including costs for personnel, supplies, and materials

Maintenance: Scheduled vs Unscheduled

Scheduled Maintenance

- Defined as anticipated/planned work to maintain the property
- Examples: janitorial services, preventative maintenance.
- Funds: O&M funds to be used for scheduled maintenance only
 - Discretionary usage based on allocated funds

Unscheduled Maintenance

- Defined as emergency related maintenance that was unanticipated
- Examples: Roof replacement, boiler replacement and generator replacement
- Funds: requested through work order entry into (Maximo).



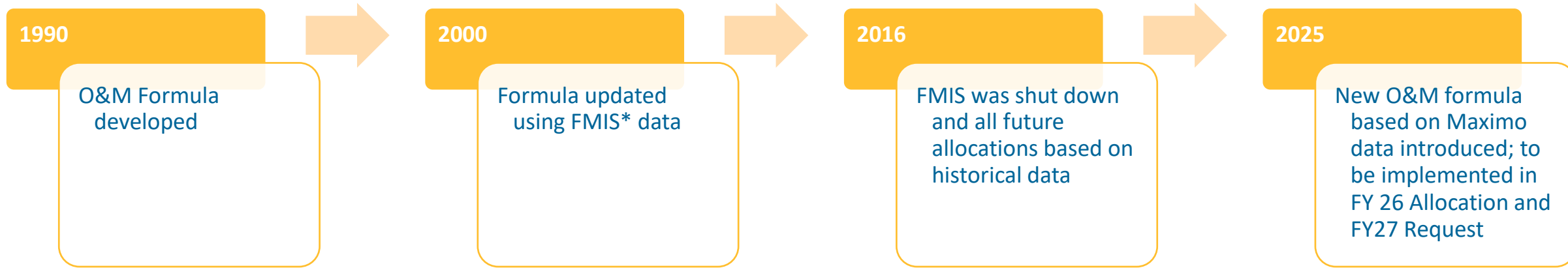


3. Introducing the New O&M Formula

O&M Formula for FY26 Distribution And Future Requests

- Allocations & Need for Change
- O&M Formula: Components
- O&M Allocation Calculation (Example)

O&M Allocations & Need for Change



Rationale for Change

- Information was based on outdated data
- Historical allocations (2016-2025) did not account for all changes at the local level/site
- Tracking and reporting of actual utility expenses, various services costs, and preventative maintenance schedules to define the allocation

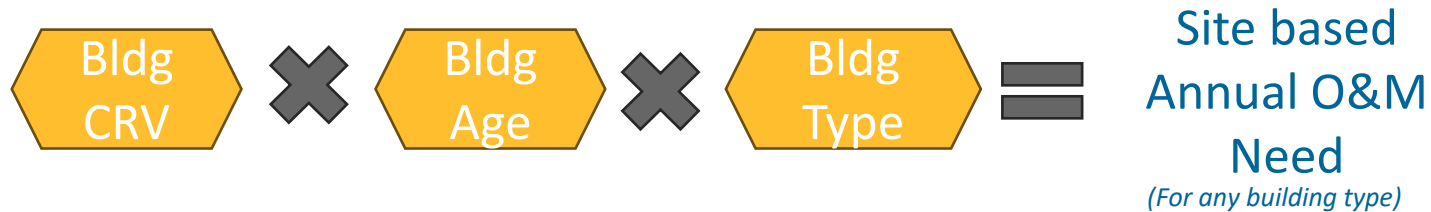


Benefits of Change

- Real time data updated through an active system (Maximo)
- Allows IA to make budget requests based on industry standards using current data
- Allocations customized for specific needs and variations (ex: location/remoteness/age)
- Provide consistency, transparency, and streamlined process for faster allocation

* FMIS: Facility Management Information System

O&M Formula: Components



Derived from Maximo
CRV = Sqft, geographic
variance, remoteness

Building Age Multiplier
0-10 yrs: 1.0; 11-20 yrs: 1.1
21-30 yrs: 1.2; 31+ yrs: 1.3

Building Type
Education: 4%
PS&J: 6%
BIA Admin: 3%

We heard you!
*Geographic
Variance, Remoteness, &
Building age are now
incorporated in the O&M
formula.*



Occupied & Operational buildings are calculated individually and consolidated at the site-level.
Each site receives an annual % share of the Congressional appropriated funds
CRV's are updated annually

Allocation Calculation (& Example)

Current Building CRV \times Building Age Factor \times Program Type = Budget Request \$\$ for each Building

Building "A" - School: \$100,000,000 (CRV) \times 1.2 (age factor) \times 0.04 (Education) = \$4,800,000

Building "B" - Education Admin: \$1,000,000 (CRV) \times 1.1 (age factor) \times 0.04 (Education) = \$44,000

Building "C" - Bus Barn: \$250,000 (CRV) \times 1.3 (age factor) \times 0.04 (Education) = \$13,000

All Buildings at a Site are combined at the Site level = \$4,857,000

Requested \$\$ by Site / Total Requested Budget Amount from Congress = Allocation % for Site

\$4,857,000 / \$316,000,000 (assumed amount requested) = 1.54%

Funds received from congress \times Allocation % for Site = Actual funds (\$) distributed to Site

\$252,800,000 (assumed amount received) \times 1.54% = \$3,885,600

5. In Conclusion (Overview)

- Session Purpose & Expectations
- Understanding Operations & Maintenance (O&M)
- Introducing New O&M Formula





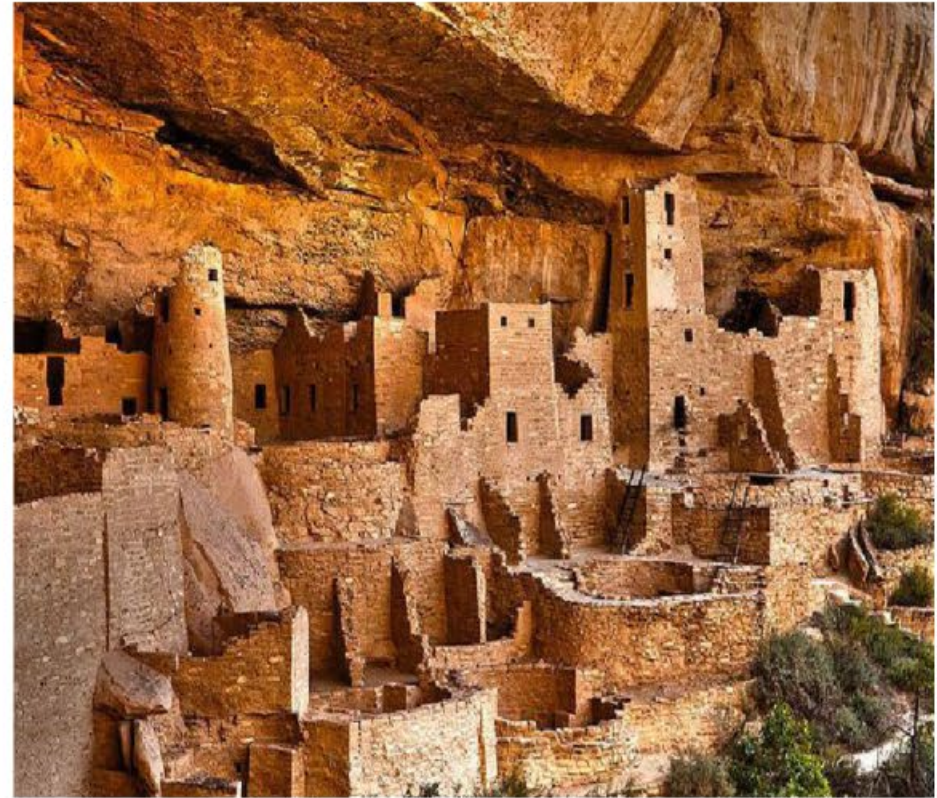
4. 105(I) Facility Lease Program

105(I) Program Overview

Cody Seaton, Office of Tribal Leases
cody.seaton@bia.gov

105(l) Lease Program Overview

- **(ISDEAA) Section 105(l)**
- **Eligibility Requirements**
- **Types of Compensation**
- **The Application Process**
- **Required Documents**
 - ✓ Proof of ownership
 - ✓ Certificate of occupancy
 - ✓ Recent photos
 - ✓ (FMRA) and or proof of actual cost
 - ✓ Floor plans
 - ✓ Financial certification
 - ✓ Tribal resolution
- **Lease Terms & Renewals**



Office of Tribal Leases
<https://www.bia.gov/as-ia/ofpsm/otl>

6. Questions?

Comments/Suggestions





THANK YOU!

www.indianaffairs.gov