



# Medical Repair & Renewal

Program Manager 256-895-1615

**U.S. ARMY CORPS OF ENGINEERS**

**BUILDING STRONG®**

The Medical Repair and Renewal (MRR) Program at the U.S. Army Engineering and Support Center, Huntsville, offers a fast track, efficient method for design and execution of all types of medical facility repairs, renovations, conversions, alterations, additions (within statutory limits), and construction projects. MRR provides program & project management, engineering, contracting, design & A-E services, and construction support to multiple Department of Defense agencies at various locations nationwide.

In FY20, the MRR Program managed 115+ projects valued at more than \$665 million. The program awarded approximately \$85 million in new medical facility repair/renovation & studies/design projects in FY20 for the Defense Health Agency (DHA), the US Army Medical Command (MEDCOM), the US Air Force Medical Support Agency (AFMSA), and the US Navy Bureau of Medicine (BUMED).



**Outpatient Clinic at Fort Huachuca, Arizona**

The key to our success is our innovative use of Indefinite Delivery/Indefinite Quantity (IDIQ) contracts. The MRR Program has Architect-Engineer Services (CONUS and OCONUS) and Design-Build Construction (CONUS only) IDIQ contracts in place to rapidly execute our customer's requirements. These contracts, and how we use them, offer many benefits and advantages to our multiple service customers. Each suite currently has a pool of 10 firms. Our MRR contractors can execute work across the vast spectrum of medical construction services: from simply replacing ceiling tiles in an administrative non-patient area, to a highly complex, phased demolition and construction renewal modernization of a multiple-OR suite while maintaining patient services throughout the renewal (to include dental & veterinary clinics, and all types & biosafety levels of laboratories).



**Moncrief Army Community Hospital at Fort Jackson, South Carolina.**

## **Design-Build Construction (D-B) Contracts:**

### **a. 8A Small Business Set-Aside Pool**

- Herman Construction Group, Inc
- JJBrun JV, LLC
- Synergy-Kirlin JV II

### **b. Unrestricted Pool**

- AECOM Technical Services, Inc
- Global Engineering & Construction, LLC
- J&J Maintenance, Inc
- Kirlin Builders, LLC
- M. A. Mortenson Co
- United Excel Corporation (UEC)
- Valiant Government Services, LLC

**U.S. Army Corps of Engineers – Engineering and Support Center, Huntsville**

P.O. Box 1600, Huntsville, AL 35807 Public Affairs Office 256-895-1694

[www.hnc.usace.army.mil](http://www.hnc.usace.army.mil)

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## Benefits and Advantages

- **Performance-Based Scopes of Work:** The use of performance-based SOWs ensures that the customer's desired end result is achieved. Multiple Government reviews of the contractor's work plan (design) are customarily conducted using the ProjNet DrChecks™ online document review platform; this ensures that the customer has visibility, input, and review of the contractor's proposed product. MRR contractors are also required to focus on and manage project risks.
- **IDIQ Contractors:** Our IDIQ contractors were specifically selected based on their qualifications and experience in medical facility design, repair, and construction projects. These contractors have employed professionals in the field of medical facility design and guarantee that implementation of the work plan will satisfy the performance specifications of the scope of work and The Joint Commission on Accreditation of Healthcare Organizations (JCAHO) requirements.
- **Design-Build Construction Contract Advantages:** The use of work plans prepared by the contractor instead of Government-furnished designs eliminates change orders and minimizes risk due to design omissions and errors. The Government reviews and accepts the work plan, but the contractor retains design liability. Significant time savings can be achieved using the D-B approach, which eliminates the lengthy construction proposal receipt and review process of the traditional design-bid-build acquisition strategy. On the MRR Program, projects are typically competed using Request for Proposals (RFPs) among the appropriate contractor pool, and are then awarded at a Firm Fixed Price (FFP) to the contractor determined to present the Best Value to the Government to execute the work. Alternatively, a Lowest Price/Technically Acceptable selection criteria may also be employed for simple projects.
- **Quality:** The majority of our MRR projects are successfully completed on time and have high customer satisfaction. The likelihood of project success and quality workmanship is high using MRR because we exercise annual ordering period options and award new task orders only if the contractor's past performance on previous task orders is satisfactory.

## Best Applications:

Projects best suited for MRR Design-Build Construction contracts are Operations and Maintenance (O&M) funded (not MILCON), typically \$300,000 or greater for construction. Our niche is primarily those projects that are beyond the typical capabilities of a Job Order Contract (JOC) or Simplified Acquisition of Base Engineering Requirements contractor. We have discovered that this niche is fairly wide and that our customers appreciate the responsiveness and flexibility afforded by our Program.

**Note:** Currently, the MRR Program does not have a dedicated Architect-Engineer (A-E) Services contract vehicle. The most recent MATOC suite has expired for new obligations; however, a new acquisition is being procured and awards are expected in Dec 2021, with availability for obligation in 3rd quarter of FY22.