



US Army Corps
of Engineers
Huntsville Center

Medical Repair and Renewal Program

Program Manager
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Program Overview

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 and construction projects. MRR provides program/project management, engineering, contracting, and construction support to multiple DOD and non-DOD agencies/locations nationwide.

In FY08, this team managed approximately 126 projects valued at more than \$500 million. MRR awarded approximately \$172 million in new medical facility repair/renovation projects in FY08 for the U.S. Army Medical Command, U.S. Air Force, U.S. Navy and the Department of Veterans Affairs. The key to our success is the innovative use of Indefinite Delivery/Indefinite Quantity (IDIQ) contracts covering all 50 states plus U.S. territories. These contracts and how we use them offer many benefits and advantages.

The MRR program has AE and Design Build/



The Fort Huachuca Outpatient Clinic

Construction IDIQ contracts available to execute customer requirements.

1. Architect Engineer (AE) Services Contracts

- a. Service Disabled Veteran Owned Small Business Set Aside (SDVOSB)
 - Toland & Mizell/ Applied Engineering Solutions, Inc.
- b. Unrestricted Pool
 - HDR Architecture, Inc.
 - HSMM

2. Design Build/Construction (DB) Contracts

- a. 8(a) Pool
 - EML/BMAR Joint Venture II, LLC
 - The Sentry/VWI Joint Venture, LLC
- b. Unrestricted Pool
 - Syska & Hennessy/CEM
 - Linc Government Services, LLC
 - John J. Kirlin Special Projects, LLC
 - J&J Maintenance



Blanchfield Army Community Hospital, Fort Campbell, Ky.

Benefits and Advantages

- **Performance-Based Scopes of Work.** Ensures that the desired end result is achieved. Contractors are also required to focus on and manage project risks. The MRR contracts require risks to be identified during the Request for Proposal (RFP) process and to be updated and tracked in weekly reports throughout the task order performance period.
- **IDIQ Contractors.** Our IDIQ contractors were specifically selected based on their qualifications and experience in medical facility repair and construction projects. These contractors have employed professionals in the field of medical facility design and guarantees that implementation of the work plan will satisfy the performance specifications of the scope of work and Joint Council on Accreditation of Healthcare Organizations requirements.
- **Design Build/Construction Contract Advantages.** Use of work plans prepared by the IDIQ Design Build contractor instead of government furnished designs eliminates change orders due to design omissions and errors. The government reviews and accepts



Nutrition Care kiosk at Darnall Army Community Hospital at Fort Hood, Texas.



Moncrief Army Community Hospital, Fort Jackson, S.C.

the work plan, but the contractor retains the design liability. Significant time savings can be achieved using the design-build contract approach, by eliminating the construction RFP process of the traditional design-bid-build process. The preferred approach is to award the entire project at a Firm Fixed Price (FFP) cost. However, if circumstances warrant, construction can start immediately under time and materials (T&M). The work is then converted to FFP as soon as possible.

- **Quality.** The vast 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 are Operations and Maintenance (O&M) funded, typically \$300,000 or more. Our niche is primarily those projects that are beyond the typical capabilities of a Job Order Contract or Simplified Acquisition of Base Engineering Requirements contractor. We have discovered that this niche is fairly wide.