



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: August 6, 2014

SUBJECT: **Agenda Item VI(g): Consideration of resolution approving a contract with GrowthPoint Global Inc. for a prefabricated building for the Compton Creek Natural Park at Washington Elementary School project.**

Staff Recommendation: That the Governing Board adopt the attached resolution approving a contract with GrowthPoint Global Inc. for a prefabricated building for the Compton Creek Natural Park at Washington Elementary School project in an amount not to exceed \$459,521.92.

Background: The proposed project is the second phase of the three acre public park at Washington Elementary School, in the City of Compton, directly adjacent to the Compton Creek Bike Path. The first phase, development of the park itself with native riparian planting, picnic area, open play area and other visitor amenities, opened to the public in November 2013. The project is a partnership between MRCA, the Compton Unified School District and the Los Angeles Conservation Corps (Corps). Phase Two consists of the creation of an at-risk youth training facility on the site, a public restroom, and a shade structure at the picnic area.

An at-risk youth training facility has been planned for the Compton Creek area for many years, and this park site is ideally situated. Once constructed, this facility will become the headquarters for the Corps' South Los Angeles programs. The facility will be housed in an approximately 2,000-square foot building that will include a flexible classroom, a small supervisor's office, storage for maintenance equipment, and restrooms open to park visitors. The Corps built the previous phase of improvements and maintains the natural park today. Funding from Los Angeles County Proposition A is already in place for this phase and the building.

A prefabricated building is preferred for this project due to lower costs than custom architecture, and the permitting process with California's Division of State Architect (required since the site is a school property) should be less complicated. Unlike a custom building, the purchase of a prefabricated modular structure is not a design-bid-build process. Prefabricated building vendors do not all offer the same

products. Due to the nature of the product, the purchase of the structure is more equivalent to the purchase of a good than soliciting construction services for MRCA contracting purposes. This type of purchase is governed by Section 3.5 of MRCA's Purchasing and Contracting Procedures, Sole Source Contracts. The following circumstances listed under Section 3.5 are present in the Compton Creek Natural Park at Washington Elementary school project:

- (d) Prior experience and/or professional qualifications have proven that a particular make and/or type of equipment, material, supply or service is more satisfactory or economical for MRCA purposes.

In order to evaluate the various types and qualities of modular buildings available on the market, staff issued a Request for Proposals (RFP) in May 2014. The RFP described the basic requirements of the building for floor plan, materials, DSA approvals, warranty, insurance, building code, and locally sourced products. A list of desired elements was also included in the RFP, such as the ability to add a second story at a later date, 100-year life span, green elements and LEED certification potential, energy efficiency, and vandal resistance. The RFP was publicly advertised and two companies submitted proposals.

After evaluating the items listed above, each company's qualifications and experience, and the proposed costs, staff recommend purchasing the prefabricated building from GrowthPoint Global, Inc. (GrowthPoint). GrowthPoint is located in Los Angeles and converts used shipping containers into modular structures. As a result, their buildings are 85% recycled/reclaimed materials and there is no waste generated during the construction process. The only shipping containers used are made after 2007, and meet current EPA green manufacturing standards.

As a Los Angeles company, this is the most locally-sourced material available. GrowthPoint's building modules are stackable, allowing for future expansion of the facility; exceed both LEED and Title 24 energy efficiency criteria; and are built to 2013 California Building Code. DSA has previously approved of their structures and manufacturing processes for use at school sites. The other company that responded to the RFP uses a conventional manufacturing process, and MRCA did not receive information from any other company that repurposes shipping containers.

Consideration: Growthpoint Global, Inc. submitted a proposal in the amount of \$417,747.20, including sales tax, delivery, restroom and window upgrades, and DSA coordination. Staff recommends that the Board approve 10% more than the proposal amount to allow for contingencies and potential DSA-required changes, for a total authorization not to exceed \$459,521.92.