

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: September 24, 2026

To: Proposition K LA for Kids Steering Committee

From: Ohaji Abdallah, RA, Program Manager
Proposition K, L.A. for Kids Program
Bureau of Engineering, Architectural Division

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Subject: **MANCHESTER JUNIOR ARTS CENTER (MJAC) - PROPOSITION K ID# S70 / APPROVAL OF PROJECT BUDGET**

RECOMMENDATION

That the Proposition K LA for Kids Steering Committee:

1. Approve the Manchester Junior Arts Center (Project) to proceed with Bid and Award Phase upon design completion.
2. Approve the Project Budget of approximately \$14.6 Million Dollars (excluding BOE staff costs)
3. Instruct the City Administrative Officer (CAO) to identify additional funding to meet the anticipated budget gap of approximately \$5.2 Million Dollars.

BACKGROUND

The 1996 Proposition K – L.A. for Kids ballot measure designated funding and scope for 183 park, recreation, and cultural arts projects, and included an allocation of \$1,800,000 to refurbish, retrofit, and convert a City building into the Manchester Junior Arts Center.

Per the approved Los Angeles LA For Kids Steering Committee (LAFKSC) report dated June 29th, 2023, the Manchester Junior Arts Center Project was located at Old Fire Station No. 54 at 5730 Crenshaw Boulevard, to ensure an equitable sized facility could be constructed.

The Project entails design and construction to convert and rehabilitate the existing City-owned community center — formerly a historical fire station — and the adjacent parking lot at 5730–5732 South Crenshaw Boulevard, into a Department of Cultural Affairs (DCA)-operated junior arts center offering community programs, classes, events, and discipline-specific instructional spaces. The Project will also include additional enclosed indoor and outdoor classroom facilities, photovoltaic solar generation and sustainable, energy-efficient features to offset facility electricity demand and utility costs. Design is currently 60% completed. Once completed, the site will provide approximately 5,100 square feet of junior arts center space on the approximately 19,000

sq. ft site. Four (4) Local Neighborhood Oversight Committee meetings were conducted for this project, which culminated in the approval of the final design on July 21, 2026, by unanimous vote.

The Project's total cost is estimated at \$14,678,084, excluding BOE staff costs related to project management and construction management. The current total of funds committed to the Project is \$9,540,944, of which \$1,034,449 has been expended to date. This report proposes to fill the \$5,137,140 gap utilizing a FY26/27 CTIEP request.



Aerial View Rendering Facing Northeast



Rendering Exterior Multipurpose Space Facing East

BUDGET / FUNDING

Funding:

The Ballot Measure specified funding in the amount of \$1.8 Million for the Project. Additional Prop K Gap and Inflation funding was previously appropriated to the Project as shown below and as approved by the LAFKSC in the report dated April 16, 2026, which was subsequently approved by Council as noted in [Council File No. 25-133](#).

- Original Prop K funding authority	\$1,804,652
- Prop K Inflation	\$600,000
- Prop K GAP Funds	\$529,348
- Sites & Facilities 22-23	\$1,395,857
- MICLA 23/24	\$1,211,087
- Proposition K Fund	\$4,000,000
<i>Total Committed Funding</i>	<i>\$9,540,944</i>

Project Budget:

- Soft Costs (Pre-Design/ Design/ CM/CA/ BCA) with BOE Staff Costs Absorbed	\$2,675,000
- Construction w/ Contingency & Escalation	\$12,003,100
<i>Total Project Costs</i>	<i>\$14,678,100</i>
Total Funding	\$9,540,944
Total Shortfall	<i>\$5,137,156</i>

Proposed Gap Funding

CTIEP FY 27/28	\$5,200,000
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FISCAL IMPACT

There may be an impact on the General Fund. The Bureau of Engineering will work with the CAO to submit multi-year Capital Improvement Expenditure fund requests to fill the funding gap, prior to the solicitation of construction bids.

Summary

The Program Management team recommends the LAFKSC:

Request the CAO office to prioritize and support the upcoming FY 27/28 CTIEP request of approximately \$5.2 Million Dollars to fill the anticipated budget gap.