

A scenic view of a park with a pond, trees, and a person sitting on a bench. The text is overlaid on the image.

Audubon Commission

2024-2028 Capital Outlay Request

Public Hearing

July 18, 2023

Recent highlights

CEA signed for capital projects funded with 2020 bonds

Coordinated efforts for integrated landscaping at foot of Canal Street

Successful opening of Audubon Aquarium and Audubon Insectarium



**CITY OF NEW ORLEANS
CAPITAL BUDGET REQUEST
SUMMARY PAGE**

2024 - 2028 Capital Budget Request Form									
Department Agency Number		Contact Name	Ron Forman						
Department Name	Audubon Commission (222)	Contact Number	504-861-5119						
Date		Contact E-Mail	rforman@auduboninstitute.org						
Request #	Department Ranking	Priority Criteria Ranking	Project Name	Project Amount	2024	2025	2026	2027	2028
1	1	123	Riverfront for All: Gov Nicholls/Esplanade Wharf Redevelopment	\$ 30,000,000.00	\$ 15,000,000.00	\$ -	\$ -	\$ -	\$ -
2	2	111	Riverview Erosion Repair	\$ 2,444,484.00	\$ 2,444,484.00	\$ -	\$ -	\$ -	\$ -
3	3	105	Infrastructure Improvements to Audubon Riverview	\$ 7,600,000.00	\$ 2,026,667.00	\$ 2,026,667.00	\$ 2,026,667.00	\$ -	\$ -
4	4	93	Audubon Storm Water Resilience Project	\$ 14,700,000.00	\$ 4,000,000.00	\$ 2,613,333.00	\$ 2,613,333.00	\$ 2,613,333.00	\$ -
TOTAL				\$ 54,744,484.00	\$ 23,471,151.00	\$ 4,640,000.00	\$ 4,640,000.00	\$ 2,613,333.00	\$ -

Department Head Signature



Printed Name

Ron Forman

Date

7/10/2023

Riverfront for All



FRANCIS MARKET DISTRICT



GOVERNOR NICHOLLS STREET WHARF

Site Context



2015 COMPREHENSIVE ZONING ORDINANCE (CZO)



URSULINES AVE
GOVERNOR NICHOLLS ST

BARRACKS ST

ESPLANADE AVE

ELYSIAN
FIELDS AVE

MARIGNY ST

MANDEVILLE ST

OS-R

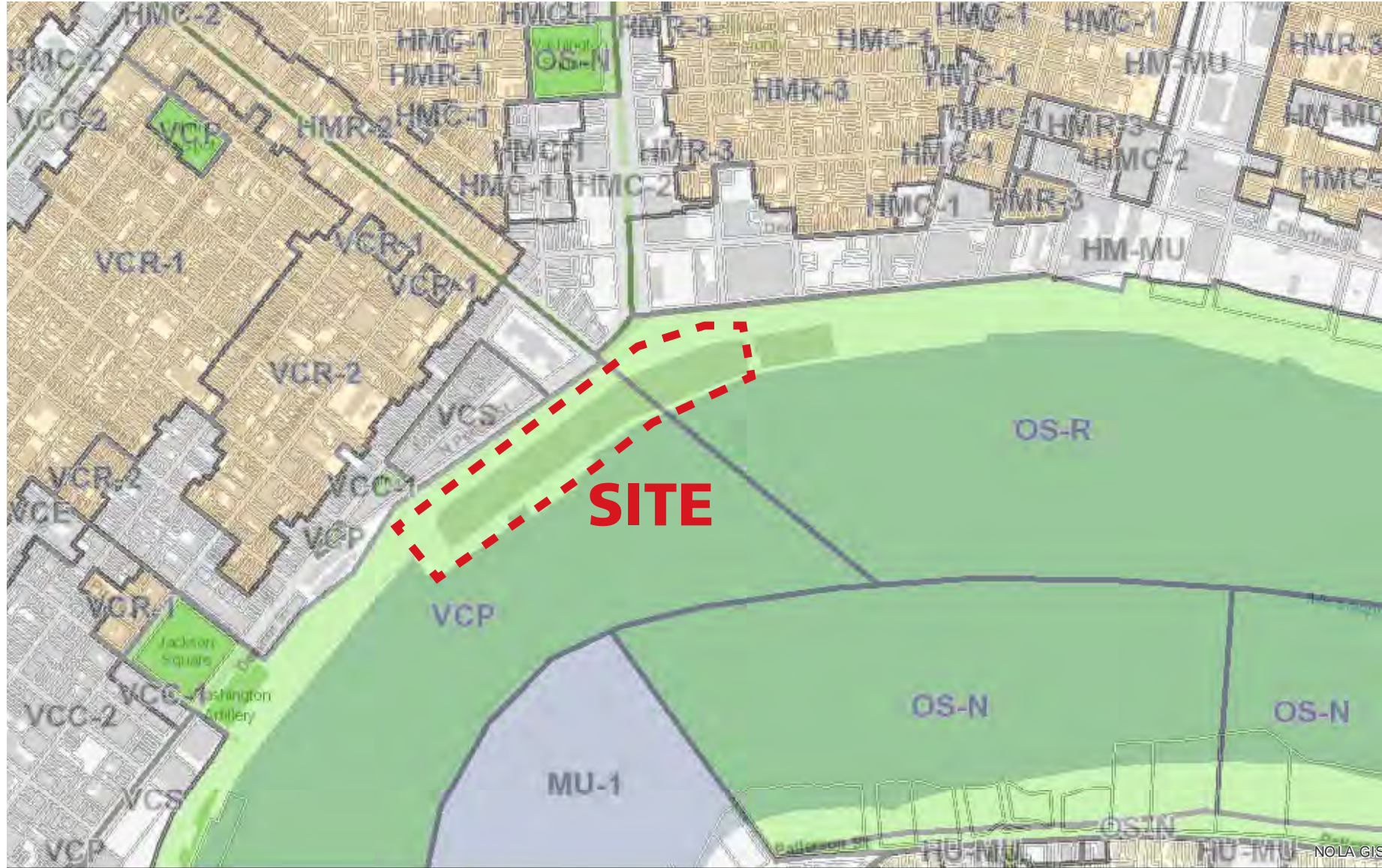
REGIONAL
OPEN SPACE

VCP

VIEUX CARRE
PARK DISTRICT

↑ N | 200 ft

CZO - ADJOINING ZONING



VCC-1
VIEUX CARRE COMMERCIAL
DISTRICT (RESTRICTED RETAIL
AND SERVICE)

VCS
VIEUX CARRE SERVICE DISTRICT
(MIXED-USE REDEVELOPMENT)

HMC-2
MARIGNY / TREME / BYWATER
COMMERCIAL DISTRICT
(PARKING PERMITTED)

HM-MU
MARIGNY / TREME / BYWATER
MIXED-USE
(PARKING PERMITTED)

AUTHORITIES HAVING JURISDICTION

MARITIME NAVIGATION SAFETY ASSN
US COAST GUARD

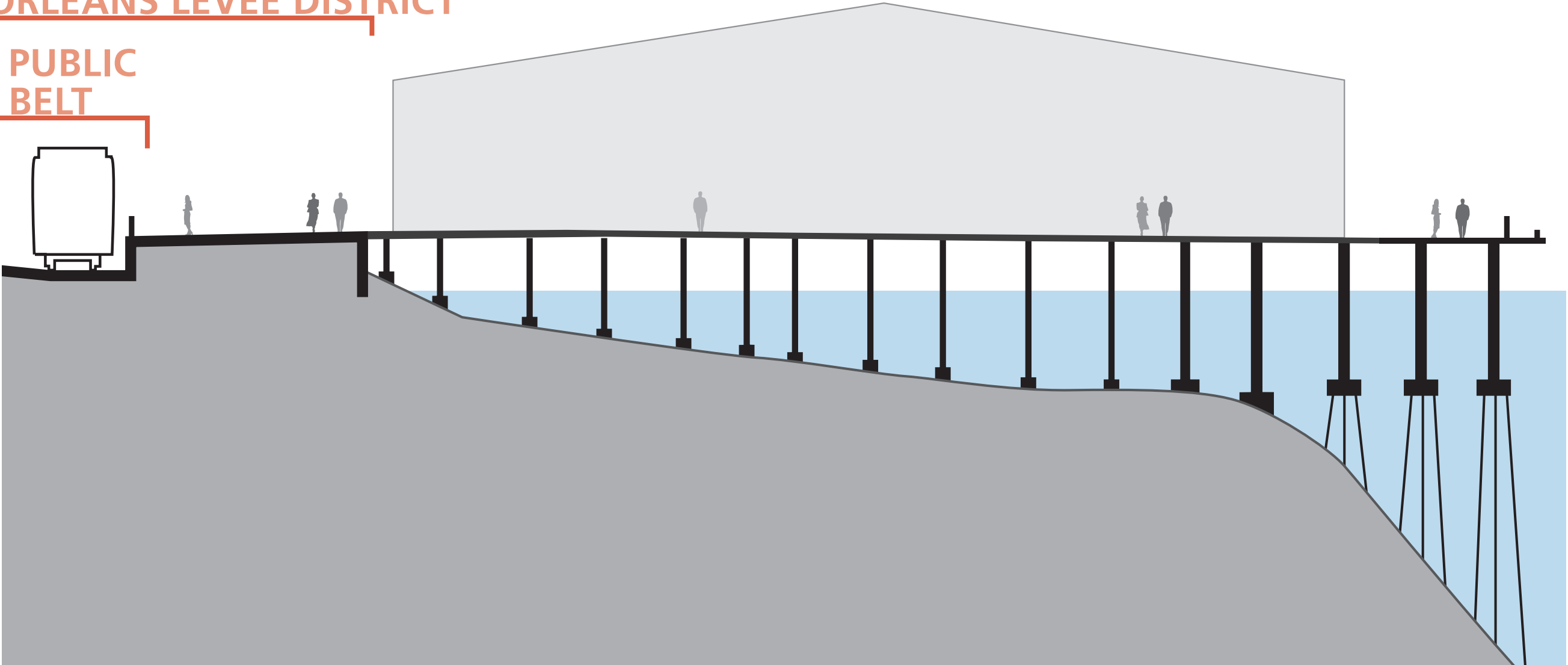
PORT OF NOLA

SHPO

VCC, HDLC, US ARMY CORPS

ORLEANS LEVEE DISTRICT

PUBLIC
BELT





SPANISH PLAZA



AUDUBON AQUARIUM



JACKSON SQUARE



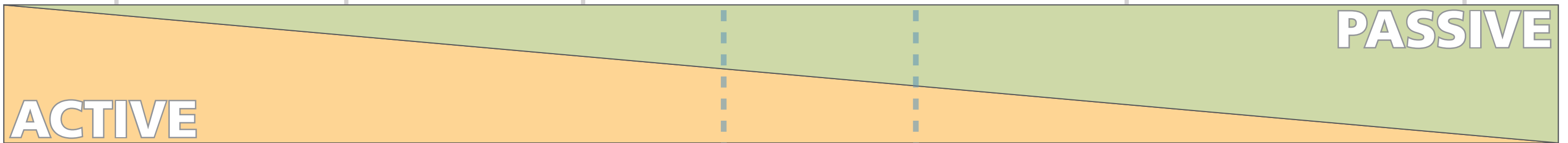
RIVERFRONT FOR ALL



CRESCENT PARK



INDUSTRIAL CANAL



Connecting the Downtown Riverfront

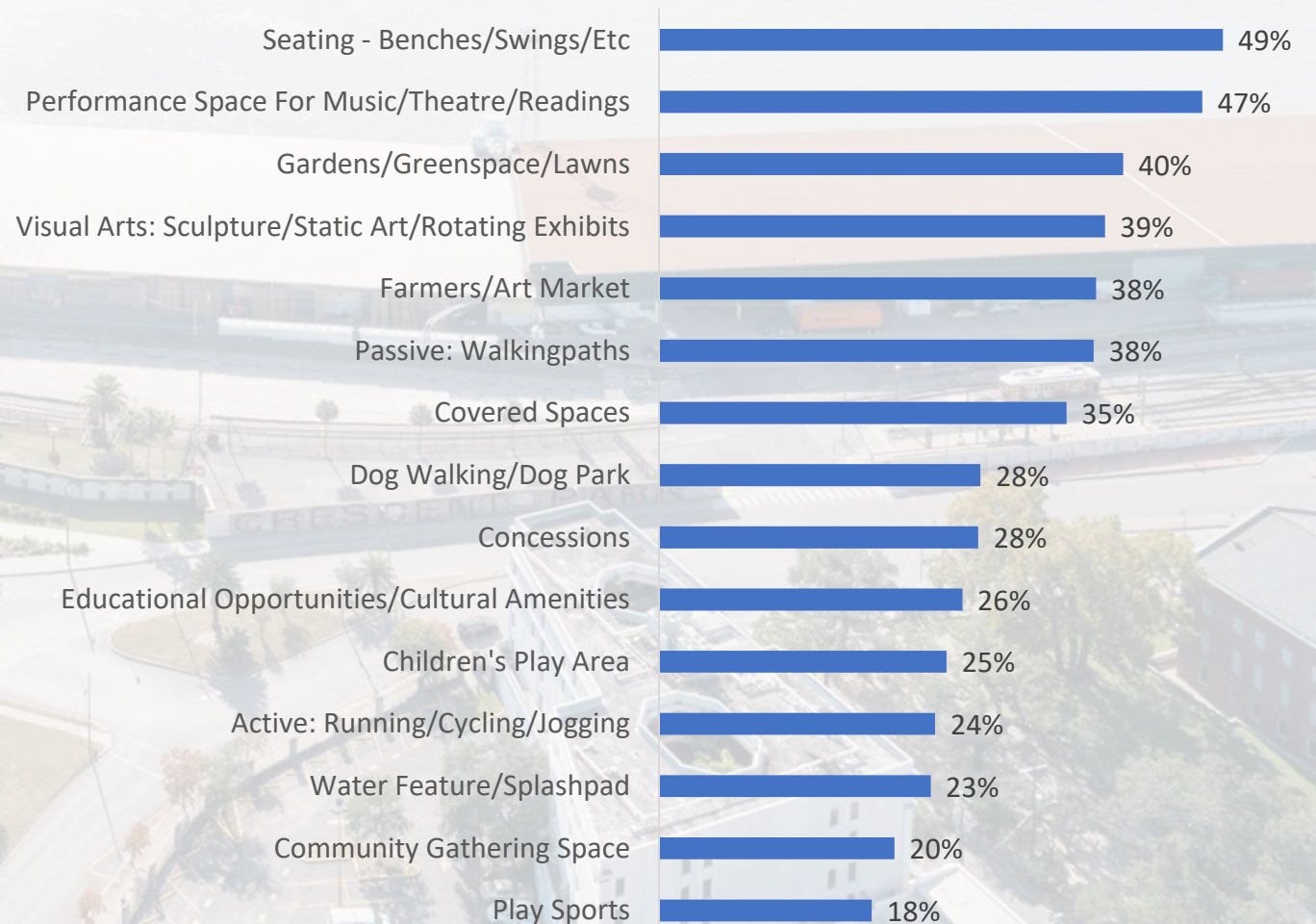
What we've done

- CEA Signed: 2/6/18
- \$15 Million Escrow raised: 2/4/19
- Public Listening sessions held:
 - 8/28/18 (VCPORA Forum)
 - 10/3/18 (Bywater)
 - 10/24/18 (Algiers)
 - 10/30/18 (Mid-City)
- Survey distributed: 11/1/18 – 1/31/19
- Engagement website online www.riverfrontforall.org 10/18-9/20
- Amendments to CEA
 - #1 for additional public engagement and TCI transition; extended deadlines 1 year: 3/9/20
 - #2 for COVID; extended deadlines additional 1 year: 10/31/21

Planned Programming Reflects The Desires Of Residents & Tourists

- The proposed programming provides a mix of the most desired amenities, along with activated spaces for food and beverage.
- An intercept survey was conducted in December 2018 among both residents and tourists to understand desired uses for the park. Individuals were intercepted along the riverfront for short in-person surveys. Roughly one-third of respondents were from Orleans Parish, another 13% were from Louisiana but outside Orleans Parish, and the remainder were tourists.
- In addition to passive spaces with seating, gardens and walking paths, there was strong interest in spaces for performances and visual arts.

DESIRED USES FOR SPACE AMONG THOSE CAPTURED IN THE INTERCEPT SURVEY



Question From Intercept Survey: Please select all amenities/uses you would like to see at the park. Intercept Survey Total N=511

Connecting the Downtown Riverfront

What's next

- Public Schematic Plan Meeting: July 24, 6 -7:30 PM Aquarium Event Space
- Schematic design to City by 8/6/23
- TCI terminates lease by 8/28/23
- TCI vacates wharves by 2/28/24
- Construction begins 8/27/24
- Phase I completion by November 2025
- Time is of the essence:
 - Escrow balance as of 6/30/23: \$14,903,254.02
 - Construction costs have significantly increased since CEA was executed—current purchasing power of escrow is diminished
 - \$15M in 2024-28 City Capital Outlay request completes this essential, but missing, piece of downtown riverfront park and recreation space—fulfilling a never-achieved vision for public access to the entire riverfront

Riverfront for All Budget

Budget Analysis Riverfront for All: Gov Nicholls/Esplanade Wharf Redevelopment

Sources		Remarks	
Current Available Funding	Budget Value		
Escrow	\$15,000,000	Held by First Horizon for Audubon Commission per Wharves CEA (February 6, 2018)	
Uses			
Hard Costs		Budget Value	
Construction	\$23,600,000		
Inflation (2.6%)	613,600		
10% Contingency	2,421,360		
Total AFC	\$26,634,960		
Soft Costs		Budget Value	
A&E Fees	\$1,503,791		
FF&E (2%)	532,699		
5% Soft Cost Contingency	1,331,748		
Total Soft Costs	\$3,368,238		
Grand Total Uses	\$30,003,198		
Total Proposed Project Budget	\$30,003,198		
Total Available Funding	\$15,000,000		
Additional Funding Required or Surplus	(\$15,003,198)		



Riverview Erosion Repair

- Wakes, dramatically changing river levels, and theft of rocks have worn away gabion baskets protecting the river's edge
- Water scows away earth behind the protection, damaging above-ground amenities
- MMI updated report due this week to determine full scope

Riverview Erosion Repair Budget

Budget Analysis Riverview Erosion Repair

Sources		Budget Value	Remarks
	Current Available Funding		
GOMESA		\$2,444,484	Funding verbally committed by R. Green from GOMESA funds; Audubon met with Meagan Williams to discuss next steps. Currently conducting additional engineering study to confirm scope
Uses			
	Hard Costs	Budget Value	
Construction		\$1,950,000	
Inflation (2.6%)		50,700	
10% Contingency		200,070	
Total AFC		\$2,200,770	
	Soft Costs	Budget Value	
A&E Fees		\$148,684	
FF&E (2%)		0	
5% Soft Cost Contingency (less \$15,009)		95,030	
Total Soft Costs		\$243,714	
Grand Total Uses		\$2,444,484	
Total Proposed Project Budget		\$2,444,484	
Total Available Funding		\$2,444,484	
Additional Funding Required or Surplus		\$0	

Infrastructure Improvements to Audubon Riverview

- Current CEA will fund design and prioritization of improvements, including lighting and bench replacement, shelter and restroom renovations, tree protection, landscaping, and paving of sidewalks and roads
- Builds on recent improvements such as new restroom construction
- Considers input from Audubon Park Master Plan (2018)



Infrastructure Improvements to Audubon Riverview Budget

Budget Analysis Infrastructure Improvements to Audubon Riverview

Sources	Current Available Funding	Budget Value	Remarks
Bonds		\$1,520,000	In recently signed CEA for Dec 2020 bonds. Intent is for planning costs for entire project and construction for Phase I
Uses			
	Hard Costs	Budget Value	
	Construction	\$6,000,000	
	Inflation (2.6%)	156,000	
	10% Contingency	615,600	
	Total AFC	\$6,771,600	
	Soft Costs	Budget Value	
	A&E Fees	\$420,203	
	FF&E (2%)	135,432	
	4% Soft Cost Contingency (plus \$1,901)	272,765	
	Total Soft Costs	\$828,400	
	Grand Total Uses	\$7,600,000	
	Total Proposed Project Budget	\$7,600,000	
	Total Available Funding	\$1,520,000	
	Additional Funding Required or Surplus	(\$6,080,000)	

Audubon Stormwater Resilience Project

- Design and prioritization funded through current CEA
- Emphasis is on adapting lagoons throughout Audubon Park to better retain stormwater, minimize street flooding, and reduce distribution to storm drains



Audubon Stormwater Resilience Budget

Budget Analysis Audubon Stormwater Resilience Project

Sources		Budget Value	Remarks
	Current Available Funding		
Bonds		\$2,860,000	In recently signed CEA for Dec 2020 bonds. Intent is for planning costs for entire project and construction for Phase I
Uses			
	Hard Costs	Budget Value	
Construction		\$11,550,000	
Inflation (2.6%)		300,300	
10% Contingency		1,185,030	
Total AFC		\$13,035,330	
	Soft Costs	Budget Value	
A&E Fees		\$772,294	
FF&E (2%)		260,707	
4.85% Soft Cost Contingency (less \$544)		631,670	
Total Soft Costs		\$1,664,670	
Grand Total Uses		\$14,700,000	
Total Proposed Project Budget		\$14,700,000	
Total Available Funding		\$2,860,000	
Additional Funding Required or Surplus		(\$11,840,000)	

Questions

Contact Information

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Chief Administrative Officer

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