



AUDUBON COMMISSION

2027-2031 CAPITAL OUTLAY REQUEST

MAY 21, 2026

**RECENT HIGHLIGHTS-
GOLDRING WOLDENBERG
RIVERFRONT PARK**





PLAYGROUNDS!



2027 - 2031 Capital Budget Request Form

		Michael Sawaya						
Department Name	Audubon Commission	504-861-5100						
Date	4/21/2026	msawaya@auduboninsititute.org						
Request #	Department Ranking	Project Name	Project Amount	2027	2028	2029	2030	2031
1	2	Riverview Erosion Repair	\$1,432,075.00	\$1,432,075.00				
2	3	Infrastructure Improvements to Audubon Riverview	\$7,720,000.00	\$2,573,333.00	\$2,573,333.00	\$2,573,333.00		
3	4	Audubon Storm Water Resilience Project	\$23,454,188.00		\$7,818,063.00	\$7,818,063	\$7,818,063	
4	1	Audubon Zoo HVAC Replacement	\$4,573,516.47	\$2,286,758.00	\$2,286,758			
5	5	Under Wharf Barrier	\$327,323	\$327,323				
TOTAL			\$ 37,179,779.47	\$ 6,292,166.00	\$ 12,678,154.00	\$ 10,391,396.00	\$ 7,818,063.00	\$ -



REQUEST 1- RIVERVIEW EROSION REPAIR

Wakes, dramatically changing river levels, and theft of rocks have worn away gabion baskets protecting the river's edge.

Water erodes the land behind the protection, damaging above ground amenities.

MMI engineers has provided a structural report with preliminary plans for repair and a cost estimate.

Budget Analysis		
Riverview Erosion Repair		
Sources		Remarks
Current Available Funding	Budget Value	
Reallocated funds within CEA # K23-518	\$2,860,000	Funding verbally committed by R. Green from GOMESA funds; Audubon met with Meagan Williams to discuss next steps. Conducted additional engineering study to confirm scope and found further deterioration requiring more sidewalk demo and replacement. 4/25- Conversations with Gilbert revealed that GOMESA funding was not available for this project. Current funding for the Audubon Park Stormwater Resilience Project is being reallocated to this project. Funding has been held until next bond sale.
Uses		
Hard Costs	Budget Value	
Construction	\$2,944,820	
Escalation (8.5%)	\$250,310	increased by additional 2.5% from last years
10% Design Contingency	\$312,151	
Total AFC	\$3,433,660	
Soft Costs	Budget Value	
A&E Fees (11%)	\$377,703	
Owner Contingency (7%)	\$240,356	
7% Soft Cost	\$240,356	
Total Soft Costs	\$858,415	
Grand Total Uses	\$4,292,075	
Total Proposed Project Budget	\$4,292,075	
Total Available Funding	\$2,860,000	
Additional Funding Required or Surplus	\$1,432,075	

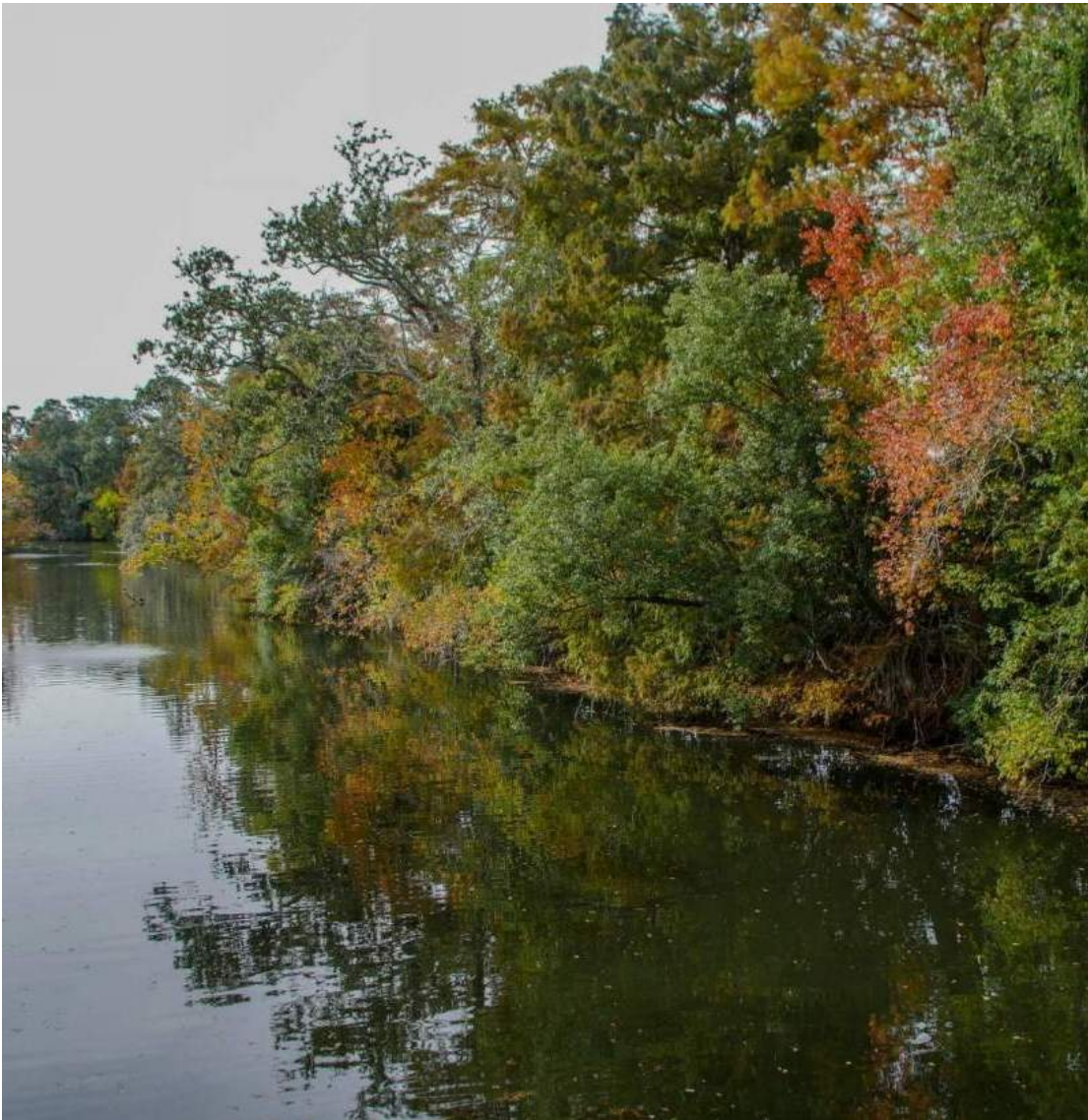


REQUEST 2- INFRASTRUCTURE IMPROVEMENTS TO AUDUBON RIVERVIEW

Previous funding covered design and construction of a new restroom facility, new playground, added drinking fountains, benches, and shade trees.

The plan for further improvements will build on the latest project and inform the next phases of needed improvements including lighting and bench replacement, tree protection, paving improvements and landscaping.

Budget Analysis		
Infrastructure Improvements to Audubon Riverview		
Sources		Remarks
Current Available Funding	Budget Value	
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. This phase to be complete 6/26.
Uses		
Hard Costs	Budget Value	
Construction	\$6,000,000	
Escalation (12%)	\$720,000	
10% Contingency	\$672,000	
Total AFC	\$7,392,000	
Soft Costs	Budget Value	
A&E Fees (11%)	\$813,120	
7% Soft Costs	\$517,440	
7% Owner Contingency	\$517,440	
Total Soft Costs	\$1,848,000	
Grand Total Uses	\$9,240,000	
Total Proposed Project Budget	\$9,240,000	
Total Available Funding	\$1,520,000	
Additional Funding Required or Surplus	\$7,720,000	



REQUEST 3- AUDUBON STORMWATER RESILIENCE PROJECT

The emphasis is on using available space throughout Audubon Park to better retain storm water, minimize local flooding, and reduce distribution to storm drains.

Previous funding has been diverted to the Riverview Erosion Control project.

Budget Analysis		
Audubon Stormwater Resilience Project		
Sources		Remarks
Current Available Funding	Budget Value	
HMGP	\$1,189,148	HMGP funding is being used for initial design and site evaluation.
Bonds	\$4,600,000	\$4.6M has been requested from the next bond sale.
Uses		
Hard Costs	Budget Value	
Construction	\$20,000,000	
Escalation (12%)	2,400,000	
10% Contingency	2,240,000	
Total AFC	\$24,640,000	
Soft Costs	Budget Value	
A&E Fees (7.89%)	\$2,139,336	
10% Soft Cost	\$2,464,000	
7% Owner Contingency	\$1,724,800	
Total Soft Costs	\$4,603,336	
Grand Total Uses	\$29,243,336	
Total Proposed Project Budget	\$29,243,336	
Total Available Funding	\$5,789,148	
Additional Funding Required or Surplus	\$23,454,188	

REQUEST 4- AUDUBON ZOO HVAC REPLACEMENT

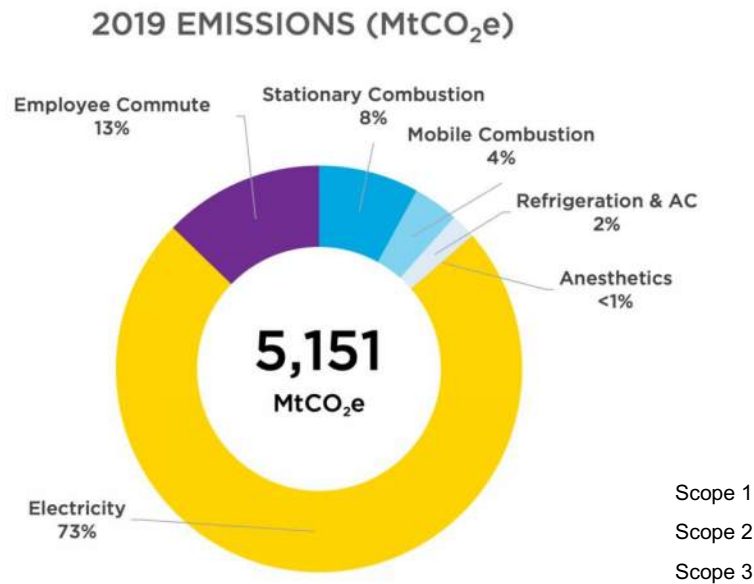


Figure 1: ANI GHG emissions by scope, 2019 update

The EPA has banned the refrigerant most used by HVAC equipment on the Zoo campus.

Hotter summers are leading to life safety issues in many of our unconditioned buildings.

Animal welfare standards continue to improve, requiring temperature ranges for some species that necessitates HVAC be added to their holding buildings.

Audubon has worked with Verdis Group on a Greenhouse Gas Inventory and Net Zero Pathway Report. Refrigerants and inefficient energy usage are cited as carbon emitters on the Zoo campus. To meet a reduced emissions goal, we will need to replace our most inefficient HVAC systems.

Budget Analysis		
Audubon Zoo HVAC Replacements		
Sources		Remarks
Current Available Funding	Budget Value	
Bonds		
Uses		
Hard Costs	Budget Value	
Construction	\$3,180,354	
Escalation (9%)	\$286,232	added 3% escalation over last year for MEP
10% Contingency	\$318,035	
Total AFC	\$3,784,621	
Soft Costs	Budget Value	
A&E Fees (9.07%)	\$334,741	
Soft Costs(5%)	\$189,231	
Owner Contingency (7%)	\$264,923	
Total Soft Costs	\$788,895	
Grand Total Uses	\$4,573,516	
Total Proposed Project Budget	\$4,573,516	
Total Available Funding	\$0	
Additional Funding Required or Surplus	\$4,573,516	



REQUEST 5- UNDER WHARF BARRIER

As part of the Governor Nicholls Wharf Redevelopment Project, Audubon installed a steel barrier at the wharf's edge to prevent people from going under the wharf.

It has proven successful.

This funding would add another barrier of this type at the Bienville Wharf, where we have similar problems with people going below the wharf.

The design and engineering from the first implementation could be revised to accomodate the new location.

Budget Analysis		
Audubon Zoo HVAC Replacements		
Sources		Remarks
Current Available Funding	Budget Value	
Bonds		
Uses		
Hard Costs	Budget Value	
Construction	243,907	
Escalation (0%)		
10% Contingency	\$24,391	
Total AFC	\$268,298	
Soft Costs	Budget Value	
A&E Fees (10%)	\$26,830	
Soft Costs(5%)	\$13,415	
Owner Contingency (7%)	\$18,781	
Total Soft Costs	\$59,025	
Grand Total Uses	\$327,323	
Total Proposed Project Budget	\$327,323	
Total Available Funding	\$0	
Additional Funding Required or Surplus	\$327,323	



