

New Orleans Building Corporation

Capital Improvement Plan Request 2026-2030

City of New Orleans

June 2025



2025-2030 NOBC Capital Budget Request

1. UPT Train Canopy Renovations- Development Phase
2. UPT Bus Canopy Renovations
3. UPT 1st Floor Master Plan
4. Automatic Switch Gear
5. UPT 2nd Floor Mechanical Upgrades and Asbestos Abatement
6. UPT Train Canopy Renovations- Implementation Phase
7. New City Hall



Union Passenger Terminal (UPT) Project Background

May 2002 City leased UPT to NOBC

Term: 99 years

NOBC assumed maintenance, operations and insurance obligations

2006 – 2012 Improvement Projects \$2M

- Restored ticket counter, mural, floor panels, ceiling, lighting and light wells
- Made ADA upgrades to restrooms
- Removed asbestos, installed a new roof on the main terminal and baggage area and Amtrak annex building
- Installed a new cooling tower and steam pipe in attic

2019 \$35k

- Refurbished and installed seating from former MSY terminal

2021 – 2022 \$2.8M

- Made upgrades to terminal central plant
- Installed 2 new chillers, 1 new boiler, provided new electrical service

2024 – 2025 \$1.5M

- Envelope Repairs
- Landscaping and Hardscape Improvements- Horseshoe and Parking Lot Improvements
- Planned Expansion of Service in July- Twice Daily Between Mobile, AL and New Orleans, LA

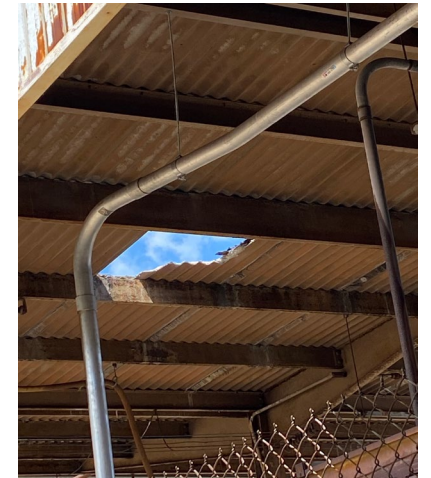
Capital Request No. 1: UPT Train Platforms and Canopies Renovations- Developmental Stage

Total Project Cost

\$2.89M

Project Scope:

- Design and Planning Activities:
 - ADA upgrades including the addition of tactile warning strips, audio warning systems and signage
 - Restore platforms and canopies to a state of good repair
 - Stabilize and re-roof 115,000 sq ft of train canopies
 - Clean, repair and repaint underside of canopies & steel columns with protective coating to match original look & feel.



Capital Request No. 2: UPT Bus Canopy Renovations

Total Project Cost

\$1.3M

Project Scope:

- Clean, repair and repaint 15,000 sq ft of bus canopies that serve public
- Replace 15,000 sq ft roof



Capital Request No. 3: UPT 1st Floor Master Plan

Total Project Cost

\$340.6K

Project Scope:

- Enlist planning consultant to identify highest and best use of 10,000 sq ft under and unutilized 1st floor square footage in a master plan document
 - Plan to provide detailed list of MEP upgrades and environmental abatement as needed
 - Plan to provide design standards for terminal to solidify sense of place

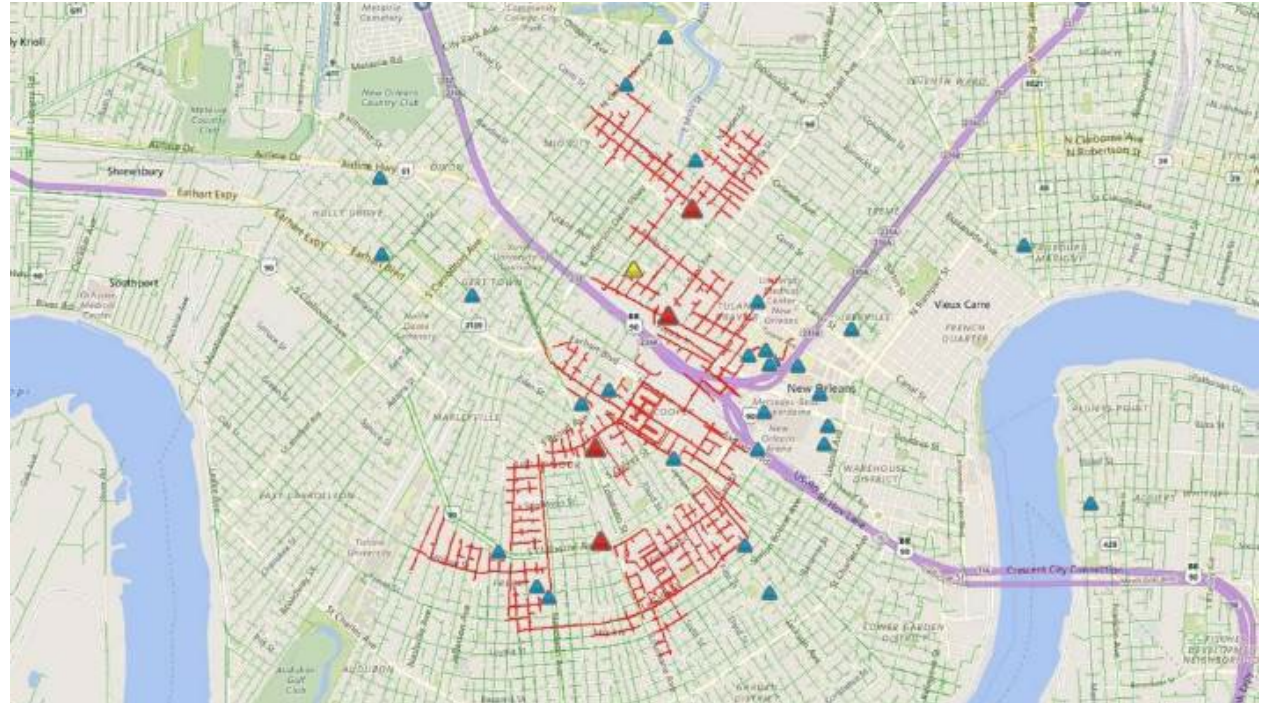


Capital Request No. 4: Automatic Switchgear

Total Project Cost **\$491K**

Project Scope:

- Provide automatic switchgear for terminal to replace existing manual switchgear
- Reduce downtime if substation loses power



Capital Request No. 5: UPT 2nd Floor Mechanical Upgrades and Asbestos Abatement

Total Project Cost **\$1.86 M**

Project Scope:

- Abate all remaining asbestos on second floor (ceiling, walls, some flooring)
- Make mechanical modifications to HVAC system



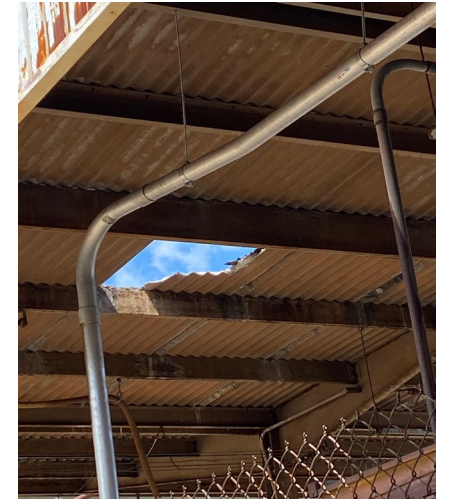
Capital Request No. 6: UPT Train Platforms and Canopies Renovations- Implementation Stage

Total Project Cost

\$30.02M

Project Scope:

- Final Design and Construction Activities:
 - ADA upgrades including the addition of tactile warning strips, audio warning systems and signage
 - Restore platforms and canopies to a state of good repair
 - Stabilize and re-roof 115,000 sq ft of train canopies
 - Clean, repair and repaint underside of canopies & steel columns with protective coating to match original look & feel.



Capital Request No. 7: New City Hall

Total Project Cost

\$315.7M



Project Scope:

- New Construction of New Municipal Complex to replace existing City Hall and Civil District Court buildings
 - Both structures have outlived their useful life
 - In failing condition- multiple deficient systems (roof, HVAC, telecommunications, etc.) & environmental hazards.
 - New site and structure design with up-to-date telecommunications systems to
 - Better serve and accommodate the public with more efficient public-facing departments
 - Facilitate more efficient inter-agency communication & workflow.
- Existing parking garage to be supplemented with new parking (surface parking and/or elevated parking designed into the new structures.
- Site design to include gathering spaces and potentially flood-mitigation measures.

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