

A photograph of a golf course. In the foreground, there are large, mature trees with dense green foliage. A paved path or road runs through the middle ground, bordered by a low hedge and several wooden posts. In the background, a well-maintained green golf course is visible, with more trees scattered across the landscape. The lighting suggests a bright, sunny day.

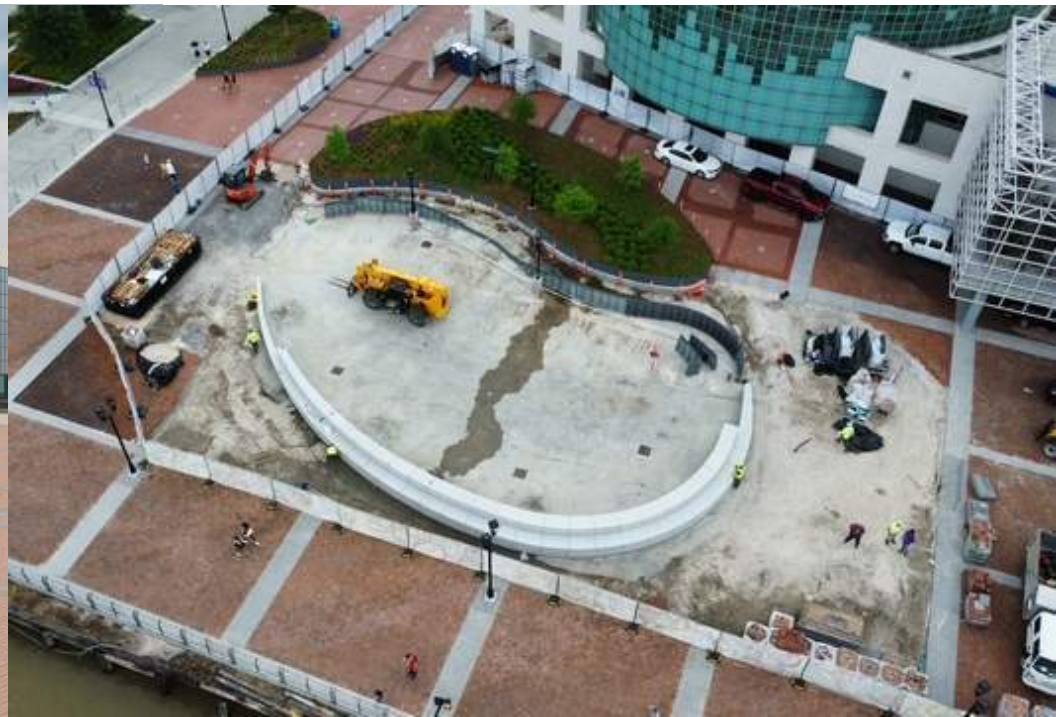
AUDUBON COMMISSION

2026-2030 Capital Outlay Request

Public Hearing

May 16, 2025

RECENT HIGHLIGHTS



Woldenberg Park Phase II

RECENT HIGHLIGHTS



Woldenberg Park Phase II

RECENT HIGHLIGHTS



Riverview Improvements

RECENT HIGHLIGHTS



Governor Nicholls Wharf

2026 - 2030 Capital Budget Summary Page

Department Agency Number	x2	Contact Name						
Department Name	Audubon - xx	Contact Number						
Date	05/09/2025	Contact Email						
Department Ranking	Priority Criteria Ranking	Project Name	Project Amount	2026	2027	2028	2029	2030
1	129	Riverview Erosion Repair	\$1,300,222.00	\$1,300,222.00	-	-	-	-
2	117	Infrastructure Improvements to Audubon Riverview	\$7,396,528.00	-	\$2,465,509.00	\$2,465,509.00	\$2,465,510.00	-
3	108	Audubon Zoo HVAC Replacement	\$4,466,657.00	-	\$2,233,328.00	\$2,233,329.00	-	-
4	93	Audubon Storm Water Resilience Project	\$4,603,336.00	-	-	-	-	\$4,603,336.00
5	123	Riverfront for All: Gov Nicholls/Esplanade Wharf Redevelopment	\$5,000,000.00	\$5,000,000.00	-	-	-	-
TOTAL			\$22,766,743.00	\$6,300,222.00	\$4,698,837.00	\$4,698,838.00	\$2,465,510.00	\$4,603,336.00

Current 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.

The condition continues to worsen.

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

Current Request 1-

Riverview Erosion Repair

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.
Uses		
Hard Costs	Budget Value	
Construction	\$2,944,820	
Escalation (6%)	\$176,689	
10% Design Contingency	\$312,151	
Total AFC	\$3,433,660	
Soft Costs	Budget Value	
A&E Fees (9.16%)	\$314,523	
Owner Contingency (7%)	\$240,356	
5% Soft Cost	\$171,683	
Total Soft Costs	\$726,562	
Grand Total Uses	\$4,160,222	
Total Proposed Project Budget	\$4,160,222	
Total Available Funding	\$2,860,000	
Additional Funding Required or Surplus	\$1,300,222	

Current Request 2-

Infrastructure Improvements to Audubon Riverivew



The current CEA funded design and initial improvements, including a new restroom facility, new playground, improved overlooks, and added picnic areas.

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

The design effort for future improvements begins in July.

Current Request 2-

Infrastructure Improvements to Audubon Riverview

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 . Currently funded phase will be complete by the end of 2025.
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 (8.62%)	\$637,488	
5% Soft Cost Contingency	\$369,600	
7% Owner Contingency	\$517,440	
Total Soft Costs	\$1,524,528	
Grand Total Uses	\$8,916,528	
Total Proposed Project Budget	\$8,916,528	
Total Available Funding	\$1,520,000	
Additional Funding Required or Surplus	\$7,396,528	

Current Request 3-

Audubon Zoo HVAC Replacement

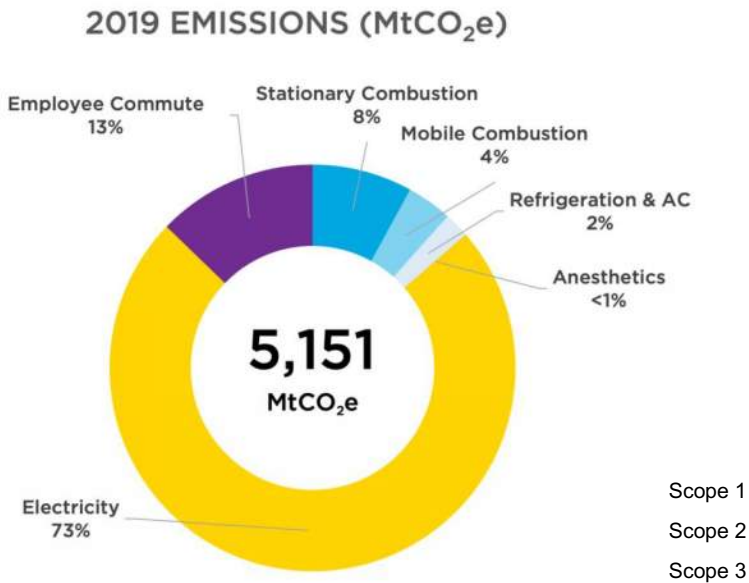


Figure 1: ANI GHG emissions by scope, 2019 update

The EPA has banned the refrigerant most used 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 requires HVAC be added to the 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- many of which are over 20 years old.

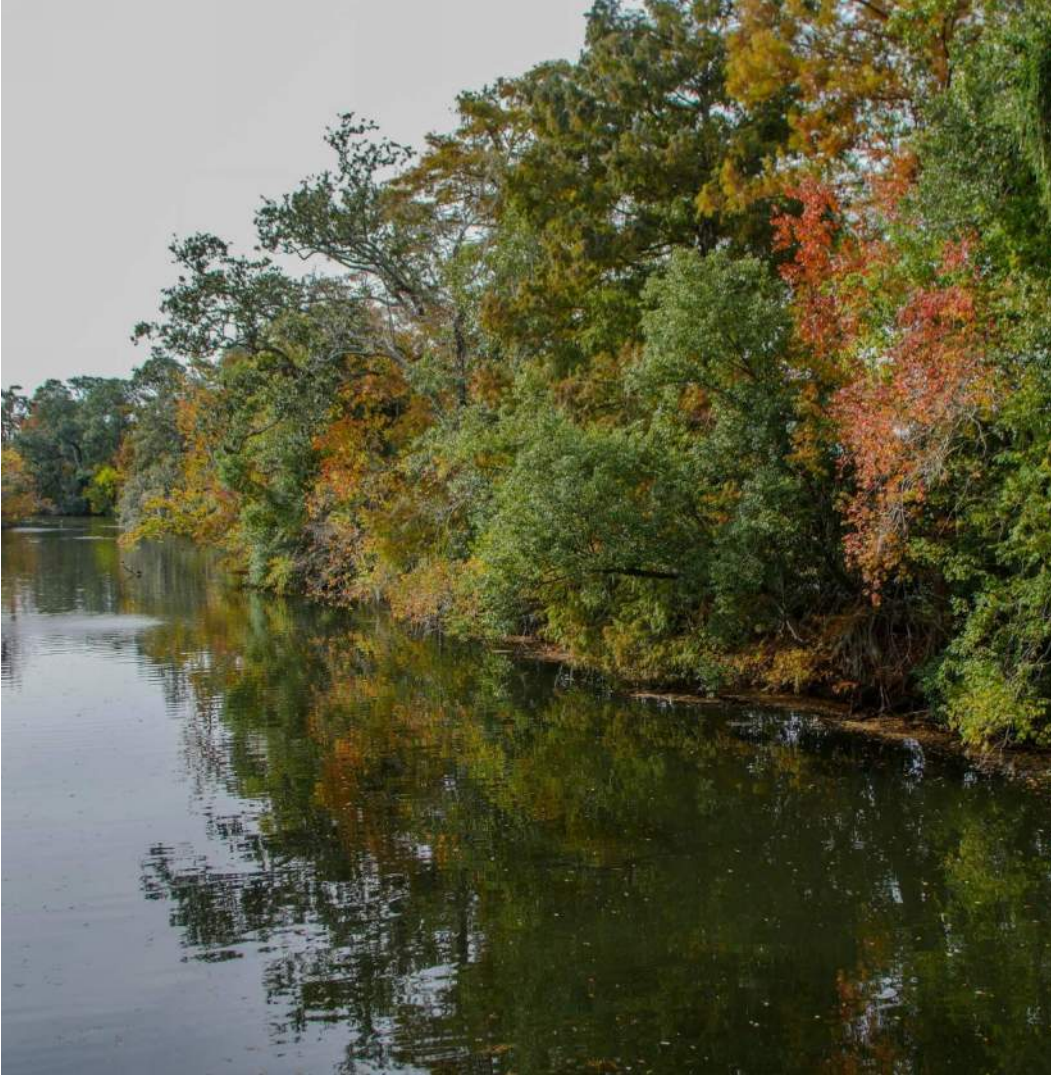
Current Request 3-

Audubon Zoo HVAC Replacement

Budget Analysis		
Audubon Zoo HVAC Replacements		
Sources		Remarks
Current Available Funding	Budget Value	
Bonds		
Uses		
Hard Costs	Budget Value	
Construction	\$3,180,354	
Escalation (6%)	\$190,821	
10% Contingency	\$318,035	
Total AFC	\$3,689,211	
Soft Costs	Budget Value	
A&E Fees (9.07%)	\$334,741	
Soft Costs(5%)	\$184,461	
Owner Contingency (7%)	\$258,245	
Total Soft Costs	\$777,446	
Grand Total Uses	\$4,466,657	
Total Proposed Project Budget	\$4,466,657	
Total Available Funding	\$0	
Additional Funding Required or Surplus	\$4,466,657	

Current Request 4-

Audubon Stormwater Resilience Project



Design and initial demonstration project 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.

2024 funding has been diverted to Woldenberg Park project, to be replenished after bond sale.

Current Request 4-

Audubon Stormwater Resilience Project

Budget Analysis		
Audubon Stormwater Resilience Project		
Sources		Remarks
Current Available Funding	Budget Value	
	\$0	In recently signed CEA for Dec 2020 bonds. Intent is for planning costs for entire project and construction for Phase I. Project was initiated by Ramsey Green, who committed funding of \$9.8 million from combination of bonds and GOMESA. 4/25- We were told GOMESA funds are no longer available for this project. The current funding is being reallocated to the Riverview Erosion project.
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	\$0	
Additional Funding Required or Surplus	\$29,243,336	

Current Request 5-

Riverfront For All- Governor Nicholls and Esplanade Wharves Redevelopment

PROJECT AERIAL VIEW

THE WHARVES PLAZA & THE PROMENADE

The missing connection between the Moonwalk and Crescent Park, the Promenade will create a connected waterfront experience. Includes seating terraces, benches and swings. The Plaza greets you from the Moonwalk to the Cultural Shed with outdoor seating, games, and play.

CULTURAL SHED

The Cultural Shed serves as a hub for social activities and engagement.

UPRIVER LAWN

Large expanse of lawn for passive activities and uninterrupted views to the Cultural Shed. The lawn includes a small shaded pavilion to provide leisure space.

DOWNRIVER LAWN

A mixture of more decorative plants and landscaping, walking paths, and open lawn for leisure play and respite.

ESPLANADE PLAZA

A welcoming sequence of hardscape and landscape that announces the downriver entrance to the project.



