

LINCOLN BEACH REDEVELOPMENT

August 2025 Update

PROJECT UPDATES

After the City conducted the official RFQ process, **RNGD** (pronounced “renegade”) was selected as the construction manager at risk (“CMAR”). RNDG is a full-service construction and design firm headquartered in the Greater New Orleans area. It employs 100+ residents of New Orleans and has constructed over 200 projects, many of which they were the CMAR.

What is a Construction Manager at Risk?

A CMAR is a type of contractor that is hired to implement complicated construction projects. It's an approach that promotes transparency and collaboration between the the project owner, architects, engineers, and other AEC stakeholders.

A CMAR provides opportunities such as:

- Increased Collaboration
- Risk Mitigation
- Cost Certainty and Control

“ Our work is driven by a deep love for the people of this city. That passion is especially strong for New Orleans East. We believe the redevelopment of Lincoln Beach is more than a project - it's a restoration of access, pride and history ”

-RNGD

COSTS BY CONSTRUCTION PHASE

Master Planning, Site Enabling and Site Maintenance:
\$4.2 million

Phase 1 Estimated Cost:
\$17-23 million

Phase 2 Estimated Cost:
\$8-11 million

Phase 3 Estimated Cost:
\$3-5 million

Future Phases:
\$8-11 million

Total Estimated Project Cost:
\$38-50 million

A draft master plan was released in early May 2025 after extensive community engagement. Additionally, there have been preliminary engineering drawings created for infrastructure repairs (tunnel drainage) selective site demolition of waterfront structures, and site protection.

It is important to understand that the schedule is contingent on several factors that are outside the control of the City and the design teams including federal and state permitting processes and a contractor's building schedule which is highly influenced by access to the site.

The design team has delivered 30% construction drawings to advance the vision of the master plan. This detailed drawing set covered over 300 pages and contains detailed plans to inform construction implementation. These will be used to finalize Phase 1 elements and allow RNGD to develop a detailed construction schedule.

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No.	396 DESIGN	07/23/2025
No.	Description	Date
DRAWING ISSUE & REVISION HISTORY		
See		
NOT FOR CONSTRUCTION		
E-Log Map		
Project Title:		
LINCOLN BEACH REDEVELOPMENT		
Drawing Title:		
OVERALL SITE PLAN		
Scale/Project No. 30213.00 Drawn By: SMO/CF/CL Checked By: ABMC Approved By: JJ Issue Date: 07.01.2025		
Drawing No. G1-00		

Funding for this project comes from a variety of sources. The current estimated assumption is that roughly \$40M will be spent at Lincoln Beach with several items in the master plan being longer term goals but not currently within any budget. It is anticipated that future phases will utilize a combination of federal, state, and local public funding as well as potential private philanthropic giving and earned revenue from the operations of certain on-site program elements.

- City Bond Funding: \$12,065,098.39
- Restore Act Grant Funding: \$7,973,130.59*
- State Capitol Outlay Funds: \$477,500.00
- Congressional Appropriations: \$4,116,279.00
- EPA Grant: \$1,541,230.00
- **Total Funds Available: \$26,173,237.98**

Additional funds have been received to support beach nourishment and beach protection!