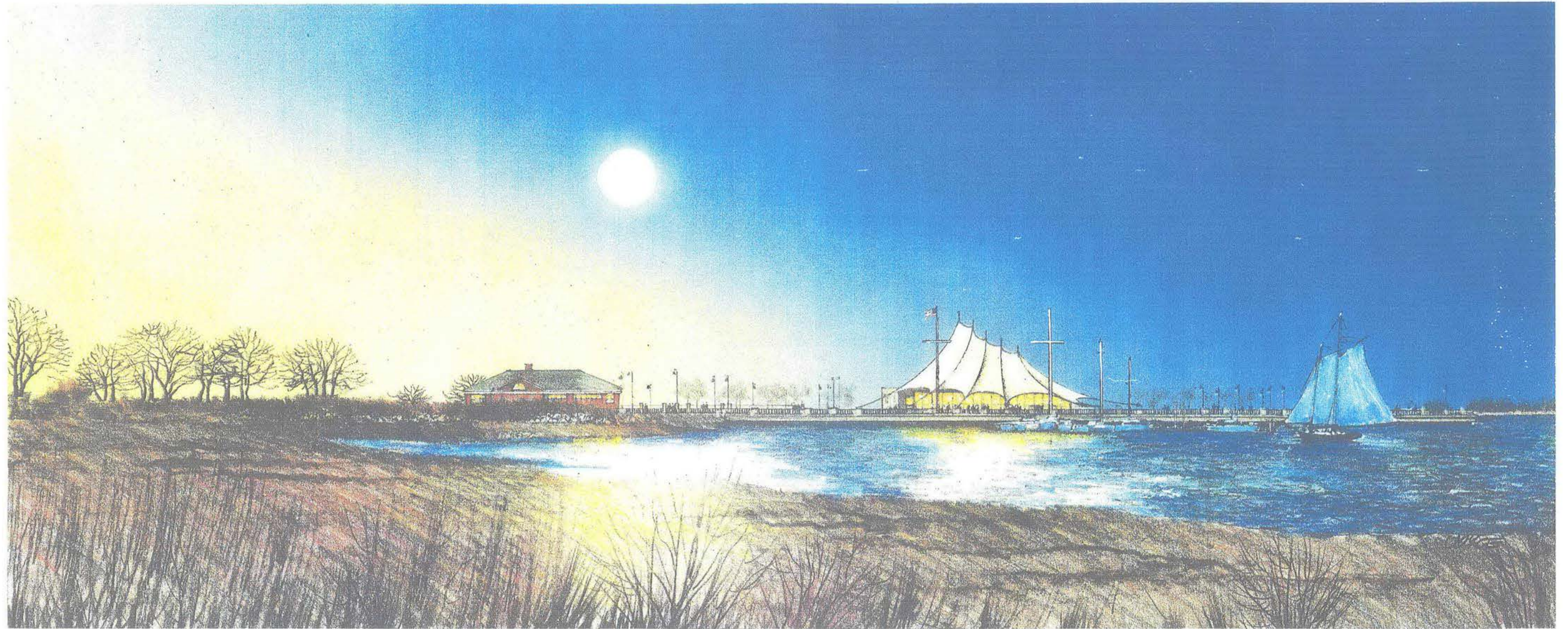


CANARSIE

PIER

RESTAURANT



National Park Service
Gateway National Recreation Area

CANARSIE PIER RESTAURANT

Site Description



The business opportunity is located in the Jamaica Bay District of Gateway National Recreation Area which encompasses 4,450 acres of land and marshland. The district is divided into three subdivisions: Floyd Bennett Field-North Shore, Frank Charles Park and Howard Beach Park. Canarsie Pier is part of the Jamaica Bay North Shore Subdivision, located at the bay end of Rockaway Boulevard, Brooklyn, New York. (Belt Parkway to Rockaway Parkway, Exit 13.)

Canarsie Pier attracts a great variety of visitors, basically consisting of fishermen, senior citizens, picnickers, and children. In general, it is an open space for the local people and those able to get there on foot, via public transportation, and private vehicle. The pier is also the site for special events such as weekend concerts and water shows.

Over the last couple of years, the National Park Service has contracted for phased construction and rehabilitation of the pier to correct structural defects and provide new lighting. A new visitor contact station containing public restrooms has been completed at the site. In addition, there is a newly paved parking lot with a 339 car capacity.

Canarsie Pier

Existing Conditions

The existing business, Abbracciamento's Restaurant, operates at Canarsie Pier, 2200 Rockaway Parkway, Jamaica Bay, Brooklyn, New York. The business consists of a full-service, year-round restaurant and lounge, seasonal fast food snack bar facility, mobile food service (catering), and boat dock for use by visiting patrons.

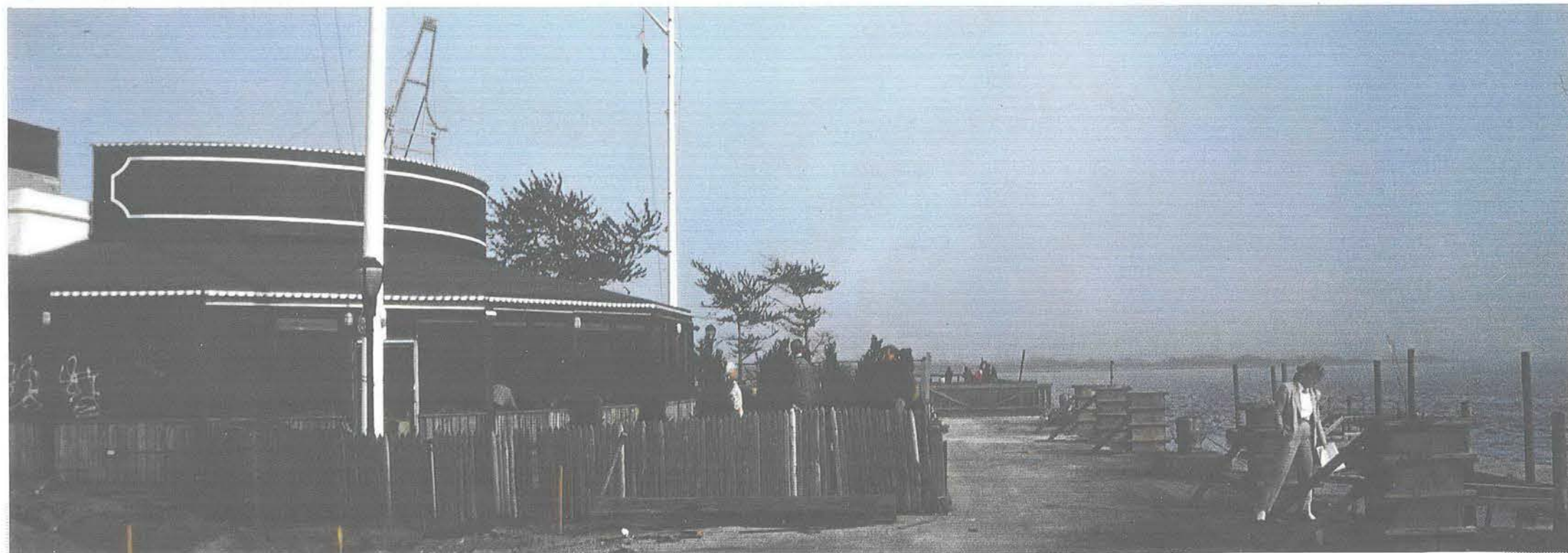
A building and improvement program was accomplished under the current concession contract to include conversion from a snack bar facility to the year-round restaurant (completed in August, 1984). A boat dock facility for restaurant visitors was completed in August, 1986, and an expanded dock facility to accommodate authorized dinner cruise vessels was completed in October, 1990.

The restaurant provides fine dining for patrons with extensive lunch and dinner menus. The fast food operation provides refreshment for the many park visitors who are attracted to the pier for fishing, card playing and concerts. The docking facility is a draw for the many boaters on Jamaica Bay.

The current concessioner provides catering services as requested at special events at Floyd Bennett Field such as ethnic festivals and the annual Harvest Fair.



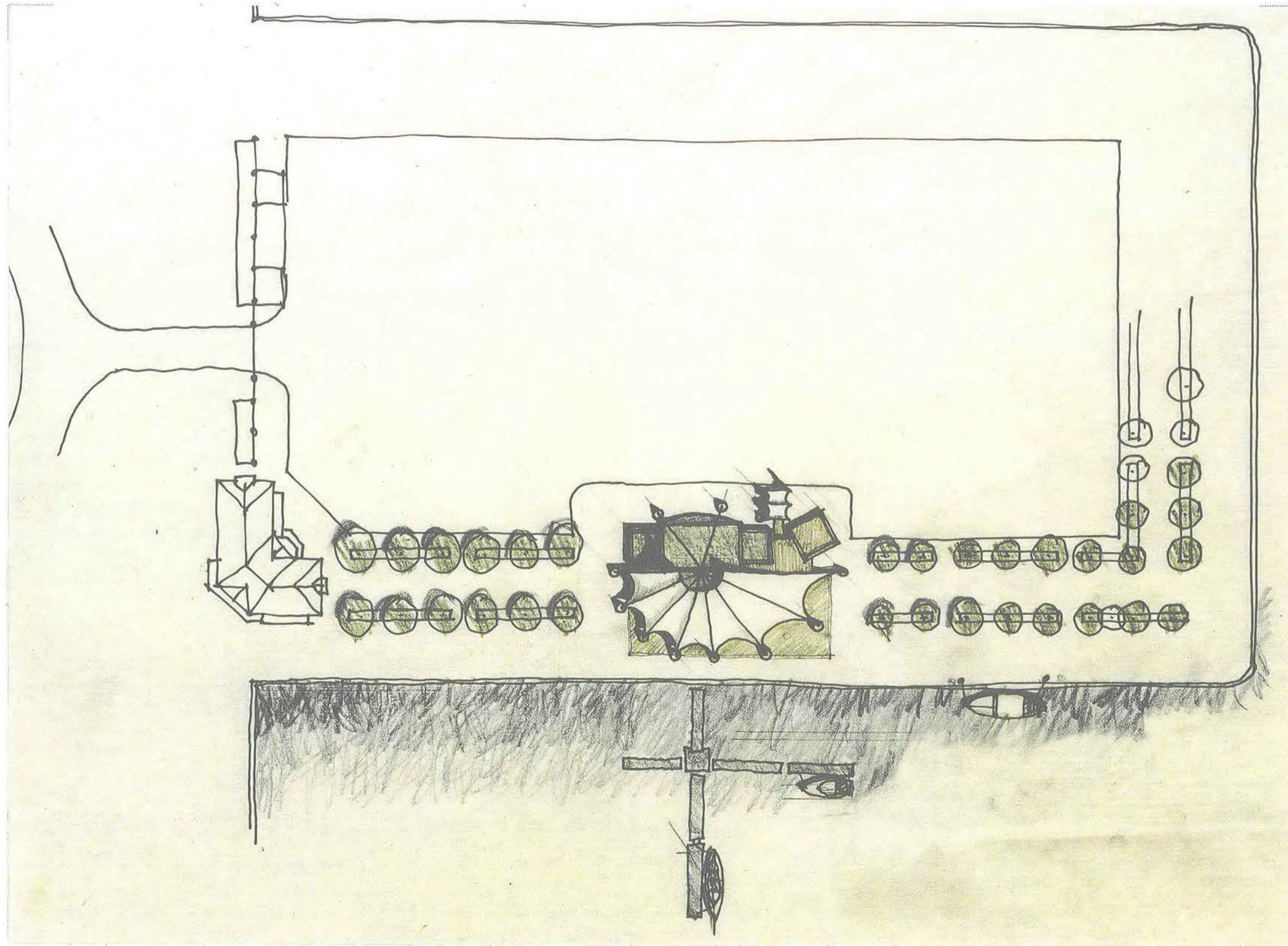
View From Northeast



View From Northwest

Development Concept

The proposed contract requires the concessioner to undertake a construction and improvement program of approximately \$2,074,000. The work includes the rehabilitation of the existing historic concessions building and demolition and replacement of the circa 1986 restaurant addition. The proposal includes reconstruction of dining and bar areas, new kitchen, storage and service areas, and new deck and site features. There will be two banquet rooms of 50 seats each. The definition of banquet rooms is accomplished by temporary collapsible partitions. The total seating capacity for the facility will increase from the existing 136 seats to 250 seats.



Site Plan

Description of Work

DEMOLITION

Existing Dining & Bar Areas

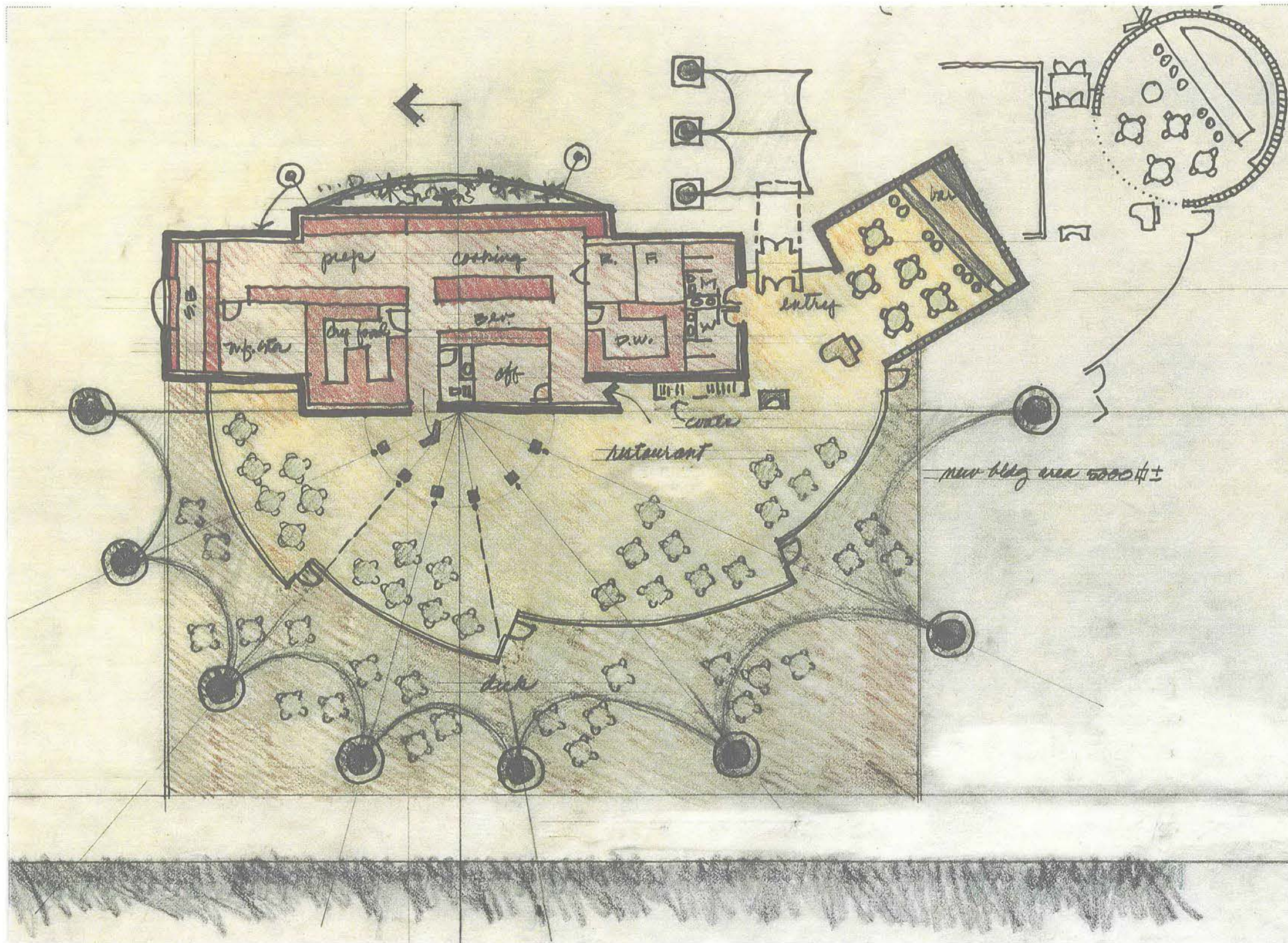
carpet flooring
 wall glazing
 foundation structures
 wood roof beams
 canvas roofing
 mechanical equipment
 lighting and electrical power panels receptacles
 bar and associated equipment

Existing Kitchen, Storage and Service Area

ceramic tile flooring
 non load-bearing partitions
 wall tiles
 plumbing fixtures
 piping
 lighting and electrical panels, receptacles and switches
 kitchen equipment
 bathroom fixtures
 doors
 windows

Existing Outdoor Deck

wooden decking
 wooden railing



Floor Plan

Description of Work (cont'd)

NEW CONSTRUCTION

New Dining and Bar Areas

Flooring 40 oz. carpet and hardwood

Windows double-glazed, aluminum-framed window-wall system

Roofing teflon-coated-fiberglass, double-layered tensile roof structure and associated support structures

Mechanical "Carrier" or equal equipment with insulated, round exposed ducting

Lighting indirect and direct H.I.D. lighting

Bar custom-built

New Kitchen, Storage and Service Areas

Flooring ceramic quarry tile

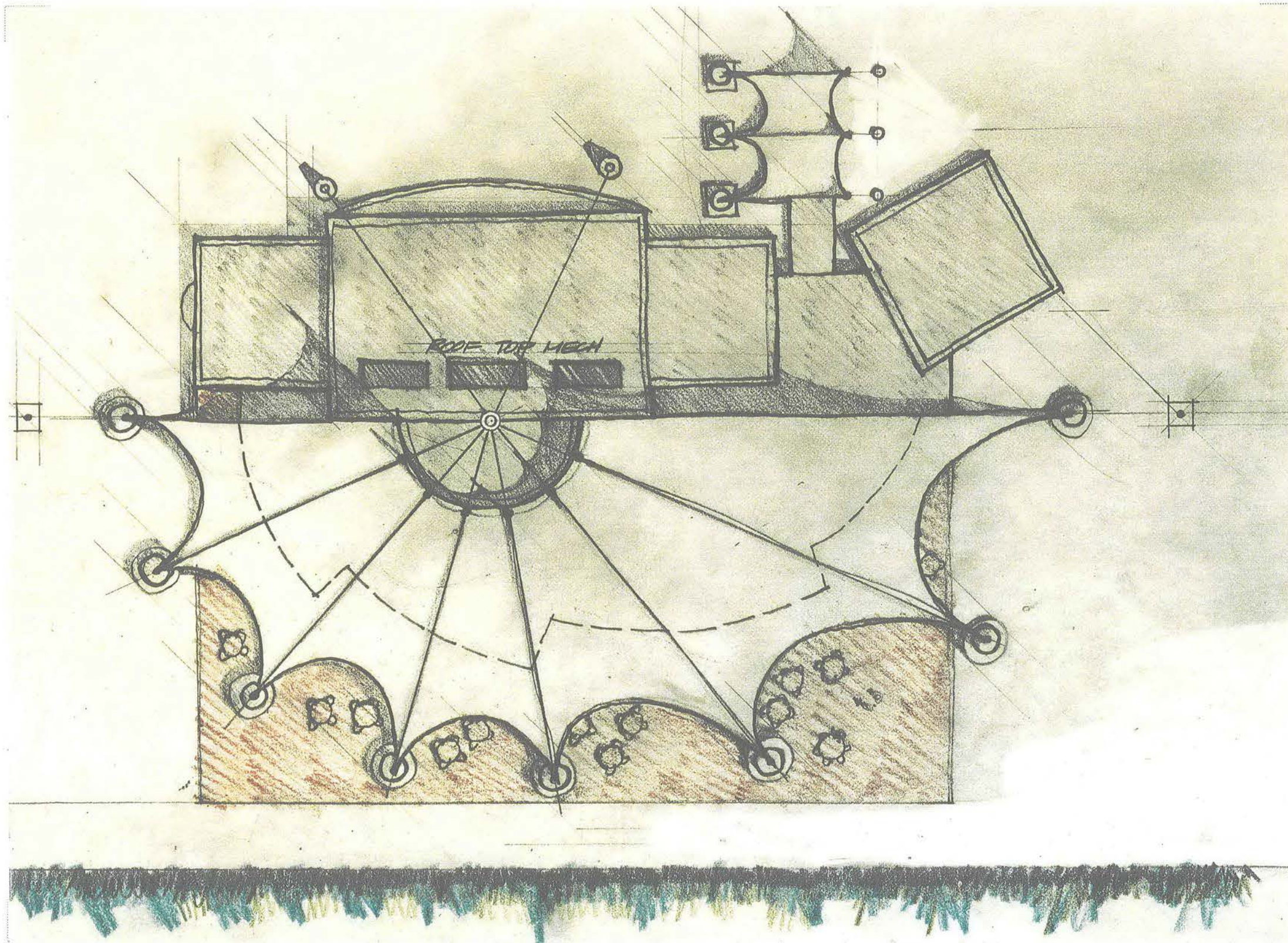
Partitions steel-stud-type with cementitious backer board and ceramic wall tiles to 12' above floor

Wall Finishes ceramic tiles 'Dal' or equal

Plumbing 'Crane' or equal fixtures

Sprinklers wet-pipe system

Kitchen equipment except 'Montague' cooking line and fire suppression system (to be salvaged and relocated)



Roof Plan

Description of Work (cont'd)

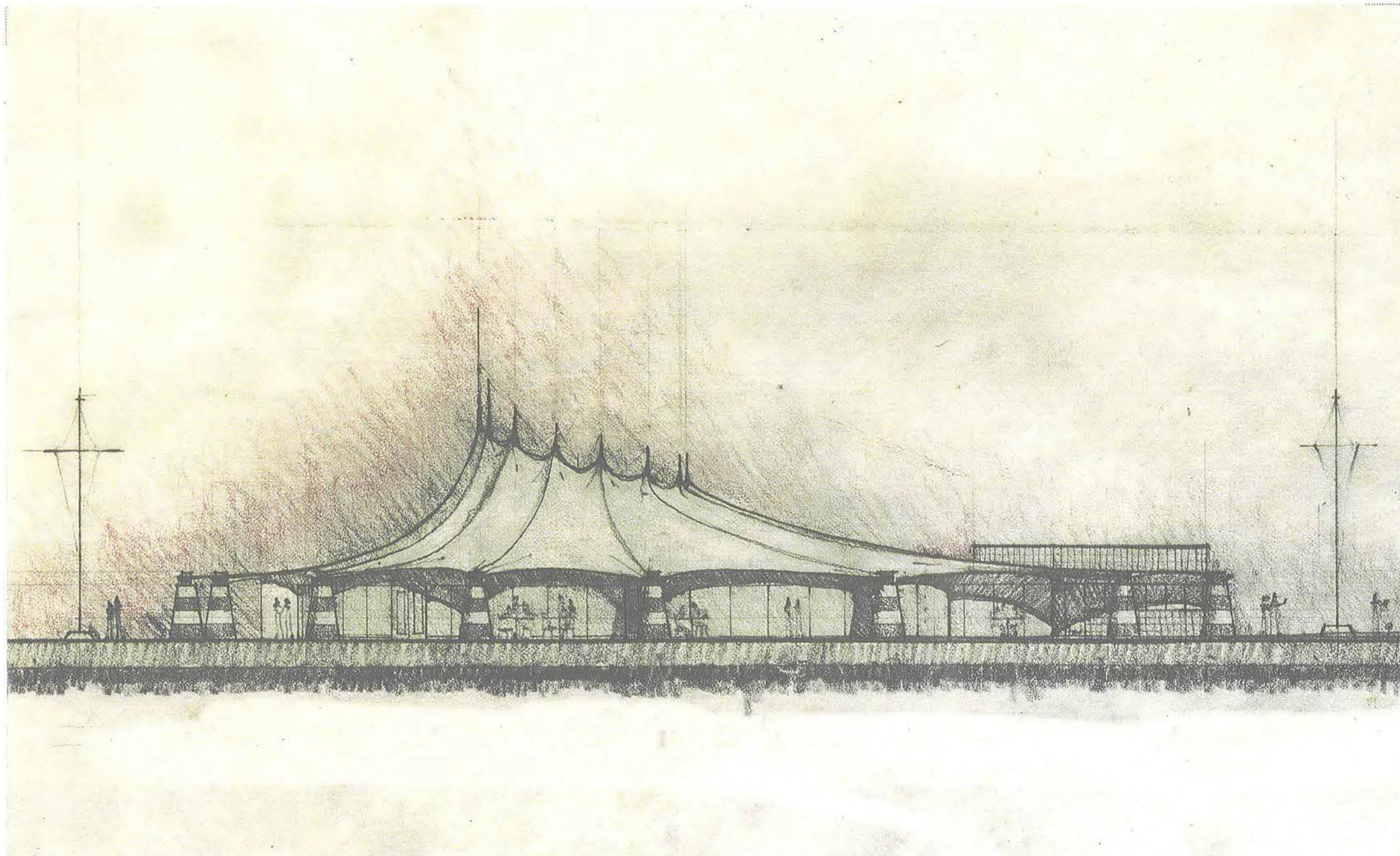
NEW CONSTRUCTION

New Kitchen, Storage and Service Areas (cont.)

Bathroom fixtures, partitions and accessories

Doors steel and solid hardwood doors in steel frames with 'Best' or equal Locksets

Windows aluminum-framed, double-glazed



West Elevation

Description of Work (cont'd)

New Deck and Site Features

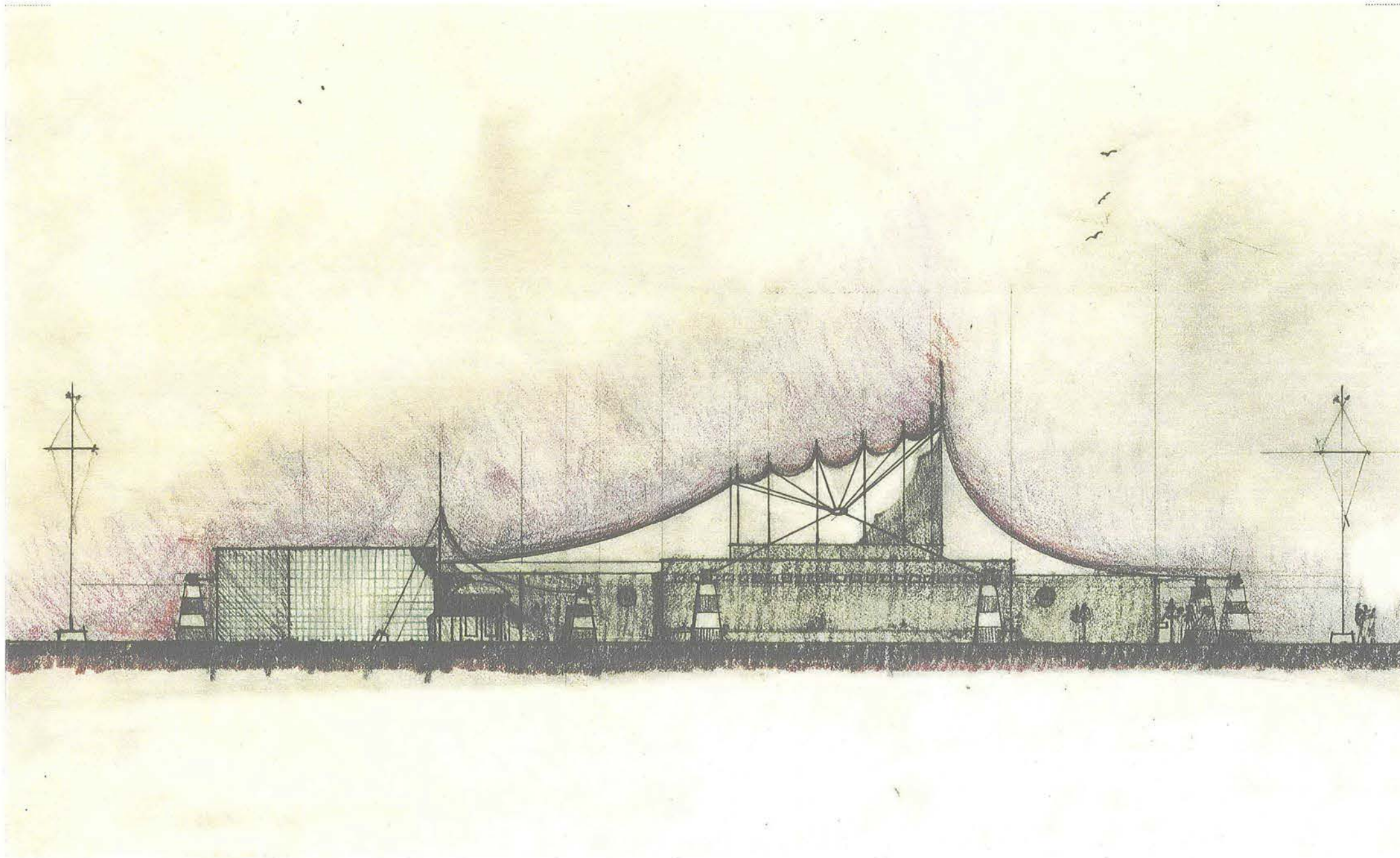
Decking treated wood on treated wood
superstructure

Railings painted galvanized steel

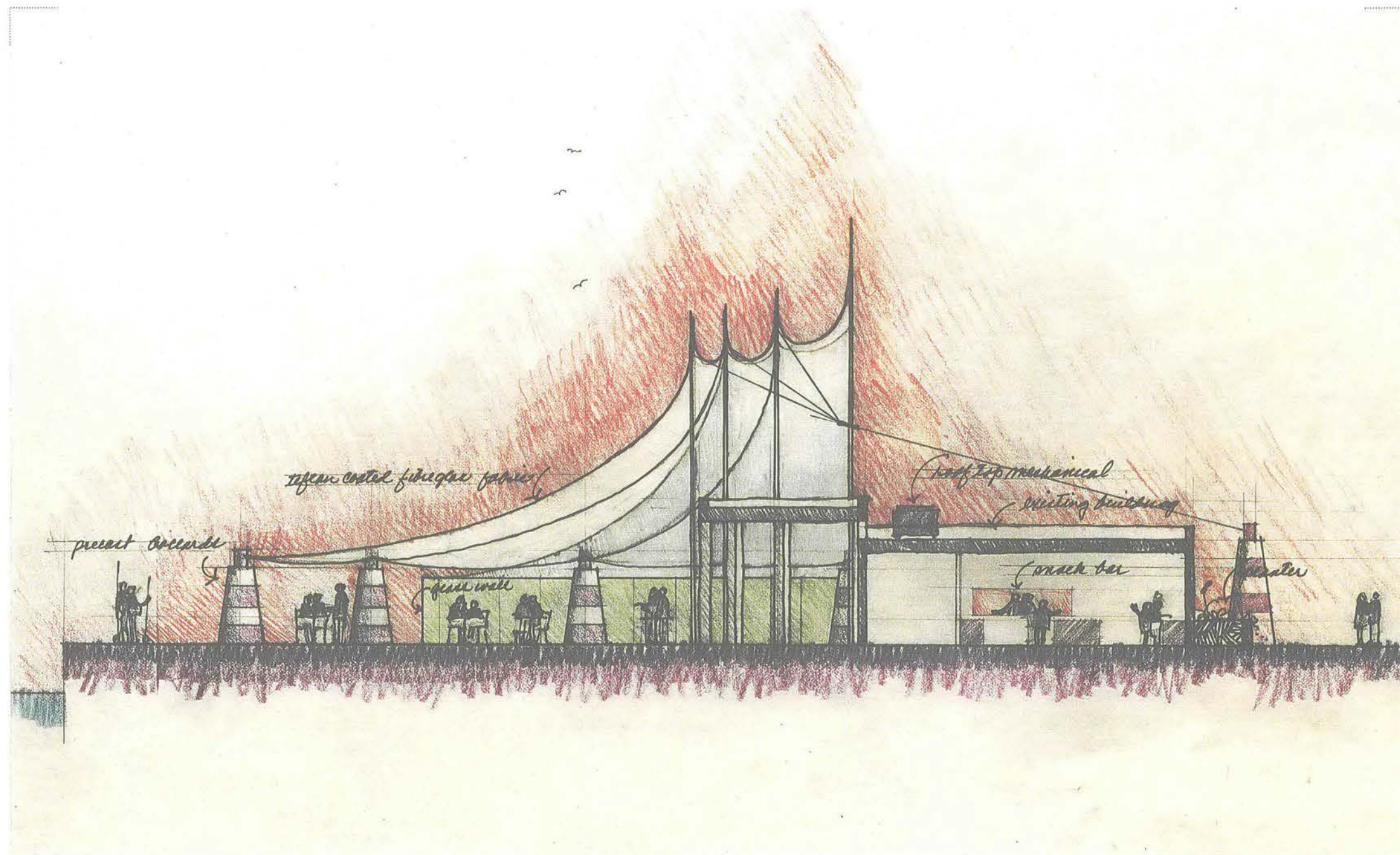
Paving colored concrete

Trees min 3" caliper, deciduous

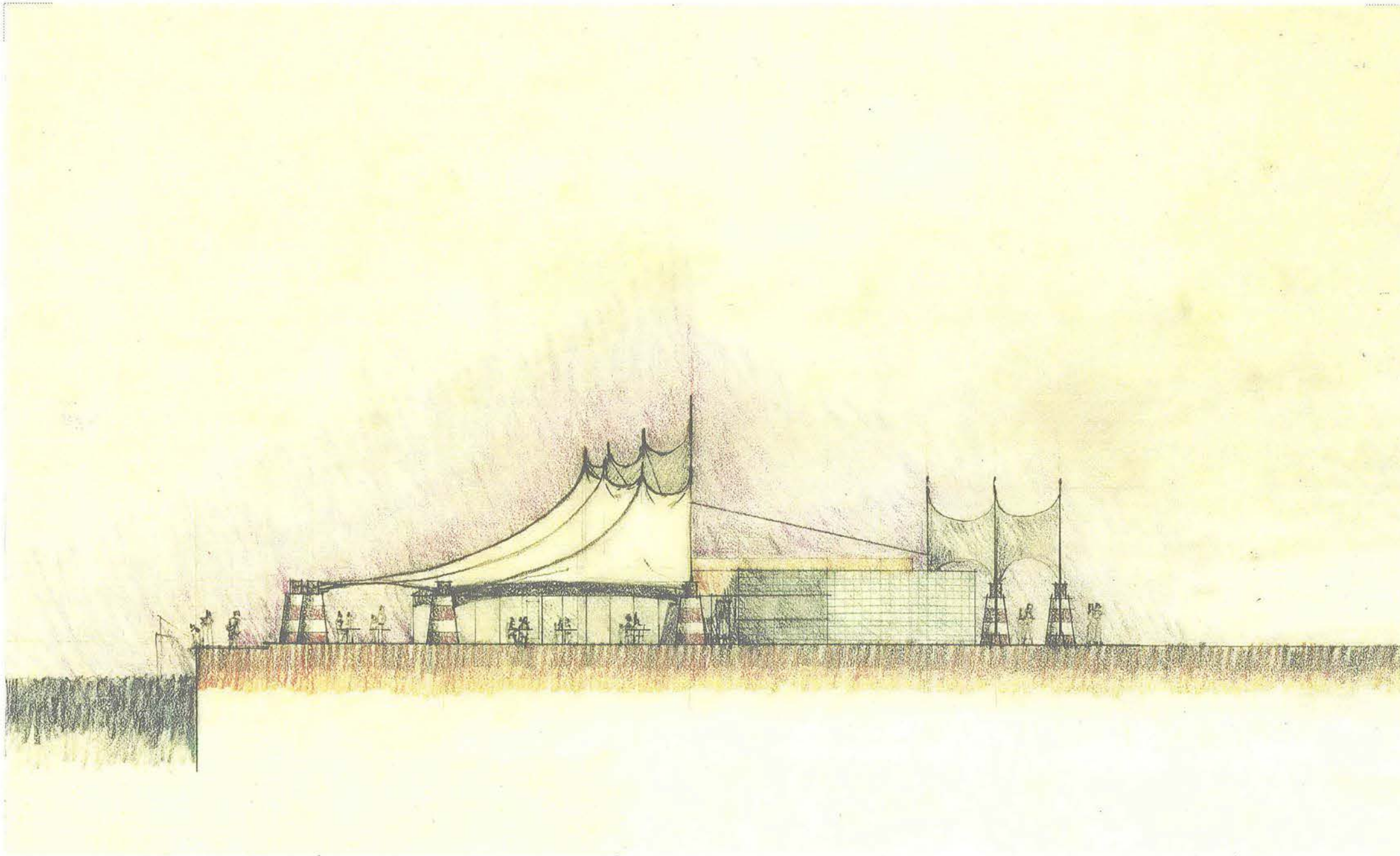
Shrubs deciduous and evergreen



East Elevation



Transverse Section

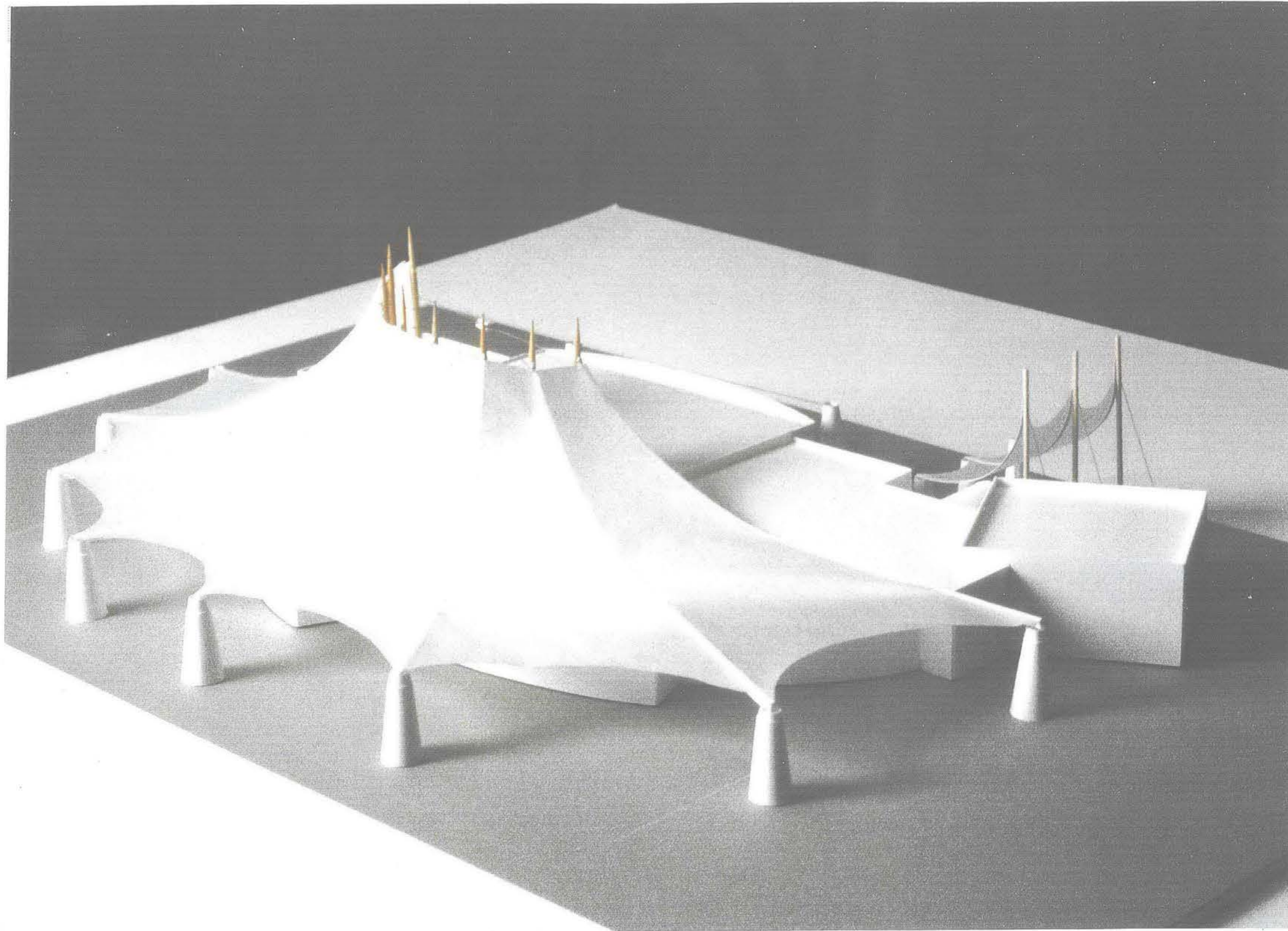


South Elevation

CANARSIE

PIER

RESTAURANT



View From Southwest

Cost Estimate

item	qty	unit	\$/unit	subtotal
Demolition	3000	sf	\$ 8.00	\$ 24,000.00
Utility Service Upgrades	1	ls	\$ 15,000.00	\$ 15,000.00
Perimeter foundation	305	lf	\$ 25.00	\$ 7,625.00
Perimeter window wall	3040	sf	\$ 37.50	\$ 114,000.00
Concrete floor	5530	sf	\$ 7.50	\$ 41,475.00
Carpet	614	yd	\$ 25.00	\$ 15,350.00
Painting	6500	sf	\$ 0.50	\$ 3,250.00
Bar Area Roof	850	sf	\$ 35.00	\$ 29,750.00
Bar Millwork	56	lf	\$ 100.00	\$ 5,600.00
Bathrooms	240	sf	\$ 185.00	\$ 44,400.00
Teflon-fiberglass roof, masts & hardware	6980	sf	\$ 95.00	\$ 663,100.00
Roof mast foundations	12	ea	\$ 4,500.00	\$ 54,000.00
Deck & gates	4480	sf	\$ 25.00	\$ 112,000.00
Furnishings	100	sets	\$ 850.00	\$ 85,000.00
HVAC units & ducting				
kitchen	2500	sf	\$ 8.00	\$ 20,000.00
dining/bar	5500	sf	\$ 18.00	\$ 99,000.00
Electrical & lighting				
kitchen	2500	sf	\$ 16.00	\$ 40,000.00
dining/bar	5500	sf	\$ 3.00	\$ 16,500.00
Plumbing				
kitchen	2500	sf	\$ 12.00	\$ 30,000.00
dining	5500	sf	\$ -	\$ -
Sprinklers/fire supression				
kitchen	2500	sf	\$ 3.00	\$ 7,500.00
dining	5500	sf	\$ 3.00	\$ 16,500.00
Kitchen Equipment	1	ls	\$ 185,000.00	\$ 185,000.00
subtotal				\$ 1,444,050.00
construction contingency	15%			\$ 216,607.50
total construction cost				\$ 1,660,657.50
Design Fees				
Title I- Design Development	7%			\$ 116,246.03
Title II- Construction Documents	6%			\$ 99,639.45
Title III- Construction Administration	2%			\$ 33,213.15
total design				\$ 215,885.48

TOTAL PROJECT COST	\$ 1,876,542.98
includes 10% design contingency	

Project Schedule

