

NORTH

CHANNEL

BRIDGE

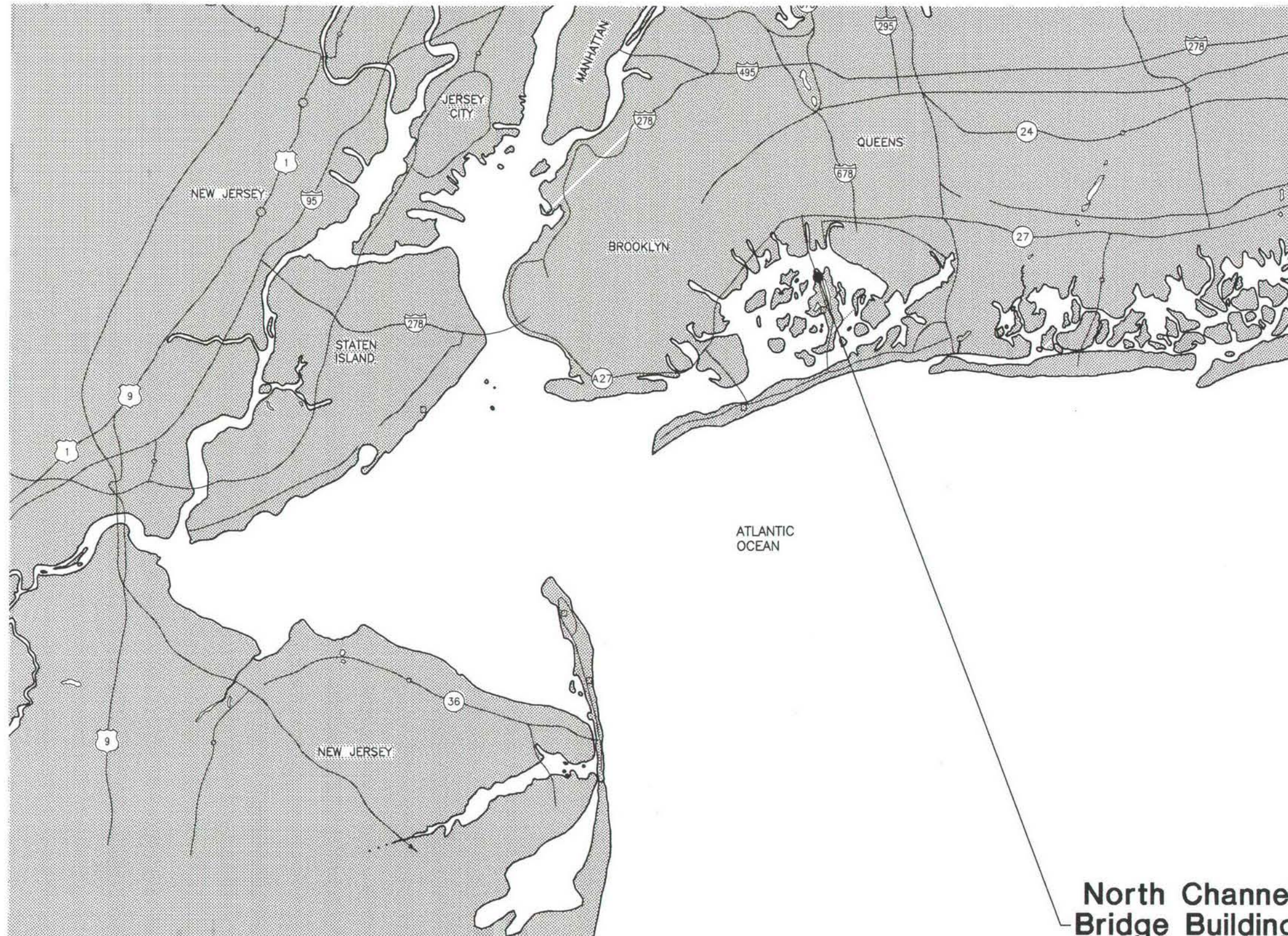
BUILDING



NORTH CHANNEL BRIDGE BUILDING

646/D-467

Site Description



The building is so sited that it would be difficult to develop a drive-through service window. The building is not very noticeable from Crossbay Boulevard. Visibility from the highly traveled Crossbay Boulevard is a very desirable attribute for any new fast food service business that may be developed at this site. Visibility would be of lesser importance for a more leisurely service that patrons may enjoy with the view. The view along with high quality entrees could become known in the area and not depend so much upon visibility from Crossbay Boulevard.

Another alternative would be to develop building 701 as a rest room/information facility as the Service has done at Canarsie Pier. A bait and tackle outlet in the building would be convenient for fishermen who park at the site.

A new state of the art building at the south end of the parking lot, constructed to accommodate fast food service, would enjoy greater feasibility. However, either some of the parking lot would be lost or some of the natural area of the adjacent refuge would be used.

The parking lot is in good condition and is striped for 72 autos. Another lot of the same capacity is located on the opposite side of Crossbay Boulevard. A traffic signal on Crossbay Boulevard provides protected access to both lots for vehicles and pedestrians.

The Service counts seventy to eighty thousand visitors per year to the area. The count includes the parking lots on both sides of Crossbay Boulevard. Visitor profiles reported by Gateway staff show a population of fishermen, picnickers and sunbathers.

**North Channel
Bridge Building**

TECHNICAL INFORMATION
DENVER SERVICE CENTER
NATIONAL PARK SERVICE



Development Concept

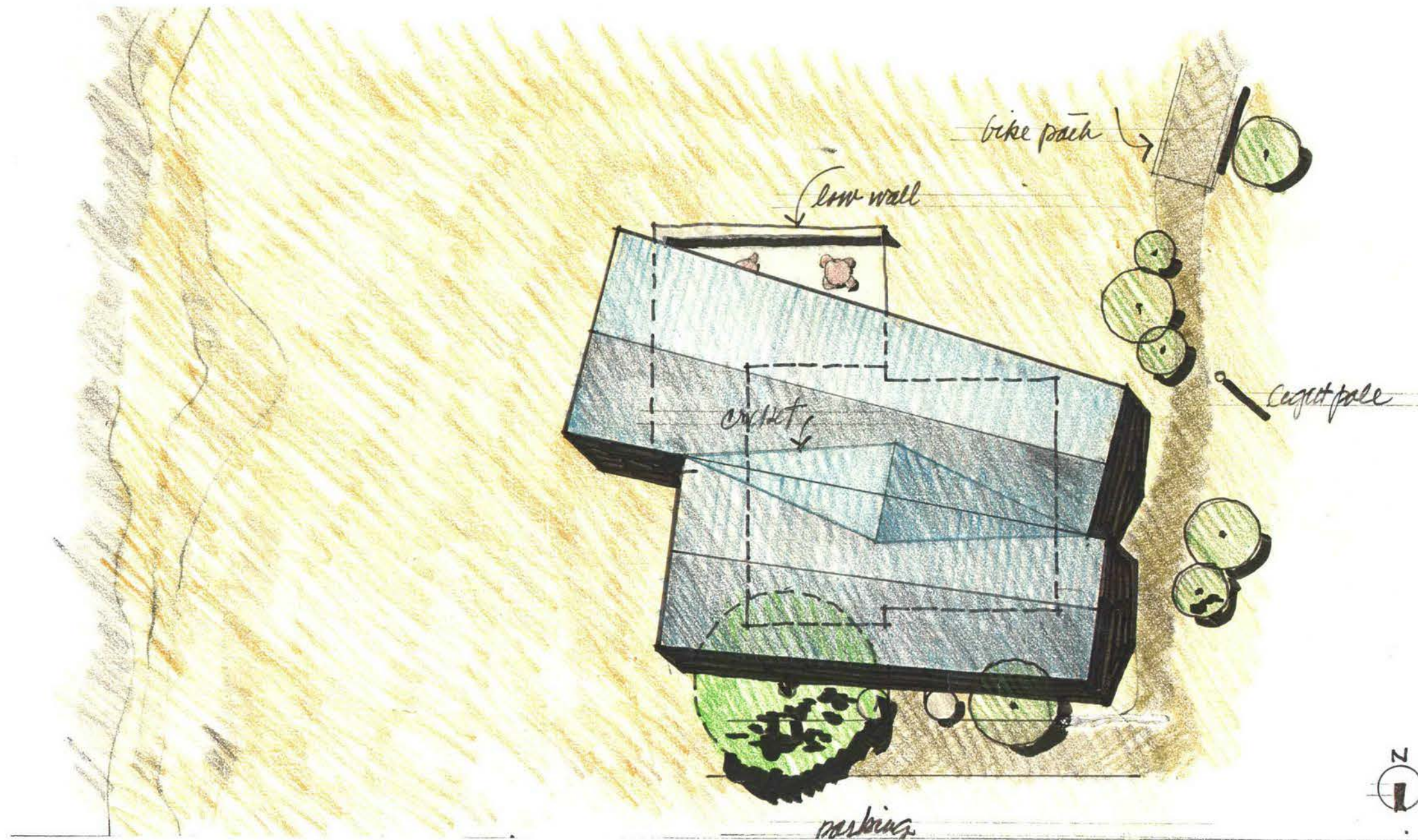
A limited menu, counter service, restaurant is proposed. The location is the west parking lot at the south end of North Channel Bridge in the Burrough of Queens, New York City. A bait and tackle sales outlet is also proposed.

Building number 701 abuts the parking lot at its northern extremity. The building formerly housed a short order food service and bait business. The business was marginally profitable. The operator elected to abandon the business without compensation in the late 1970's. Bait sales and food service in a confined area are a difficult mix.

In 1995, the National Park Service, in response to some former customers who wish to see a resumption of services at the site, commissioned an architectural study of building 701 to consider replacing the service in kind.

The plan includes six counter seats and five tables of four seats each for a total of twenty six indoor seats. Nine tables and 36 seats are planned for outside installation on a new deck to be constructed by a concessioner. The deck would have unobstructed views of Jamaica Bay. Also included is a bait sale station, located on a corner of the dining area.

Only portable rest rooms are currently available at the site. Gateway National Recreation Area officials proposed the unisex rest room for outside continuous access. Additional male and female rest rooms are planned for inside access.



Site Plan

Site Description (Cont.)



View From North



View From Southwest

The parking lot, on which building 701 fronts, borders the Jamaica Bay Wildlife Refuge on the latter's southern perimeter. The Refuge visitor center is one and one half miles south. Sidewalks are usable all the way to the visitor center. A small residential community called Broadchannel lies between the visitor center and the bridge to the Rockaway peninsula. The bridge is two and eight tenths miles to the South of building 701. There are sporadic incidences of small businesses along the way, but no central business area. Two convenience stores and a pizza storefront with no visible parking were observed. Smitty's Bait and Tackle shop was observed at a distance of two and two tenths miles south of the study site.

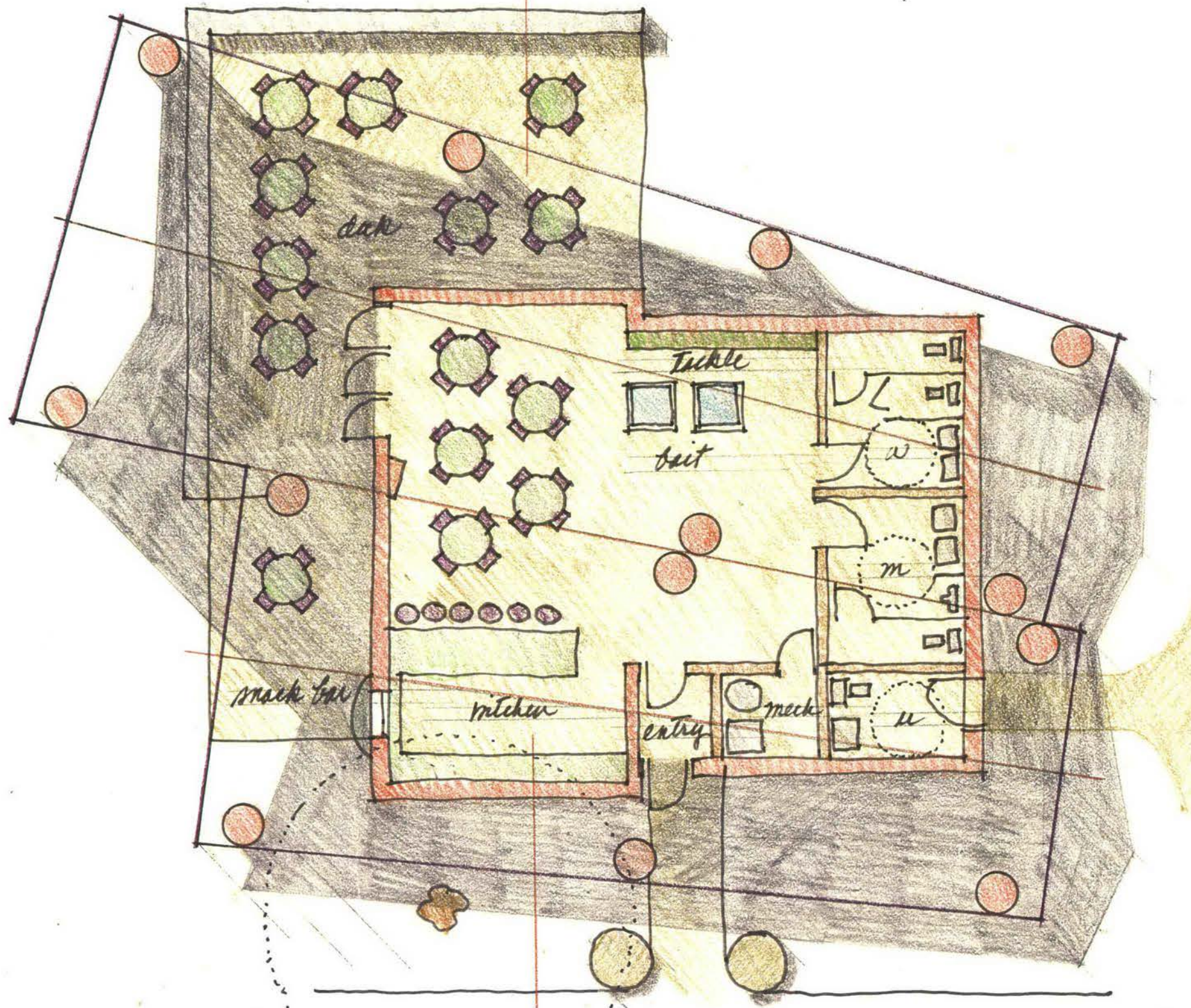
Adjacent to the study site on the north is the North Channel Bridge to the Howard Beach community. There are walkways on both sides of the bridge. Fishermen actively use the walkways as fishing platforms.

Crossbay Bait and Tackle is located eight tenths of a mile north of the study site as is Glendale on the Bay Bake Shop & Deli. In the next seven tenths of a mile (total distance from the study site = one and a half miles) are: another bait shop, Arianas, Danny's Szechuan Garden, Lenny's Pizza, Roy Rogers, Fuddruckers, Dunkin' Donuts, Waterview Restaurant, Lenny's Clam Bar, Tom's On-The-Bay, Tony Romas, McDonald's and KFC. At a distance of a mile and seven tenths from the study site is an interesting new restaurant that had only been open for about three weeks, Tugs Clam Bar. It is located on the waterfront, albeit a canal. It has a limited menu that includes Roast beef sandwiches, hamburgers, hot dogs and clams. Tug's has walk up service with inside and outside seating, 13 inside and 17 outside, (near the size envisioned by the architectural study of building 701) has limited off street parking, a fenced and pebble surfaced walk way along the canal (required as a condition of the their building).

Description of Work

Existing Building Improvements

<i>Foundations</i>	concrete caissons cast-in-place concrete footings & walls
<i>Flooring</i>	colored concrete & ceramic tile
<i>Windows</i>	double-glazed, aluminum- framed window-wall system
<i>Doors</i>	steel and solid hardwood doors in steel frames with 'Best' or equal locksets



Floor Plan

Description of Work (cont'd)

<i>Partitions</i>	steel-stud-type with cementitious backer board and ceramic wall tiles to 12' above floor
<i>Wall Finishes</i>	ceramic tiles 'Dal' or equal
<i>Exterior Wall</i>	'Kalwall' translucent glazing & brick infill at selected brick openings
<i>Roofing</i>	galvanized steel on timber superstructure
<i>Plumbing</i>	'Crane' or equal fixtures
<i>Sprinklers</i>	wet-pipe system
<i>Kitchen</i>	'Montague' or equal
<i>Mechanical</i>	equipment shall be "Carrier" or equal with insulated, round exposed ducting
<i>Lighting</i>	indirect and direct H.I.D. fixtures



West Elevation

Description of Work (cont'd)

New Deck and Site Features:

<i>Decking</i>	treated wood on treated wood superstructure
<i>Railings</i>	painted galvanized steel
<i>Paving</i>	colored concrete
<i>Trees</i>	min 3" caliper, deciduous
<i>Shrubs</i>	deciduous and evergreen



South Elevation

NORTH

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BRIDGE

BUILDING



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BUILDING

Cost Estimate

item	qty	unit	\$/unit	subtotal
Demolition	1450	sf	\$ 4.50	\$ 6,525.00
Utility improvements	1	ls	\$ 5,000.00	\$ 5,000.00
Site Improvements	1	ls	\$ 7,500.00	\$ 7,500.00
patio	785	sf	\$ 10.00	\$ 7,850.00
landscaping	1200	sf	\$ 5.00	\$ 6,000.00
Foundations				
caissons	13	sf	\$ 500.00	\$ 6,500.00
footings & walls	56	lf	\$ 45.00	\$ 2,520.00
Flooring	1450	sf	\$ 4.50	\$ 6,525.00
Exterior wall				
translucent wall	850	sf	\$ 35.00	\$ 29,750.00
repair brick wall	1200	lf	\$ 6.00	\$ 7,200.00
new brick walls	70	sf	\$ 100.00	\$ 7,000.00
new piers	13	ea	\$ 1,500.00	\$ 19,500.00
Roofing & Roof Structure	2800	sf	\$ 20.00	\$ 56,000.00
Windows and Doors				
windows	7	ea	\$ 600.00	\$ 4,200.00
doors	11	ea	\$ 750.00	\$ 8,250.00
Interior walls	66	lf	\$ 30.00	\$ 1,980.00
Specialties				
kitchen casework	29	lf	\$ 350.00	\$ 10,150.00
kitchen equipment	1	ls	\$ 12,000.00	\$ 12,000.00
bait shop & snack bar casework	15	lf	\$ 100.00	\$ 1,500.00
bait tanks	2	ea	\$ 25.00	\$ 50.00
signage	1	ls	\$ 2,500.00	\$ 2,500.00
Furnishings	18	ls	\$ 750.00	\$ 13,500.00
Plumbing				
kitchen	1	ls	\$ 3,500.00	\$ 3,500.00
restroom fixtures & accessories	3	ea	\$ 2,500.00	\$ 7,500.00
water heaters	2	ea	\$ 250.00	\$ 500.00
drinking fountains	2	ea	\$ 500.00	\$ 1,000.00
Sprinklers	1450	sf	\$ 3.50	\$ 5,075.00
Mechanical(Heating & Ventilation only)	1450	sf	\$ 12.00	\$ 17,400.00
Electrical & lighting	1450	sf	\$ 6.00	\$ 8,700.00
subtotal				\$ 265,675.00
construction contingency	10%			\$ 26,567.50
total construction cost				\$ 292,242.50
Design Fees				
Title I- Design Development	5%			\$ 14,612.13
Title II- Construction Documents	6%			\$ 17,534.55
Title III- Construction Administration	2%			\$ 5,844.85
total design				\$ 37,991.53

TOTAL PROJECT COST	\$ 330,234.03
includes 10% design contingency	

NORTH CHANNEL BRIDGE BUILDING

Project Schedule

PHASE MONTHS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

Title I
Design



Title II
Construction Documents



Bidding



Construction

