



TERMINAL DEVELOPMENT

AAPA CRUISE SEMINAR 2015

February 11, 2015

New Construction vs. Renovation

Bruno-Elias Ramos, AIA, GC, NCARB, LEED, AP

BEA architects

Port Everglades Fort Lauderdale, FL

...”TO BUILD OR TO RE-BUILD”...

TOP 10 THINGS TO CONSIDER



TOP 10 THINGS TO CONSIDER

1. Location, location, location...



TOP 10 THINGS TO CONSIDER

- 1. Location, location, location...**
- 2. Existing marine infrastructure (size & condition)**

TOP 10 THINGS TO CONSIDER

- 1. Location, location, location...**
- 2. Existing marine infrastructure (size & condition)**
- 3. Access to transportation**

TOP 10 THINGS TO CONSIDER

- 1. Location, location, location...**
- 2. Existing marine infrastructure (size & condition)**
- 3. Access to transportation**
- 4. Size of building**

TOP 10 THINGS TO CONSIDER

- 1. Location, location, location...**
- 2. Existing marine infrastructure (size & condition)**
- 3. Access to transportation**
- 4. Size of building**
- 5. Size of available land/parcel**

TOP 10 THINGS TO CONSIDER

- 1. Location, location, location...**
- 2. Existing marine infrastructure (size & condition)**
- 3. Access to transportation**
- 4. Size of building**
- 5. Size of available land/parcel**
- 6. Year built**

TOP 10 THINGS TO CONSIDER

- 1. Location, location, location...**
- 2. Existing marine infrastructure (size & condition)**
- 3. Access to transportation**
- 4. Size of building**
- 5. Size of available land/parcel**
- 6. Year built**
- 7. Requirement to maintain existing operations**

TOP 10 THINGS TO CONSIDER

- 1. Location, location, location...**
- 2. Existing marine infrastructure (size & condition)**
- 3. Access to transportation**
- 4. Size of building**
- 5. Size of available land/parcel**
- 6. Year built**
- 7. Requirement to maintain existing operations**
- 8. Budget**

TOP 10 THINGS TO CONSIDER

- 1. Location, location, location...**
- 2. Existing marine infrastructure (size & condition)**
- 3. Access to transportation**
- 4. Size of building**
- 5. Size of available land/parcel**
- 6. Year built**
- 7. Requirement to maintain existing operations**
- 8. Budget**
- 9. Time**

TOP 10 THINGS TO CONSIDER

- 1. Location, location, location...**
- 2. Existing marine infrastructure (size & condition)**
- 3. Access to transportation**
- 4. Size of building**
- 5. Size of available land/parcel**
- 6. Year built**
- 7. Requirement to maintain existing operations**
- 8. Budget**
- 9. Time**
- 10. Appetite for investment/risk**

Weighing Variables and Cost Remodeling/Expansion

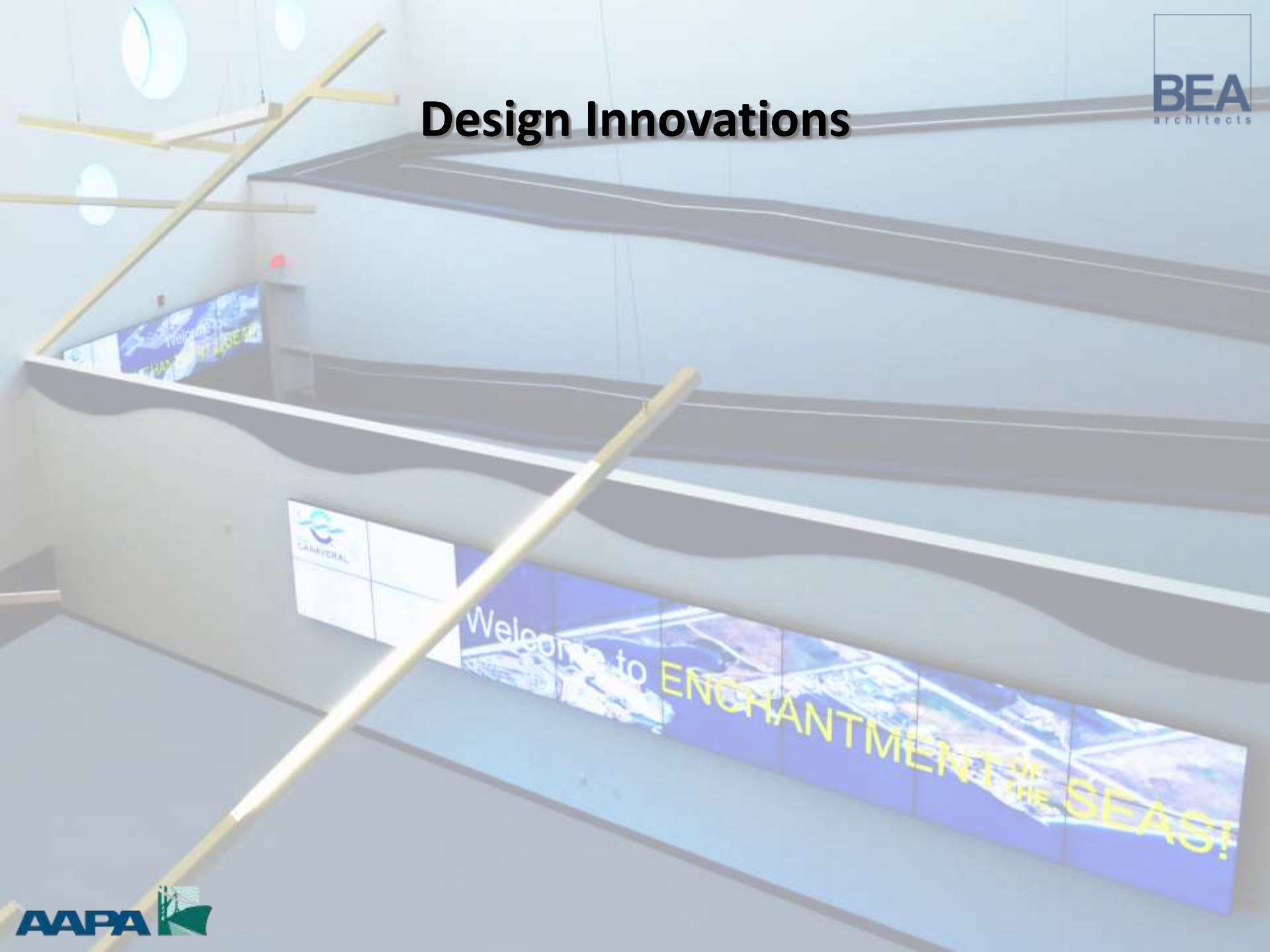
- Improvement of up to \$12 - \$15 m



Cruise Terminal New Builds

- **Landside**
 - **Cost of \$25 - \$60 m**
- **Marine**
 - **Cost of \$10 - \$50 m**
- **Parking**
 - **Cost of \$3,500 - \$18,000/car**

Design Innovations



Design Innovations

- **Separate embark & debark guest circuits**

Design Innovations

- **Separate embark & debark guest circuits**
- **Separate embark & debark transportation circuits**



Design Innovations

- **Separate embark & debark guest circuits**
- **Separate embark & debark transportation circuits**
- **Redundant alternative & reversible paths**



Design Innovations

- **Separate embark & debark guest circuits**
- **Separate embark & debark transportation circuits**
- **Redundant alternative & reversible paths**
- **RFID**



Design Innovations

- **Separate embark & debark guest circuits**
- **Separate embark & debark transportation circuits**
- **Redundant alternative & reversible paths**
- **RFID**
- **Ever-changing CBP requirements**

Design Innovations

- **Separate embark & debark guest circuits**
- **Separate embark & debark transportation circuits**
- **Redundant alternative & reversible paths**
- **RFID**
- **Ever-changing CBP requirements**
- **Digital signage**

Design Innovations

- **Separate embark & debark guest circuits**
- **Separate embark & debark transportation circuits**
- **Redundant alternative & reversible paths**
- **RFID**
- **Ever-changing CBP requirements**
- **Digital signage**
- **Digital branding**

Design Innovations

- **Separate embark & debark guest circuits**
- **Separate embark & debark transportation circuits**
- **Redundant alternative & reversible paths**
- **RFID**
- **Ever-changing CBP requirements**
- **Digital signage**
- **Digital branding**
- **Entry greeters & electronic check-in verification**

Design Innovations

- **Separate embark & debark guest circuits**
- **Separate embark & debark transportation circuits**
- **Redundant alternative & reversible paths**
- **RFID**
- **Ever-changing CBP requirements**
- **Digital signage**
- **Digital branding**
- **Entry greeters & electronic check-in verification**
- **Strong design concept**

...Strong Design Concept should be...

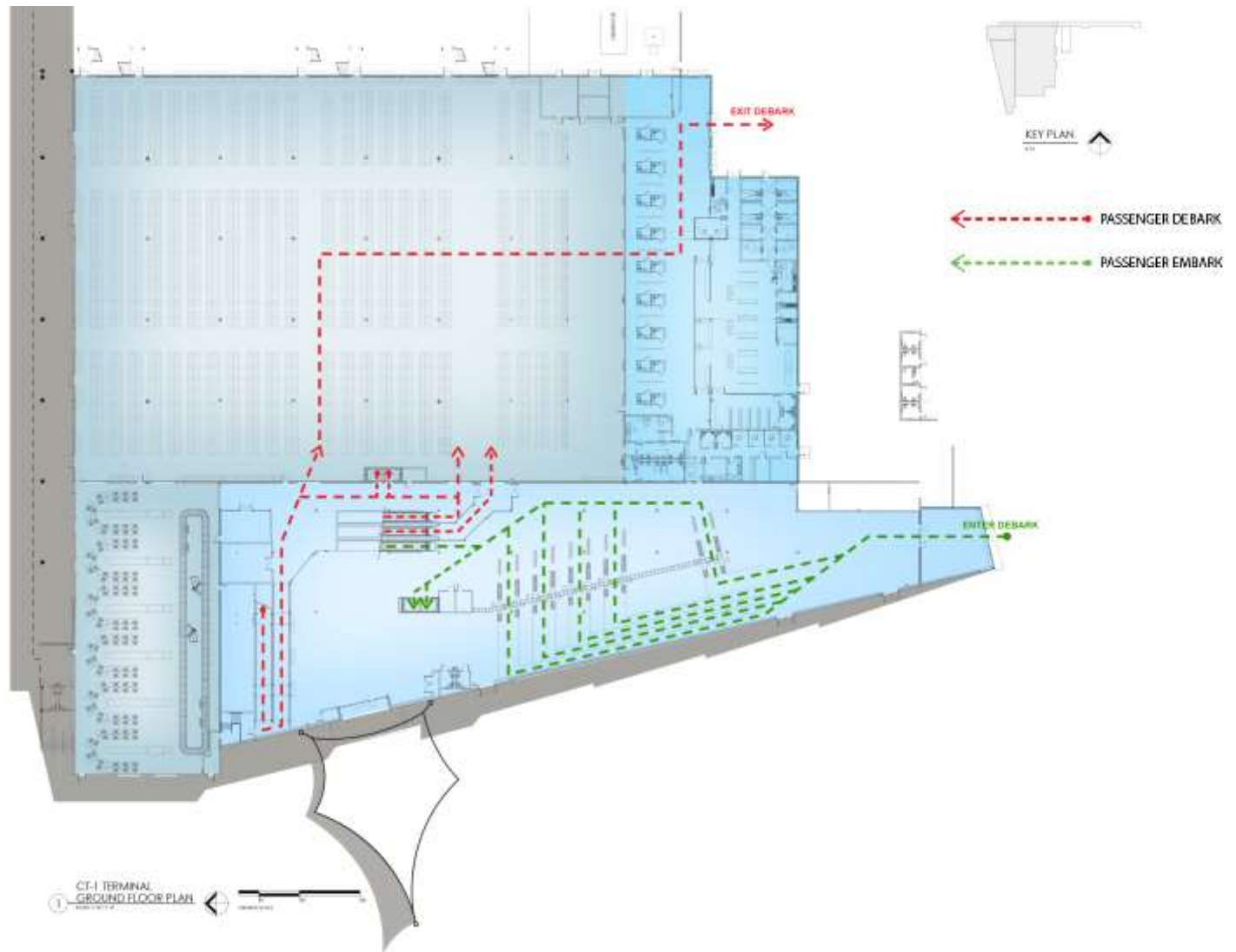
- **Flexible**
- **Adaptable**
- **Easy to maintain**
- **Stand the test of time**
- **Architectural character of the context**

CT 1 PORT CANAVERAL



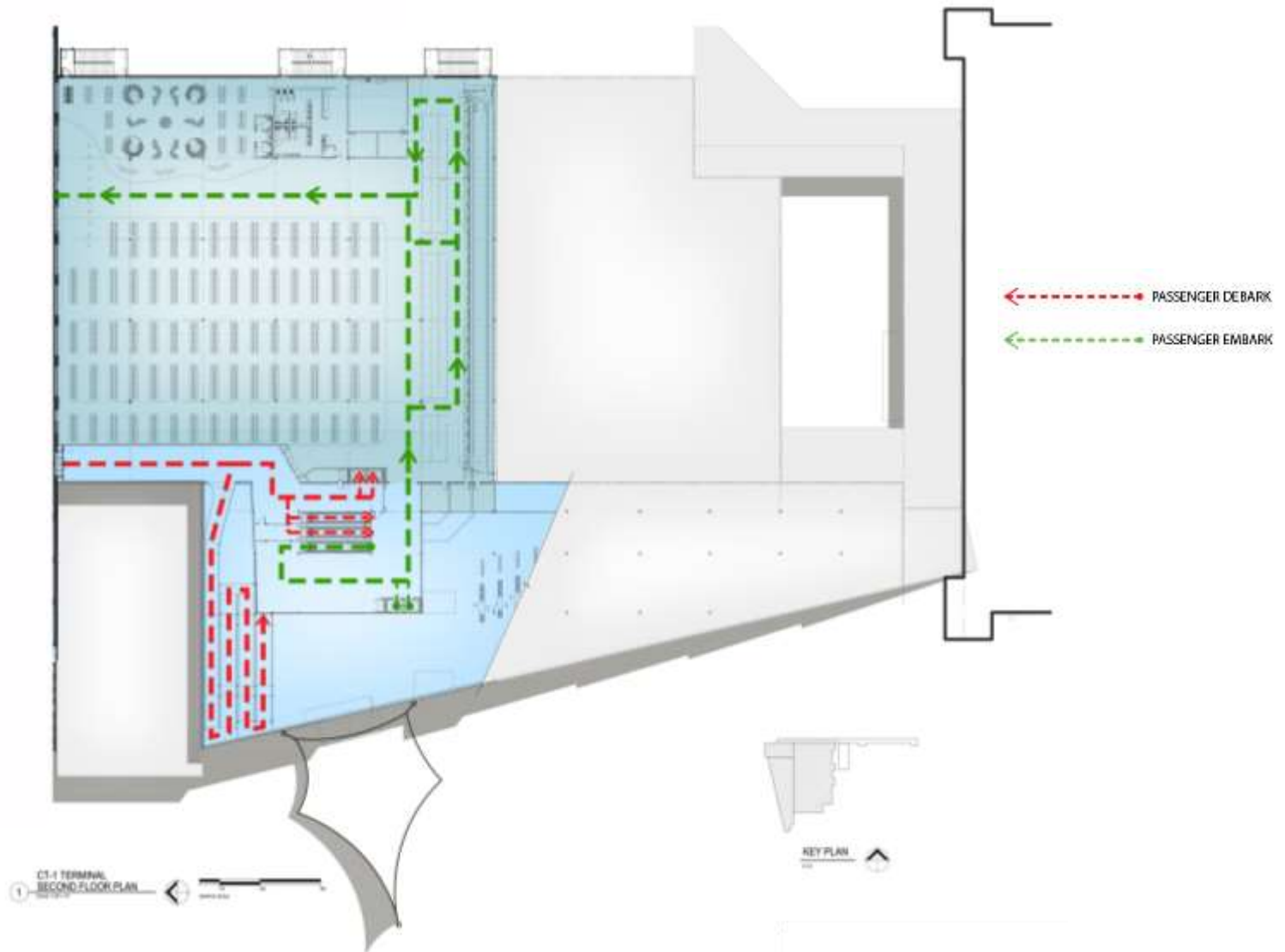
PORT CANAVERAL CT 1

1st Floor Circulation



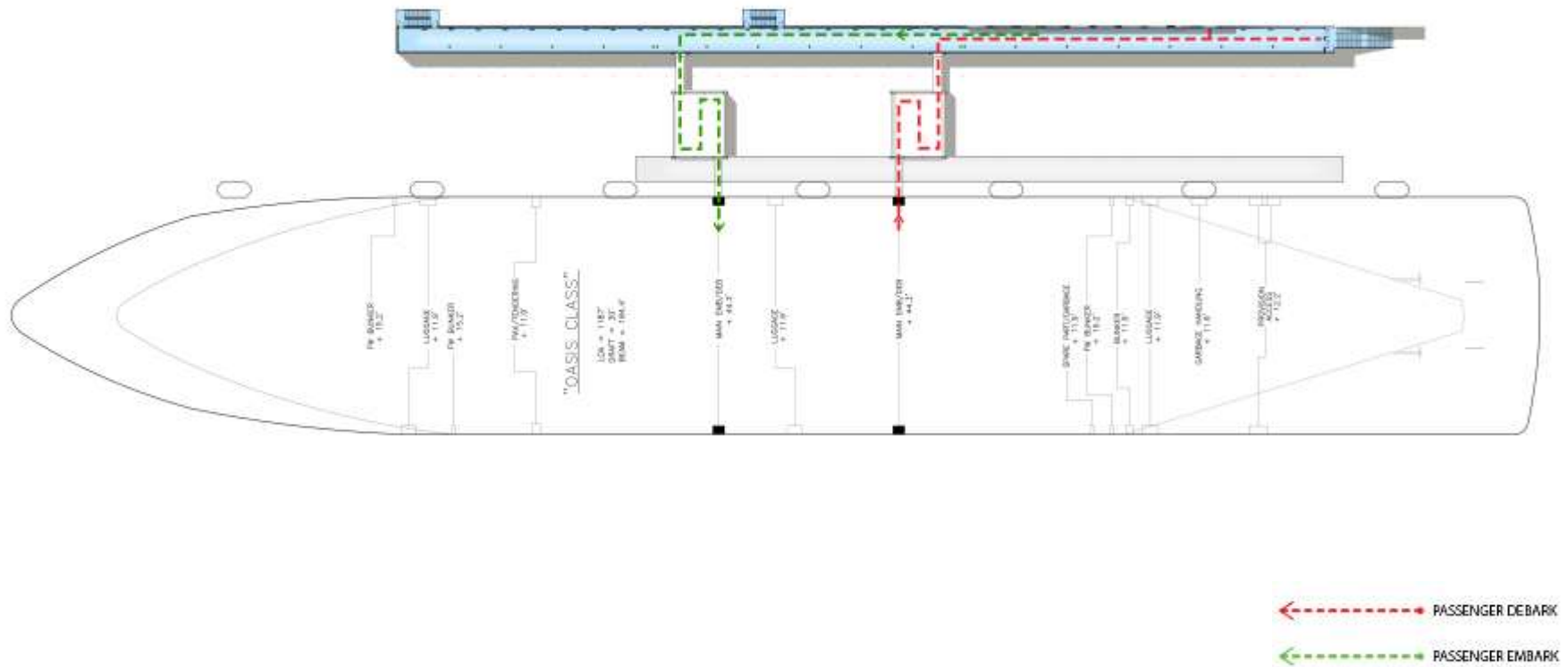
PORT CANAVERAL CT 1

2nd Floor Circulation



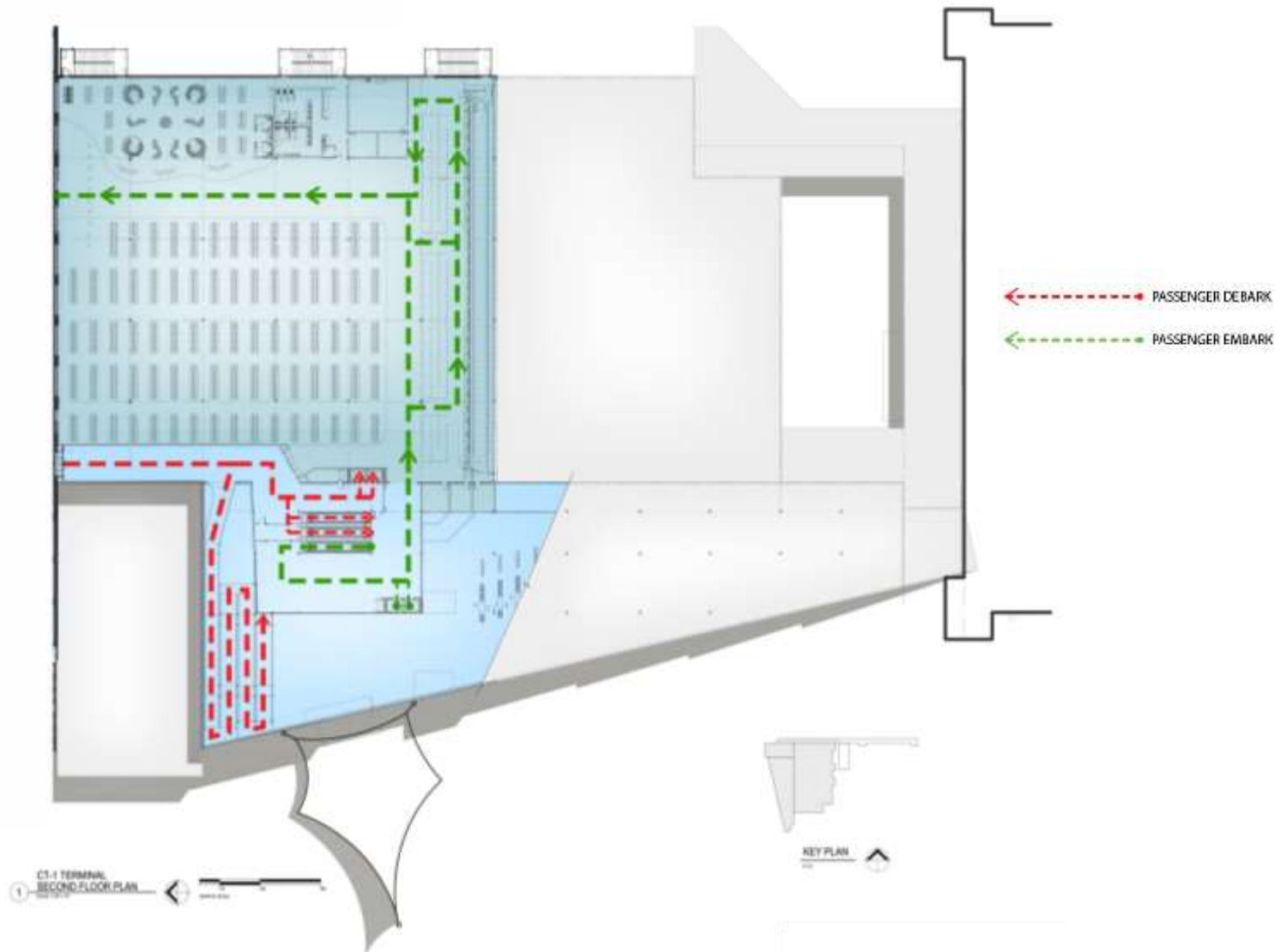
PORT CANAVERAL CT 1

Bridge Circulation



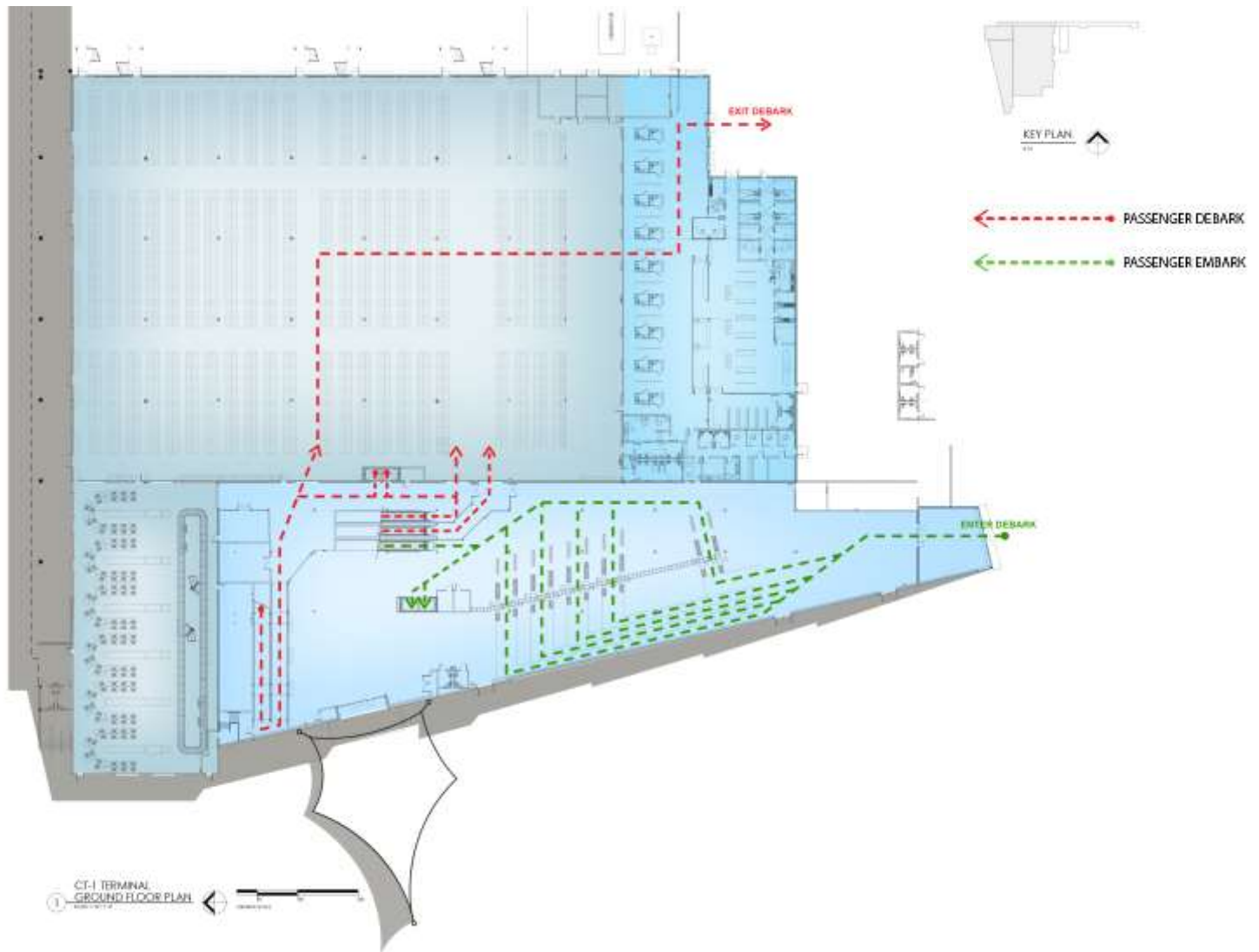
PORT CANAVERAL CT 1

2nd Floor Circulation



PORT CANAVERAL CT 1

1st Floor Circulation



PORT CANAVERAL CT 1



PORT CANAVERAL CT 1



PORT CANAVERAL CT 1



PORT CANAVERAL CT 1



PORT CANAVERAL CT 1



PORT CANAVERAL CT 1

BEA
architects



PORT CANAVERAL CT 1

Time-lapse Film



Jan 2014

June 2014

Nov 2014

The background of the slide is a photograph of the Oasis of the Seas cruise ship docked at a port. The ship's white hull is prominent on the left, with the name "OASIS OF THE SEAS" written in a large, dark, serif font. The ship's distinctive white, ribbed funnel is visible at the top left. In the background, a modern cable-stayed bridge with a white and blue structure spans the water. The city skyline is visible in the distance under a clear sky. The overall image has a slightly faded, semi-transparent appearance to allow the text to stand out.

THANK YOU!