

2015 AAPA CRUISE SEMINAR

TO BUILD OR NOT TO BUILD? ASSESSING YOUR ASSETS



Bermello Ajamil & Partners, Inc.

Jim Rowe, AIA

Terminal modernization drivers



Technical Constraints

- Larger Ships
- Pax Throughput
- Gangway
- Shore Power
- Security/CBP

Operational Efficiency



- Manpower
- Adjacencies
- GTA
- Automation
- Energy Use



Facility Longevity

- Life Safety
- Accessibility
- Structural Integrity
- Hazmat
- Technology



New Build



Alteration



Renovation



Bermello Ajamil & Partners, Inc.

Minimal Scope – Low Cost Risk



Bermello Ajamil & Partners, Inc.

Maximum Investment – Median Cost Risk



Bermello Ajamil & Partners, Inc.

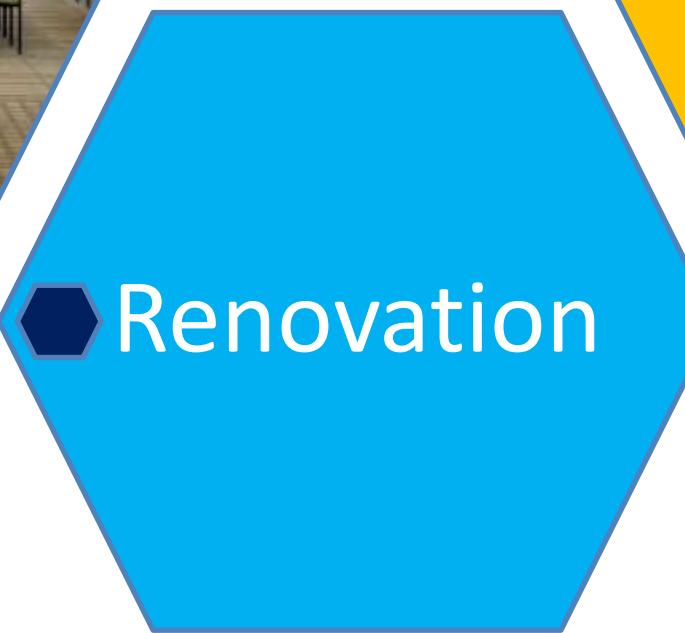
Median Investment – Max Unforeseen Cost Risk!



New Build



Alteration



Renovation



Bermello Ajamil & Partners, Inc.

Level of Investment ?

New Build

Alteration

Capital
Cost

Downtime?

Life Cycle of
Existing Asset

Program
Flexibility

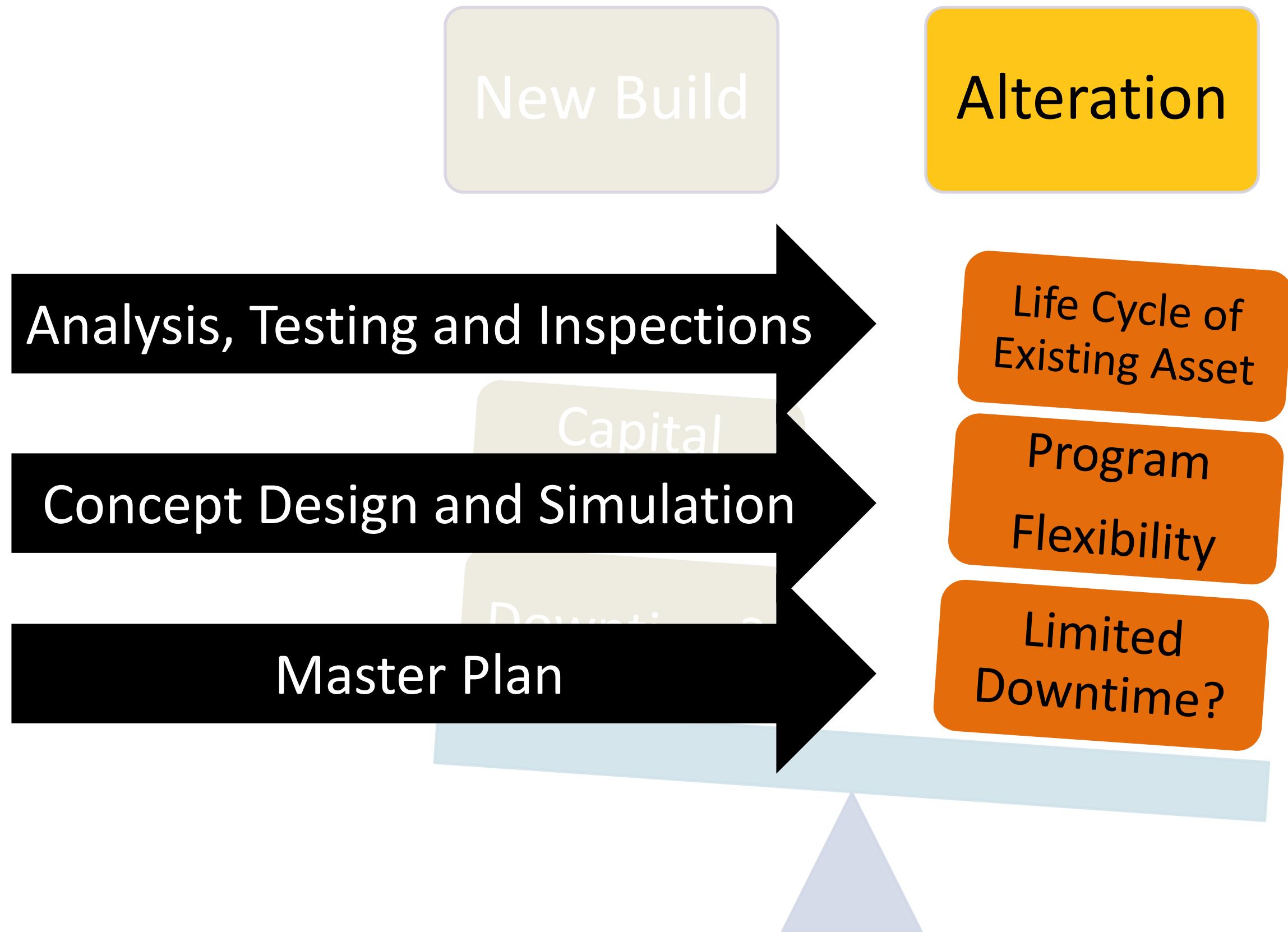
Limited
Downtime?

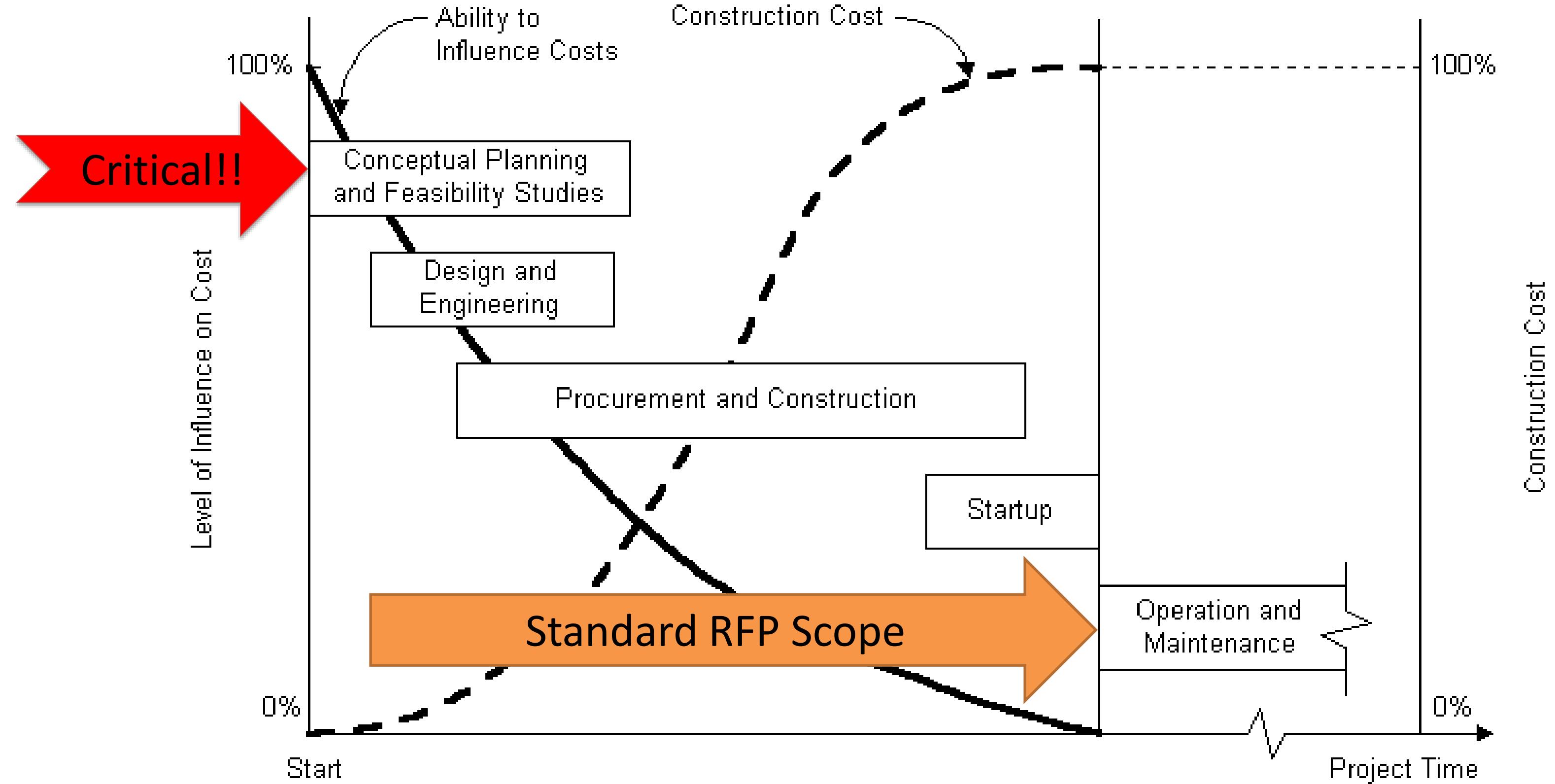
Unforeseen
Conditions!



Bermello Ajamil & Partners, Inc.

Budget Analysis - New Build vs. Alteration





Bermello Ajamil & Partners, Inc.

Cost Influence - Law of Diminishing Returns

Terminal modernization drivers



Technical Constraints

- Larger Ships
- Pax Throughput
- Gangway
- Shore Power
- Security/CBP

Operational Efficiency

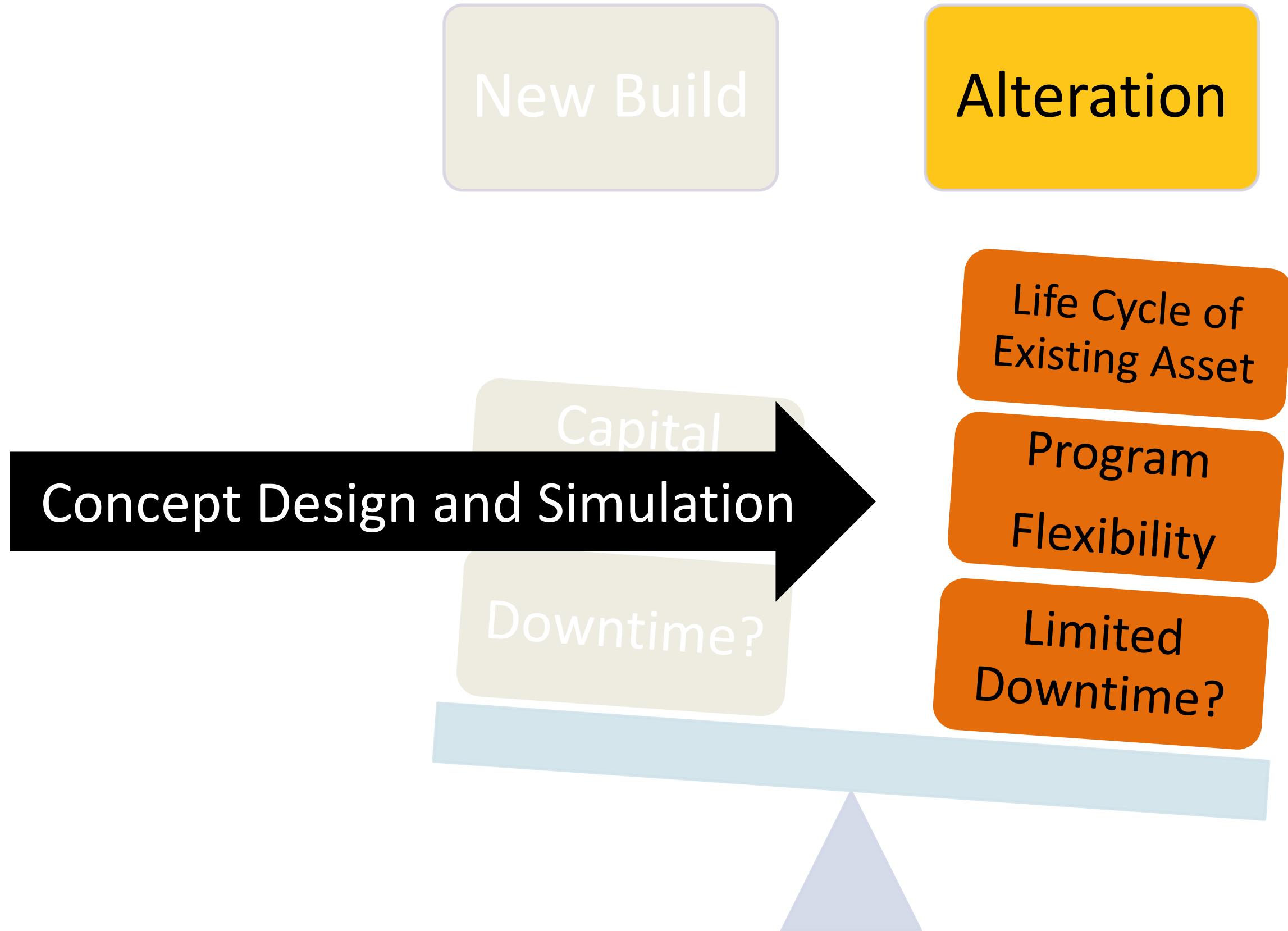


- Manpower
- Adjacencies
- GTA
- Automation
- Energy Use



Facility Longevity

- Life Safety
- Accessibility
- Structural Integrity
- Hazmat
- Technology





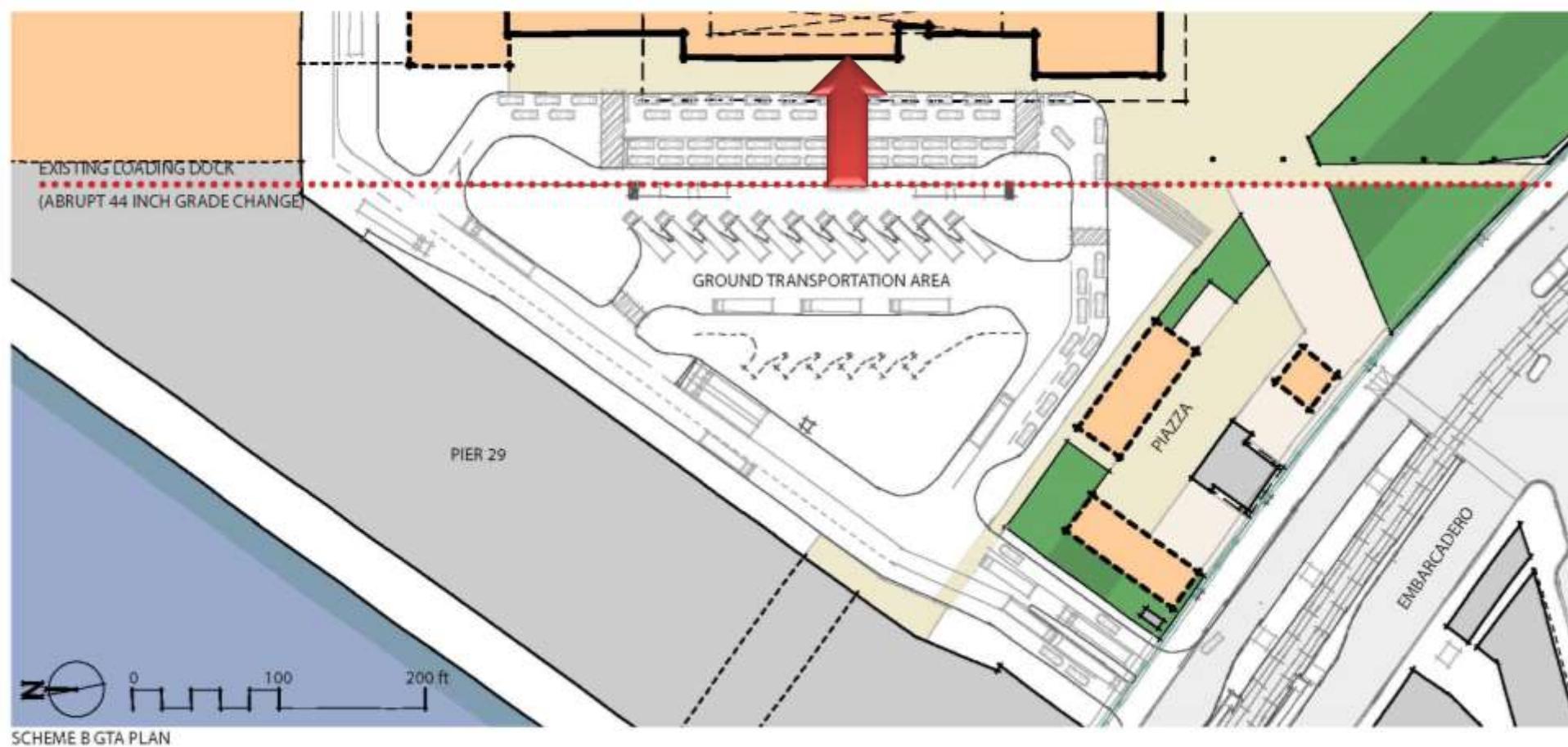
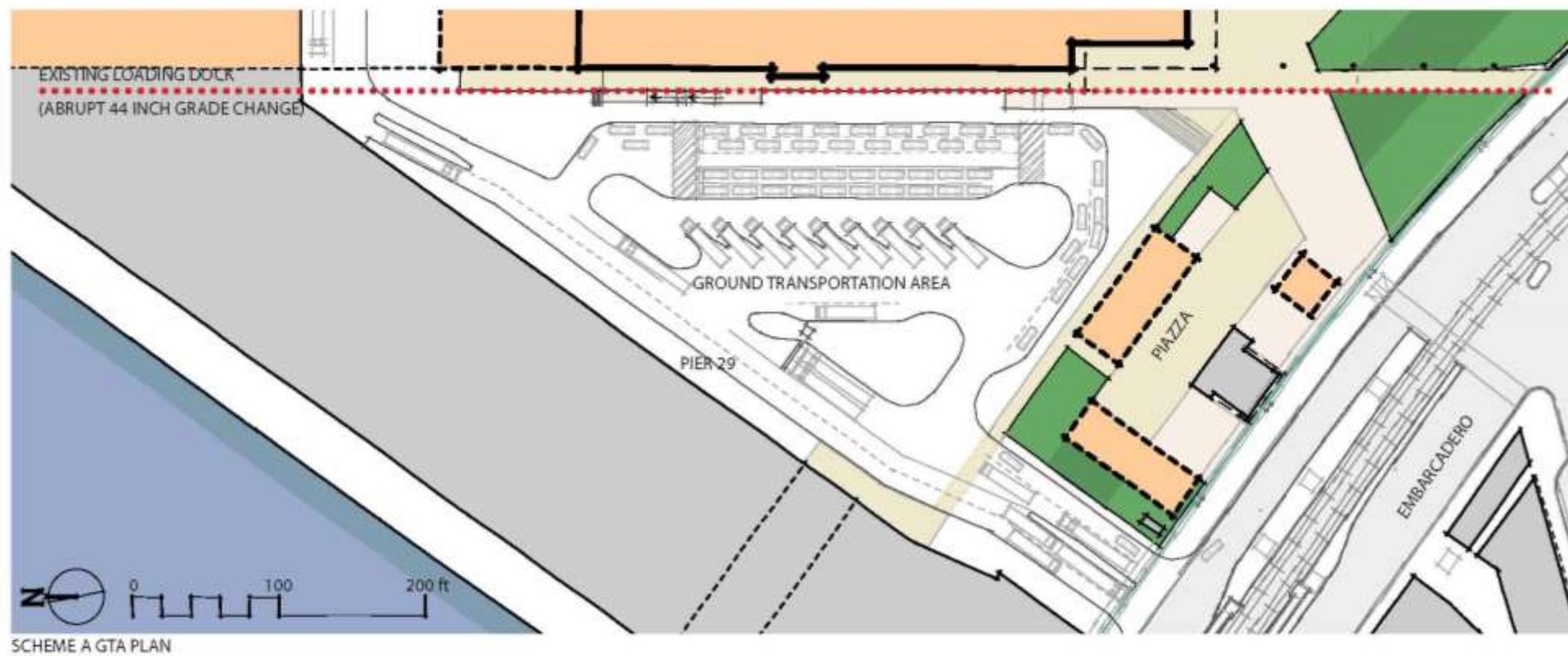
Bermello Ajamil & Partners, Inc.

San Francisco Pier 27



Bermello Ajamil & Partners, Inc.

San Francisco Pier 27



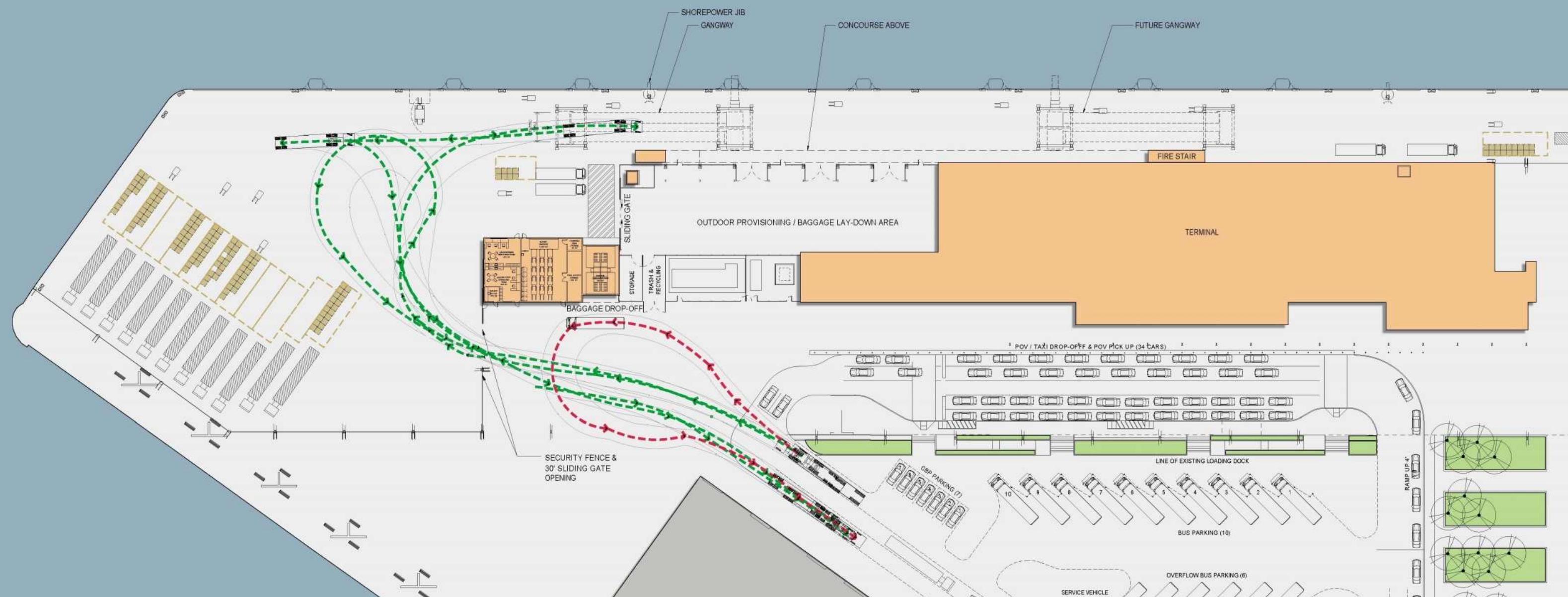
Bermello Ajamil & Partners, Inc.

San Francisco Pier 27



Bermello Ajamil & Partners, Inc.

San Francisco Pier 27



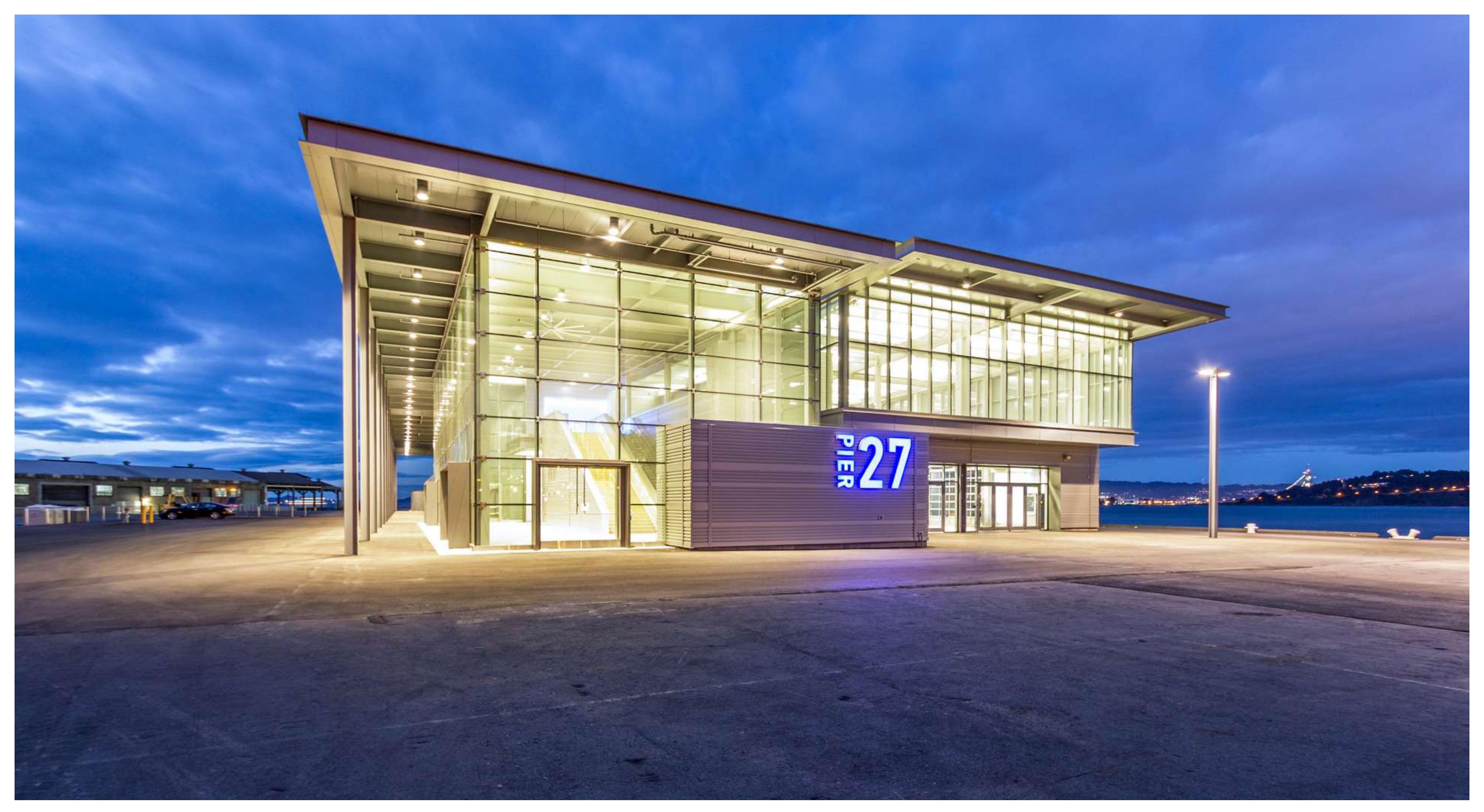
Bermello Ajamil & Partners, Inc.

San Francisco Pier 27



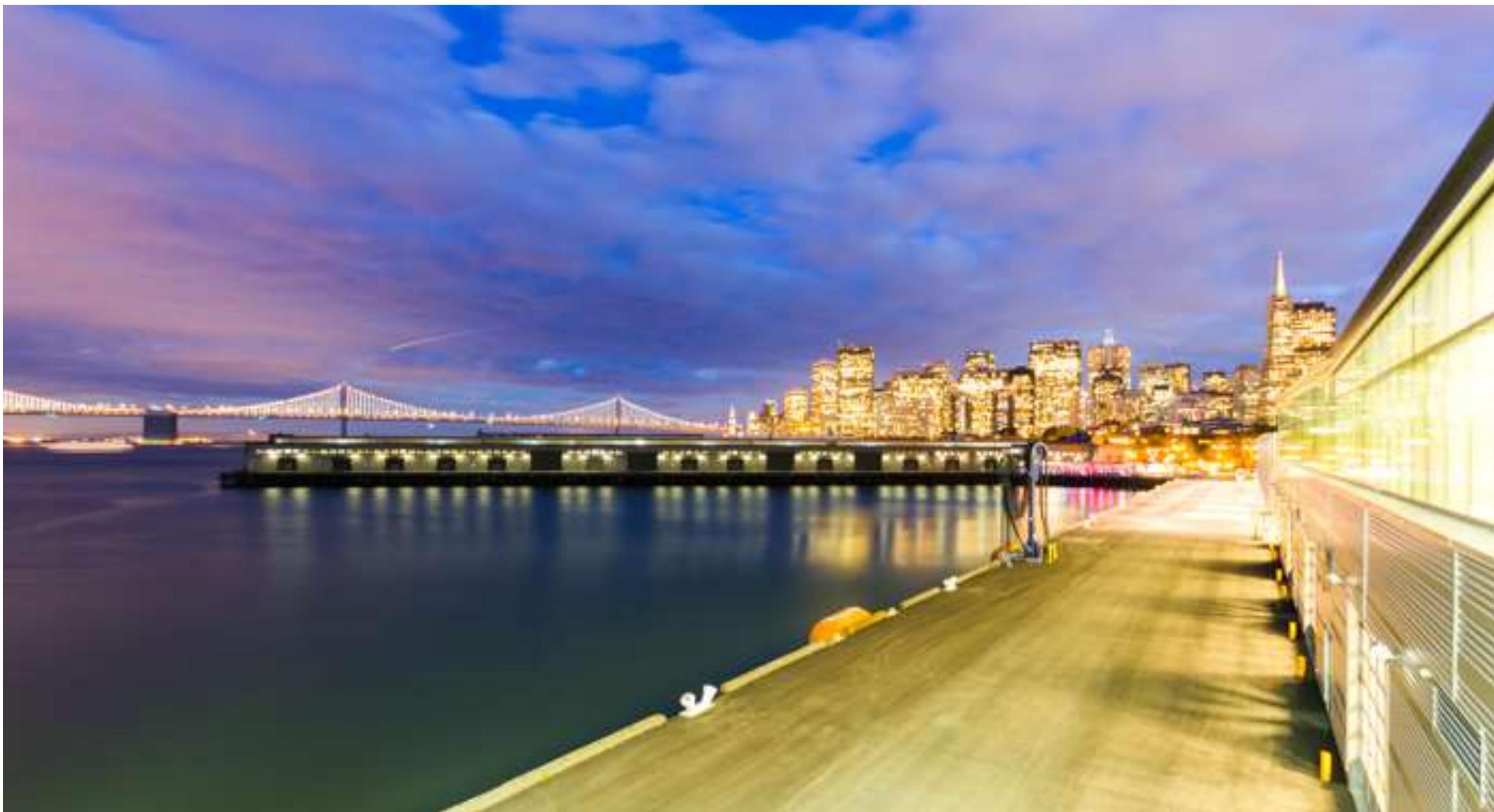
Bermello Ajamil & Partners, Inc.

San Francisco Pier 27



Bermello Ajamil & Partners, Inc.

San Francisco Pier 27



Bermello Ajamil & Partners, Inc.

San Francisco Pier 27

Terminal modernization drivers



Technical Constraints

- Larger Ships
- Pax Throughput
- Gangway
- Shore Power
- Security/CBP

Operational Efficiency

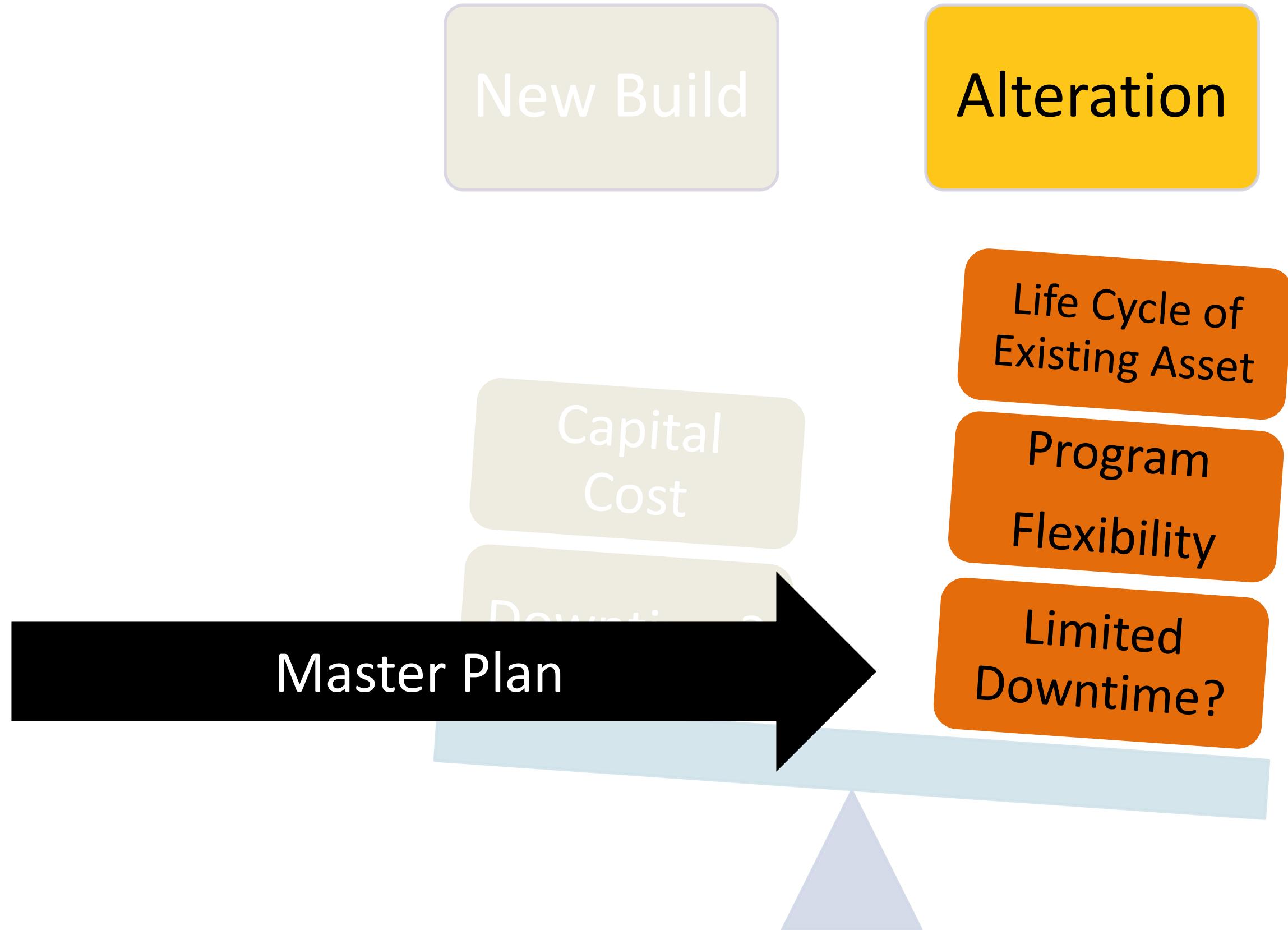


- Manpower
- Adjacencies
- GTA
- Automation
- Energy Use



Facility Longevity

- Life Safety
- Accessibility
- Structural Integrity
- Hazmat
- Technology



Bermello Ajamil & Partners, Inc.

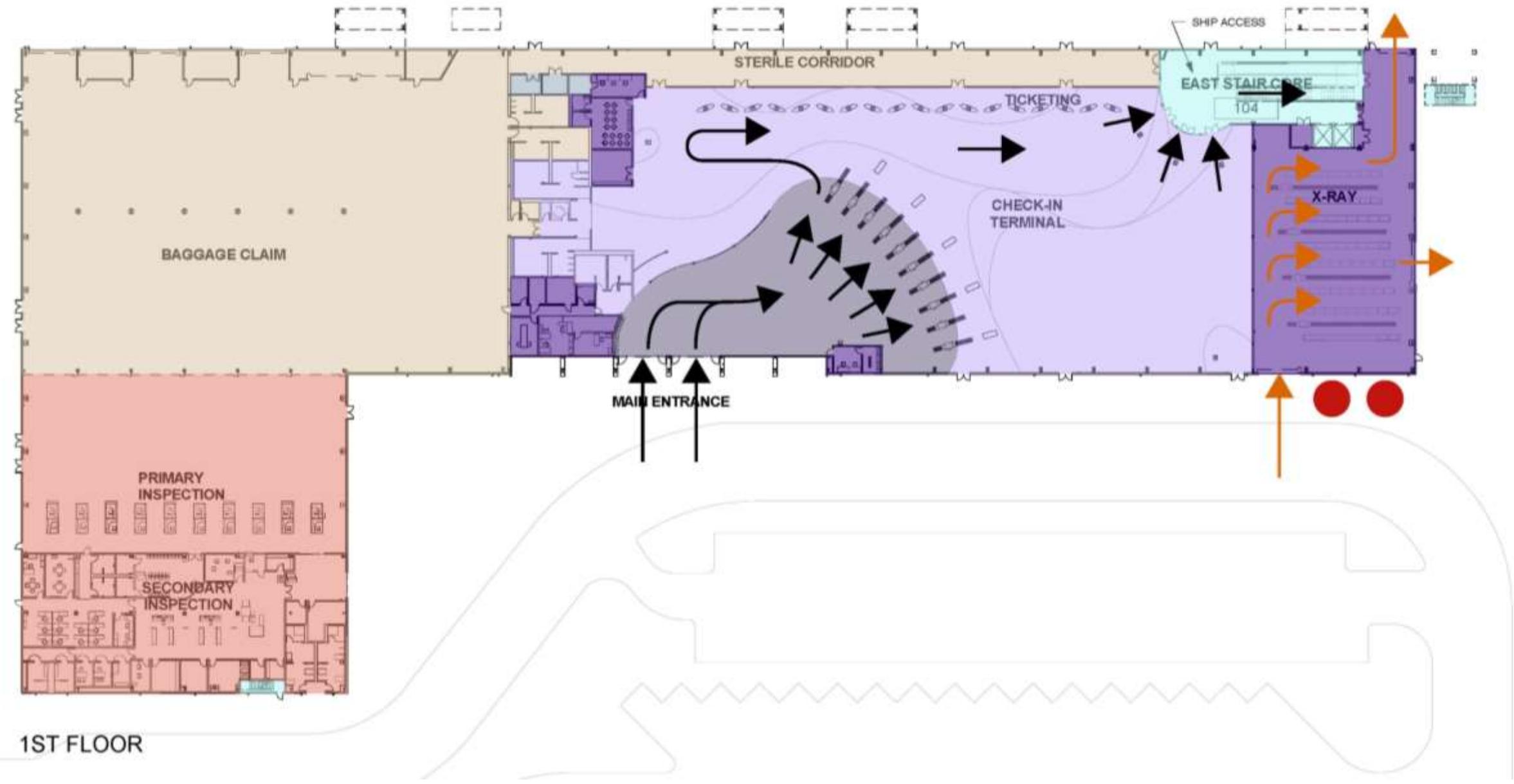
Cost Mitigation Strategies



Cape Liberty Cruise Terminal



Bermello Ajamil & Partners, Inc.

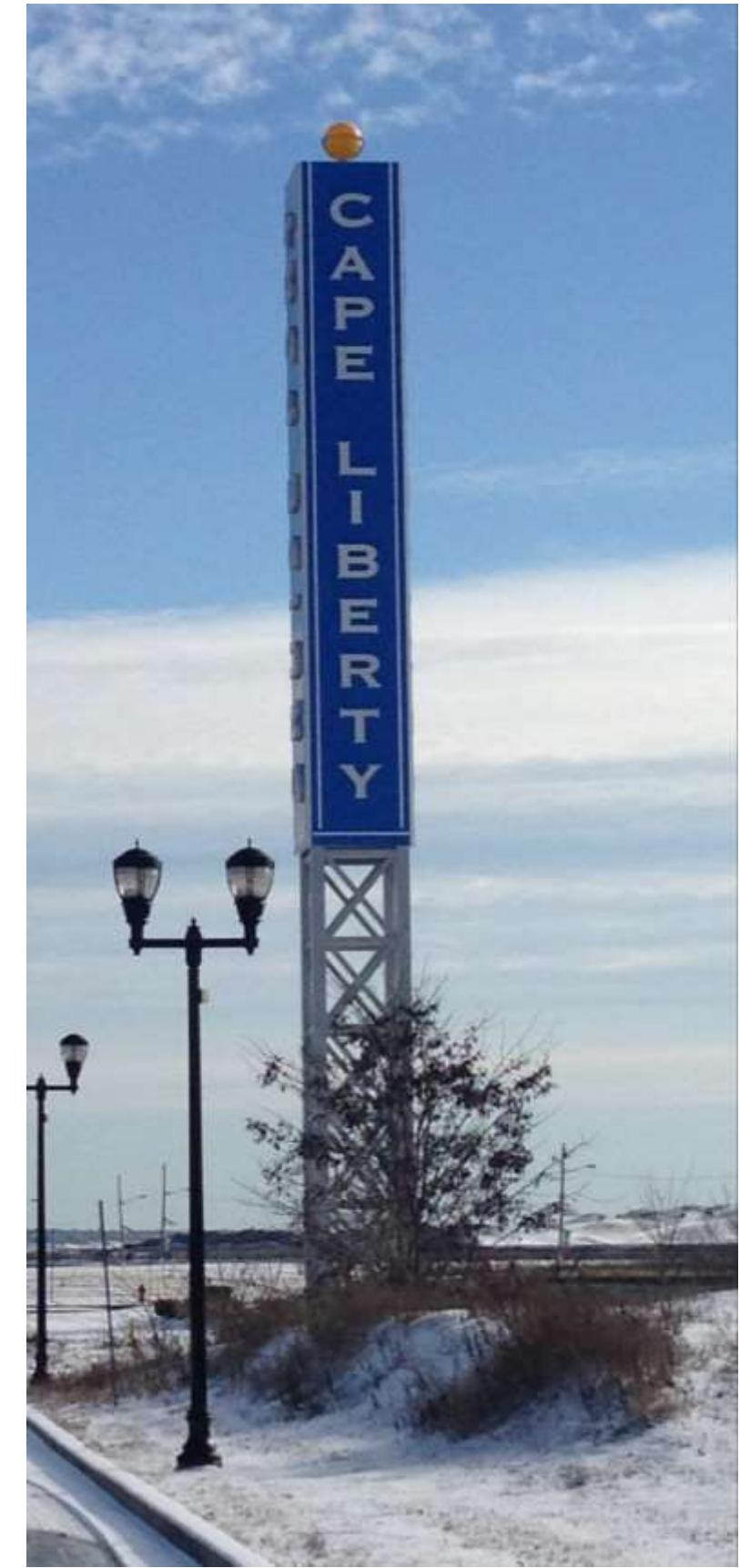


LEGEND	
	LOBBY & SECURITY SCREENING
	EMBARKATION - CHECK-IN
	OPERATIONS
	VERTICAL CIRCULATION
	PASSENGER BOARDING BRIDGE
	MEP SYSTEMS
	DISEMBARKATION
	CUSTOMS AND BORDER PATROL
●	BAGGAGE DROP-OFF
→	PASSENGER FLOW - EMBARK
→	PASSENGER FLOW - DISEMBARK
→	BAGGAGE FLOW



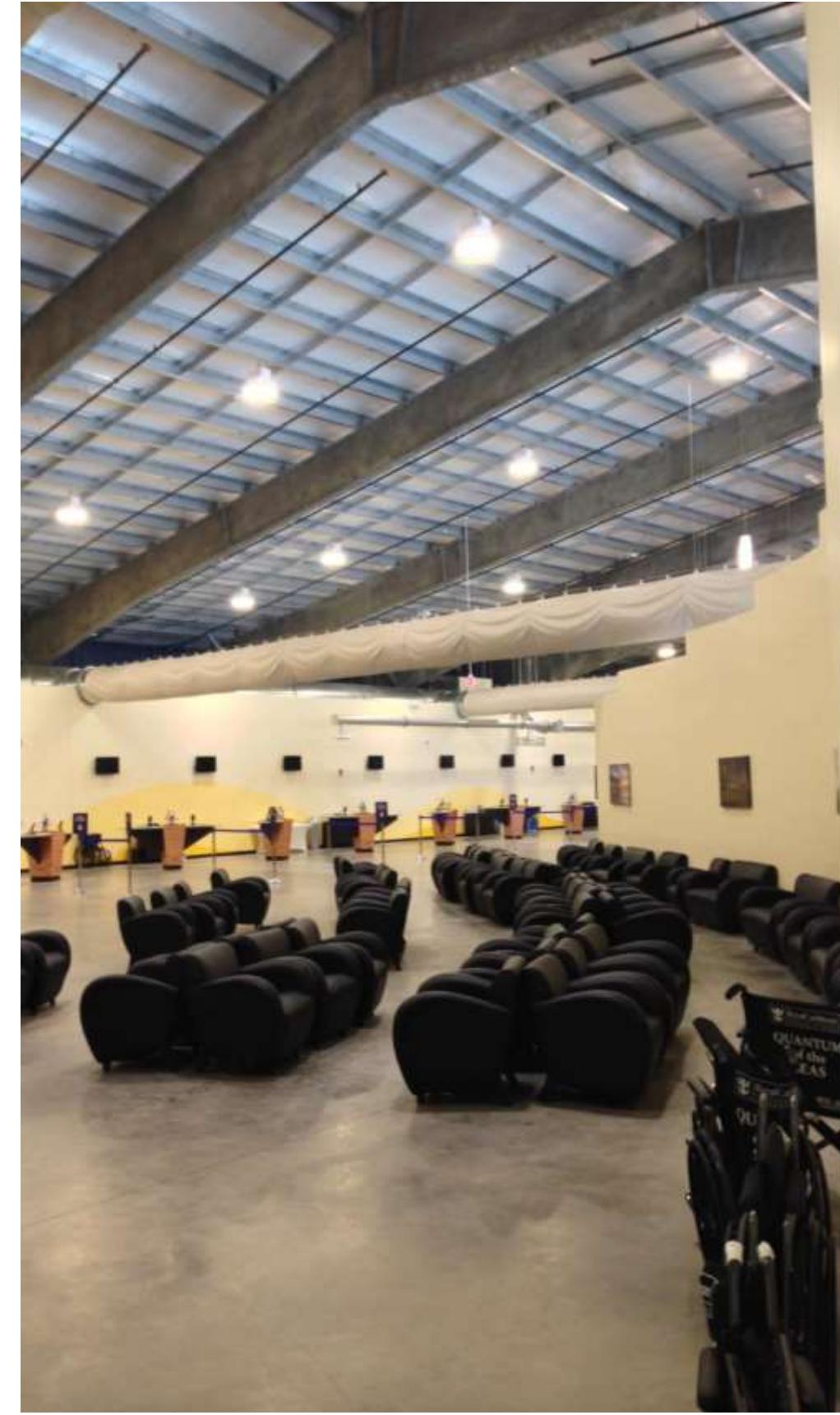
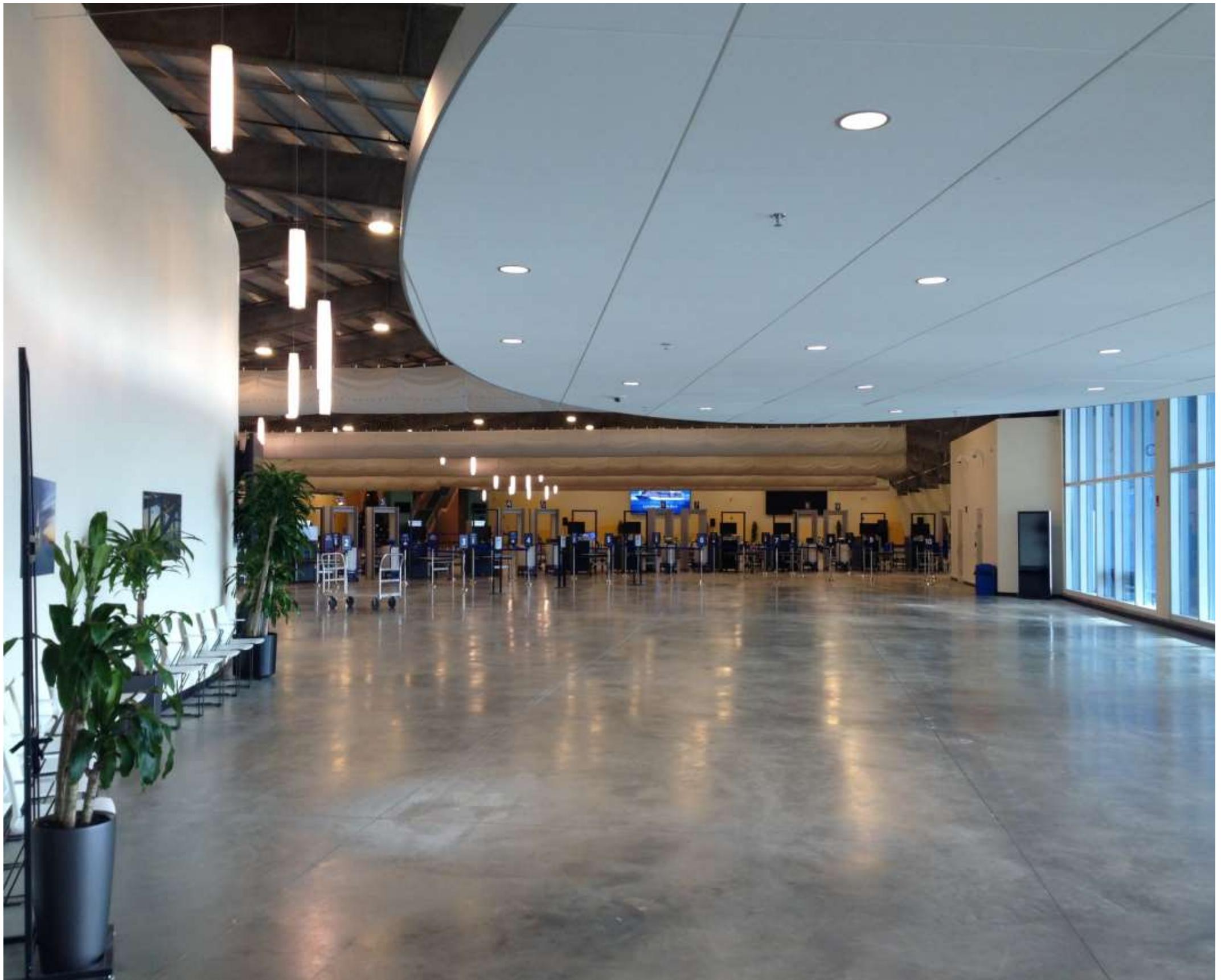
Bermello Ajamil & Partners, Inc.

Cape Liberty Cruise Terminal



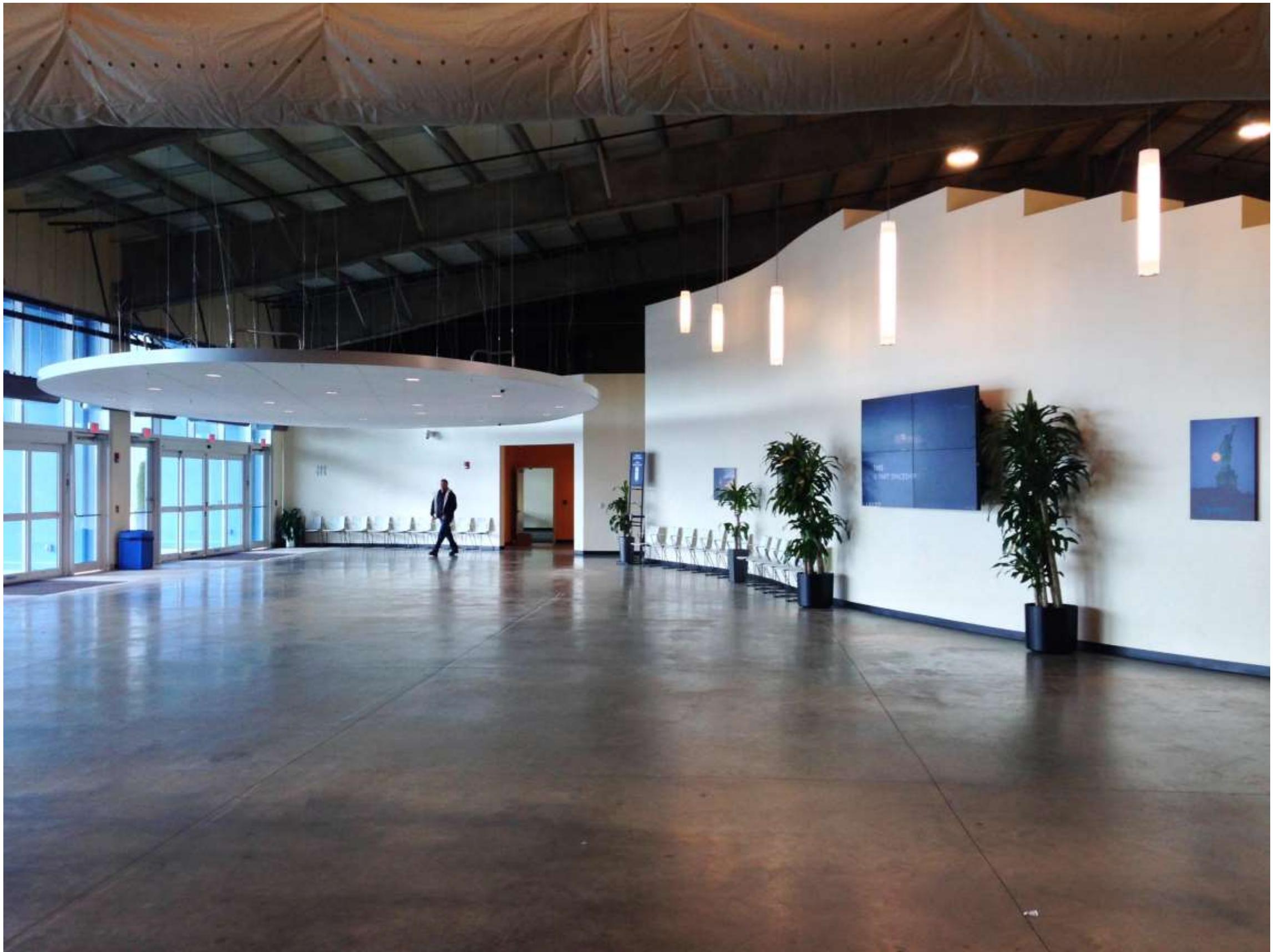
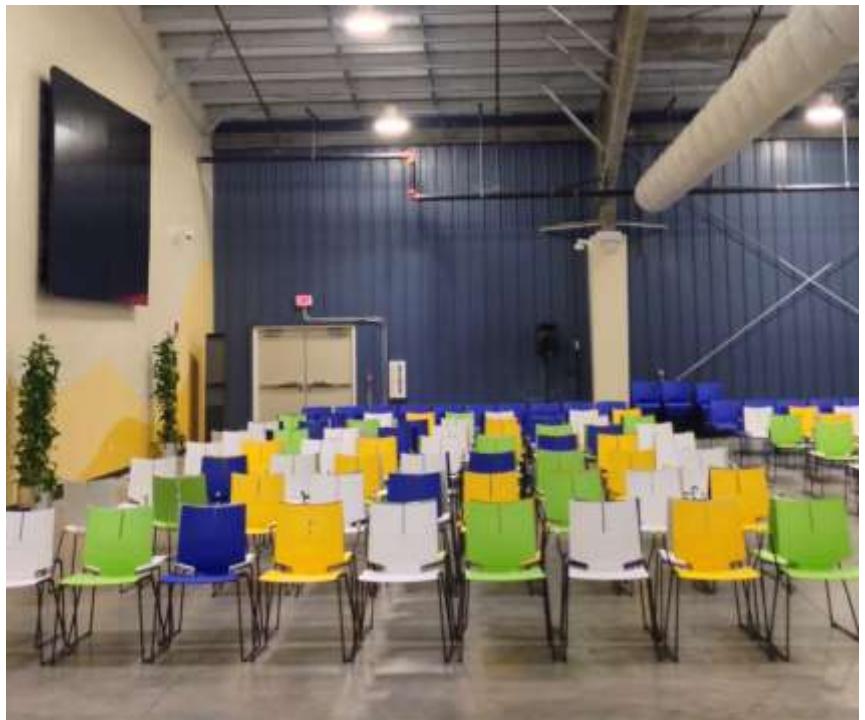
Bermello Ajamil & Partners, Inc.

Cape Liberty Cruise Terminal



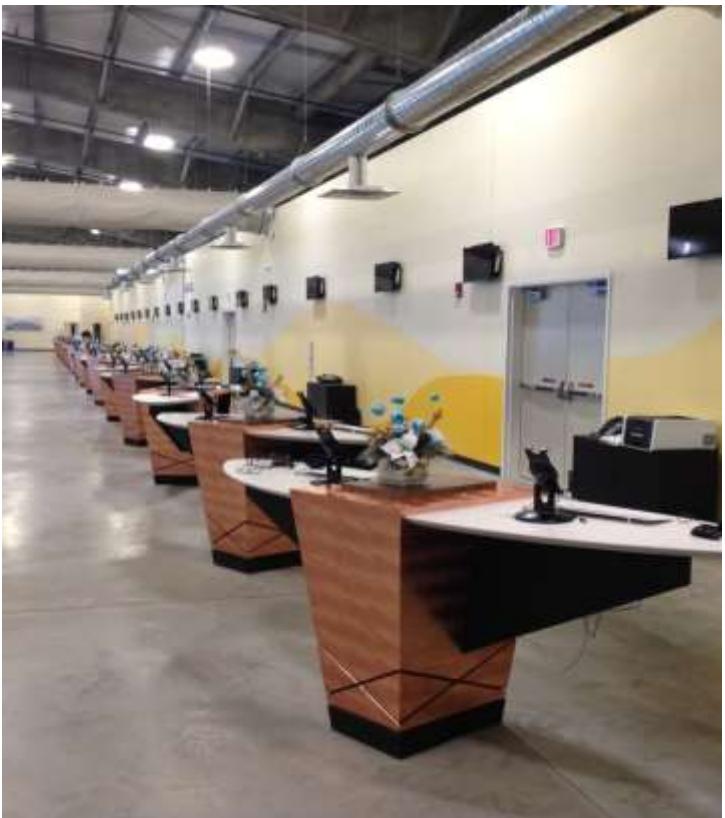
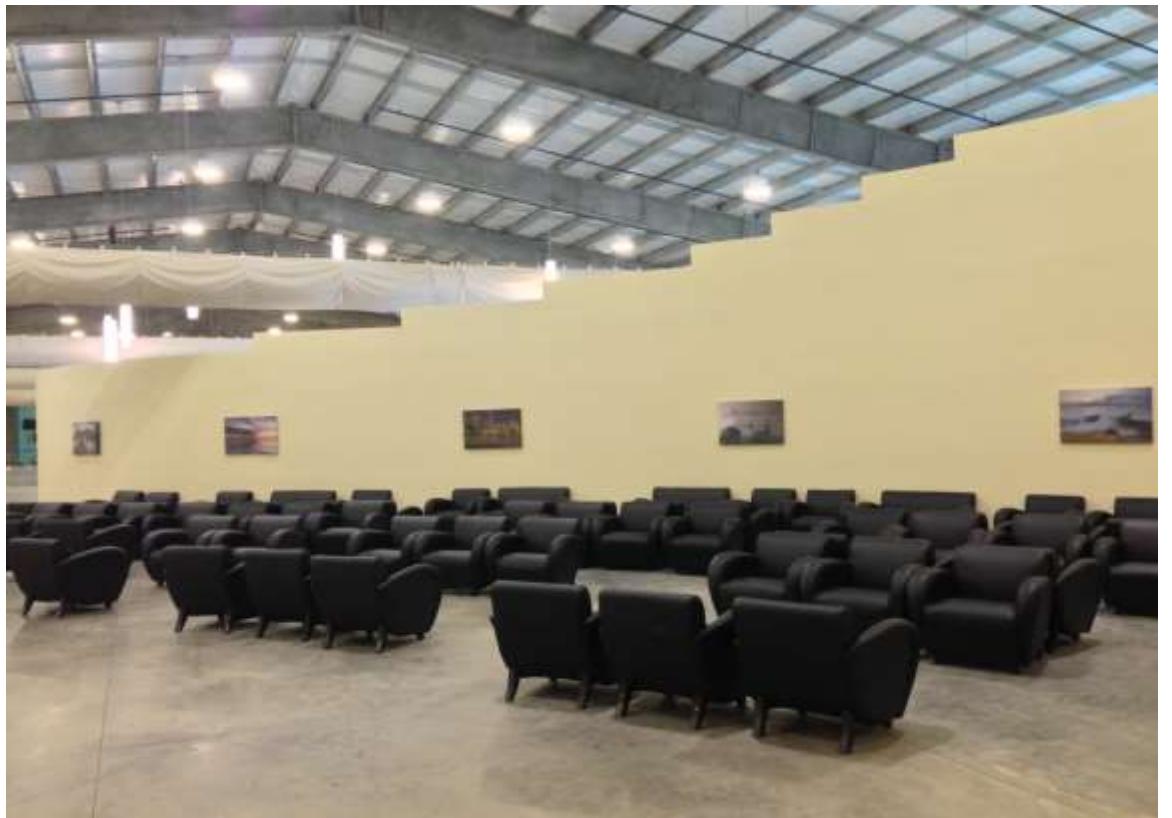
Bermello Ajamil & Partners, Inc.

Cape Liberty Cruise Terminal



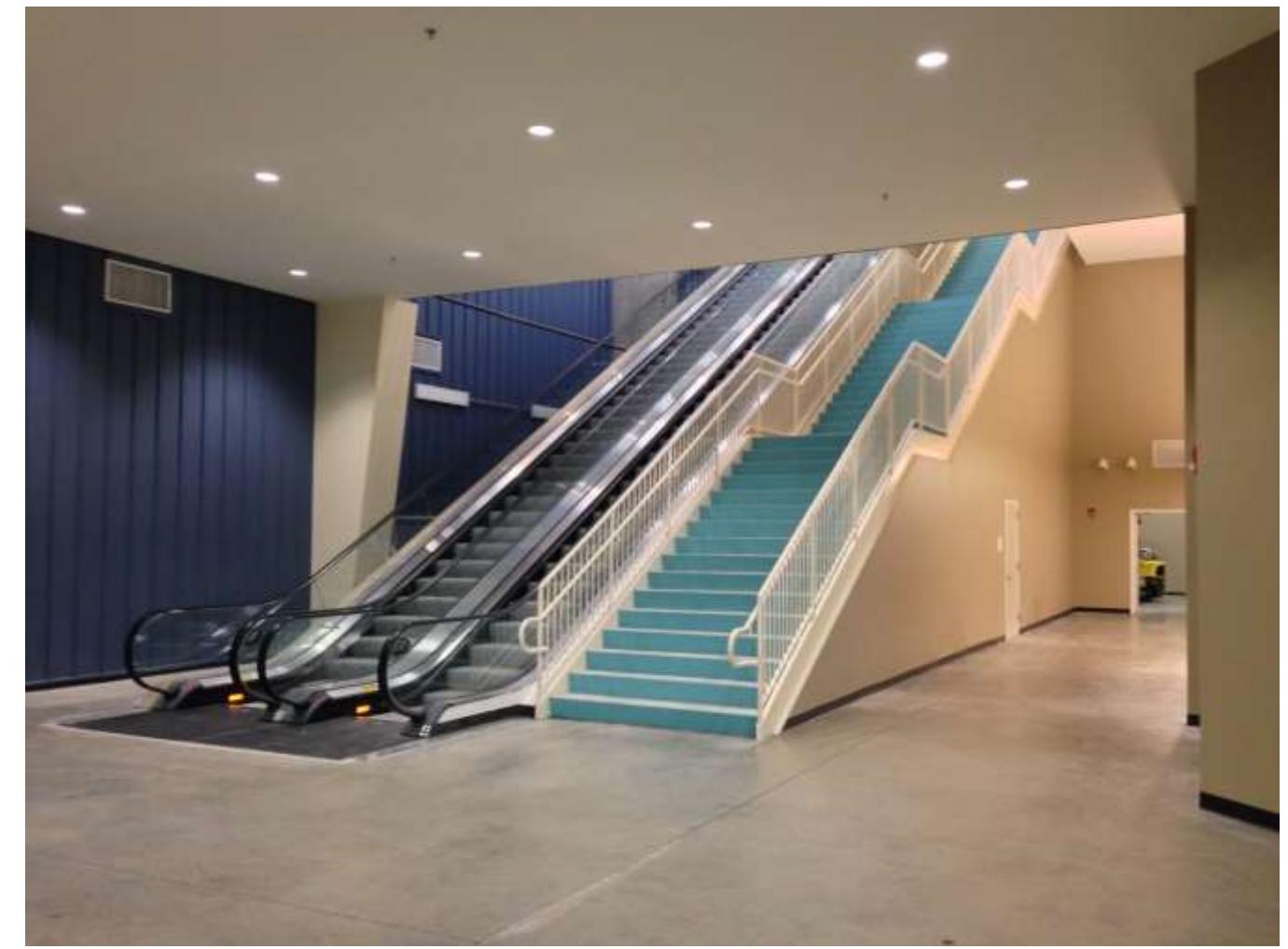
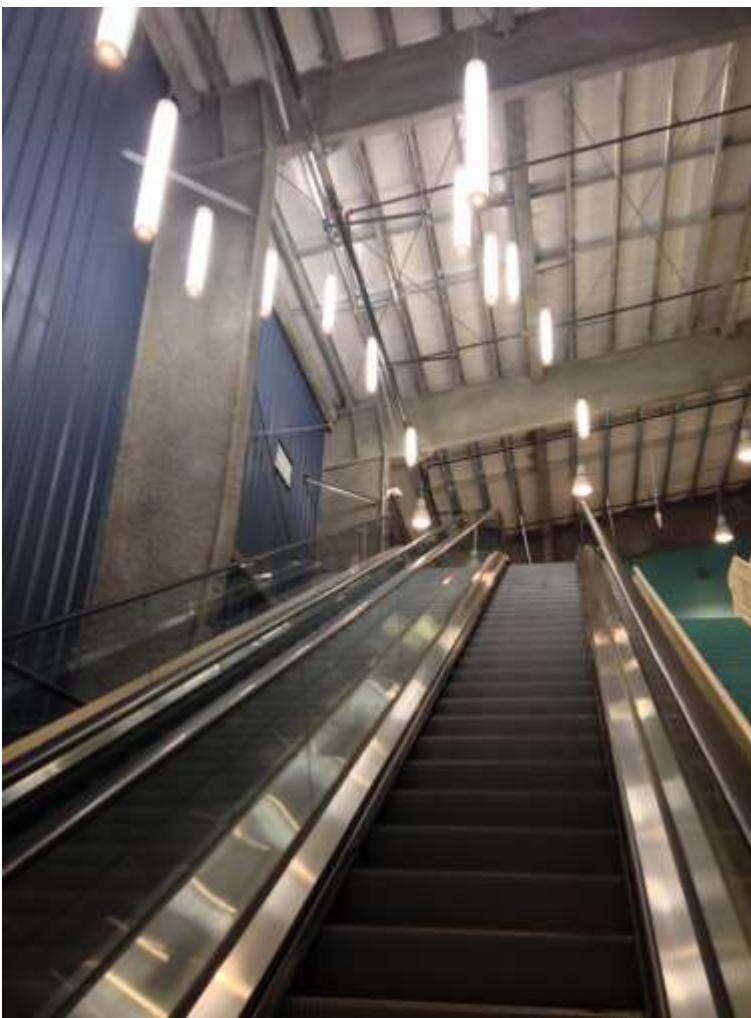
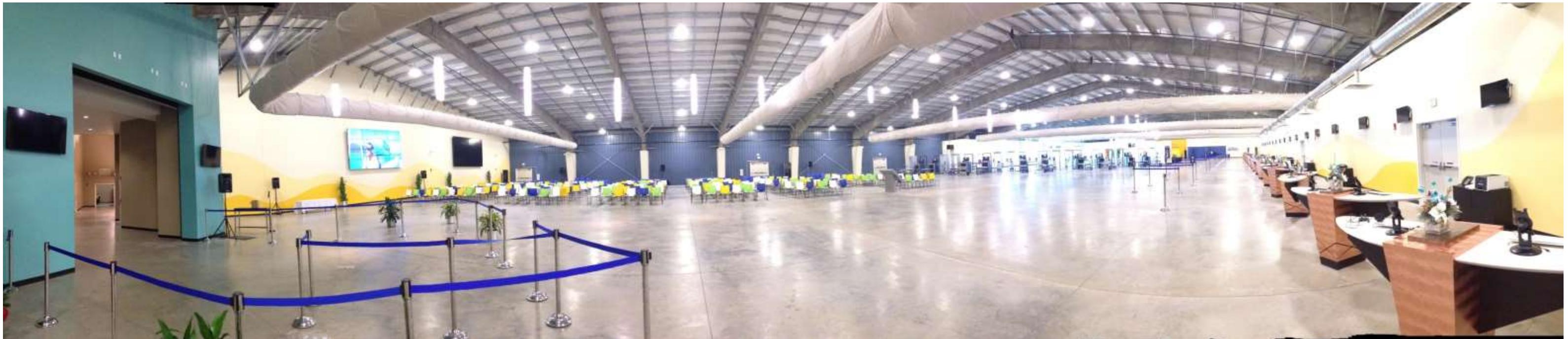
Bermello Ajamil & Partners, Inc.

Cape Liberty Cruise Terminal



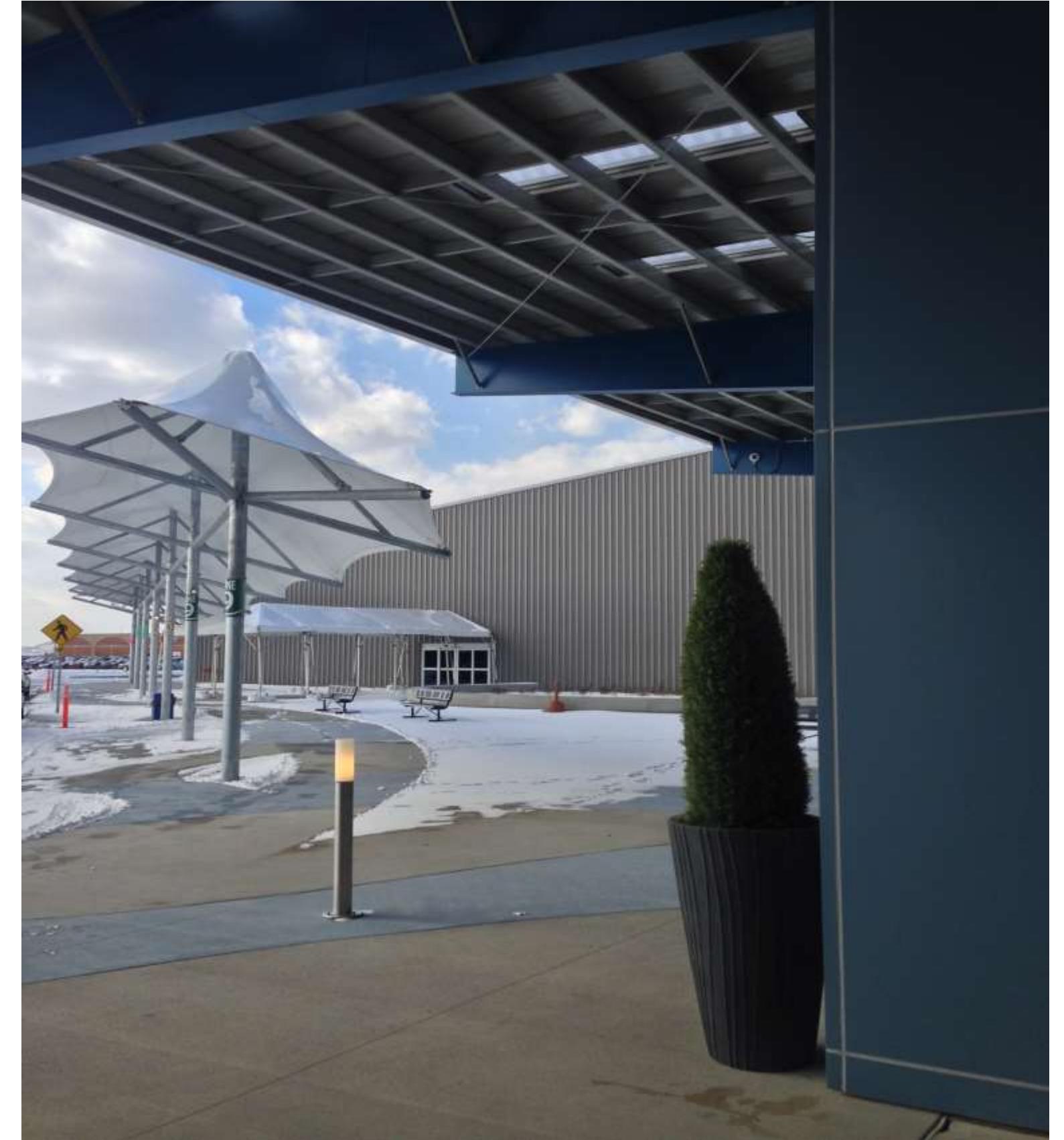
Bermello Ajamil & Partners, Inc.

Cape Liberty Cruise Terminal



Bermello Ajamil & Partners, Inc.

Cape Liberty Cruise Terminal



Bermello Ajamil & Partners, Inc.

Cape Liberty Cruise Terminal

Terminal modernization drivers



Technical Constraints

- Larger Ships
- Pax Throughput
- Gangway
- Shore Power
- Security/CBP

Operational Efficiency



- Manpower
- Adjacencies
- GTA
- Automation
- Energy Use



Facility Longevity

- Life Safety
- Accessibility
- Structural Integrity
- Hazmat
- Technology

New Build

Alteration

Analysis, Testing and Inspections

Capital
Cost

Downtime?

Life Cycle of
Existing Asset

Program
Flexibility

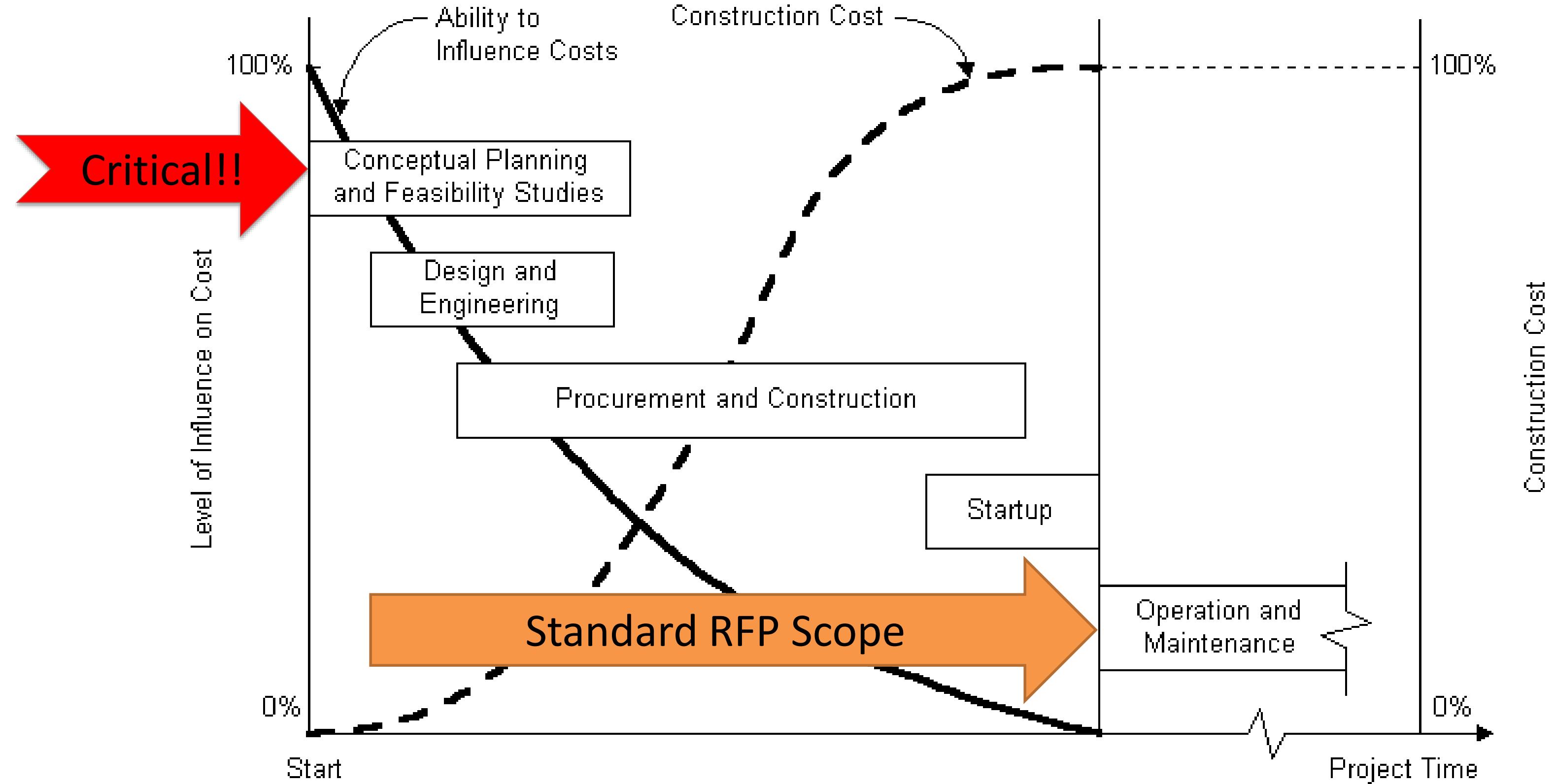
Limited
Downtime?

Unforeseen
Conditions!



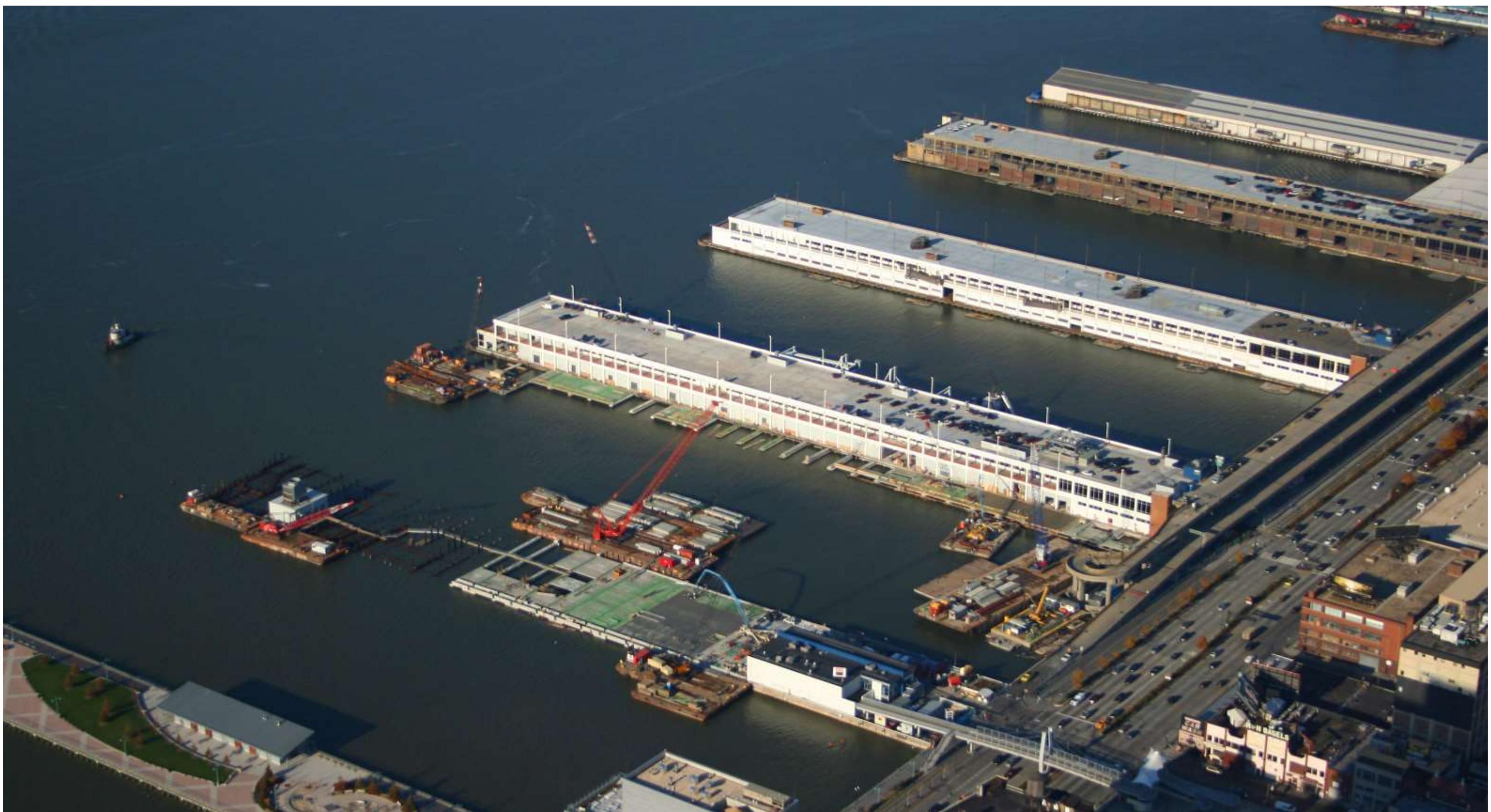
Bermello Ajamil & Partners, Inc.

Cost Mitigation Strategies



Bermello Ajamil & Partners, Inc.

Cost Influence - Law of Diminishing Returns



Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



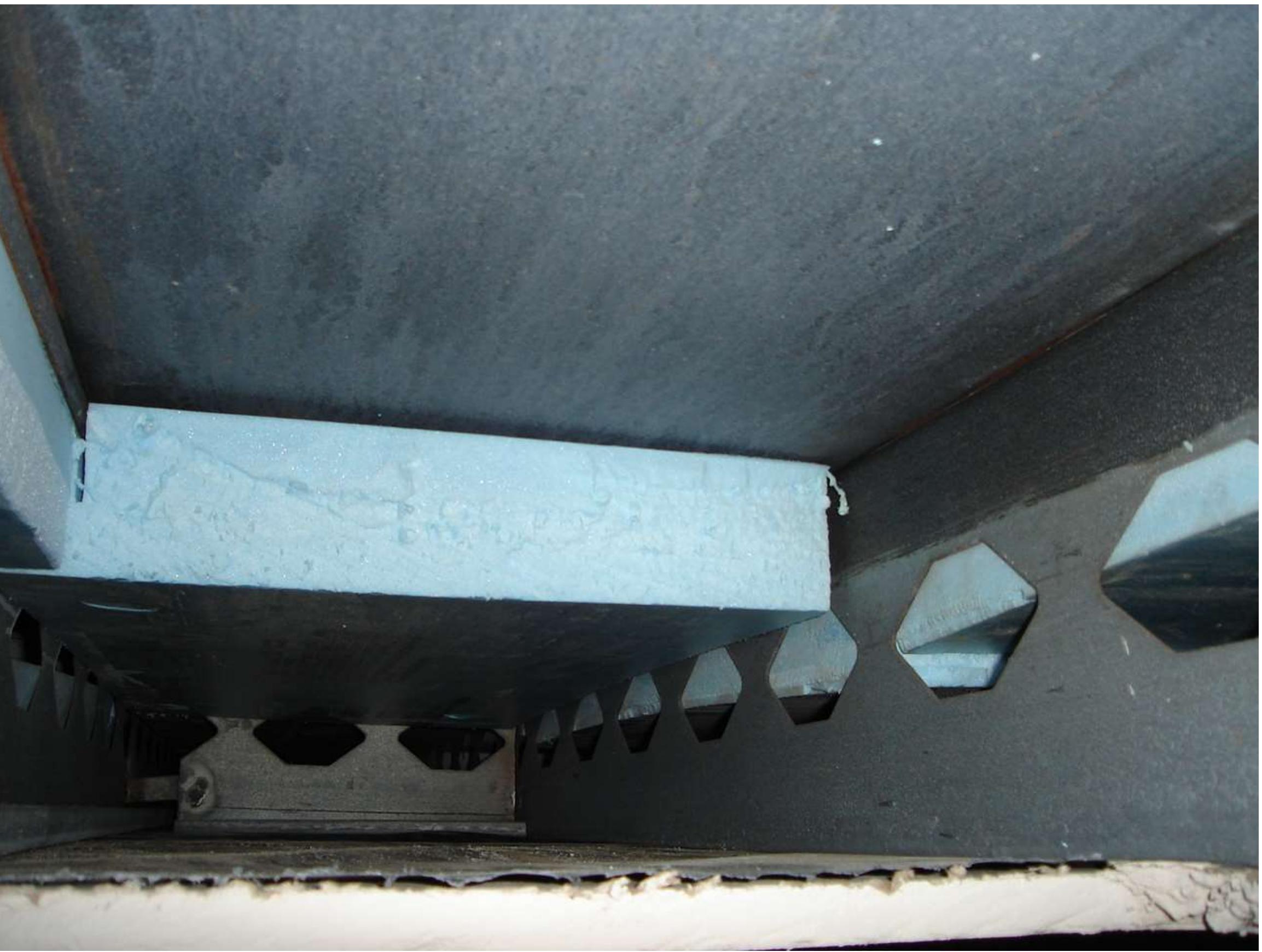
Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



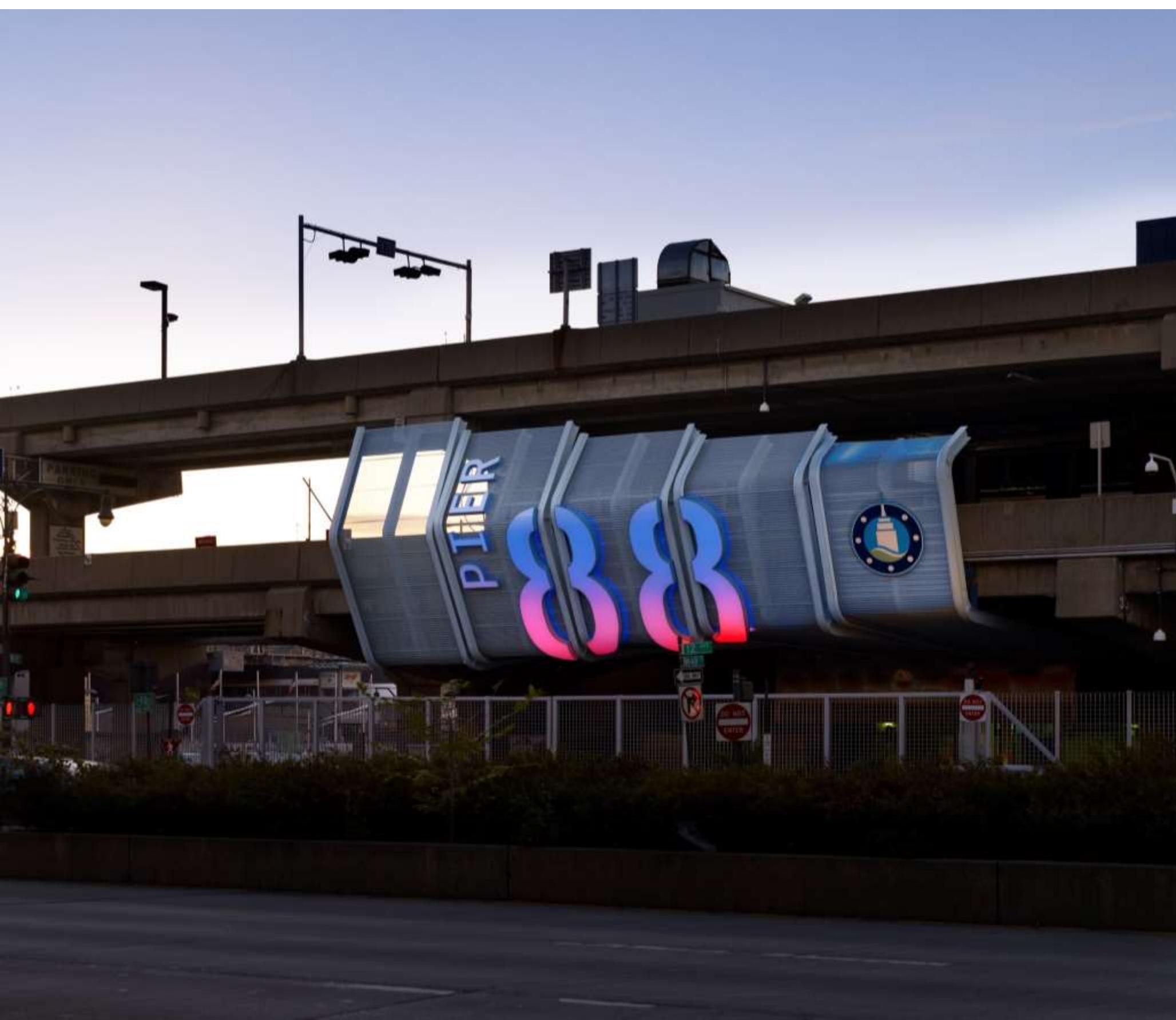
Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



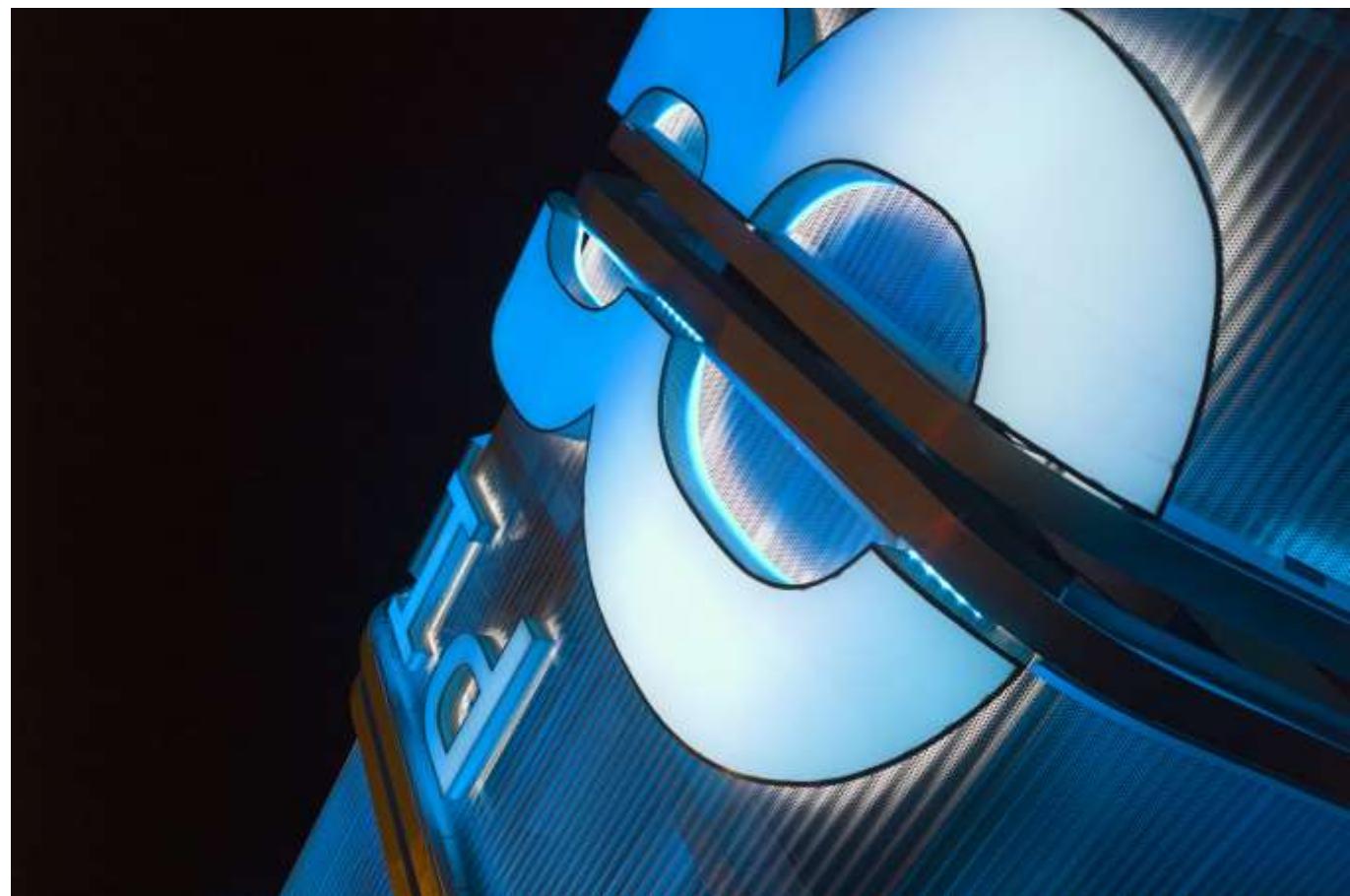
Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



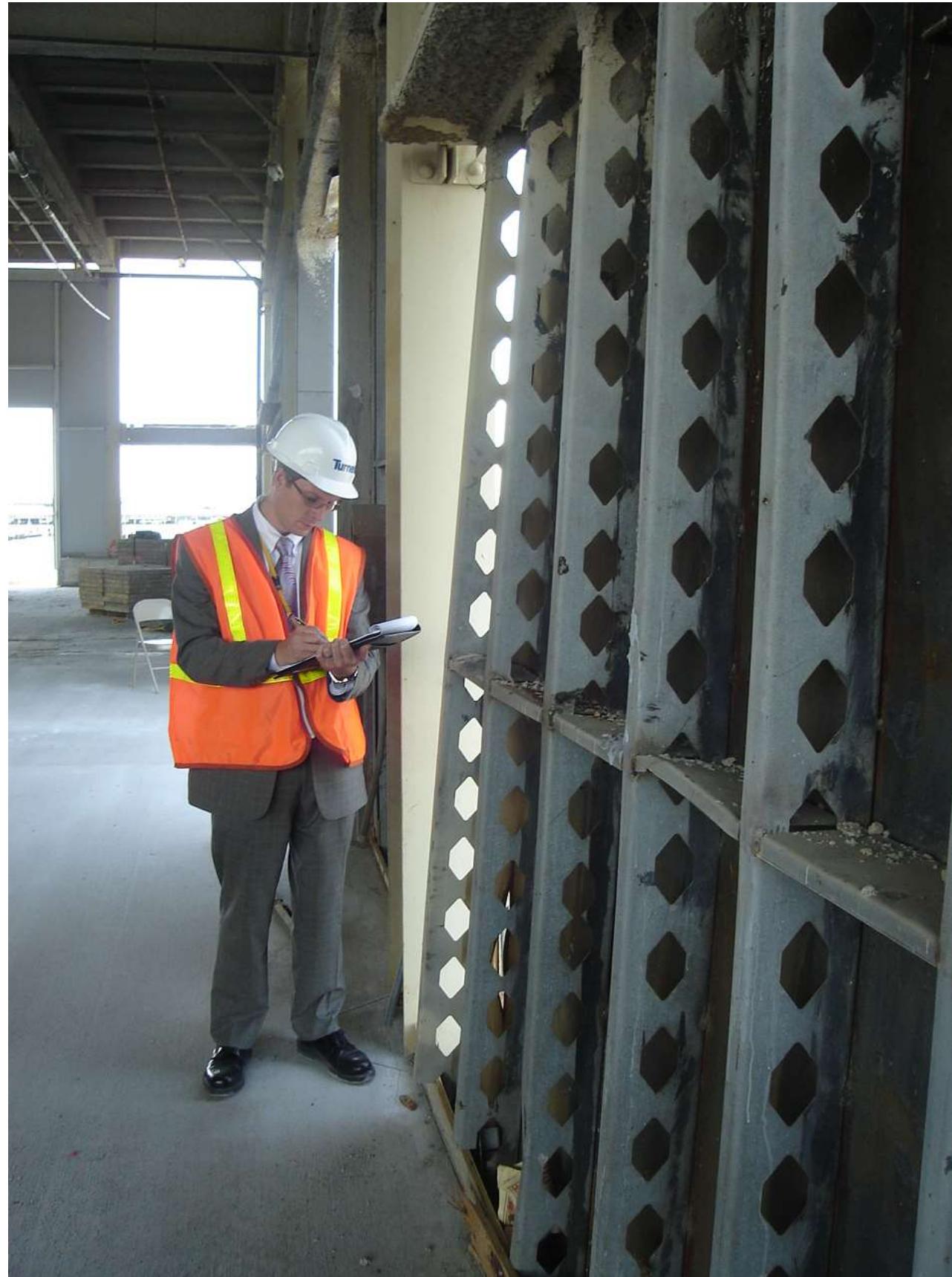
Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



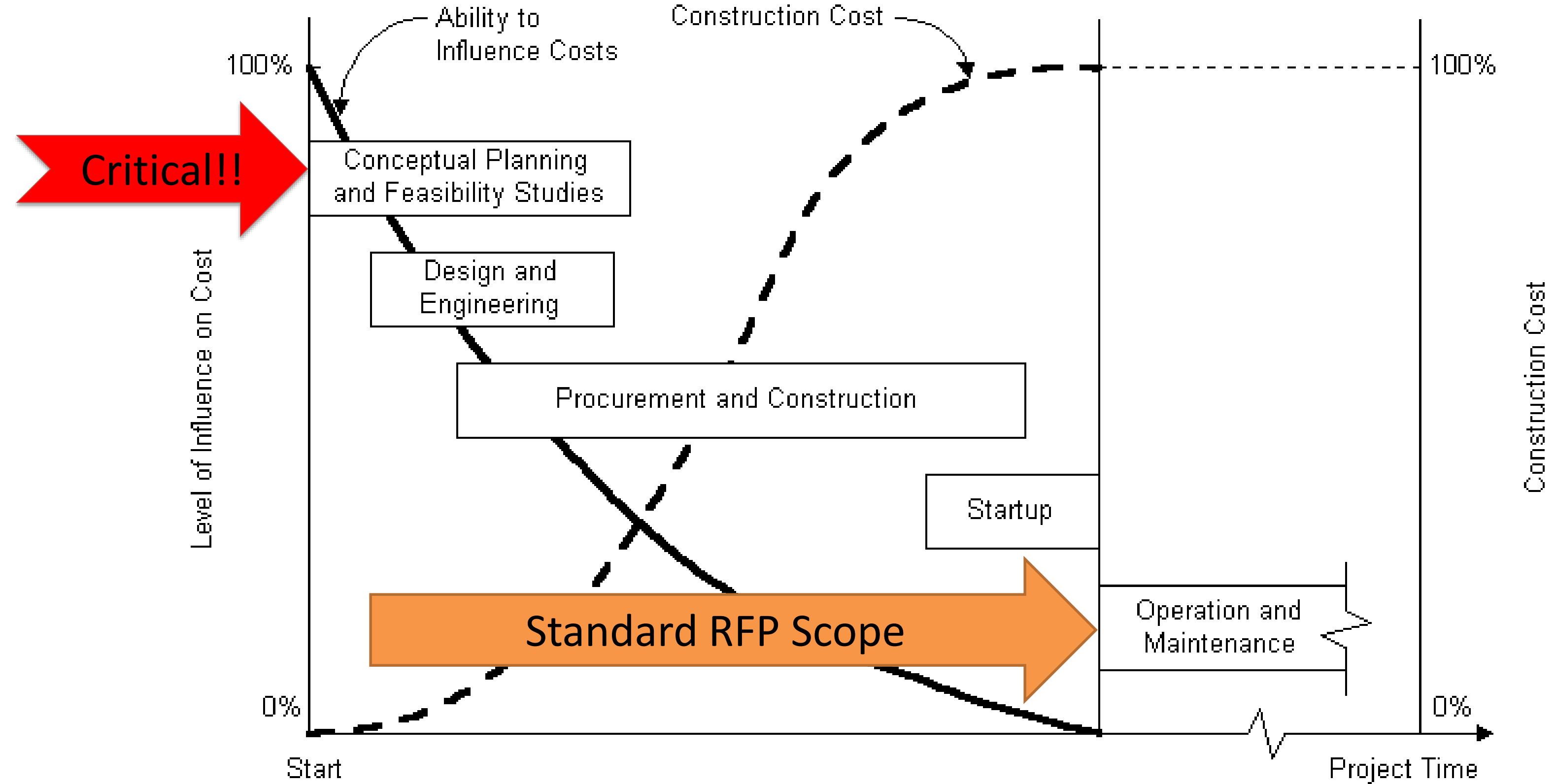
Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



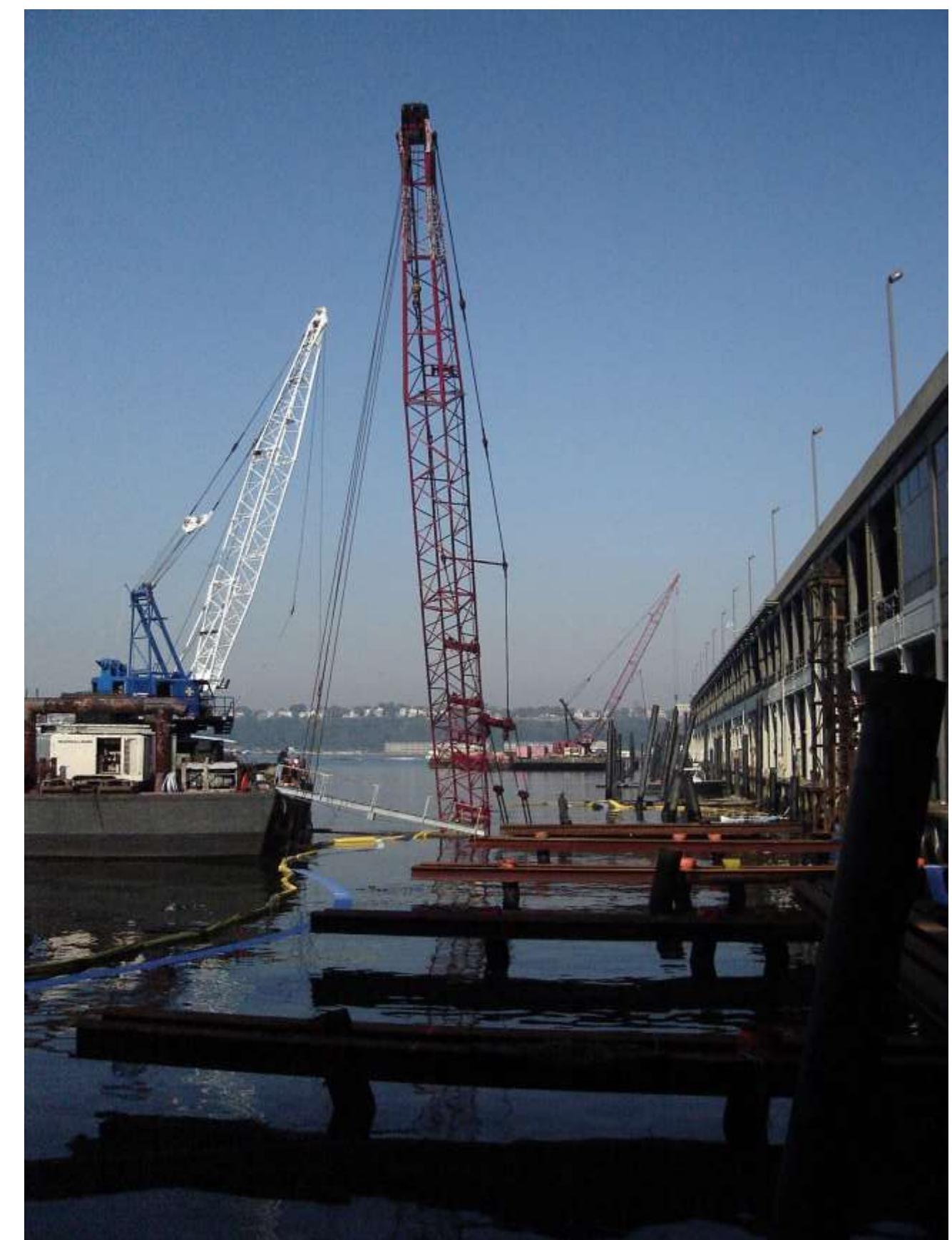
Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan



Bermello Ajamil & Partners, Inc.

Cost Influence - Law of Diminishing Returns



Bermello Ajamil & Partners, Inc.

Case Studies – Piers 88 & 90 - Manhattan

2015 AAPA CRUISE SEMINAR

TO BUILD OR NOT TO BUILD? ASSESSING YOUR ASSETS



Bermello Ajamil & Partners, Inc.

Jim Rowe, AIA