

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



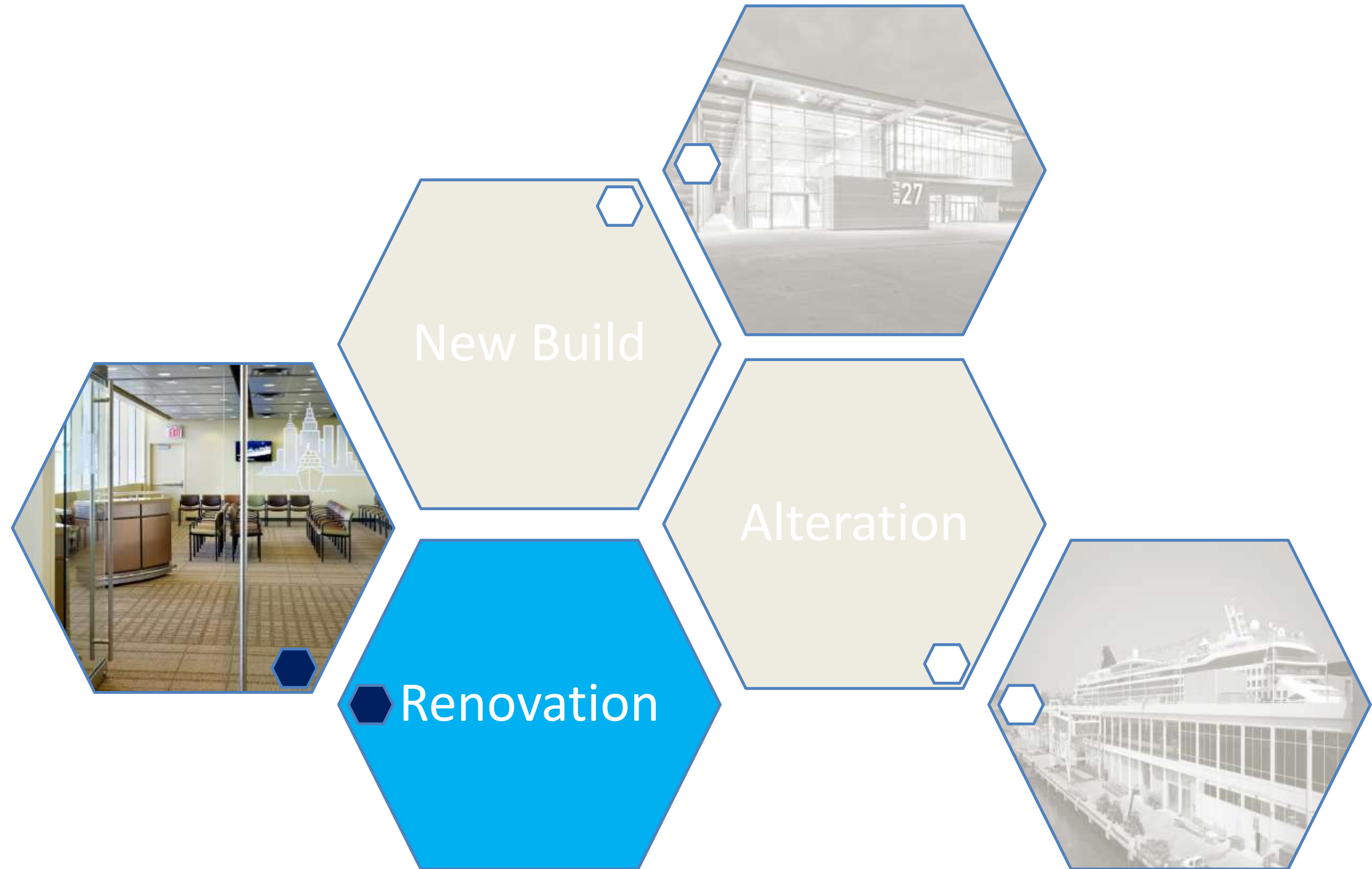
Operational Efficiency

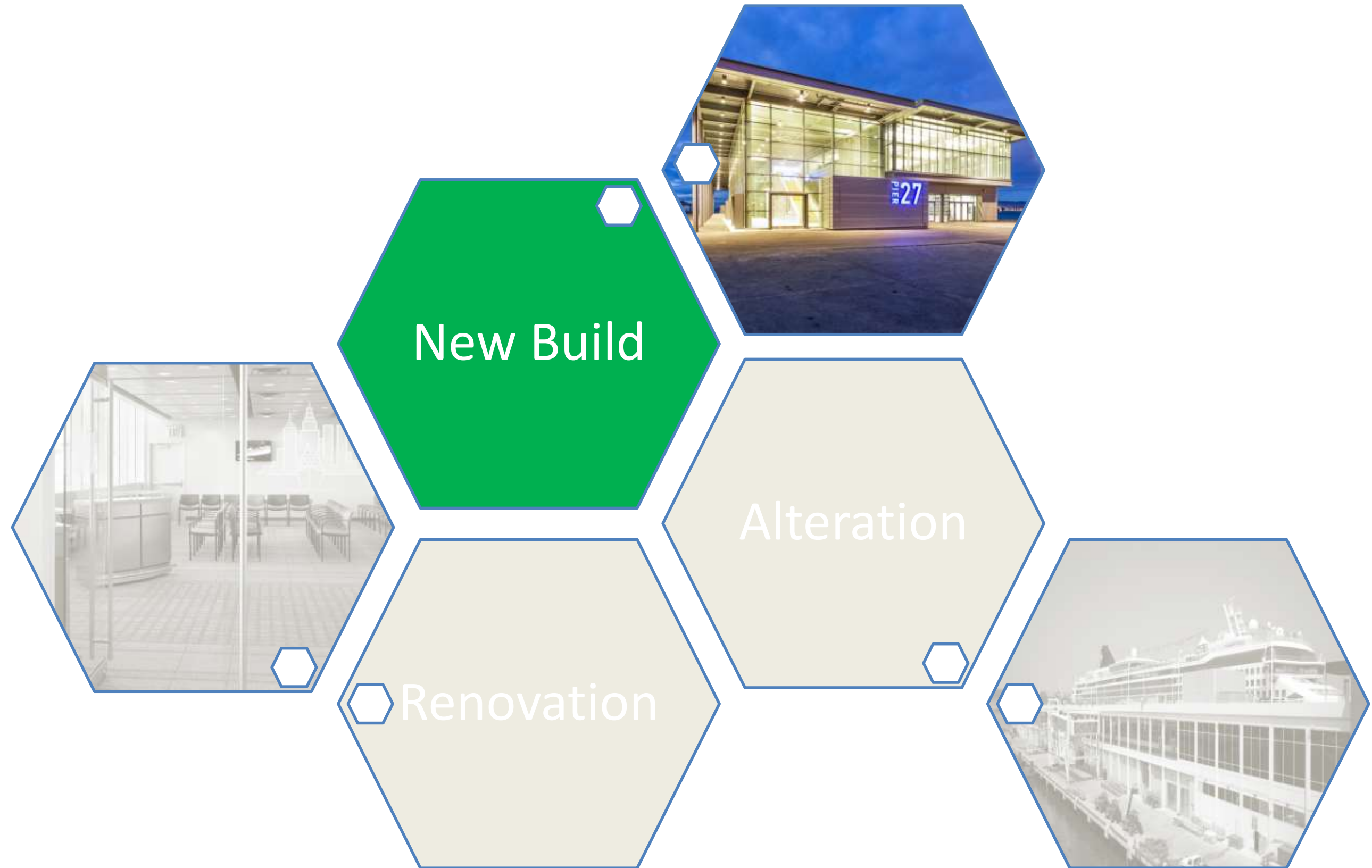
- Manpower
- Adjacencies
- GTA
- Automation
- Energy Use



Facility Longevity

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









New Build

Alteration

Capital
Cost

Downtime?

Life Cycle of
Existing Asset

Program
Flexibility

Limited
Downtime?

Unforeseen
Conditions!

New Build

Alteration

Analysis, Testing and Inspections

Capital

Concept Design and Simulation

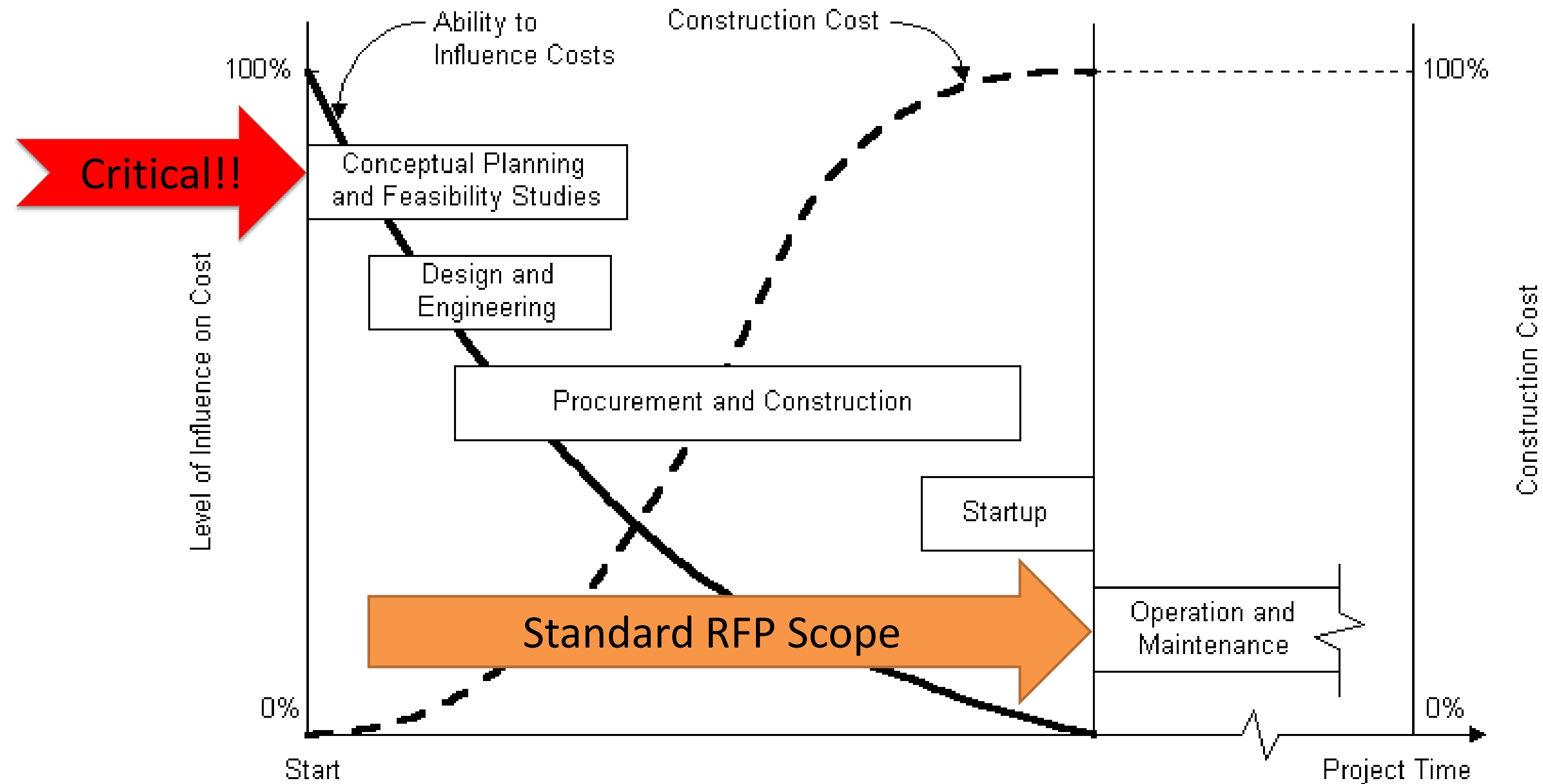
Downtime

Master Plan

Life Cycle of
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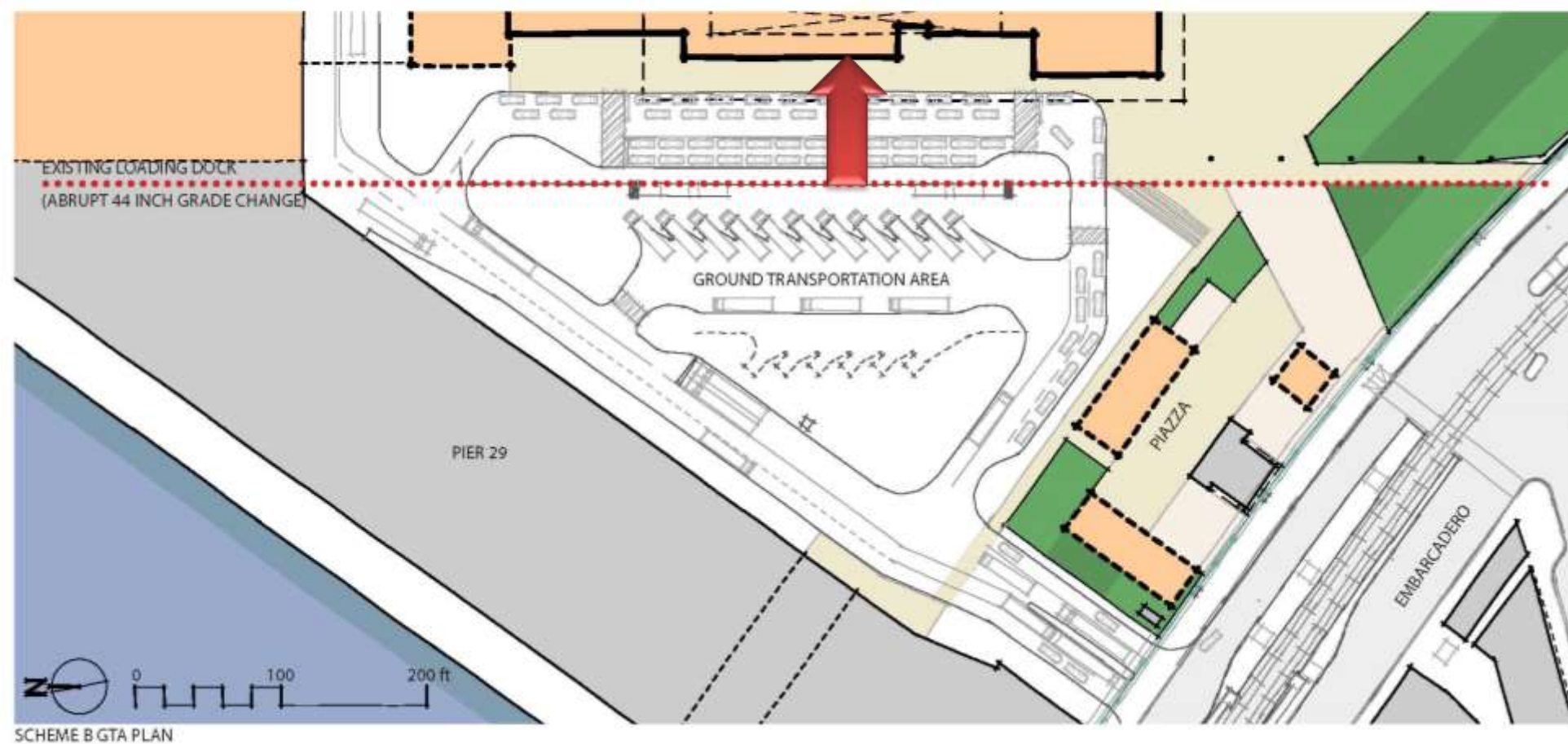
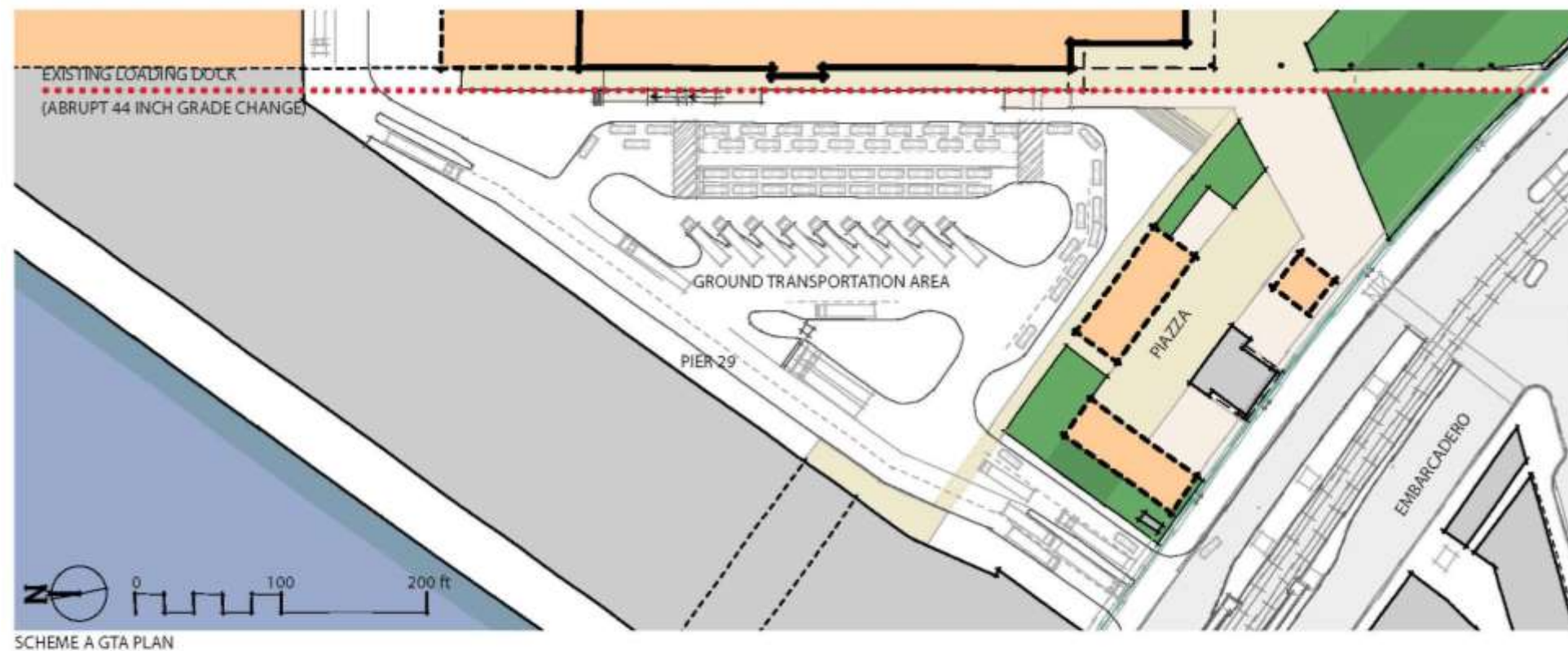
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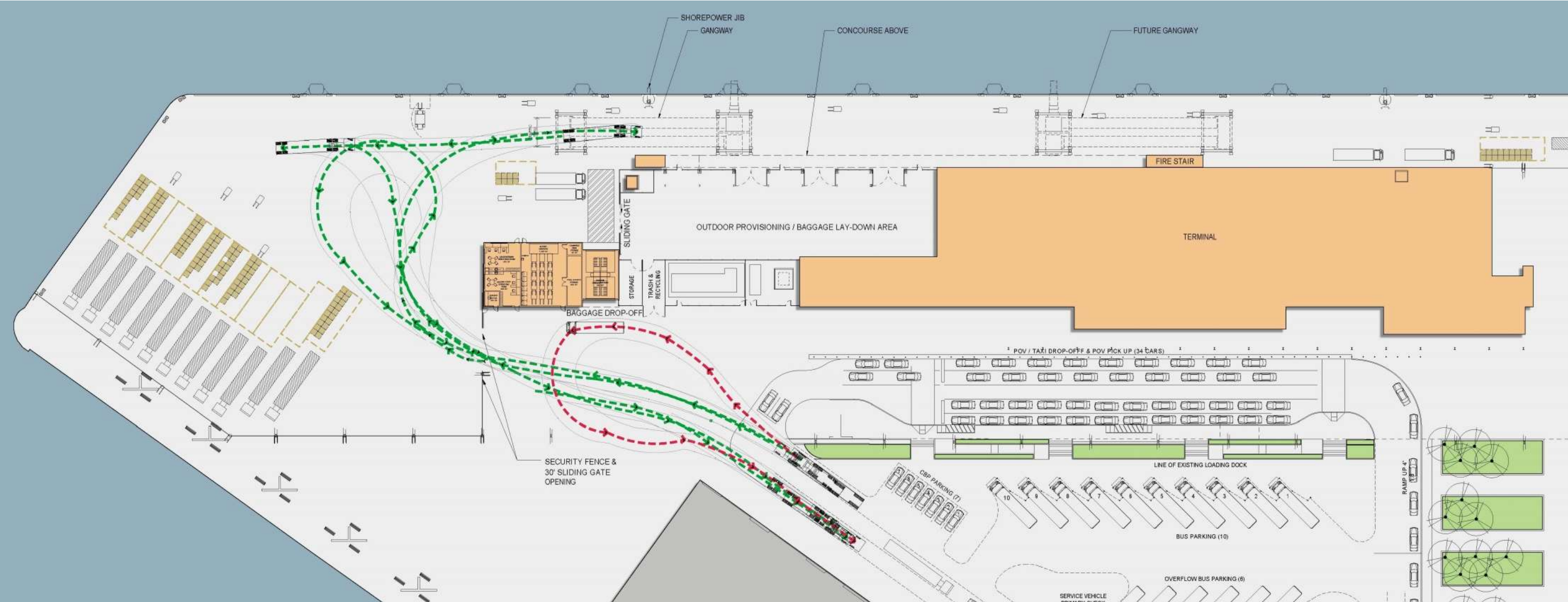






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San Francisco Pier 27



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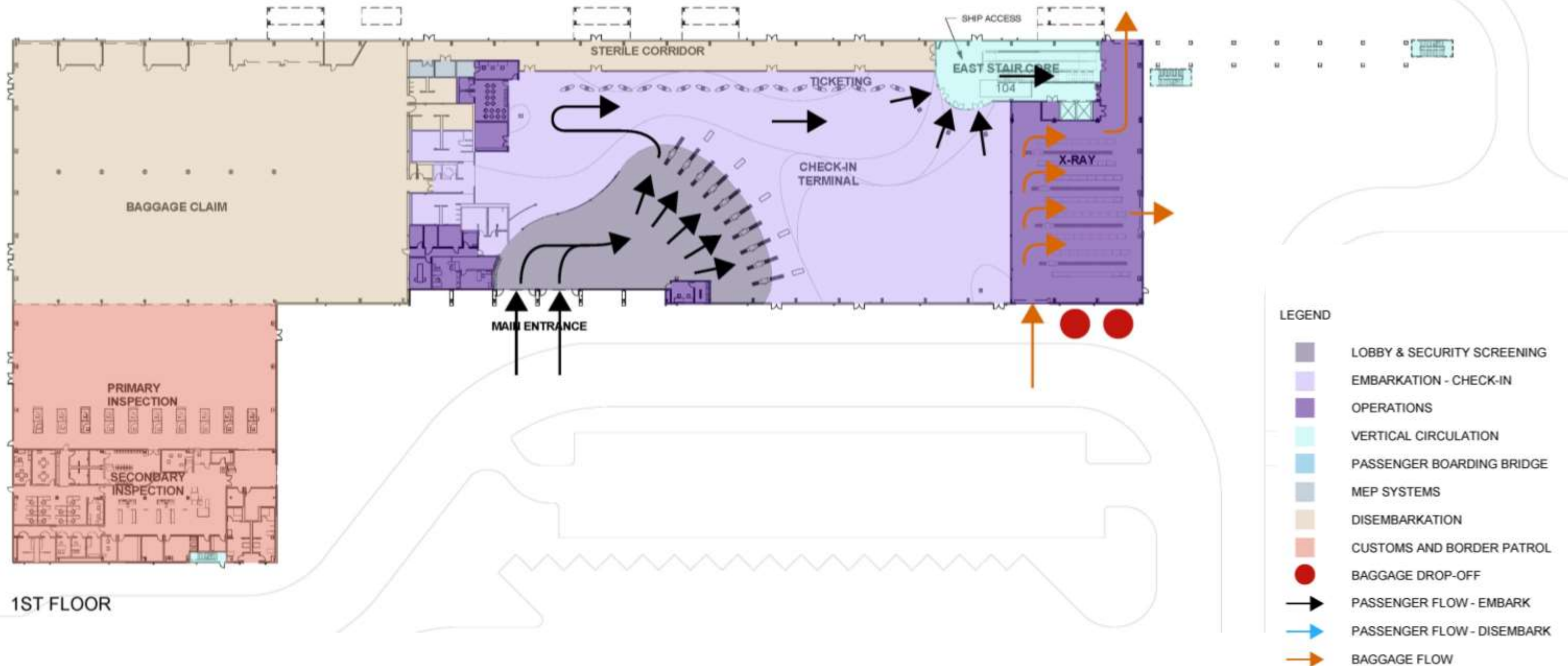
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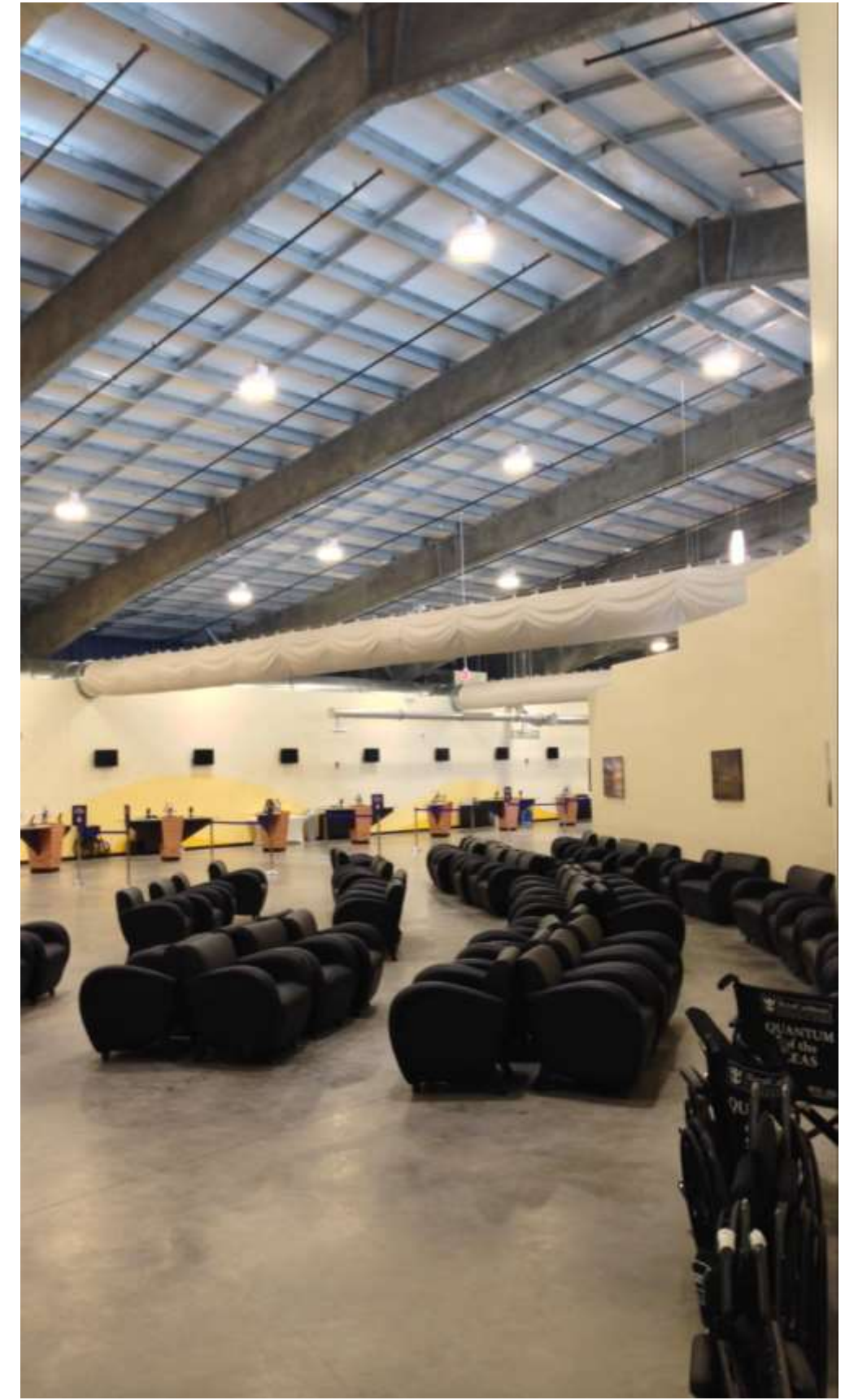


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Cape Liberty Cruise Terminal

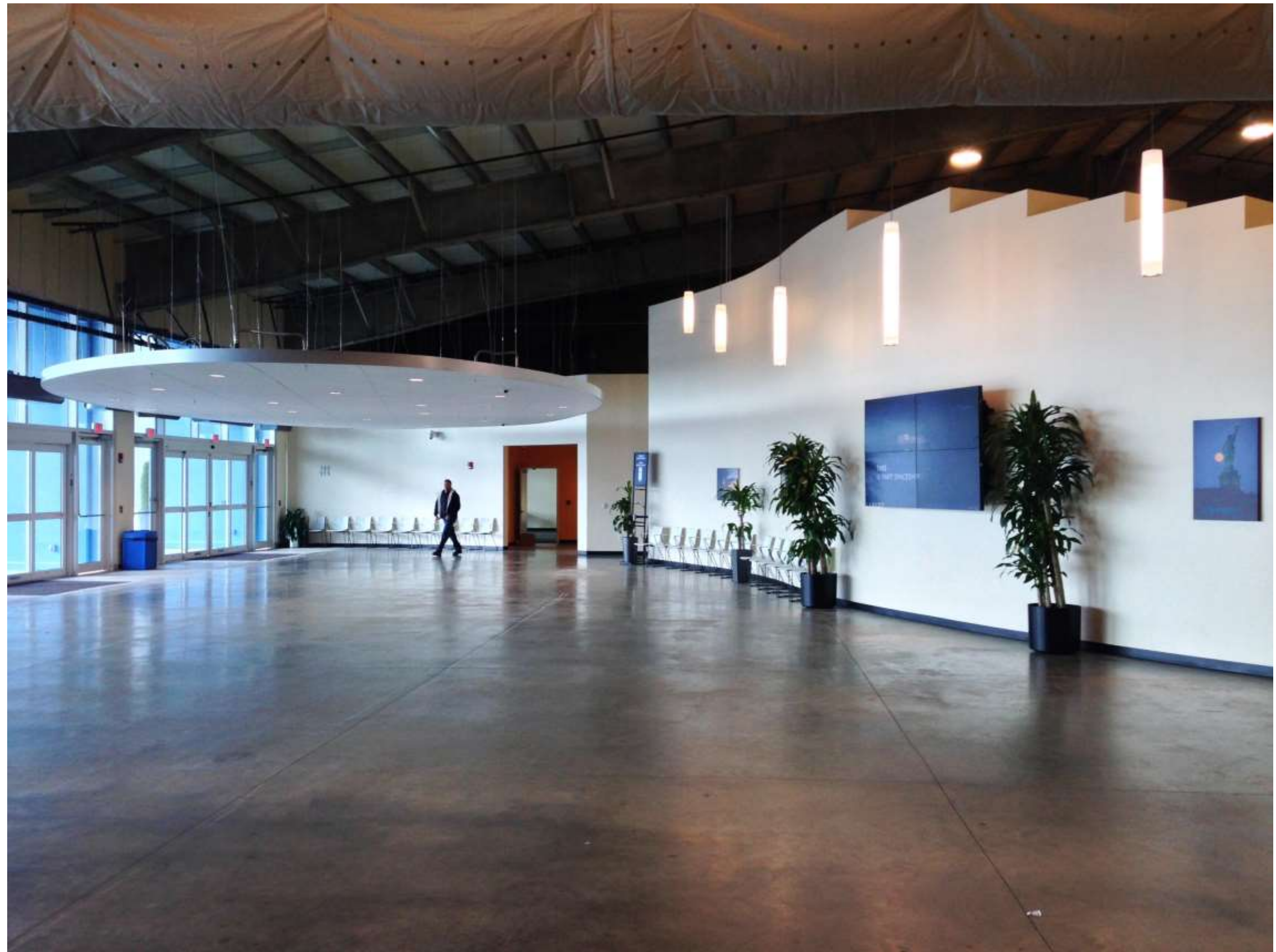






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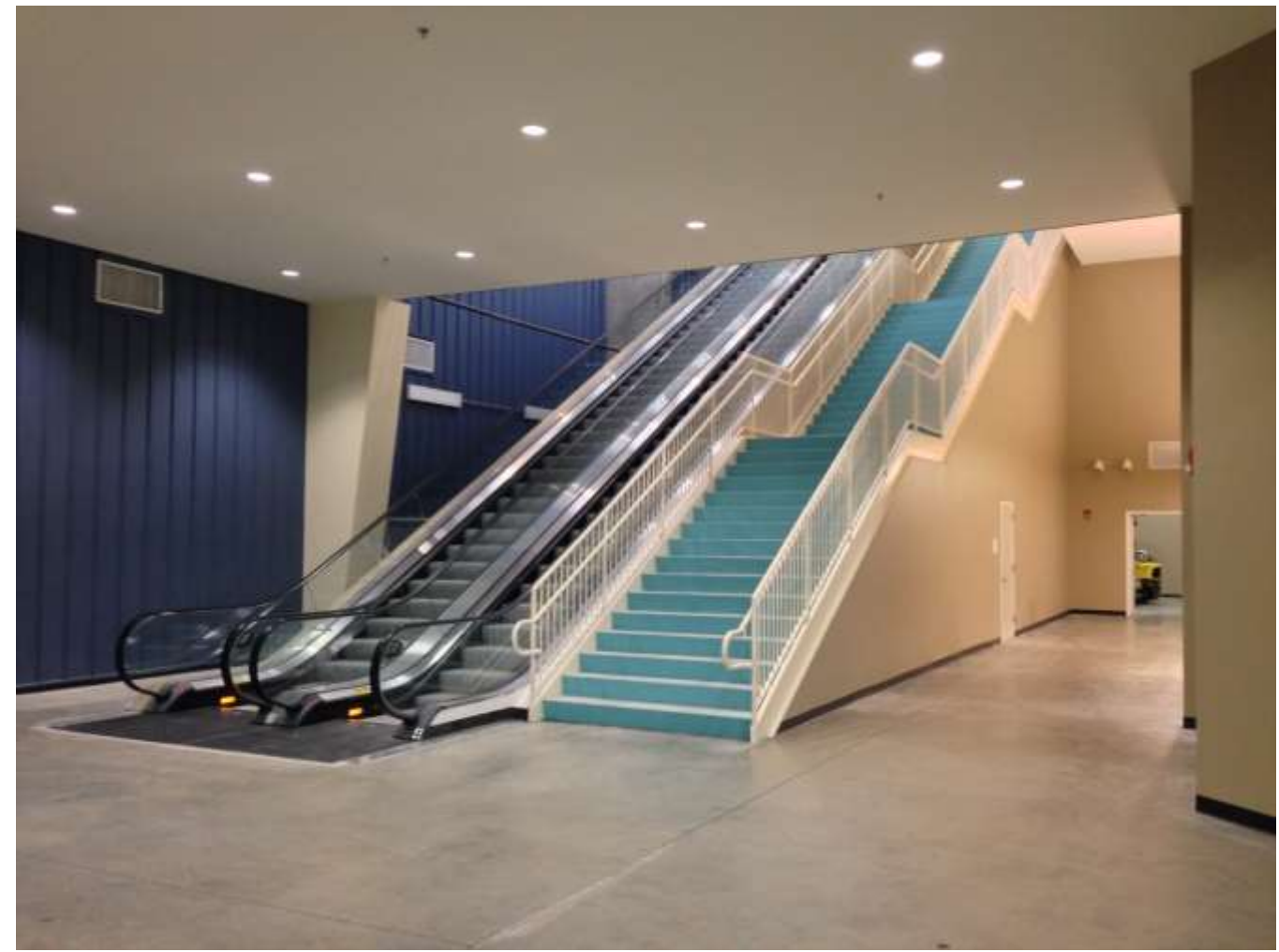
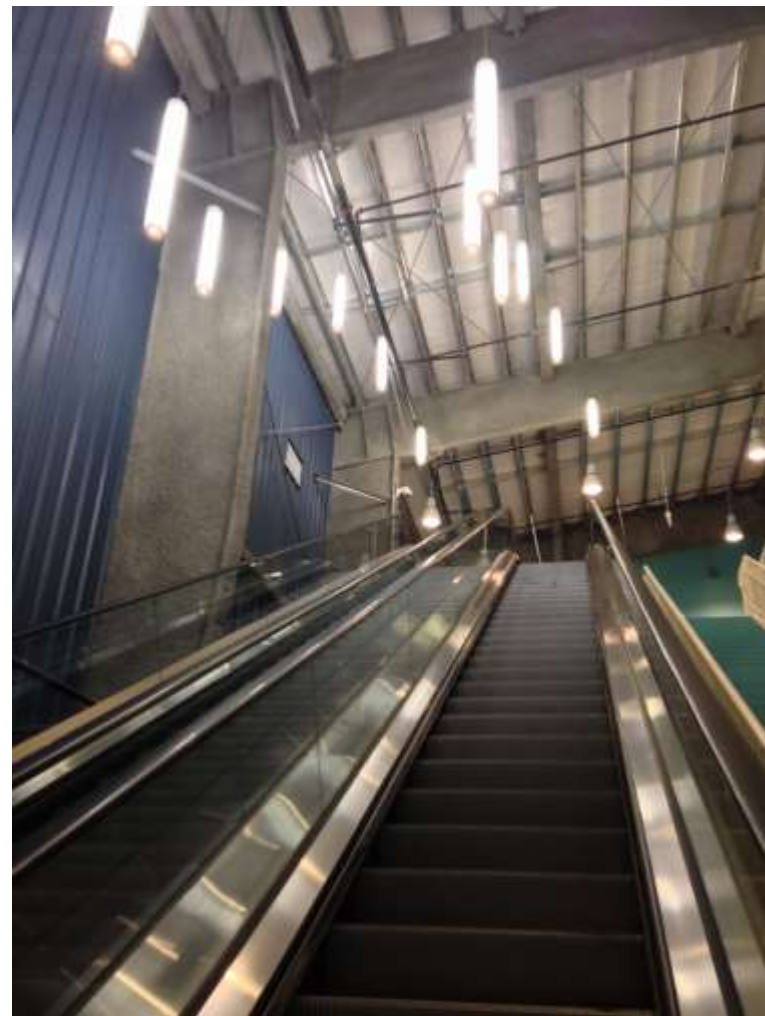
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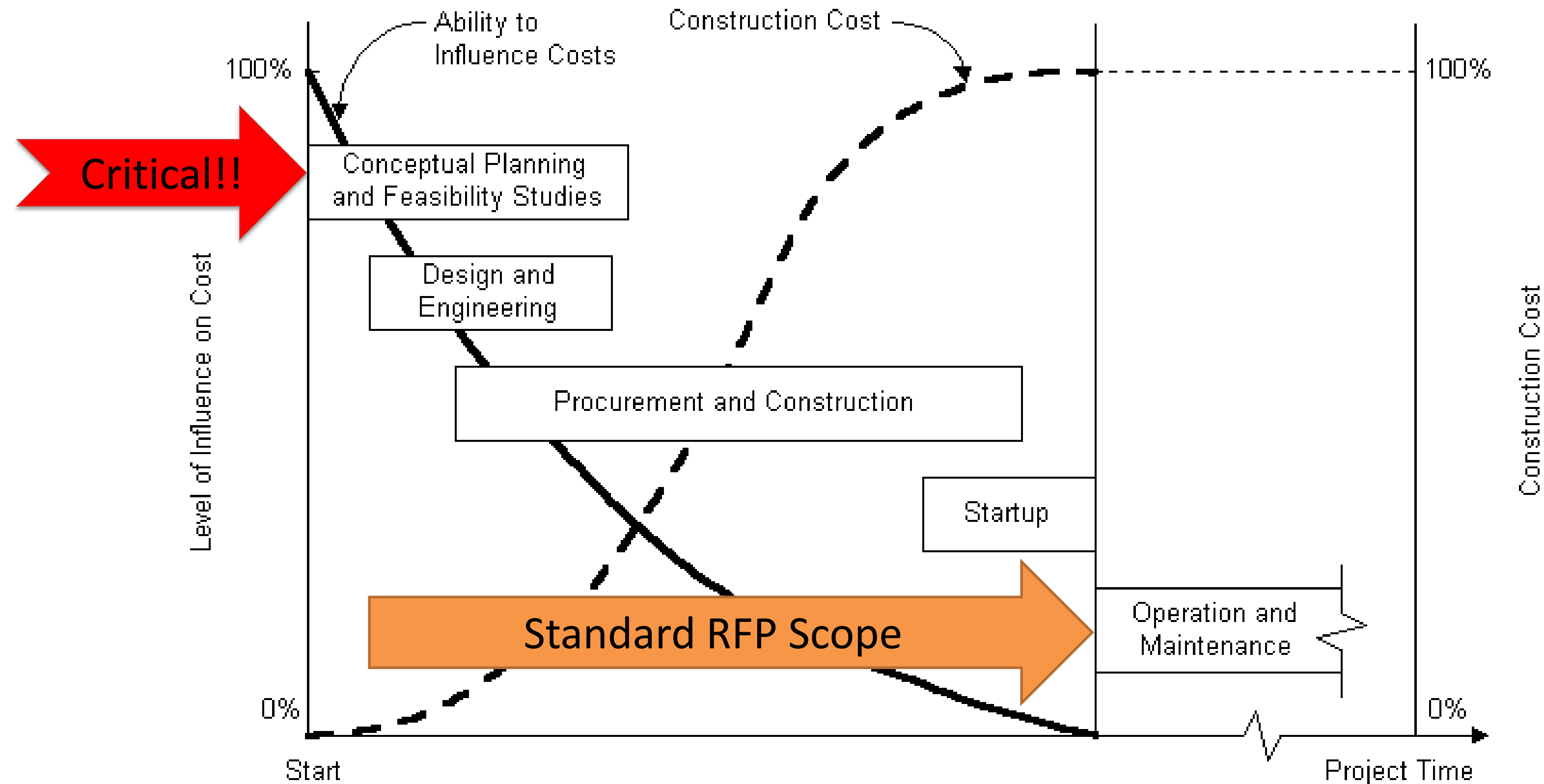
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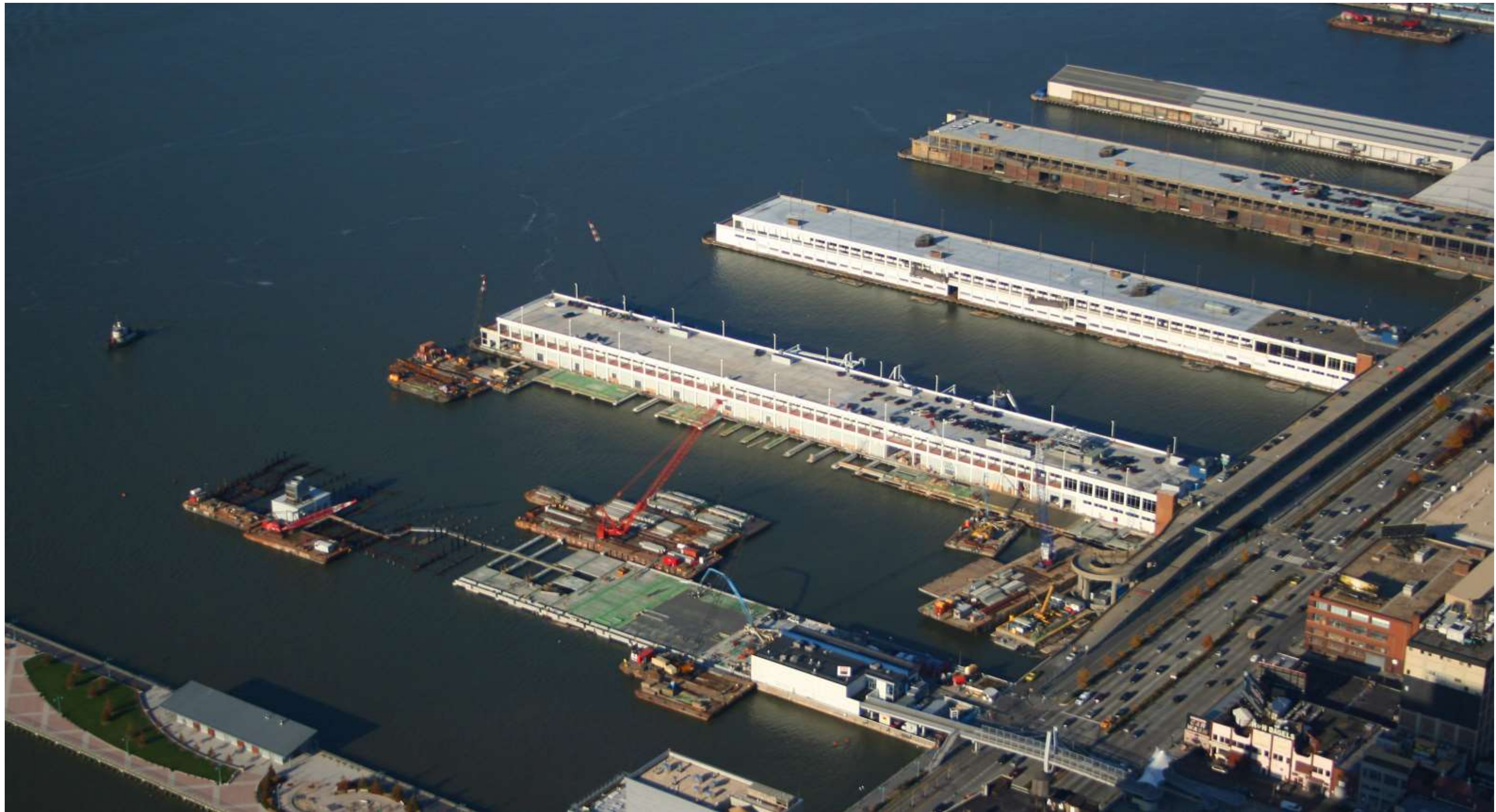
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Case Studies – Piers 88 & 90 - Manhattan





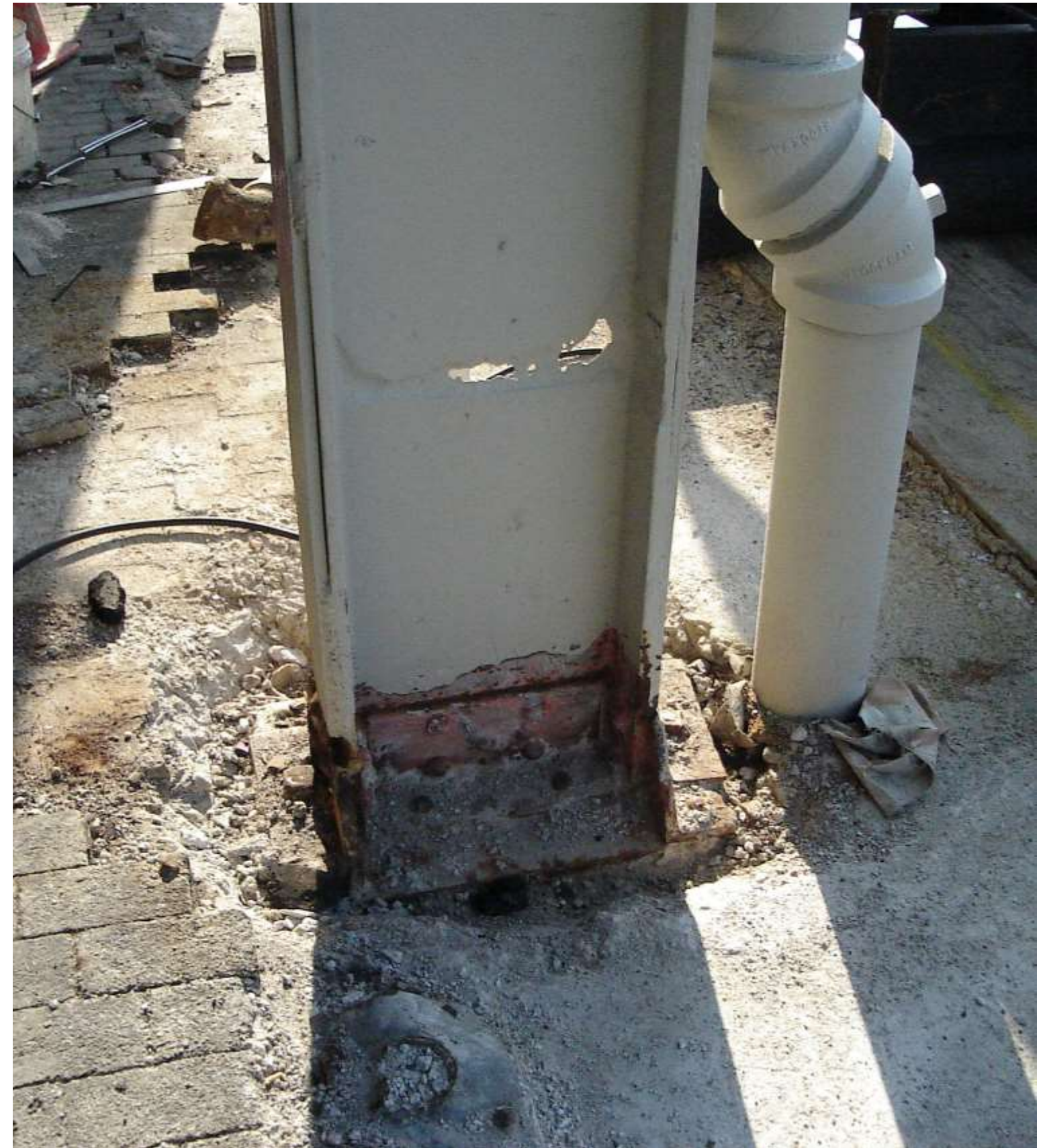












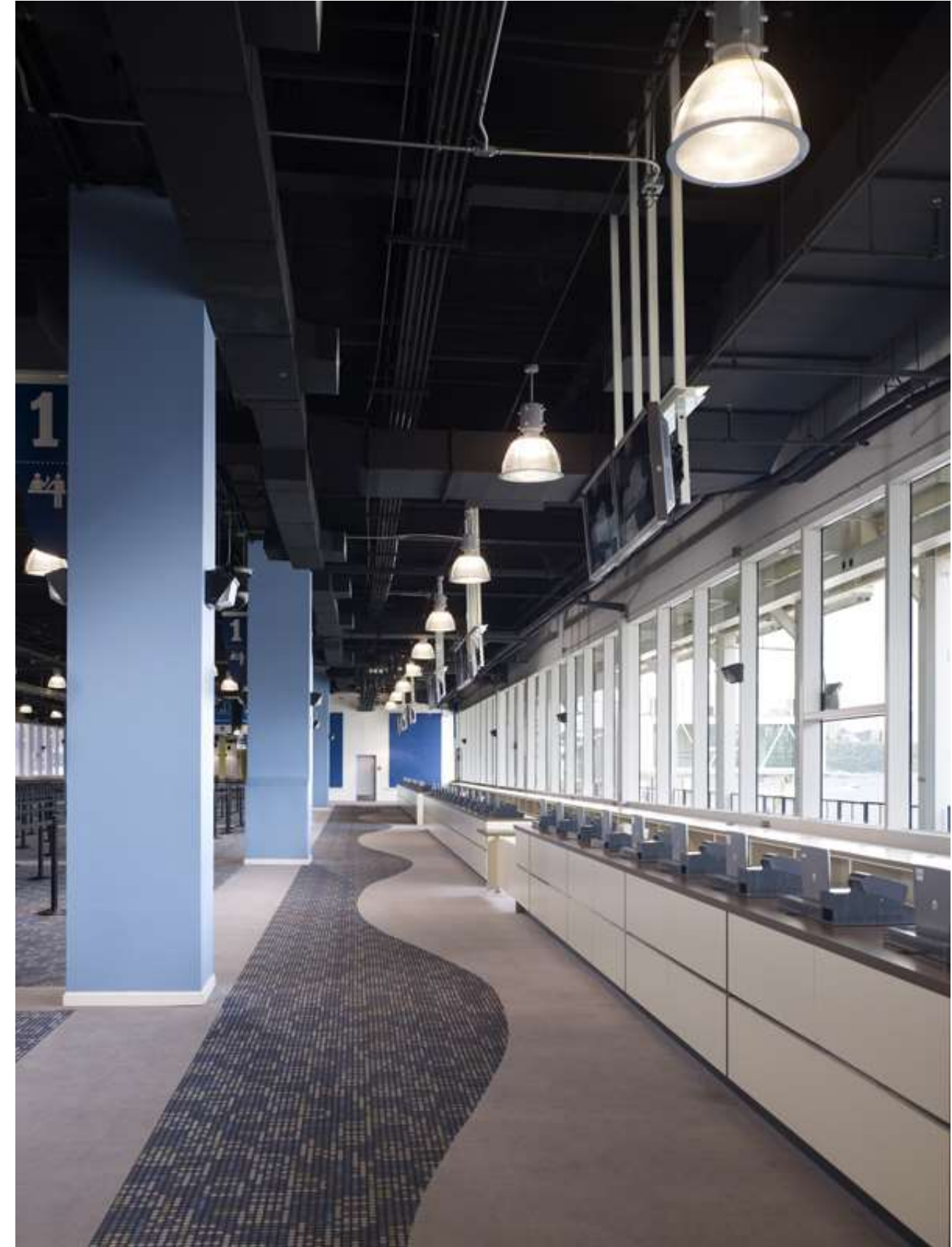




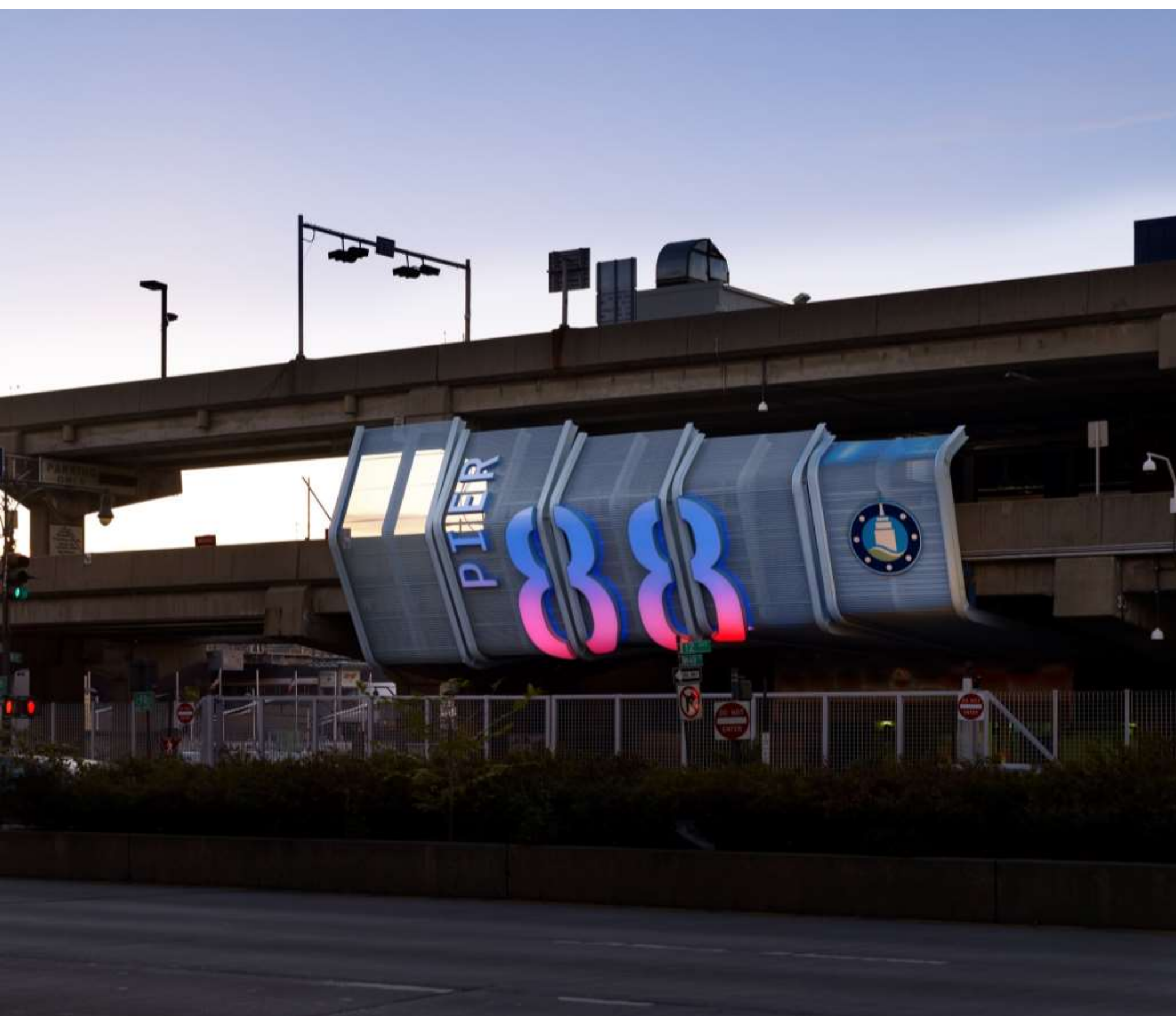


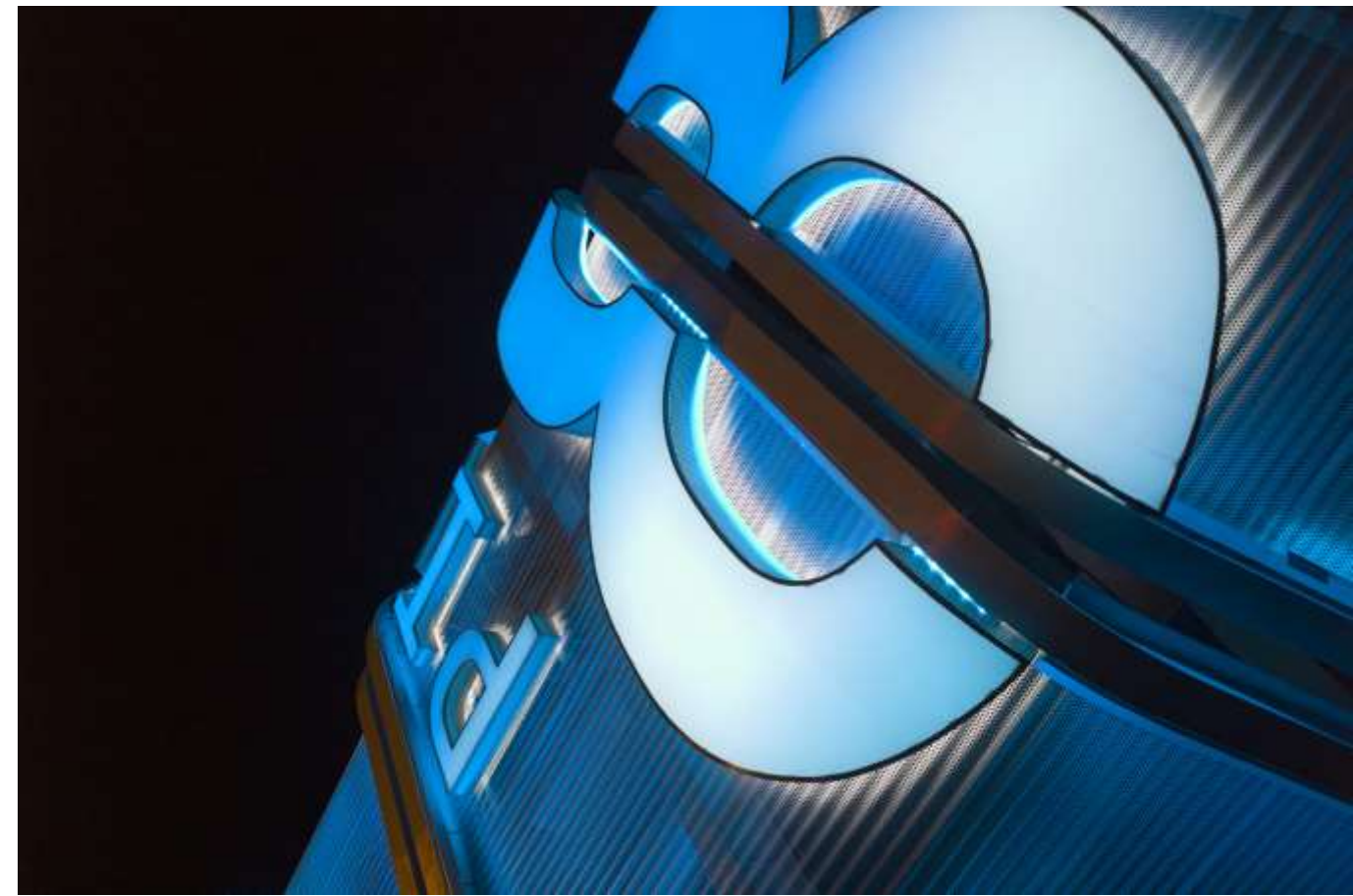


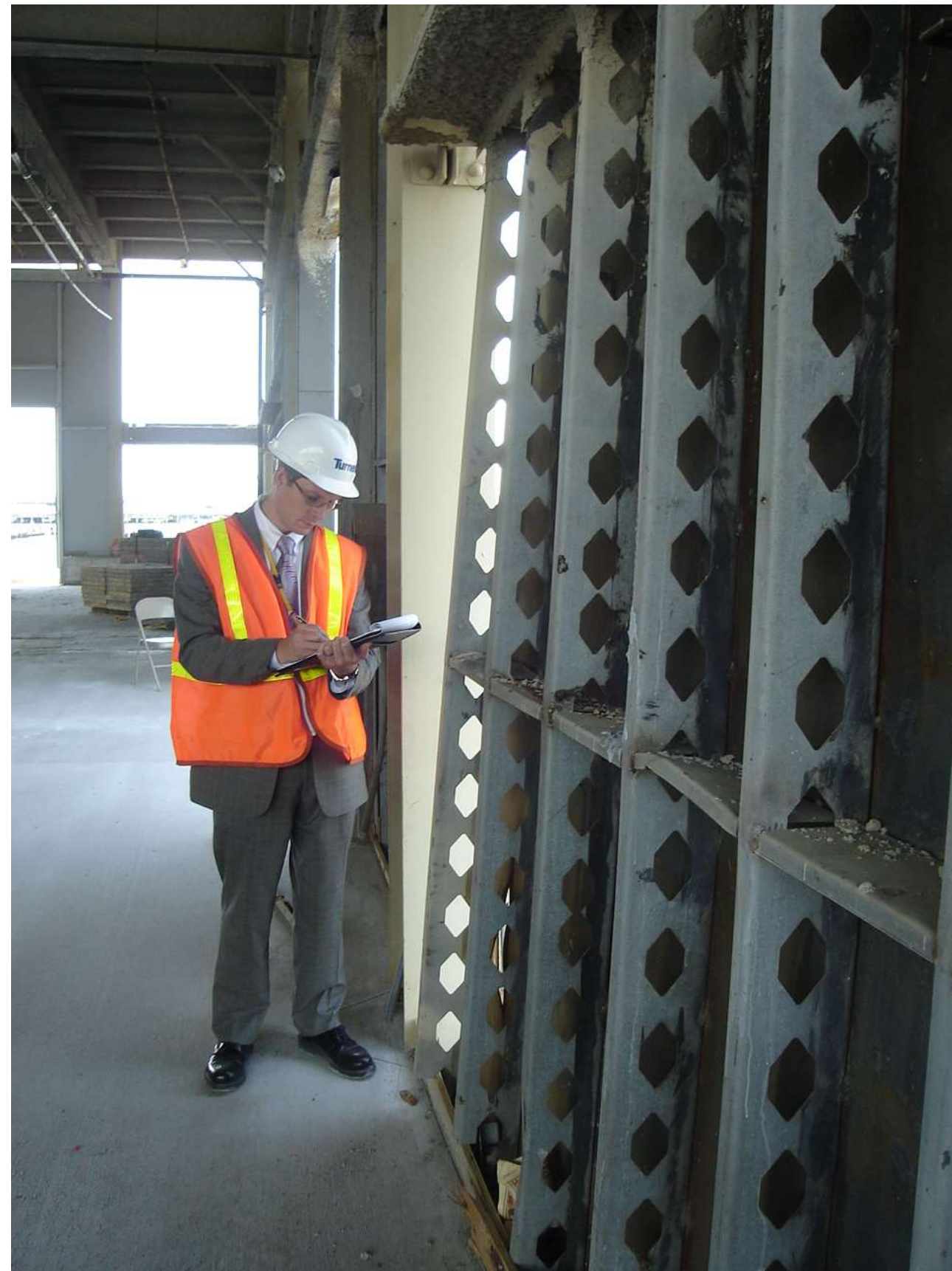


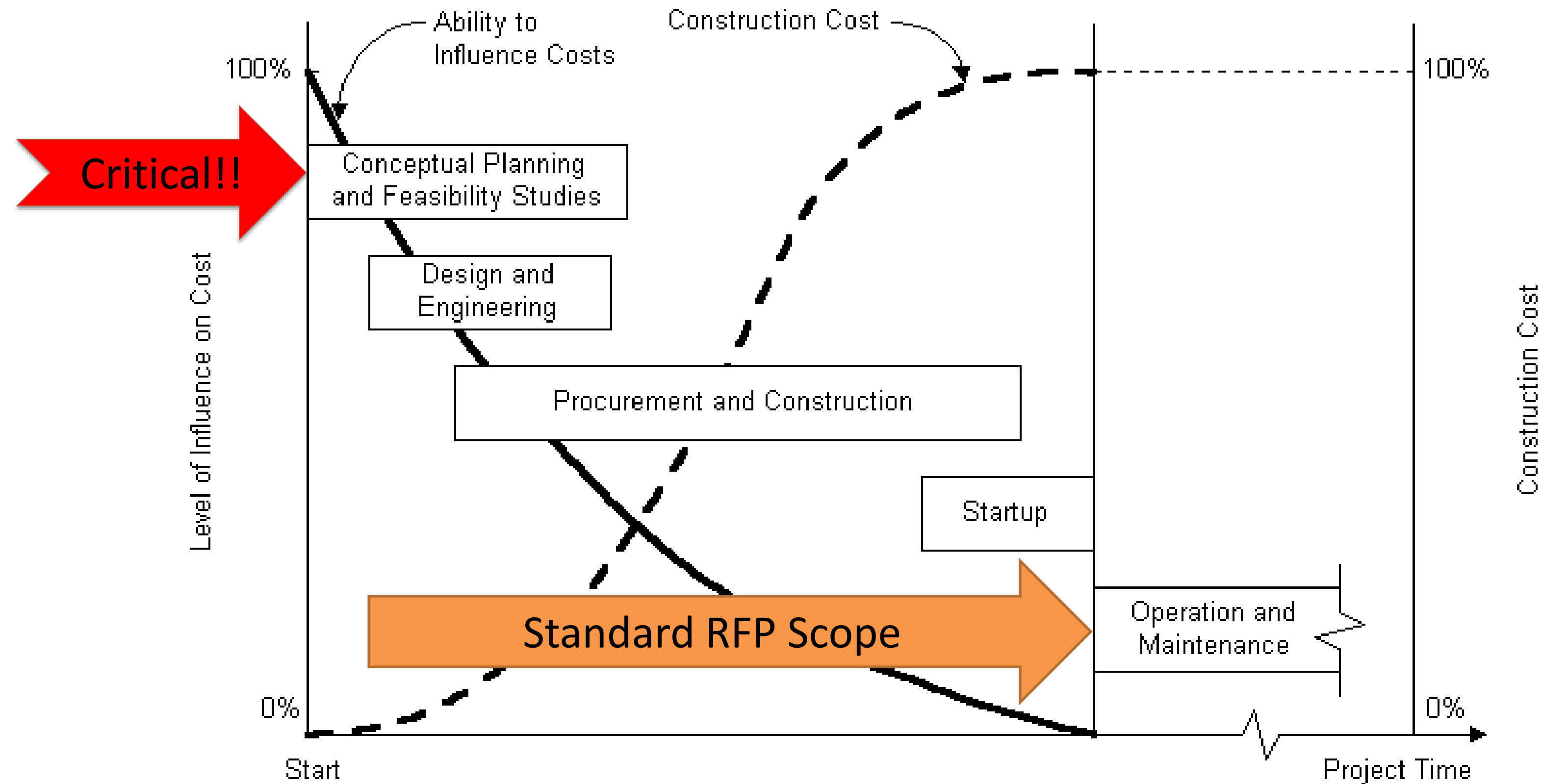


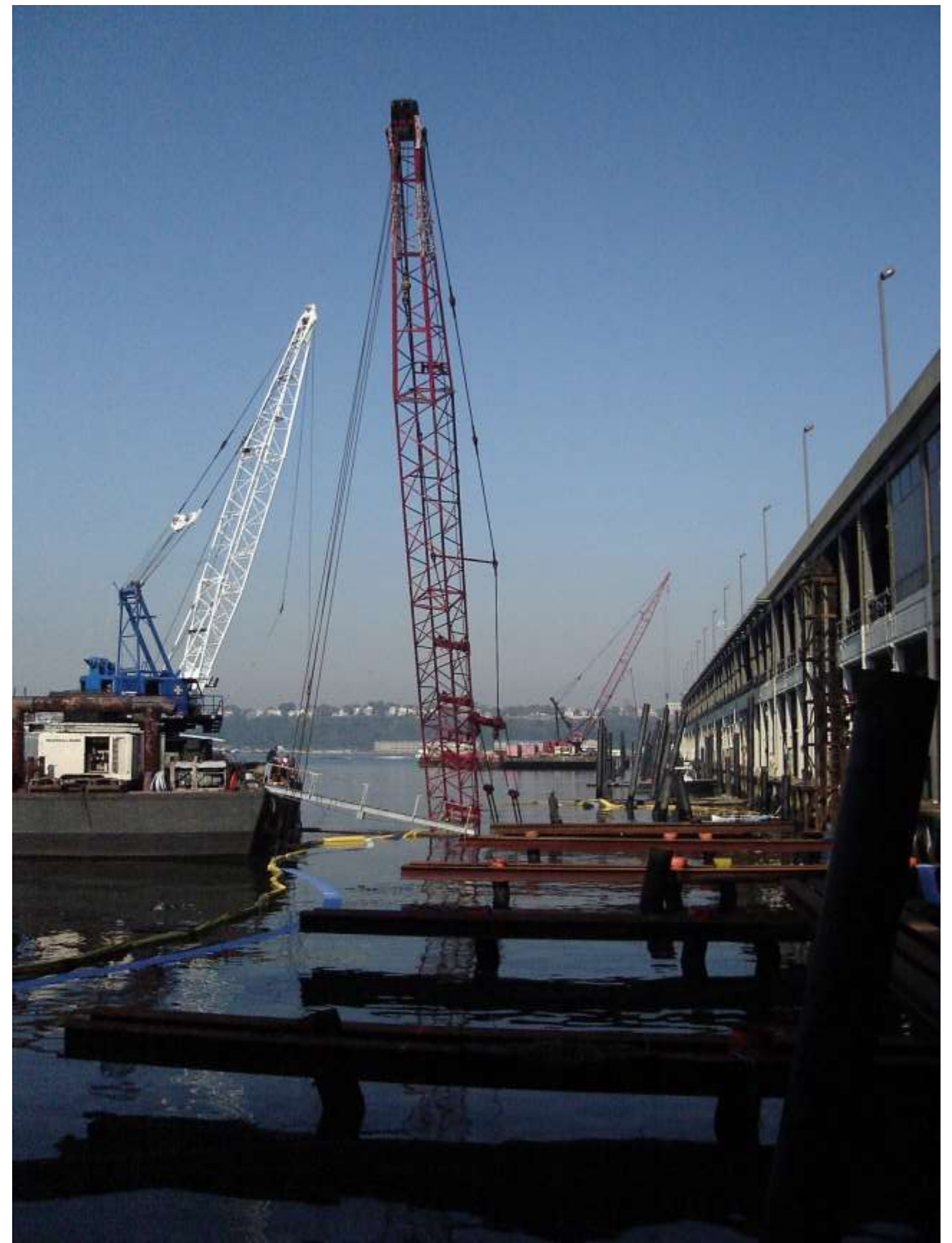












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