TO BUILD OR NOT TO BUILD?
ASSESSING YOUR ASSETS

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
Minimal Scope – Low Cost Risk

- Renovation
- New Build
- Alteration
Maximum Investment – Median Cost Risk

- New Build
- Alteration
- Renovation
Median Investment – Max Unforeseen Cost Risk!
Level of Investment?

- New Build
- Alteration
- Renovation
Budget Analysis - New Build vs. Alteration
Cost Mitigation Strategies

- New Build
  - Analysis, Testing and Inspections
  - Concept Design and Simulation
  - Master Plan

- Alteration
  - Life Cycle of Existing Asset
  - Program
  - Flexibility
  - Limited Downtime?
Cost Influence - Law of Diminishing Returns
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Cost Mitigation Strategies

New Build

Alteration

Concept Design and Simulation

Capital

Downtime?

Life Cycle of Existing Asset

Program

Flexibility

Limited Downtime?

Cost Mitigation Strategies
San Francisco Pier 27
Terminal modernization drivers

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New Build

Alteration

Capital Cost

Down Time

Life Cycle of Existing Asset

Program

Flexibility

Limited Downtime?

Master Plan
Cape Liberty Cruise Terminal
Cape Liberty Cruise Terminal
Cape Liberty Cruise Terminal
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Alteration

Analysis, Testing and Inspections

Capital Cost

Downtime?

Life Cycle of Existing Asset

Program Flexibility

Limited Downtime?

Unforeseen Conditions!
Cost Influence - Law of Diminishing Returns
Case Studies – Piers 88 & 90 - Manhattan
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Cost Influence - Law of Diminishing Returns

Critical!!

Standard RFP Scope
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