

Everest Cold Storage

Montreal, Quebec, Canada

Opened April 3rd, 2009



Everest Cold Storage Facility



- 4.5 million cubic feet of temperature-controlled space at -20°C
- Refrigerated loading dock
- 15,000 pallet positions
- 14 dock doors
- Single deep racking
- Linde man-up lift equipment
- Cross dock
- Canadian Food Inspection Agency approved
- HACCP approved
- Video surveillance system
- 24 hour service





Cold Storage Facility comprised of four main areas:

- 1. Freezer**
- 2. Refrigerated loading dock**
- 3. Dock Office Building**
- 4. Engine Room**



STRUCTURE



- Always cold structure – meaning it is within the refrigerated space
- Reduces problems arising from cold bridging



STRUCTURE

- Structure consists of network of extruded steel columns, girders and open web joists supporting the galvanized metal deck

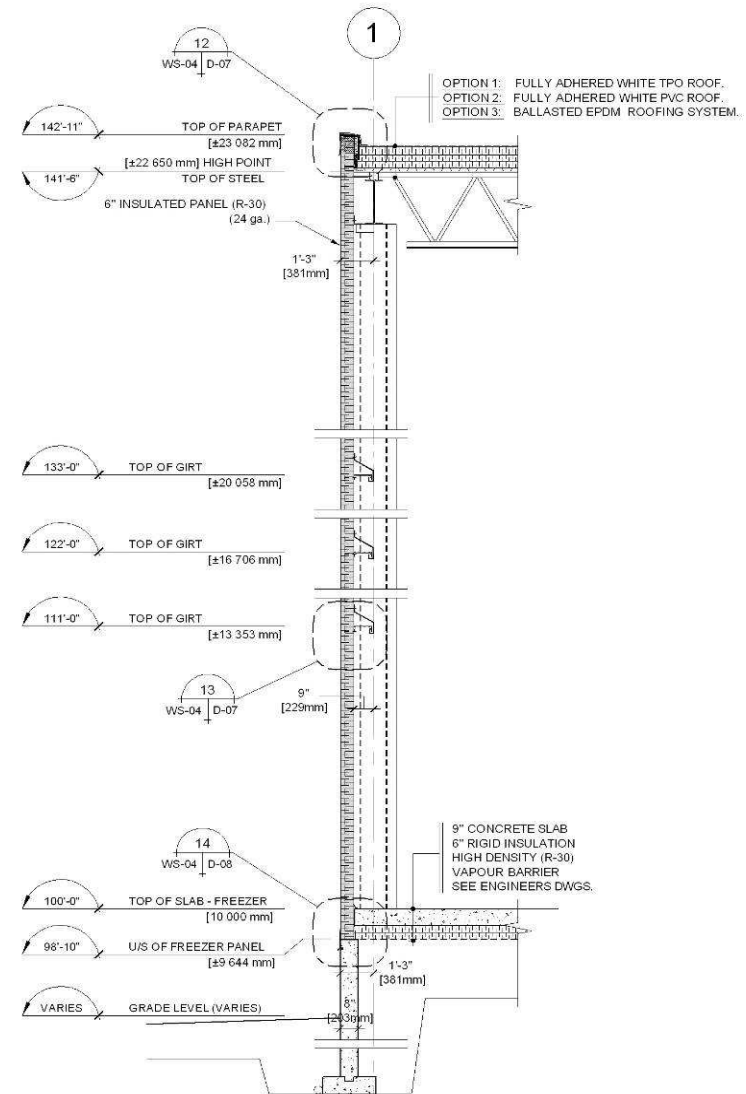


- All freezer columns sit on hardwood blocks (to prevent cold bridging) and are anchored to the concrete piers.





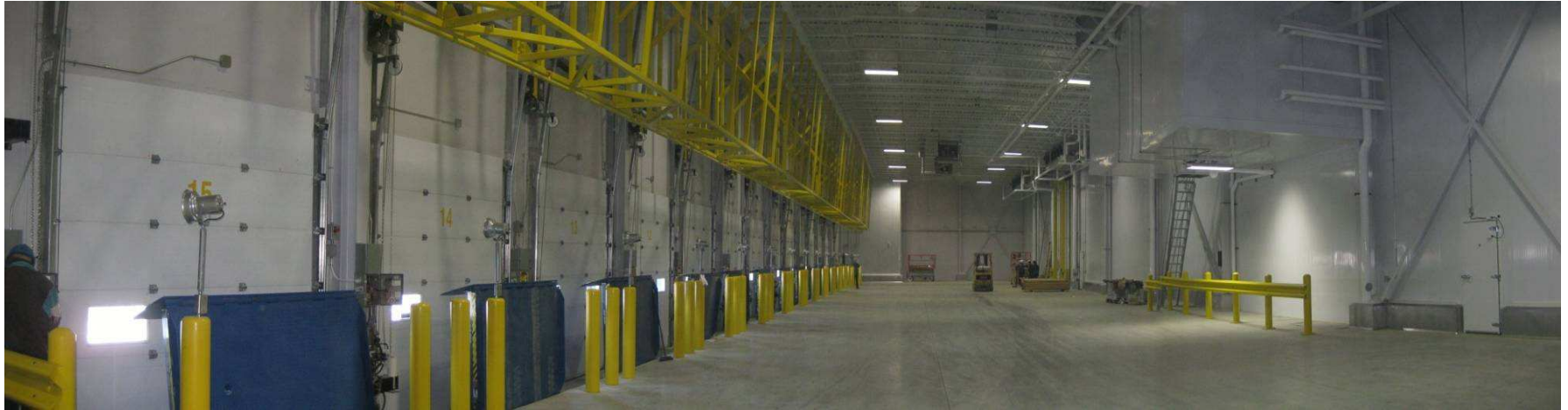
FREEZER PANEL





**UNDER FLOOR HEATING
INSULATION
SUPERFLAT FREEZER
FLOOR**

REFRIGERATED DOCK



Temperature 0-4°

Refrigerated Loading Dock Contains:

- 1. Dock Doors and Levellers**
- 2. Maintenance Area for Lift Trucks**
- 3. Lift Truck Charging Stations**
- 4. Storage Space for Empty Pallets**
- 5. Suspended Sprinkler Room**
- 6. Ample Area for Easy Product Staging**

REFRIGERATED LOADING DOCK UNDER CONSTRUCTION



REFRIGERATED LOADING DOCK



Refrigerated loading dock has access to and from dock office, employee welfare area and inspection room (required by local food inspection agency).

LOADING DOCK EQUIPMENT



- Dock Levellers
- Dock Doors with inflatable cushions and truck restraints
- Functioning of inflatable cushions, truck restraints & dock levellers are interconnected to permit accident free operations
- Vertical dock levellers & continuous pit permits truck doors to be opened in the cold environment, easier maintenance and greater control of exterior air infiltration

BOLLARD PROTECTION



- Bollards are provided on the dock to protect walkways, dock door, freezer doors and stairs from being accidentally hit by lift trucks
- All interior bollards are 6" around and filled with concrete and have protective PVC sleeves

DOCK OFFICE BUILDING



- Employee welfare area, dock office, inspection room, trucker's lounge and lunch room for employees
- Dock office, welfare and trucker's lounge are located at the same level as the loading dock
- The food inspection room is located on the mezzanine along with employee's lunch room and administrative office area

TRANSACTION WINDOWS FROM DOCK OFFICE



Trucker's lounge has a separate secured entrance with no access to other parts of the freezer / dock office.

Dock office has two transaction windows for paperwork. One opens into the trucker's lounge and the other opens into a corridor leading to the employee welfare area

ENGINE ROOM



Engine Room consists of:

- 1. Machine Room containing ammonia compressors**
- 2. Evaporator units on the roof**
- 3. Sprinkler Room**
- 4. Electrical Room**

ENGINE ROOM



- Refrigeration system is ammonia based and two penthouses on the roof located centrally
- Insulated supply lines carry chilled ammonia from the engine room to the roof top penthouse units for the freezer and dock
- Penthouses have condenser units which blow cold air sideways and take in warm air from the middle

FREEZER WAREHOUSE – COLUMN PROTECTION



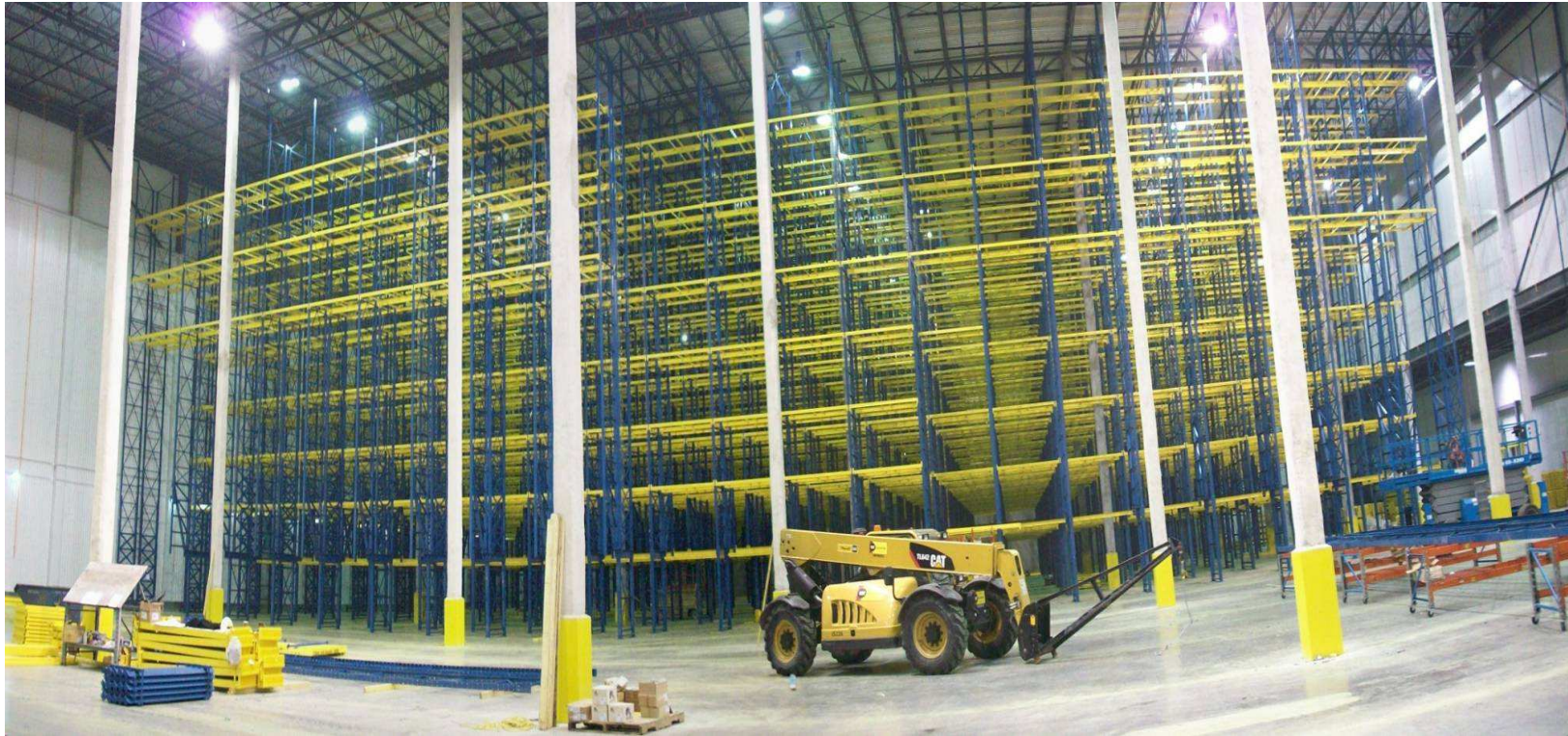
- All in-rack columns in the freezers have 48” high concrete filled steel sleeves to protect from lift truck damage
- In accordance with local fire code, 2 hour sprayed on fire protection is applied to all structural columns

FREEZER WAREHOUSE



- **Narrow aisle racking section**
- **Front cross-aisle with additional staging area and truck charging stations**
- **Lighting system designed for low energy consumption using motion sensor controls to maximize energy savings.**

RACKING



- Racking is narrow aisle and single deep
- Racking is 8 pallet positions high using structural steel components and designed for zone 4 seismic loading

RACKING



Every alternate aisle is a pick aisle with cantilevered racking which is a unique design feature of the racking system

This avoids rack leg damage by conventional dock equipment, while in narrow aisles the wire guidance system controls the truck travel

END OF AISLE RACKING - PROTECTION



Robust steel guards are installed for rack protection at all aisle ends

LOADING DOCK YARD



- Loading dock yard is lit by projector lights on the dock roof and has surveillance cameras constantly recording the activity in the yard
- The yard sizing is designed to easily accommodate the requirements of today's truck design

SECURITY



- The facility is secured with chain link fence and 24 hour surveillance cameras
- The site is gated and has controlled access using fingerprint scanners



