

Sectors

# Hospitality

**KMI**  
INTERNATIONAL

[www.kmiintl.com](http://www.kmiintl.com)

KMI has been serving the hospitality industry since its inception, beginning with project management for the St. Thomas Ritz Carlton Club.

Twenty-plus years later, KMI has the experience and expertise to complete quality, complex, and unique hospitality projects.

## Services

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- Project/Construction Management
- Troubled Project Turnaround
- Disaster Recovery Mitigation/Planning
- Rapid Disaster Response
- Insurance Recovery Representation and Claims Analysis
- Property Condition/Damage Assessment
- Environmental Review – Moisture Mapping
- Cost to Repair/Replace

## Service Lead

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[jnewton@kmiintl.com](mailto:jnewton@kmiintl.com)

### **John Newton**

*Senior Vice President*

With over 40 years of experience in project/program management, business development, and real estate, John's outgoing and extroverted personality lends itself well to both new and existing client relationships. His skillful knack for building successful and happy teams has helped deliver multi-million dollar projects across the world. John applies his boundless energy to working with key stakeholders to deliver the best-in-class service to KMI clients as the Senior Vice President of Program Management.



CASE STUDY

# MARRIOTT VACATIONS WORLDWIDE CORPORATION

Project

**The Ritz-Carlton Club – St. Thomas**

Timeline

**1999-2005**

Services provided

**Project Management**

## Background

The Ritz-Carlton Club, St. Thomas, is a luxury resort situated along an enchanting coast. KMI provided Project and Construction Management services for multiple construction projects at the Ritz-Carlton in St. Thomas, USVI. Completed in four phases, the project included the renovation of the existing hotel building, expansion of two new hotel buildings, and addition of new resort features.

## Challenge

The project was the first development of the Ritz-Carlton Club concept. This required extensive collaboration between the Ritz-Carlton Hotel Company and Marriott Vacation Club to develop the Ritz-Carlton Club.

To maximize tax credits for the owner, the use of local contractors was required.

## Solution

KMI worked closely with both entities in the development of the concept and making it applicable to the Caribbean region.

KMI provided an experienced team that managed multiple trade contractors to maximize local participation and provide substantial tax credit savings and manage the risks of this offshore project. KMI maintained close coordination with the USVI Coastal Zone Management and the US Army Corps of Engineers to ensure environmental impact requirements were met.

**I have worked with KMI for five years on expansion of The Ritz-Carlton, St. Thomas. This was a complex project that included a \$75 million expansion of the resort. KMI oversaw the engineering, design, site planning material procurement and storage, licensing/permitting and building to full Ritz-Carlton standard. I would like to personally recommend KMI.**

Jamie Holmes  
*General Manager*

**The Ritz-Carlton, St. Thomas**

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