

Sectors

Hospitality

KMI
INTERNATIONAL

www.kmiintl.com

In a world where cost has a high impact on a project's success, KMI's approach is to anticipate issues with cost, from the beginning and at every step. Using our proven processes, developed through years of seeing projects fail, we deliver projects on or under budget, within scope, and on schedule.

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

- 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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John Manning

Chairman of the Board & Director of Dispute Resolution

John is recognized across the industry for his detailed analytical abilities. He is frequently called an expert witness to testify in state and federal court. John is the author of *Prevent and Turnaround the Troubled Construction Project – A Guide for Owner Developers*. His understanding of project feasibility analysis, value engineering, appraisal, budgeting, and project management has led to his selection and experience as a project manager on large-scale projects globally.



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

