

Sectors

# Hospitality

**KMI**  
INTERNATIONAL

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

**At KMI, we help clients manage their construction projects, from concept to completion. We start by identifying your budget and project goals through our extensive estimating process, providing cost clarity and potential alternatives for savings. From there we manage projects to success by acting as an extension of the client, keeping schedules on course and projects out of the “money pit” category, thus providing a means for higher return on investment.**

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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### **Drew Horn**

*Vice President of Operations*

Having worked in the theme park industry for most of his career, Drew enjoys traveling, creating new connections, and finding the best solutions for his clients. He will be the first to tell you that he rarely encounters the same challenge twice because client requests are fluid and constantly evolving. Drew believes KMI's services stand out due to the company's ability to view a project holistically and bring forward solutions that will maximize financial investment.



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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