

The Ritz-Carlton Kapalua, Maui

The team repositioned this jewel in a stunning setting to surpass recently upgraded 5-star competitors. The result is a world-class hotel with a distinctly Hawaiian “sense of place”. Guest rooms were completely renovated, food & beverage outlets were re-invented, and the public areas were both expanded and remodeled.

Unique Challenges

- Incredibly compressed schedule between 2 large, high profile groups
- \$100MM hard costs in 5 months
- Paramount cultural heritage required full time archeological staff onsite
- Relentless design & entitlement schedule: 11 months from design concept to permits in hand
- One of the most isolated land masses in the world
- Over 1,000 vendors + 350 shipping containers managed across 14 time zones
- 18,000 room nights + meals coordinated for 100s of mainland subcontractor resources
- Weather offered one of each: hurricane, earthquake, & typhoon (21” of rain in 3 days)



Project Information

Size:	560,000 sf (618 bays)
Phase I Budget:	\$160 Million
Phase II Budget:	\$ 6 Million
Owner:	Kapalua Gengate Ptrns
Architect:	SB Architects
Contractor:	Ledcor US Pacific
Date Completed:	
Phase I:	December 2007
Phase II:	April 2008

