

Project Profile

Hilton Grand Waikikian | Honolulu, Hawaii

Client	Hilton Hotels Corporation
Project Value	\$376 million
Services Provided	Cost Consultancy, Project Management
Project Size	38-story tower
Architect	Group 70 International
Contractor	Dick Pacific Construction



Overview

The Grand Waikikian is a new 38-story, multi-million dollar luxury time-share tower located at the entrance to Waikiki on the island of Oahu. The first four floors are dedicated to retail outlets, office space, and guest services. The remaining floors provide 331 luxury time-share residences that include one, two, and three bedroom suites. The top five floors are designated as penthouse suites and have exclusive amenities such as a private check in, concierge, and lounge. This development included significant demolition of existing structures, utility relocations and upgrades within an operating resort, and features a new beachside restaurant and super pool with water slides.

Our role

Rider Levett Bucknall provided complete Project Management services for the preconstruction and construction of this development. Our involvement included complete coordination between the owner, consultants, contractor, and various public agencies due to the extensive permitting requirements of the project. In addition to coordination, Rider Levett Bucknall was responsible for managing the schedule and budget for the project including contract administration, risk management, detailed cashflow analysis, value engineering, and forecasting.

Client benefits

At the start of construction, Rider Levett Bucknall had a 4% contingency on the Grand Waikikian and was successful in returning substantial budgeted funds to the client. Through an aggressive and proactive

approach to schedule management, the project was completed \$9 million under budget and two months ahead of schedule, despite a late construction start.