



RESORT & HOSPITALITY CONSTRUCTION

# Capability Statement

2026

Ground-up hotels, resort renovations, and the water and power systems that keep remote properties running, across the U.S. Virgin Islands and the Caribbean.

## WHO WE ARE

# Our Story

Steady builders for hard places

|                             |                                     |                                      |
|-----------------------------|-------------------------------------|--------------------------------------|
| <b>2017</b><br>ESTABLISHED  | <b>\$100M+</b><br>WORK PUT IN PLACE | <b>3</b><br>OFFICES, 2 SERVICE AREAS |
| <b>350K+</b><br>LABOR HOURS | <b>90%</b><br>EMPLOYEE RETENTION    | <b>6M lbs</b><br>PRECAST SHIPPED     |

Stabilis Builders was established in 2017 and has since built offices in Texas, Florida, and the U.S. Virgin Islands. We specialize in commercial construction for the hospitality industry, and we managed more than \$100 million of work put in place. Our projects range from ground-up superstructures to hospitality soft-goods renovations for some of the largest names in the industry.

In every location we work, our trademark, community-focused approach reflects our core beliefs. In fact, the company was named for them. Stabilis is Latin for steady and stable, and our mission is to be constant, steady builders.

We believe we hold direct responsibility for the outcome of every project. Having forethought and understanding obstacles ahead of time is

how a project gets built on time and within budget. We approach every project with a master-builder mindset, which lets us solve problems in situations outside our direct control and create paths to successful projects.

This sense of ownership has delivered exceptional results in regions that are historically difficult to work in, such as remote islands, while letting us adapt to each client's needs.

Beyond our day-to-day work, we bring the builder mindset to our communities, committing resources to developments such as soccer fields and skate parks for children. Our people volunteer widely, and we have provided volunteer disaster relief, materials and boots on the ground, to remote locations hit by disasters in and outside the United States.

## Rooted in the region we build in

- › 250+ years of combined team experience
- › 85% of the team resides in the USVI
- › 1.5M+ shipping miles to St. Thomas
- › On time and in budget, project after project

WHAT WE DO

# Core Services

## A self-performing general contractor



### General Contracting

We self-perform the concrete superstructure and run our own shipping and logistics to the islands, so we control the chain from procurement to closeout.



### Construction Management

Full CM delivery, including for federal and government clients such as the National Park Service and the USVI government.



### Pre-Construction

Budgeting, estimating, value engineering, and CPM cost control that de-risk a project before the first pour.



### Design-Build

Contractor-controlled delivery that keeps design, budget, and schedule aligned under one accountable team.



### Owner's Representation

Owner's-rep-style oversight that protects the owner's interests on complex, high-value builds.

### Resort Infrastructure, our open lane

- › **Desalination / RO plants** — e.g., the Westin St. John RO plant
- › **Power generation** — onsite plants, C-600 micro-turbines, diesel black-start
- › **Solar & battery** — PV with battery backup
- › **Water storage** — cisterns up to 126,000 gallons

On remote sites we build the systems the property runs on, not just the building.

WHY US

# What Sets Us Apart

Built for remote, hard-to-reach sites



## Self-perform concrete superstructure

The structural core is our own crews, so the schedule stays in our hands.



## Self-perform shipping and logistics

We control the whole supply chain to remote islands, more than 1.5 million miles to St. Thomas alone.



## Island logistics mastery

We deliver where materials arrive by barge, skilled labor is limited, and the weather does not wait.



## Master-builder mindset

Proactive problem-solving and project ownership that keep work on time and in budget.



## Technology that saves time

Revit, Navisworks, robotic total stations, HP robotic site printing, and CPM scheduling.

## CREDENTIALS

# Licenses & Credentials

Licensed, insured, and accountable

GENERAL CONTRACTOR · U.S. VIRGIN ISLANDS

**Lic. 1-50306-1B**

Licensed General Contractor, U.S. Virgin Islands

CERTIFIED GENERAL CONTRACTOR · FLORIDA

**CGC1537398**

Qualifier: Samantha Clark Edwards

Texas

No state general-contractor license required

Puerto Rico & Bahamas

Delivered through licensed local partners

Team certifications

8 OSHA-30 · 12 First Aid / CPR · 3 licensed trades · 5 certified divers

## Technology & delivery

- › Revit & Navisworks BIM coordination
- › Robotic total stations & HP robotic site printing
- › CPM scheduling & value engineering
- › Self-perform concrete & island logistics

## FEATURED PROJECTS

# Ground-Up Construction

Building where others can't



HILTON · ST. THOMAS, USVI

## Hampton Inn, St. Thomas

76,500 sq ft

126 keys

205 concrete piles

6M lbs precast

8-month superstructure

First ground-up VI hospitality in 30+ yrs

A new ground-up hotel and the first new ground-up hospitality project in the Virgin Islands in more than 30 years. Stabilis was the general contractor and self-performed the concrete superstructure: 6 million pounds of Hollow Core planks, 5,000 yards of concrete, 205 piles, 16,000 CMU blocks, and a 126,000-gallon cistern, topped out in an eight-month period of performance. The hotel has its own power plant with C-600 micro-turbines and a 150kw diesel black-start, and sits 30 feet from the cruise-terminal bulkhead, where extensive GPR studies protected the 100-year tieback system. The building was modeled in Revit and laid out with robotic total stations and HP robotic site printing.

MARRIOTT · ST. JOHN, USVI

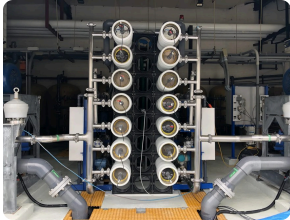
## Westin St. John

Remodel of the Mango deli, demolition of the old check-in building, and construction of the new main check-in, kids' club, and beach check-in, delivered after Hurricanes Irma and Maria while the islands were still recovering and materials were hard to find. Stabilis was the subcontractor but performed all the work.

## FEATURED PROJECTS

# Renovation & Infrastructure

Occupied resorts, remote sites, island infrastructure



MARRIOTT · ST. JOHN, USVI

## Westin St. John Reverse Osmosis Plant

A ground-up seawater desalination plant producing 300,000 gallons of potable water a day, with 137 self-performed piles and concrete barged across daily to an island with no concrete plant.



MARRIOTT · ST. THOMAS, USVI

## Ritz-Carlton Club, St. Thomas

Seven four-story guest buildings painted, the model rooms rebuilt, and every public space renovated, with the resort open throughout.



WYNDHAM · ST. THOMAS, USVI

## Margaritaville Poolside Renovation

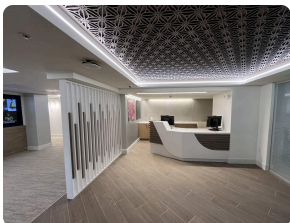
A complete refresh of eight poolside buildings, interior and exterior, with all new FFE, delivered in four months, seven days a week, while the resort stayed open.



HYATT VACATION CLUB · DORADO, PUERTO RICO

## Hyatt Vacation Club at Hacienda del Mar

A property-wide refit of every exterior opening, carried out while the resort stayed open and operating.



MARRIOTT · ST. THOMAS, USVI

## Frenchman's Reef Sales Center

New construction of a 7,000 sq ft sales center, sales gallery, and Marriott office space, with a chilled-water cooling system and IT rooms, finished to a very high standard.

SELECTED WORK

# Project Gallery

Finished hospitality across the Caribbean



**Ritz-Carlton Club**  
St. Thomas, USVI



**Harborside at Atlantis**  
Nassau, Bahamas



**Hyatt Hacienda del Mar**  
Dorado, Puerto Rico



**Hampton Inn**  
St. Thomas, USVI



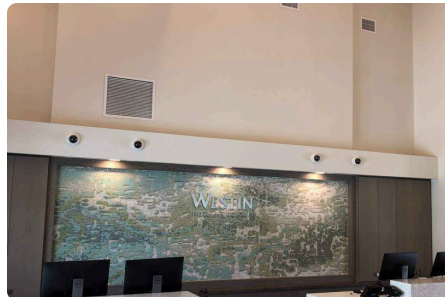
**Ritz-Carlton Club, public space**  
St. Thomas, USVI



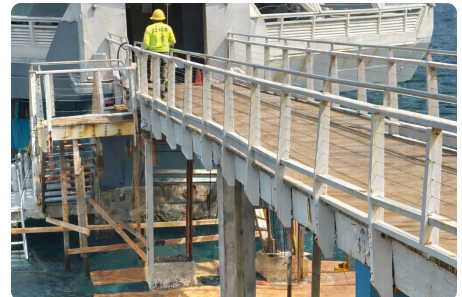
**Hyatt Sunset Harbor**  
Key West, Florida



**Harborside at Atlantis**  
Nassau, Bahamas



**Westin St. John**  
St. John, USVI



**Coral World, structural repair**  
St. Thomas, USVI

Explore the full portfolio at [www.stabilisbuilders.com/projects](http://www.stabilisbuilders.com/projects)

## TRACK RECORD

# Relevant Experience

Across the U.S. Virgin Islands, Florida, Puerto Rico & the Bahamas



## U.S. Virgin Islands

- **2025-26** Westin St. John — RO Plant Construction
- **2024-25** Hampton Inn — Ground-Up Construction
- **2025** Westin St. John — Model Room Renovations
- **2024-25** Frenchman's Cove — Public Restrooms Renovations
- **2024** Margaritaville — Poolside Renovations
- **2024** Ritz-Carlton Club — Model Rooms Renovation
- **2024** Ritz-Carlton Club — Exterior & Public Space
- **2024** Limetree Resort — Mold Remediation
- **2024** Elysian Resort — Mold Remediation
- **2024** Salvation Army — CM, Office Renovations
- **2023** Frenchman's Cove — Sales Center to Rooms
- **2022** Frenchman's Reef Sales Center — New Construction
- **2021** L'Esperance — New Ground-Up Structure
- **2021** Office of Disaster Recovery — CM, Disaster Relief
- **2021** NPS Lind Point — CM, Staff Housing
- **2020** Westin St. John — Public Spaces
- **2018** Frenchman's Reef — CM Staffing Extension

## Florida

- **2025** Hyatt Sunset Harbor, Key West — Room Renovations
- **2025** Hyatt Beach House, Key West — Room Renovations
- **2025** Hyatt Beach House, Key West — Structural Repairs
- **2024** Crystal Shores, Marco Island — Sales Center

## Bahamas

- **2024** Harborside, Nassau — Lobby, Fitness & Plumbing Retrofit
- **2019** Lyford Cay, Nassau — Residential Construction

## Puerto Rico

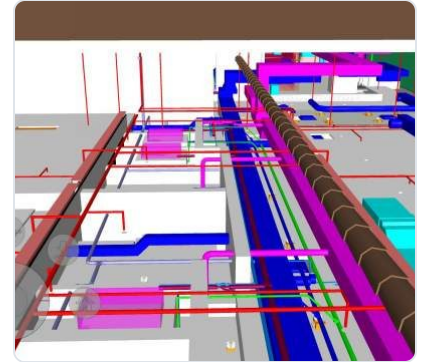
- **2025-26** Hacienda del Mar, Dorado — Window & Door Replacement

PRECONSTRUCTION & ADVISORY

# Professional Services

## Design review, value engineering, and preconstruction

- **Lind Point Phase II (NPS)** — Preconstruction for a new archaeology laboratory, employee housing, and a visitor center designed to serve as a hurricane bunker and command station.
- **Office of Disaster & Recovery** — Preconstruction services across a large USVI public-works portfolio.  
Cramer Park & Concessions · DC Canegata · DPNR-WAPA Building · Emile Griffith Ball Field · Frederiksted WIC · Kirwin Park · Kerwin Terrace · Knud Hanson (new build) · Morris De Castro · Reinholdt Jackson Complex · Fort Frederik · St. Thomas OMB · Vinson Mason Pool · EDA Roebuck · Herbert Canegata Fire Station · Hermon Hill Facility · Profit Estate Center · Sion Farm
- **NPS Visitor Center (St. John)** — Drawing review, value-engineering options, budget and bid tabs for RFPs.
- **IGY 360 Renovation** — Design review for compliance and constructability.
- **YHG Hotel at Yacht Haven** — Design of a new ground-up 196-unit modular hotel with a new power plant, RO plant, and retail podium.
- **The Fred Hotel** — Property assessment.
- **International Plaza** — Design review and budgets for a full renovation of a historic structure in downtown Charlotte Amalie.



BIM coordination in Revit and Navisworks drives our preconstruction and clash detection.



Delivery from preconstruction through finished, guest-ready space.



# Let's build where others can't.

Tell us about your site and your timeline, and we will show you how we would build it.

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#### WEBSITE

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

#### EMAIL

[info@stabilisbuilders.com](mailto:info@stabilisbuilders.com)

#### SERVICE AREAS

Puerto Rico · Bahamas

#### REQUEST A QUOTE

Available on our website

#### OFFICES

Austin, TX · Florida · St. Thomas, USVI

#### ESTABLISHED

2017