



Case Study: The Ritz-Carlton Residences, Waikiki Beach

High-Performing Luxury Design in the Heart of Paradise

FORTE
OPENING SOLUTIONS



Door Solutions
in Hospitality

Positioned steps away from the coastline and backed by a first-class brand, The Ritz-Carlton Residences, Waikiki Beach needs a broad selection of doors that not only stand up to heavy traffic, but also create stunning first impressions for every guest that steps inside.

Considering the door requirements surrounding quality, aesthetics and performance, the architects at Guerin Glass in Honolulu chose a door manufacturer that they could trust to provide whole-building solutions to meet all their criteria.

The architects needed to consider quality, aesthetics and performance.



The Architect

Guerin Glass Architects

A Honolulu-based architecture, interior design and planning firm that believes each project must be specific to the location in which it's built and start on a foundation of technical acumen. The firm specializes in residential and hospitality markets.

The Challenge

Integrate the Rich Culture of Oahu into Luxurious Design

Reaching new heights in luxury and home comforts with an in-depth exploration of Hawaii's rich culture, The Ritz-Carlton Residences, Waikiki Beach was the first building of its kind in Oahu. Pairing lavish residential units with resort-style hotel rooms, the building needed to match the expectations of Hawaiian living with the first-class amenities available steps away from the island's Luxury Row, which highlights international retailers representing the finest luxury brands in the world.

The Solution

Integrate Performance with Impeccable Beauty

The condo-hotel, which sits blocks away from the Pacific Ocean on Hawaii's big island, consists of two project phases: a 38-story building with one, two and three-bedroom units and penthouses—plus, a 250-unit building with a mix of hotel units and upscale residences. Both towers include amenities such as global culinary experiences, stunning interior and exterior décor and access to luxury retailers.

Both towers require high performing doors that stand up to heavy use while providing guests with exceptional aesthetics.

Having supplied doors to other properties under the The Ritz-Carlton brand, Honolulu-based Guerin Glass Architects knew they could trust Forte™ Opening Solutions to supply the 2,500 doors needed for both phases of the project. “We have a great deal of experience working together,” says Heidi Johnson, inside sales representative at Forte™ Opening Solutions. “Plus, they wanted a single-source for the variety of Marshfield™ Stile & Rail,

Marshfield Architectural Flush, Mohawk® Commodity Flush and Algoma™ Specialty Fire-Rated doors used throughout the hotel. We are one of the very few companies that could meet those requirements—a variety of doors coordinated through one manufacturer.”

All of these legacy products are now available under the new Forte Opening Solutions Aspiro® Series and Cendura® Series designed specifically for environments that must look great and perform while withstanding heavy amounts of traffic.

ACOUSTICS | DURABILITY | SAFETY | AESTHETICS

“Doors make the first impression for any luxury hotel and we are proud to be the supplier for The Ritz-Carlton properties in Waikiki.”

Heidi Johnson – Inside Sales Representative, Forte Opening Solutions



The Result

World-Class Environments that Last a Lifetime

The doors were provided to the resort in 100–200 batches allowing the general contractor, Albert C. Kobayashi, Inc. of Waipahu, HI, to install the doors on three to four floors at a time. Forte's Architectural Doors were also customized onsite with field-applied panels to provide a high-end look. Forte Opening Solutions was able to deliver exactly what the architect needed—premium quality from a national manufacturer with a broad selection of product.

As the project wraps up its second phase, the team is excited to install the remaining Forte Opening Solutions doors that have already proven their impressive performance and aesthetic impact with guests and staff inside the first tower.



Project Overview

The Ritz-Carlton Residences, Waikiki Beach

Two luxury residential and resort-style towers located steps away from the beach on Hawaii's big island.

- Phase one: 38-story residential tower with ocean views
- Phase two: 250-unit residential and resort-style tower
- 2,500 doors for both towers
- Short walk to Honolulu's Luxury Row retail location

Door Recommendations

Aspiro® Series High-Impact Doors

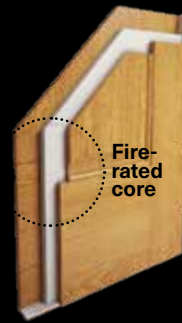
Guests expect a safe and aesthetically pleasing space to unwind and relax. Using high-performance doors with superior fire ratings from 20- to 90-minutes will help resist the daily scratches, bumps and traffic from guests and personnel.

Aspiro® & Cendura® Series Premium & Standard Painted

Paintable surface doors are regularly specified for high-end applications given their Birch or Medium-Density Overlay (MDO) surface options and a variety of core materials including fire-rated, sound-rated or environmental to meet your project's requirements.

Benefits of Forte™ Opening Solutions Architectural Doors:

- Create sound spaces for guests to rest
- Increased durability in high-traffic environments
- Built and tested to ANSI/WDMA performance level standards
- Fire-rated and acoustic-rated



Forte Opening Solutions Architectural doors are available up to 90 minutes fire-rated.

Additional Solutions

- Acoustic-Rated
- Factory-Installed Glass
- Environmental Attributes
- Factory-Finished
- ANSI/WDMA Performance Level

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