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Pro Con begins framing for 65,795 s/f Courtyard by Marriott

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The steel is erected and the wood framing is underway for Keene's newest hotel, a 65,795 s/f Courtyard by Marriott located in Railroad Sq.

Pro Con Inc is the design builder for the \$8.1 million project, which is located one block from the downtown business district. Schleicher & Stebbins Hotels and Oleo Corp. are the owners and Colwen Management will manage the hotel. Laconia Savings Bank is providing the financing.

Pro Con Inc and the hotel owners are intending and pursuing to make the hotel LEED certified from the US Green Building Council. Pro Con Inc is using regional and recycled materials in construction and is incorporating environmentally beneficial strategies in the hotel's development and daily operations.

The 5-story hotel will offer 100 guest rooms, including 4 suites. Plans include a bistro and lounge area, 2,100 s/f of flexible meeting space, a business center, guest market and an indoor pool and fitness room. The new hotel is on schedule for a May 2010 completion date.

Schleicher & Stebbins' portfolio includes 19 hotel properties throughout the Northeast, including Renaissance, Courtyard by Marriott, Residence Inn by Marriott, Town Place Suites and SpringHill Suites, Homewood Suites by Hilton and Ashworth by the Sea, a full service hotel on the seacoast of New Hampshire. S & S Hotels was recently awarded Marriott International's Partnership Circle Award; Marriott's highest honor recognizing owner and franchise companies that embody Marriott's vision of excellence in hospitality, development, guest satisfaction, associate satisfaction and quality assurance. The company continues to concentrate on dynamic, high quality properties and is presently working on additional projects in Florida, New York, Massachusetts and New Hampshire.

Oleo Corp. is a lodging development and holding company formed in 1995 by Leo Xarras and Bruce Armitage. They have more than 20 years of diverse hotel management, development and investment background. Past projects in New England and the Dominican Republic have afforded experience in lodging acquisition, renovation, and construction and historic restoration with a track record of establishing profitable performance combined with community good will. The company has operated the Castle Hill Resort and Spa and the Pointe Hotel at Castle Hill Resort in Cavendish, Vermont affiliated with Small Luxury Hotels and Historic Hotels of America. Concurrent to lodging development projects, Oleo Corp. has developed over \$100 million in non-lodging commercial and residential assets.

Colwen Mgmt. manages a portfolio of full service and limited service hotel properties across the northeastern United States. Colwen oversees the management of hotel properties, directs all activities within the properties, and maintains standards set by Marriott, Hilton and owners.

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