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Pro Con nears completion of \$8.1 million 100 room Courtyard by Marriott

June 17, 2010 - Construction Design & Engineering

The signage is on the building, the exterior landscaping is underway and the furniture is being delivered at the Courtyard by Marriott, Keene's first environmentally friendly green hotel. The hotel owners, Oleo Corp. and Schleicher & Stebbins Hotels expect the new hotel to open this month. Pro Con Inc is the design builder and Colwen Management is managing the hotel. Laconia Savings Bank provided the financing for the \$8.1 million project.

The 5-story hotel, which is located in Railroad Sq. one block from the downtown business district, will offer 100 guestrooms, including 4 suites. The hotel will have 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. In keeping with the historic nature of Railway Sq., the hotel has a brick façade.

Pro Con Inc and the owners are intending and pursuing to make the 65,795 s/f Courtyard hotel LEED certified from the US Green Building Council. The LEED program provides independent third party verification that the Keene Courtyard is designed and built using strategies aimed at improving performance across building metrics including; energy savings, water efficiency, improved indoor environmental quality and stewardship of resources.

Pro Con Inc used regional & recycled materials in construction and is incorporating environmentally beneficial strategies in the hotel's development and daily operations.

Schleicher & Stebbins Hotels' 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 Corporation 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 Corporation has developed over \$100 million in non-lodging commercial and residential assets.

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

Pro Con Inc. is a full service architecture, engineering and construction management firm specializing in commercial, hospitality, institutional, industrial and multi-family residential projects. The company is recognized as an industry leader and is known for their single source design-build delivery system, "The Diamond Solution".

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