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## **Pro Con making progress on \$7.5m TownePlace Suites by Marriott**

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The foundations have been placed and framing has begun for the new TownePlace Suites by Marriott in the Quonset Business Park. The hotel is being built on a 4.6 acre site located across from The Shops at Quonset Point at the intersection of Gate Rd. and Rte. 403. Pro Con, Inc of Manchester, N.H. is the architect and construction manager for the \$7.5 million design build project which is being developed as part of the Gateway parcel master development by New Boston Fund Inc of Boston and Waterford Development of Needham, Mass.

The developer has registered the 4-story, 103-key hotel with the US Green Building Council (USGBC) and intends to pursue certification under the USGBC's LEED (Leadership in Energy and Environmental Design) program; making it one of the first LEED certified hotels in R.I. Pro Con plans to use regional and recycled materials in construction and incorporate environmentally beneficial strategies in the hotel's development and daily operations. The hotel will utilize a geothermal system for heating and cooling the 55,453 s/ building.

Colwen Management of Nashua, N.H. will manage the new hotel when it opens next spring.

"The foundations will be completed by the end of July and framing will begin in mid-August", said Pro Con's project manager. "The hotel exterior will feature a brick veneer base with clapboard and smooth panel siding. We are on target for March 2011 completion date for the hotel."

TownePlace Suites by Marriott on-site amenities will include a breakfast buffet area, indoor pool, fitness room, outdoor patio and guest laundry.

TownePlace Suites by Marriott which is designed for the extended stay traveler looking for moderately priced accommodations, will offer complimentary continental breakfast and each suite will have separate working, lounging and sleeping areas. The studio, one and two bedroom-suites will also have kitchens equipped with a stovetop, microwave, refrigerator and coffee maker.

Waterford Development Corp. was formed as the development division of The Waterford Companies, and has developed over \$200 million of real estate over the last 10 years using the real estate development and financial expertise of the principals, Richard Houlding and Robert Shapiro. Waterford Development Corp. has combined the unique ability to design, develop, finance and lease both large and small commercial and residential properties.

New Boston Fund is an independent, privately owned, real estate investment manager and an industry leader in providing real estate investment, development and management services. New Boston has acquired commercial and residential properties with a cumulative market value of about \$4.4billion, including 23 million square feet of commercial real estate and 7,500 residential units.

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. Pro Con Inc recently completed two design build hospitality projects in New Hampshire; a 100-room Courtyard by Marriot in Keene and a 128-room Residence Inn by Marriott in downtown Portsmouth.

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