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TownePlace Suites by Marriott in the Quonset Business Park is Rhode Island's Newest Green Hotel

May 05, 2011 - Owners Developers & Managers

The TownePlace Suites by Marriott in the Quonset Business Park is Rhode Island's newest green hotel. The 104-key extended stay hotel, which opened in April, was developed as part of the Gateway Parcel Master Development by New Boston Fund Inc. of Boston and Waterford Development of Needham, Mass. Pro Con, Inc of Manchester, N.H. was the architect and construction manager for the \$7.5 million sustainable design build project. Financing was provided by Bank of New England and the Small Business Administration (SBA) under the SBA 504 program. Colwen Management of Nashua, N.H. is managing the hotel, which is conveniently located across from The Shops at Quonset Point at the intersection of Gate Rd. and Rte. 403.

Pro Con has registered the 4-story, 55,453 s/f hotel with the U.S. Green Building Council's LEED program with the certification goal of Silver. The hotel will be one of the first LEED certified TownePlace Suites in the country and the first LEED certified hotel in the state. Pro Con incorporated sustainable design into each phase of the construction process, as well as, the operation of the building. The sustainable features include a geothermal system for heating and cooling, recycled structural fill, construction materials made from recycled content, drought resistant landscaping and storm water runoff used for irrigation. The hospitality project emphasizes natural lighting, enhanced air quality, low volatile organic compounds (VOC), non-CFR refrigerants, energy efficient appliances and light fixtures, low-e windows with insulated glazing and low flow plumbing fixtures.

"We are pleased to be part of the Quonset Business Park family and to be able to offer the 9,000 employees and suppliers of the Park convenient, modern, comfortable and green accommodations," said Robert Shapiro, principal of Waterford Development Corp. "We look forward to continued growth of the Park and the opportunity to share in that growth in the future."

TownePlace Suites by Marriott is designed for the extended stay traveler looking for moderately priced accommodations. On-site amenities include a breakfast buffet area, indoor pool, fitness room, outdoor patio and guest laundry.

Waterford Development Corp. was formed as the development division of The Waterford Companies in 1955, and has developed over \$200 million of real estate over the last 10 years. 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 \$4.4 billion, including 23 million s/f 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 three sustainable design build hospitality projects in New Hampshire; a 100-room Courtyard by Marriot in Keene, a 128-room Residence Inn by Marriott in downtown Portsmouth and the Harbor Events and Conference Center in Portsmouth.

Green Features of the TownePlace Suites
by Marriott in Quonset Business Park:

- *Use of construction and finish products that were made from recycled materials.
- *A majority of the construction materials came within a 500 mile radius of the project, saving transportation energy and reducing carbon emissions.
- *80% of all construction waste was diverted from landfills.
- *The building's heating and cooling relies on a system of geo-thermal wells which take advantage of the relatively constant, natural temperature inside the earth.
- *Ductwork was covered during construction to protect it from dust and not used until all major construction work was completed; improving the indoor air quality.
- *All Refrigerants used were CFC free.
- *Low-e windows with insulated glazing controls heat transfer through the windows, preventing heat loss in the winter and decreasing solar gain in the summer. Windows are over sized for added daylight reducing need for electrical lights and increased exterior views.
- *Energy Star qualified appliances were installed in each of the suites.
- *Low volatile organic compound (VOC) products and urea-formaldehyde free wood products were used which provide cleaner air and reduce health risks.
- *Low flow plumbing fixtures were installed, reducing water usage by up to 40% and saving thousands of gallons in annual water consumption.
- *The exterior light fixtures reduce light trespass and minimize upward illumination.
- *6 Reserved parking for low-emitting and fuel efficient vehicles.
- *A localized energy management system allows guests to control the temperature in each suite. When the suite is not occupied or is an unoccupied unit, the system conserves energy by reverting back to a pre-determined set back.

Architect and Construction Manager Pro Con Inc.

Co-Developer Waterford Development Corp.

Co-Developer New Boston Fund Inc.

Economic Developer Quonset Development Corp.

Lender Bank of New England

Landscaping Salmon Falls Nursery and Landscaping

Division 8/Door/Frame/Hardware Supplier Horner Commercial Sales

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