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## **Pro Con Inc begins renovation project at the 39 guestroom EF Lane Hotel**

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Pro Con Inc is the architect and construction manager for a design build renovation project at the former E F Lane Hotel located at 30 Main St. The independent boutique hotel, which is located downtown Keene, was recently sold at auction and closed for business in January. The new owners, Leo Xarras and Mark Stebbins of EFL Keene, LLC, intend to completely renovate the hotel's guest rooms, lobby and public spaces and plan to re-open the hotel with an updated look and a new name, The Lane Hotel. Colwen Management Inc. of Nashua, is managing the hotel.

"We look forward to reopening The Lane Hotel with a fresh new look," said Xarras. "Our objective is to deliver high-quality service to our guests and to provide them with a wonderful experience at our hotel. We are excited about the planned improvements and know that our guests will be pleasantly surprised when the hotel re-opens this spring."

The 4-story hotel will feature 39 guestrooms and a new restaurant. The lobby will feature a new reception desk with a guest market and a new lounge and bar area. Plans call for a 3-sided gas fireplace to be the focal point of the lobby seating area. High speed WiFi will be available throughout the hotel. In addition to the guestroom and public space renovation, Pro Con Inc will update the hotel's entrance on Main St. and provide new stairs, walkway and signage.

As part of the renovation, the guest rooms, corridors and public spaces will be updated with new interior finishes, fixtures, and furniture. The hotel's guest rooms with 10-ft ceilings and over-sized windows will feature a contemporary décor, custom wood furniture, new window treatments and new carpet. The renovated bathrooms will have granite topped vanities, new fixtures and showerheads, ceramic tile flooring and some rooms will offer walk-in showers with curved glass partitions. In addition to the standard king and double queen bed rooms, the hotel will offer four 2-story loft suites with separate living and sleeping areas and four studio suites with living areas and kitchenettes.

Xarras and Stebbins are also co-owners of the new 100-key Downtown Keene Courtyard by Marriott, which opened in June 2010 and also control and manage 21 Marriott, Hilton and independent hotels throughout the Northeast.

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 independent 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."

