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TownePlace Suites by Marriott in Quonset Business Park is R.I.'s newest "green" hotel

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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 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 Dev. was formed as the development division of The Waterford Cos. in 1955, and has developed over \$200 million of real estate over the last 10 years. Waterford Dev. 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 Mgmt. manages a portfolio of full service and limited service hotel properties across the

northeastern U.S. Colwen oversees the management of hotel properties, directs all activities within the properties, and maintains standards set by Marriott, Hilton and owners.

Pro Con is a full service architecture, engineering and construction management firm specializing in commercial, hospitality, institutional, industrial and multi-family residential projects. Pro Con 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.

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