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## **Needham Residence Inn by Marriott awarded LEED Gold - Owned by XSS Hotels; PROCON is the architect and construction manager**

June 05, 2014 - Owners Developers & Managers

According to XSS Hotels and PROCON, the Needham Residence Inn by Marriott hotel has been awarded LEED Gold Certification by the U.S. Green Building Council (USGBC). XSS Hotels is the owner of the hotel and PROCON of Manchester, NH was the architect and construction manager of the design build hospitality project which is located in the New England Business Center. Colwen Hotel Management of Portsmouth, NH manages the hotel.

PROCON incorporated sustainable design practices into each phase of the design, construction, and operation of the 128-key hotel, with the intent to achieve LEED certification. The hotel, which was completed in August 2013, used regional and recycled materials in construction and incorporated environmentally friendly design elements such as a white roof, over-sized windows, and low-flow, water-efficient plumbing fixtures and LED lighting throughout the development. The hotel received LEED Gold Certification in April.

"We designed and constructed the Needham Residence Inn with a strong focus on sustainability and incorporated environmentally friendly features into the operation of the hotel," said Leo Xarras of XSS Hotels. "We are very proud that the Needham Residence Inn attained LEED Gold Certification and know that our guests appreciate staying in an environmentally responsible hotel."

The 89,740 s/f all-suite hotel is designed for the extended stay traveler with each suite having separate working, lounging, and sleeping areas, and a fully equipped kitchen. The building's first floor houses the hotel's lobby and reception, common areas and conference rooms. Floors 2-5 house the hotel's guest rooms. The hotel offers 116 urban studios, 8 one-bedroom suites, and 4 two-bedroom suites, with a large hearth room, bar and lounge area, breakfast room, indoor pool & fitness room, two flexible space meeting rooms, business center and guest laundry area.

The hotel reduced their carbon footprint by implementing a wide range of environmental initiatives that reduce operating expenses, conserve energy, conserve natural resources and generate revenue by attracting an ever increasing number of hotel guests who prefer to travel 'green'.

The Needham Residence Inn by Marriott hotel is the second hospitality project designed and built by PROCON that has achieved LEED Gold and one of the few LEED Gold Residence Inn by Marriott hotels in the country.

PROCON is an architectural design and construction management firm specializing in commercial, hospitality, institutional, industrial and multi-family residential projects. Founded in 1935, PROCON is highly regarded for its single-source design build philosophy and commitment to client success.

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