

# Baltimore Hyatt Regency

**Baltimore, MD****CONTRACTOR – Humphrey Rich Construction Group, Inc.,  
Gaithersburg, MD****DISTRIBUTOR – Kenseal Construction Products, Baltimore, MD****Protective Coatings****Spring 2013****PROJECT TASK**

Restore appearance and waterproof broken rib precast concrete wall.

**PROJECT SOLUTION**

Spray apply a decorative/protective concrete stain.

**PRODUCTS**

Primex  
M3P Stain



Top three photographs were taken "before and during" and the bottom three photographs were taken "after" the work was completed.

**PROJECT HISTORY**

The Hyatt Regency, a luxury hotel attached to the Baltimore Convention Center and adjacent to the National Aquarium, celebrated its 25th anniversary in 2016. It's been called "the crown jewel" of Baltimore's newly revitalized and picturesque Inner Harbour.

In anticipation of its anniversary, hotel owners planned a two phase renovation updating its nearly 500 guest rooms and popular public spaces in the hotel's atrium including the main lobby and restaurant.

The concrete wall within the hotel's bistro contained unsightly floor to ceiling rust colored water marks. The stains on the façade were removed during the cleaning process and the wall was pre-treated with Primex and then coated with M3P Stain to enhance

the uniformity of the color. M3P Stain is natural in appearance but comes in 34 standard colors and will not peel, blister or flake. It resists fading and serves as a water repellent, mitigating carbonation and providing long term protection and enhanced aesthetics of concrete, masonry and stone.