

# PJM Building

**Pennsburg, Pennsylvania**

**ARCHITECT – Kling Stubbins, Philadelphia, PA**  
**CONTRACTOR – Culbertson Restoration, Ltd., West Chester, PA**  
**DISTRIBUTOR – TB Philly, Inc., Phoenixville, PA**

**Protective Coatings**  
**Summer 2008**

## PROJECT TASK

Restore a natural, uniform appearance to weathered concrete.

## PROJECT SOLUTION

Apply a long-term protective coating to the surface.

## PRODUCTS

M3P Stain



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



## PROJECT HISTORY

The PJM Building in Pennsburg, Pennsylvania is home to PJM Interconnection, one of the world's largest competitive wholesale electricity markets. With over five hundred companies as members, PJM manages the grid of electricity for over forty million customers in thirteen states. This square-shouldered building was once a part of the Bell Telephone switching network. It is rumored to have housed the switching equipment that connected the red "hot line"

between the United States and the Soviet Union's leadership during the Cold War.

Years of weathering and neglect took its toll on the exterior cast-in-place concrete building, leaving it blotchy and discolored. Architect Kling Stubbins, one of Philadelphia's top architectural firms, asked Conproco to provide coating options. Their overall goal was to make the exterior more uniform without imparting a heavy, painted appearance. A set of oversized sample

panels helped determine that the best solution would be M3P Stain.

Culbertson Restoration applied two coats of M3P Stain, which provided the best balance of good hiding power with a natural appearance. M3P Stain provides permanent protection from water entry and carbonation. Also, unlike traditional paints, M3P Stain does not form a film; therefore it cannot peel, blister or flake.