



photocatalytic sol-silicate coating symbolizing health and commitment:

## South Central Regional Medical Center Laurel, Mississippi

Creating a permanently clean facade protected against heavy weather, air pollutants, and biological growth without fading, blistering or peeling for 30 years.



**KEIM** *Lasting Protection  
& Preservation™*

# Summary

South Central Regional Medical Center  
1220 Jefferson Street  
Laurel, MS 39440

Director of Facilities  
Stanley Coco  
phone 601-426-4551



## Recoated Surfaces

- uncoated precast concrete panels
- EIFS DAFS surfaces
- coated stucco surfaces
- coated and uncoated brick surfaces
- coated Transite precast panels
- metal support poles
- coated window frames
- entry doors
- exposed ferrous steel
- galvanized wireways
- aluminum: wireways, flashings, gutters and downspouts.



VIEW 1

## Surface Area

135,600 square feet

## Recoating Budget

Coating system and labor  
\$1,160,000

## Coating system cost

\$3.58 per square foot

## Warranty for the coating system

30 years

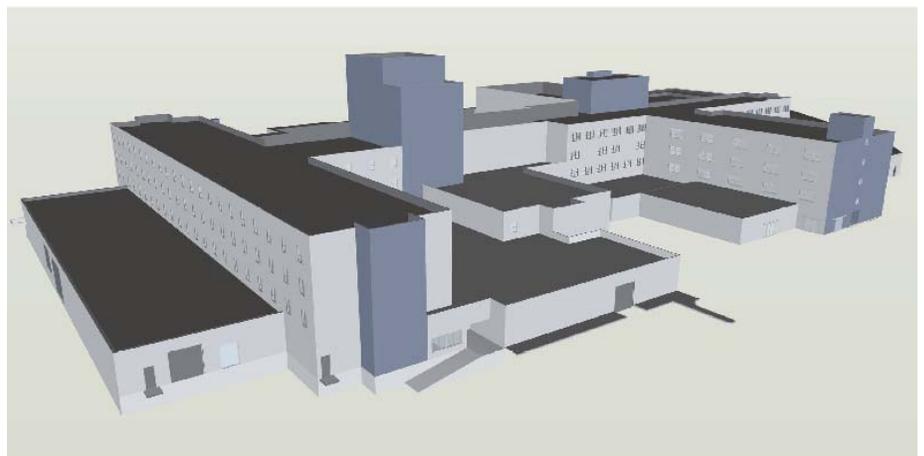
## Expected coating service life

+30 years on vertical surfaces

## Coating Properties:

KEIM Soldalit ME

- photocatalytic self-cleaning
- permanent chemical bonds
- highly vapor permeable
- resists wind driven rain
- never fades
- incombustible



VIEW 2

SCHEME 4

COLORS:



COLOR SCHEMES



SOUTH CENTRAL  
REGIONAL MEDICAL CENTER



## Existing Conditions

This county-owned hospital was constructed in 1952 of scratch-face red brick and concrete.

Over time, the hospital grew from a basic T-shaped design to accommodate new services and medical technologies. It was a matter of economy to create new space with panelized construction which is the principle reason there are five different façade materials.

Today the façade comprises brick, stucco, precast panels, precast concrete, and EIFS panels.



The panelized construction does not match in either color or texture with the brick façade. To hide the appearance between these surfaces and present a professional appearance, painting was the only answer. It was first painted about 1989 when the hospital converted from Jones County Hospital to South Central Regional Medical Center. The second repainting cycle was in 1999. Each time the acrylic polymer paint was noticeably faded, chalking, and surfaces discolored after just five years.

There was a real image problem. For years the building gave a negative public image because of how dingy the exterior surfaces looked. The façade was impossible to keep clean—pressure washing would clean the grime from the surfaces and although clean, they still looked dirty because the environmental stains remained.

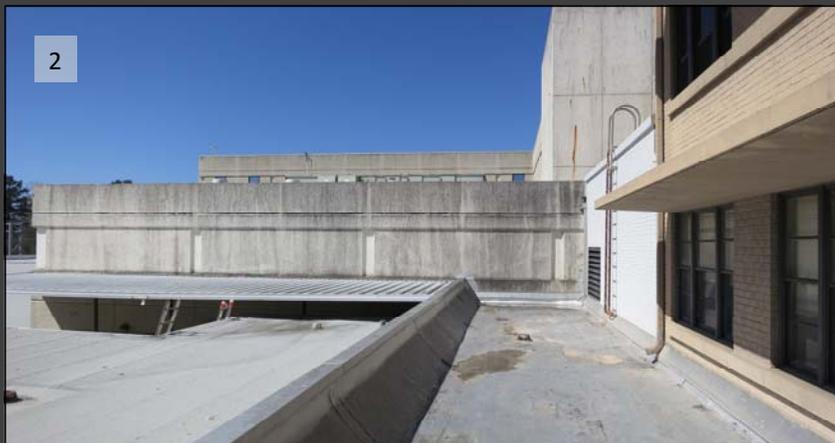
Even though the surfaces were from different periods in time and of different materials and textures, KEIM harmonized the textures providing a modern, professional look in their chosen colors.



## Surface Conditions

Inconsistent color degrades appearances, especially the precast elements.<sup>1</sup>

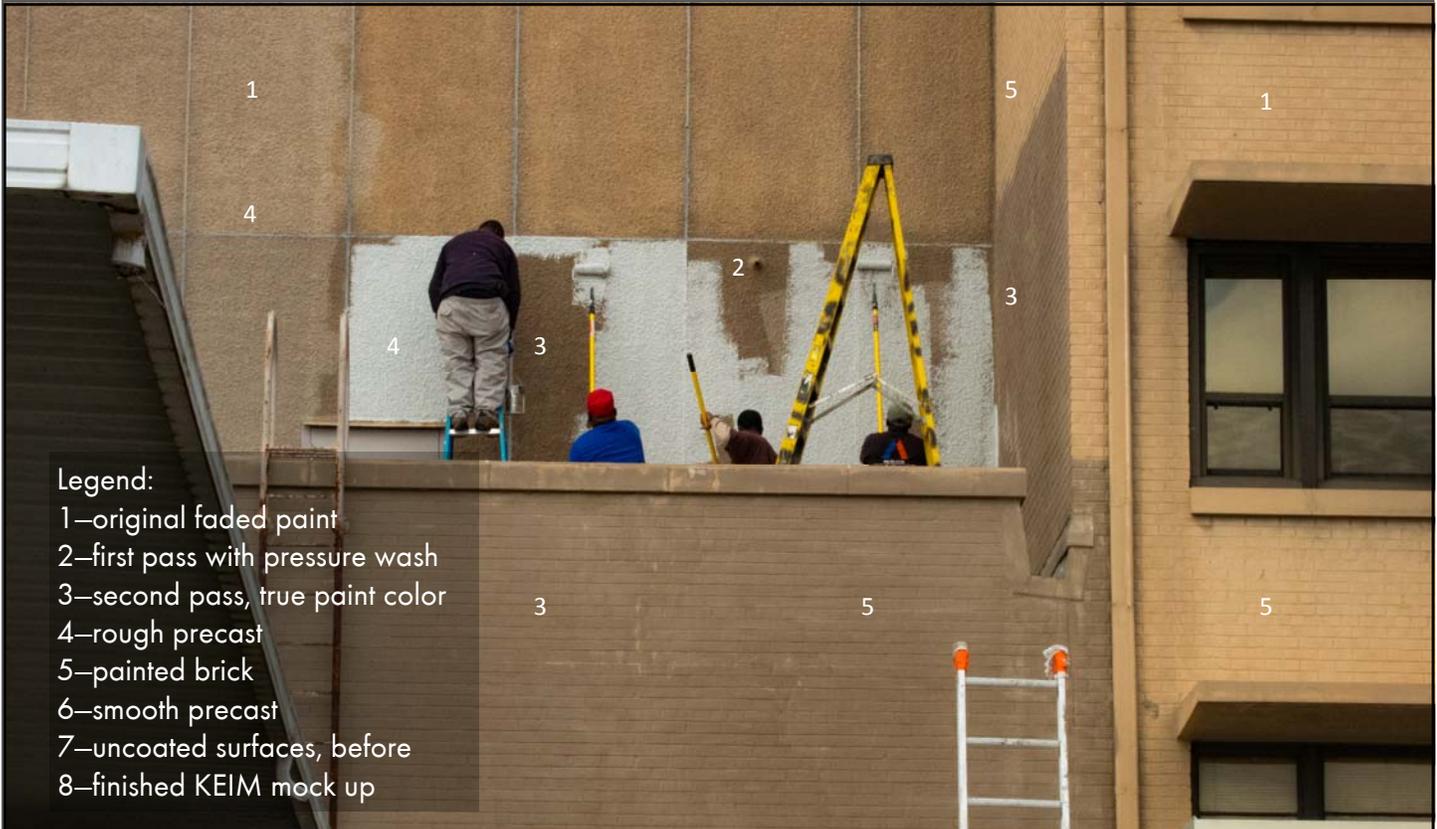
Absorbent uncoated precast surfaces are especially vulnerable to weather erosion, environmental staining, and freeze/thaw thermal cycles.<sup>2</sup> Acrylic paint can trap infiltrating water behind the paint film where it works to corrode steel reinforcement, spalling and weakening concrete.<sup>3</sup> Eventually the film delaminates and splits open allowing humidity in the wall to balance naturally with the surrounding air.<sup>4</sup>





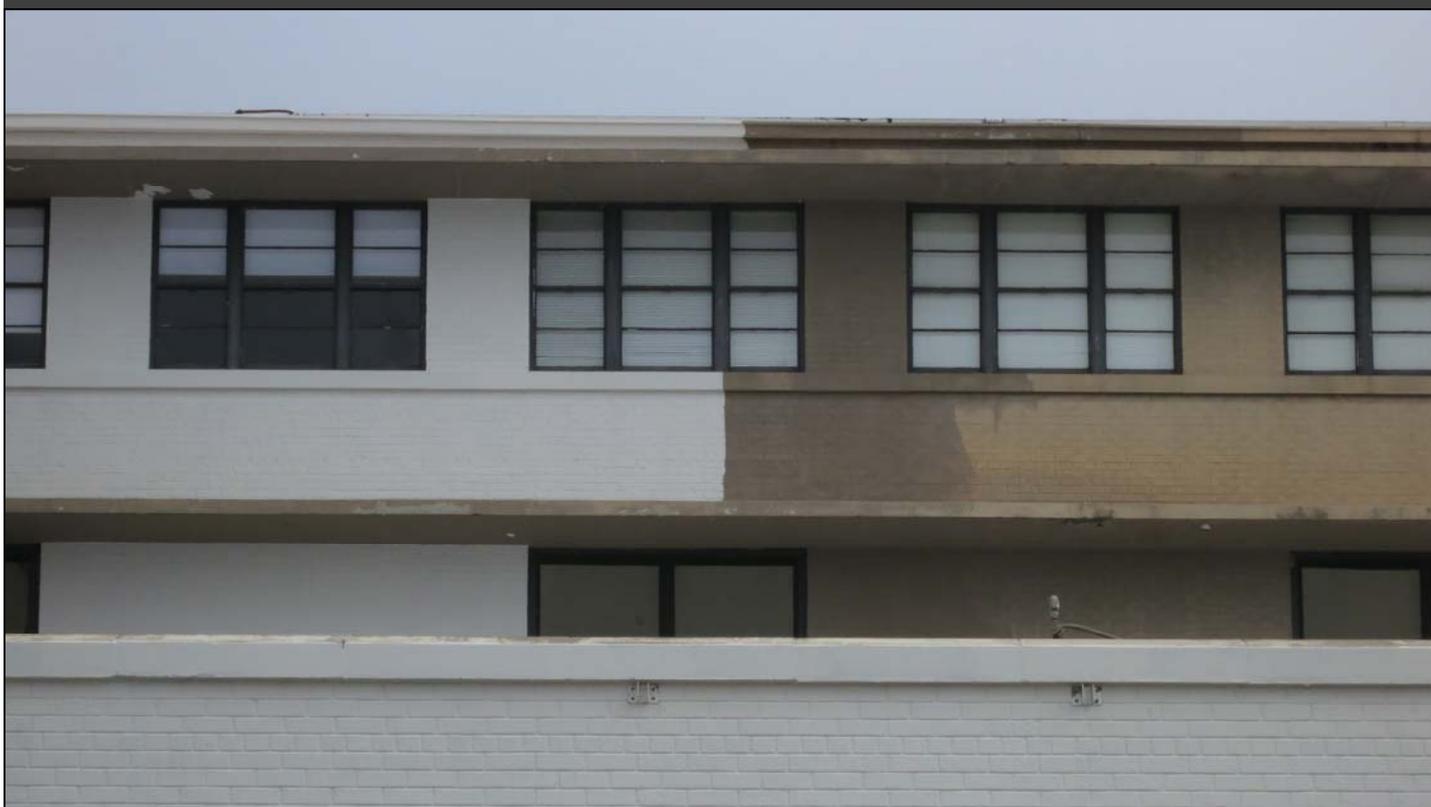
# Determining Product Consumption

Three surfaces that represent the textures of the project were mocked up with a base coat of KEIM Soldalit Grob and top coat of KEIM Soldalit ME to determine exact consumption per bucket of coating. Less than 0.5% remained at project end.





# Recoating Progress Images





# KEIM System Products

## **concrete repairs**

KEIM Concretal Corrosion Protection-  
M KEIM Concretal Universal Mortar  
KEIM Concretal Fine Filler  
KEIM Concretal Spezialvergütung

## **brick repair and filler**

KEIM Restauro Top mortar

## **stain blocker**

KEIM I&F Grund primer

## **horizontal surface pretreatment**

KEIM Silan 100 water repellent

## **acrylic paint primer window frames**

KEIM Spezialverdünnung primer

## **surface protection for entry doors**

KEIM Sealer

## **bronze color for windows and poles**

KEIM Royalan silicate coating

## **blue sol-silicate color for façade**

KEIM Soldalit Grob filling base coat

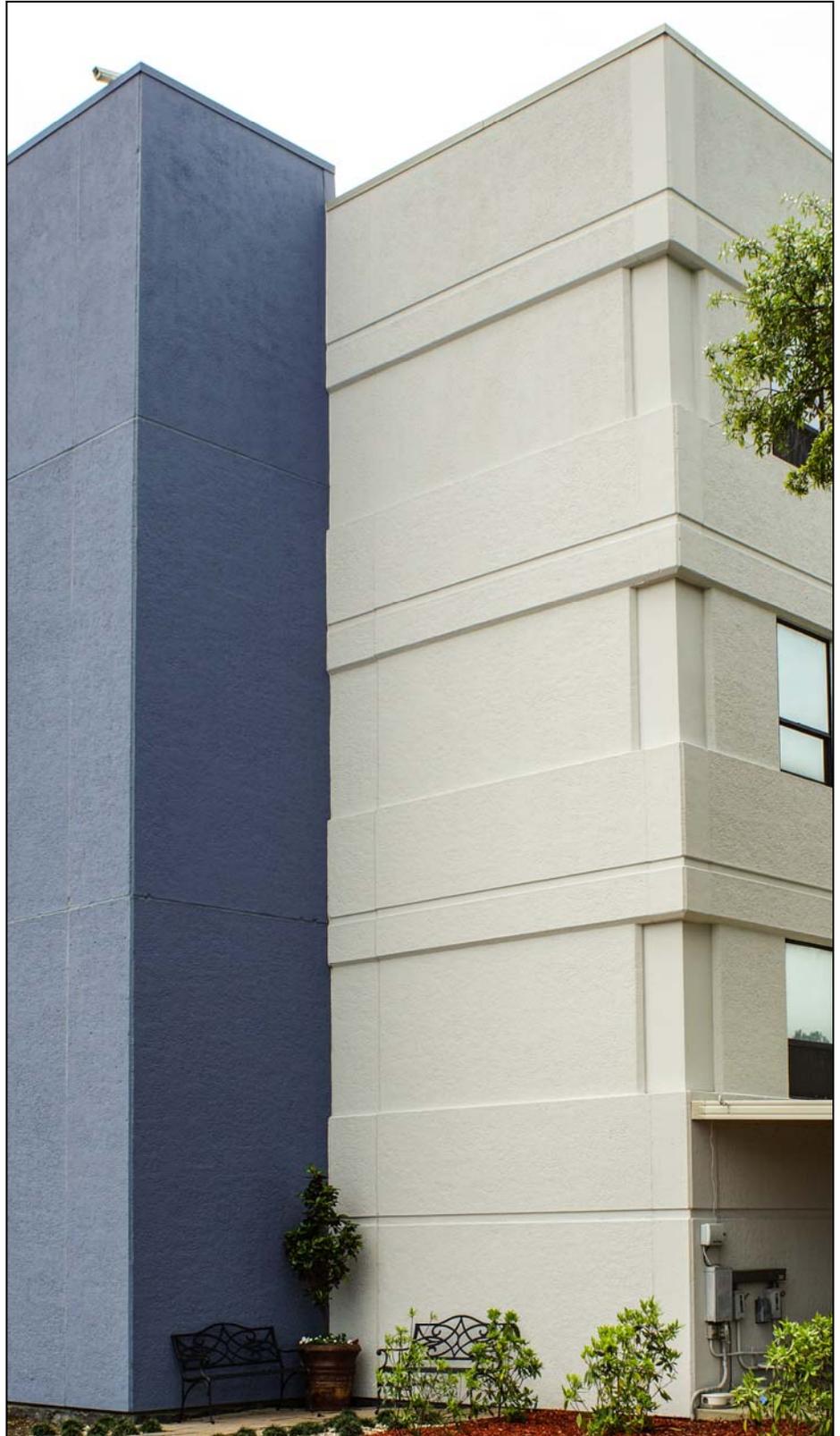
KEIM Soldalit intermediate and top  
coats

## **white sol-silicate color for façade**

KEIM Soldalit Grob filling base coat

KEIM Soldalit ME photocatalytic  
coating for the intermediate coat

KEIM Soldalit ME photocatalytic  
coating for the top coat.





# Why South Central Regional Medical Center chose KEIM

## Simplified Procurement

Purchasing specified products at lowest market cost. KEIM's Managed Health Care Associates recognized Group Purchasing Organization contract allowed SCRMC to purchase the desired KEIM products direct at the guaranteed lowest price in the market thus bypassing the cumbersome and lengthy competitive bid process.

## KEIM's Extraordinary Proven Performance

- ◆ Mineral pigment color will never fade.
- ◆ Coating system will last for decades. By not recoating for the next 20 years, \$2,320,000 can be realized for other needed projects.
- ◆ Silicate coatings stay clean naturally without attracting dirt to the mineral surface. Photocatalysis breaks down air pollutants and tree sap maintaining sanitary surfaces—returns air quality benefits to the community. Periodic pressure washing unnecessary resulting in very low maintenance.
- ◆ Extremely vapor permeable and water repellent keeps wall assemblies healthy and dry.
- ◆ KEIM silicate coatings are luminous, refracting light for soft even illumination across the surface. This natural phenomena brings out the hospital's natural beauty that was previously unknown.



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& Preservation™