



Hyatt Regency Chicago - Protecting the Brand

QUALITY OF THE EXPERIENCE MAY BE DEPENDENT UPON THWARTING MOISTURE INTRUSION

Beautiful skylights and glass roofs or domes in elegant hotels and conference centers as well as other institutional facilities across the nation add to the ambiance of the visitor's experience...until moisture begins penetrating aging seals. Expansion and contraction from changing weather conditions throughout the day and night begin to take their toll on systems used as glazing seals, causing leaks along the framework of the glass. When it came to the Hyatt Regency hotels below, a solution strategy was required that would provide not only long-term performance but an aesthetically appealing restoration of the glass framework to appropriately reinforce the upscale style associated with the brand.

URBAN SOPHISTICATION AND UPSCALE AMENITIES EMBODY HYATT REGENCY CHICAGO

Hyatt Regency Chicago has graced the Windy City's skyline for four decades with elegance and taste. The largest in the Hyatt portfolio worldwide, it boasts more than 2,000 guest rooms and just under 2,000,000 square feet. Set in the heart of downtown Chicago, Hyatt Regency Chicago is just steps from The Magnificent Mile, Navy Pier and Lake Michigan. Two towers house the guest rooms with an atrium lobby in front incorporating 25,000 square feet of skylight. Over time, the harsh Chicago climate began to take its toll on the beautiful glass structure, generating leaks along the glazing seal of the framework. Various contractors had been hired to come in and caulk leaking areas. Silicone used to seal window mullions was removed and replaced with new caulk, but the issues never went away, noted Tom Feilen, senior director of engineering at Hyatt Regency Chicago. In addition to being ineffective as a solution, the process was time-consuming and a bit messy.

For a world-class brand in the heart of Chicago's dynamic hospitality market, this nagging problem needed to be resolved in a reliable, durable

fashion. As the centerpiece of a visitor's experience within the grand hotel, the atrium lobby needed to project a clean, aesthetic appeal as visitors glimpsed views of the majestic skyline. The disruption of completely changing out the skylight system was not a viable option.

EXTRUDED SILICONE OVERLAY SYSTEM PROVIDES LEAK-FREE, AESTHETICALLY APPEALING SOLUTION

The development of a specialized extruded silicone overlay system proved to be the answer. The UV stability of the silicone keeps it from degrading under the intense and long-term exposure to weather and the elements. Produced in a thin, precured configuration, expansion and contraction forces on the substrate are minimized while the flat profile provides a clean, aesthetically pleasing appearance. The movement capability of the silicone overlay system is significantly higher than wet sealants at 200% or more, making the sloped wall and glass roof multidirectional movement no longer a problem. With all penetrations and screw heads completely covered, the potential for leaks is drastically reduced.

The silicone extrusion was also produced in a dark brown to match the metal. Being silicone, the overlay exhibits excellent resistance to color fading.

With the extruded silicone overlay system, there is no need to remove the existing sealant. The silicone extrusion is simply applied over the existing joint connecting assembly and is attached to the glass with silicone sealant. A bead of the silicone sealant is applied underneath the outer edges of the extrusion to set the system in place and ensure the water and weather is kept out for the long haul. The fast curing time of the silicone sealant allows a system installed in the morning to form a chemical bond and set up sufficiently to handle the expansion occurring with the heat of the afternoon and the contraction of the cool night, a factor essential to a secure seal. To ensure a secure bond to the glass,

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the patented silicone extrusion incorporates a footing into the assembly for encapsulation of the silicone sealant bead for an extra layer of protection and assurance of a unified seal that fits snugly over the existing system. Without having to remove old sealant, additional steps to provide a clean surface and tooling of new caulk are eliminated.

Not only did the extruded silicone overlay system finally put a halt to the continual problem of leaks popping up from the ongoing expansion and contraction and the elements, the installation of the system was faster than it would have been to recaulk the skylight system, the life expectancy was increased and, simply based on the reduced time for installation, the reduction in labor costs made the installed cost no more than traditional solutions. "It has been well over a decade and this solution outperformed anything we had tried. I've recommended it to other Hyatt hotels," remarked Feilen.

PROVEN PERFORMANCE GAINS ATTENTION OF OTHERS IN HYATT FAMILY

Hyatt Regency at Chicago's O'Hare Airport had also been encountering a problem with leaks at its atrium lobby and a conference center with a domed roof. "During a hard rain, there would be leaks on one side and then they would appear someplace else. You never knew where the rain was coming from," commented Tony Fiore, senior director of engineering at Hyatt Regency O'Hare. "It was all dependent on the force of the rain. The expansion and contraction that occurs on a skylight due to weather in places like Chicago is tough. You get snow accumulation, then it freezes, then the sun comes out and the ice and snow melt. This takes a toll on caulk. The extruded silicone gasket overlay system doesn't shrink. It stays in place, reducing the potential for leaks.

"Guests expect the best from Hyatt-branded hotels. How do you function in a lobby with leaks or in a conference center where there is food being served below a leaking skylight? Correcting the problem is not a matter of money. We needed the problem to go away and the solution to last. With the extruded silicone solution, we didn't have to close anything down during installation, and it wasn't too difficult to install. It is going on 20 years now." The patented design for the silicone extrusion overlay was first used on the skylight. Based on its success, it was utilized ten years later on the glass dome.

ENHANCING THE EXPERIENCE, IMPROVING THE INTERNAL ENVIRONMENT WITH PROVEN, COST-EFFECTIVE RESTORATION SOLUTION

Before long, Hyatt Regency Cincinnati also began using the silicone extrusion overlay system and it has been used to provide critical protection in other environmentally sensitive institutions including museums and medical treatment centers. For these Hyatt hotels, it has ensured that the lobbies with skylights add to the experience when a visitor enters the hotel, bathing the area in sunlight by day or adding to the ambiance with



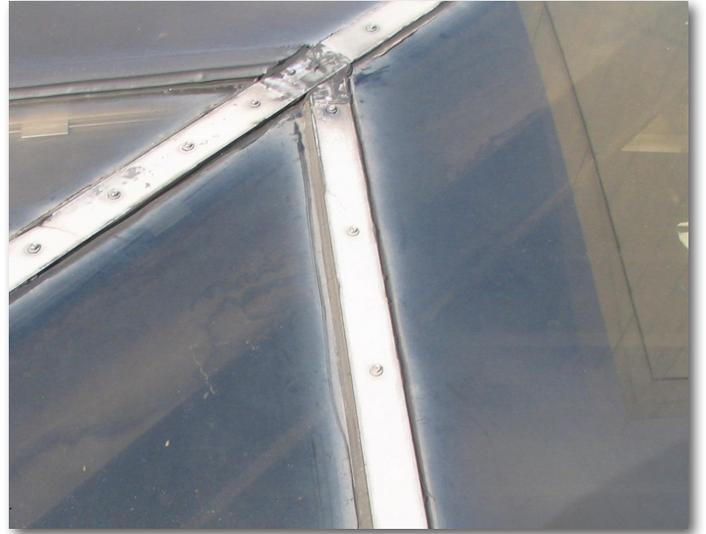
The patented design of the Spectrem Restoration Overlay provides an easy-to-install, aesthetically pleasing, durable solution to restore weather-tightness to skylights, glass paneled roofs, sloped glazing systems, pressure bar and zipper/lockstrip gasket systems.

the night brilliantly displayed throughout the evening. The sight of irregular caulking from earlier restoration efforts or periodic leaks no longer mar their experience.

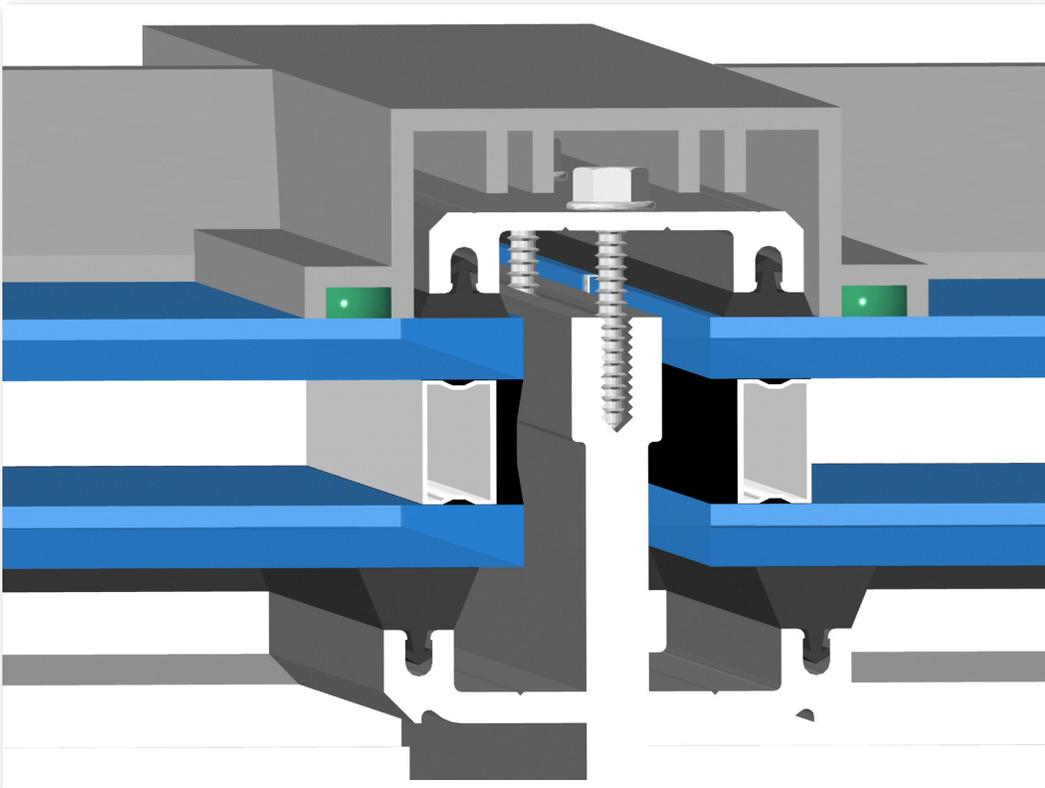
Today, the patented system available from Tremco Commercial Sealants & Waterproofing is referred to as the Spectrem® Restoration Overlay and is adhered to substrates using Spectrem 1 Silicone Sealant. This turnkey restoration solution is available in a range of widths but may be customized to form an easy-to-install, weathertight overlay for any skylight, sloped glazing, pressure bar and zipper/lockstrip application. Computerized color matching can also ensure the Spectrem Restoration Overlay is aesthetically inconspicuous. Rigorous in-house performance testing of the Spectrem Restoration Overlay used in conjunction with the Spectrem Silicone Sealant ensures adhesion, compatibility and long-term weatherability and the comprehensive, single-source solution is backed by a 20-year warranty.



Expansion and contraction from changing weather conditions throughout the day and night on this skylight over an atrium lobby at Hyatt Regency Chicago began to take its toll on glazing seals, creating the potential for leaks along the framework of the glass.

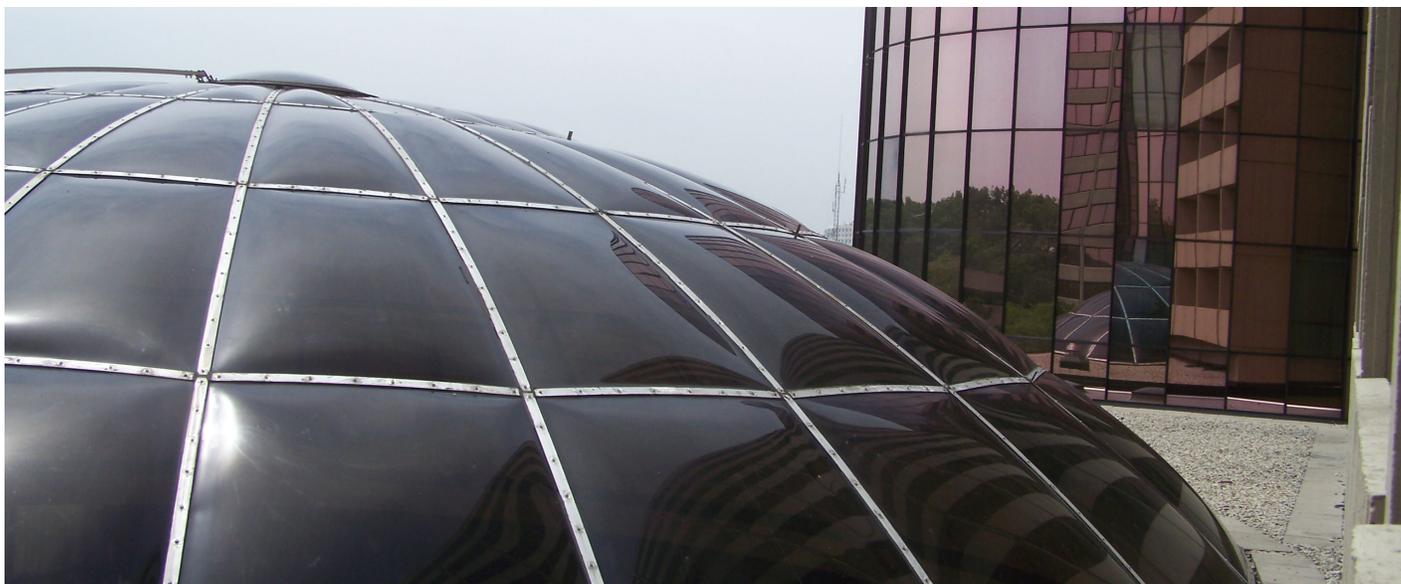


Recaulking over the years had not stopped the leaks and left a slightly messy appearance. Installation of the patented silicone gasket overlay system over the upper left portion of the skylight framework provided a clean appearance while eliminating potential for leaks.

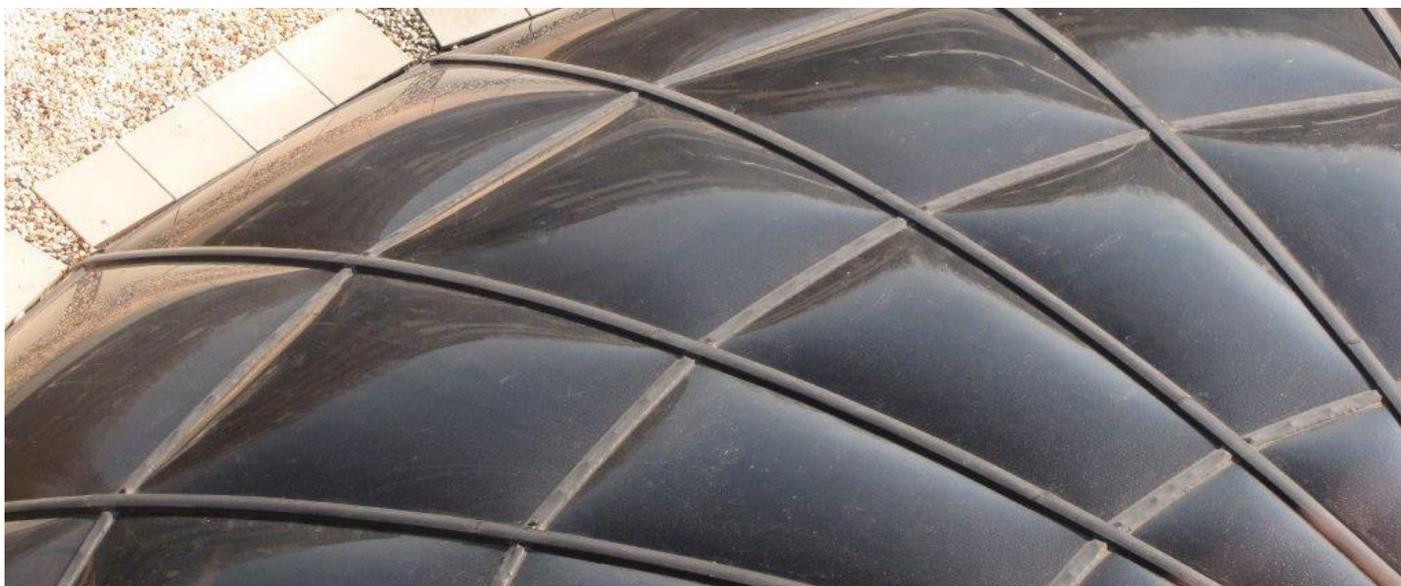


The patented design of Tremco's Spectrem (R) Restoration Overlay allows it to encapsulate leaking purlins while completely enclosing the silicone sealant bead. The result is a clean, aesthetically pleasing appearance plus an extra layer of protection that shields the sealant bead from exposure to the elements and eliminates air and moisture penetration.

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Atrium Skylight Before



Atrium Skylight After

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