

OFFICE BUILDING RENOVATION

Frequent change orders handled smoothly for Intuit office remake



IMAGES COURTESY OF JASON O'REAR

Project location

Mountain View, CA

Completion date

March 2024



Painting contractor

Robert Zimmer, Project Manager
California Drywall
CalDrywall.com

Project overview

The 178,600-square-foot Intuit Bayshore building is a focal point in the technology giant's makeover of a 1980s suburban office park. Part of a larger walkable and sustainable campus, the four-story renovation is now home to 1,000 Intuit employees. Bayshore embraces bold and playful design elements with plenty of natural light and a diverse color palette. Contractor California Drywall was tasked with painting all interior tenant improvements, including an eye-catching lobby, staircases and terraces, offices, workspaces, libraries and conference rooms, as well as the site's parking garage.

Project challenges

- :: Along with a wide range of surface types to address—drywall, metal, steel and concrete—work was also done on schedules overlapping with other trades, or what California Drywall's Project Manager Robert Zimmer calls 'trade stacking.' Time lines were tight, and crews often repainted sections due to damage from other trades performing added work after the first coats of paint had been applied.
- :: The interior tenant improvements involved a dozen colors. In addition, color schemes in rooms and larger areas were constantly adjusted by designers, making it easy to make mistakes with colors and products.



CASE STUDY



Contractor qualifications

In business since 1946, California Drywall has a history of commercial painting excellence in the Bay area, in addition to a strong safety record. A competitive bid with an excellent worker's compensation experience modification (MOD) rating was key to landing the work, Zimmer said. The general contractor also had significant past experience with California Drywall and appreciated the working relationship with the subcontractor. Above all, the winning bidder needed to be flexible, precise and capable of moving quickly, as the scope of work had to be written to accommodate many change orders.

Why Dunn-Edwards?

- :: With so many project changes and tight time windows, product availability was key. The contractor's Dunn-Edwards Representative delivered fast color brush-out and drawdowns when needed, and made sure product was always in stock, even on short notice.
- :: Superior color-matching helped designers maintain confidence in the subcontractor. In one situation, the color of a large staircase spanning the second to the fourth floor, in the center of the building, needed to perfectly match a cobalt automotive color, a challenging task with architectural paint. Zimmer called Dunn-Edwards efforts 'impressive' and said he often relies on the Hayward Dunn-Edwards® store for difficult matches on other projects.

"My rep is very responsive. He did a great job of keeping us in supply of material on this job. I know that with him, I'll never hear, 'hey we can't get that' or 'it's not coming for a couple weeks.' I never have to worry about that. I give him a call and he calls me right back if he doesn't answer on the first or second ring." —Robert Zimmer



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Color Palette

 Cool December DEW383	 Nautical DEA139
 Blue Print DET575	 Clipped Grass DE5552
 Sheet Metal DE6356	 Silver Skate DE5801
 Newbury Port DE5881	 Lighthouse DEW385
 Formal Gray DE6382	 Covered in Platinum DE6367
 Silver Storm DE5822	 Hot Sun DE5349