

# Daily Pacific Builder®

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## News on the Side

By David Kalb



Keeping up with the notification and paperwork required for most all contractors can be time consuming. However, failing to stay up to date with state government agencies on simple things like a change of address, a shuffle of corporate officers or an unexpected turn of events can be costly. As I have been asked our first question more than once, let me give new "life" to a previous answer...

**Question:** Our Responsible Managing Officer recently died without notice. Since our contractor's license must be renewed at the end of this month, what do you suggest we do to replace him ASAP?

**Answer:** When a RMO leaves a contractor's license for any reason, the company has 90 days to replace them or the license will be suspended. In your case, the former company president died 83 days ago. Since it is unlikely a replacement can be accomplished in the next week, I would advise requesting a 90-day extension. This must be done in writing and should be delivered to the CSLB within the initial 90-day "grace" period. A copy of the death certificate should accompany your request. I would also suggest filing the contractor's license renewal prior to the expiration date along with the appropriate license application to qualify a new RMO.

While we often don't want to consider the consequences of death, in our lives or business, the changes prompted by someone's passing need to be part of our planning. In business, the "life" of the company could also be at stake without realistic planning for this contingency. I am often contacted about a "backup" license that may be in order for some reading this column.

**Q:** I just discovered the prime is not actually licensed, as I was ready to sign a sub contract. What now?

**A:** Despite the fact the company has an individual with a contractor's license, they are still operating illegally because the corporation - with whom you would be signing the contract - does not have a

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## BCCI, Tom Eliot Fisch Start Work on San Francisco's Historic Pier 40

Improvements to the appearance and structural integrity of San Francisco's waterfront properties are currently under way at Pier 40, with the second phase of enhancements at South Beach Park and Harbor to be completed this spring.

The total construction cost of both phases at will be approximately \$15 million.

The San Francisco Redevelopment Agency hired BCCI Construction Co. as the general contractor for this current

businesses and office tenants.

The redevelopment agency originally built and operates the South Beach Park and Harbor complex on property leased from the Port of San Francisco, and has been working since 1997 to complete public improvements to the area.

Approximately \$10 million of phase one improvements were completed in 2006 with construction of a 10,000-sq-ft building to house the harbor master offices, harbor services and the yacht club. Phase one work also included ex-

This second phase of Pier 40 work includes essentially three components:

First, the underwater structure of the pier is being repaired. The most damaged piles are receiving fiberglass jackets, with high-strength grout injected between the pile and the jacket.



phase of work, which ranges from specialized underwater marine engineering to façade improvements. BCCI is collaborating closely with architectural firm Tom Eliot Fisch to enhance the safety of the pier, as well as its overall aesthetic.

Once work is finished on the 100-year-old Pier 40, home to the first concrete warehouse building in San Francisco, the public will have more suitable access to a renovated pier whose underwater substructure has been significantly reinforced. The upgrades will also provide better visibility to the pier

pansion of the park, completion of the waterfront promenade and adjacent pedestrian areas, and limited under-deck repairs to Pier 40.

Phase Two, comprising about \$5 million of work, began in July 2008 with the essential purpose of refurbishing the historic Pier 40 shed building, improving public access around the pier, and making repairs and upgrades to the pier substructure.

Second, the walkway on the south side of the pier is being extended for public access.

Third, the pier building, or shed, is receiving a new façade. The original front of the building was destroyed by fire in the 1930s and never replaced. With the renovation work, the shed will be fitted with sliding doors — at 20 ft sq and



John McKernan, division vice president of building restoration and structures for San Francisco-based BCCI, says historic renovation and seismic upgrade is something for which BCCI is uniquely suited, even in an over-water environment.

"We are very excited to be working with the city and to be collaborating with them on this historic renovation and seismic and structural upgrade of this pier," says McKernan.

Throughout the project, honoring the historic nature of the site is a governing principle, McKernan adds. The history of the pier has been preserved with initiatives such as the salvaging and restoration of an old cable-car track rail along the south side.

5,000 lbs per door — to provide both improved pier security and an industrial aesthetic.

Alyosha Verzhbinsky, associate principal at Tom Eliot Fisch, says the doors are made of Ipe wood—a dense, heavy wood that can withstand the harsh environment and evokes the look and feel of the recently completed harbor master building.

The final phase of the Pier 40 work probably won't begin until at least 2015, according to the redevelopment agency. That work would include completing the walkway on the north side of the pier, adding additional restrooms, and completing further structural improvements.

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## **Kalb's Connection**

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valid license number. As a licensed subcontractor you could be fined or issued a citation for knowingly contracting with an unlicensed entity. B&P Code 7118 addresses the issue of Contracting with an unlicensed company: "Entering into a contract with a contractor while such contractor is not licensed constitutes a cause for disciplinary action."

Q: The CSLB has twice rejected our Application to Report Current Officers. We are simply trying to notify them that we have a new president. What now?

A: In reviewing your application, I noticed that you listed yourself as vice president. Yet, you're listed on the CSLB record as a Responsible Managing EMPLOYEE (RME). Board rules do not allow you to be OFFICER and RME. You must file an Application to Replace the Qualifying Individual. In other words, you would need to replace yourself!

*Knowledge is power. Knowing where to go for the answers is half the battle. Get expert assistance immediately when you e-mail, call, 916-443-0657 or email [info@cutredtape.com](mailto:info@cutredtape.com), fax (916) 443-1908, or write me at Capitol Services, Inc., 1225 8th St. Ste. 580, Sacramento, CA 95814.*

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