PROJECT CASE STUDY / SAN DIEGO UNIFIED · WHOLE SITE MODERNIZATION

# Madison High School Whole Site Modernization

4833 Doliva Drive, San Diego, California · San Diego Unified School District

Prime Contractor: Turner Construction Company · Phases I and II



Madison High School under modernization. Ball field perimeter, backstop, the tall enclosed sport courts and every gate on the site — all of it In-Line's package, on a campus that stayed open the whole time.

| OWNER | PRIME | SUBCONTRACT | AGREEMENT |
|---|---|---|---|
| **San Diego Unified School District** | **Turner Construction Company** | **$3,544,048.00** | **4700209836 · 21 May 2025** |

| SCOPE | PHASES |
|---|---|
| **Fences & Gates, whole site** | **I and II, same subcontractor** |

## THREE AND A HALF MILLION DOLLARS OF FENCE AND GATES

This is the largest single subcontract In-Line Fence & Railing has ever signed — and it is with Turner Construction Company, one of the largest builders in the world.

**$3,544,048**
Executed subcontract, Fences & Gates

**2**
Phases, both carried by In-Line

**1**
Subcontractor for the entire site

Agreement **4700209836**, made 21 May 2025 and fully executed on 25 June, covers the fence and gate package for the **whole site modernization of James Madison High School** — a San Diego Unified School District project built on DSA-approved 100% construction documents, under Turner's consolidated insurance programme, with a 5% reserve.

Turner did not split this scope. The ball field perimeter, the backstops, the enclosed sport courts, the campus security line and every gate on the property sit in one subcontract, with one subcontractor responsible for all of it.

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**A builder the size of Turner can hire anybody in California. On a campus this size they gave the whole fence package to a shop in Ramona — and then gave us Phase II as well.**

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## WHY IT WAS HARD

### The school never closed

The owner documents attached to this agreement include the **2024–25 bell schedule**, two board-adopted **instructional calendars**, the **site utilization plan** and a **move plan**. Those are not paperwork — they are the constraints. Every post hole, every delivery and every gate swing had to fit around class periods, passing periods and a campus full of teenagers.

### A munitions investigation report is one of the contract documents

Appendix H of this agreement is the **James Madison High School MEC Investigation Report** — a munitions and explosives of concern study of the site. When that document is in your contract set and your scope is *digging several hundred post footings*, the excavation procedure is not a formality. In-Line reads it, plans to it, and digs accordingly.

It is also exactly why In-Line owns its own hydro-vacuum excavation equipment. Here is the rest of the fleet.

## Turner's compliance regime is a different level

This agreement obliges In-Line to run **Lean Construction** practice with weekly site planning, report earthwork and material diversion monthly through **Turner Tracker**, bill through **Textura**, work to a **BIM execution plan**, and take Turner University's storm water course before the preconstruction meeting.

On top of that: **R99 or R100 renewable diesel** in every piece of equipment on site, CARB certificates of reported compliance for the fleet, monthly fuel tracking logs by fuel type, and Turner's **no-idling standard** inside the fence line.

## And a clause most subcontractors would negotiate out

Provision CC states that if a subcontractor submits a change order request for scope already inside its base contract, **Turner issues a deductive change order in the amount of the request**. A false claim costs you what you asked for.

**In-Line signed it as written.** If you price the job honestly and read your own scope, that clause costs you nothing — and it tells the builder exactly what kind of subcontractor they are dealing with.

## Materials arrive the week they are installed

No laydown yard. Deliver only what goes in within seven days, store everything on wheels so it can be moved for other trades, and participate in site-wide composite cleanup. On a three-and-a-half-million dollar fence package, that is a serious logistics problem — and it is solved in the Ramona shop, by fabricating to a schedule rather than to a stockpile.

**$3,544,048**
Original subcontract amount

**–$145,275**
Composite clean deducted, change order 1

**$3,398,773**
Adjusted agreement

**DSA**
Approved 100% construction documents

San Diego Unified School District · Turner Construction Company Agreement 4700209836 · Project 230629 · DSA-approved documents dated 27 November 2024 · Turner CCIP · 5% reserve · Lean Construction · Textura billing · BIM execution plan · Renewable diesel and CARB fleet compliance.

## WHAT IN-LINE IS DELIVERING

- **The complete fence and gate package** for the whole site modernization — Phases I and II.
- **Ball field perimeter fencing and backstops.**
- **Tall enclosed sport court fencing** at the courts.
- **Campus security fence line and all gates**, with hardware.
- **All excavation and footings** for the fence and gate posts, planned against the site's geotechnical and munitions investigation reports.
- **Turner compliance package** — Lean planning, Turner Tracker earthwork and diversion reporting, Textura billing, BIM coordination, renewable diesel and fuel tracking, storm water training.
- **Executed warranty** to the District.

### SCOPE AT A GLANCE

Whole site modernization | Ball field & backstops | Sport court enclosure | Campus security fence | Gates & hardware | Footings & excavation | DSA | Occupied campus

## WHY THE LARGEST BUILDERS CALL IN-LINE

- **We can carry a whole campus.** One subcontract, one point of responsibility, from the ball field to the last gate — at three and a half million dollars.
- **We fabricate to the schedule, not to a stockpile.** No laydown yard needed, because the shop is ours and it builds to the phasing plan.
- **We meet the compliance regime of a global builder.** Lean, BIM, Textura, Turner Tracker, CARB fleet compliance, renewable diesel and storm water certification.
- **We price honestly enough to sign the false-claim clause.** Unchanged.

- **We get invited back.** Phase I, then Phase II.

Turner Construction, Balfour Beatty, Swinerton, Soltek Pacific, T.B. Penick, Granite, Flatiron, Hensel Phelps, Stronghold, RQ Construction, West Coast General, Western Rim and Ramona Paving. For San Diego Unified, the County and City of San Diego, the County of Los Angeles, Caltrans, SANDAG, MTS, the University of California, the FAA and four branches of the armed services. One standard.

## HAVE A PROJECT LIKE THIS?

In-Line Fence & Railing has built fence, railing, and guardrail for Southern California public works, utilities, school districts, and government agencies since 1990.

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In-Line Fence & Railing Co., Inc. · Ramona, California

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