PROJECT CASE STUDY / SAN MARCOS UNIFIED · ATHLETIC IMPROVEMENTS

Mission Hills High School

1 Mission Hills Court, San Marcos, California · San Marcos Unified School District

Prime Contractor: C.W. Driver, LLC · Sitewide Athletic Improvements



Eight courts, fully enclosed, with divider fencing between every pair — and the school's name across the front in gold. **Home of the Grizzlies** is not a sign bolted to the fence. It is printed into the windscreen In-Line fabricated and hung.

OWNER	PRIME	BID PACKAGE	BASE CONTRACT
San Marcos Unified School District	**C.W. Driver, LLC**	**BP-07 Fences & Gates**	**$579,920.00**

ADJUSTED	COURT ENCLOSURE
$733,985.40	**10 ft galvanized, 1¾″ mesh**

THE FENCE IS THE BUILDING

On an athletic complex there is no facade, no roof and no glazing. The fence *is* the architecture — it is the first thing you see from the road, the thing that carries the school's name, and the thing that has to still look like this in twenty years.

$473,968
Ten-foot enclosure with windscreen

$68,915
Four-foot mesh chain link

$37,036
Galvanized chain link gates

C.W. Driver — building in California since 1919 — awarded In-Line **Bid Package 7, Fences and Gates**, on the Mission Hills High School Sitewide Athletic Improvements for San Marcos Unified. Subcontract 240032.009, base value **$579,920.00**.

The scope is the whole athletic envelope: **tennis court perimeters, the divider fencing between every court, and the protective fencing at the multipurpose field** — plus footings and reinforcement, coating, privacy slats and windscreen, gate hardware including panic hardware, permanent cores and keying coordination, and the portable netting with its concrete embeds.

Nobody photographs a school's fence. They photograph the courts — and the fence is in every one of those pictures, forever.

WHY IT WAS HARD

Ten feet of enclosure with windscreen is a sail

A ten-foot chain link enclosure is one thing. A ten-foot enclosure with **windscreen fabric across the whole face** is a continuous sail — it stops being a permeable fence and starts collecting every gust that crosses the site. Post size, footing depth, line post spacing and terminal bracing all have to be sized for that load, not for the fence alone.

Court dividers have to be dead straight

Perimeter fence can follow a grade. Divider fencing between courts cannot — it runs on a flat slab, parallel to painted lines, in full view from both sides at close range. Any deviation in a post line reads instantly against the court markings.

The graphic is a fabrication problem, not a printing problem

Home of the Grizzlies, in gold, across the front of the enclosure, was added by change order **CUR #6 — Custom Windscreen Graphic at Tennis Courts**. Getting lettering to read correctly across a run of panels means the panel layout, the seams, the letter spacing and the fence bay spacing all have to be resolved together *before* anything is cut — because the seams land where the fence posts are, not where the typography wants them.

DSA-approved handrails arrived mid-job

Change order **CUR #3 — Increment 1 and 2, DSA Approved Drawings for New Handrails and Gate** added **$143,627.00** to a $579,920 contract in July 2025. That is a twenty-five per cent increase in scope, landing after the job was underway, on DSA-approved drawings that had to be built exactly as approved.

In-Line priced it, took it, and built it — which is the reason the scope came to In-Line rather than to a second subcontractor.

Prevailing wage and skilled-and-trained workforce

Closed out with executed **Affidavit of Compliance with Prevailing Wage Law** and **Skilled and Trained Workforce** affidavits, plus a full executed close-out submittal package.

$579,920
Base subcontract, BP-07

+$143,627
DSA handrails and gate added

+$10,438
Custom Grizzlies windscreen graphic

$733,985
Adjusted contract — up 27%

San Marcos Unified School District · C.W. Driver, LLC, Subcontract 240032.009, CWD Job 24003200 · Specification 32 31 13 Chain Link Fences and Gates · DSA-approved drawings · Prevailing wage with executed compliance and skilled-and-trained-workforce affidavits · Close-out submittals executed.

WHAT IN-LINE DELIVERED

- **Ten-foot galvanized chain link enclosure** in 1¾-inch mesh around the full tennis complex, with windscreen.
- **Court divider fencing** between every pair of courts.

- **Protective fencing at the multipurpose field.**
- **Four-foot galvanized mesh chain link** where the site called for it.
- **All galvanized chain link gates**, with hardware, panic hardware where applicable, permanent cores and keying coordination with the District.
- **The custom Grizzlies windscreen graphic** across the front of the enclosure.
- **New handrails and gate** to DSA-approved drawings, added by change order.
- **All footings and reinforcement**, and the portable netting embeds supplied to the concrete subcontractor.

SCOPE AT A GLANCE

Tennis court enclosure | **Court dividers** | **Windscreen graphic**
Field protective fence | **Gates & panic hardware** | **Keying coordination**
DSA handrails | **Portable netting embeds**

WHY ATHLETIC BUILDERS CALL IN-LINE

- **We build the whole envelope.** Perimeter, dividers, backstops, protective fence, gates, hardware and netting embeds — one package, one subcontractor.
- **We do the graphics properly.** Windscreen lettering laid out against the bay spacing so the seams fall where they should and the school's name reads clean from the road.
- **We take the mid-job add.** A hundred and forty-three thousand dollars of DSA handrail work landed in the middle of this job. We priced it and built it.
- **We galvanize.** A school buys an athletic complex once. It should not be repainting the fence in fifteen years. Here is why.
- **We close out clean.** Executed prevailing wage and skilled-and-trained-workforce affidavits, keying turned over, submittals complete.

C.W. Driver, Turner Construction, Balfour Beatty, Swinerton, Soltek Pacific, T.B. Penick, Granite, Flatiron and Hensel Phelps. For San Marcos Unified, San Diego Unified, Chula Vista, Desert Sands, 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.

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