PROJECT CASE STUDY / CITY OF SAN DIEGO · STRUCTURAL STAIR REPLACEMENT

Tierrasanta Pool Staircase Replacement

Tierrasanta, San Diego, California · City of San Diego JOC Task S18005

Prime Contractor: Ramona Paving & Construction Corp.



What was under the paint. The stair pans and the stringer had corroded from the inside out — thirty years of chlorinated air and coastal weather on a public staircase people used every day.

OWNER

City of San Diego

TASK ORDER

JOC S18005 · S18 Sitework

PRIME

Ramona Paving & Construction

CONTRACT

$103,135.00 · 17 May 2021

FIELD WORK

Aug – Oct 2021

CLOSED

Paid in full, retention released

THE STAIRS HAD TO COME OUT

A public swimming pool in Tierrasanta had a steel staircase that had reached the end of its life. Not the railing — the stairs themselves. The pans were rusting through, the risers were failing, and the concrete they carried was breaking loose.

The City of San Diego let the work as a task order under its Job Order Contract programme. Ramona Paving & Construction took the prime; In-Line Fence & Railing signed a proposal on **17 May 2021 for $103,135.00** covering the entire replacement:

- **Remove the existing stair railings** and dispose of them off site.
- **Install new railings to match the existing** — same profile, same lines, on a staircase that also had to satisfy current code.
- **Remove the existing stair concrete pans and risers** and dispose of them off site.
- **Fabricate and install new stair pans and risers**, matching the existing.
- **Prime and paint** the new railings, pans and risers — colour matched as closely as possible to thirty-year-old faded paint.

Then the concrete goes back into the pans and the treads get their non-slip surface, and the public walks up a staircase that looks exactly like the one that was there before — which is the whole point.

Replacing a staircase is not a railing job with extra steps. It is structural steel, in place, on a live public site, that has to end up looking like nothing happened.

WHY IT WAS HARD

You do not know what you are buying until you take it apart

The photograph above is the condition In-Line found once demolition started. Once the stair was open, **34 stringer hangers** — the brackets carrying the stair to the structure — were also found to need replacement. In-Line raised it as a formal RFI, priced it as a change order with a full labour, material and equipment breakdown, and gave the City a documented decision to make rather than a surprise invoice.

Three railing designs before one was approved

The railing went through the review process the hard way. The original design was changed to a **vertical-picket guardrail with a 36-inch grab rail**, then raised again to a **42-inch guardrail**, each revision priced, drawn and resubmitted. The shop drawing package went out four times — the architect's ADA comments came back on revision two, and In-Line answered them and resubmitted until the submittal came back approved.

That is what a public stair replacement actually looks like: an existing condition, a current code, an architect, an inspector, and a subcontractor willing to redraw it until all four agree.

Every weld was tested by a third party

The City's special inspector took field weld samples and ran them through an independent testing laboratory, and In-Line submitted a full **Welding Procedure Qualification Record package** to support them. The test reports and the final inspection report are in the project file. On a staircase carrying the public over a hard surface, that is not paperwork — it is the evidence.

An occupied public facility, at pool height

The work ran August through October 2021 on a City recreation site, under prevailing wage with weekly certified payroll filed to the Department of Industrial Relations, DAS 140 and 142 apprenticeship filings, and the City's own payroll compliance package on top.

And one line In-Line now writes into every proposal

Right on the face of the signed proposal: *"Concrete MUST be in place prior to ANY field measurements and/or fabrication."* That sentence exists because of what happens when it is not true. We learned that one at UC San Diego, and it has been on our paperwork ever since.



The finished stair. New pans, new risers, new railing to current code, primed and painted to match a building that was here first. Nobody using it would guess the whole thing came out.

WHAT IN-LINE DELIVERED

- **Complete demolition** of the existing stair railings, concrete pans and risers, with off-site disposal.
- **New stair pans and risers**, fabricated in the Ramona shop to match the existing geometry.
- **New guardrail and handrail** — redesigned twice through review to a 42-inch guardrail with grab rail, ADA comments answered and submittal approved.
- **Prime and finish paint** on all new steel, colour matched to the existing building.
- **Stringer hanger condition documented** — 34 hangers identified, RFI raised, replacement priced and presented.
- **A stairwell louver vent and access panel** designed, drawn and submitted.
- **Certified welding** with a full WPQR package and third-party weld testing.
- **Full prevailing wage compliance** — eight weeks of certified payroll to the DIR and to the City, DAS 140 and 142, plus warranty payroll filed in February 2022.

SCOPE AT A GLANCE

Stair replacement | Steel pans & risers | Structural demolition | Guardrail to current code | ADA review | Certified welding | Prime & paint | JOC task order

34
Stringer hangers found and documented

4
Shop drawing submissions to approval

8
Weeks of certified payroll, plus warranty

0
Retention outstanding at close

City of San Diego Job Order Contract Task S18005 · Prime: Ramona Paving & Construction Corp. · Prevailing wage with weekly certified payroll to the Department of Industrial Relations · Third-party weld testing and final inspection report · Retention released and paid in full, October 2022.

TWO RAMONA COMPANIES, ONE CITY STAIRCASE

Ramona Paving & Construction is headquartered on Olive Street in Ramona. In-Line Fence & Railing is on Walnut Street, about a mile away. Between them they have delivered somewhere north of a dozen public projects for the City and County of San Diego — streets, parks, bridges, guardrail and, on this one, a swimming pool staircase forty miles from either front door.

A general contractor calls the fabricator down the road for one reason: **when the stair comes apart and the steel underneath is worse than the drawings said, they want somebody who will pick up the phone.**

WHY PUBLIC AGENCIES AND THEIR PRIMES CALL IN-LINE

- **We replace structure, not just railing.** Stair pans, risers, stringers, hangers, landings and the guardrail that goes on them.
- **We work in existing conditions.** Match the geometry, satisfy the current code, and leave it looking like it always did.

- **We document what we find.** RFI first, priced change order second, decision to the owner — never a surprise.
- **Our welds get tested.** Qualified procedures, certified welders, third-party laboratory reports in the closeout file.
- **We are set up for JOC and task-order work.** Fast pricing, compliant payroll from day one, and a shop that can start fabricating the week the task order is signed.

The City of San Diego, the County 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.

Call (760) 789-0282 **Request an Estimate**

In-Line Fence & Railing Co., Inc. · Ramona, California
CSLB #769516 (C-13, C-51, C-32) · DBE #14089 · SBE #313379 · SLBE #10IN003 · HUBZone #59995 · DIR #1000002605
Union affiliated — Local 89 & Local 12 · Member, San Diego AGC