

Thompson Field

2146 Clement Avenue

Site Data

Date Field Opened:	Over 100 years ago
Locker Building Area:	3,920 sq. ft.
Site Area:	3.8 acres

Thompson Field - Background Information

The Thompson Field property is composed of a football field, bleachers, locker room building, and adjacent practice/athletic field. There is a track around the football field, but it is not regulation size. The field is lit by pole lights that are set back from the field and straddle the existing bleachers.

The site for Alameda High School football for more than a century, Thompson Field is a local landmark. The field itself has a hometown feel, layered with thin grass and flanked by two metal bleachers. In September 2005, the Oakland Tribune ranked Thompson Field amongst the top six venues to watch a high school football game in the East Bay. An aging gem of Alameda's athletic history, football fans recently raised the funds to refurbish the stadium's scoreboard.





Thompson Field - Existing Conditions Summary

Bleachers

- There are significant accessibility issues that exist and will require mitigation measures.
- The structural integrity of the bleachers requires further analysis.
- The site has limited potential for increased seating capacity.



Locker Rooms

- Accessibility issues
- Structural integrity requires further analysis.
- Comprehensive utility upgrade required.



Field Access

- Accessibility issues
- Exiting capabilities require modifications to fence and gate locations.





KEY

- NEW STRUCTURE
- REPURPOSED/ RECONFIGURED
- MODERNIZED
- NEW / RECONFIGURED SITE WORK
- NEW SHADE STRUCTURE
- NEW LANDSCAPED AREA
- POSSIBLE FUTURE GROWTH
- NEW FENCE
- DEMOLITION
- MAIN ENTRY POINT
- OUTER PERIMETER ENTRY POINT
- INNER PERIMETER ENTRY POINT
- C CLASSROOM
- T TOILET

North

0 20' 40' 80'

QUATTROCCHI KWOK ARCHITECTS

THOMPSON FIELD SITE PLAN

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
THOMPSON FIELD							
CFN	FA	Excessive cross slope on public sidewalk Remove and replace sidewalk and driveway approach to conform with existing site concrete	200	SF	25.0	$1,500	$6,500
CFN	FA	Cross slope of sidewalk adjacent to snack bar exceeds 2% Remove and replace sidewalk as required	100	SF	22.0	$660	$2,860
CFN	FA	Cross slope of walkway in excess of 5% Remove and replace walkway to provide accessible path of travel as required.	500	SF	22.0	$3,300	$14,300
CFN	FA	Landings at locker doors & adjacent walkway exceed 2% cross slope Remove and replace walkway as required.	1,200	SF	20.0	$7,200	$31,200
CFN	FA	Ramps exceed 8.3% slope Remove and replace ramps as necessary.	300	SF	22.0	$1,980	$8,580
CFN	FA	Ramp exceeds 8.3% slope - no accessible path from top or bottom of ramp Remove and replace ramp as necessary. Provide accessible path of travel	200	SF	30.0	$1,800	$7,800
CFN	FA	Drinking fountains do not meet accessibility requirements Provide accessible drinking fountains	1	LS	6,000.0	$1,800	$7,800
CFN	FA	Locker room building: drinking fountains are non complaint Install code compliant wing wall railing	2	EA	400.0	$240	$1,040

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Thompson field bleachers: ramp: compliant handrails are missing from ramp at home bleachers. Provide compliant handrails	80	LF	100.0	$2,400	$10,400
CFN	FA	Thompson field bleachers: wood landings and steps: wood is nearing the end of its expected performance life Replace with aluminum or new wood components	4,000	SF	22.0	$26,400	$114,400
CFN	FA	Locker room building: team rooms: accessible shower stall benches are broken Replace with new	1	Bench	1,500.0	$450	$1,950
CFN	FA	Locker room building: typical all toilet rooms: interior wall paint is peeling Prepare and repaint interior walls	1,200	SF	5.0	$1,800	$7,800
CFN	FA	Locker room building: toilet rooms: one toilet room has graffiti on some stall partitions Remove graffiti	1	LS	3,000.0	$900	$3,900
CFN	FA	Locker room building: ceramic wall tile in shower rooms damaged in two team rooms Replaced damaged tiles to match existing	200	SF	20.0	$1,200	$5,200
CFN	FA	Locker room building: toilet rooms: two toilet seat broken at hinge Replace two toilet seats with new	2	EA	100.0	$60	$260
CFN	FA	Lavatory knee protection missing from all lavatories Install code complaint knee protection	15	EA	300.0	$1,350	$5,850

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Toilet room soap and paper towel dispensers not installed at ADA heights Reinstall at proper ADA height - +40" to operable part	2	Rooms	2,500.0	$1,500	$6,500
CFN	FA	Toilet room toilet paper dispensers not installed at ADA distance from toilet Reinstall at proper ADA distance from stall (7-9" from front of toilet) and proper height	10	EA	1,000.0	$3,000	$13,000
CFN	FA	Locker Rooms: identification signage missing from accessible lockers and benches Install code complaint signage	1	LS	4,000.0	$1,200	$5,200
CFN	FA	Locker and toilet room door signage: strike side ADA signage missing	2	EA	500.0	$300	$1,300
CFN	FA	No seismic gas valve at gas meter Install seismic gas valve	1	units	7,200.0	$2,160	$9,360
CFN	FA	Rusted out outdoor hydronic and domestic storage system: boiler, storage tank and appurtenances Provide new boiler system for hydronic heating. Remove existing domestic water storage tank and provide new tankless instantaneous domestic hot water heater i.e.,"Takagi". Provide weather enclosure for outdoor boiler equipment and appurtenances.	2	units	10,000.0	$6,000	$26,000
CFN	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage	30	EA	1,000.0	$9,000	$39,000

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	No telephone system If telephone service desired, provide new telephone service from utility, including telephone switch and distribution equipment, five telephone handsets, five telephone outlets	5	sets	2,500.0	$3,750	$16,250
CFN	FA	No data systems are provided. If data systems desired, provide new data distribution equipment, including fiber optic panels, patch panels, switches and wireless data transmitters, and five new data outlets	1	LS	25,000.0	$7,500	$32,500
CFN	FA	Field public address system provided by two pole mounted (approximately 30' high) exterior speakers, each with four horns. No deficiencies were observed Depending upon scope of new work, public address system improvement may be required.	1	LS	25,000.0	$7,500	$32,500
CFN	FA	Paper exit sign observed in restroom/locker building Add exit sign with emergency battery pack	1	EA	1,000.0	$300	$1,300
CFN	FA	Locker room/toilet room lighting controls consist of local room switches Replace toggle switches with ultrasonic/infrared room occupancy sensors	8	EA	1,000.0	$2,400	$10,400
EPN	FMP	Track and field are uneven and at end of service life. Replace track and field with new all-weather surfaces	1	LS	2,500,000.0	$750,000	$3,250,000
EPN	FMP	Bleacher seating is inadequate to seat game attendees Provide additional bleacher seating	1,000	seats	500.0	$150,000	$650,000
					Subtotal		$4,323,150