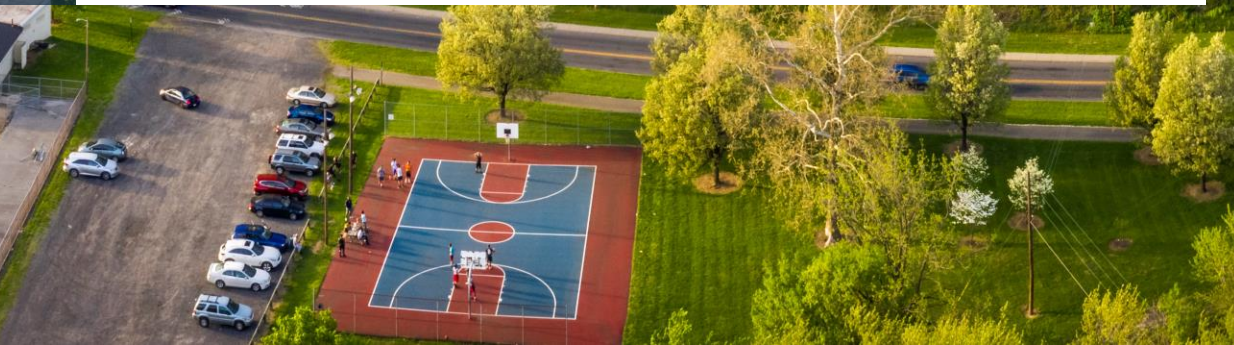




City of Allentown

Facility Condition Assessments

July 15, 2026
RFP No. 2025-13



Introductions



David Lopuszanski, CFM, PMP
Project Manager
AMGG



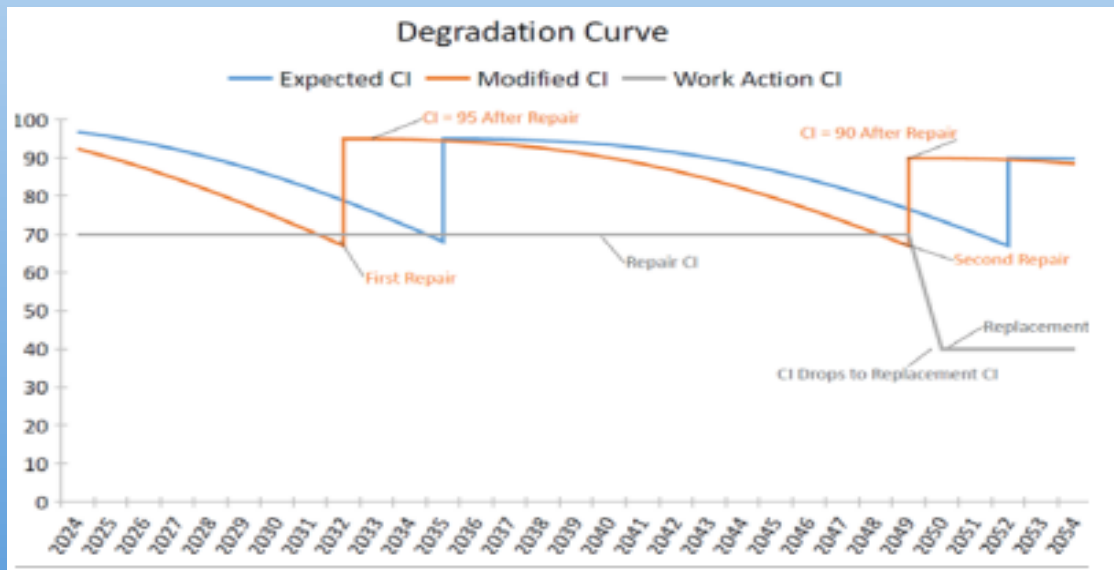
Vincent Carbone, PG
Senior Geologist
HDR

AMGG, LLC (Prime)



AMGG is a Service-Disabled Veteran Owned Small Business with a Best Value Collaborative approach.

We pride ourselves on our honesty, integrity, and devotion to our clients and have accelerated our growth through providing deliverables that exceed expectations with our “yes we can moto” and ability to provide stackable a la carte solutions that allow our clients to build their Facility Condition Assessment (FCA) Program on a value-based model that is scalable/ transferable to meet current and future objectives.



Setting Clear Goals/ Objectives

- Open Communication
- Diverse Perspectives
- Inclusive Practices
- Shared Responsibility
- Action- Oriented
- Continuous Improvement



HDR Overview (Subconsultant)

Culture of Ownership

Largest 100% **Employee-Owned** A/E Firm

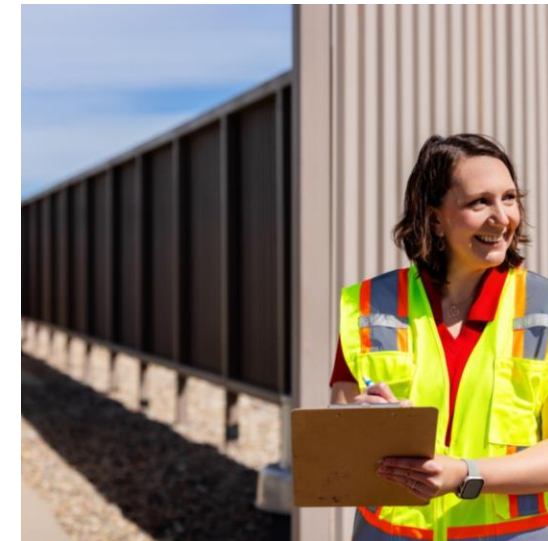
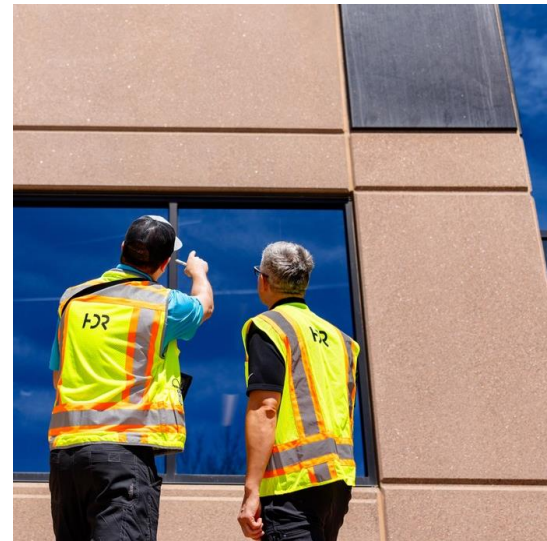
Shared Sense of Purpose: Collaborative culture encourages organizational trust and connects us closer to the clients and communities we serve

13K+ Employees Worldwide

200+ Offices Around the Globe

15 Countries

17 Markets We Serve



Scope of Work (SOW)

The AMGG and HDR Team was selected to conduct Facility Condition Assessments (FCA's) for 76 Facilities, totaling 635,105 SF, throughout the City of Allentown, PA utilizing the proprietary INMO program.

Original SOW:

- 76 Buildings
- 635,105 SF

SOW Corrections:

- 9 - Buildings Removed from original scope (Duplicates)
- 7 – Buildings added to scope

Final Assessed SOW:

- 74 Buildings
- 625,241 SF

Approach:

- One 5-Person Team (ensuring data consistency)
 - Team Composition -Exterior Architect, Interior Architect, Mechanical, Electrical and Plumbing Assessors
 - Dual hatted Field Project Manager and Field Quality Control Manager
-

The INMO program is a proprietary program that allows for expeditious inventory and assessment of Facilities to create multiple Site and Building level reports in addition to a full data flat file (excel) of all components and information in an easily filterable document for master planning purposes.

What does INMO Provide?

- A Detailed individual PDF FCA report for each Facility inspected.
 - Excel data for entire project (all building data in one file)
 - A detailed inventory and condition of building assets utilizing a 9-point Condition scale.
 - Degradation curves based on the individual component Install Year, Design Life, and Assessors Condition Rating to predict failure in the future based on a scale varying between 0-100
 - Work Projects per building that have been combined based on repair and replacement efficiencies.
 - Facility Condition Index (FCI) and Building Condition Index (BCI) Key Performance Indicators
-

Roll-Up Results 30 – Year Summary

Allentown



BCI

81

0-100

RCI

1.5

0-5

Capital Expenditure 30 -Year Summary

Priority	Repair	Replace	Total
Low	\$0	\$42,319,914	\$42,319,914
Moderate	\$0	\$32,927,106	\$32,927,106
Significant	\$9,736,467	\$9,867,198	\$19,603,665
Total	\$9,736,467	\$85,114,218	\$94,850,685

System Condition Index Summary

Type	BCI	A10	A20	B10	B20	B30	C10	C20	C30	D10	D20	D30	D40	D50	E10
Condition Index	81	85	78	82	74	76	81	83	77	88	82	73	86	83	79
Risk	1.5	1.2	1.6	1.4	1.7	2.6	1.4	1.4	1.6	1	1.4	2.4	1.1	1.5	1.4

Assessment Results - 2025 Project Cost Per System Summary

Assessment Results - 2025 Project Cost Per System Summary

System	SCI	PR1	PR2	PR3	PR4	PR5	PR6	Total
Structural	83	\$0	\$0	\$311,051	\$1,360,431	\$0	\$0	\$1,671,481
Envelope	74	\$0	\$0	\$0	\$7,834,163	\$0	\$0	\$7,834,163
Roofing	76	\$0	\$0	\$1,018,987	\$1,005,274	\$0	\$0	\$2,024,261
Interior	80	\$23,260	\$71,607	\$385,414	\$2,051,856	\$5,228	\$0	\$2,537,365
Conveyance	88	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	82	\$237,397	\$239,589	\$427,891	\$96,282	\$0	\$0	\$1,001,160
HVAC	73	\$0	\$435,326	\$2,182,672	\$763,098	\$707,515	\$167,762	\$4,256,373
Fire Protection	86	\$0	\$0	\$207,616	\$0	\$0	\$0	\$207,616
Electrical	83	\$0	\$0	\$163,313	\$464,089	\$1,513	\$0	\$628,916
Equipment	79	\$0	\$123,724	\$0	\$0	\$0	\$0	\$123,724
Site	NA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$260,658	\$870,246	\$4,696,944	\$13,575,192	\$714,256	\$167,762	\$20,285,059

System Condition Index (SCI) Summary

Allentown

System Condition Index Summary

Facility Number	BCI	A10	A20	B10	B20	B30	C10	C20	C30	D10	D20	D30	D40	D50	E10
1701 Keystone	78	72	71	77	81	88	88	79	87	NA	85	72	NA	86	NA
1711 Keystone	72	71	71	70	61	61	87	77	84	NA	91	88	NA	86	NA
200 Springhouse	76	71	71	73	72	72	88	74	88	NA	88	87	NA	88	NA
2100 Linden Building 1	86	88	NA	88	88	88	77	NA	88	NA	82	NA	NA	88	NA
2100 Linden Building 2	84	88	NA	87	61	80	NA	NA	NA	NA	NA	71	NA	88	NA
2302 Park	77	72	71	80	81	79	86	82	81	NA	87	46	NA	90	NA
2700 Parkway	74	74	71	71	63	88	87	86	75	NA	73	86	NA	82	NA
Bucky Boathouse	84	88	NA	88	58	80	76	NA	88	NA	71	NA	NA	87	NA
Bucky Canopy	79	88	61	68	62	88	81	NA	88	NA	82	53	NA	79	NA
Bucky Community Building	85	88	NA	88	86	71	85	NA	80	NA	81	81	NA	87	NA
Bucky Shed and Dugout	85	88	NA	73	86	81	NA	NA	93	NA	NA	NA	NA	75	NA
Canal Park Boathouse	83	82	NA	85	87	71	81	NA	NA	NA	NA	NA	NA	83	NA
Cedar Beach Basketball Court	80	88	NA	88	74	88	88	NA	58	NA	80	NA	NA	86	NA

System Condition Index (SCI) Summary Cont.

Playground Restroom															
Cedar Beach Pool	82	88	88	81	75	88	82	NA	72	88	76	80	NA	83	NA
City Hall	85	88	88	88	88	80	88	88	87	88	87	76	88	85	NA
Communications Building	85	91	88	89	83	71	82	NA	79	NA	83	77	95	85	NA
Community Center	84	88	NA	88	83	80	81	NA	68	NA	79	82	71	84	NA
Credit Union	79	71	61	73	86	88	88	62	84	NA	87	65	88	85	NA
East Side Canopy	85	88	NA	83	61	61	NA	NA	NA	NA	NA	NA	NA	NA	NA
East Side Concessions	87	88	NA	88	88	88	88	88	81	NA	84	88	NA	85	NA
East Side Dugout	86	83	NA	85	88	88	NA	NA	NA	NA	NA	NA	NA	NA	NA
East Side Shed	81	88	NA	88	75	88	NA	NA	NA	NA	NA	NA	NA	NA	NA
Equipment Storage	77	85	NA	76	62	88	NA	NA	NA	NA	NA	NA	NA	85	NA
Fink Barn	74	71	NA	78	71	71	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fire House-Central	74	71	88	71	66	80	80	88	76	NA	78	72	88	83	88
Fire House-East Side	91	95	NA	95	90	88	88	95	84	NA	89	88	87	88	NA
Fire House-Fearless	81	88	NA	86	64	61	82	NA	80	NA	78	84	NA	86	NA

System Condition Index (SCI) Summary Cont.

Golf-Storage	67	71	NA	66	61	61	88	61	39	NA	88	73	NA	86	88
Good Shepard Dwelling	76	75	71	71	71	82	87	69	86	NA	87	56	NA	87	NA
Hunter's Cabin	75	66	NA	88	66	61	88	10	80	NA	NA	NA	NA	NA	NA
Jordan Park Bath House	85	87	NA	88	71	88	87	NA	88	NA	78	88	NA	84	NA
Jordan Park Concessions	86	86	NA	88	85	88	88	NA	80	NA	79	NA	NA	88	NA
Jordan Park Filter House	79	87	88	85	55	88	80	NA	71	NA	71	61	NA	78	NA
Mack Pool House	82	86	NA	88	64	80	82	NA	83	NA	84	88	NA	85	NA
Main Barn	77	75	71	78	65	100	88	NA	71	NA	85	85	NA	84	NA
Museum of Indian Culture	80	71	71	71	88	72	85	77	83	NA	86	76	NA	87	NA
Parks Department Maintenance	72	71	71	71	54	88	83	71	80	NA	85	76	NA	86	95
Parks Recreation Barn	74	75	NA	78	59	87	49	NA	79	NA	88	71	NA	86	NA
Percy Concessions	86	88	NA	88	86	88	82	NA	78	NA	89	75	NA	86	NA
Percy Storage	77	87	NA	75	61	95	85	NA	63	NA	77	NA	NA	88	NA
Police Academy	84	88	NA	88	86	72	80	NA	85	NA	85	69	88	82	NA
Police Lodge	81	81	NA	81	77	95	82	88	79	NA	86	53	88	85	NA

Value Add

The AMGG and HDR Team were able to expeditiously assess all SOW facilities with little to no delays or access issues due to the exceptional support and planning that was provided by Meghan Brehm and David Patrik.

Value Add (at no additional cost)

- Developed an ADA compliance check sheet specific to Pennsylvania ADA compliance codes.
 - Scheduled and inspected 13 of the 23 Parks Département restroom facilities identified as needing ADA compliance checks in the time that was saved through the exceptional support of the SOW FCA assessments.
 - Provided an excel flat file of all ADA checks with assessment findings in addition to photo evidence of all non-compliant items.
 - The developed check sheet also includes the remaining buildings with precise assessment instructions so that the Parks Department staff would be able to complete the remaining building checks internally at no future contracted cost.
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Follow On Actions

- Through our Technical close-out meeting with the Public Works Department, we have trained all requested personnel in the used of the data.
 - Continued Support and training are available until the end of the Period of Performance to answer or assist and any questions that may arise.
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What questions do you have for our team?

