

MINUTES
REGULAR MEETING OF THE BOARD OF THE
ALLEGHENY COUNTY SANITARY AUTHORITY
RECESSED JUNE 26, 2025
RECONVENED JULY 10, 2025

The meeting was called to order at 4:30 p.m. in the office of the Authority, 3300 Preble Avenue, Pittsburgh, Pennsylvania. Those participating were Board Members Dr. Shannah Tharp-Gilliam, Ms. Sylvia Wilson, Ms. Theresa Kail-Smith, Ms. Emily Kinkead, Mr. Darrin Kelly, and Mr. Harry Readshaw. Absent from the meeting was Mr. Pat Catena. Also participating in the meeting were Ms. Arletta Scott Williams, Ms. Kimberly Kennedy, Ms. Suzanne Thomas, and Ms. Lori McKay. Messers. Douglas Jackson, Michael Lichte, and Phil Cole (Authority Staff), and Ms. Laura Stone (Babst Calland).

Everyone stood for the Pledge of Allegiance.

There were no Public Comments at this meeting.

Dr. Shannah Tharp-Gilliam stated that there was an Executive Session prior to this meeting and no votes were taken during the session.

Kimberly Kennedy, Director of Construction and Engineering, presented an overview of the Ohio River Tunnel Project. She reported there are a few exciting and important updates on the project. When the entire system is completed, there will be three tunnels totaling approximately 16 miles. The first tunnel that will be out to bid is the Ohio River Tunnel. Ms. Kennedy explained the project timeframes and that the project schedules will be staggered to ensure timely completion of the entire regional tunnel system. The Ohio River Tunnel will be the largest underground project since the construction of ALCOSAN's existing deep tunnel interceptor that has been performing well since it was built in the 1950s.

Ms. Kennedy said the Ohio River Tunnel portion of the project will be five miles long. It will include eight near surface facilities; six in the City of Pittsburgh, and two in the Borough of McKees Rocks. The tunnel will be 150 feet deep and 18 feet in diameter. Work has been completed to prepare for the project, including site O14, which was a used car dealership. The site has been demolished and prepped to be closer to bid-ready. At site A58, on the other side of the river, there is currently a parking lot. ALCOSAN has been working closely with Duquesne Light to ensure we have power at each of these sites. For example, we put in a pad that allowed Duquesne Light to install their equipment.

The tunnel project will begin at our launch site, AS1 (access shaft 1), where we have recently demolished several buildings to prepare the site for the tunneling contractors.

Ms. Kennedy reported that the scope of work that is out to bid now includes the 18-foot diameter tunnel that is 3.8 miles long, and two smaller tunnels that are each 14 feet in diameter, the Chartiers Creek and Saw Mill Run Tunnels. There are two other deep tunnels: a connector tunnel on Shingiss Street in McKees Rocks and the dewatering tunnel located on the plant site that will connect the O27 upstream shaft to the wet weather pump station. The project includes eight shafts where work will be more visible to the public. These shafts vary in diameter from 20 feet to 70 feet based on the flow they are expected to receive. Also included are seven regulators and associated conveyance sewers and modified outfalls, as well as two buildings that make up the scope of the project.

Ms. Kennedy stated that extensive geotechnical work has been done to help the prospective project bidders to anticipate what they will see underground. There is a Geotechnical Data Report and a Geotechnical Baseline Report. The bid documents are being escrowed and there will be a Dispute Review Board to keep the project moving. There is also a Differing Site Condition Clause in the contract documents.

Ms. Kennedy further explained that there are unique aspects to this project. For the Ohio River Tunnel and the Chartiers Creek Tunnel, we are specifying pressurized face tunnel boring machines with precast concrete segmental lining. Extensive hydraulic modeling has been done to ensure the performance and safe operation of the tunnel system. Extensive stakeholder engagement has also been done and will continue as we transition from the design phase to the construction phase. Ms. Kennedy said the Ohio River Tunnel project went out to bid on July 2, and it will be one contract. The Notice to Proceed is anticipated in early 2026 and construction will continue through 2031.

Suzanne Thomas, Director of Procurement, gave an update on the Professional Services Manual. Ms. Thomas stated that the Procurement manual was approved in 2015 and is due to be updated. ALCOSAN falls under the Municipality Authorities Act, 53 Pa.C.S.A. §§ 5601-5623. Additional guidance comes from Pennsylvania Title 62, Commonwealth Procurement Code, Chapter 9 “Procurement of Construction and Design Professional Services”, and Office of Management and Budget (OMB) Circular A-87, “Cost Principles for State, Local and Indian Tribal Government”.

Ms. Thomas explained what Professional Services are; how we advertise; RFQ/RFP stages; the evaluation process, including the Professional Services Committee; cost proposals; negotiations; and contract awards. ALCOSAN seeks very broad engagement when advertising contracting opportunities to ensure all interested parties can participate in RFQs, especially

MBE/WBE/SDVOSB entities, including advertising in local newspapers; publishing on the ALCOSAN website and the Public/Purchase.com website; and distribution to registered firms and small business assistance agencies. The Professional Services Agreement includes the Standard Agreement for Consultants; Terms and Conditions that govern service authorizations; Standard Terms like insurance, invoicing, liability, etc.; and Service Authorizations that reference the Agreement.

Lori McKay, Accounting Manager, reported on the 2025 Operating Costs and Revenues compared to the budget. This report is as of May 31, 2025; as of that date we have been through 42% of the fiscal year. We have spent 39% of our budgeted expenses and collected 44% of our budgeted revenues. We continue to operate in a sound and fiscal manner.

Kimberly Kennedy, Director of Construction and Engineering, presented the WWTP expansion cost report. The value of work completed is just over \$315 million dollars, and to note, the wet weather pump station is out to bid and we are expected to bring that recommendation for award to the September Board meeting. We continue to make great progress with the plant expansion projects that are in construction right now.

Report of actions by the Executive Director in approval of construction change orders within the contingency included with Board Approval at the time of the Contract Award as authorized by Resolution No. 2022-03-04:

1. No. 10, under Contract 1759E, "ALCOSAN Environmental Compliance Facility" from Bronder Technical Services in the amount of \$ 1,664.38. These costs are associated with powering additional unit heaters. The original amount of the contract was \$3,382,700.00. The current value of the contract including this change order is \$3,534,267.25.
2. No. 5, under Contract 1759H, "ALCOSAN Environmental Compliance Facility," from Guy's Mechanical Systems, Inc. in the amount of \$29,625.99. These costs are associated with design changes during startup for additional unit heaters, humidifier condensate pump, temperature monitoring, and testing of lab hoods. The original amount of the contract was \$9,098,000.00. The current value of the contract including this change order is \$9,226,071.16.
3. No. 8, under Contract 1759P, "ALCOSAN Environmental Compliance Facility," from SSM Industries, Inc. in the amount of \$8,248.21. These costs are associated with adding heat trace and insulating fire suppression lines in two rooms. The original amount of the contract was \$3,068,000.00. The current value of the contract including this change order is \$3,043,739.76.
4. No. 7, under Contract 1760G, "CSO Bypass and Disinfection," from Kokosing Construction in the amount of \$13,149.88. These costs are associated with

modifications to chemical piping and valving, extension of diffuser piping, and adding fire caulking. There were also structural changes to the CSO wall, pump pad changes, and a credit for revised demo scope. The original amount of the contract was \$77,465,000.00. The current value of the contract including this change order is \$79,356,333.57.

Report of actions by the Executive Director in approval of construction change orders less than \$30,000.00 and a cumulative total change order value to date of less than five percent of the original contract amount:

1. No. 1 (Final), under Contract 1795, "Inverted Siphon Cleaning 2024," from RedZone Robotics, Inc., a no-cost time extension and a credit in the amount of \$440,417.50. This credit is associated with reconciliation of final quantities of unit priced items. The original amount of the contract was \$1,955,305.00. The final value of this contract including this change order is \$1,514,887.50.

Upon motion by Ms. Theresa Kail-Smith and seconded by Mr. Darrin Kelly, the Board approved the minutes of the Regular Board Meeting of May 15, 2025.

Upon motion by Ms. Emily Kinkead, and seconded by Mr. Darrin Kelly, the Board ratified the authorization of payment of invoices in excess \$23,800.00, processed during the period of May 7, 2025 to June 16, 2025, and review of the summary report of expenses in excess of \$12,900.00, processed during the same period.

Upon motion by Ms. Sylvia Wilson, and seconded by Mr. Darrin Kelly, the Board awarded the following contract:

1. Contract No. 1810 "Miscellaneous Roof Repairs (2024-2025)" to Tennis Roofing at the price of \$467,993.90, which includes the base contract bid of \$425,449.00 and a 10% contingency of \$42,544.90.

Upon motion by Ms. Sylvia Wilson, and seconded by Mr. Darrin Kelly, the Board awarded the following contract:

2. Contract No. 1823 "Repairs to No. 1 Economizer and Evaporator" to Simakas at the price of \$1,407,798.95, which includes the base contract bid of \$1,279,817.23 and a 10% contingency of \$127,981.72.

Upon motion by Mr. Harry Readshaw, and seconded by Mr. Darrin Kelly, the Board authorized the preparation of specifications and advertisement for bids for the following contract:

1. Contract No. 1828, "Spring Garden Grit Chamber"

Upon motion by Ms. Sylvia Wilson and seconded by Mr. Darrin Kelly, the Board approved change orders that exceed \$30,000.00 in value or whose cumulative total value with previously approved change orders is greater than five percent of the original contract amount:

1. No. 22, under Contract 1723G, “North End Plant Expansion” from Mascaro Construction Company, Inc. in the amount of \$363,439.00. The costs are associated with repairs to the river wall due to barge damage from the April 2024 flood event and replacement of the base plates for the W-3 RAS pumps. The costs associated with the river wall damage will be reimbursed to ALCOSAN through an insurance claim. The original amount of the contract was \$94,124,350.00. The current value of the contract including this change order is \$109,911,207.42.

Upon motion by Ms. Emily Kinkead and seconded by Mr. Harry Readshaw, the Board approved change orders that exceed \$30,000.00 in value or whose cumulative total value with previously approved change orders is greater than five percent of the original contract amount:

2. No. 1 (Final), under Contract 1724, Flap Gate Improvements at Various Locations from Independent Enterprises, Inc. in the amount of \$58,779.91. This final change order includes a time extension and includes the costs associated with the relocation of a waterline at M-52, relocation of a caisson at A-31, replacement of a stop log cover at M-03, additional cleaning at O-34, and the reconciliation of final installed quantities. The original amount of the contract is \$1,982,500.00. The final value of the contract including this change order is \$2,041,279.91.

Upon motion by Ms. Sylvia Wilson and seconded by Mr. Darrin Kelly, the Board awarded the Assessment of Regionalized Regulator Structures to Gannett Fleming and authorized the Executive Director to negotiate a fee.

Upon motion by Ms. Theresa Kail-Smith and seconded by Mr. Darrin Kelly, the Board authorized the Executive Director to execute the necessary Property Access Agreements with the Commonwealth of Pennsylvania, acting on behalf of the Department of General Services, for groundwater monitoring at properties along Westhall Street, in a form acceptable to the Solicitor.

Upon motion by Mr. Darrin Kelly and seconded by Ms. Emily Kinkead, the Board ratified the approval of and authorization of the Executive Director to execute the Amended and Restated Temporary Construction License Agreement with the Stadium Authority of the City of Pittsburgh and ALCO Parking Corporation, regarding property identified as Parking Lot Red 7D.

Upon motion by Ms. Theresa Kail-Smith and seconded by Ms. Emily Kinkead, the Board approved and authorized the Executive Director to execute the Gas Pipeline Easement Agreement with Peoples Natural Gas Company LLC, in a form acceptable to the Solicitor, in accordance with the Line Extension Agreement dated March 13, 2025, allowing for the extension of the main pipeline as it relates to the project currently known as ALCOSAN East Headworks.

Upon motion by Ms. Theresa Kail-Smith and seconded by Ms. Emily Kinkead, the Board ratified the Executive Director and Solicitor’s actions to settle and discontinue the Authority’s litigation filed in

the Allegheny County Court of Common Pleas at Docket Numbers GD 25-000585 and GD 25-000590 to acquire the necessary property interests in exchange for the agreed upon just compensation.

Upon motion by Ms. Sylvia Wilson and seconded by Mr. Darrin Kelly, the Board adopted Resolution 2025-06-01 authorizing the Executive Director to enter into an agreement with Peoples Natural Gas for a gas line relocation included as part of the Spring Garden Grit Chamber project.

Upon motion by Mr. Darrin Kelly and seconded by Ms. Emily Kinhead, the Board adopted Resolution No. 2025-06-02 authorizing the condemnation, or the purchase in lieu thereof, of permanent and temporary real estate interests in all or a portion of two (2) parcels, identified as Allegheny County Tax Parcel ID Numbers 890-N-50 and 57-S-100, now or formerly owned by Festival Fun Parks LLC.

Upon motion by Ms. Sylvia Wilson and seconded by Mr. Harry Readshaw, the Board adopted Resolution No. 2025-06-03 authorizing the condemnation, or the purchase in lieu thereof, of fee simple real estate interests in four (4) parcels, identified as Allegheny County Tax Parcel ID Numbers 9-B-175, 9-B-82, 9-B-85, and 9-B-88, now or formerly owned by The Buncher Company.

Upon motion by Ms. Sylvia Wilson and seconded by Ms. Emily Kinhead, the Board adopted Resolution 2025-06-04 authorizing the issuance of the proposed Series 2025 Bonds.

Upon motion by Mr. Darrin Kelly and seconded by Ms. Emily Kinhead, the Board adopted Resolution 2025-06-05 appointing a Bond Underwriting Syndicate as recommended by the Authority's Financial Advisor FSL Public Finance.

The next Board of Directors meeting will be held on July 24, 2025.

There being no further business, the meeting was adjourned at approximately 5:30pm.

ATTEST:

Harry Readshaw
Secretary

Mira D. Praytor
Secretary to the Board