

PAC CONSTRUCTION COST INFORMATION

The Development Servicing Agreements Subsection of Subdivision & Development Coordination is the administrator of the PAC System for the City of Edmonton on behalf of the land developers and benefiting landowners within the City of Edmonton and the surrounding areas that make use of drainage facilities within the City of Edmonton. The following improvements are considered cost-shareable to be included in your estimate & As-constructed cost submissions.

Cost of lands dedicated or to be dedicated as PUL, land for SWMF, liftstation etc.

Sanitary Sewer having an internal diameter of 375mm or more

StormSewer having an internal diameter of 1200mm or more

Storm Water Management Facilities with their inlets & outlets, interconnecting pipes regardless of size

Lift stations

Components of SWMF considered as PAC items include: Excavation & disposal costs, Riprap, other acceptable slope protection, water proof membrane, Access road & boat Ramp

Erosion protection and/or Landscaping costs include grading, seeding, sodding, planting basic shrubs, trails, walkway and lighting.

Connecting pipe: A storm Sewer of any size that connects a SWMF to an outfall structure in a creek or river, or to a down stream Storm Sewer.

Interconnecting pipe: A storm Sewer of any size that connects two or more SWMF

Cost of Drainage plan/study necessiated by the proposed land development, such as AMP and NDR

Preliminary and detailed engineering design and administration costs (based on 15% of the estimated construction costs of the improvement being constructed);

Any costs incurred by developers in the preparation of drainage concept plans;

Boundary condition costs: When an area outside the Developer's SUB will be serviced by a lateral sewer i.e storm sewer and/or sanitary sewer, SWMF.....Required to be constructed by the developer. Applicable cost and benefiting area is required

Oversized Lateral : A Lateral Sewer that is required to provide additional capacity and/or greater depth than is necessary to service a SUB in order to provide Service to an area outside the SUB.

Oversizing cost: portion of the oversized lateral cost that is attributed to the additional capacity and/or greater depth required to service an area outside the SUB. Applicable cost and benefiting area is required.

When proposed development deals with Arterial roadway construction having no assessable area and deals with storm and sanitary sewer construction that benefit Residential or Industrial area the estimated/as constructed costs and the benefiting area (including the boundary) need to be submitted to drainage cost assessment section. The construction cost need to be recorded as **Boundary condition** to ensure the recovery from future developments. This is applicable even if there is no exiting PAC basin when the road is constructed

SUBMISSION REQUIREMENTS

This PAC cost submission will be considered complete when all requirements below have been included. Incomplete submissions will be returned without review.

- ü Completed Cost Submission Form in PDF Format
 - ü Signature of the Professional Engineer responsible for the submission (original PDF can be scanned or PDF can be signed using a digital signature issued by Notarius)
 - ü Up to date Sanitary, Storm plan- drawings in PDF format supporting all cost submissions as follows:
 - ü *Plan with all Storm Trunks highlighted*
 - ü *Plan with all Sanitary Trunks highlighted*
 - ü *Plan with all lift station and Forcemains*
 - ü *Plan with all interconnecting pipes highlighted*
 - ü *Plan with all connecting pipes-outfall highlighted*
 - ü *Plan with all landscape work highlighted*
 - ü *Limits of the work clearly shown*
 - ü Up to date Schedule B , specified Assessable area if it is on Split PAC Basin
 - ü Plan-Drawing in PDF that shows Benefiting area and boundary for oversizing cost & Boundary condition costs.
 - ü Calculation page for applicable oversizing costs & Boundary condition costs
- For Arterial roadway construction having no assessable area and deals with storm and sanitary sewer construction that benefit Residential or Industrial area :
- ü *Plan with all Storm Trunks highlighted*

- ü *Plan with all Sanitary Trunks highlighted*
- ü *Plan with all benefiting area boundaries*
- ü Calculation page for applicable oversizing Storm Trunk costs & Boundary condition costs
Cost for Sanitary Trunk and/or Sanitary Lateral Sewers & benefiting area & boundary
- ü Documentation in PDF format supporting the actual costs as follows:
 - ü *Progress payment certificates clearly indicating work completed to date and/or contractor*
 - ü *Line items included in the costs must be clearly highlighted in the appropriate color to match*
 - ü *Actual costs versus costs to complete must be clearly identified*

- ü A detailed written explanation must be provided for large changes in costs or changes in scope of work.

