



**BOWEN COLLINS
& ASSOCIATES**

May 20, 2026

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John Prebonick
City Engineer
205 S 6th Ave
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Subject: Development Review Services

Dear John:

Thank you for allowing Bowen, Collins & Associates (BC&A) to serve the City of Caldwell (City) by providing miscellaneous on-call water system services, including development review and water system model updates. This letter summarizes the services to be provided under this scope.

1. Development Review - Coordinate with City Staff and Developers:

- a. Receive and review data on proposed water system improvements from City staff or developers under the direction of City staff. This includes written descriptions, sketches, CAD drawings, GIS files, utility layouts, projected demands, and other information pertinent to potential impacts on the City's potable water system.
- b. To promote efficient and timely review, we recommended development-specific project submittals include the following information for buildout conditions of the development:
 - i. A GIS shapefile of the proposed water infrastructure with water main attributes for proposed diameter and material. A shapefile for design grading of the proposed development.
 - ii. The shapefiles should be in the City's standard horizontal and vertical coordinate systems. NAD 1983 State Plane Idaho West FIPS 1103 (US Feet)
 - iii. A summary of the number of homes, stories, average square footage, or types of businesses with square footage that will be served by the new water infrastructure.
 - iv. Provide the number of units and stories per complex and mix of number of bedrooms per apartment for high-density housing.
 - v. Details on water fixture types in non-residential facilities that will use water such as community clubhouses, gyms, or swimming pools.
 - vi. Confirmation from the fire chief on required fire flow for non-residential parts of developments.
 - vii. Identify areas with planned cut or fill greater than 5 feet.
- c. Planning level reviews can provide a simple GIS shapefile of the project extents at buildout with estimates for applicable information listed in item 1b.