



Mayor Robert E. Simison

City Council Members:

John Overton, President

Anne Little Roberts, Vice President

Brian Whitlock

Liz Strader

Doug Taylor

Luke Cavener

July 23, 2026

CMWM Plumbing Inspections
Attn: CJ Schoonover
534 E. Idaho Avenue
Meridian ID 83642

RE: Formal Protest of Solicitation #CD-2615-11659 Plumbing Plan Review & Inspection

Dear Mr. Schoonover:

The City has received your formal protest of the intended award of the solicitation listed above. I have reviewed the pertinent documents pertaining to your protest including your document dated July 21, 2026, the City's solicitation documents and your submittal dated June 12, 2026. Please see the City's response to each or your requested actions of your protest below.

- Review the scoring of CMWM's documented City of Meridian experience.
 - We have reviewed the scoring along with your submitted documents.
- Confirm the interpretation and application of the 20-point "City of Meridian Experience" category.
 - This category is utilized to determine experience working for the City of Meridian.
- Review relevant evaluator notes, score sheets, and scoring guidance.
 - We have reviewed all relevant documents
- Reconsider the evaluation or intended award if the record shows that qualifying experience was not fully credited.
 - After reviewing CMWM's submittals to the RFQ, I concur with the evaluators scoring as CMWM's submittals do not specify any specific experience and/or dates working directly for the City of Meridian. The information provided in your protest letter may not be utilized, only the documents provided through the solicitation process.

I've included copies of your submittals along with the list of evaluation criteria for your review. Please feel free to contact me if you have any further questions.

Sincerely,

Keith Watts
Procurement Manager

Encl.

STATEMENT OF QUALIFICATIONS (SOQ) COVER PAGE
PLAN REVIEW & INSPECTION SERVICES -
FIRE, ELECTRICAL, PLUMBING, BUILDING
RFQ #CD-2615-11659

This SOQ is for the following discipline (select only one box below):
(You must submit a separate cover page and SOQ for each discipline for which you are submitting)

☐	Fire Plan Review	☐	Building Plan Review & Inspection Services
☐	Fire Inspections	☐	
☐	Electrical Plan Review	☐	
☒	Plumbing Plan Review & Inspection	☐	

Firm Name:	Firm Address:	Contact Person & Title:
CMWM Plumbing Inspections	534 E Idaho Ave. Meridian Idaho 83642	CJ Schoonover Owner
Telephone and Fax Number:	E-mail address:	
(T) (208)350-3381 (F)	cjschoonover78@gmail.com	

NOTE: SOQs must be submitted in 11- point type.

CJ Schoonover

CMWM Plumbing Inspections
534 E. Idaho Avenue
Meridian, ID 83642
(208) 350-3381
cjschoonover78@gmail.com

June 11, 2026

City of Meridian
Community Development Department
Meridian, Idaho

RE: Letter of Interest – Plumbing Plan Review & Inspection Services

Dear Selection Committee,

Please accept this letter as my expression of interest in providing Plumbing Plan Review and Inspection Services for the City of Meridian. With more than 30 years of experience in the plumbing industry, including commercial and residential construction, plumbing inspections, code enforcement, and plan review, I offer a combination of technical expertise, practical field knowledge, and a commitment to public service. Through CMWM Plumbing Inspections, I provide professional inspection services focused on safety, compliance, accountability, and customer service. My experience includes serving as a Senior Inspector conducting plumbing inspections for Meridian and other Treasure Valley jurisdictions, as well as owning and operating a successful plumbing company for more than a decade. This background allows me to understand projects from both the contractor's and inspector's perspectives while maintaining consistent application of adopted codes and standards. Meridian is more than a client community to me—it is home. My family and I call Meridian home, and I have lived here most of my life. I take pride in serving the people, businesses, builders, and homeowners who contribute to making this city a great place to live and work. Thank you for your consideration. I welcome the opportunity to support the City of Meridian with dependable, professional plumbing inspection and plan review services. Sincerely,

CJ Schoonover
Owner / Senior Inspector
CMWM Plumbing Inspections

CJ SCHOONOVER

CMWM Plumbing Inspections
534 E. Idaho Avenue, Meridian, ID 83642
(208) 350-3381 | cjschoonover78@gmail.com

STATEMENT OF QUALIFICATIONS & PROPOSAL

RFQ CD-2615-11659
Plumbing Plan Review & Inspection Services
City of Meridian, Idaho

QUALIFICATIONS SUMMARY

- More than 30 years of plumbing industry experience
- Owner and Senior Inspector, CMWM Plumbing Inspections
- Senior Plumbing Inspector serving Meridian and other Treasure Valley jurisdictions
- Former plumbing contractor and business owner with extensive residential and commercial construction experience
- Certified Plumbing Inspector (Originally Certified 2017; Renewed 2026)
- Certified Plans Examiner (Originally Certified 2017; Renewed 2026)
- Extensive experience conducting plumbing inspections, plan reviews, code interpretation, documentation, and compliance reporting
- Proven ability to work effectively with contractors, architects, engineers, developers, homeowners, and municipal staff

SECTION VII – ADDITIONAL INFORMATION

Thank you for the opportunity to submit qualifications for RFQ CD-2615-11659, Plumbing Plan Review and Inspection Services. Throughout my career, I have had the unique opportunity to view the construction process from multiple perspectives—as a journeyman plumber, plumbing contractor, business owner, and plumbing inspector. Those experiences have shaped my belief that inspections are among the most important components of the building process. An inspection is much more than a code compliance checkpoint. Every inspection affects a builder working to meet schedules and commitments, a tradesperson taking pride in their craftsmanship, a business owner investing in our community, and a homeowner trusting that their home is being built safely and correctly. The builder, the consumer, the homeowner, and the trade all deserve better. They deserve inspections that are thorough, consistent, professional, and performed with the utmost attention to detail. I understand the City's responsibility to provide inspection and plan review services that protect public health and safety while supporting responsible development. My approach has always been to apply adopted codes fairly and consistently, communicate clearly, and work collaboratively toward compliance without compromising standards. Meridian is not simply another jurisdiction that I serve—it is my home. My family and I call Meridian home, and I have lived here for most of my life. I have watched this community grow and have participated in that growth throughout my career. Because of that connection, every project carries a personal level of responsibility. When I perform an inspection in Meridian, I am inspecting projects that will be occupied by my neighbors, friends, fellow business owners, and future residents of the community that I care deeply about. I take pride in helping maintain the high standards that have contributed to Meridian's success and reputation. To maintain the highest level of professional competency, I have continuously invested in professional development throughout my inspection career. I earned my Certified Plumbing Inspector and Certified Plans Examiner certifications in 2017 and successfully renewed both certifications in 2026. These credentials reflect my commitment to staying current with code changes, industry standards, and best practices necessary to provide accurate, consistent, and professional plan review and inspection services. If selected, I will bring more than technical qualifications and code knowledge. I will bring a genuine commitment to the City of Meridian, its residents, its business community, and the construction professionals who help build and maintain it every day. I appreciate your consideration and welcome the opportunity to continue serving the community that my family and I proudly call home.

Sincerely,

CJ Schoonover
Owner / Senior Inspector
CMWM Plumbing Inspections

RFQ SUBMITTAL REQUIREMENTS AND EVALUATION CRITERIA

A separate SOQ must be submitted for each discipline applying for.

Each SOQ must have the completed Cover Page and a Letter of Introduction briefly summarizing the firm's qualifications and past experience relevant to the scope/discipline. A principal or officer of the firm authorized to execute contracts or other similar documents on the firm's behalf must sign the letter and the signature page (see attached).

Assemble your proposal in the following order:

All proposals submitted in response to this request shall use the following headings and sequence to assist with developing an accurate evaluation of the proposer's firm.

The selection committee will use but not be limited to the following criteria for the consultant selection. Consultants are encouraged to identify and clearly label in the SOQ how each criterion is being fully addressed. History from the current and previous projects and customers of the respondent may be used to evaluate some of the criteria.

I. STATEMENT OF QUALIFICATIONS (SOQ) Cover Page PASS/FAIL

- A cover page; indicates the discipline for which submission is being made.

II. Letter of Interest / Introduction PASS/FAIL

- Briefly summarize the firm's qualifications and experience relevant to the scope and discipline you are applying. Generally, describe your firm's expertise regarding the subject discipline and other information that helps to characterize the firm. Provide the name, title, address, and telephone number of the primary contact for the Statement of Qualifications (two page maximum).

III. Related Work (25 Points) Years of experience in the associated field of plan review.

- Briefly describe or list relevant experience. Select up to five (5) relevant projects in which your firm provided the requested services and include the name, address, email address, and phone number of a person (currently with the entity) who can be contacted regarding your performance on the project.

IV. Personnel/Staffing Resumes (30 Points) Ability to provide staffing for services.

- Include resumes of all staff proposed to provide services (please list all licenses and professional certifications).

V. References (25 Points) Client/Project Owner Questionnaire.

- Three (3) Reference Questionnaires to be completed by the proposer's references and directly returned to the City via email listed on the questionnaire form.

VI. City of Meridian Experience (20 Points) Past experience with the City of Meridian.

- Describe any experience working with, for or in the City of Meridian for the construction trade you are submitting for. Include scope, duration and frequency of services delivered as well as any qualitative experience provided.

VII. Additional Information

- Any additional information which the consultant deems appropriate.