

CMWM PLUMBING INSPECTIONS

REQUEST FOR RECONSIDERATION OF EVALUATION

Formal Protest of Intended Award

RFQ CD-2615-11659

Plumbing Plan Review & Inspection Services

Submitted by
CJ Schoonover, Owner
CMWM Plumbing Inspections

July 21, 2026

"Every inspection protects someone."

Letter to the Procurement Division

July 21, 2026

Sandra Ramirez, Buyer
City of Meridian Procurement Division
33 E. Broadway Avenue, Suite 106
Meridian, Idaho 83642

RE: Request for Reconsideration and Formal Protest of Intended Award
RFQ CD-2615-11659 - Plumbing Plan Review & Inspection Services

Dear Ms. Ramirez:

I respectfully submit this Request for Reconsideration and formal protest regarding the Notice of Intent to Award issued July 14, 2026 for RFQ CD-2615-11659.

I understand that evaluating qualifications is a significant responsibility, and I appreciate the time and effort devoted to reviewing the submissions. My purpose is not to criticize the evaluation committee, question anyone's integrity, or diminish the qualifications of another firm. I am asking the City to take one more careful look at how my documented qualifications - particularly my experience performing plumbing inspections within the City of Meridian - were considered under the published evaluation criteria.

The scoring summary reflects an overall score of 62.5 for CMWM Plumbing Inspections and 88 for Inspect LLC. The most significant difference appears in the 20-point category titled "City of Meridian Experience," where CMWM received 2.5 points and Inspect LLC received 18 points. My proposal and resume documented more than five years performing plumbing inspections in Meridian while serving as a Senior Inspector, along with nearly ten years of municipal inspection experience and more than thirty years in the plumbing trade.

Because the quality of inspection services depends heavily on the qualifications, judgment, and field performance of the individual inspector, I respectfully request clarification and reconsideration of whether my documented Meridian experience was evaluated consistently with the intent of that category.

Thank you for reviewing this request and the supporting information that follows.

Respectfully,

CJ Schoonover

Owner / Senior Inspector
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1. Executive Summary

CMWM Plumbing Inspections submitted qualifications in response to RFQ CD-2615-11659 for Plumbing Plan Review & Inspection Services. The City later issued a Notice of Intent to Award to Inspect LLC and provided a scoring summary.

This request focuses on one central issue: whether the experience I documented performing plumbing inspections within the City of Meridian received the consideration intended by the published evaluation category "City of Meridian Experience."

My submission documented more than five years serving as a Senior Inspector and performing inspections in Meridian and other Treasure Valley jurisdictions. It also documented more than thirty years of plumbing industry experience, nearly ten years of municipal inspection experience, prior ownership of a plumbing contracting business, and current certifications as a Plumbing Inspector and Plumbing Plans Examiner, renewed in 2026.

I am not asking the City to disregard its process or award a contract based on this letter alone. I respectfully request that the City review the evaluation record, clarify how my Meridian experience was credited, and reconsider the scoring or award if the published criteria were not applied as intended.

Requested Action

- Review the scoring of CMWM's documented City of Meridian experience.
- Confirm the interpretation and application of the 20-point "City of Meridian Experience" category.
- Review relevant evaluator notes, score sheets, and scoring guidance.
- Reconsider the evaluation or intended award if the record shows that qualifying experience was not fully credited.

2. Why I Do This Work

I have spent more than thirty years in the plumbing industry, and during that time I have come to believe that inspections are one of the most important parts of the building process. Long after the plumbers have left the jobsite and the walls have been closed, the quality of an inspection continues to protect the people who live and work in that building.

To me, an inspection has never been about looking for reasons to fail a project. It has always been about making sure the work is done correctly, safely, and in compliance with the plumbing code. When deficiencies are found, they should be explained clearly, documented professionally, and corrected fairly. When contractors perform quality work, they deserve an inspector who recognizes that effort and applies the code consistently.

Throughout my career, I have worked as a plumber, plumbing contractor, municipal plumbing inspector, plans examiner, and now as the owner of CMWM Plumbing Inspections. Each role has given me a different perspective, but all of them have reinforced the same principle: details matter.

I do not believe in surface-level inspections or cutting corners. Effective inspections sometimes require entering a tight crawlspace, checking conditions that are not immediately visible, reviewing plans carefully, or taking additional time to confirm compliance. Those efforts are not extraordinary to me. They are part of doing the job correctly.

Meridian has been my home for most of my life, and my family and I are proud to call this community home. That makes the work personal. Every inspection affects neighbors, local businesses, contractors, builders, and future homeowners. Every approval carries the trust of the jurisdiction and the public.

I believe every homeowner deserves a safe plumbing system. Every builder deserves a fair and consistent inspection. Every contractor deserves an inspector who applies the code professionally and communicates clearly. Every business owner deserves confidence that the work has been inspected thoroughly. Every community deserves inspectors who understand that each inspection carries a responsibility to protect the public.

3. Qualifications and Relevant Experience

My qualifications combine hands-on trade experience, business ownership, municipal code enforcement, plan review, and direct inspection experience within Meridian.

Qualification	Relevance to the RFQ
30+ years in the plumbing industry	Practical knowledge of residential and commercial plumbing systems, construction methods, materials, and field conditions.
Nearly 10 years of municipal inspection experience	Experience applying adopted codes, documenting deficiencies, conducting plan review, and representing jurisdictions in the field.
More than 5 years performing inspections in Meridian	Direct familiarity with Meridian projects, contractors, development activity, inspection expectations, and municipal service responsibilities.
Owner / Senior Inspector, CMWM Plumbing Inspections	Current responsibility for professional inspection services, records, communication, compliance decisions, and accountability.
Former plumbing contractor and business owner	Balanced understanding of constructability, scheduling, contractor operations, customer service, and code compliance.
Certified Plumbing Inspector	Originally certified in 2017 and renewed in 2026.
Certified Plumbing Plans Examiner	Originally certified in 2017 and renewed in 2026.

Experience Serving Meridian

While employed as a Senior Inspector with DMH Enterprises from 2017 through 2022, I performed plumbing inspections and plan review work in Meridian and other Treasure Valley jurisdictions. My responsibilities included new construction, remodels, tenant improvements, commercial work, documentation, code interpretation, pre-construction meetings, and communication with contractors and municipal staff.

That experience was performed in the field, on Meridian projects, while representing the jurisdiction's inspection function. Although the contract may have been held by my employer, the inspection work itself was performed by me as the certified professional assigned to the jobsite.

For that reason, I believed this experience was directly responsive to the City's evaluation of Meridian experience and should be considered as individual professional experience relevant to the services requested.

4. Why I Am Requesting Reconsideration

The scoring summary shows that both firms passed the required cover page, letter, and references requirements. The numerical evaluation was as follows:

Category	Maximum	Inspect LLC	CMWM
Related Work	25	21.5	19
Personnel / Staffing	30	26	21
Resumes	25	22.5	20
City of Meridian Experience	20	18	2.5
Total	100	88	62.5

The difference in the Meridian experience category was 15.5 points, which accounts for most of the 25.5-point difference between the total scores. Because my proposal documented years of actual inspection work within Meridian, the 2.5-point score raises a reasonable question about how that experience was interpreted and credited.

The Individual Inspector Performs the Service

A company signs the contract and provides administrative support, but plumbing inspection and plan review services are performed by qualified individuals. The inspector applies the code, reviews the installation, communicates with contractors and property owners, documents deficiencies, and represents the City in the field.

The RFQ also states that, as needs arise, the City may select a firm from the roster based on which firm most closely meets the particular need, considering factors such as specialization, personnel, and availability. This reinforces the importance of the qualifications and experience of the personnel who will actually perform the work.

My concern is not that company experience should be ignored. It is that documented individual experience performing the same work, in the same jurisdiction, should receive meaningful consideration when the service depends directly on the inspector's qualifications and judgment.

Fairness and Consistency

I respectfully request confirmation that the same interpretation of Meridian experience was applied consistently to both proposers and that my experience was not discounted solely because it was gained while I worked for the prior contract holder. Experience does not disappear when a qualified professional changes employers or establishes a new firm.

5. What the City Can Expect From Me

If selected for the City's roster, the City, contractors, homeowners, and businesses can expect the following:

Thorough inspections: I verify work firsthand and do not rely on assumptions or surface-level observation.

Consistent code application: I apply adopted requirements fairly, regardless of the contractor, project size, or schedule pressure.

Clear communication: I explain deficiencies, document them professionally, and help the responsible parties understand what must be corrected.

Practical field judgment: My background as both a contractor and inspector helps me distinguish constructability questions from compliance requirements without compromising the code.

Professional representation: I understand that an inspector represents the City at every jobsite and in every interaction.

Responsiveness and accountability: I respond to questions, maintain records, follow through on corrections, and take responsibility for my decisions.

Commitment to public safety: My first responsibility is to ensure plumbing systems are safe, code-compliant, and worthy of the public's trust.

Why Quality Inspections Matter

Plumbing systems are frequently concealed after construction. Homeowners and building occupants may never see the piping, supports, vents, fittings, tests, and connections that protect health and safety. They rely on the contractor to do the work correctly and on the inspector to verify it.

A thorough inspection protects the public, supports responsible contractors, reduces callbacks and rework, and helps preserve confidence in the City's development process. A clear and consistent inspector also helps contractors understand expectations before problems repeat across multiple projects.

Good inspections are not about making construction harder. They are about making sure completed construction is safe, compliant, and dependable.

6. Professional Reputation

The reference letters submitted in support of my qualifications come from builders, plumbing contractors, construction managers, and industry professionals who have worked directly with me. Although written independently, they consistently identify the same qualities:

- Knowledgeable, fair, and dependable
- Thorough and willing to inspect difficult or concealed areas
- Consistent in applying the plumbing code
- Clear and professional when documenting deficiencies
- Respectful toward contractors while maintaining standards
- Available and responsive when questions arise
- Committed to education, workmanship, and public safety

These statements matter because they describe actual field performance. They reflect the service the City would receive from the individual who would perform the inspections and plan reviews.

Examples of Supporting Perspectives

Rhino Plumbing, Inc.: Describes me as knowledgeable, reliable, fair, collaborative, responsive, and willing to explain both what must be corrected and why.

Toll Brothers: Describes diligence, integrity, detailed inspection of piping and concealed areas, consistent enforcement, clear documentation, and professional conduct.

Heritage Plumbing: Describes a thorough, practical, hands-on approach, clear corrective actions, follow-up, and consistent enforcement that improves workmanship and protects customers.

7. Grounds for Protest and Requested Relief

Ground 1 - Possible Undervaluation of Documented Meridian Experience

My proposal documented more than five years performing plumbing inspections within Meridian. A score of 2.5 out of 20 in the Meridian experience category appears difficult to reconcile with that documented history without additional explanation.

Ground 2 - The Services Depend on the Qualifications of the Assigned Personnel

The RFQ sought firms capable of providing professional services, but the services are delivered by individual inspectors and plans examiners. The evaluation should meaningfully account for the direct experience of the person proposed to perform the work.

Ground 3 - Need for Consistent Application of Published Criteria

I respectfully request confirmation that the City used the same definition and scoring approach for both proposers and that qualifying individual experience was treated consistently.

Requested Relief

1. Review the evaluation committee's score sheets, notes, and any scoring guidance concerning the City of Meridian Experience category.
2. Provide clarification regarding how my documented Meridian inspection experience was evaluated.
3. Re-score or reconsider CMWM's proposal if relevant experience was omitted, discounted, or evaluated under a narrower standard than the published criterion.
4. If appropriate under the City's process, pause final award action until this protest has been reviewed and resolved.
5. Provide a written decision explaining the City's determination.

This request is limited and practical. I am not asking the City to assume that CMWM should receive the award. I am asking for a fair review of the record under the criteria the City published.

8. Closing Statement

For more than thirty years, I have been proud to work in the plumbing profession. Whether working as a plumber, contractor, municipal inspector, plans examiner, or business owner, I have always believed that inspections carry a responsibility greater than simply approving construction.

Every inspection protects someone's home, someone's business, someone's investment, and ultimately someone's family. That responsibility has shaped the way I approach my work.

This request is not submitted because I believe I am entitled to a contract. It is submitted because I respectfully believe every respondent deserves confidence that its qualifications were evaluated consistently under the criteria established by the City.

Maybe the numbers will not change. Even so, I hope this request helps the City understand where I am coming from and what the City would receive from me: experience, consistency, thoroughness, clear communication, accountability, and a genuine commitment to the community my family and I call home.

If, after reviewing this request and the evaluation record, the City reaches the same conclusion, I will respect that decision. I sincerely appreciate the opportunity to participate in the process and to present my qualifications for consideration.

Thank you for taking the time to understand not only my qualifications, but also the principles that have guided my career. I remain committed to serving the City of Meridian with the professionalism, fairness, and integrity that every homeowner, contractor, business owner, and resident deserves.

Respectfully submitted,

CJ Schoonover

Owner / Senior Inspector

CMWM Plumbing Inspections

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Supporting Documents Available

Original proposal; resume; certification documentation; Notice of Intent to Award; scoring summary; RFQ materials; and professional reference letters.