



Illinois Department of Transportation

2300 South Dirksen Parkway, Springfield, Illinois 62764

Land Acquisition Bulletin **808**

PUBLISHED: October 30, 2025

Statements of Interest due before 12:00 p.m. on
November 20, 2025

SELECTION DATE: Thursday, January 14, 2026

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NOTICE OF REVISIONS

Land Acquisition Bulletin Revisions

Selection Date: January 14, 2026

The following revisions have been made to this Land Acquisition Bulletin. If you downloaded the bulletin prior to the noted revision date, you should incorporate the revisions or download and use a new copy of the bulletin.

REVISION DATE: There are no revisions as of October 30, 2025.

CONTACT INFORMATION

State of Illinois

Department of Transportation
2300 South Dirksen Parkway
Springfield, Illinois 62764

The Land Acquisition Bulletin (LAB) is the official Land Acquisition Illinois Procurement Bulletin for the Illinois Department of Transportation as authorized by Section 15-1 of the Illinois Procurement Code, 30 ILCS 500/15-1.

It is available on the IDOT's website: [Land Acquisition Bulletin \(LAB\) \(illinois.gov\)](http://www.idot.gov/land-acquisition-bulletin)

Land Acquisition Bulletin (LAB)

Land Acquisition Bulletin contains information pertaining to the advertisement for offers of interest for land acquisition services for the Illinois Department of Transportation's projects.

Questions concerning this Bulletin should be directed to:

E-mail: DOT.ConsultantServices@illinois.gov

Regional/District Contact information ([view map of regions](#))

Region 1: Mr. Jose Rios*District 1*

201 West Center Court
Schaumburg, IL 60196

Region 2: Ms. Trisha Thompson*District 2*

819 Depot Avenue
Dixon, IL 61021

District 3

700 East Norris Drive
P.O. Box 697
Ottawa, IL 61350

Region 3: Mr. Kensil Garnett*District 4*

401 Main Street
Peoria, IL 61602

District 5

Route 133 West
P.O. Box 610
Paris, IL 61944

Region 4: Ms. Teresa Price*District 6*

126 East Ash St.
Springfield, IL 62704

District 7

400 West Wabash
Effingham, IL 62401

Region 5: VACANT*District 8*

1102 Eastport Plaza Drive
Collinsville, IL 62234

District 9

State Transportation Building
P.O. Box 100
Carbondale, IL 62903

TENTATIVE SCHEDULE

For Land Acquisition Bulletins

The following is a tentative advertisement schedule, intended to be used whenever the Department desires to procure land acquisition services. Please note, advertisements will be published only when services are needed, therefore there may not be a Land Acquisition Bulletin published for each date listed below.

PUBLISH LAB	10/30/25	01/29/26	04/30/26	07/30/26	10/29/26	01/28/27
**STATEMENTS OF INTEREST DUE	11/20/25	02/19/26	05/21/26	08/20/26	11/19/26	02/18/27
SELECTION MEETING	01/14/26	04/15/26	07/16/26	10/14/26	01/13/27	04/14/27

**** Statements of interest for the current LAB 808 must be RECEIVED between:**

Publish Date 10/30/25 & 11/20/25 (12:00 P.M. NOON)

Statements of interest received **after 12:00 p.m. WILL NOT** be considered.

Only **SUBMITTALS** through [EPAS](#) will be considered for the LAB.

NOTICES

The following are changes, updates, or information that the department wishes to share with firms.

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Prequalification in EPAS

Effective: October 30, 2025

To all Land Acquisition Specialty Agents and Engineering Firms:

The purpose of this communication is to provide information and guidance regarding Illinois Department of Transportation (IDOT) procurement changes for land acquisition services resulting from Public Act 103-0511. Senate Bill 2424 was passed by the 103rd General Assembly and was signed into law by Governor Pritzker on August 4, 2023, amending the Architectural, Engineering, and Land Surveying Qualifications Based Selection Act (QBS Act) 30 ILCS 535/1 *et seq.*

This QBS Act amendment required IDOT to transition from the Invitation for Bid (IFB) procurement process to a Quality-Based Selection (QBS) process for land acquisition services contracts. Advertisements are now published on IDOT's [Land Acquisition Bulletin \(LAB\)](#).

All documents required for prequalification in EPAS must be submitted by both new Specialty Agents and current Specialty Agents. This means that currently approved Specialty Agents must resubmit all documents in EPAS even though they have already been approved by the Central Bureau of Land Acquisition.

In order to be eligible for LAB 808, all firms and individuals must be prequalified through EPAS in order to be considered for selection.

EPAS Updates

As of: July 31, 2025

1. Project Understanding & Approach to be uploaded under Attachment #4, no longer behind the org chart.
2. Delinquent Debt – is no longer needed, it's just a checkbox under "Attachments" similar to Consultant's Disclosure forms and Disclosure of Business in Iran.

INTRODUCTION

State of Illinois

Department of Transportation
2300 South Dirksen Parkway
Springfield, Illinois 62764

Land Acquisition Bulletin 808 Publish: October 30, 2025

This bulletin is the official notice of needed professional land acquisition services for the Illinois Department of Transportation (IDOT).

A notification of an upcoming LAB publication will be sent to professional consultants subscribed to IDOT's e-mail subscription server list. To subscribe please follow these [instructions](#). A land acquisition services firm who is not approved may obtain the necessary information and forms to become approved from the IDOT website at: <https://idot.illinois.gov/doing-business/procurements/engineering-architectural-professional-services/prequalification.html> [Specialty Agent Designation \(illinois.gov\)](#).

This is **not** an invitation for bids. Firms properly prequalified for any of the projects listed herein may indicate their desire to be considered for selection by submitting a Statement of Interest (SOI) for the project through the [Engineering Prequalification and Agreement System \(EPAS\)](#).

IDOT shall not discriminate based on race, color, national origin, or sex in the award and performance of any DOT-assisted contract or in the administration of its DBE Program or the requirements of 49 CFR part 26. IDOT shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts.

Statements must be submitted electronically to the central Bureau of Design and Environment, through **EPAS, prior to:**

12:00 p.m. Central Standard time: November 20, 2025
Statements received after this time WILL NOT be considered.

The selection of professional consultants by IDOT is not based on competitive bidding but on the firm's professional qualifications, experience, and expertise of key personnel to be assigned to the project with consideration also given to the criteria established in the Advertisement:

Rating Description	Weighted %
Past Performance in Project Categories	0-30
Proposed Staffing from Prime and any subconsultants	0-30
Proximity of firm to project location	0-10
Available work capacity of firm	0-30
The firms experience in with required project work	0-30
Firms understanding/method of accomplishing project requirements	0-30
Project Specific Criteria: Specific requirement in an advertisement	0-30
Total=	100

All members of the Consultant Selection Committee will be **unavailable** during the two-week period preceding the Selection Committee Meeting.

Departmental procedures ensure all members of the Consultant Selection Committee are provided with detailed information concerning all Statements of Interest submitted by all consultants. Please do not send letters and/or e-mails expressing your interest in various projects and/or correspondence concerning your firm to members of the Consultant Selection Committee per Illinois Procurement and Ethics (5 ILCS 430/5-50).

SUBMITTING A STATEMENT OF INTEREST

Qualifications

The firm acting as the prime must be approved in all approval categories requested in the project advertisement even if they plan to subcontract part of the project, except where noted in a specific project advertisement. **Any work being done by a consultant, prime or sub must be approved in the IDOT prequalification category of work they are performing.**

[Specialty Agent Designation \(illinois.gov\)](http://illinois.gov)

Submitting

All interested firms must submit a SOI through the [Engineering Prequalification and Agreement System \(EPAS\)](#).

The information in all forms is required as part of all Statement of Interest submittals. The EPAS application has the ability to include all the required information. Some forms are attached and some data is entered into EPAS directly to generate the data for the form. There is an EPAS Instruction Manual for your use and can be used when completing the SOI in EPAS.

The EPAS instruction manual is located on the IDOT Website under Resources: Manuals & Guides: [EPAS Manual](#)

Things to Consider

☐ Firm Interest and Photos

- A brief statement of the firm's interest in performing the work. This ***shall not*** exceed 2 pages, if it exceeds the 2 page limit, the submittal will not be accepted for that particular item.
- Organization chart shall be required.

☐ Exhibit A

- Only list the required key personnel that are requested within the advertisement. Ensure to match required prequalification categories and any additional personnel requirements designated in the project advertisement. (Include firm name if work is to be completed by Subconsultant)
- Attach resumes of all key personnel listed in the SOI. Resumes ***shall not*** exceed 2 pages and must be relevant to the expertise required for the specific project.
- Identify proposed subconsultants, item(s) of work they will perform, and the estimated % of work. All Subconsultants must be prequalified in the area of work they will be performing.

- ☐ **Project Experience #3**
 - Experience of the staff or firm in accomplishing similar types of work should be shown for only the most recent projects and should be concise and relevant to the expertise required for the specific project.
PDF shall not exceed 20 pages.
- ☐ **Project Experience #4**
 - Unless additional information is required within the advertisement this field should be blank.
 - Teaming Agreements if applicable should be included here.
 - Only include a Project Understanding and Approach if it is requested within advertisement.
- ☐ **Project Experience #5: Consultant's Exhibit A**
 - Ensure the printed Exhibit A has a signature (can be electronic)
- ☐ **Project Experience #6: Subconsultant Utilization Form**
 - Include the Subconsultant Utilization Plan.
 - Signatures are not required to be completed at SOI time.
 - Subconsultant Utilization Plan must include and match the Exhibit A subs, categories, and estimated percent of work.
 - Subconsultant Utilization Plan is required to be completed if **selected**.
- ☐ **Current Obligations**
 - Leave blank for LAB.

LISTING OF ADVERTISEMENTS

LAB 808

ITEM	COUNTY	DESCRIPTION
Region 2/District 3		
1	VARIOUS	Job No. R-93-002-26, Various Land Acquisitional Services, Various Routes, Various Counties, Region Two/District Three.
Region 3/District 4		
2	VARIOUS	Job No. R-94-001-26, Various Land Acquisitional Services, Various Routes, Various Counties, Region Three/District Four.
Region 5/District 8		
3	VARIOUS	Job No. R-98-009-26, Various Land Acquisitional Services, Various Routes, Various Counties, Region Five/District Eight.

1. **Job No. R-93-002-26, Various Land Acquisitional Services, Various Routes, Various Counties, Region Two/District Three.**

The **Complexity Factor** for this project is **0**.

The Consultant who is selected for this project and all Subconsultants the Prime Consultant will be using are scheduled to attend an initial meeting on **January 28, 2026, at 10:00 AM** at the **Region Two/District Three Office in Ottawa**.

Land Acquisition services are required to provide support to the district's land acquisition section. Anticipated areas of work include: Project Manager, Appraisal Manager, Appraisal Reports, Review Appraisal Certification Reports, Specialty Reports, Negotiation, Relocation, and Property Manager. All work shall be in accordance with the Land Acquisition Policies and Procedures Manual.

The Consultant may be required to designate a staff member to serve as an IDOT Appraisal Manager. In this role, the Appraisal Manager will assist with management of the District's appraisal program, including determining the appraisal type, preparing work orders, establishing priorities, performing administrative reviews, coordinating with other units of the District Land Acquisition section, and other duties. These functions will require the Consultant to perform work within the District office approximately one day per week.

The selected Consultant may be required to provide mentorship and oversight for Appraisers in Training employed by the department. This will include direct supervision of appraisal assignments, review of trainee work for compliance with Uniform Standards of Professional Appraisal Practice, and providing guidance necessary for the trainees to gain the experience required to obtain their Illinois Certified General Real Estate Appraiser license. The Consultant shall coordinate with the District Land Acquisition Engineer to ensure training assignments are appropriate and that progress is documented.

The selected Consultant and/or their Subconsultants on this project are prohibited from managing contracts where either party is the Prime Consultant or a Subconsultant. The selected firm and/or their Subconsultants may not manage another firm if the relationship was reversed during another phase of work.

The Consultant shall perform the services required under the Contract in accordance with the Land Acquisition Policies and Procedures Manual (LAPPM), and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601 et seq.).

Assignments are expected throughout the district, however the majority of the work is expected to occur for projects in Grundy and Kankakee Counties.

The Appraisal Manager, Negotiator, and Relocation Agent may be required to perform work utilizing the State's Land Acquisition Management System (LAMS).

Work orders under the blanket agreement will be negotiated and authorized by the department on an as-needed basis.

The Consultants Statement of Interest will be rated based on:

Rating Description	Weighted %
Past performance in project categories	15
Proposed staffing from Prime and any Subconsultants	30
Proximity of firm to project location	5
Available work capacity of firm	5
The Firms experience with required project work	20
Firms understanding/method of accomplishing project requirements	25

The estimated fee for this project is \$2,000,000. The completion date for this contract will be 60 months after authorization to proceed.

Key personnel listed on **Exhibit A** for this project must include:

- The person who will assume the duties of Project Manager for all aspects of the work documents. The Project Manager shall have no less than ten (10) years of knowledge and experience in all aspects of eminent domain and the land acquisition process.
- The person who will assume the duties of Specialty Report shall have no less than ten (10) years of knowledge and experience in their specialty field. The Specialty Agent shall be licensed and registered in the state of Illinois in their respective specialty fields: examples (Professional Engineer, Structural Engineer, Professional Land Surveyor, or Architect).
- The person who will assume the duties as Appraisal Manager shall have no less than five (5) years of knowledge and experience in all aspects of eminent domain appraising and review appraising for highway purposes.
- The person who will assume the duties of Property Manager shall have no less than five (5) years of knowledge and experience in all aspects of the property management field.

The Statements of Interest must also **include**:

- The Consultant's relevant projects completed by the firm within the past ten (10) years by members of the Consultant's' key personnel listed in the SOI. Do not include more than ten (10) relevant projects.

The Prime, staff and Subconsultant(s) must be prequalified in the following categories to be considered for this project:

Specialty Agents (Appraiser)

Specialty Agents (Review Appraiser)

Specialty Agents (Negotiator)

Specialty Agents (Relocation Agent)

Statements of Interest, including resumes of only the key people noted above, must be submitted electronically to the Central Bureau of Design and Environment through the Engineering Prequalification and Agreement System (EPAS).

2. **Job No. R-94-001-26, Various Land Acquisitional Services, Various Routes, Various Counties, Region Three/District Four.**

The **Complexity Factor** for this project is **0**.

The Consultant who is selected for this project and all Subconsultants the Prime Consultant will be using are scheduled to attend an initial meeting on **January 20, 2026, at 10:00 AM** at the **Region Three/District Four Office in Peoria**.

Land Acquisition services are required to provide District Four the support in delivering the land acquisition program needed for highway projects. Anticipated areas of work include Project Management, Appraisal Management, Appraiser Training, Appraisal Report, Review Appraisal Certification Report, Negotiations and Relocation. Appraisal Management, Appraisal Report, Review Appraisal Certification Report, Negotiation and Relocation work must be performed by an individual listed on the State's "Approved Specialty Agent List", and in accordance with the Land Acquisition Policies and Procedures Manual.

Work must be performed in accordance with the Land Acquisition Policies and Procedures Manual (LAPPM), the Illinois Highway Code (605 ILCS 5/), the Illinois Eminent Domain Act (735 ILCS 30/), The Code of Federal Regulations, Title 49 CFR Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Program and any other relevant State of Federal laws and regulations.

Services may require the work utilizing the State's Land Acquisition Management System (LAMS), including but not limited to, inputting parcel information into the system, retrieving parcel information such as title work, plat, and appraisal, uploading documents and utilizing the system to produce work documents required to complete the work order. This work will only be required upon access approval into LAMS.

The Consultant shall provide a Specialty Report to be performed and completed in accordance with the Land Acquisition Policy and Procedures Manual (LAPPM). A Specialty Report will require work to be performed by a Specialty Agent, who is typically a Professional Engineer, Professional Structural Engineer, Professional Land Surveyor, Architect, or appropriately licensed person(s) in that specific field where more investigation/study is required to complete the valuation of a parcel.

Work orders under the blanket agreement will be negotiated and authorized by the department on an as-needed basis.

The Consultants Statement of Interest will be rated based on:

Rating Description	Weighted %
Past performance in project categories	20
Proposed staffing from Prime and any Subconsultants	25
Proximity of firm to project location	5
Available work capacity of firm	20
The Firms experience with required project work	15
Firms understanding/method of accomplishing project requirements	15

The estimated fee for this project is \$1,500,000. The completion date for this contract will be 60 months after authorization to proceed.

Key personnel listed on **Exhibit A** for this project must include:

- The person who will assume the duties of Project Manager. The Project Manager shall be knowledgeable and have no less than five (5) years of knowledge and experience in all aspects of eminent domain land acquisition process.
- The person who will assume the duties as Appraisal Manager and shall be an Illinois Certified General Real Estate Appraiser. The Appraisal Manager shall be on the State's "Approved Specialty Agent List" as Appraiser and Review Appraiser, and shall have no less than five (5) years of knowledge and experience in all aspects of eminent domain appraising and review appraising for highway purposes. In addition, the staff performing this work must be identified.
- The person who will assume the duties as Negotiator. The Negotiator shall be on the State's "Approved Specialty Agent List" in accordance with the LAPPM and shall have no less than five (5) years of knowledge and experience in all aspects of acquisition/negotiation of property needed for a highway purpose.
- The person who will assume the duties of Relocation Manager. The Relocation Manager shall be on the State's "Approved Specialty Agent List", in accordance with the LAPPM and shall have no less than five (5) years of knowledge and experience in all aspects of relocation of a property needed for a highway purpose.

The Statements of Interest must also include:

- A Project Understanding and Approach, describing in detail on how the Consultant will accomplish the work, including any work that would be performed by a Subconsultant(s).
- The Consultant's relevant projects completed by the firm within the past ten (10) years by members of the Consultant's key personnel listed in the SOI. Do not include more than ten (10) relevant projects.

The Prime, staff and Subconsultant(s) must be prequalified in the following categories to be considered for this project:

Specialty Agents (Appraiser)

Specialty Agents (Review Appraiser)

Specialty Agents (Negotiator)

Specialty Agents (Relocation Agent)

Statements of Interest, including resumes of only the key people noted above, must be submitted electronically to the Central Bureau of Design and Environment through the Engineering Prequalification and Agreement System (EPAS).

3. **Job No. R-98-009-26, Various Land Acquisitional Services, Various Routes, Various Counties, Region Five/District Eight.**

The **Complexity Factor** for this project is **0**.

The Consultant who is selected for this project and all Subconsultants the Prime Consultant will be using are scheduled to attend an initial meeting on **February 18, 2026**, at **10:00 AM** at the **Region Five/District Eight** Office in **Collinsville**.

Land Acquisition consulting services are required to provide District Eight support in delivering the land acquisition program needed for highway projects. Anticipated positions needed include: Project Manager, Appraisal Manager, Appraiser, Review Appraiser, Specialty Agent, Negotiator, and Relocation Agent. Anticipated areas of work include: Appraisal Report, Review Appraisal Certification Report, Specialty Report, negotiations, relocations, and property management.

The Consultant shall perform the services in accordance with the Land Acquisition Policies and Procedures Manual (LAPPM), the Illinois Highway Code (605 ILCS 5/), the Illinois Eminent Domain Act (735 ILCS 30/), The Code of Federal Regulations, Title 49 CFR Part 24 - Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Program and any other relevant State or Federal laws and regulations.

The Consultant shall provide Appraisal Reports to be prepared in the formats outlined and in accordance with the Land Acquisition Policies and Procedures Manual (LAPPM). The Appraisal Report shall be performed by an Appraiser on the State's "Approved Specialty Agent List".

The Consultant shall provide Review Appraisal Certification Reports to be prepared in the formats outlined and in accordance with the Land Acquisition Policies and Procedures Manual (LAPPM). The Review Appraisal Certification Reports shall be performed by an Appraiser on the State's "Approved Specialty Agent List".

The Consultant shall provide a Specialty Report to be performed and completed in accordance with the Land Acquisition Policies and Procedures Manual (LAPPM). A Specialty Report will require work to be performed by a Specialty Agent, who is typically a Professional Engineer, Professional Structural Engineer, Professional Land Surveyor, Architect, Appraiser, or appropriately licensed person(s) in that specific field where more investigation/study is required to complete the valuation of a parcel.

Services may require the work utilizing the State's Land Acquisition Management System (LAMS), including but not limited to, inputting parcel information into the system, retrieving parcel information such as title work, plat, and appraisal, uploading documents and utilizing the system to produce work documents required to complete the work order. This work will only be required upon access approval into LAMS.

Work orders under the blanket agreement will be negotiated and authorized by the department on an as-needed basis.

The Consultants Statement of Interest will be rated based on:

Rating Description	Weighted %
Past performance in project categories	30
Proposed staffing from Prime and any Subconsultants	25
Proximity of firm to project location	5
Available work capacity of firm	5
The Firms experience with required project work	20
Firms understanding/method of accomplishing project requirements	15

The estimated fee for this project is \$1,500,000. The completion date for this contract will be 60 months after authorization to proceed.

Key personnel listed on **Exhibit A** for this project must include:

- The person who will assume the duties of Project Manager for all aspects of the work documents. The Project Manager shall have no less than five (5) years of knowledge and experience in all aspects of eminent domain and the land acquisition Appraisal/Appraisal Review process.
- The person who will assume the duties of Appraisal Manager for all aspects of the work documents. The Appraisal Manager shall have no less than five (5) years of knowledge and experience in all aspects of eminent domain and the land acquisition Appraisal/Appraisal Review for highway purposes.
- The person who will assume the duties of Appraiser(s) and Review Appraiser(s) who will conduct the appraisals of right of way parcels needed for State projects. The Appraiser shall have no less than five (5) years of knowledge and experience in all aspects of acquisition of property needed for a highway purpose.
- The person who will assume the duties of Specialty Agent shall have no less than five (5) years of knowledge and experience in their specialty field. The Specialty Agent shall be validly licensed and registered in the State of Illinois in their specialty field: examples include Licensed Certified Residential Appraiser, Licensed Certified General Appraiser, Professional Engineer.
- The person who will assume the duties as Negotiator(s) who will conduct the negotiation of right of way parcels needed for state projects. The Negotiator shall be on the State's "Approved Specialty Agent List" and have no less than five (5) years of knowledge and experience in all aspects of acquisition/negotiation of property needed for a highway purpose.
- The person who will assume the duties of Relocation Manager. The Relocation Manager will conduct the relocation of right of way parcels needed for State projects. The Relocation Manager shall be on the State's "Approved Specialty Agent List" and shall have no less than five (5) years of knowledge and experience in all aspects of relocation of property needed for a highway purpose.

The Statements of Interest must also **include**:

- A Project Understanding and Approach, describing in detail on how the Consultant will accomplish the work, including any work that would be performed by a Subconsultant(s).
- The Consultant's relevant projects completed by the firm within the past ten (10) years by members of the Consultant's' key personnel listed in the SOI. Do not include more than ten (10) relevant projects.

The Prime, staff and Subconsultant(s) must be prequalified in the following categories to be considered for this project:

Specialty Agents (Appraiser)

Specialty Agents (Review Appraiser)

Specialty Agents (Negotiator)

Specialty Agents (Relocation Agent)

Statements of Interest, including resumes of only the key people noted above, must be submitted electronically to the Central Bureau of Design and Environment through the Engineering Prequalification and Agreement System (EPAS).