



**Illinois Department of Transportation**

2300 South Dirksen Parkway, Springfield, Illinois 62764

# Land Acquisition Bulletin **809**

**PUBLISHED:** January 29, 2026

Statements of Interest due before 12:00 p.m. on  
**February 19, 2026**

**SELECTION DATE:** Wednesday, April 15, 2026

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# **NOTICE OF REVISIONS**

## **Land Acquisition Bulletin Revisions**

**Selection Date: April 15, 2026**

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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 January 29, 2026.

# CONTACT INFORMATION

## State of Illinois

Department of Transportation  
2300 South Dirksen Parkway  
Springfield, Illinois 62764

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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](mailto:DOT.ConsultantServices@illinois.gov)

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

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**Region 1: Mr. Jose Rios**

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*District 1*

201 West Center Court  
Schaumburg, IL 60196

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**Region 2: Ms. Trisha Thompson**

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*District 2*

819 Depot Avenue  
Dixon, IL 61021

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*District 3*

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

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**Region 3: Mr. Kensil Garnett**

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*District 4*

401 Main Street  
Peoria, IL 61602

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*District 5*

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

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**Region 4: Ms. Teresa Price**

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*District 6*

126 East Ash St.  
Springfield, IL 62704

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*District 7*

400 West Wabash  
Effingham, IL 62401

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**Region 5: VACANT**

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*District 8*

1102 Eastport Plaza Drive  
Collinsville, IL 62234

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*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.

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

**\*\* Statements of interest for the current LAB 809 must be RECEIVED between:**

**Publish Date 01/29/26 & 02/19/26 (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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## USPAP CLASS

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ILLINOIS DEPARTMENT OF TRANSPORTATION  
Central Bureau of Land Acquisition  
2300 South Dirksen Parkway, Springfield, IL 62764  
Office: 217-785-2027 Cell: 217-720-9575  
[Donald.Martin@Illinois.gov](mailto:Donald.Martin@Illinois.gov)

January 07, 2026 – note there is a location change for the March 11<sup>th</sup> USPAP class – see below in red

Dear Fellow Appraiser(s),

Are you ready for IDFP APPROVED FREE CE classes including the “2026-27 7 HOUR NATIONAL USPAP” to assist in renewing your appraisal license for September 30, 2027? We have them for you! We are offering these to you for... FREE. REGISTRATION IS REQUIRED. You must purchase your USPAP 2026-27 books direct from The Appraisal Foundation Store [Store – The Appraisal Foundation](#) Other than this requirement for you to buy your physical books in advance and have them with you, there is no other pre-requisite. The 3 books **purchased by you in advance** (one you should already have) are mandatory to receive credit.

These classes are open and are offered to you for FREE. Why are we doing these for FREE? All of our staff Appraisers must take USPAP and this is a great opportunity for you to meet with your peers. We also want to expose Illinois Appraisers to Eminent Domain and Appraisal Issues and Income Property Valuation Techniques that we previously offered this past summer, again in April. This will also provide a conduit of information to both our existing appraisers and potential new appraisers about our policies and procedures. There will be significant information that will be of benefit to all appraisers and will provide insight into Eminent Domain. If you took the Eminent domain and Appraisal Issues and Income Property Valuation Techniques during the summer of 2025, you are eligible to take them again and you will be able to receive credit for the same classes in a new license renewal period. You do NOT have to be an appraiser to attend these classes. Anyone is welcome to register and attend. Purchasing the USPAP books is only required for Appraisers that need to take USPAP as a requirement for their Appraisal License. If you are not an appraiser, you do not have to purchase the USPAP books, although it is still recommended for you to best be able to follow along for the USPAP class.

**We are offering [2026-27 7 HOUR NATIONAL USPAP](#) which is approved by IDFP for 7 Hours Continuing Education for Appraisers, [EMINENT DOMAIN AND APPRAISAL ISSUES](#) which is approved by IDFP for 5 Hours Continuing Education for Appraisers and [Income Property Valuation Techniques](#) which is approved by IDFP for 4 Hours Continuing Education for Appraisers.**

**The current scheduled dates and locations for 2026 are as follows**

[2026-27 7 HOUR NATIONAL USPAP](#) Registration Link [2026-27 7 HOUR NATIONAL USPAP](#)

2 locations (3 different dates)

**Date: Wednesday February 4th or 18th, 2026 Location: IDOT, DISTRICT 1, 201 W Center Ct, Schaumburg, IL 60196**

**DATE: Wednesday, March 11, 2026 Location: IDOT, District 6, Conference Room 427AB, 3215 Executive Park Dr, Springfield, IL 62764 (note this is a location change, about a half block south of the previously announced location.)**

EMINENT DOMAIN AND APPRAISAL ISSUES and Income Property Valuation Techniques

Registration Link [EMINENT DOMAIN AND APPRAISAL ISSUES and Income Property Valuation Techniques](#)

1 Location

**DATE: Wednesday, April 22, 2026 Location: IDOT, DISTRICT 1, 201 W Center Ct, Schaumburg, IL 60196**

If you have any questions, please let me know.

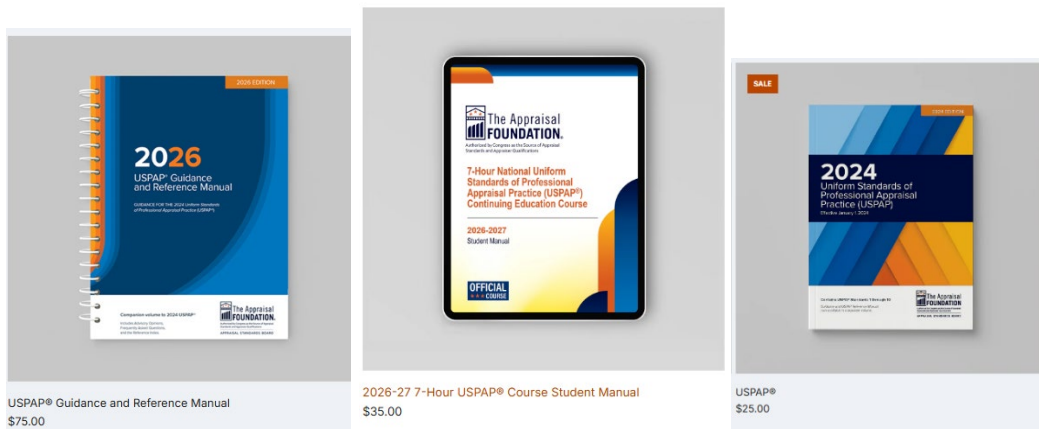
**The following is the rest of the very important information that you need to know.**

CLASS MATERIALS: If we have time you may wish to follow along with the use of an HP12C calculator for the Income Property Valuation Techniques Class. For the USPAP class it is mandatory for you to bring (3 books) your 2024 USPAP you should already have AND the 2 new 2026-27 USPAP Books that are shown below. If you don't have ALL 3 books required, you will be able to stay, but you will NOT receive credit toward renewing Appraisal License. The USPAP class is the mandatory class we take every 2 years required for maintaining your Appraisal license. This is The Appraisal Foundation's class which must be taken to renew your license in Illinois by September 30, 2027. The new 2026-27 7-hour National USPAP class is licensed through IDFPR as of 10/09/2025 through 12/31/2026. We have not applied for credit in any other state. I advise you to purchase the USPAP books well in advance, read them and be prepared for discussion. We will have significant case studies.

**MANDATORY REQUIREMENT TO PURCHASE YOUR USPAP BOOKS IN ADVANCE**

- **2026 USPAP Guidance and Reference Manual = \$75.00. USPAP has not changed, but this manual did change.**
- **2026-27 7-Hour USPAP Course Student Manual = \$35.00**
- **2024 USPAP – this book you should already have, and you MUST also bring with, if you misplaced it, you must buy a new one, last I checked it was on sale for \$25.00.**

[Store – The Appraisal Foundation](#)



Lunch and snacks will NOT be provided. It is suggested that you brown bag your lunch, there is a cafeteria across the hall and local restaurants on Dirksen Parkway.

**REGISTRATION DEADLINES:** Please use the link contained in this e-mail, no later than 7 days prior to your class date. Once each class fills up, your ability to register will not be available. Please register as early as possible.

**FEES** Classroom Classes -0- Free. There is no charge for this offering, there is 7-hours for USPAP and for Eminent Domain and Appraisal Issues along with Income Property Valuation Techniques 9 hours Appraisal Continuing Education Credit. All three classes are currently licensed by IDFPR, through 12/31/2026.

**SUMMARY OF SALIENT FACTS** for each class and site (Schaumburg and Springfield)

**REGISTRATION:** 7:00 AM to 8:00 AM **(Please have copies of your license(s) and Government issued Picture ID – Driver's License, REAL ID or Passport, plus appraisal license pocket ID card.**

**CLASS SCHEDULES:** **2026-27 7 Hour National USPAP** Class begins at 8:00 a.m.

Lunch 12 Noon to 1 p.m.

USPAP will go till at least 3:30 p.m., possibly 4 p.m.

**Eminent Domain and Appraisal Issues** 5-hr CE 8:00 a.m. to 12:30 p.m.

Lunch 12:30 to 1:30

**Income Property Valuation Techniques** 4-hr CE 1:30 p.m. to 5:10 p.m.

LUNCH & SNACKS: NOT INCLUDED.

CERTIFICATES WILL BE DISTRIBUTED AT THE CONCLUSION OF THE SEMINAR

Check your certificates for any spelling errors, license number errors, etc...BEFORE YOU LEAVE if possible.

**For questions: call Don Martin at Cell: (217)-720-9575 or email [Donald.Martin@Illinois.gov](mailto:Donald.Martin@Illinois.gov)**

## SEMINAR REGISTRATION

See below for registration links or QR codes

## SEMINAR REGISTRATION

PLEASE USE THE FOLLOWING LINK(S) TO REGISTER

YOU WILL NEED TO ENTER YOUR NAME AND PROFESSIONAL LICENSE NUMBER **EXACTLY** LIKE IT IS ON YOUR LICENSE.

### **2026-27 7 Hour National USPAP**

Click this link to enroll: [2026-27 7 HOUR NATIONAL USPAP](#)  
or scan this QR Code to enroll:



### **EMINENT DOMAIN AND APPRAISAL ISSUES and Income Property Valuation Techniques**

Click this link to enroll:  
[EMINENT DOMAIN AND APPRAISAL ISSUES and Income Property Valuation Techniques](#)  
or scan this QR Code to enroll:



**Waiver: Some venues require a waiver for Covid, therefore, registrants accept all Covid risk and other risks and hold harmless the venue, IDOT and IDOT instructors.**

I am looking forward to seeing you at these continuing education seminars. You are important. What you do is important. Do good work. Do your best work, every day on every assignment---you will be glad you did.

## **USPAP Overview from The Appraisal Foundations Website**

*"The Uniform Standards of Professional Appraisal Practice (USPAP®) is the generally recognized ethical and performance standards for the appraisal profession in the United States.*

In 1987, the Ad Hoc Committee of appraiser membership organizations established The Appraisal Foundation® (Foundation) to implement USPAP® as the generally accepted set of appraisal standards in the United States. These organizations recognized the importance of ensuring that appraisals are based upon established, recognized standards. USPAP® was then authorized by Congress in 1989. It contains standards for appraisal disciplines, including real estate, personal property, business valuation, and mass appraisal. Compliance with USPAP® is required for state-licensed and state-certified appraisers who perform appraisals for federally-related real estate transactions.

The USPAP® standards related to real property development, reporting, and appraisal review, known collectively as Standards 1-4, are referenced by federal financial institution regulatory agencies when implementing Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA). View Standards 1-4 [here](#)."

The 2026-27 7 HOUR NATIONAL USPAP COURSE is the 7-Hour from The Appraisal Foundation which will be taught by an AQB Certified USPAP Instructor. Donald J Martin is currently specifically certified to teach this class. Credit will only be given for 100% attendance, and the required books must be purchased [Store – The Appraisal Foundation](#) in ADVANCE and brought with to this class. If the student arrives without the required books, they may stay but will not receive credit.

## EMINENT DOMAIN AND APPRAISAL ISSUES

The Eminent Domain and Appraisal Issues CE Class is approved by IDFPR for 5 Hours. This presentation will include discussion about revisions in IDOT's LAPP (Land Acquisition Policies and Procedures Manual) due to changes in 49 CFR Part 24 that occurred during 2024 and require implementation during 2025. The revision occurring provide an opportune time to implement changes in terminology and procedures from the FHWA, USPAP and State law. We will discuss how IDOT is implementing these changes to provide a more credible opinion of fair market value. Simple math errors and incorrect use of terminology impact credibility. Advanced eminent domain concepts will be reviewed. Continuing education to increase competency levels should be the norm in keeping with USPAP's Competency provision. This class is designed for appraisers, review appraisers, waiver valuers, as well as those with oversight capacity and others interested in changes impacting DOT policies and procedures manuals and corresponding templates.

## INCOME PROPERTY VALUATION TECHNIQUES

The Income Property Valuation Techniques CE Class is approved by IDFPR for 4 Hours. This presentation will include discussion of required reporting practices from LAPP, FHWA, USPAP and State Law, as well as some elements of best practices. Included will be a discussion of different lease types, property history, sales and transfer history, overall cap rate, how to find an overall cap rate, return on vs. return of, NOI and the Mortgage Equity Technique, Cost Approach, Calculator Utilization, Fee simple, Leased Fee, Lease Hold, Substitution, Client Confidentiality, Appraisal Report VS Restricted Appraisal Report, Fees, and Certification Requirements. Both basic and some advanced techniques will be discussed. The HP12C calculator is suggested for use in this class as well as some familiarity with its use. This class is designed for appraisers, review appraisers, waiver valuers, as well as those with oversight capacity and others interested in Income Property Valuation Techniques

*Donald J Martin, SCRIP, RAA, GAA, CDEI, AQB Certified USPAP Instructor, Certified General Real Estate Appraiser and Managing Broker. Don brings 48 years of experience to his current position as the Appraisal Unit Chief for the Illinois Department of Transportation. He is an instructor, course developer and published author on many appraisal topics over the last 3 decades and is currently developing classes and training for IDOT's staff and consultants.*

*All three classes are live and in CLASSROOM only.*

*Note: All students seeking credit must provide 1 of 3 State Issued Driver's License or Real ID or U.S. Passport AND Appraisal pocket ID CARD. Each class will have two 10-minute breaks, there is 1 hour for lunch between the classes. Lunch and refreshments are not included and is suggested students' brown bag their lunch, 100% attendance is mandatory to obtain credit for each class. An HP12C calculator and familiarity with is suggested for the afternoon class.*

*Those seeking licensing credit, IDFPR has approved and licensed 7 hours for USPAP [2026-27 7 HOUR NATIONAL USPAP](#) a mandatory class for all appraisers this is an all-day class and 5 hours for the morning class on Eminent Domain and Appraisal Issues and 4 hours for the afternoon class on Income Property Valuation Techniques, as appraisal elective credit, for a total of 9 hour [EMINENT DOMAIN AND APPRAISAL ISSUES and Income Property Valuation Techniques](#) s. Provide your full name, license type, and license number **exactly** as it appears on your Illinois appraiser license, along with your address, e-mail and contact phone numbers. While there is no registration fee for these classes, these classes will likely be full and those that are not registered may not be allowed to attend.*

*Questions? [Donald.Martin@Illinois.Gov](mailto:Donald.Martin@Illinois.Gov) or (217)-720-9575. Registration by using the link contained in this e-mail.*

# IDOT Website Updates

Implemented: January 8, 2026

IDOT has updated their website, pages have been moved around, resulting in bookmarks/favorites no longer working.

The pages has been separated out, and we are working to see if changes can be made.

Until then some helpful links:

## 1. Land Acquisition Bulletin

<https://idot.illinois.gov/procurement/procurement-opportunities/land-acquisition-bulletin.html>

Now under the page called “Procurement” then “Procurement Opportunities”

## 2. Specialty Agent Prequalification:

<https://idot.illinois.gov/procurement/prequalification-and-registration/consultant/land-acquisition.html>

Now under the page “Procurement” then called “Prequalification and Registration”, it’s in two places:

1. “Consultants”
2. Or “Registration” then “Realty”



## 3. Agreement Execution

<https://idot.illinois.gov/doing-business/industry-marketplace/engineering-architectural---professional-services/agreement-execution0.html>

Now under the page called “Industry Marketplace”

## 4. Administration of Project:

<https://idot.illinois.gov/doing-business/industry-marketplace/engineering-architectural---professional-services/administration-of-consultant-projects.html>

Now under the page called “Industry Marketplace”

# Prequalification in EPAS

Effective: October 30, 2025

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## **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**

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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 809 Publish: January 29, 2026

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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: [Subscription Services](#)

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/procurement/prequalification-and-registration/consultant/land-acquisition.html>

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: February 19, 2026**  
**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

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## 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 809

| ITEM                       | COUNTY  | DESCRIPTION                                                                                                             |
|----------------------------|---------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Region 2/District 2</b> |         |                                                                                                                         |
| 1                          | VARIOUS | Job No. R-92-003-26, Various Land Acquisitional Services, Various Routes, Various Counties, Region Two/District Two.    |
| <b>Region 2/District 3</b> |         |                                                                                                                         |
| 2                          | VARIOUS | Job No. R-93-018-26, Various Land Acquisitional Services, Various Routes, Various Counties, Region Two/District Three.  |
| 3                          | VARIOUS | Job No. R-93-017-26, Various Land Acquisitional Services, Various Routes, Various Counties, Region Two/District Three.  |
| <b>Region 5/District 8</b> |         |                                                                                                                         |
| 4                          | VARIOUS | Job No. R-98-010-26, Various Land Acquisition Services, Various Routes, Various Counties, Region Five/District Eight.   |
| <b>Region 5/District 9</b> |         |                                                                                                                         |
| 5                          | VARIOUS | Job No. RM-99-001-26, Various Land Acquisition Services, Various Routes, Various Counties, Region Five/District Nine.   |
| 6                          | VARIOUS | Job No. RM-99-002-26, Various Land Acquisitional Services, Various Routes, Various Counties, Region Five/District Nine. |

1. **Job No. R-92-003-26, Various Land Acquisitional Services, Various Routes, Various Counties, Region Two/District Two.**

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 **April 30, 2026**, at **10:30 AM** at the Region Two/District Two Office in **Dixon**.

Land Acquisition services are required to provide support to the district land acquisition section. Anticipated areas of work include Project Management, Negotiations, and Relocation. Negotiation and Relocation work must be performed by an individual listed on the State's "Approved Specialty Agent List", in accordance with the Land Acquisition Policies and Procedures Manual.

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.).

The Project 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                           | 20         |
| Proposed staffing from Prime and any Subconsultants              | 20         |
| Proximity of firm to project location                            | 5          |
| Available work capacity of firm                                  | 15         |
| The Firms experience with required project work                  | 25         |
| Firms understanding/method of accomplishing project requirements | 15         |

The estimated fee for this project is \$1,000,000. 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 five (5) years of knowledge and experience in all aspects of eminent domain and the land acquisition process.
- The person who will assume the duties as Negotiator who will conduct the Negotiation of right-of-way parcels needed for State projects, in accordance with the Land Acquisition Policy Manual (LAPPM). 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 as Relocation Agent who will conduct the relocations of right of way parcels needed for State projects, in accordance with the Land Acquisition Policy Manual (LAPPM). The Relocation Agent 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 and relocations of property needed for a highway purpose.

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 (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-93-018-26, 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 **April 22, 2026**, at **8:30 AM** at the Region Two/District Three Office in **Ottawa**.

Land Acquisition services are required to provide support to the district land acquisition section. Anticipated areas of work include Project Manager, Appraisal Manager, Appraisal Reports, and Review Appraisal Certification Reports. Appraisal Manager, Appraisal Report, and Review Appraisal Certification Report 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. The District expects that these functions will be performed at the District office for several days each month; however, the District will work with the selected firm to provide flexibility for these functions to be performed either at the District office or from the consultant's office, as appropriate.

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 (USPAP) 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 current Land Acquisition Policies and Procedures Manual (LAPPM) (updated 2025), and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601 et seq.).

The Appraisal Manager 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                            | 10         |
| Available work capacity of firm                                  | 5          |
| The Firms experience with required project work                  | 20         |
| Firms understanding/method of accomplishing project requirements | 20         |

The estimated fee for this project is \$1,000,000. 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 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 be providing mentorship and oversight for Appraisers in Training employed by the department. This person shall be licensed as an Illinois General Real Estate Appraiser.

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)**

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-93-017-26, 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 **April 22, 2026**, at **11:00 AM** at the Region Two/District Three Office in **Ottawa**.

Land Acquisition services are required to provide support to the district land acquisition section. Anticipated areas of work include Project Manager, Specialty Reports, Negotiation, Relocation, and Property Manager.

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 current Land Acquisition Policies and Procedures Manual (LAPPM) (updated 2025), and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601 et seq.).

The 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                            | 10         |
| Available work capacity of firm                                  | 5          |
| The Firms experience with required project work                  | 20         |
| Firms understanding/method of accomplishing project requirements | 20         |

The estimated fee for this project is \$1,000,000. 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 preparing the 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 of Negotiator shall have no less than five (5) years of knowledge and experience in all aspects of the negotiation field.
- 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**:

- 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 (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).

4. **Job No. R-98-010-26, Various Land Acquisition 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 **May 20, 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).

5. **Job No. RM-99-001-26, Various Land Acquisition Services, Various Routes, Various Counties, Region Five/District Nine.**

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 **May 6, 2026**, at **9:00 AM** at the Region Five/District Nine Office in **Carbondale**.

Land Acquisition services are required to provide support to the district land acquisition section. Anticipated areas of work include Project Management, Appraisal Management, Appraisal Report preparation, Review Appraisal Certification Report preparation, Negotiations, Relocation, Property Management and preparation of Specialty Reports.

Appraisal Reports, Review Appraisal Certification Reports, Negotiations and Relocation work must be performed by an individual listed on the State's "Approved Specialty Agent List", in accordance with the Land Acquisition Policies and Procedures Manual.

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

The Project Manager, 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                           | 25         |
| Proposed staffing from Prime and any Subconsultants              | 25         |
| Proximity of firm to project location                            | 5          |
| Available work capacity of firm                                  | 15         |
| The Firms experience with required project work                  | 15         |
| Firms understanding/method of accomplishing project requirements | 15         |

The estimated fee for this project is \$1,000,000. 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 five (5) years of knowledge and experience in all aspects of eminent domain and the land acquisition process.
- The person who will assume the duties of Appraisal Manager. The Appraisal Manager shall have no less than ten (10) years of knowledge and experience in managing and preparing Appraisal Reports.

- The person who will assume the duties of Negotiator who will conduct the negotiation of right of way parcels needed for State projects in accordance with the Land Acquisition Policies and Procedures Manual (LAPPM). The Negotiator shall be on the State's Fee/Specialty Agent Negotiator 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 as Relocation Agent who will conduct the relocations of right of way parcels needed for State projects, in accordance with the Land Acquisition Policies and Procedures Manual (LAMMP). The Relocation Agent shall be on the State's Fee/Specialty Agent Relocation 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/negotiations of property needed for a highway purpose.
- The person who will assume the duties of preparing Specialty Reports 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 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 (Negotiator)**

**Specialty Agents (Relocation Agent)**

**Specialty Agents (Review Appraiser)**

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).

6. **Job No. RM-99-002-26, Various Land Acquisitional Services, Various Routes, Various Counties, Region Five/District Nine.**

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 **May 6, 2026**, at **11:00 AM** at the Region Five/District Nine Office in **Carbondale**.

Land Acquisition services are required to provide support to the district land acquisition section. Anticipated areas of work include Project Management, Appraisal Management, Appraisal Report preparation, Review Appraisal Certification Report preparation, Negotiations, Relocation, and Property Management and preparation of Specialty Reports.

Appraisal Reports, Review Appraisal Certification Reports, Negotiations and Relocation work must be performed by an individual listed on the State's "Approved Specialty Agent List", in accordance with the Land Acquisition Policies and Procedures Manual.

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

The Project Manager, 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                           | 25         |
| Proposed staffing from Prime and any Subconsultants              | 25         |
| Proximity of firm to project location                            | 5          |
| Available work capacity of firm                                  | 15         |
| The Firms experience with required project work                  | 15         |
| Firms understanding/method of accomplishing project requirements | 15         |

The estimated fee for this project is \$1,000,000. 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 five (5) years of knowledge and experience in all aspects of eminent domain and the land acquisition process.
- The person who will assume the duties of Appraisal Manager. The Appraisal Manager shall have no less than ten (10) years of knowledge and experience in managing and preparing Appraisal Reports.

- The person who will assume the duties of Negotiator who will conduct the Negotiation of right of way parcels needed for State projects in accordance with the Land Acquisition Policies and Procedures Manual (LAPPM). The Negotiator shall be on the State's Fee/Specialty Agent Negotiator list in accordance with the LAPPM and shall have no less than five (5) years of knowledge and experience in all aspects of acquisition/negotiator of property needed for a highway purpose.
- The person who will assume the duties as Relocation Agent who will conduct the relocations of right of way parcels needed for State projects, in accordance with the Land Acquisition Policies and Procedures Manual (LAMMP). The Relocation Agent shall be on the State's Fee/Specialty Agent Relocation 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 preparing Specialty Reports 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 Statements of Interest must also include:

- A Project Understanding and Approach, describing in detail 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 (Negotiator)**

**Specialty Agents (Relocation Agent)**

**Specialty Agents (Review Appraiser)**

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).