



Illinois Department of Transportation

2300 South Dirksen Parkway, Springfield, Illinois 62764

Land Acquisition Bulletin **811**

PUBLISHED: July 30, 2026

Statements of Interest due before 12:00 p.m. on
August 20, 2026

SELECTION DATE: Thursday, October 15, 2026

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NOTICE OF REVISIONS

Land Acquisition Bulletin Revisions

Selection Date: October 15, 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 July 30, 2026.

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: Ms. Carrie Nelsen*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	07/30/26	10/29/26	01/28/27	04/29/27	07/29/27	10/28/27
**STATEMENTS OF INTEREST DUE	08/20/26	11/19/26	02/18/27	05/20/27	08/19/27	11/18/27
SELECTION MEETING	10/14/26	01/13/27	04/14/27	07/14/27	10/13/27	01/12/28

**** Statements of interest for the current LAB 811 must be RECEIVED between:**

Publish Date 07/30/26 & 08/20/26 (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.

IDOT Website Updates7

Prequalification in EPAS8

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

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.

INTRODUCTION

State of Illinois

Department of Transportation
2300 South Dirksen Parkway
Springfield, Illinois 62764

Land Acquisition Bulletin 811

Publish: July 30, 2026

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: August 20, 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
Proposed DBE use	
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.**

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

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 811

ITEM	COUNTY	DESCRIPTION
Region 1/District 1		
1	VARIOUS	Job No. R-91-033-26, Various Land Acquisition Specialty Reports Projects, Various Routes, Various Counties, Region One/District One.
2	VARIOUS	Job No. R-91-032-26, Various Land Acquisition Appraisal/Appraisal Review Projects, Various Routes, Various Counties, Region One/District One.

1. **Job No. R-91-033-26, Various Land Acquisition Specialty Reports Projects, Various Routes, Various Counties, Region One/District One.**

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 **October 29, 2026**, at **10:00 AM** at the **Region One/District One** Office in **Schaumburg**.

Land Acquisition Consulting services are required to provide Specialty Report support to the District One (1) Land Acquisition program needed for highway projects. Anticipated areas of work and positions needed include Project Manager, Specialty Engineer/Architect, Specialty Report, in accordance with the Land Acquisition Policies and Procedures Manual (LAPPM).

The Consultant shall perform the services required under the Contract in accordance with the LAPPM, The Illinois Highway Code, and the Code of Federal Regulations, Title 49 CFR part 24 – Uniform Relocation Assistance and Real Property Acquisition Act of 1970 as amended (42 U.S.C. 4601 et seq) for Federal and Federally-Assisted Program and any relevant State or Federal laws.

At the negotiations meeting, the Prime Consultant, and Subconsultant(s) will disclose all previous involvement in the district as well as all current relationships with contractors.

The Project Manager and Specialty Engineer/Architect may be required to perform 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 and plats, 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 LAPPM. A Specialty Report will require work to be performed by appropriately licensed person(s), typically a Professional Engineer, Professional Structural Engineer, Professional Land Surveyor, or Architect, with expertise in that specific field where more investigation/study is required to complete the valuation of a parcel. This may include architectural reconstruction of structures or locations/relocations of well and septic systems. The Specialty Report shall be prepared by an Engineer or other licensed professional on the State's Fee/ Specialty Agent list or as approved by the district in accordance with the LAPPM.

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	15
Proximity of firm to project location	5
Available work capacity of firm	10
The Firms experience with required project work	20
Firms understanding/method of accomplishing project requirements	20

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 ten (10) years of knowledge and experience in all aspects of eminent domain and Specialty Engineering Reports and must be an Illinois Licensed Professional Engineer.
- The person who will assume the duties of Specialty Agent shall have no less than ten (10) 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 Licensed Professional Engineer, Licensed Professional Structural Engineer, Licensed Professional Land Surveyor.

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).

Firms interested in submitting for this item that are not currently prequalified must establish an account in EPAS so the firms can submit a Statement of Interest. Any procedural questions regarding Statements of Interest submittal and to set up an account in EPAS may be directed to the Preliminary Engineering mailbox in the Bureau of Design and Environment at DOT.consultantservices@illinois.gov.

Prime and all Subconsultants will be required to establish an overhead rate compliant with the Federal Acquisition Regulation (FAR) and approved by the department.

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-91-032-26, Various Land Acquisition Appraisal/Appraisal Review Projects, Various Routes, Various Counties, Region One/District One.**

This project requires **10% DBE** participation, or if the contract goal is not met, documented evidence of good faith efforts.

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 **October 28, 2026**, at **10:00 AM** at the **Region One/District One Office in Schaumburg**.

Land Acquisition Consulting services are required to provide support to the District One (1) Land Acquisition program needed for highway projects. Anticipated areas of work and positions needed include Project Manager, Appraisal Manager, Appraisal Report, Review Appraisal Certification Report. 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 (LAPPM).

The Consultant shall perform the services required under the Contract in accordance with the LAPPM, The Illinois Highway Code, and the Code of Federal Regulations, Title 49 CFR part 24 – Uniform Relocation Assistance and Real Property Acquisition Act of 1970 as amended (42 U.S.C. 4601 et seq) for Federal and Federally-Assisted Program and any relevant State or Federal laws.

At the negotiations meeting, the Prime Consultant, and Subconsultant(s) will disclose all previous involvement in the district as well as all current relationships with contractors.

The Project Manager, Appraisal Manager, Appraiser, Appraisal Reviewer may be required to perform 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 and plats, 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 **Appraisal reports**, prepared in the formats outlined and in accordance with the Land Acquisition Policies and Procedures Manual (LAPPM). The appraisal report shall be prepared by an Appraiser on the State's Fee/Specialty Agent Appraiser list in accordance with the LAPPM.

The Consultant shall provide **Review Appraisal Certification reports**, prepared in the formats outlined and in accordance with the Land Acquisition Policies and Procedures Manual (LAPPM). The **Review Appraisal Certification reports** shall be prepared by an Appraiser on the State's Fee/Specialty Agent Appraiser list in accordance with the LAPPM.

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
Proposed DBE use	5
Available work capacity of firm	15
The Firms experience with required project work	20
Firms understanding/method of accomplishing project requirements	15

The estimated fee for this project is \$4,000,000. 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 Appraisal/Appraisal Review process.
- The person who will assume the duties of Specialty Agent shall have no less than ten (10) 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 Licensed Certified Residential Appraiser, Licensed Certified General Appraiser.
- The person who will assume duties of Appraisal Manager for all aspects of the work documents. The Appraisal Manager shall have no less than ten (10) years of knowledge and experience in all aspects of eminent domain and the land acquisition Appraisal/Appraisal Review for highway purposes.

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 for IDOT 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).