

2015 QBS  
Request for Statement of Interest (SOI)  
On-Call Negotiator Services for the Longmeadow Parkway Bridge Corridor  
Improvement Project  
Section Number 94-00215-01-BR

The Kane County Division of Transportation (KDOT) is in need of professional services from a qualified firm(s) to provide On-Call Negotiation Services for the Longmeadow Parkway Bridge Corridor Improvement project, as above referenced.

The attached *Preliminary Scope of Services* provides in detail anticipated as part of the negotiator services.

At this time, the County anticipates starting this work in fall 2015 with a contract duration of 12 calendar months to complete the work. The County reserves the right to extend this contract period as necessary.

The Statement of Interest shall be submitted electronically via **KDOT QBS** no later than 4:00 pm on June 12, 2015 and should be addressed to Joy Yehnert, Chief of Land Acquisition.

If you plan to enter into a joint venture with another firm for this project please note this on your Statement of Interest, including the name of the firm you are entering into a joint venture with for this project.

The Short-listed firms will be posted on KDOT'S Consultant Selection Summary Table website at <http://www.co.kane.il.us/dot/SOISummary.aspx>.

Firms interested in providing services to Kane County are hereby notified of the Kane County's Ethics Ordinance No. 10-206, in particular, Section 10, page 15. Only the firm(s) that is ultimately selected for these professional services will be required to provide the Ethic Ordinance information directly to KDOT as part of the consultant services agreement. The complete Ethics Ordinance No. 10-206 document is available online at the following link [Kane County Ethics Ordinance](#).

**A Statement of Interest (SOI) received after the above noted deadline will not be used as part of our consultant selection process.**

Please refer to the following description of Preliminary Scope of Services for more information on this project.

## **PRELIMINARY SCOPE OF SERVICES**

Individuals or firms interested in providing these services for KDOT must appear on IDOT's current Approved Negotiator Listing as shown on their website at [www.idot.illinois.gov/doing-business/procurements/land-acquisition-services/index](http://www.idot.illinois.gov/doing-business/procurements/land-acquisition-services/index).

The selected negotiator(s) shall perform all services (Services) necessary to negotiate and present to the Kane County State's Attorney for closing all the remaining right-of-way required for the construction of Longmeadow Parkway. The Services shall be provided by the negotiator as an independent contractor of the County of Kane. All such services shall be performed in accordance with the policies of KDOT, and the Illinois Department of Transportation (IDOT) Land Acquisition Policies and Procedures Manual and the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended.

The selected negotiator(s) shall perform the services as set forth herein as well as furnish and deliver to KDOT prior to execution all required documents, including draft conveyance documents and other forms and documents required by KDOT or the Kane County State's Attorney to evidence the proposed acquisition of the right-of-way free and clear of all liens and encumbrances or, in the alternative, the information necessary for KDOT to undertake eminent domain proceedings in order to acquire the right-of-way.

The selected negotiator(s) shall conduct a site visit in order to negotiate the acquisition of the right of way parcels. If negotiations fail or are terminated for any other reason (e.g., missing property owner or title exceptions which cannot be removed), the negotiator shall make a recommendation to KDOT to acquire the right-of-way by means of eminent domain proceedings.

The selected negotiator(s) shall prepare and submit prior to execution thereof to the Kane County State's Attorney of all deeds, grants of easements, releases, affidavits, receipts and all other documents necessary to properly acquire the needed parcels and those documents necessary in the opinion of the Kane County State's Attorney to clear title in accordance with the policies and procedures of KDOT (and IDOT, if applicable).

The selected negotiator(s) shall provide testimony in court as a witness on behalf of KDOT during eminent domain trials to detail the negotiation process and communications with the property owner concerning the right-of-way.

The selected negotiator(s) shall prepare and maintain timely and accurate parcel data information as required by KDOT and IDOT.

When applicable, submission of all necessary documentation including without limitation negotiator's notes for each parcel in order to obtain approval of the right-of-way acquisition process by KDOT and, if applicable, certification of the right-of-way acquisition process by IDOT.