



Kankakee Regional Land Bank Authority

Request for Qualifications: Environmental Testing and Abatement Services

Date Issued: June 9, 2026

Response Due Date: June 20, 2026 5 PM CST

Submit Responses to:

Brian White
Acting Director
Kankakee Regional Land Bank Authority
director@krlba.org

(We prefer responses digitally and in a single PDF or zipped folder and with minimal unnecessary attachments or marketing materials).

1. Description:

Kankakee Regional Land Bank Authority (“KRLBA”) is soliciting Statements of Qualifications from qualified environmental consulting and remediation firms to provide environmental testing, hazardous material assessment, and abatement services on an as-needed basis for residential, commercial, and vacant properties located within Kankakee County, Illinois. The City intends to establish a pool of one or more qualified firms for future task orders and on-call assignments.

KRLBA is requesting these services because it does not have an environmental services professional on its staff and wishes to retain one or more independent firms to assist the organization address environmental concerns on properties under the care and control of KRLBA.

2. Scope of Services

Selected firms may be requested to provide some or all of the following services:

- Phase I and Phase II Environmental Site Assessments
- Asbestos inspections, sampling, air monitoring, and abatement
- Lead-based paint inspections, risk assessments, stabilization, and abatement
- Mold, moisture, and indoor air quality assessments
- PCB, mercury, and hazardous material identification

- Soil, groundwater, and indoor air sampling
- Environmental remediation planning and oversight
- Preparation of technical reports and regulatory documentation
- IEPA Site Remediation Program coordination and support
- Post-remediation clearance testing and final reporting
- Cost estimating and technical assistance related to demolition or redevelopment projects

3. Minimum Qualifications

- Minimum three (3) years of experience providing environmental consulting and/or abatement services
- Demonstrated experience with municipal, public sector, redevelopment, housing, or community development projects
- Knowledge of applicable EPA, OSHA, IEPA, IDPH, and Illinois regulations
- Availability of qualified and properly licensed staff
- Ability to complete assignments in a timely and cost-effective manner
- Satisfactory record of performance and regulatory compliance
- Experience working on projects with local governments in Kankakee County, IL

4. Licensing and Certification Requirements

- Illinois Department of Public Health asbestos licenses, where applicable
- Illinois lead abatement contractor licenses, where applicable
- EPA Renovation, Repair and Painting (RRP) certification, if applicable
- OSHA HAZWOPER and other required safety training certifications
- Professional Engineer or Professional Geologist licenses, if applicable to proposed services
- Current authority to conduct business in the State of Illinois
- Kankakee business license

5. Prevailing Wage Requirements

Contractors and subcontractors performing services under any resulting contract shall comply with the Illinois Prevailing Wage Act (820 ILCS 130/). All laborers, workers, and mechanics employed on covered public works projects shall be paid wages not less than the prevailing rates of wages as determined by the Illinois Department of Labor for Kankakee County and for the applicable classification of work performed. The selected firm shall be responsible for maintaining payroll records and complying with all applicable prevailing wage requirements.

7. Insurance Requirements

Selected firms shall maintain insurance coverage including Commercial General Liability, Workers Compensation, Professional Liability, and Automobile Liability coverage in amounts acceptable to the KRLBA.

8. Submission Requirements

- Cover letter and primary contact information
- Firm overview and description of qualifications
- Summary of relevant project experience
- Resumes of key personnel
- Copies of applicable licenses and certifications
- At least three (3) professional references
- Proof of insurance coverage
- Fee schedule or hourly rates, if requested

9. Evaluation Criteria

Firms will be evaluated on a pass-fail basis, meaning firms meeting all requirements will be eligible to be added to the list of qualified firms. Specific jobs will be bid on a rolling basis and judged based on cost, responsiveness, and availability.

10. Reservation of Rights

KRLBA reserves the right to reject any or all submissions, waive informalities, request additional information, negotiate terms, and award contracts to one or more firms as determined to be in the best interest of the KRLBA.

11. Submission Deadline and Contact Information

June 20, 2026

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