JPC RIGHT OF WAY SOLUTIONS, LLC STATEMENT OF QUALIFICATIONS

For Professional Services Pertaining to Regional Transportation Planning

October 2026

OVERVIEW

JPC Right of Way Solutions, LLC is pleased to submit this Statement of Qualifications for services to support Southeast Metropolitan Planning Organization (SEMPO) in achieving its goals in conducting a continuous, cooperative, and comprehensive (3-C) transportation planning process. **JPC Right of Way Solutions, LLC (JGC)** would like to be considered for the task of Providing staff support to SEMPO Board of Directors, Technical Planning Committee, and other Committees, as included in the Request for SOQ.

DESCRIPTION/BACKGROUND INFORMATION

JPC Right of Way Solutions, LLC was established by Janice Collier, SRWA in 2022. The company was formed to assist transportation departments, municipalities, consulting firms, developers, utility companies, and construction companies by providing project management, right of way acquisition services, relocation services, municipal services, owner's representative, permitting, and planning services.

JPC Right of Way Solutions provides high quality and innovative professional services to clients utilizing practical experience, common sense, and excellent communication skills.

Janice Collier, SRWA, President of **JPC Right of Way Services, LLC**, has over thirty years of experience in the transportation and utility industries. Prior to forming **JPC Right of Way Solutions, LLC,** Ms. Collier earned invaluable experience while working for MoDOT and Ameren Missouri. As detailed in her resume, her experience lies primarily in project management, property management, right of way and easement acquisitions and relocation services through the Federal Relocation program. Using her experiences, she created the right of way acquisition firm, **JPC Right of Way Solutions.** Ms. Collier is a licensed real estate agent, and a Senior Right of Way Agent, through the International Right of Way Association in the State of Missouri.

JPC Right of Way, LLC has managed several transportation planning projects, utility improvements, and other public and private infrastructure improvements. **JPC Right of Way Solutions** is a certified DBE, (Disadvantaged Business Enterprise) and WBE (Woman Owned Business Enterprise) in the state of Missouri.

Company Information

JPC Right of Way Solutions, LLC
119 Shady Brook Drive
Cape Girardeau, MO 63701

Office: 573.243.1320

Primary Contact Information

Janice Collier, SRWA
Cell: 573.243.1320
jpcrwsolutions@gmail.com

PREVIOUS EXPERIENCE

JPC Right of Way Solutions, LLC, has had significant experience and is proficient in the following areas:

Working for or with State Departments of Transportation, Federal Highway Administration, and municipalities of all sizes.

KLG was awarded SEMPO's five-year General Services Agreement for Professional Services in 2016. During this time, Janice Collier (JPC) assisted KLG in a variety of tasks and was fortunate enough to work with other Metropolitan Planning Organizations, Regional Planning Commissions, State Departments of Transportation, Federal Highway Administration, and Federal Transit Administration.

Throughout her career, Ms. Collier has worked closely with Missouri Department of Transportation and Ameren Missouri.

Specific Project Examples

Southeast Metropolitan Planning Organization (SEMPO)
Program Administration/Support Services and Transportation Planning Services
2017 - Present

Ms. Collier has worked closely with KLG in providing staff support and other professional services to the SEMPO Board of Directors, Technical Planning Committee (TPC), and other committees. **KLG** interacts with State Departments of Transportation, Federal Highway Administration, and Federal Transit Administration.

Alex McElroy, SEMPO Executive Director
573.339.6327

Bridge BRO Project Management (Multiple)
Civil Engineer/Project Management
2018 – Present

Bridge (BRO) Projects – Bollinger, Cape Girardeau, Dunklin, Madison, New Madrid, and Wayne County, Missouri

Ms. Collier assisted **KLG** in their partnerships with other consultants to provide geotechnical reporting services, land acquisition services, environmental clearance services, and quality control/peer review services for multiple BRO projects. Working with Missouri Department of Transportation, preparing technical reports, working with the public, managing schedules, and managing financial records are all required for these projects.

Billy Cobb, PE, Smith & Company Engineers
573.785.9621
Chris Koehler, PE, Koehler Engineering & Land Surveying
573.335.3026

JPC Right of Way Solutions, LLC was awarded numerous projects and Ms. Collier has worked closely with the following organizations.

Missouri Department of Transportation

JPC has assisted with several major projects in the Southeast District of Missouri Department of Transportation. A few of these projects include Highway 67, Butler County, Highway 61, Cape Girardeau County and Highway 49, Iron County. **JPC** was responsible for preparing documents, negotiating with property owners, and securing property rights for highway improvements. JPC was also responsible for the relocation of numerous displaced residents and businesses during these construction projects.

Bacon Farmer Workman

JPC has assisted **BFW** on several projects in verifying property rights, acquiring documentation for engineering plans and securing title work for acquisitions**. JPC** has also provided negotiating skills in acquiring new right of way and easements for street and highway improvements. **JPC** has also assisted in relocation of on-premise signs for these projects.

City of St. Louis

JPC assisted in the acquisitions of new right of way, temporary construction easements and permanent easements, as well as relocation of entire homes and businesses, during the Southwest/Columbia Bridge replacement project.

City of Wichita Kansas

JPC assisted in the acquisition of new right of way and easements for road and sidewalk improvements on the 37th Street project in Wichita, Kansas.

Limestone Correctional Facility

JPC assisted in the relocation of a guard shack on the correctional facility premises during the installation of new transmission electric lines.

KEY PERSONNEL

Key personnel identified is Janice Collier. Her resume is attached. Depending on the needs of SEMPO, **JPC** may hire additional staff to support SEMPO needs. As President, Ms. Collier would be the primary contact and completely responsible for all work provided to SEMPO by **JPC**.

Janice Collier is a Senior Right of Way Agent, (SR/WA) as certified through the International Right of Way Association and a Licensed Real Estate Agent in the state of Missouri (License Number: 1999101361) and has extensive experience with similar work. As principal of **JGC,** she will provide lead project management, oversight, and quality control over any professional services provided under this contract.

Ms. Collier is respected in the right of way and transportation community as utilizing her practical experience, common sense approach, and excellent organization and communication skills to deliver a quality, effective, and successful outcome. She takes her professional integrity very seriously and is considered extremely competent and valuable to the projects on which she has worked. Ms. Collier has first-hand experience with and knowledge of local, state, and federal regulations, policies, and procedures. As importantly, she is aware of the significance of these, and is proactive in her approach to their consideration.

Ms. Collier has years of project management experience. She will provide project management support, local coordination, public outreach coordination, and administrative support.

PREVIOUS PROJECT TEAM EXPERIENCE

Every project that **JPC** has been awarded included a project team. Her entire career has revolved around project teams. Through their experience they have learned the need for good communication skills and the ability to work well with others and find these are the keys to successful project teams. A few **JPC** project teams include:

Missouri Department of Transportation- All projects included coordination with the engineering teams. As the right of way agent, Ms. Collier worked closely with the engineering team, in reviewing highway plans, assessing the needs for new right of way and easements. Ms. Collier assessed the needed right of way and determined the cost of acquisitions, as well as prepared all necessary paperwork. The projects also involved, on site inspections of the proposed construction, and review with the engineering teams.

City of St. Louis, Southwest/Columbia Streets bridge replacement- JPC worked closely with the Project Manager and City Engineer, ensuring that the plans were followed. In some situations, it was necessary to meet with the engineer and review the plans, assessing any possible changes or solutions to successfully acquire the needed right of way with the least amount of impact on the property owner. The project also involved extensive relocation, through the Federal Relocation Assistance Program. The relocation required coordination with all the team members, including engineering, environmental, and the city.

INSURANCE

JPC's current insurance policy meets the requirements as noted in the Request for Statement of Qualifications.

CONCLUSION

Ms. Collier has greatly appreciated the opportunity to work *with **KLG*** and to be a part of SEMPO over the last two years. I sincerely feel that it has been a valuable partnership and look forward to the opportunity to continuing its work with SEMPO, through my business, JPC Right of Way Solutions, LLC and by supporting the efforts to conduct a continuous, cooperative, and comprehensive (3-C) transportation planning process.

Thank you for your consideration,

Janice Collier SR/WA
President