CITY OF ATLANTA
OFFICE OF THE INSPECTOR GENERAL
SHANNON K. MANIGAULT
INSPECTOR GENERAL

INDEPENDENT PROCUREMENT REVIEW DIVISION

Independent Procurement Review Report

TO: Atlanta City Council

DATE: June 26, 2024

The purpose of this report is to communicate the results of the following solicitation.

Background

The Department of Transportation requested an Invitation for Bids for the project and scope shown below. Invitations for Bids are to be awarded to the lowest responsive and responsible bidder.

Solicitation#	IFB/C/DOT/202209-1230099
Project Name:	Fairburn Road Complete Streets
Estimated Dollar Amount:	$11,714,020.50
Term:	Two years with one one-year renewal
Recommended Awardee:	Astra Lewis JV, LLC
DOP Responsive Bidders:	Astra Lewis JV, LLC
All Bidders:	Astra Lewis JV, LLC

Observations and Responses

Solicitation

Observation 1: The Department of Procurement issued six addenda for this solicitation to answer the bidder's questions, update the Construction Plans, revise the Scope of Service, revise the Project Details, extend the bid due date, revise the Schedule of Values three times, and revise the Required Submittals. Multiple addenda could indicate unclear specifications or unclear scope of work, which could also favor a particular proponent.

IPro does not require a response from DOP for this observation.

Observation 2: This solicitation received one bid, which could indicate limited competition.

IPro does not require a response from DOP for this observation.

Award

Observation 3: The initial estimate for this contract was $11,714,020.50 as listed on the Procurement Request Form and the Transmittal Form. The sole bid was $33,200,000.

The User Agency's award recommendation cites an estimated amount of $16,548,040 and appears to use this amount when describing the sole bid of $33,200,000 as 201% "over" budget. $33,200,000 is 201% of the award recommendation's cited budget (101% over budget). When calculated using the estimate from the procurement initiation documents ($11,714,020.50), the proposed award is 283% of the estimated budget (183% over the estimated budget).

> DOP Response: Per the user agency, the $11,714,020.50 amount noted was the original engineer's estimate provided under the Renew Atlanta Bond. There have been significant price escalations since the original estimate was provided and the project was scoped. The $16,548,040.00 amount represents the over budget calculation based on current market conditions and revised engineer's estimate. The user agency based their findings on contractor originated risk and assumptions made in bid documents. The user agency, in coordination with DOP, will ensure that engineer's estimates are properly calculated based on current market conditions for future solicitations/projects.

The review yielded no additional findings.

Methodology

The Independent Procurement Division reviews the following stages of the procurement process:

- Initiation
- Solicitation
- Responsive Review
- Evaluation
- Award

In accordance with Atlanta City Charter Article 8, Section 8-107, and Section 2-1604 of the Atlanta Code of Ordinances, the Independent Procurement Review Division of the Office of the Inspector General must review all solicitations with an aggregate value of $1,000,000 or greater seeking approval by the Atlanta City Council, for file completeness, conflicts of interest, and other areas of perceived deficiency; must review all cooperative purchase agreements and piggyback contracts with an aggregate value greater than $1,000,000; and may conduct discretionary reviews of any value.