

ADDENDUM NUMBER TWO

THE UNIVERSITY OF NEW MEXICO HOSPITALS

Purchasing Department
933 Bradbury Dr. SE Ste 3165
Albuquerque, New Mexico 87106

Date: April 30, 2019

Proposal Number: P403-19

Name of Procurement Specialist: Jennifer Sanchez

Due Date: April 29, 2019 @ 2:00 pm MST/MDT

Revised Due Date: May 3, 2019 @ 2:00 pm MST/MDT

Notice to all respondents:

Amend the Proposal: RFP P403-19 – MORTGAGE BANKER AND UNDERWRITER – FINANCING FOR UNM HOSPITALS’ MODERN MEDICAL FACILITY PROJECT

This **addendum** becomes part of the Proposal Documents and **modifies**, as noted below, the original Bidding Documents. THE FOLLOWING PROVISIONS OF THE ABOVE-REFERENCED RFP ARE AMENDED AS FOLLOWS:

1. Page 4, Section 1.5”Clarification and Questions” is revised to extend the due date. The new due date is open until the RFP closes. **The UH reserves the right to accept and respond to questions based on the substance.**

2. **WRITTEN RESPONES – QUESTIONS AND ANSWERS**

QUESTIONS 1 – 13, FALL UNDER SECTION

Exhibit A – Scope of Work and Evaluation Criteria,

B. Offeror’s Demonstrated Ability to Meet the finance Objectives.

iii. Please prepare a proposal analysis under each of the four methods:

QUESTION 1: Only 3 methods shown, is there a 4th method?

RESPONSE: No, there are only 3 methods stated in the RFP. Please provide for the 3 unless you believe there is another to consider.

QUESTION 2: How Many Beds? 48 or 96 for the models

RESPONSE: Focus on the total dollar value of the project cost estimated to be between \$400 and \$472 million, which includes equipment and furnishings.

QUESTION 3: Hard Costs Projection for the model, \$330M? If \$330M is total construction cost, how much of the cost is equipment?
RESPONSE: The cost for equipment is \$36.3 million for Medical Equipment and \$4.0 million for Misc. Equipment

QUESTION 4: Equipment Cost Projection?
RESPONSE: The cost for equipment is \$36.3 million for Medical Equipment and \$4.0 million for Misc. Equipment

QUESTION 5: Soft Costs (non-financing) Projection?
RESPONSE: 1.5 x Construction Cost, less financing cost

QUESTION 6: Projected Operating Revenue?
RESPONSE: Project Operating Revenue has not been determined as this time.

QUESTION 7: Projected Operating Costs?
RESPONSE: Project Operating Costs has not been determined as this time.

QUESTION 8: How Many Months Construction Period?
RESPONSE: 40 months of construction, plus 4 months for construction close-out.

QUESTION 9: How much cash available for equity?
RESPONSE: There is up to \$200 million cash available for equity.

QUESTION 10: Does Hospital have 90-180 operating cash on hand?
RESPONSE: No, the Hospital does not have 90-180 operating cash on hand.

QUESTION 11: Is there any existing debt to be paid off with the new loan?
RESPONSE: No, there is not any existing debt to be paid off with the new loan.

QUESTION 12: Is there any existing equipment that will be moved into the new hospital?
RESPONSE: Yes, some Surgery equipment will be moved to the new hospital; however, the amount has not been determined.

QUESTION 13: Is there any tax-exempt debt on any of the hospitals in the system?
RESPONSE: No, there is not any tax-exempt debt on UNMH.

QUESTION 14: What is the UNMH current rating with the rating agencies, if you have a rating?
RESPONSE: The UNMH does not have a bond rating.

QUESTION 15: Do you want hard copies of our proposal, or would a pdf version sent via email suffice?
RESPONSE: Please see Section II PROPOSAL COPIES AND FORMAT

2.1.3 Proposal - One (1) ORIGINAL, FIVE (5) HARD COPIES, and one (1) ELECTRONIC COPY of the proposal; ORIGINAL and COPY shall be in separate labeled binders. The proposal can NOT be emailed.

QUESTION 16: Are you anticipating that a hard copy of the response will be sent to Hilltop? Would they also need an electronic copy? Should we send it to them directly or will you provide it to them?

RESPONSE: Yes, Hilltop will receive the proposals responses from the UNMH. All response are deemed confidential until an award is made and therefore, UH purchasing department is responsible for delivery of proposal responses.

QUESTION 17: “Exhibit A, Section B.iii.1” states Issuance of taxable refunding bonds, collateralized with GNMA securities. Are these refunding bonds or new bonds?

RESPONSE: New bonds

Acknowledge receipt of this Addendum in the space provided in Exhibit B, Authorized Signature Page. Failure to do so may subject Offeror to disqualification.

All other provisions of the Proposal Documents shall remain unchanged. This addendum is hereby made a part of the Proposal Documents to the same extent as those provisions contained in the original documents and all itemized listing thereof.