

ADDENDUM NUMBER ONE

THE UNIVERSITY OF NEW MEXICO HOSPITALS

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

Date: December 18, 2019

Proposal Number: P413-20

Name of Procurement Specialist: Jennifer Sanchez

Due Date: January 6, 2020 @ 2:00 pm MST/MDT

Notice to all respondents:

Amend the Proposal: RFP P413-20 – MARKET DEMAND AND FINANCIAL FEASIBILITY STUDY FOR THE UNM HOSPITALS MODERN MEDICAL FACILITY

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:

I. WRITTEN RESPONSES – QUESTIONS AND ANSWERS

QUESTION 1: The schedule provided on the last page of the RFP is primarily a construction timeline. Are you able to provide a timeline leading up to the Q1 2021 planned HUD Commitment and Closing to include the preapplication packet submission date, the anticipated preapplication meeting date, the anticipated date for receipt of the Invitation to Apply for FHA mortgage insurance, as well as the planned date for submission of the FHA application?

RESPONSE: This timeline is fluid. As of today, we are expecting HUD preliminary review in the fall of calendar year 2020 with application activities beginning in winter of 2020/2021.

QUESTION 2: Does UNM Hospital maintain an internal long-range financial forecast? How often is that forecast updated?

RESPONSE: The Hospital does not maintain a long-range forecast.

QUESTION 3: When will the 2019 UNM Hospital's audit report be available?

RESPONSE: The Hospital expects final issuance by mid-January.

QUESTION 4: Is the Market Demand and Financial Feasibility Study to be prepared for the UNM Hospital as presented in the UNM Hospital audited financial statements and supplementary information (i.e. no "carve outs")?

RESPONSE: Yes.

QUESTION 5: Can you please provide an example of the schedules of revenues and expenses required by the University of New Mexico State Board of Finance as referenced in Section 3.1.6 of the RFP?

RESPONSE: These would be ad-hoc requests from the State Board of Finance so we do not have a defined example at this date.

QUESTION 6: The total cost of the modern medical facility project is anticipated to be approximately \$595 million (as described in Section 2. of the RFP). The RFP also indicates that UNM Hospital will require \$320 million of debt for the project, with the balance of the project cost being provided by Hospital equity. Please describe the source of this equity contribution. If the equity contribution is expected to be achieved through a fundraising campaign, please provide a timeline for that campaign.

RESPONSE: The source of funds is the Hospital Capital Initiatives fund which is on deposit with the University. Please refer to footnote 16 of the 2018 audited financial statements for more information on this fund.

QUESTION 7: Does UNM Hospital have access to the latest New Mexico Hospital Inpatient Discharge Data?

RESPONSE: Yes.

QUESTION 8: What is the willingness of UNMH to work with our legal department regarding their edits to the Standard Terms and Conditions presented in Exhibit I? Must we accept Exhibit I as supplied?

RESPONSE: The UNMHSC will not work on edits to the Standard T&C's during the evaluation process. Upon recognition of the highest scoring vendor, the UNMHSC will then begin contract negotiations to any T&C's.

QUESTION 9: The RFP also references a Cost Response Form in Exhibit B C. i. but a form is not included in the RFP. Is this a standard form that UNM prefers and are you able to supply?

RESPONSE: The RFP did not include a standard UNMHSC form. All Offerors are required to submit its own Cost Response Form.

QUESTION 10: For the electronic copies do you want 7 thumb drives or how else do you want electronic copies? One follow up logistical question to add. At sections 2.1.3 and 2.1.4 of the RFP,

it requests seven (7) electronic copies. Does that mean you need seven separate USB drives with the electronic version or is it one USB drive with one electronic version?

RESPONSE: Yes, the UNMHSC means seven (7) separate USB drives with the electronic version. The UNMHSC is requiring that Offerors submit seven (7) electronic copies.

Acknowledge receipt of this Addendum in the space provided in Exhibit D. 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.