
DELIVERED ELECTRONICALLY

February 16, 2024

Judith Henkin, Esq.
The University of Vermont Medical Center
462 Shelburne Road, Suite 301
Burlington, VT 05401

**RE: Docket No. GMCB-002-24con, Purchase of the Fanny Allen Campus in Colchester,
Project Cost: \$17,717,040**

Dear Ms. Henkin:

Thank you for the application received on January 22, 2024. Please respond to the following:

1. Please complete and submit the standard balance sheet tables (4A, 4B, 4C), to include all current debt in Table A and the \$150 million bond to be secured and associated costs in Tables B and C. The Board understands that the \$150 million bond will cover this and two other projects.
2. Revise and extend the Incremental Pro Forma and Cash Flow tables to cover the 15- year period.
3. In Table 1, *Project Costs*, under Debt Financing Expenses, you report \$150,000. Please explain in detail how you arrived at a total of \$150,000. If Table 1 does not reflect all debt financing expenses, please revise and resubmit.
4. On pages 3 and 7-8 of the application it is stated that a total savings of \$6.1 million is expected over 15 years, assuming a 5% interest rate and a 3% annual inflation rate. Explain whether the 3% annual inflation is based on historical experience. If not, please explain and specify the projected savings over the 15-year period if the inflation rate is more than the 3% assumed.
5. Identify the entity from which you will secure the \$150 million tax-exempt bond and the basis for the 5% interest rate you expect. Explain in detail the process and timetable for securing the \$150 million tax-exempt bond. Explain whether UVMCM has identified a potential underwriter and provide the commitment letter from underwriter, if available.



6. Explain in detail UVMMC's contingency plan if UVMMC does not receive the \$150 million tax-exempt bond.
7. UVMMC is using \$2,717,040 in equity to finance this project. Given UVMMC's current equity commitments for all existing projects, specify the current number (specify date) for Days Cash on Hand and what the Days Cash on Hand will be when the equity contribution associated with this additional project is added.
8. Explain in detail how UVMMC currently addresses, and will continue to address, Statutory Criterion 9.
9. Identify the square footage of the Convent Building and explain in detail UVMMC's plan in the short and long-term for the building, including any demolition plans.
10. Explain the short and long-term plan for occupancy and use of the 36,155 square foot Medical Office Building, including any demolition plans.

In responding, restate the question in bold font and respond in unbolded font. Send an electronic copy to me at donna.jerry@vermont.gov and one hard copy (three-hole punched) with a Verification Under Oath to my attention at the Green Mountain Care Board, 1 National Life-Davis 3, Montpelier, Vermont 05633.

If you have any questions, please do not hesitate to contact me at 802-760-8162.

Sincerely,

s/ Donna Jerry
Senior Health Policy Analyst
Green Mountain Care Board

cc. Laura Beliveau, Staff Attorney, GMCB

