

**Irvine UCIMC Chiller Plant Expansion**

Fiscal Year 2015-16

**Project Description**

- Consolidates Chiller Plant operations at the Medical Center main campus to efficiently serve existing outpatient, clinical and office functions and planned future expansion.
- Replaces inefficient or obsolete individual package cooling units on multiple buildings by connecting building cooling loads directly to the new Central Plant.
- Isolates chilled water infrastructure between OSHPD & Non-OSHPD buildings.
- Expands an existing chiller plant serving Douglas Hospital to include the two other OSHPD Buildings (Hospital Tower and Neuropsych Building) providing for increased chilled water capacity.
- Constructs 8,800 SF non-OSHPD chiller plant to allow for future infrastructure expansion.
- Responds to life-safety, environmental, and cost-efficiency issues posed by the continued use of obsolete equipment.
- Supports the University's goal of attaining carbon neutrality with the improvement of old and inefficient infrastructure.

Project Scope Summary		Financing Assumptions	
ASF	N/A	Standby Financing	\$ -
GSF	8,800	Interim Financing	\$ -
<b>Summary of Budget by Fund Type</b>		External Financing	<b>\$ 33,708,000</b>
External Financing	<b>\$ 33,708,000</b>	<b>Financing Terms</b>	
Gift Funds	\$ -	Interest During Const.	<b>\$ 1,908,000</b>
Campus Funds	\$ -	Bond Term	30 Years
Hospital Reserves	\$ -	Planning Interest Rate	6%
<b>Total Budget</b>	<b>\$ 33,708,000</b>	Estimated Annual DS yr.	<b>\$ 2,022,000</b>
		Estimated Annual DS 20 yr.	
		<b>Potential Private Activity</b>	No
		<b>Repayment Fund Source</b>	
		Hospital Revenues	
		*Fund sources for external financing shall adhere to University policy on repayment for capital projects.	