

**Irvine UCIMC Chiller Plant Expansion**

**FY of Approval:** 2014-15

**Project Description**

- Constructs a new central Chiller Plant at the southeast corner of the Medical Center to more efficiently serve existing outpatient, clinical and office buildings, and to support planned and future capital construction. The new plant replaces inefficient or obsolete individual package cooling units on multiple buildings by connecting building cooling loads directly to the new Central Plant.
- New modular central chiller plant may be efficiently expanded as needed, unlike individual building cooling units.
- Project also adds 2,000 tons of chiller capacity to the existing OSHPD-approved chiller plant that serves the Medical Center's Douglas Hospital to include two additional acute care buildings -- Building 1A and Building 3 -- that are currently served by aged and inefficient individual chiller units and cooling towers original to the buildings.
- 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			N/A Interim Financing	\$	-
<b>Summary of Budget by Fund Type</b>			External Financing	\$	32,450,000
External Financing	\$	32,450,000	<b>Financing Terms</b>		
Gift Funds	\$	-	Interest During Const.	\$	2,450,000
Campus Funds	\$	-	Bond Term	40 Years (interest-only, first 10)	
Hospital Reserves	\$	-	Planning Interest Rate		6%
<b>Total Budget</b>	<b>\$</b>	<b>32,450,000</b>	Estimated Annual DS yr.	\$	1,947,000
			Estimated Annual DS 20 yr.	\$	2,146,000
			Potential Private Activity	No	
<b>Repayment Fund Source</b>					
Hospital Revenues					
*Fund sources for external financing shall adhere to University policy on repayment for capital projects.					