

Fiscal Year 2024-25 Capital Construction Request

Labor and Employment
Testing Lab Relocation

PROGRAM PLAN STATUS

2025-036

Approved Program Plan

Yes

Date Approved:

July 1, 2015

PRIORITY NUMBERS

Prioritized By

Priority

CDLE

1 of 1

OSPB

25 of 62

Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$6,281,152	\$0	\$0	\$6,281,152
Total	\$0	\$6,281,152	\$0	\$0	\$6,281,152

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$476,292	\$0	\$0	\$476,292
Construction	\$0	\$5,149,559	\$0	\$0	\$5,149,559
Equipment	\$0	\$293,212	\$0	\$0	\$293,212
Miscellaneous	\$0	\$62,986	\$0	\$0	\$62,986
Contingency	\$0	\$299,103	\$0	\$0	\$299,103
Total	\$0	\$6,281,152	\$0	\$0	\$6,281,152

PROJECT STATUS

This is a new, never-before-requested project.

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Labor and Employment *Testing Lab Relocation*

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Labor and Employment (CDLE) is requesting state funds to relocate the Division of Oil and Public Safety (OPS) Fuel Laboratory to a new location at the Department of Personnel and Administration North Campus in north Denver, and to make improvements to the new location. The department says the lab has outgrown its current location, infrastructure in the current space is inadequate, and moving to the a new location provides an opportunity to consolidate the OPS lab and field operations. Spaces and infrastructure to be incorporated in the new location include:

- a 1,700-GSF laboratory;
- a 469-GSF octane engine room;
- a 627-GSF classroom;
- office and hoteling space;
- a remodeled OPS shop area;
- a dedicated gender-neutral bathroom with a shower;
- upgraded electrical service with increased amperage and wattage;
- a new, 500-kilowatt natural gas generator to support laboratory instruments and exhaust in the event of a power outage;
- new LED lighting;
- new electric HVAC systems;
- building automation for energy management;
- new, ADA-compliant plumbing fixtures with water conservation features; and
- code-compliant life-safety features.

The new space to be occupied by OPS has sat vacant for nearly eight years.

Cost assumption. The project's costs were determined by an architecture firm hired to conduct initial design. Inflation is factored at a rate of 7.7 percent. The project is in compliance with the Art in Public Places Program, and the department is seeking a waiver from the High Performance Certification Program, although it says the project will be designed under LEED guidelines.

PROJECT JUSTIFICATION

CDLE says its current OPS laboratory space is too small for personnel and equipment, and the infrastructure is inadequate for the work conducted. Further, the laboratory's primary functions include the handling of hazardous materials, which is incompatible with the other functions at the current location.

The department explains that the OPS Laboratory has been in its current location since 1973, and since then staffing has increased from one to two full-time employees, along with a lab supervisor and occasionally inspectors who conduct business at the facility. Under the current arrangement, one staffer must conduct office duties in the lab's shared microwave, coffee maker, and sink area, and the lab supervisor has no work space. The floor space is inadequate for instrumentation and the flow pattern of conducting fuel sample analyses; when two employees are conducting business at the same time, they must turn sideways to pass each other. The current site also has nowhere to expand to allow OPS to conduct alternative fuels testing.

The existing infrastructure is no longer adequate for the lab's testing needs. For instance, the HVAC system, a roof exhaust fan, and the electrical system are outdated; the electrical panels are full with no room for additional capacity. The primary work at the lab involves transferring, storing, handling, and analyzing gasoline, diesel, ethanol, and aviation fuel products, which creates a hazard for other functions in the same building.

PROGRAM INFORMATION

OPS regulates those who own or operate amusement rides and devices, commercial boilers, elevators and escalators, retail fueling facilities, and those who are permitted to use high explosives. The Petroleum Compliance Program within OPS includes the Fuel Quality Laboratory and Weights and Measures, and conducts field inspections, monitors storage tanks, and regulates liquid-petroleum gas and natural gas.

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PROJECT SCHEDULE

	Start Date	Completion Date
Design	October 2024	June 2025
Construction	July 2025	January 2026
Equipment	November 2025	February 2026
Occupancy	December 2025	March 2026

SOURCE OF CASH FUNDS

The project is not funded from cash sources.

OPERATING BUDGET

CDLE expects the project to result in operating cost savings due to energy efficiency and fewer service calls for infrastructure.

STAFF QUESTIONS AND ISSUES

1. The request documents say that the lab's handling of hazardous materials are incompatible with the other activities/functions of the current location. What are those activities/functions?

The building's other functions include typical office space utilized by several different state agencies. The building is not designed to be a lab.