



# Division of Oil and Public Safety Fuel Lab Relocation

Legislative Fact Sheet  
December 14, 2023

## Background:

The Department of Personnel and Administration (DPA) approached The Division of Oil and Public Safety (OPS) in 2020 to initiate a construction project to move the OPS Fuel Lab at 1001 E 62nd Ave in Denver to a new location on the same DPA campus. The lab's needs have outgrown its space, and there are several good reasons to move it into the nearby OPS Shop, including the consolidation of field/lab operations. Daily functions include transferring, storing, handling, and analyzing hazardous materials (primarily gasoline and diesel products), purposes for which the building was not designed. These uses are not compatible with the other State agencies working within the building, and safety is compromised due to this conflict.

The OPS Fuel Quality Laboratory has been housed in its current location since approximately 1973. The current lab's issues include an unreliable and outdated gas-fired HVAC system, roof exhaust fans that are less than adequate for the ventilation needs within the lab, an electrical system that is at capacity with no room to add additional circuits, and cramped quarters that do not meet accessibility requirements.

There are currently two inadequate offices for the full-time staff, and no workspace for the supervisor. One of the staff has to share space with the microwave, coffee maker, and sink, causing work interruptions when other staff come into the office for break needs. In addition, there are no workspaces for the occasional inspectors who need to conduct business while at the facility. The floor space needs to be improved for the current instrumentation, along with the flow pattern of conducting sample analysis. When two employees meet they have to turn sideways to pass. There is no room for expansion to include alternative fuels testing, including LP-Gas, Compressed and Liquefied Natural Gas, Hydrogen, or electric vehicle supply equipment metrology testing. This project will also provide an upgrade to OPS's currently insufficient equipment storage and maintenance facility, along with space for training of field staff and registered industry professionals.

Thus far, the initial design plan has been completed, and several proposals have been submitted.

## Summary of Proposal:

The proposal would relocate the lab to an unoccupied building adjacent to the OPS Shop that is also located within the same complex, a workshop/storage space that has sat vacant for nearly 8 years. The new area would include a 1,700-square-foot lab, a 469-square-foot octane engine room, a 627-square-foot classroom, office space, a remodeled OPS Shop, and a dedicated gender-neutral restroom with a shower.

- ◆ Electrical service to be upgraded from an existing 400 amp to a 800 amp 480/277V 3-Phase 4-wire system.
- ◆ A new 50kW natural gas stand-by generator to provide support for laboratory instruments and laboratory exhaust fans in case of Xcel power loss.
- ◆ All new lighting systems will be LED lighting.
- ◆ New equipment used to heat, cool, and ventilate will be electric in nature. Gas fired equipment is not proposed for this renovation.
- ◆ Building automation (BAS) to be added as energy management in the OPS area.
- ◆ All new plumbing fixtures installed will have water conservation features and comply with ADA requirements.
- ◆ Life safety in the area will be brought up to current code standards.

## Impact:

The total project cost is estimated at \$6.2 million. The estimate for this project was derived from the Architectural firm DLR Group, which was hired to help develop initial proposals. This includes providing budgetary cost figures as well as market research for the additional 5% costs for prevailing wages, an additional 1% for art in public places, and a 7.7% projected rise for inflation growth factor that's based on Mortenson's cost index.

These renovations will include fixtures with higher efficiencies in performance, which will reduce energy costs for the State-owned building, and reduce hot and cold calls serviced by Capital Complex staff.

## Contact Information

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