



# LANAI ELEVATOR PROJECT

JANUARY 2026

*Lanai*  
800 WASHINGTON

# LANAI ELEVATOR - A HISTORY

- the actual Westinghouse mechanical drive we have is original to the building (1957)
- The controller board was updated last in 1997/1998
- Reserve Study done in 2021 identified Elevator Modernization as a key project the community needed to begin to save and budget for.



David & our current, original Westinghouse Elevator Machine as of January 2026 (he did not break it)

# WHAT LED US TO MODERNIZATION

- Sandoval Elevator became Lanai Elevator contractor in October 2024 (previous company: TKE)
- July 2024 - July 2025 cost of repairs: \$55k
- 2-week elevator outage in March/April 2025 made it clear modernization was becoming urgent.
- Modernization Scope of Work was signed in July/Aug 2025
- during initial scoping, it was identified that updating the fire panel was required to do the elevator modernization to get up to code.

# MODERNIZATION PROPOSAL

## COSTS

Elevator Modernization & Building  
construction quote (Aug 2025):  
**\$351,706.00**

Fire Panel replacement quote (July 2025):  
**\$163,165**

Estimated Project Total:  
**\$514,874**

## FINANCE & TIMELINE

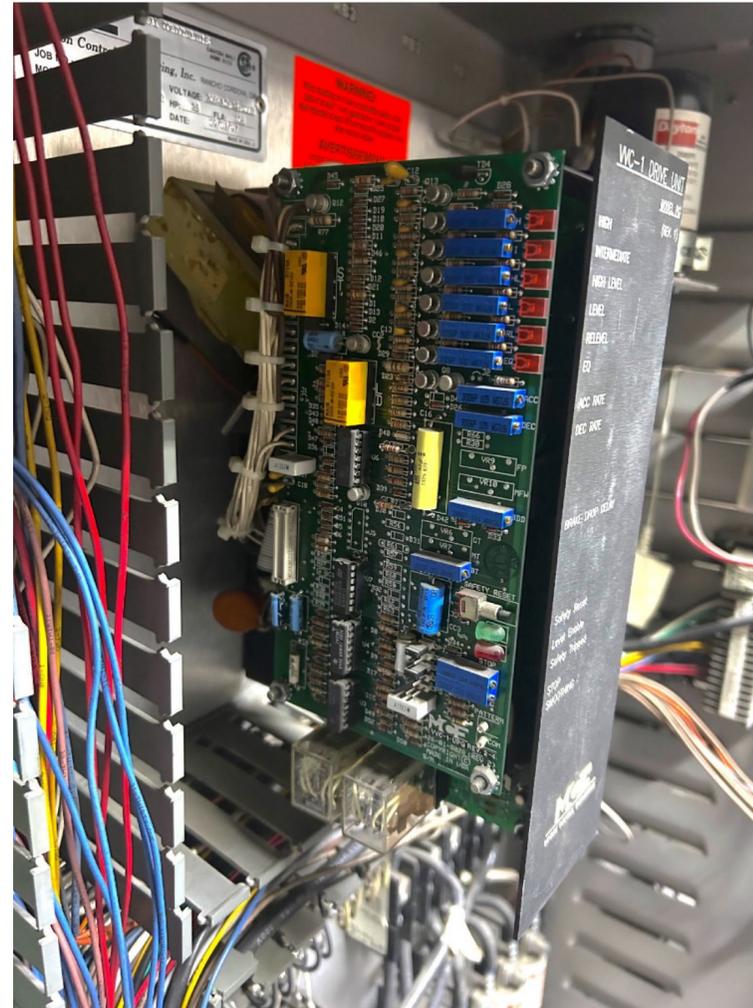
- **\$300,000** special assessment
- **\$215,871** + project overages to be covered by reserves.

### TIMELINE:

- project to take place in “summer 2025”
- lead time for materials/fabrication:  
**20 weeks**
- actual construction time:  
**12 weeks**

# CURRENT ISSUE

- internal issue within the elevator controller board
- during repair efforts, Sandoval discovered this part was deemed “obsolete” by Manufacturer MCE in 2015 meaning no replacement parts available
- the part and our wider system are proprietary so we cannot replace with 3rd party replacements.



## TROUBLESHOOTING

- Sandoval has done multiple rounds of over-the-phone troubleshooting with MCE
- additional relays were ordered to see if swapping those components would correct the issue
- many, many other repair efforts have been made including reaching out to other elevator companies & third party vendors. I even checked eBay.
- **HAIL MARY:** controller board has been shipped to a specialty electronics company to try and rebuild the faulty “drive” component within the obsolete board.

### “HAIL MARY” TIMELINE:

Board was shipped on 30 December. Requires 4wks to work on it. Next update at end of January

# NEXT STEPS

the biggest question on everyone's mind:

**if the elevator is broken now and cannot be repaired, can  
the modernization project begin sooner??**

*(like, yesterday?)*

**ANSWER: no.**

**primary reason: PERMITS**

# CURRENT PROJECT STATUS



- Fabrication is well underway and many parts are already completed.
- General Contractor & Sub-Contractors have been onboarded
- specific City code building requirements have been flagged which mean we have a lot more work that needs to be done than anticipated.
- we basically have to rebuild the elevator room/13th floor & install 2 new staircases up to that floor.
- asbestos abatement is required prior to the any work on the 13th floor.

# PERMITS

There are 3 key permits we need to be in process before we can submit the “Elevator Permit” for the actual modernization work:

- Denver Building Permit (2-6mo)
- Electrical Permit (3-4mo)
- Fire Panel Permit (3-4mo)

## Elevator Permit

Once all 3 other permits are submitted and processing (not approved), THEN we can submit the permit for the actual Elevator work itself. This **MUST** be fully approved before work begins

- 30-60 days average turnaround

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# JENNIFER CASSIDY

**Account Manager**  
**Sandoval Elevator Company**



## **PHASE ONE: WEEKS 1-4**

- **demolition time!**
- **using a crane to remove original 3,000lb elevator machine**
- **demolition of necessary portions of elevator room**
- **installation of new elevator machine, suspension cables, controller system**
- **installation of 2 new staircases as required by City of Denver Code**
- **demolition and re-building of elevator room on 13th floor**

this portion of the project will be noisiest for neighbors on the upper floors/sounds echoing from the roof

a crane will need to be used, requiring the back parking lot to be clear for ~2 days

Sandoval will use the Library as an onsite office for the project duration.

## **PHASE TWO: WEEKS 5-8**

- **electrical work begins in the new elevator room on 13th floor**
- **elevator room/stairwell construction wraps up.**
- **internal construction work begins within elevator shaft**
- **updating mechanical equipment at the top of the carriage**
- **installing new door equipment on each floor**

**\*\*this will be noisy throughout the building as work will be in the elevator shaft, and on each floor over the course of the process.**

## **PHASE THREE: WEEKS 9-12**

- **wiring, adjusting, final electrical**
- **safety tests**
- **testing & inspection of new fire system**
- **installing new elevator buttons on every floor**
- **Final Inspections (must happen in a specific sequence)**



# WHAT WILL THE NEW ELEVATOR LOOK LIKE?

To us passengers, elevator will literally look **THE SAME** as it does now!

Just updated electrical components and fresh new buttons inside.

All the exciting **NEW** equipment will be in places we cannot see.



**WHY NO CHANGE?**

to give the “carriage” a modern look/facelift would cost \$20,000.

The board thought it was better to concentrate our funds on the project and other issues in the building rather than cosmetic updates.

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**HOW WE SURVIVE**

**COMMUNITY  
SUPPORT  
RESOURCES**

# **SURVEY!**

**The Board & Jill have taken time to put together a survey to understand who needs help, what tasks people need the most help with, how to best communicate, etc.**

**We would greatly appreciate & value any input you can share with us!**

**SURVEY LINK ON TOWNSQUARE OR AT THIS LINK:**

**<https://forms.gle/dAiUJUxJNFh1bWsG9>**



# THE SHERPA TEAM

we are transitioning away from the TownSquare “Elevator Support Thread” to a more simple system with a name inspired by the coolest mountain climbers out there



## HOW IT WORKS:

- if you need assistance for something upcoming, please email: [sherpas@lanaicondominium.com](mailto:sherpas@lanaicondominium.com) to schedule support from available sherpas.
- neighbor Jill Good is leading this and will monitor the inbox, and organize available Sherpas as needed
- for immediate/emergency assistance **ONLY**, text Jill at: +1 (202) 397-4160
- the Sherpa system is for **EVERYONE!**  
sick? injured knee? we all need help every now and again...just please don't take advantage

# SIGN UP TO BE A SHERPA!

people who previously offered help in the “Elevator Support Forum” DO need to re-apply

email [SHERPAS@lanaicondominium.com](mailto:SHERPAS@lanaicondominium.com) with the subject line “New Sherpa” and include:

- your name & unit number
- email
- phone number
- dates/times you are available to help (ex: “Wednesdays after 2pm”)
- specific tasks you are willing to help with

OR

- anything you specifically **CANNOT** do  
(ex: not comfortable walking dogs” or “I cannot handle heavy packages but willing to carry garbage)





# **SHERPA CONTACT INFORMATION**

**email for all inquiries:**

**[sherpas@lanaicondominium.com](mailto:sherpas@lanaicondominium.com)**

**for emergencies ONLY:**

**text or call Jill Good, Lead Sherpa +1 (202) 397-4160**

**all of this information will be posted in the Elevator Support  
Forum and in a new post on TownSquare tomorrow.**

**HELP US HELP YOU!**

# **CROWD-SOURCED IDEAS**

**below are a few other ideas we are actively working through, but we're open to more!**

- Fluff & Fold partnership with local laundrette**
- rooftop doggie relief station**
- floor captains**

**please email any/all ideas to [board@lanaicondominium.com](mailto:board@lanaicondominium.com)**

# DISABILITY REGULATIONS

Americans with Disabilities Act (ADA) does not apply to our building cuz it's privately owned homes that are not used for business.

## The Fair Housing Act **DOES** apply to our building

- Colorado Division of Housing overseeing FHA in Colorado.
- as per FHA law, a disabled owner or tenant may submit a request to the Board for a “reasonable accommodation” as outlined by the U.S. Dept of Housing & Urban Development’s Office of Fair Housing & Equal Opportunity.
- The Board will then consider the request and work through options direct with the requestor.
- submission for a “reasonable accommodation” can be submitted to: [board@lanaicondominium.com](mailto:board@lanaicondominium.com)

# HOW WILL CONSTRUCTION EFFECT ME?

## **NOISE:**

During phases 1 and 2 of the construction there will be a significant increase in noise.

PHASE 1 (weeks 1 -4): this portion of the project will be nosiest for neighbors on the upper floors/sounds echoing from the roof.

PHASE 2 (weeks 5 - 8): is when the work inside the shaft will primarily happen. This includes work on the top of the elevator carriage and the internal doors on EACH floor.

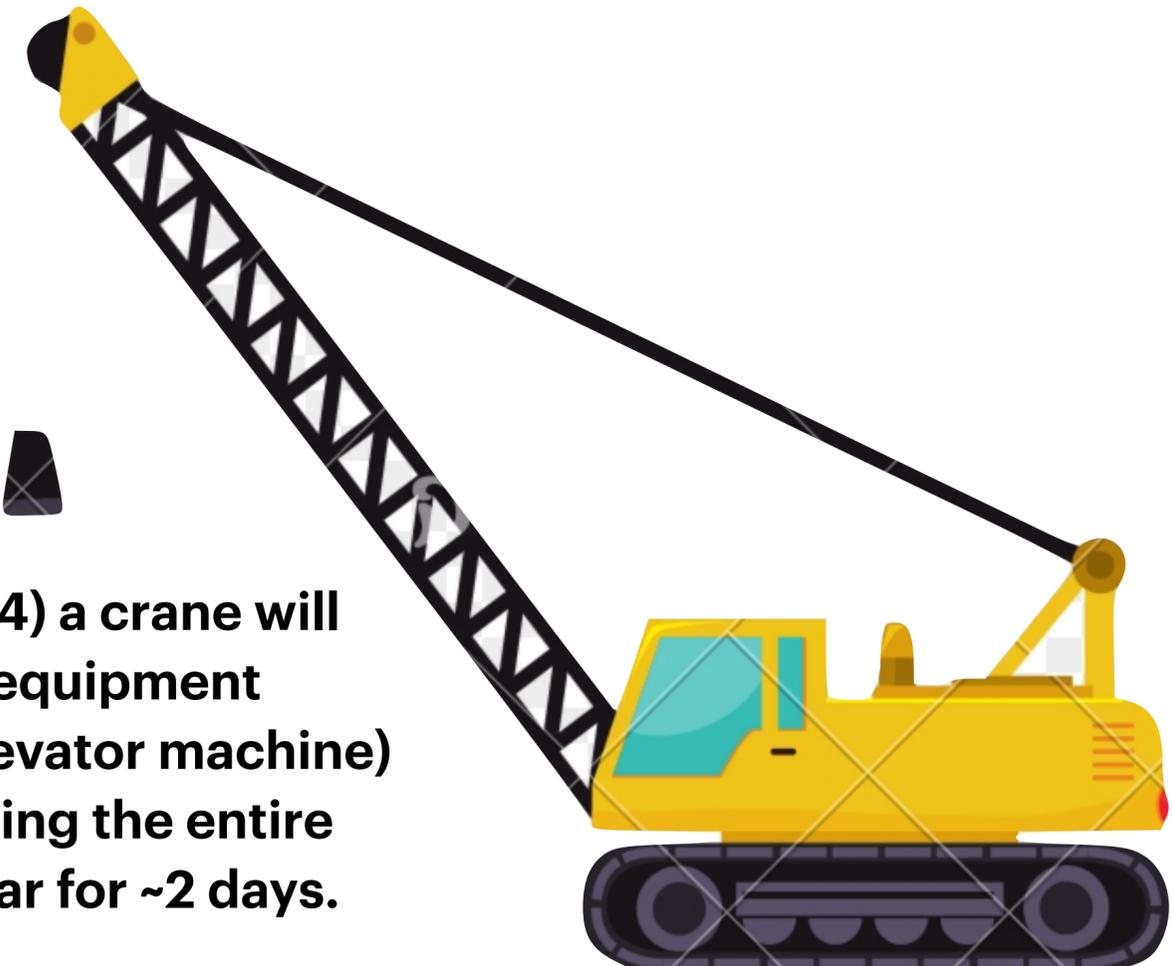
You will likely hear noises/banging/voices inside the elevator shaft. This will most impact units close to the elevator shaft (05 / 06/ 07 stacks).

## **12th Floor Library Room Closure:**

Sandoval will use the Library as an onsite office for the project duration and it will be locked and off limits to residents.

## **CRANE WORK:**

During Phase 1 (weeks 1 - 4) a crane will need to be used to move equipment (including the 3,000lb elevator machine) on and off the roof, requiring the entire back parking lot to be clear for ~2 days.



# FREQUENTLY ASKED QUESTIONS

**Q: what date/month/time will the elevator be operational again?**

**A: We do not know. We will give residents at minimum 1 month notice prior to modernization work beginning.**

**Q: when the work starts will it still take 12 weeks?**

**A: Yes - see slide 9 for timeline.**

**Q: Why can't work begin sooner?**

**A: permits need to be processed & approved before construction can begin. see slide 7 for more info**

**Q: Is there a way to temporarily get it working again?**

**A: No. the controller board, the "brain" of the elevator does not work (and is not even in the state right now). Without it, the elevator cannot function.**

**Q: will our HOA rates decrease or pause while the elevator is out of service?**

**A: No, HOA dues are monthly payments required to pay for the annual operating budget for our entire building. Our bills do not stop just because the elevator is out of service - if anything, our costs increase when things break.**

*If you are curious about what your monthly HOA due cover, please review the annual budgets & budget presentations on the Lanai website.*

# QUESTIONS?

contact us any time at:

**[board@lanaicondominium.com](mailto:board@lanaicondominium.com)**

**ALL INFORMATION (including this slideshow) are available on the Lanai website**

**2026 Board Members: Paul Bork, Maddie Casey, Nat Hancock, Matthew Lea, Adam Lippert, David Starkweather, Debbie Swanson**