



LANAI ELEVATOR PROJECT

JANUARY 2026

Lanai
800 WASHINGTON

PERMIT STATUSES

There are 3 permits we needed to be in process before we could submit the Elevator Permit.

1) Denver Building Permit: SUBMITTED AND ~90% COMPLETE

Our General Contractor has confirmed that we have made it through both the Structural and Architectural review, which are by far and away the most detailed and take the longest. There was one request for additional stamped drawings for our Elevator Room from the Fire team which has now been submitted by the Engineering team.

Other than that, there are a few very simple reviews that need to be completed before this is 100% "approved," but our GC expects this to be finished within the next week or so.

2) Fire Panel Permit: SUBMITTED

After our initial fire vendor could not sufficiently speak to Fire Code mandates, the HOA Board hired fire engineering consultancy firm, Veritas Fire Engineering, to help us clarify requirements and re-bid. This will ensure that our fire system is functional, safe, future-proof, but also ensure that we only upgrade what we truly need without paying extra.

****a note that the City still needs to review this proposed system update, and pending what the City decides they'll require of us, there may be additional work/supplemental costs. More to come as this moves through the City.*

3) Electrical Permit: SUBMITTED

We received confirmation from Sandoval Elevators that our Electrical Contractors (Boss Electric) have submitted their final Permit to the City and it is now under review.

A reminder that both the Fire AND Electrical permits only needs to be SUBMITTED (not approved) prior to construction work beginning...

4) ELEVATOR PERMIT: SUBMITTED

The Elevator Permit was submitted to the City of Denver the week of 13 July, but The City require supplemental engineering drawings from Martin & Martin.

This permit must be APPROVED and finalized before we can begin any work (even construction/demolition) because that requires that we take the Elevator offline and "land" it.

~20 business day average turnaround

CURRENT PROJECT STATUS



- Work is estimated to begin between 10 - 31 August.
 - At this point in time we cannot confirm an exact start date, it is all depending on final approvals from the city.
- Many parts have been moved from vendors/AZ to a local storage unit in prep of work beginning.
- General Contractor & Sub-Contractors have been onboarded, crews have been hired.
- exact start date will determine when we bring the crane onto site and have to clear the back parking lot.
- asbestos testing was **NEGATIVE** (great news for all)

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 a new staircase 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 and buttons 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 and must be finalized before anyone can use the elevator)



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.

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).

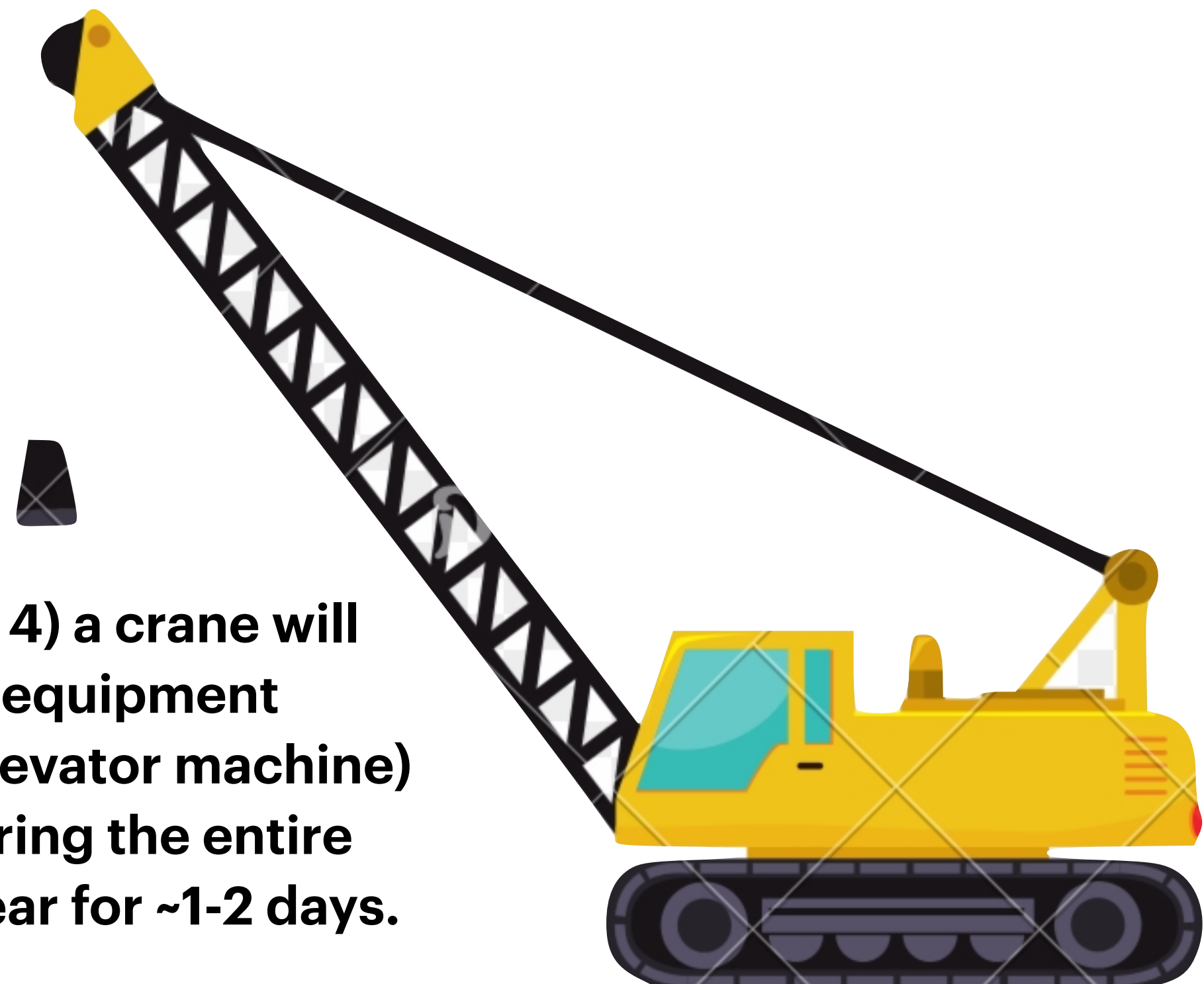
12th Floor Closures:

During the CONSTRUCTION phase of the project, the 12th floor will be closed to the community (other than use of the gym)

For the DURATION of the project (all 12ish weeks) Sandoval will use the Library as an onsite office for the project & 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 ~1-2 days.



HOW WE SURVIVE

**COMMUNITY
SUPPORT
RESOURCES**



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 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 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

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 ideas we are actively working through or have implemented. we're open to more!

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

please email any/all ideas to 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

FREQUENTLY ASKED QUESTIONS

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

A: We do not know. The project is expected to take 12 weeks (no shorter) but we will share active project updates as it goes along.

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 during the outage?

A: No. The elevator will be "landed" (detached & left on the floor) in order for us to detach the cables and elevator machine. It will not be usable until all work is complete and the city has approved operation & safety for public use.

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

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

presentation by Maddie Casey