

Development Review Board Project Narrative

Request:

The request is to seek Development Review Board (“DRB”) approval to reduce the slab extension design approved with case 30-DR-2019 for the Caesars Republic Hotel (“Hotel”) from 20 inches to 3 inches. The Hotel is under construction and near completion with the 3-inch slab design.

Modification to the slab overhang was in no way an attempt to circumvent the DRB process or deceive the City. Amended plans with the proposed modified slab dimension were submitted to the City in good faith prior to the construction of any part of the hotel with slab overhangs. Miscommunication between parties resulted in the sequence of events that has necessitated this application. With a savings of only \$158,000 of the overall approximately \$111,000,000 project cost, this was not a value-engineering effort.

Issues associated with the original 20-inch slab design resulting in the change to a 3-inch slab design include, but are not limited to:

- The failure of extended slabs similar to these at the applicant’s Branson, MO hotel location
- Water damming and leakage concerns raised by experts
- Contractor unwilling to guarantee installation due to water seepage and mold concerns
- Creation of a ledge for bird aggregation and the accumulation of bird excrement, along with wind carried and falling debris
- A visual nuisance for room guests viewing bird excrement and debris
- Cracks and deterioration
- Difficulty in performing ongoing maintenance

Chronology:

- March 14, 2022: Initial building permit for the Hotel was issued by the City (#280066) and construction commenced.
- The existing concrete slabs were inspected by a third party and submitted to the City during construction.
- Prior to May 27, 2022, HCW Hotels (out-of-state owner) (“HCW”), the contractor, architect (out-of-state), and structural engineer raised liability, design, and maintenance issues with the 20-inch slab overhang. To address these new issues, an alternative slab

design was drafted by the architect to reduce the amount of slab overhang to the Building Code required 3-inch.

- May 27, 2022: amended building plans were submitted to the City by the architect reflecting the reduced slab overhang dimension from 20 inches to 3 inches. Hotel construction was still below grade.
- June 2, 2022: Hotel design team received acknowledgement from the City that submitted plans were being processed.
- July 15, 2022: plan review fee requested by the City (\$157 fee)
 - Construction continued onsite under the assumption plans were being, or had been, reviewed/approved by the City.
- August 2, 2022: 3rd floor slab first concrete pour (3rd floor is the first level at which slab extensions occur)
- August 8, 2022: 3rd floor slab second concrete pour
- August 8, 2022: 2.5 months after the May 27th submittal by the architect, the architect was notified by the City that the revised plans were rejected.
 - City inspectors never raised any issue regarding the slab overhang dimension at any point during construction.
 - HCW, the contractor, and the architect assumed the City's Departments had discussed with each other the slab overhang redesign because ongoing construction activity was not halted, nor any issue raised by the City.
 - HCW and their out-of-state architect have both worked in other communities across the country with similar circumstances (plans being reviewed while construction continues) and assumed seamless coordination between the City's Planning and Inspections departments.
 - No other architectural changes had been submitted prior (or subsequent) to the May 27th plan submittal. This was the only proposed exterior design change submitted to the City on a complex multistory approximately \$111,000,000 hotel construction project.
- August 9, 2022 to Current: Follow-up with City Staff

- Alternative overhang options were discussed in place of the 20-inch concrete slab overhang.
- Two alternatives were extensively analyzed by the consultant team (architect, structural engineer, and contractor) and HCW. Each of the alternatives suffer from the shortcomings of the original 20-inch concrete slab:
 - Water damming and leakage concerns raised by experts
 - Contractor unwilling to guarantee installation due to water seepage and mold concerns
 - Creation of a ledge for bird aggregation and the accumulation of bird excrement, along with wind carried and falling debris
 - A visual nuisance for room guests viewing bird excrement and debris
 - Difficulty in performing ongoing maintenance
- 1. The first option evaluated by the team was to add a metal framed, perforated metal overhang which often attach to the existing window systems. However, given the window system was not designed for this, the intent was to attach the metal overhang to the post tension slab edge. After detailed review by the team, it was determined that this alternative could compromise the structural integrity due to the potential for inadvertently drilling during installation into the post tension cables that support the slab.
- 2. The second option evaluated by the team was to extend a metal overhang by drilling anchors into the existing slabs. As with the first option, it was determined that this alternative could compromise structural integrity due to the potential for inadvertent drilling during installation into the post tension cables that support the slab. These cables are randomly placed to support the concrete slab, which makes it very difficult to place the metal extension posts in a consistent manner at a fixed dimension.
- We respectfully request your consideration and approval of the 3-inch slab design as constructed in conformance with the building code.