



September 27, 2022

To: City of San Antonio, Office of Historic Preservation

Subject: 836 Laredo Street Building Restoration/Repair

After evaluating the structural integrity and general condition of the building, we have determined that the building is structurally unsound and unsafe for entry or repair. Further, after discussing the condition of the building with contractors and structural engineers, if repairs were attempted, we determined that the building would require significant work to be habitable and could cost more than \$770,000. The attached estimate of probable cost lists many of the general tasks that would be associated with the historical repair and restoration of the building.

When you refer to our evaluation of the building, you will note that while the building appeared stable at the time of my inspection, there were extensive structural instabilities in the masonry and wood framing elements. Further, at the time of our site visit, the stability of the exterior (perimeter) walls was almost entirely dependent on the inner layer of masonry and additional bracing elements. As such, it is probable that any activity to brace or repair the structure would result in localized collapse and possibly lead to the collapse of other areas in a cascading manner.

Sincerely,

Pablo Arturo Garza, PE  
Structural/Civil Engineer – Engineering, Design, and Construction Department  
San Antonio River Authority

Attachment: Appendix A – Engineering Estimate of Probable Cost

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**Appendix A – Engineering Opinion of Probable Cost**

<b>836 S. Laredo Street</b> <b>Conceptual Building Repair and Restoration</b> <b>Engineering Estimate of Probable Cost</b>					
Item	Description	QTY	Unit	Unit Price	Total
1	Temporary Shoring and Stabilization - all masonry and wood framed walls, all floor framing, and all ceiling framing	1	LS	\$ 40,000.00	\$ 40,000.00
2	Selective demolition, repair, and stabilization/leveling of Continuous Masonry Footing Foundations	1	LS	\$ 80,000.00	\$ 80,000.00
3	Selective demolition and repair of masonry walls (all masonry walls are structurally load bearing walls)	1	LS	\$ 110,000.00	\$ 110,000.00
4	Selective demolition and replace/restore flooring and flooring supports - first and second floor	1	LS	\$ 90,000.00	\$ 90,000.00
5	Remove and replace roofing - including upgrading to meet current code	1	LS	\$ 75,000.00	\$ 75,000.00
6	Selective demolition and replacement of roof support structure (rafters)	1	LS	\$ 15,000.00	\$ 15,000.00
7	Remove and replace/restore interior and exterior finishes - including all doors, windows, wall and ceiling surfaces, moldings, stairs, railings	1	LS	\$ 120,000.00	\$ 120,000.00
8	Remove and replace/upgrade electrical system	1	LS	\$ 35,000.00	\$ 35,000.00
9	Plumbing repair and upgrades	1	LS	\$ 20,000.00	\$ 20,000.00
10	Gas service and upgrades	1	LS	\$ 10,000.00	\$ 10,000.00
	<b>Subtotal</b>				<b>\$ 595,000.00</b>
	<b>Contingency (30%)</b>				<b>\$ 178,500.00</b>
	<b>GRAND TOTAL</b>				<b>\$ 773,500.00</b>