



May 13, 2024

Mrs. Sajneet Khangura,

You have recently requested a cost to renovate your existing garage apartment in the backyard of your home located at 266 E. Lullwood Ave. This letter is to inform you that renovations to this structure are not a viable option. The cost to renovate to today's standards would far outweigh the cost to simply demolish and rebuild the structure.

The largest factor in this is the fact that the existing slab is failing and was never built to a standard adequate to carry this structure. It is physically impossible for us to rebuild a concrete slab under an existing structure.

As for the structure, it too does not meet modern standard construction practices. To bring it up to code or even basic functionality, we would have to remove all the interior and exterior siding and finishes and then replace every single structural wood member one at a time. This in essence would replace every single element of the entire structure one piece at a time. This is just not feasible.

I cannot provide you with a cost to rehabilitate this structure as I feel it is an impossibility. As for a cost to demolish and rebuild the structure in the same size and location as existing, we see common construction costs of approximately \$300 per square foot for this type of construction. As the structure is approximately 906 SF, this would place its cost for new construction at approximately \$271,800 plus the cost to demolish the existing structure of about \$10,000.

I am sorry to inform you of this information but if you are in any additional need of anything, please feel free to drop us a line.

Contractor Alamo Building Solutions

Signature: George J. Baker

Name: George J. Baker

Title: President

Date: 5.13.24