

February 10, 2026

Betsy and Drew Witt (Clients)
201 W Mariposa Garage
San Antonio, TX 78212

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Re:

Mariposa Garage Stabilization Estimate

The existing garage building at 201 W Mariposa is structurally deficient in many ways and presents a safety hazard in its current condition. In addition to generalized failings at the foundation, walls, and roof systems, the entire building is covered in delaminating lead paint.

Considering current, basic building code requirements for the renovation of any structure inside the City's jurisdiction, it would be substantially less expensive to demolish this structure and rebuild it than it to try and rehabilitate it. Using this logical framework, we are providing the following budget pricing for review by the Office of Historic Preservation, but the costs associated with such a proposal could easily surpass these numbers. Onboarding of a structural engineer and geotechnical engineer is recommended for this project.

Building Square Footage: +/- 340SF
Unconditioned Space cost/SF (new): \$200/SF
Renovation work premium + 30%:
Historic Standards Compliance + 15%:

Total Budget to stabilize building and bring into compliance with current standards: **\$101,660**

Recommended Contingency at 15% of project cost: **\$15,249**

Considering the current condition of the building, we do not think it is financially advisable to make the investment required to stabilize this failing garage.