

Exhibit 4



ROUGH ORDER OF MAGNITUDE (ROM) ESTIMATE

PRINT DATE: 6/14/2024

2200 PONDEROSA PLAZA

ITEM #	DESCRIPTION	UNIT	QTY	RATE	COST	X	EXT. COST	TOTAL
SOFT COSTS								\$ 123,580.00
1	Land	LS	0	\$ -	\$ -	1.00	\$ -	
2	Pre-Construction Appraisal Fee	LS	1	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	By OWNER
3	Tree Removal	EA	0	\$ 5,000.00	\$ -	1.00	\$ -	ALLOWANCE
4	Utility Fees	ALLOW	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	ALLOWANCE
5	Design & Engineering	LS	1	\$ 58,500.00	\$ 58,500.00	1.00	\$ 58,500.00	
6	CM Fees	LS	1	\$ 11,080.00	\$ 11,080.00	1.00	\$ 11,080.00	
7	Impact Fees	ALLOW	1	\$ 20,000.00	\$ 20,000.00	1.00	\$ 20,000.00	ALLOWANCE
8	Permit Fees	ALLOW	1	\$ 20,000.00	\$ 20,000.00	1.00	\$ 20,000.00	ALLOWANCE
9	Finance Costs	LS	0	\$ 2,500.00	\$ -	1.00	\$ -	By OWNER
10	Realtor Commission	LS	0	\$ 5,000.00	\$ -	1.00	\$ -	By OWNER
11	Special Inspection	ALLOW	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	By OWNER
12	Material Testing	ALLOW	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	By OWNER
HARD COSTS								\$ 660,043.00
GENERAL REQUIREMENTS								\$ 142,345.00
13	Permitting (by CM)	LS	1	\$ 30,450.00	\$ 30,450.00	1.00	\$ 30,450.00	
14	Overhead (Project Executive & Accounting)	LS	1	\$ 58,995.00	\$ 58,995.00	1.00	\$ 58,995.00	
15	Preconstruction	LS	0	\$ -	\$ -	1.00	\$ -	IN ABOVE
16	Project Management	LS	0	\$ -	\$ -	1.00	\$ -	IN ABOVE
17	Project Supervision	MONTHS	6	\$ 3,200.00	\$ 19,200.00	1.00	\$ 19,200.00	Onsite Supervisor
18	Jobsite Cleaning	MONTHS	6	\$ 225.00	\$ 1,350.00	1.00	\$ 1,350.00	
19	Final Cleaning	SF	2400	\$ 2.00	\$ 4,800.00	1.00	\$ 4,800.00	
20	Temporary Toilets	MONTHS	6	\$ 250.00	\$ 1,500.00	1.00	\$ 1,500.00	
21	Temporary Fencing w/ Windscreen	LF	500	\$ 6.50	\$ 3,250.00	1.00	\$ 3,250.00	
22	Safety & Protection	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	
23	Construction Equipment	LS	1	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00	
24	Crane	LS	0	\$ 25,000.00	\$ -	1.00	\$ -	N/A
25	Termite Treatment	SF	2400	\$ 0.75	\$ 1,800.00	1.00	\$ 1,800.00	
26	Miscellaneous Engineering	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	ALLOWANCE
27	Dumpsters	EA	8	\$ 750.00	\$ 6,000.00	1.00	\$ 6,000.00	
28	MOT	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	ALLOWANCE
SITework								\$ 78,475.00
29	Earthwork/Site Grading	SF	9500	\$ 2.25	\$ 21,375.00	1.00	\$ 21,375.00	INCLUDING BUILDING PAD
30	Site Civil (Utilities)	LS	1	\$ 18,000.00	\$ 18,000.00	1.00	\$ 18,000.00	ONSITE & OFF SITE; STORMWATER PROVISIONS
31	Paving & Striping and Signage	LS	1	\$ 10,000.00	\$ 10,000.00	1.00	\$ 10,000.00	
32	Landscape	SF	3000	\$ 5.00	\$ 15,000.00	1.00	\$ 15,000.00	ALLOWANCE
33	Irrigation	SF	3000	\$ 1.50	\$ 4,500.00	1.00	\$ 4,500.00	ALLOWANCE
34	Hardscape (Concrete Walkways)	SF	800	\$ 12.00	\$ 9,600.00	1.00	\$ 9,600.00	ALLOWANCE
CONCRETE (SHELL)								\$ 89,745.00
35	Concrete/Masonry Shell	SF	2207	\$ 35.00	\$ 77,245.00	1.00	\$ 77,245.00	CBS Structure with Columns & Beams
36	5' Site Wall	SF	500	\$ 25.00	\$ 12,500.00	1.00	\$ 12,500.00	ALLOWANCE
37	Dumpster Enclosure	SF	0	\$ 15.00	\$ -	1.00	\$ -	ALLOWANCE
METALS								\$ 61,218.00
38	Structural Steel Joists and Metal Deck	SF	2207	\$ 24.00	\$ 52,968.00	1.00	\$ 52,968.00	
39	6' Tall Chain Link Fence (Site)	LF	50	\$ 30.00	\$ 1,500.00	1.00	\$ 1,500.00	
40	Stair Handrails	LF	50	\$ 35.00	\$ 1,750.00	1.00	\$ 1,750.00	
41	Miscellaneous Roof Accessories	LS	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	ALLOWANCE
CARPENTRY & MILLWORK								\$ -
42	Storage - Millwork	ALLOW	0	\$ 500.00	\$ -	1.00	\$ -	ALLOWANCE
43								
THERMAL & MOISTURE PROTECTION								\$ 27,070.00
44	TPO Single Ply Roofing	SF	2207	\$ 10.00	\$ 22,070.00	1.00	\$ 22,070.00	
45	Roof Walkway Pads	LS	1	\$ 3,500.00	\$ 3,500.00	1.00	\$ 3,500.00	
46	Waterproofing	ALLOW	1	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	ALLOWANCE
DOORS & WINDOWS								\$ 49,700.00
47	Storefront System	LS	1	\$ 35,000.00	\$ 35,000.00	1.00	\$ 35,000.00	Impact Glazing.
48	Storefront Double Doors	EA	0	\$ 2,000.00	\$ -	1.00	\$ -	Impact Glazing.
49	Storefront Single Door	EA	4	\$ 1,500.00	\$ 6,000.00	1.00	\$ 6,000.00	Impact Glazing.
50	Interior HM Doors (Single)	EA	4	\$ 650.00	\$ 2,600.00	1.00	\$ 2,600.00	Impact
51	Exterior HM Doors (Single)	EA	2	\$ 2,000.00	\$ 4,000.00	1.00	\$ 4,000.00	Impact
52	Exterior Door Hardware	EA	6	\$ 350.00	\$ 2,100.00	1.00	\$ 2,100.00	
FINISHES								\$ 80,437.00
53	Interior Walls - 2hr rated Demising & Restrooms w/ Tile, Paint	SF	2207	\$ 16.00	\$ 35,312.00	1.00	\$ 35,312.00	
54	Exterior Stucco - Regular	SF	4750	\$ 6.50	\$ 30,875.00	1.00	\$ 30,875.00	
55	Exterior Paint	SF	4750	\$ 3.00	\$ 14,250.00	1.00	\$ 14,250.00	
SPECIALTIES								\$ 9,825.00
56	Misc. (Bldg Signage)	LS	1	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00	ALLOWANCE
57	Bike Racks (Site)	EA	1	\$ 325.00	\$ 325.00	1.00	\$ 325.00	ALLOWANCE
58	Fire Extinguishers & Cabinets	LS	4	\$ 500.00	\$ 2,000.00	1.00	\$ 2,000.00	ALLOWANCE
59	Toilet Accessories	LS	4	\$ 600.00	\$ 2,400.00	1.00	\$ 2,400.00	ALLOWANCE
EQUIPMENT								\$ -
60	Trash Equipment	LS	0	\$ 15,000.00	\$ -	1.00	\$ -	By OWNER



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2200 PONDEROSA PLAZA

ITEM #	DESCRIPTION	UNIT	QTY	RATE	COST	X	EXT. COST	TOTAL
FURNISHINGS								
61	Interior FF&E (By Owner)	LS	1		\$ -			\$ -
By OWNER								
CONVEYING SYSTEMS								
62	NIC	0	0	\$ -	\$ -	1.00	\$ -	\$ -
MECHANICAL - HVAC								
63	RTU's per bay	EA	1	\$ 4,500.00	\$ 4,500.00	4.00	\$ 18,000.00	\$ 28,300.00
64	Ductwork per bay	SF	520	\$ 15.00	\$ 7,800.00	1.00	\$ 7,800.00	
65	Mechanical Controls	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	ALLOWANCE
MECHANICAL - Fire Protection								
66	Fire Sprinkler System	SF	2207	\$ 4.00	\$ 8,828.00	1.00	\$ 8,828.00	ALLOWANCE
MECHANICAL - Plumbing								
67	Unisex Restrooms per bay	SF	150	\$ 7.00	\$ 1,050.00	4.00	\$ 4,200.00	
68	Rain Water Leaders/Storm Systems	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	ALLOWANCE
69	Bldg Exterior Plumbing	LS	1	\$ 2,000.00	\$ 2,000.00	1.00	\$ 2,000.00	ALLOWANCE
ELECTRICAL - Fire Alarm System								
70	Fire Alarm System	ALLOW	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	ALLOWANCE
ELECTRICAL								
71	Elec Panel, Circuits, Outlets and Switches per bay	SF	500	\$ 15.00	\$ 7,500.00	4.00	\$ 30,000.00	
72	Low Voltage	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	Conduit & Pull Strings
73	Electrical Service	LS	1	\$ 18,000.00	\$ 18,000.00	1.00	\$ 18,000.00	ALLOWANCE
74	Electrical (Site)	SF	9950	\$ 2.00	\$ 19,900.00	1.00	\$ 19,900.00	ALLOWANCE
75	Temporary Power	LS	0	\$ 5,000.00	\$ -	1.00	\$ -	ALLOWANCE
TOTAL COSTS (Hard & Soft) - NO MARK-UP					\$			783,623.00
BUILDING Area (SF)								2,400
SITE Area (SF)								10,000
COST SUMMARY								
1	GENERAL REQUIREMENTS	\$	11.48	22%			\$	142,345.00
2	SITWORK	\$	6.33	12%			\$	78,475.00
3	CONCRETE	\$	7.24	14%			\$	89,745.00
5	METALS	\$	4.94	9%			\$	61,218.00
6	CARPENTRY & MILLWORK	\$	-	0%			\$	-
7	THERMAL & MOISTURE PROTECTION	\$	2.18	4%			\$	27,070.00
8	DOORS & WINDOWS	\$	4.01	8%			\$	49,700.00
9	FINISHES	\$	6.49	12%			\$	80,437.00
10	SPECIALTIES	\$	0.79	1%			\$	9,825.00
11	EQUIPMENT	\$	-	0%			\$	-
12	FURNISHINGS (N.I.C)	\$	-	0%			\$	-
14	CONVEYING SYSTEMS (ELEVATOR)	\$	-	0%			\$	-
15	MECHANICAL (HVAC)	\$	2.28	4%			\$	28,300.00
15	MECHANICAL (FIRE PROTECTION)	\$	0.71	1%			\$	8,828.00
15	MECHANICAL (PLUMBING)	\$	0.70	1%			\$	8,700.00
16	ELECTRICAL (FIRE ALARM SYSTEM)	\$	0.40	1%			\$	5,000.00
16	ELECTRICAL	\$	5.68	11%			\$	70,400.00
	TOTAL DIRECT COST	\$	53.23	100%			\$	660,043.00
	OH & P	\$	5.35	10%			\$	66,377.00
TOTAL HARD COST (BLDG + SITE)		\$	58.58	85%			\$	726,420.00
TOTAL SOFT COST (BLDG + SITE)		\$	12.36	15%			\$	123,580.00
TOTAL PROJECT COST (BLDG + SITE)		\$	70.94	100%			\$	850,000.00