

Variation By System

Building CATALYST, LLC

Gateway Tower - Demo – Architect: Blue Sky Solutions, Project Manager: Rick Wiersma

Reported on: Friday, April 11, 2025

Construction Cost

Project Set	Bldg Area	MEAN			LOW Range		HIGH Range		
		Total	\$/SF	Pct	Total	\$/SF	Pct	Total	\$/SF
Set 1 - Feasibility Study - All defaulted model values	433,042 SF	\$148,463,183	\$343	7%	\$137,397,519	\$317	14%	\$169,955,328	\$392
Set 2 - Preprogram Model - Attributes adjusted	418,460 SF	\$132,689,187	\$317	6%	\$124,087,883	\$297	11%	\$147,879,083	\$353
Set 3 - Program Model - Functional Values Revised	425,916 SF	\$129,594,222	\$304	6%	\$121,882,242	\$286	10%	\$143,192,078	\$336
Set 4 - Schematic Design	417,726 SF	\$120,926,506	\$289	4%	\$116,590,858	\$279	6%	\$128,346,219	\$307
Set 5 - Design Development	415,526 SF	\$121,126,562	\$292	4%	\$116,779,237	\$281	6%	\$128,565,976	\$309
Set 6 - GMP	415,967 SF	\$121,453,092	\$292	0%	\$121,453,092	\$292	0%	\$121,453,092	\$292

Low and high range points are at 1.0 Std Dev = 68% probability

