



**Needham Town Hall
Project Cost* Summary - CPA Qualification
Conceptual Phase – July 29, 2008**

	Alternate 1		Alternate 2		Alternate 3		Alternate 4	
Estimated Construction Cost	\$ 12,315,768		\$ 12,711,880		\$ 16,661,071		\$ 14, 879,750	
Estimated Soft Costs	\$ 3,448,415 (28%)		\$ 3,559,326 (28%)		\$ 3,832,046 (23%)		\$ 3,659,252 (25%)	
Total Project Cost	\$ 15,764,183 ***		\$ 16,271,206		\$ 20,493,117 ****		\$ 18,539,002	
	CPA		CPA		CPA		CPA	
	Qualifying	Non- Qualifying	Qualifying	Non- Qualifying	Qualifying	Non- Qualifying	Qualifying	Non- Qualifying
Estimated Construction Cost	\$ 12,315,768 (100%)	\$ 0 (0%)	\$ 6,355,940 (50%)	\$ 6,355,940 (50%)	\$ 12,495,803 (75%)	\$ 4,165,268 (25%)	\$ 12,315, 768	\$ 2,563,982
Estimated Soft Costs	\$ 2,069,049 (60%)	\$ 1,379,366 (40%)	\$ 1,067,797 (30%)	\$ 2,491,529 (70%)	\$ 1,724,420 (45%)	\$ 2,107,626 (55%)	\$ 2,195,551 (60%)	\$ 1,463,701 (40%)
Estimated CPA Qualification**	\$14,384,817	\$1,379,366	\$ 7,423,737	\$ 8,847,469	\$ 14,220,223	\$ 6,272,894	\$ 14,511,319	\$ 4,027,683

* Project Costs do not include temporary relocation of office space.

** Estimated CPA Qualification based on January 4, 2008 opinion from Edwards Angell Palmer & Dodge LLP.

*** Estimated cost for new construction to house Park & Rec. Dept. and Planning & Econ. Dev. Dept. outside of Town Hall is \$425,000

**** Alternate 3 includes 4,700 s.f of unfinished ground floor space that can be used for storage or finished in the future.