

Instructions for Completing the 20YCE Template

Proposed scope of work should be in year 1.

Note: This capital expenditure should be an "as-is" current condition analysis.

Default items may be added, deleted or revised as needed.

A default expected useful life (EUL) of item based upon industry standards is already included. This should be updated to reflect the needs assessor's experience and other life expectancy sources.

Age should be the actual age of the item as of the date this 20-Year Capital Expenditure Form is completed and dated. If item is proposed to be replaced in the scope of work, this number should equal the same as the EUL.

Effective remaining life (ERL) auto calculates based upon EUL and age. If 0 or negative, the item should be added to the project scope of work.

when this form is completed. r - Landscape Format Sheet Minnesota Housing 20 Year Capital Expenditure (20YCE) Template Year 1 should be same as the year this form is completed. Prepared By: EUL = Expected Useful Life (in years) Note: Current request shall be in Year 1 Note: This shall be an "AS-IS", Pre-Rehab Project Date Last Revised ERL = Effective Remaining Life (in years) Cost Estimate (Today's \$) 20?? 20?? fupdate as needed EUL Age ERL Units ...y 20?? 20?? Site & Garages Uninflated total of each column sphalt Repair/ Replace oncrete Repair/Replace auto calculates for the row. Sealcoat/ Restripe Grading, Drainage, Earthwork, Landscaping Play Area/ Site Amenities Each year column should have a 25 15 Site Signage dollar amount included when ite Utilities 40 etaining Walls 20 item reaches its EUL. 28 orches/ Decks/ Sheds/ Canopies 28 uilding Envelope oof Covering - Asphalt/ Wood Shingles 25 Roof Covering - Built Up/ Single Ply 20 Three columns under "Cost oof Covering - Metal 15 xterior Walls - Alum Siding 15 Estimate" should indicate the xterior Walls - Masonry 40 40 xterior Walls - Precast Conc unit cost (units), number of xterior Walls - Vinyl Siding 30 units (Qty), and total cost (\$). xterior Walls - Wood/ Stucco/ Other 10 10 xterior Wall Assembly/ Insulation For example, if replacing Vindows - Aluminum Windows - Wood/Vinyl/Fiberglass 25 25 refrigerators, indicate \$500 unit 25 oors - Service/ Entry cost (ea. refrigerator), 100 OH Doors 20 ther units, \$50,000 total cost. Or, ommon Areas indicate a lump sum total cost. levator Upgrades 25 25 looring - Ceramic/ Wood/ Concrete 40 ooring - Carpet/ Resilient/ Painting/ Finishing Vall/ Ceiling Repairs 20 Mech, Elec, & Pimbg Systems 30 ommon HVAC 25 The uninflated column auto Elect Fixture / Fire Alarm 30 calculates. Other welling Units litchen / Bath Cabinets lumbing Fixtures 20 20 ooring - Carpet loorig - Resilient Painting/ Finishing A default annual inflation of 3% OU Doors/ Entry Doo Vall Ceiling Repairs 20 auto calculates. 15 ppliances indow Coverings 20 20 noke/CO Detectors 10 Vindow/ Thru-Wall AC 12 Overall total auto calculates. Vater Heater ackaged HVAC Ininflated Totals flation Factor (3%) 1.06 1.75 nflated Totals The inflated column auto file name: CNA20YrExpenTemplate R01-29-15 Last Updated April 2013

Input actual years based upon

calculates.