Instructions for Completing the 20YCE Template

Minnesota Housing Finance Agency

Capital Needs Assessment (CNA)
20 Year Capital Expenditure Template

Project Name:
Prepared By:
Date Last Revised:

EUL = Expected Useful Life (in years)
ERL = Effective Remaining Life (in years)

Note: Current funding request must be in the Year 1 Column, unless it's Critical Needs item.
Note: This shall be an "AS-IS", Pre-Rehab Projection

Note: Critical
Note: See Cha
etermination.

Item {update as needed}	Life Expectancy EUL	Age	ERL	Cost Estimate (Today's $) Units	Qty	$	Comments	Critical Needs	1 20??	2 20??	3 20??	4 20??	5 20??	6 20??	7 20??	8 20??	9 20??	18 20??	19 20??	20 20??	Total
Site and Accessory Structures																					
Asphalt Repair/Replace	25	0	25																		0
Concrete Repair/Replace	30	0	30																		0
Sealcoat/Restripe	5	0	5																		0
Grading, Drainage, Earthwork, Landscaping	50	0	50																		0
Play Area/Site Amenities	20	0	20																		0
Fencing	25	0	25																		0
Site Signage	15	0	15																		0
Site Utilities	40	0	40																		0
Retaining Walls	20	0	20																		0
Porches/ Decks/ Canopies	28	0	28																		0
Trash Enclosure/ Sheds	30	0	30																		
Site Dranage Remediation																					
Tripping Hazard Repair																					
Site Life-Safety (missing handrails, etc)																					
Site & Garage Other																					0
Structural Integrity																					
Structural Intregity Items (Critical)																					
Building Envelope																					
Roof Covering - Asphalt/Wood Shingles	25	0	25																		0
Roof Covering - Built Up/Single Ply	20	0	20																		0
Roof Covering - Metal	40	0	40																		0
Exterior Walls - Alum Siding	15	0	15																		0
Exterior Walls - Masonry	40	0	40																		0
Exterior Walls - Precast Conc	50	0	50																		0
Exterior Walls - Vinyl Siding	30	0	30																		0
Exterior Walls - Cement/ Composite	45	0	45																		0
General Conditions, Overhead & Profit																					
General Conditions (6% Max)																					
Overhead (2% Max)																					
Profit (6% Max)																					
Uninflated Totals								0	0	0	0	0	0	0	0	0	0	0	0	0	0
Inflation Factor (3%)									1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.70	1.75	1.81	
Inflated Totals								0	0	0	0	0	0	0	0	0	0	0	0	0	0

TOTAL PROPOSED REHAB (Critical Needs + Year One) 0

Preparer Certification
I certify that this 20 Year Capital Expenditure Template is a true and accurate assessement of this property's condition.
The costs indicated are based upon industry standards, current cost estimates, and/ or based upon the preparer's experience.
I also certify that this was document was prepared by me or under my direct supervision.

Printed Name

Signature

Date Property Inspected

Three columns under Cost Estimate should indicate the unit cost (Units), number of units (Qty), and total cost ($) for item. For example, $500 for each refrigerator X 100 units = $50,000.

Critical Needs columns must only include critical needs for preservation determination.

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

A default Expected Useful Life (EUL) of items based upon industry standards is already included. This must be updated to reflect the needs assessor's experience and other life expectancy sources.

Age must be the actual age of the item as of the date this 20YCE template is completed and dated.

The Effective Remaining Life (ERL) auto calculates based upon the EUL and Age. If 0 or negative, the item should be added to the project scope of work.

The individual who prepared this 20YCE Template must enter name, signature, date.

Input the actual years based upon when this template is completed. Year 1 should be the same as the year this template is prepared.

Uninflated total of each column auto calculates for the row.

Each year column should have a dollar amount included when item reaches its EUL.

Proposed scope of work must be in the Year 1 column.

The uninflated column auto calculates.

Default annual inflation of 3% auto calculates.

The inflated column auto calculates.

Overall total auto calculates.

General Conditions, Overhead, and Profit are only required for Critical Needs and Year 1 items. It may be included in subsequent years at the preparer's discretion. Rational: Critical Needs and Year 1 must reflect the proposed rehab scope of work which typically requires a General Contractor. Work in years 2-20, which typically include maintenance and repair, may be provided without a General Contractor.

Note: This capital expenditure template should be an "as-is", pre-rehabilitation condition analysis.

Note: The template is formatted to print on a horizontal, 17"x11" sheet.