

## Capital Needs Assessment (CNA) 20 Year Capital Expenditure Template

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.

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

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

TOTAL PROPOSED REHAB (Critical Needs + Year One)

**Preparer Certification**  
 I certify that this 20 Year Capital Expenditure Template is a true and accurate assessment 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 \_\_\_\_\_

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.

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.

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.