Instructions for Completing the 20YCE 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 refrigerators = $50,000

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

MINNESOTA HOUSING

Project Name: Sample Project
Prepared By (person & entity): John Doe
Date Last Revised: 1-Apr-26

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

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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??	17 20??	18 20??	19 20??	20 20??	Total
Inspectable Area #1																	
Health and Life Safety																	
Egress - Obstructions, Sleeping Room Rescue, & Fire Escapes	0	0	0			$0											0
Code-required Exit Signage	0	0	0			$0											0
Flamable/ Combustable Clearances from fuel-burning equipment	0	0	0			$0											0
Interior/ Exterior Handrails & Guardrails	50	20	30	$100	3	$300		300									30
Interior / Exterior Stairs	50	20	30	$200	3	$600		400	100	100	100	10					800
Call-for-aid System (if present)	25	20	5	$300	3	$900		200									900
Sharp Edge Hazards	0	0	0			$0											0
Trip Hazards	0	0	0			$0											
Structural Systems Repair/ Replacement	0	0	0			$0											
Health and Life Safety Other	0	0	0			$0											0
Inspectable Area #2																	
Site and Accessory Structures																	
Asphalt (Pothole) Repair/Replace	25	20	5	$1,000	$1	$1,000											1000
Concrete Repair/Replace	30	0	30			$0											0
Sealcoat/Restripe	5	0	5			$0											0
Private Roads and Driveway Acess	25	0	25			$0											
Grading, Drainage, Earthwork, Landscaping	50	0	50			$0											0
Play Area/Site Amenities	20	0	20			$0											0
Fencing and Gates	40	0	40			$0											0
Site Signage	15	0	15			$0											0
Site Utilities	40	0	40			$0											0
Retaining Walls	20	0	20			$0											0

Critical Needs column must only include critical needs for preservation determination

Uninflated total of each column auto calculates for the row

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

Input the uninflated cost in the year it will be required to be completed based upon ERL

Proposed scope of work must be in Year 1 column

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.

The uninflated column auto calculates

Default annual inflation of 3% auto calculates

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

The inflated column auto calculates

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??	17 20??	18 20??	19 20??	20 20??	Total
General Conditions, Overhead and Profit																	
General Conditions (6% Max)								2340									
Overhead (2% Max)								780									
Profit (6% Max)								2340									
Uninflated Totals								14360	30100	100	100	100	40000	75000	10000	0	212460
Inflation Factor (3%)								1.00	1.00	1.03	1.06	1.09	1.60	1.65	1.70	1.75	
Inflated Totals								14360	30100	103	106	109	64000	123750	17000	0	312470

Overall total auto calculates

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.

TOTAL PROPOSED REHAB (Critical Needs + Year One) 44460 * No inflation added to Critica

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 document was prepared by me or under my direct supervision.

John Doe
Printed Name

Signature

1-Apr-26
Date Property Inspected

Attachments:

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

General Conditions, Overhead, an Profit are only required for Critical Needs and Year 1 item. It may be included in subsequent years at th 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 the years 2-20, which typically includes 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: This template is formatted to print on a horizontal 17" x 11" (Tabloid) sheet.