

Green Capital Needs Assessment (GCNA)

The complete green planning tool for owners and managers

In 2009, On-Site Insight collaborated with Enterprise Community Partners to develop a protocol for a Green Capital Needs Assessment (GCNA). The GCNA fuses a conventional 20-year Capital Needs Assessment with a comprehensive energy audit and detailed financial analysis of retrofit options. It provides a complete analysis of property condition, capital needs, and opportunities to improve energy and water efficiency.

You can depend on OSI's GCNA to make confident green retrofit decisions.

Benefits of the GCNA

- Improve energy and water efficiency
- Reduce operating and capital costs
- Safeguard indoor air quality (IAQ) for residents
- Reduce environmental impact

BPI-certified staff

All of our associates are certified by the Building Performance Institute (BPI) as Building Analysts and Multifamily Analysts, and average ten years of multifamily capital planning experience.



The complete report includes:

- Standard CNA that exceeds ASTM 2018 standards, with 20-year capital needs projections and replacement reserve analyses
- Side-by-side comparisons of conventional and green capital needs
- Energy analysis, including utility bill analysis, disaggregated end uses, and carbon footprint
- TREAT energy modeling
- Detailed Life Cycle Cost Analysis for each retrofit
- Indoor air quality analysis with diagnostic testing results (optional)
- Clear recommendations with recognized financial metrics: net present value (NPV), internal rate of return (IRR), and savings to investment ratio (SIR)
- Standard and infrared photos

