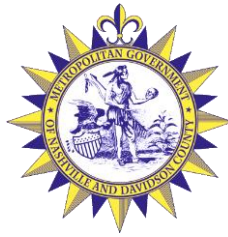


Metropolitan Government
of Nashville and Davidson County

Freddie O'Connell, Mayor
Gerald C. Smith, Director



Department of General Services

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June 28, 2024

Metropolitan Government Clerk's Office
Metropolitan Courthouse
1 Public Square, Suite 205
Nashville, TN 37201

Dear Honorable Members of the Metropolitan Government of Nashville & Davidson County Council:

In accordance with Section 16.60.110 of the Metropolitan Code, the Department of General Services is providing its annual report for calendar year 2023 describing the environmental performance and operation of the 23 LEED buildings that the department manages.

Reporting requirements for LEED buildings include:

- The LEED building's energy and water *use* compared to a non-LEED building of similar size and use within the area of the metropolitan government and to the current Commercial Buildings Energy Consumption Survey (CBECS) Energy Use Intensity (EUI) benchmark for similar building type
- The LEED building's estimated energy and water *cost savings* compared to a non-LEED building of similar size and use within the area of the metropolitan government

This year, for the first time (and going forward), the report is presented in dashboard form. This will facilitate year-over-year comparisons, improve data visualization, and enhance accessibility. [Access the High Performance Buildings Dashboard](#) for detailed information on General Services' LEED buildings for 2016-2023. PDF reports for calendar years 2016-2022 remain available on the [General Services website](#); a link to the Dashboard is there also.

In 2023, for the 23 high performance buildings reviewed, General Services saved a total of 26,378,910 kBTU of energy and avoided energy costs of more than \$525,000 compared to the non-LEED comparable buildings. Of the 21 facilities where non-LEED comparable buildings with water consumption readings were available, the high-performance buildings saved a total of 23,393,487 gallons of water, avoiding more than \$1,250,000 in water costs.

As its high-performance buildings continue to save natural resources, General Services is working toward the city's energy efficiency and LEED Zero Energy commitments ([Section 2.32.070 of the Metropolitan Code](#)). Council members can expect a progress report later this summer.

Please feel free to contact me with questions.

Sincerely,

Gerald C. Smith, Sr.

Director, Department of General Services

Appendix 1. Utility Table

In 2023, General Services spent a total of \$1,767,602 on energy (\$1,466,380 for electricity, \$301,221 for natural gas) and \$380,126 on water for its LEED certified buildings, representing a total area of 1,037,158 square feet. The utility consumption and cost per building are as follows:

High Performance Building	Building Sq. Ft.	Electricity (kWh)	Electricity cost	Gas (therms)	Gas cost	Water (gallons)	Water cost
Fire - Station #3	17,469	246,053	\$25,006.31	2,509	\$3,472.61	179,532	\$6,962.05
Fire - Station #11	15,587	205,294	\$22,280.90	1,798	\$2,557.54	228,156	\$7,808.31
Fire - Station #19	20,142	255,351	\$24,138.41	3,922	\$5,250.59	228,904	\$8,737.03
Fire - Station #20	13,573	199,720	\$25,053.04	2,305	\$3,259.56	97,995	\$6,561.64
Fire - Station #21	19,116	244,496	\$25,794.26	3,196	\$4,552.43	743,564	\$15,134.34
Fire - Station #30	14,435	217,246	\$22,153.01	1,539	\$2,331.50	268,551	\$9,067.70
Fire - Station #31	17,311	194,296	\$21,878.59	2,021	\$2,873.33	272,665	\$3,330.05
Fire - Station #32	17,693	294,192	\$25,254.97	1,189	\$1,967.89	124,177	\$5,873.47
Fire - Station #33	15,533	188,413	\$21,269.87	1,916	\$2,950.60	77,049	\$5,170.00
Fire - Station #35	11,586	101,120	\$11,458.33	2,296	\$3,406.78	87,522	\$6,187.57
Fire - Station #37	19,305	280,355	\$23,935.73	4,319	\$5,680.80	162,600	\$5,647.85
Police -Midtown Hills Precinct	21,846	480,600	\$41,739.00	440	\$1,041.34	123,429	\$9,628.32
Police - West Precinct	25,698	866,600	\$64,478.85	674	\$1,282.63	11,221	\$7,709.67
Howard Office Building	139,027	2,191,898	\$152,395.00	98,522	\$39,391.05	5,547,170	\$81,034.15
Lindsley Hall	34,198	396,652	\$37,385.62	24,235	\$9,689.45	1,364,498	\$19,932.86
MAC - Douglass Head Start	26,625	314,040	\$31,069.29	2,293	\$3,443.69	304,457	\$10,565.33
Highland Heights - KIPP Academy	92,459	1,809,600	\$124,698.87	3,445	\$5,015.32	777,226	\$23,801.40
Library - Bellevue Branch	24,912	486,360	\$41,312.80	394	\$1,048.47	350,900	\$4,807.84
Southeast Davidson Library & Community Center	80,600	1,200,000	\$86,450.51	4,640	\$6,751.17	1,842,826	\$29,947.26
Lentz Public Health Center	107,474	2,661,600	\$177,311.34	17,170	\$26,188.51	2,804,447	\$46,520.48
Police - Madison Precinct & Crime Lab	84,420	3,715,800	\$243,702.57	52,480	\$56,667.37	1,166,961	\$16,426.49
Police - Headquarters & Family Safety Center	170,281	3,048,771	\$177,316.12	99,623	\$107,411.32	579,740	\$25,237.37
Bellevue Community Center	47,868	637,339	\$40,297.45	3,613	\$4,987.95	1,932,443	\$24,034.96