



# ComEd New Construction - Bus/Pub Program CY2025 Impact Evaluation Report

Energy Efficiency and Demand Response Plan

Program Year 2025 (CY2025)

(01/01/2025-12/31/2025)

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**ComEd**



**Final**

**April 8, 2026**

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# 1 Introduction

This report presents the results of the impact evaluation of the New Construction – Bus/Pub program from the program year from January 1 to December 31, 2025 (CY2025). The program was designed to capture immediate and long-term energy efficiency opportunities that are available during the design and construction of the non-residential and multifamily buildings in ComEd’s service territory. The program covers new buildings, additions, and major renovations.

The program reaches out to design professionals, commercial real estate developers, and customers throughout the design process. The implementation team provides technical assistance in building design to reduce energy use beyond what is required by existing building codes and standards.

The program is offered jointly to customers served by ComEd, Nicor Gas, Peoples Gas, and North Shore Gas. This report presents the results just for ComEd. The results for the gas utilities will be in a separate report.

# 2 Program Savings Detail

Table 1 summarizes the incremental energy and demand savings the New Construction – Bus/Pub program achieved in CY2025. The other fuel savings are only those that ComEd may be able to claim, which excludes savings the gas utilities claim, either via joint or non-joint programs.<sup>1</sup> The electrification savings are those resulting from electrification measures.<sup>2</sup>

**Table 1. Total Annual Incremental Electric Savings – Total**

Savings Category	Units	Ex Ante Gross Savings*	Program Gross Realization Rate	Verified Gross Savings*	Program Net-to-Gross Ratio (NTG)	CY2023 Net Carryover Savings	CY2024 Net Carryover Savings	Verified Net Savings†
Electric Energy Savings - Direct‡	kWh	8,448,312	0.99	8,398,261	0.51	N/A	N/A	4,306,888
Electric Energy Savings - Converted from Other Fuels§	kWh	3,583,675	0.95	3,412,186	0.55	N/A	N/A	1,880,860
Electric Energy Savings - Indirect from Electrification (electrification baseline)	kWh	0	N/A	227,224	0.48	N/A	N/A	109,067
Electric Energy Savings - Indirect from Electrification (efficiency baseline)	kWh	0	N/A	0	N/A	N/A	N/A	0
Total Electric Energy Savings#	kWh	12,031,987	1.00	12,037,670	0.52	N/A	N/A	6,296,815
Total Electric Energy Savings Including Carryover#	kWh							
Summer Peak*†† Demand Savings	kW	1,743	1.06	1,846	0.49	N/A	N/A	913

<sup>1</sup> The evaluation will determine which other fuel savings will be counted towards goal while producing the portfolio-wide Summary Report. According to Section 8-103B(b-25) of the Illinois Public Utilities Act, “In no event shall more than 10% of each year’s applicable annual total savings requirement as defined in paragraph (7.5) of subsection (g) of this Section be met through savings of fuels other than electricity.”

<sup>2</sup> The electrification savings counted toward ComEd’s electric savings goal were determined by the evaluation team’s analysis of portfolio verified savings. According to Section 8-103B(b-27) of the Illinois Public Utilities Act, “In no event shall electrification savings counted toward each year’s applicable annual total savings requirement, as defined in paragraph (7.5) of subsection (g) of this Section, be greater than 5% per year for each year from 2022 through 2025.”

Savings Category	Units	Ex Ante Gross Savings*	Program Gross Realization Rate	Verified Gross Savings*	Program Net-to-Gross Ratio (NTG)	CY2023 Net Carryover Savings	CY2024 Net Carryover Savings	Verified Net Savings†
Summer Peak** Demand Savings Including Carryover	kW							

N/A = not applicable (refers to a piece of data that cannot be produced or does not apply).

\* The "Ex Ante Gross Savings" and "Verified Gross Savings" in row one (Electric Energy Savings - Direct) and row seven (Summer Peak Demand Savings) exclude gross carryover savings from CY2023 and CY2024.

† The "Verified Net Savings" in row one (Electric Energy Savings - Direct) and row seven (Summer Peak Demand Savings) include net carryover savings from CY2023 and CY2024 for applicable programs.

‡ The Electric Energy Savings - Direct includes primary kWh savings from efficient measures (excluding electrification savings from both electrification and efficiency baseline), secondary kWh savings from wastewater treatment, and electric heating penalties.

§ Other fuel savings converted to kWh by multiplying Therms \* 29.31 (which is based on 100,000 Btu/Therm and 3,412 Btu/kWh).

The evaluation team will determine which other fuel savings will be converted to kWh and counted toward ComEd's electric savings goal while producing the portfolio-wide Summary Report.

|| Electrification savings excluding direct efficiency savings. Calculated from net electric savings from increase in kWh consumption and decrease in gas consumption from electrification (kWh equivalent). This row calculates savings using electrification baseline.

The next row (Electric Energy Savings - Indirect from Electrification (efficiency baseline)) calculates the portion of converted electrification savings to traditional efficiency electric savings using an efficiency baseline, which can be claimable towards ComEd's electric savings goal (applied to only midstream programs).<sup>3</sup> The evaluation team determined which electrification savings are allocated toward ComEd's electrification savings goal, and which portion of electrification are converted to traditional efficiency electric savings based on analysis of portfolio-wide verified savings.

# Total Electric Energy Savings is the sum of the Electric Energy Savings - Direct, Electric Energy Savings Converted from Other Fuel, Electric Energy Savings - Indirect from Electrification (electrification baseline), and Electric Energy Savings - Indirect from Electrification (efficiency baseline). Note: This row does not include carryover gross savings, but the next row (Total Electric Savings Including Carryover) includes carryover in the gross savings, for the purpose of recalculating the gross realization rate, including carryover savings (same for the peak demand savings).

\*† The Peak Demand Savings are savings occurring at coincident Summer Peak period, defined as 1:00-5:00 PM Central Prevailing Time on non-holiday weekdays, June through August. This definition is in accordance with PJM requirements.

Note: The program-level NTG values are calculated as Verified Net/Verified Gross. The program-level analysis typically used measure-level deemed NTG values, which are listed here: <https://www.ilsag.info/evaluator-ntg-recommendations-for-2025>. The NTG ratio for eligible business customers in disadvantaged neighborhoods is set to 1.00 as per the "NTG Ratio for Disadvantaged Areas" policy.<sup>4</sup>

Source: Evaluation team analysis

<sup>3</sup> ComEd IE EE Policy\_2\_17-25\_Final Clean: Illinois Energy Efficiency Stakeholder Advisory Group Policy Resolution: Income Eligible Energy Efficient Electrification Attribution for Midstream Programs - Final (2/17/2025)

<sup>4</sup> Illinois Energy Efficiency Policy Manual Version 3.0, Section 7.4, available at <https://www.ilsag.info/policy/>

### 3 Cumulative Persisting Annual Savings

Table 2 to Table 4 show the cumulative persisting annual savings (CPAS) for the measures installed in CY2025. The electric CPAS across all measures installed in CY2025 is shown in Table 2. The other fuel contribution to CPAS (converted to equivalent electricity) is shown in Table 3. The combined savings are shown in Table 4.

**Table 2. CPAS – Electric**

Savings Category	Verified Gross Savings (kWh)	Lifetime Net Savings (kWh) <sup>†</sup>	CPAS Verified Net kWh Savings										
			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
CY2025 Program Total Contribution to CPAS	8,625,485	76,837,629									4,415,956	4,415,956	4,415,956
Historic Program Total Contribution to CPAS <sup>‡</sup>		1,760,341,550	22,239,823	40,976,658	58,403,275	74,240,339	84,997,375	95,439,700	101,169,055	101,169,055	101,169,055	101,169,055	101,169,055
Program Total CPAS	8,625,485	1,837,179,178	22,239,823	40,976,658	58,403,275	74,240,339	84,997,375	95,439,700	101,169,055	105,585,010	105,585,010	105,585,010	105,585,010
CY2025 Program Incremental Expiring Savings <sup>§</sup>													0
Historic Program Incremental Expiring Savings <sup>  </sup>													0
Program Total Incremental Expiring Savings <sup>#</sup>													0

Savings Category	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
CY2025 Program Total Contribution to CPAS	4,415,956	4,415,956	4,415,956	4,415,956	4,415,956	4,415,956	4,415,956	4,415,956	4,415,956	4,415,956	4,415,956	4,415,956	4,415,956	4,415,956
Historic Program Total Contribution to CPAS <sup>‡</sup>	101,169,055	101,169,055	101,169,055	101,169,055	101,169,055	101,169,055	101,169,055	87,825,161	67,687,130	49,736,427	33,263,541	20,474,494	9,906,285	2,291,742
Program Total CPAS	105,585,010	105,585,010	105,585,010	105,585,010	105,585,010	105,585,010	105,585,010	92,241,116	72,103,086	54,152,382	37,679,497	24,890,449	14,322,240	6,707,698
CY2025 Program Incremental Expiring Savings <sup>§</sup>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Historic Program Incremental Expiring Savings <sup>  </sup>	0	0	0	0	0	0	0	13,343,894	20,138,030	17,950,704	16,472,885	12,789,047	10,568,209	7,614,543
Program Total Incremental Expiring Savings <sup>#</sup>	0	0	0	0	0	0	0	13,343,894	20,138,030	17,950,704	16,472,885	12,789,047	10,568,209	7,614,543

Savings Category	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
CY2025 Program Total Contribution to CPAS	1,766,382	0	0	0	0	0	0	0	0	0	0	0	0	0
Historic Program Total Contribution to CPAS <sup>‡</sup>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Program Total CPAS	1,766,382	0	0	0	0	0	0	0	0	0	0	0	0	0
CY2025 Program Incremental Expiring Savings <sup>§</sup>	2,649,573	1,766,382	0	0	0	0	0	0	0	0	0	0	0	0
Historic Program Incremental Expiring Savings <sup>  </sup>	2,291,742	0	0	0	0	0	0	0	0	0	0	0	0	0
Program Total Incremental Expiring Savings <sup>#</sup>	4,941,315	1,766,382	0	0	0	0	0	0	0	0	0	0	0	0

<sup>†</sup> Lifetime savings are the sum of CPAS savings through the EUL.

<sup>‡</sup> Historical savings go back to CY2018.

<sup>§</sup> Incremental expiring savings are equal to CPAS Yn-1 - CPAS Yn.

<sup>||</sup> Historic incremental expiring savings are equal to Historic CPAS Yn-1 – Historic CPAS Yn.

<sup>#</sup> Program total incremental expiring savings are equal to current year total incremental expiring savings plus historic total incremental expiring savings.

Source: Evaluation team analysis



**Table 4. CPAS – Total**

Savings Category	Verified Gross Savings (kWh)	Lifetime Net Savings (kWh)†	CPAS Verified Net kWh Savings											
			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027		
CY2025 Program Total Contribution to CPAS	12,037,670	115,583,338										6,296,815	6,296,815	6,296,815
Historic Program Total Contribution to CPAS‡		1,868,401,736	23,221,586	43,476,897	62,117,229	79,180,362	90,055,326	100,635,815	107,379,410	107,379,410	107,379,410	107,379,410	107,379,410	107,379,410
Program Total CPAS	12,037,670	1,983,985,074	23,221,586	43,476,897	62,117,229	79,180,362	90,055,326	100,635,815	107,379,410	113,676,225	113,676,225	113,676,225	113,676,225	113,676,225
CY2025 Program Incremental Expiring Savings§												0	0	0
Historic Program Incremental Expiring Savings												0	0	0
Program Total Incremental Expiring Savings#	0											0	0	0

Savings Category	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
CY2025 Program Total Contribution to CPAS	6,296,815	6,296,815	6,296,815	6,296,815	6,296,815	6,296,815	6,296,815	6,296,815	6,296,815	6,296,815	6,296,815	6,296,815	6,296,815	6,296,815
Historic Program Total Contribution to CPAS‡	107,379,410	107,379,410	107,379,410	107,379,410	107,379,410	107,379,410	107,379,410	93,446,458	72,004,637	52,718,314	35,024,301	21,674,070	10,975,791	2,697,438
Program Total CPAS	113,676,225	113,676,225	113,676,225	113,676,225	113,676,225	113,676,225	113,676,225	99,743,274	78,301,453	59,015,129	41,321,117	27,970,885	17,272,606	8,994,253
CY2025 Program Incremental Expiring Savings§	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Historic Program Incremental Expiring Savings	0	0	0	0	0	0	0	13,932,952	21,441,821	19,286,324	17,694,012	13,350,231	10,698,279	8,278,353
Program Total Incremental Expiring Savings#	0	0	0	0	0	0	0	13,932,952	21,441,821	19,286,324	17,694,012	13,350,231	10,698,279	8,278,353

Savings Category	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
CY2025 Program Total Contribution to CPAS	3,647,242	1,880,860	1,880,860	1,128,516	0	0	0	0	0	0	0	0	0	0
Historic Program Total Contribution to CPAS‡	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Program Total CPAS	3,647,242	1,880,860	1,880,860	1,128,516	0	0	0	0	0	0	0	0	0	0
CY2025 Program Incremental Expiring Savings§	2,649,573	1,766,382	0	752,344	1,128,516	0	0	0	0	0	0	0	0	0
Historic Program Incremental Expiring Savings	2,697,438	0	0	0	0	0	0	0	0	0	0	0	0	0
Program Total Incremental Expiring Savings#	5,347,011	1,766,382	0	752,344	1,128,516	0	0	0	0	0	0	0	0	0

† Lifetime savings are the sum of CPAS savings through the EUL.

‡ Historical savings go back to CY2018.

§ Incremental expiring savings are equal to CPAS Yn-1 - CPAS Yn.

|| Historic incremental expiring savings are equal to Historic CPAS Yn-1 – Historic CPAS Yn.

# Program total incremental expiring savings are equal to current year total incremental expiring savings plus historic total incremental expiring savings.

Source: Evaluation team analysis