



ComEd New Construction - IE 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



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1 Introduction

This report presents the results of the impact evaluation of the New Construction-IE program from the program year from January 1 to December 31, 2025 (CY2025). The New Construction-IE program was designed to offer technical assistance and incentive funding to building developers for new construction or major renovation of affordable housing, including single-family, low-rise, mid-rise, and high-rise multifamily buildings. Bundled energy conservation measures and custom or prescriptive approaches for specific building types are designed to result in significant energy savings over the current Illinois energy code. The program targets affordable housing developers and owners who are construction housing for households with incomes at or below 80% of the area median income. The program also aims to educate housing developers on cost-effective energy efficient building practices.

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

2 Program Savings Detail

Table 1 summarizes the incremental energy and demand savings the New Construction-IE program achieved in CY2025. The other fuel savings are only those that ComEd may be able to claim, which excludes savings Nicor Gas claims.¹ The electrification savings are those resulting from electrification measures.² All included savings for the New Construction-IE program are income-eligible savings.

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		4,544,429	0.98	4,445,622	1.00	0	0	4,445,622
Electric Energy Savings - Converted from Other Fuel§ kWh		3,572,127		3,568,243	1.00			3,568,243
Electric Energy Savings - Indirect from Electrification (electrification baseline) kWh		7,959,524	1.01	8,001,709	1.00			8,001,709
Electric Energy Savings - Indirect from Electrification (efficiency baseline) kWh		0		0	1.00			0
Total Electric Energy Savings# kWh		16,076,080	1.00	16,015,574	1.00	0	0	16,015,574
Total Electric Energy Savings Including Carryover# kWh		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Summer Peak**† Demand Savings kW		468	0.94	439	1.00	0	0	439
Summer Peak**† Demand Savings Including Carryover kW		N/A	N/A	N/A	N/A	N/A	N/A	N/A

¹ 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.”

² 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.”

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).³ 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.⁴

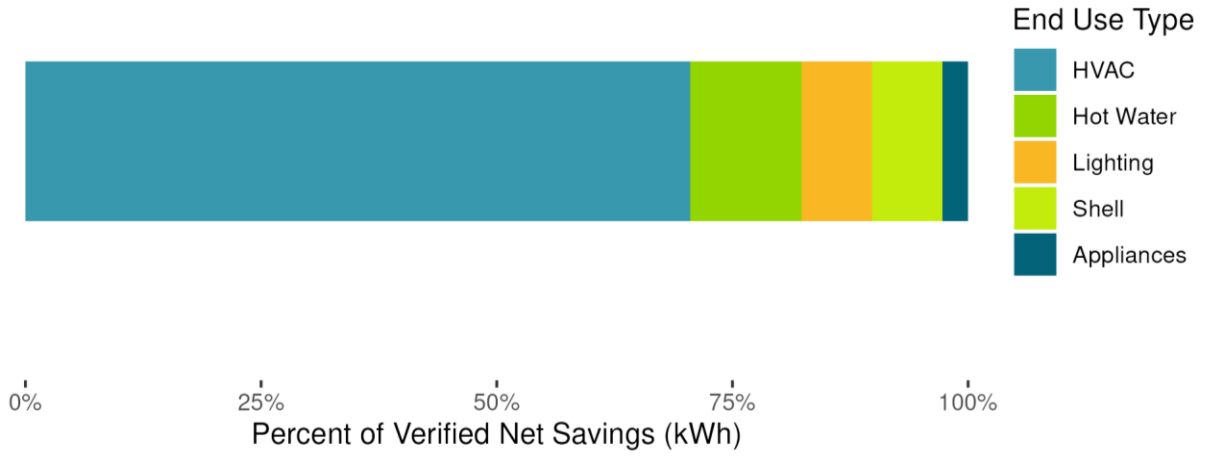
Source: Evaluation team analysis

Figure 1 shows the electric energy savings by measure end use. It includes measure efficiency savings, carryover kWh, secondary water kWh, and electrification savings. It does not include other fuel savings converted to kWh.

³ 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)

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

Figure 1. Verified Net Savings by Measure – Electric



Source: Evaluation team analysis

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)†	CPAS Verified Net kWh Savings												
			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027			
CY2025 Program Total Contribution to CPAS	12,447,332	187,176,000										12,447,332	12,447,332	12,447,332	
Historic Program Total Contribution to CPAS‡			1,935,089	4,227,324	5,896,588	6,916,634	12,096,347	15,132,150	22,765,242	22,765,242	22,765,242	22,765,242	22,765,242	22,033,810	
Program Total CPAS	12,447,332	445,198,331	1,935,089	4,227,324	5,896,588	6,916,634	12,096,347	15,132,150	22,765,242	22,765,242	22,765,242	35,212,574	35,212,574	34,481,142	
CY2025 Program Incremental Expiring Savings§														0	0
Historic Program Incremental Expiring Savings													0	0	731,432
Program Total Incremental Expiring Savings#													0	0	731,432

Savings Category	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
CY2025 Program Total Contribution to CPAS	12,447,332	12,447,332	12,447,332	12,447,332	12,447,332	12,447,332	12,447,332	12,250,704	11,879,428	11,879,428	11,879,428	4,387,996	1,438,685	996,171
Historic Program Total Contribution to CPAS‡	21,040,170	20,062,204	19,725,397	19,717,402	19,594,755	19,111,008	18,713,759	16,608,524	12,188,441	10,081,534	4,809,903	2,688,891	1,741,903	1,608,227
Program Total CPAS	33,487,502	32,509,536	32,172,729	32,164,734	32,042,087	31,558,340	31,161,090	28,859,227	24,067,868	21,960,962	16,689,331	7,076,887	3,180,587	2,604,398
CY2025 Program Incremental Expiring Savings§	0	0	0	0	0	0	0	196,628	371,276	0	0	7,491,431	2,949,312	442,514
Historic Program Incremental Expiring Savings	993,640	977,966	336,807	7,995	122,647	483,747	397,250	2,105,235	4,420,083	2,106,907	5,271,631	2,121,012	946,988	133,676
Program Total Incremental Expiring Savings#	993,640	977,966	336,807	7,995	122,647	483,747	397,250	2,301,863	4,791,359	2,106,907	5,271,631	9,612,444	3,896,300	576,189

Savings Category	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
CY2025 Program Total Contribution to CPAS	996,171	996,171	928,332	270,930	270,930	270,930	270,930	270,930	270,930	270,930	270,930	270,930	270,930	270,930
Historic Program Total Contribution to CPAS‡	1,530,397	1,104,136	131,384	0	0	0	0	0	0	0	0	0	0	0
Program Total CPAS	2,526,568	2,100,307	1,059,716	270,930	270,930	270,930	270,930	270,930	270,930	270,930	270,930	270,930	270,930	270,930
CY2025 Program Incremental Expiring Savings§	0	0	67,839	657,402	0	0	0	0	0	0	0	0	0	0
Historic Program Incremental Expiring Savings	77,830	426,261	972,752	131,384	0	0	0	0	0	0	0	0	0	0
Program Total Incremental Expiring Savings#	77,830	426,261	1,040,591	788,786	0	0	0	0	0	0	0	0	0	0

Savings Category	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069
CY2025 Program Total Contribution to CPAS	270,930	270,930	270,930	270,930	270,930	270,930	270,930	193,428	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	270,930	270,930	270,930	270,930	270,930	270,930	270,930	193,428	0	0	0	0	0	0
CY2025 Program Incremental Expiring Savings§	0	0	0	0	0	0	0	77,502	193,428	0	0	0	0	0
Historic Program Incremental Expiring Savings	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Program Total Incremental Expiring Savings#	0	0	0	0	0	0	0	77,502	193,428	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

Table 3. CPAS – Other Fuel (Gas + Propane)

Savings Category	Verified Gross Savings (Therms)	Lifetime Net Savings †	CPAS Verified Net Therms Savings											
			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027		
CY2025 Program Total Other Fuel Contribution to CPAS (Therms)	121,741	2,015,532										121,741	121,741	121,741
CY2025 Program Total Other Fuel Contribution to CPAS (kWh Equivalent) ‡	3,568,243	59,075,251										3,568,243	3,568,243	3,568,243
Historic Program Total Other Fuel Contribution to CPAS (kWh Equivalent) §			0	672,456	672,456	672,456	1,970,236	3,046,742	6,794,763	6,794,763	6,794,763	6,794,763	6,794,763	6,794,763
Program Total Other Fuel CPAS (kWh Equivalent)	3,568,243	59,075,251	0	672,456	672,456	672,456	1,970,236	3,046,742	6,794,763	10,363,005	10,363,005	10,363,005	10,363,005	10,363,005
CY2025 Program Incremental Expiring Other Fuel Savings (Therms)													0	0
CY2025 Program Incremental Expiring Other Fuel Savings (kWh Equivalent)													0	0
Historic Program Incremental Expiring Other Fuel Savings (kWh Equivalent) #												0	0	0
Program Total Incremental Expiring Other Fuel Savings (kWh Equivalent) * †												0	0	0

Savings Category	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
CY2025 Program Total Other Fuel Contribution to CPAS (Therms)	121,741	121,741	121,741	121,741	121,741	121,741	121,741	103,563	100,216	100,216	99,335	98,186	42,124	41,052
CY2025 Program Total Other Fuel Contribution to CPAS (kWh Equivalent) ‡	3,568,243	3,568,243	3,568,243	3,568,243	3,568,243	3,568,243	3,568,243	3,035,437	2,937,344	2,937,344	2,911,514	2,877,823	1,234,668	1,203,231
Historic Program Total Other Fuel Contribution to CPAS (kWh Equivalent) §	6,786,276	6,709,895	6,709,895	6,671,527	5,825,261	5,597,654	4,828,399	4,597,904	4,595,735	4,177,857	3,922,840	3,161,413	3,161,413	2,973,297
Program Total Other Fuel CPAS (kWh Equivalent)	10,354,518	10,278,137	10,278,137	10,239,769	9,393,503	9,165,896	8,396,641	7,633,341	7,533,079	7,115,201	6,834,354	6,039,236	4,396,081	4,176,529
CY2025 Program Incremental Expiring Other Fuel Savings (Therms)	0	0	0	0	0	0	0	18,178	3,347	0	881	1,149	56,061	1,073
CY2025 Program Incremental Expiring Other Fuel Savings (kWh Equivalent)	0	0	0	0	0	0	0	532,806	98,093	0	25,830	33,691	1,643,155	31,436
Historic Program Incremental Expiring Other Fuel Savings (kWh Equivalent) #	8,487	76,381	0	38,368	846,266	227,607	769,255	230,494	2,169	417,878	255,018	761,427	0	188,116
Program Total Incremental Expiring Other Fuel Savings (kWh Equivalent) * †	8,487	76,381	0	38,368	846,266	227,607	769,255	763,300	100,262	417,878	280,847	795,118	1,643,155	219,552

Savings Category	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
CY2025 Program Total Other Fuel Contribution to CPAS (Therms)	41,052	41,052	41,052	10,609	4,337	4,337	4,337	4,337	4,337	4,337	4,337	4,337	4,337	4,337
CY2025 Program Total Other Fuel Contribution to CPAS (kWh Equivalent) ‡	1,203,231	1,203,231	1,203,231	310,943	127,123	127,123	127,123	127,123	127,123	127,123	127,123	127,123	127,123	127,123
Historic Program Total Other Fuel Contribution to CPAS (kWh Equivalent) §	2,777,447	2,164,117	292,803	0	0	0	0	0	0	0	0	0	0	0
Program Total Other Fuel CPAS (kWh Equivalent)	3,980,679	3,367,349	1,496,034	310,943	127,123	127,123	127,123	127,123	127,123	127,123	127,123	127,123	127,123	127,123
CY2025 Program Incremental Expiring Other Fuel Savings (Therms)	0	0	0	30,443	6,272	0	0	0	0	0	0	0	0	0
CY2025 Program Incremental Expiring Other Fuel Savings (kWh Equivalent)	0	0	0	892,289	183,819	0	0	0	0	0	0	0	0	0
Historic Program Incremental Expiring Other Fuel Savings (kWh Equivalent) #	195,850	613,330	1,871,314	292,803	0	0	0	0	0	0	0	0	0	0
Program Total Incremental Expiring Other Fuel Savings (kWh Equivalent) * †	195,850	613,330	1,871,314	1,185,091	183,819	0	0	0	0	0	0	0	0	0

Savings Category	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069
CY2025 Program Total Other Fuel Contribution to CPAS (Therms)	4,337	4,337	4,337	4,337	4,337	4,337	4,337	4,337	1,590	0	0	0	0	0
CY2025 Program Total Other Fuel Contribution to CPAS (kWh Equivalent) ‡	127,123	127,123	127,123	127,123	127,123	127,123	127,123	127,123	46,609	0	0	0	0	0
Historic Program Total Other Fuel Contribution to CPAS (kWh Equivalent) §	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Program Total Other Fuel CPAS (kWh Equivalent)	127,123	127,123	127,123	127,123	127,123	127,123	127,123	127,123	46,609	0	0	0	0	0
CY2025 Program Incremental Expiring Other Fuel Savings (Therms)	0	0	0	0	0	0	0	0	2,747	1,590	0	0	0	0
CY2025 Program Incremental Expiring Other Fuel Savings (kWh Equivalent)	0	0	0	0	0	0	0	0	80,514	46,609	0	0	0	0
Historic Program Incremental Expiring Other Fuel Savings (kWh Equivalent) #	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Program Total Incremental Expiring Other Fuel Savings (kWh Equivalent) * †	0	0	0	0	0	0	0	0	80,514	46,609	0	0	0	0

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

‡ Fossil fuel savings (from natural gas, propane, etc.) are reported in therms. kWh equivalent savings are calculated by multiplying therms savings by 29.31.

§ 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

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	16,015,574	246,251,250										16,015,574	16,015,574	16,015,574
Historic Program Total Contribution to CPAS ‡		247,317,910	1,935,089	4,899,780	6,569,044	7,589,090	14,066,583	18,178,891	29,560,004	29,560,004	29,560,004	29,560,004	29,560,004	28,828,572
Program Total CPAS	16,015,574	493,569,160	1,935,089	4,899,780	6,569,044	7,589,090	14,066,583	18,178,891	29,560,004	45,575,578	45,575,578	44,844,146		
CY2025 Program Incremental Expiring Savings §													0	0
Historic Program Incremental Expiring Savings													0	731,432
Program Total Incremental Expiring Savings #													0	731,432

Savings Category	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
CY2025 Program Total Contribution to CPAS	16,015,574	16,015,574	16,015,574	16,015,574	16,015,574	16,015,574	16,015,574	15,286,141	14,816,771	14,816,771	14,790,942	7,265,819	2,673,352	2,199,402
Historic Program Total Contribution to CPAS ‡	27,826,445	26,772,098	26,435,292	26,388,929	25,420,015	24,708,663	23,542,158	21,206,428	16,784,176	14,259,393	8,732,743	5,850,304	4,903,316	4,581,525
Program Total CPAS	43,842,019	42,787,672	42,450,866	42,404,503	41,435,589	40,724,237	39,557,732	36,492,569	31,600,948	29,076,164	23,523,685	13,116,123	7,576,668	6,780,927
CY2025 Program Incremental Expiring Savings §	0	0	0	0	0	0	729,434	469,369	0	25,830	7,525,123	4,592,467	473,950	
Historic Program Incremental Expiring Savings	1,002,127	1,054,347	336,806	46,363	968,914	711,352	1,166,505	2,335,729	4,422,252	2,524,784	5,526,649	2,882,439	946,988	321,791
Program Total Incremental Expiring Savings #	1,002,127	1,054,347	336,806	46,363	968,914	711,352	1,166,505	3,065,163	4,891,621	2,524,784	5,552,479	10,407,562	5,539,455	795,741

Savings Category	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
CY2025 Program Total Contribution to CPAS	2,199,402	2,199,402	2,131,563	581,873	398,053	398,053	398,053	398,053	398,053	398,053	398,053	398,053	398,053	398,053
Historic Program Total Contribution to CPAS ‡	4,307,844	3,268,253	424,187	0	0	0	0	0	0	0	0	0	0	0
Program Total CPAS	6,507,246	5,467,655	2,555,750	581,873	398,053	398,053	398,053	398,053	398,053	398,053	398,053	398,053	398,053	398,053
CY2025 Program Incremental Expiring Savings §	0	0	67,839	1,549,690	183,819	0	0	0	0	0	0	0	0	0
Historic Program Incremental Expiring Savings	273,681	1,039,591	2,844,066	424,187	0	0	0	0	0	0	0	0	0	0
Program Total Incremental Expiring Savings #	273,681	1,039,591	2,911,905	1,973,877	183,819	0	0	0	0	0	0	0	0	0

Savings Category	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069
CY2025 Program Total Contribution to CPAS	398,053	398,053	398,053	398,053	398,053	398,053	398,053	320,552	46,609	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	398,053	398,053	398,053	398,053	398,053	398,053	398,053	320,552	46,609	0	0	0	0	0
CY2025 Program Incremental Expiring Savings §	0	0	0	0	0	0	77,502	273,943	46,609	0	0	0	0	0
Historic Program Incremental Expiring Savings	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Program Total Incremental Expiring Savings #	0	0	0	0	0	0	77,502	273,943	46,609	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