Business Energy Efficiency Rebates Program Impact Evaluation Report

Energy Efficiency Plan: Program Year 2025

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Prepared for:

Nicor Gas Company

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Table of Contents

1 Introduction 1
2 Program Description 1
3 Program Savings Detail 3
4 Program Savings by Measure 4
5 Impact Analysis Findings and Recommendations 9
5.1 Impact Parameter Estimates 9
5.2 Findings and Recommendations 10
Appendix A. Impact Analysis Methodology 15
Building Operator Certification 15
All Other Measures 15
Appendix B. Program Specific Inputs for the Illinois TRC 17

Table of Tables, Figures, and Equations

Table 1. 2025 Volumetric Findings Detail 1
Table 2. 2025 Installed Measure Quantities 2
Table 3. 2025 Annual Energy Savings Summary 4
Table 4. 2025 Annual Energy Savings by Measure 5
Table 5. Verified Gross Savings Parameters 9
Table 6. BOC Savings Coefficients 15
Table 7. Verified Cost Effectiveness Inputs 17

Equation 1. Annual Natural Gas Energy Savings per Participant 15

1 Introduction

This report presents the results of the impact evaluation of the Nicor Gas 2025 Business Energy Efficiency Rebates (BEER) program. It presents a summary of the energy impacts for the total program and broken out by relevant measure and program structure details. The appendices present the impact analysis methodology and inputs to the TRC calculations. Program year 2025 covers January 1 to December 31, 2025.

2 Program Description

The BEER program provides incentives to business (private) and public sector customers that install new, high efficiency space heating, water heating, pipe insulation, commercial kitchen, and weatherstripping equipment covered by the program. The program consists of four delivery paths:

- Rebates for prescriptive cost-effective equipment as well as services (such as boiler tune-ups) to improve the energy efficiency of existing equipment.
- Free assessments and direct install measures, such as efficient faucet aerators, low-flow showerheads, and pre-rinse sprayers.
- Business optimization measures including steam traps and tune-ups.
- Midstream commercial food service (CFS) equipment incentives offering using midstream delivery channels. This path's goals are to reduce barriers for food service operators to purchasing energy efficient equipment and to reduce energy usage in the commercial food service sector.

Also included in this report is the Building Operator Certification (BOC) training and certification program. This program teaches participants how to improve building comfort and efficiency by optimizing a building's systems. This has been offered for several years by the Midwest Energy Efficiency Alliance, at full tuition reimbursement for ComEd, Ameren Illinois, and natural gas customers who complete the curriculum.

The program had 494 participants in 2025 and completed 442 projects as shown in Table 1.

Table 1. 2025 Volumetric Findings Detail

Participation	Building Operator Certification (BOC)	Business Optimization Program (BOP)	Direct Install (DI)	Midstream CFS	Prescriptive (Px)	Total
Private Sector						
Participants *	8	91	50	41	104	292
Installed Projects †	8	98	50	44	115	315
Measure Types Installed ‡	1	4	4	7	20	29
Public Sector						
Participants *	16	1	59	7	75	150
Installed Projects †	16	1	62	9	91	179

Participation	Building Operator Certification (BOC)	Business Optimization Program (BOP)	Direct Install (DI)	Midstream CFS	Prescriptive (Px)	Total
Measure Types Installed ‡	1	1	6	5	10	21
Program 2025 Total						
Participants *	24	92	109	48	179	442
Installed Projects †	24	99	112	53	206	494
Measure Types Installed ‡	1	4	6	9	21	33

Note: Counts in this table do not include the Assessments Program Path as it does not report savings and is not included in the evaluation.
** Participants are defined as the distinct count of site addresses or applicants for the Building Operator Certification path. The row total is a distinct count for the given sector or program total.*
† Installed Projects are defined as the distinct count of project IDs. The row total is a distinct count for the given sector or program total.
‡ Measure Types Installed are the distinct count of reporting measure names. The row total is a distinct count for the given sector or program total.
Source: Nicor Gas tracking data and evaluation team analysis.

Table 2 summarizes the installed measure quantities that are the basis for verified energy savings.

Table 2. 2025 Installed Measure Quantities

Program Category	Program Path	Measure	Quantity Unit	Installed Quantity
Private	BOC	BOC	Participant	8
Private	BOP	Boiler Tune Up, Process	Unit	21
Private	BOP	Steam Trap, Dry Cleaner	Unit	719
Private	BOP	Steam Trap, Industrial High Pressure	Unit	163
Private	BOP	Steam Trap, Industrial Medium Pressure	Unit	142
Private	DI	Faucet Aerator - Bath	Unit	306
Private	DI	Garage Door Hinge	Unit	114
Private	DI	Pre-Rinse Spray Valves	Unit	29
Private	DI	Showerheads	Unit	208
Private	CFS	Automatic Conveyor Broiler	Unit	1
Private	CFS	Combination Oven	Unit	19
Private	CFS	Convection Oven	Unit	2
Private	CFS	Dishwasher	Unit	1
Private	CFS	Fryer	Unit	40
Private	CFS	Griddle	Unit	5
Private	CFS	Kitchen Demand Ventilation Controls	Unit	16
Private	Px	Boiler Tune Up, Process	Unit	3
Private	Px	Boiler Tune Up, Space Heating	Unit	20
Private	Px	Combination Oven	Unit	2
Private	Px	Commercial Pool Covers	Unit	1
Private	Px	Compressed Air Heat Recovery	Unit	7
Private	Px	Convection Oven	Unit	2
Private	Px	Fryer	Unit	28

Program Category	Program Path	Measure	Quantity Unit	Installed Quantity
Private	Px	Grain Dryer Tune-Up	Unit	30
Private	Px	High Efficiency Boiler	Unit	6
Private	Px	High Efficiency Furnace	Unit	21
Private	Px	Infrared Heaters	Unit	26
Private	Px	Pipe Insulation	Ln Ft	4
Private	Px	Rack Oven - Double Oven	Unit	3
Private	Px	Small Commercial Thermostat	Unit	2
Private	Px	Steam Trap, Commercial	Unit	99
Private	Px	Steam Trap, Dry Cleaner	Unit	35
Private	Px	Steam Trap, Industrial High Pressure	Unit	41
Private	Px	Steam Trap, Industrial Medium Pressure	Unit	54
Private	Px	Storage Water Heater	Unit	4
Private	Px	Tankless Water Heater	Unit	40
Public	BOC	BOC	Participant	16
Public	BOP	Steam Trap, Industrial Medium Pressure	Unit	21
Public	DI	DHW HW Pipe Insulation	Ln Ft	26
Public	DI	Faucet Aerator - Bath	Unit	1,377
Public	DI	Garage Door Hinge	Unit	165
Public	DI	Pre-Rinse Spray Valves	Unit	13
Public	DI	Showerheads	Unit	65
Public	DI	Weather Stripping	Ln Ft	144
Public	CFS	Combination Oven	Unit	4
Public	CFS	Commercial Steam Cooker	Unit	1
Public	CFS	Convection Oven	Unit	1
Public	CFS	Dishwasher	Unit	3
Public	CFS	Pre-Rinse Spray Valves	Unit	1
Public	Px	Boiler Chemical Descaling	Unit	1
Public	Px	Boiler Tune Up, Process	Unit	5
Public	Px	Boiler Tune Up, Space Heating	Unit	109
Public	Px	High Efficiency Boiler	Unit	32
Public	Px	High Efficiency Furnace	Unit	6
Public	Px	Small Commercial Thermostat	Unit	3
Public	Px	Steam Trap, Commercial	Unit	22
Public	Px	Steam Trap, Industrial High Pressure	Unit	12
Public	Px	Steam Trap, Industrial Medium Pressure	Unit	15
Public	Px	Steam Trap, Industrial Low Pressure	Unit	17
Public	Px	Tankless Water Heater	Unit	4

Source: Nicor Gas tracking data and evaluation team analysis.

3 Program Savings Detail

Table 3 summarizes the energy savings the BEER Program achieved by path in 2025. In several tables in this report, measures are separated into those that were installed in disadvantaged communities (DAC) or a

non-DAC community. Participants in DAC are identified based on their census tract or municipality. Based on SAG Policy, business participants in a DAC with consumption under 35,000 Therms are assigned a NTG of 1.00.

Table 3. 2025 Annual Energy Savings Summary

Program Category	Program Path	Ex Ante Gross Savings (Therms)	Verified Gross RR*	Verified Gross Savings (Therms)	NTG†	Verified Net Savings (Therms)
Private, Non-DAC	BOC	11,993	76%	9,138	N/A	9,138
	BOP	1,583,073	101%	1,602,761	0.92	1,474,540
	DI	15,730	96%	15,111	0.86	12,995
	CFS	43,715	166%	72,758	0.80	58,206
	Px	1,195,912	110%	1,321,466	Varies	1,136,493
Private, Non-DAC Subtotal		*2,850,423*	*106%*	*3,021,234*		*2,691,373*
Private, DAC	BOP	147,840	100%	147,760	1.00	147,760
	DI	658	95%	624	1.00	624
	Px	131,164	98%	129,154	1.00	129,154
Private, DAC Subtotal		*279,662*	*99%*	*277,538*	*1.00*	*277,538*
Private Subtotal		***3,130,085***	***105%***	***3,298,772***		***2,968,911***
Public, Non-DAC	BOC	14,076	100%	14,143	N/A	14,143
	BOP	8,102	101%	8,179	0.92	7,525
	DI	18,684	98%	18,403	0.86	15,826
	CFS	7,483	96%	7,196	0.80	5,757
	Px	245,901	101%	247,529	Varies	212,924
Public, Non-DAC Subtotal		*294,247*	*100%*	*295,451*		*256,175*
Public, DAC	DI	6,686	95%	6,377	1.00	6,377
	Px	97,274	92%	89,811	1.00	89,811
Public, DAC Subtotal		*103,960*	*93%*	*96,189*	*1.00*	*96,189*
Public Subtotal		***398,207***	***98%***	***391,639***		***352,364***
Total		**3,528,292**	**105%**	**3,690,411**		**3,321,274**

** Realization Rate (RR) is the ratio of verified gross savings to ex ante gross savings, based on evaluation research findings.*
† NTG, Net to Gross is the deemed value available on the SAG website: https://www.ilsag.info/evaluator-ntg-recommendations-for-2025. Disadvantaged communities (DAC) designated sites based on zip codes have an NTG of 1.00.
N/A: All savings estimating algorithms presented in the IL TRM v13.0 for the Building Operator Certification measure are for net savings. Therefore, this measure does not require additional application of NTG value.
Source: Evaluation team analysis.

4 Program Savings by Measure

The program includes 33 measures as shown in Table 4. The Steam Trap, Industrial High Pressure and Grain Dryer Tune-Up measures contributed the most savings.

Table 4. 2025 Annual Energy Savings by Measure

Program Category	Program Path	Savings Category	Ex Ante Gross Savings (Therms)	Verified Gross RR*	Verified Gross Savings (Therms)	NTG†	Verified Net Savings (Therms)
Private, Non-DAC	BOC	BOC	11,993	76%	9,138	N/A	9,138
Private, Non-DAC	BOP	Boiler Tune Up, Process	102,146	100%	102,146	0.92	93,974
Private, Non-DAC	BOP	Steam Trap, Dry Cleaner	511,456	102%	522,042	0.92	480,279
Private, Non-DAC	BOP	Steam Trap, Industrial High Pressure	821,059	99%	813,658	0.92	748,566
Private, Non-DAC	BOP	Steam Trap, Industrial Medium Pressure	148,413	111%	164,915	0.92	151,722
Private, Non-DAC	DI	Faucet Aerator - Bath	2,501	100%	2,501	0.86	2,150
Private, Non-DAC	DI	Garage Door Hinge	5,301	88%	4,682	0.86	4,026
Private, Non-DAC	DI	Pre-Rinse Spray Valves	5,698	100%	5,698	0.86	4,900
Private, Non-DAC	DI	Showerheads	2,231	100%	2,231	0.86	1,918
Private, Non-DAC	CFS	Automatic Conveyor Broiler	863	100%	863	0.80	690
Private, Non-DAC	CFS	Combination Oven	11,238	100%	11,195	0.80	8,956
Private, Non-DAC	CFS	Convection Oven	853	50%	427	0.80	341
Private, Non-DAC	CFS	Dishwasher	92.38	100%	92.32	0.80	73.85
Private, Non-DAC	CFS	Fryer	24,417	105%	25,607	0.80	20,485
Private, Non-DAC	CFS	Griddle	1,844	1636%	30,167	0.80	24,134
Private, Non-DAC	CFS	Kitchen Demand Ventilation Controls	4,407	100%	4,407	0.80	3,526
Private, Non-DAC	Px	Boiler Tune Up, Process	28,052	100%	28,052	0.86	24,125
Private, Non-DAC	Px	Boiler Tune Up, Space Heating	19,216	100%	19,216	0.86	16,525
Private, Non-DAC	Px	Combination Oven	1,009	124%	1,249	0.86	1,074
Private, Non-DAC	Px	Commercial Pool Covers	1,251	100%	1,251	0.86	1,076
Private, Non-DAC	Px	Compressed Air Heat Recovery	80,631	100%	80,631	0.86	69,342
Private, Non-DAC	Px	Convection Oven	425	96%	409	0.86	352

Program Category	Program Path	Savings Category	Ex Ante Gross Savings (Therms)	Verified Gross RR*	Verified Gross Savings (Therms)	NTG†	Verified Net Savings (Therms)
Private, Non-DAC	Px	Fryer	14,622	109%	15,878	0.86	13,655
Private, Non-DAC	Px	Grain Dryer Tune-Up	511,617	123%	626,926	0.86	539,156
Private, Non-DAC	Px	High Efficiency Boiler	12,176	100%	12,176	0.86	10,472
Private, Non-DAC	Px	High Efficiency Furnace	4,848	100%	4,848	0.86	4,170
Private, Non-DAC	Px	Infrared Heaters	4,082	100%	4,082	0.86	3,510
Private, Non-DAC	Px	Pipe Insulation	185,224	100%	185,224	0.86	159,293
Private, Non-DAC	Px	Rack Oven - Double Oven	1,654	356%	5,892	0.86	5,067
Private, Non-DAC	Px	Small Commercial Thermostat	371	145%	538	0.92	495
Private, Non-DAC	Px	Steam Trap, Commercial	25,750	104%	26,858	0.86	23,098
Private, Non-DAC	Px	Steam Trap, Dry Cleaner	7,259	102%	7,415	0.86	6,377
Private, Non-DAC	Px	Steam Trap, Industrial High Pressure	196,368	89%	174,116	0.86	149,740
Private, Non-DAC	Px	Steam Trap, Industrial Medium Pressure	100,707	123%	123,574	0.86	106,273
Private, Non-DAC	Px	Storage Water Heater	508	367%	1,861	0.86	1,601
Private, Non-DAC	Px	Tankless Water Heater	141	897%	1,268	0.86	1,091
Private, Non-DAC Subtotal			***2,850,423***	***106%***	***3,021,234***		***2,691,373***
Private, DAC	BOP	Steam Trap, Dry Cleaner	102,020	102%	104,224	1.00	104,224
Private, DAC	BOP	Steam Trap, Industrial High Pressure	35,987	92%	32,930	1.00	32,930
Private, DAC	BOP	Steam Trap, Industrial Medium Pressure	9,833	108%	10,606	1.00	10,606
Private, DAC	DI	Faucet Aerator - Bath	34.30	100%	34	1.00	34
Private, DAC	DI	Garage Door Hinge	624	94%	589	1.00	589

Program Category	Program Path	Savings Category	Ex Ante Gross Savings (Therms)	Verified Gross RR*	Verified Gross Savings (Therms)	NTG†	Verified Net Savings (Therms)
Private, DAC	Px	Boiler Tune Up, Process	2,183	100%	2,183	1.00	2,183
Private, DAC	Px	Fryer	2,235	108%	2,406	1.00	2,406
Private, DAC	Px	Grain Dryer Tune-Up	77,077	100%	77,077	1.00	77,077
Private, DAC	Px	High Efficiency Boiler	6,678	100%	6,678	1.00	6,678
Private, DAC	Px	High Efficiency Furnace	1,814	100%	1,814	1.00	1,814
Private, DAC	Px	Infrared Heaters	5,846	100%	5,846	1.00	5,846
Private, DAC	Px	Steam Trap, Dry Cleaner	15,839	102%	16,179	1.00	16,179
Private, DAC	Px	Steam Trap, Industrial High Pressure	16,522	82%	13,472	1.00	13,472
Private, DAC	Px	Steam Trap, Industrial Medium Pressure	2,888	107%	3,086	1.00	3,086
Private, DAC	Px	Tankless Water Heater	81.34	508%	413	1.00	413
Private, DAC Subtotal			***279,662***	***99%***	***277,538***		***277,538***
Private Subtotal			***3,130,085***	***105%***	***3,298,772***		***2,968,911***
Public, Non-DAC	BOC	BOC	14,076	100%	14,143		14,143
Public, Non-DAC	BOP	Steam Trap, Industrial Medium Pressure	8,102	101%	8,179	0.92	7,525
Public, Non-DAC	DI	Faucet Aerator - Bath	10,034	100%	10,034	0.86	8,629
Public, Non-DAC	DI	Garage Door Hinge	3,897	93%	3,616	0.86	3,110
Public, Non-DAC	DI	Pre-Rinse Spray Valves	3,086	100%	3,086	0.86	2,654
Public, Non-DAC	DI	Showerheads	418	100%	418	0.86	360
Public, Non-DAC	DI	Weather Stripping	1,249	100%	1,249	0.86	1,074
Public, Non-DAC	CFS	Combination Oven	2,255	96%	2,167	0.80	1,734
Public, Non-DAC	CFS	Commercial Steam Cooker	3,533	100%	3,530	0.80	2,824
Public, Non-DAC	CFS	Convection Oven	391	50%	195	0.80	156
Public, Non-DAC	CFS	Dishwasher	1,159	100%	1,159	0.80	927

Program Category	Program Path	Savings Category	Ex Ante Gross Savings (Therms)	Verified Gross RR*	Verified Gross Savings (Therms)	NTG†	Verified Net Savings (Therms)
Public, Non-DAC	CFS	Pre-Rinse Spray Valves	145	100%	145	0.80	116
Public, Non-DAC	Px	Boiler Chemical Descaling	708	100%	708	0.86	609
Public, Non-DAC	Px	Boiler Tune Up, Process	4,830	100%	4,830	0.86	4,154
Public, Non-DAC	Px	Boiler Tune Up, Space Heating	96,497	100%	96,497	0.86	82,987
Public, Non-DAC	Px	High Efficiency Boiler	129,950	95%	123,929	0.86	106,579
Public, Non-DAC	Px	High Efficiency Furnace	2,716	100%	2,716	0.86	2,336
Public, Non-DAC	Px	Small Commercial Thermostat	806	100%	809	0.92	744
Public, Non-DAC	Px	Steam Trap, Commercial	4,381	108%	4,710	0.86	4,050
Public, Non-DAC	Px	Steam Trap, Industrial Low Pressure	5,990	219%	13,127	0.86	11,290
Public, Non-DAC	Px	Tankless Water Heater	23.88	851%	203	0.86	175
Public, Non-DAC Subtotal			***294,247***	***100%***	***295,451***		***256,175***
Public, DAC	DI	DHW HW Pipe Insulation	46.54	100%	46.61	1.00	47
Public, DAC	DI	Faucet Aerator - Bath	1,447	100%	1,447	1.00	1,447
Public, DAC	DI	Garage Door Hinge	4,677	93%	4,368	1.00	4,368
Public, DAC	DI	Showerheads	279	100%	279	1.00	279
Public, DAC	DI	Weather Stripping	237	100%	237	1.00	237
Public, DAC	Px	Boiler Tune Up, Space Heating	9,680	100%	9,680	1.00	9,680
Public, DAC	Px	High Efficiency Boiler	28,285	96%	27,086	1.00	27,086
Public, DAC	Px	Steam Trap, Industrial High Pressure	52,793	87%	45,730	1.00	45,730
Public, DAC	Px	Steam Trap, Industrial Medium Pressure	6,516	112%	7,316	1.00	7,316
Public, DAC Subtotal			***103,960***	***93%***	***96,189***		***96,189***

Program Category	Program Path	Savings Category	Ex Ante Gross Savings (Therms)	Verified Gross RR*	Verified Gross Savings (Therms)	NTG†	Verified Net Savings (Therms)
Public, Subtotal			***398,207***	***98%***	***391,639***		***352,364***
Total			**3,528,292**	**105%**	**3,690,411**		**3,321,274**

** Verified Gross RR, the realization rate (RR) is the ratio of Verified Gross Savings to Ex Ante Savings*
† NTG, Net to Gross is the deemed value available on the SAG website: https://www.ilsag.info/evaluator-ntg-recommendations-for-2025. Disadvantaged communities (DAC) designated sites based on zip codes have an NTG of 1.00,
N/A: All savings estimating algorithms presented in the IL TRM v13.0 for the Building Operator Certification measure are for net savings. Therefore, this measure does not require additional application of NTG value.
Source: Evaluation team analysis.

5 Impact Analysis Findings and Recommendations

5.1 Impact Parameter Estimates

Table 5 shows the unit therm savings and realization rate findings by measure from our review. The realization rate is the ratio of the verified savings to the ex ante savings. Following the table, we provide findings and recommendations, including discussion of all measures with realization rates above or below 100%. Appendix A provides a description of the impact analysis methodology.

Table 5. Verified Gross Savings Parameters

Measure	Unit Basis	Ex Ante Gross (therms/unit)	Verified Gross (therms/unit)	Realization Rate	IL TRM v13.0 Section†
Automatic Conveyor Broiler	Unit	863	863	100%	4.2.22
BOC	Participant	1,086	970	89%	4.2.21
Boiler Chemical Descaling	Unit	708	708	100%	4.4.49
Boiler Tune Up, Process	Unit	4,731	4,731	100%	4.4.3
Boiler Tune Up, Space Heating	Unit	972	972	100%	4.4.2
Combination Oven	Unit	580	584	101%	4.2.1
Commercial Pool Covers	Unit	1,251	1,251	100%	4.3.4
Commercial Steam Cooker	Unit	3,533	3,530	100%	4.2.3
Compressed Air Heat Recovery	Unit	11,519	11,519	100%	4.7.9
Convection Oven	Unit	334	206	62%	4.2.5
DHW HW Pipe Insulation	Ln Ft	2	2	100%	5.4.1
Dishwasher	Unit	313	313	100%	4.2.6
Faucet Aerator - Bath	Unit	8	8	100%	4.3.2
Fryer	Unit	607	645	106%	4.2.7
Garage Door Hinge	Unit	52	48	91%	4.8.2
Grain Dryer Tune-Up	Unit	19,623	23,467	120%	4.1.15
Griddle	Unit	369	6,033	1636%	4.2.8
High Efficiency Boiler	Unit	4,660	4,470	96%	4.4.10
High Efficiency Furnace	Unit	347	347	100%	4.4.11

Measure	Unit Basis	Ex Ante Gross (therms/unit)	Verified Gross (therms/unit)	Realization Rate	IL TRM v13.0 Section †
Infrared Heaters	Unit	382	382	100%	4.4.12
Kitchen Demand Ventilation Controls	Unit	267	267	100%	4.2.16
Pipe Insulation	Ln Ft	46,306	46,306	100%	4.4.14
Pre-Rinse Spray Valves	Unit	208	208	100%	4.2.11
Rack Oven - Double Oven	Unit	551	1,964	356%	4.2.18
Showerheads	Unit	11	11	100%	4.3.3
Small Commercial Thermostat	Unit	235	269	115%	4.4.48
Steam Trap, Commercial	Unit	249	264	106%	4.4.16
Steam Trap, Dry Cleaner	Unit	844	853	101%	4.4.16
Steam Trap, Industrial High Pressure	Unit	5,198	5,160	99%	4.4.16
Steam Trap, Industrial Medium Pressure	Unit	1,192	1,369	115%	4.4.16
Steam Trap, Industrial Low Pressure	Unit	352	772	219%	4.4.16
Storage Water Heater	Unit	127	465	367%	4.3.1
Tankless Water Heater	Unit	6	43	764%	4.3.1
Weather Stripping	Ln Ft	10	10	100%	4.8.16

** Program Tracking Data (PTD) provided by Nicor Gas, extract dated January 30, 2026.*
† State of Illinois Technical Reference Manual version 13.0 from http://www.ilsag.info/technical-reference-manual.html.
‡ Project files and monthly billing data provided by Nicor Gas. Where conducted, on-site or telephone interview data collected by Guidehouse.

5.2 Findings and Recommendations

Finding 1. The evaluation team used the Energy Star Qualified Products List (QPL) to verify reported tracking data inputs (such as Efficient Production Capacity, Efficient Cooking Energy Rate, and Efficiency). Verified savings used the Energy Star QPL value when the QPL and tracking data disagreed, as well as when a tracking data input was left blank and the model number could be found in the QPL.

- Tracking data inputs were left blank for the Automatic Conveyor Broiler measure. The model number could be found in the QPL, so verified savings used the QPL to populate the Efficient Production Capacity, Efficient Idle Energy Rate, and Efficient Cooking Energy Rate input values. The evaluation team researched the site address to confirm the measure location was Small Restaurant for the Hours and Days input values. The measure has a realization rate of 100%.
- Not all values in the tracking data aligned with the QPL for Combination Oven measures. There were also a handful of measures where the evaluation team thought some convection inputs were in steam input columns, and vice versa. Verified savings use the QPL values and followed the IL TRM v13.0 algorithm for calculating the "GasIDLE_ConvEE" and "GasIDLE_SteamEE" inputs.
- The evaluation team found all Convection Oven measure model numbers in the QPL. The evaluation team confirmed values in the "PostInstallationEfficiency", "CapacityNewEquipment", "ENERGYSTARPreheatRate", and "ENERGYSTARIDLEEnergyRate" tracking data columns aligned with the QPL for three of the four Convection Oven measures. The evaluation team was unable to recreate ex ante savings for these measures using the tracking data values, resulting in a realization rate of 50%. The provided CFS calculator multiplies savings by two, the reason for this is

unclear. The fourth instance of the Convection Oven measure did not have values in the tracking data that aligned with the QPL, so verified savings used the QPL values. This measure appeared to use tracking data values in ex ante savings, resulting in a realization rate of 96%.

- All Griddle measure model numbers could be found in the QPL, but not all values aligned between the tracking data and QPL. Verified savings used the QPL values for those instances. The evaluation team reviewed four measures' ex ante savings used the tracking data post installation efficiency value and the IL TRM v13.0 defaults for all other inputs, even though they were provided in the tracking data. The evaluation team was unable to recreate ex ante savings using either the QPL values or the tracking data values for the fifth instance. As noted in the midyear evaluation, the evaluation team believes the size of the baseline values in the tracking data contributes to this as the values are much larger than IL TRM v13 default values. Verified savings used the provided large baseline values in the tracking data.
- All Fryer measure model numbers could be found in the QPL. The evaluation team used the QPL to confirm or overwrite values in the "PostInstallationEfficiency", "CapacityNewEquipment", "ENERGYSTARPreheatRate", and "ENERGYSTARIDLEEnergyRate" tracking data columns. All measures in the Midstream CFS program path but one have realization rates of 100%, indicating ex ante savings also used the QPL values. Ex ante savings for the one measure in the Midstream CFS program path (Vendor Project ID 1749) and all measures in the Prescriptive program path indicate they use the tracking data values over the QPL, resulting in realization rates that range from 80% to 210%.
- The evaluation team did not find the Rack Oven – Double Oven manufacturer in the QPL. Verified savings sourced the "PostInstallationEfficiency" and "BaselineEfficiency" values from the tracking data as the IL TRM v13.0 allows for custom inputs for these two values and used the IL TRM v13.0 for all other input values. The realization rate for this measure is 356% as ex ante savings use the IL TRM v13.0 default baseline efficiency value of 51%.
- Tracking data inputs were left blank for Dishwasher measures, but the model number could be found in the QPL. The evaluation team used the QPL to populate "WaterUse_ESTAR" and inform the dishwasher type and temperature. Verified savings were calculated with a natural gas building and electric booster water heater assumption. The realization rate is 100% for all measure instances, the evaluation team assumes this to be the approach ex ante savings took as well.

Recommendation 1. Ensure the tracking data is populated with measure inputs needed to calculate savings, and that those inputs align with the Energy Star QPL. Necessary inputs include locational information as well. Ex ante savings should align with these values and the IL TRM v13.0 algorithms where appropriate.

Finding 2. As noted during the midyear evaluation, the evaluation team reviewed ex ante savings use the tracking data column "Utilization_Factor" for the temperature of saturated steam (T1) variable value for Steam Trap measures. The source of this value does not include the average stream trap outlet pressure (P2) value. The T1 variable should be based on the equation provided in the IL TRM v13.0 that adds the P2 value of 14.696 PSIG to the average steam trap inlet pressure (P1) value before calculating T1. Verified savings used the IL TRM v13.0 equation to calculate the T1 value.

Recommendation 2. Ensure the values in the "Utilization_Factor" tracking data column align with the IL TRM v13.0 T1 calculation.

Finding 3. The evaluation team calculates the steam loss per leaking trap (Sa) variable for all Industrial Steam Trap measures, while ex ante savings use the IL TRM v13.0 default values for all but the largest size category. The Adjustable Savings Goal Review confirms the evaluation team's approach.

Recommendation 3. Ensure ex ante savings align with the agreed methodology and use the P1 value, plus P2, when calculating the Sa input.

Finding 4. The evaluation team reviewed the tracking data column "PostInstallValue" was not considered into the measure name properly. Verified savings assume this column to be the P1 value in units of PSIG. MeasureID_IC MLI – 26009781 has a "PostInstallValue" of 10, however the measure name was "Steam Trap, Indust MP 15-30 psig". Verified savings updated this to "Steam Trap, Industrial Low Pressure" and used the appropriate input values. The realization rate for this instance is 219%. All three instances of the "Indust HP 250 psig" measure had a "PostInstallValue" of 400. Verified savings updated these to "Steam Trap, Indust HP 300 psig" and used the appropriate input values, it did not impact the realization rates.

Recommendation 4. Ensure the measure name reflects the "PostInstallValue" information throughout the tracking data. The evaluation team recommends adding "Steam Trap, Indust HP 250-300 psig" and "Steam Trap, Indust HP 300 psig" to the measure name categories to account for larger measures and align with the IL TRM v13.0 categories.

Finding 5. The evaluation team was unable to recreate ex ante savings for the following measures:

- The Tankless Water Heater measures: As noted in the Interim Impact Review, the tracking data did not contain any information on the measure size in gallons, so verified savings used a value of 50 as has been done in previous evaluations. Upon review of the supplemental calculator, the supplemental calculator did not provide a clear driver for realization rates, so verified savings have not been updated. The evaluation team found a typo in the formula for gross savings (column S that adds in standby losses in the "Water Heater - TEST" tab, a multiplier instead of a comma is changing the formula).
- Nineteen of the 30 Grain Dryer Tune-Up measures: Eighteen measures have a realization rate of 139%. The evaluation team observes these instances are using a calculation for the Pounds of Water Removed (Lbs) input rather than the IL TRM v13.0 default value that is used for the 11 measures with a realization rate of 100%. There is no clear indicator for this different approach, nor is there reasoning for the (%Moisture_in - %Moisture_out) value of 7. The remaining one measure has a realization rate of 4747% and the evaluation team is unable to recreate ex ante savings. Verified savings used the "Baseline Production Capacity" from the tracking data and IL TRM v13.0 values for all other inputs.
- Eighteen of the 38 High Efficiency Boiler measures: Verified savings used input values from the tracking data. Upon review of the supplemental calculator there was not a clear driver for realization rates, so verified savings have not been updated.

- The Storage Water Heater measures: Verified savings used inputs from the tracking data. Please see the language in the Tankless Water Heater bullet point about the supplemental calculator.
- The Small Commercial Thermostat measure installed in an Office – Low Rise building type: Verified savings used the "Capacity of Existing Equipment" and "EquivalentFullLoadHours" from the tracking data and the IL TRM v13.0 for all other inputs.

Recommendation 5. Ensure ex ante savings reflect information provided in the tracking data and IL TRM v13.0. Provide clarification on how ex ante savings are differentiated for the Grain Dryer Tune-Up measure.

Finding 6. Ex ante savings use a per unit value associated with a Warehouse in Climate Zone 1 for all Garage Door Hinge measures. However, verified savings used the building type and climate zone information provided in the tracking data to inform the IL TRM v13.0 deemed savings value. Upon review of the supplemental calculator, the verified savings will remain the same as they align with the IL TRM v13.0 and tracking data information.

Recommendation 6. Ex ante savings should reflect the details provided in the tracking data.

Finding 7. The evaluation team reviewed the tracking data "Quantity" field had the same value as the "Horsepower" field for seven of the 10 instances of the Kitchen Demand Ventilation Controls measure. The other three instances had a value of 1 in the "Quantity" field. Verified savings used a quantity of 1 for all measures, this produces a realization rate of 1.00 for all measures.

Recommendation 7. Ensure the tracking data information for quantity and horsepower support ex ante savings values for Kitchen Demand Ventilation Controls measures.

Finding 8. For three projects, the evaluation team updated the building area operated by the participant based on online research and detailed review of area information in the project files.

- **BOC2025120.** The participant reported operating one building with a managed square footage of 65,000 ft^2. The evaluation team updated the area using data from the city of Evanston – Benchmarking & Building Performance Standards Program and verified savings for a managed square footage of 114,972 ft^2. The evaluation team also referenced additional online resources (e.g., news articles, Evanston public library board meeting packet) to corroborate the updated square footage value.
- **BOC2025121.** The participant reported operating one building with a managed square footage of 322,196 ft^2. The evaluation team updated the area using data from the city of Evanston – Benchmarking & Building Performance Standards Program and verified savings for a managed square footage of 370,638 ft^2.
- **BOC202577.** The participant reported operating one building with a managed square footage of 50,000 ft^2. The evaluation team verified a reduced area of 15,000 ft^2 for the building using the Google measure tool and estimated verified savings for this updated managed square footage.

Finding 9. For two projects, the evaluation team did not verify any gas savings.

- **BOC202510.** The participant reported operating one building with a managed square footage of 168,893 ft^2. The evaluation team verified electric energy and peak demand savings for the same managed square footage. However, the team verified no gas savings for this project as the participant indicated in the project files that the participating building is all electric.
- **BOC202567.** Nicor Gas confirmed that the participant for this project did not complete the BOC training program and was mistakenly included in the participation report. Thus, the evaluation team did not verify any savings for this project.

Recommendation 8. Ensure that the participant has completed the BOC course and that the participating building has gas service before claiming savings for the project.

Finding 10. The evaluation team found the tracking data's "ClimateZone" field is blank for all measures in the Midstream CFS program path as well as several other projects in the Business Optimization Program and Prescriptive program paths. In these cases, the evaluation team verified a climate zone using an Illinois Zip Code and Climate Zone mapping file[1] to inform verified savings as applicable.

Recommendation 9. The tracking data should provide a climate zone for every project.

[1] Sourced from http://www.zipcodestogo.com/Illinois/.

Appendix A. Impact Analysis Methodology

Building Operator Certification

The impact evaluation team applied the algorithms from Measure 4.9.21 Building Operator Certification from IL-TRM v13.0. Guidehouse used information collected from the participants and internet research to determine the required inputs for the IL-TRM algorithm. If the square footage managed by a participant exceeded 500,000 ft^2, savings were capped at 500,000 ft^2 per participant. Table 6 shows the savings coefficients from IL-TRM v13.0, and they are used in Equation 1 to verify the estimated annual energy savings.

Table 6. BOC Savings Coefficients

Savings Type	Variable Name	Value	Unit
Natural Gas	C_g	0.00316	therms/ft^2/participant

Source: IL-TRM v13.0, Measure 4.9.21

Equation 1. Annual Natural Gas Energy Savings per Participant

Natural Gas Savings = C_g x Area (Minimum of participant ft^2 or 500,000 ft^2)

All Other Measures

Guidehouse calculated the verified gross savings for each measure type by conducting a review of the tracking data and applying the algorithms of IL TRM v13.0[2] Commercial and Industrial volume, except the DHW HW Pipe Insulation measure which referenced the Residential volume, and IL TRM v13.0 Errata Memo[3]. The evaluation team checked that savings inputs provided in the tracking data matched IL TRM v13.0 and that custom inputs were properly used. Then the tracking data and custom values used for the verified savings were adjusted from the tracking data, as necessary. The savings algorithms were applied to determine the verified savings of each measure. Verified gross realization rates are calculated by dividing the verified savings by the ex ante gross savings.

For most Commercial Food Service end use measures (applicable measures can be found in the Direct Install, Midstream CFS, and Prescriptive program paths), Guidehouse conducted an additional tracking data verification step. The evaluation team compared the tracking data values for these ENERGY STAR measures to the ENERGY STAR QPLs[4] by manufacturer and model number. Where the team found tracking data values and QPLs values disagreed, the evaluation team used the QPL values to calculate ex ante savings. This approach aligns with Guidehouse's process for the ComEd evaluations.

[2] Available on the Illinois Stakeholder Advisory Group website: Illinois Statewide Technical Reference Manual Version 13.0.
[3] Ibid.
[4] Obtained from the Implementation Contractor for the 2025 calendar year: https://www.il-foodservicerebates.com/qualifying-equipment.

Based on the SAG policy, the evaluation team assigned a NTG of 1.00 to all projects that were in disadvantaged communities (DAC) based on census tract, municipality, and with consumption under 35,000 Therms.

Appendix B. Program Specific Inputs for the Illinois TRC

Table 7 shows the Total Resource Cost (TRC) cost-effectiveness analysis inputs available at the time of producing this impact evaluation report. Additional required cost data (e.g., measure costs, program level incentive and non-incentive costs) are not included in this table and will be provided to the evaluation team later. Guidehouse will include annual and lifetime water savings and greenhouse gas reductions in the end of year summary report.

Table 7. Verified Cost Effectiveness Inputs

Program Category	Program Path	Savings Category	DAC Project	Units	Quantity	Effective Useful Life	Early Replacement Flag	Verified Gross Annual Water Savings (Gallons)	Ex Ante Gross Savings (Therms)	Verified Gross Savings (Therms)	Verified Net Savings (Therms)
Private	BOC	BOC	FALSE	Participant	8	13.00	NO		11,993	9,138	9,138
Private	BOP	Boiler Tune Up, Process	FALSE	Unit	21	2.00	NO		102,146	102,146	93,974
Private	BOP	Steam Trap, Dry Cleaner	FALSE	Unit	603	6.00	NO	4,294,381	511,456	522,042	480,279
Private	BOP	Steam Trap, Dry Cleaner	TRUE	Unit	116	6.00	NO	856,600	102,020	104,224	104,224
Private	BOP	Steam Trap, Industrial High Pressure	FALSE	Unit	154	6.00	NO	6,863,360	821,059	813,658	748,566
Private	BOP	Steam Trap, Industrial High Pressure	TRUE	Unit	9	6.00	NO	301,082	35,987	32,930	32,930
Private	BOP	Steam Trap, Industrial Medium Pressure	FALSE	Unit	132	6.00	NO	1,291,136	148,413	164,915	151,722
Private	BOP	Steam Trap, Industrial Medium Pressure	TRUE	Unit	10	6.00	NO	86,111	9,833	10,606	10,606

Program Category	Program Path	Savings Category	DAC Project	Units	Quantity	Effective Useful Life	Early Replacement Flag	Verified Gross Annual Water Savings (Gallons)	Ex Ante Gross Savings (Therms)	Verified Gross Savings (Therms)	Verified Net Savings (Therms)
Private	DI	Faucet Aerator - Bath	FALSE	Unit	304	10.00	NO	568,303	2,501	2,501	2,150
Private	DI	Faucet Aerator - Bath	TRUE	Unit	2	10.00	NO	7,796	34.30	34.30	34
Private	DI	Pre-Rinse Spray Valves	FALSE	Unit	29	5.00	NO	781,747	5,698	5,698	4,900
Private	DI	Showerheads	FALSE	Unit	208	10.00	NO	354,096	2,231	2,231	1,918
Private	DI	Garage Door Hinge	FALSE	Unit	102	20.00	NO		5,301	4,682	4,026
Private	DI	Garage Door Hinge	TRUE	Unit	12	20.00	NO		624	589	589
Private	CFS	Automatic Conveyor Broiler	FALSE	Unit	1	12.00	NO		863	863	690
Private	CFS	Combination Oven	FALSE	Unit	19	12.00	NO		11,238	11,195	8,956
Private	CFS	Convection Oven	FALSE	Unit	2	12.00	NO		853	427	341
Private	CFS	Dishwasher	FALSE	Unit	1	10.00	NO		92.38	92.32	74
Private	CFS	Fryer	FALSE	Unit	40	12.00	NO		24,417	25,607	20,485
Private	CFS	Griddle	FALSE	Unit	5	12.00	NO		1,844	30,167	24,134
Private	CFS	Kitchen Demand Ventilation Controls	FALSE	Unit	16.5	20.00	NO		4,407	4,407	3,526
Private	Px	Boiler Tune Up, Process	FALSE	Unit	2	2.00	NO		28,052	28,052	24,125
Private	Px	Boiler Tune Up, Process	TRUE	Unit	1	2.00	NO		2,183	2,183	2,183
Private	Px	Boiler Tune Up, Space Heating	FALSE	Unit	20	3.00	NO		19,216	19,216	16,525
Private	Px	Combination Oven	FALSE	Unit	2	12.00	NO		1,009	1,249	1,074
Private	Px	Commercial Pool Covers	FALSE	Unit	1	6.00	NO		1,251	1,251	1,076

Program Category	Program Path	Savings Category	DAC Project	Units	Quantity	Effective Useful Life	Early Replacement Flag	Verified Gross Annual Water Savings (Gallons)	Ex Ante Gross Savings (Therms)	Verified Gross Savings (Therms)	Verified Net Savings (Therms)
Private	Px	Compressed Air Heat Recovery	FALSE	Unit	7	15.00	NO		80,631	80,631	69,342
Private	Px	Convection Oven	FALSE	Unit	2	12.00	NO		425	409	352
Private	Px	Fryer	FALSE	Unit	24	12.00	NO		14,622	15,878	13,655
Private	Px	Fryer	TRUE	Unit	4	12.00	NO		2,235	2,406	2,406
Private	Px	Grain Dryer Tune-Up	FALSE	Unit	27	1.00	NO		511,617	626,926	539,156
Private	Px	Grain Dryer Tune-Up	TRUE	Unit	3	1.00	NO		77,077	77,077	77,077
Private	Px	High Efficiency Boiler	FALSE	Unit	4	25.00	NO		12,176	12,176	10,472
Private	Px	High Efficiency Boiler	TRUE	Unit	2	25.00	NO		6,678	6,678	6,678
Private	Px	High Efficiency Furnace	FALSE	Unit	14	16.50	NO		4,848	4,848	4,170
Private	Px	High Efficiency Furnace	TRUE	Unit	7	16.50	NO		1,814	1,814	1,814
Private	Px	Infrared Heaters	FALSE	Unit	12	15.00	NO		4,082	4,082	3,510
Private	Px	Infrared Heaters	TRUE	Unit	14	15.00	NO		5,846	5,846	5,846
Private	Px	Pipe Insulation	FALSE	Ln Ft	4	15.00	NO		185,224	185,224	159,293
Private	Px	Rack Oven - Double Oven	FALSE	Unit	3	12.00	NO		1,654	5,892	5,067
Private	Px	Small Commercial Thermostat	FALSE	Unit	2	11.00	NO		371	538	495
Private	Px	Steam Trap, Commercial	FALSE	Unit	99	6.00	NO	231,827	25,750	26,858	23,098
Private	Px	Steam Trap, Dry Cleaner	FALSE	Unit	11	6.00	NO	60,952	7,259	7,415	6,377
Private	Px	Steam Trap, Dry Cleaner	TRUE	Unit	24	6.00	NO	132,987	15,839	16,179	16,179

Program Category	Program Path	Savings Category	DAC Project	Units	Quantity	Effective Useful Life	Early Replacement Flag	Verified Gross Annual Water Savings (Gallons)	Ex Ante Gross Savings (Therms)	Verified Gross Savings (Therms)	Verified Net Savings (Therms)
Private	Px	Steam Trap, Industrial High Pressure	FALSE	Unit	38	6.00	NO	1,639,454	196,368	174,116	149,740
Private	Px	Steam Trap, Industrial High Pressure	TRUE	Unit	3	6.00	NO	138,233	16,522	13,472	13,472
Private	Px	Steam Trap, Industrial Medium Pressure	FALSE	Unit	53	6.00	NO	860,051	100,707	123,574	106,273
Private	Px	Steam Trap, Industrial Medium Pressure	TRUE	Unit	1	6.00	NO	24,616	2,888	3,086	3,086
Private	Px	Storage Water Heater	FALSE	Unit	4	15.00	NO		508	1,861	1,601
Private	Px	Tankless Water Heater	FALSE	Unit	30	20.00	NO		141	1,268	1,091
Private	Px	Tankless Water Heater	TRUE	Unit	10	20.00	NO		81.34	413	413
Public	BOC	BOC	FALSE	Participant	16	13.00	NO		14,076	14,143	14,143
Public	BOP	Steam Trap, Industrial Medium Pressure	FALSE	Unit	21	6.00	NO	71,744	8,102	8,179	7,525
Public	DI	DHW HW Pipe Insulation	TRUE	Ln Ft	26	12.00	NO		46.54	46.61	47
Public	DI	Faucet Aerator - Bath	FALSE	Unit	1216	10.00	NO	2,280,359	10,034	10,034	8,629
Public	DI	Faucet Aerator - Bath	TRUE	Unit	161	10.00	NO	328,775	1,447	1,447	1,447
Public	DI	Garage Door Hinge	FALSE	Unit	75	20.00	NO		3,897	3,616	3,110
Public	DI	Garage Door Hinge	TRUE	Unit	90	20.00	NO		4,677	4,368	4,368

Program Category	Program Path	Savings Category	DAC Project	Units	Quantity	Effective Useful Life	Early Replacement Flag	Verified Gross Annual Water Savings (Gallons)	Ex Ante Gross Savings (Therms)	Verified Gross Savings (Therms)	Verified Net Savings (Therms)
Public	DI	Pre-Rinse Spray Valves	FALSE	Unit	13	5.00	NO	423,446	3,086	3,086	2,654
Public	DI	Showerheads	FALSE	Unit	39	10.00	NO	66,393	418	418	360
Public	DI	Showerheads	TRUE	Unit	26	10.00	NO	44,262	279	279	279
Public	DI	Weather Stripping	FALSE	Ln Ft	121	10.00	NO		1,249	1,249	1,074
Public	DI	Weather Stripping	TRUE	Ln Ft	23	10.00	NO		237	237	237
Public	CFS	Combination Oven	FALSE	Unit	4	12.00	NO		2,255	2,167	1,734
Public	CFS	Commercial Steam Cooker	FALSE	Unit	1	12.00	NO		3,533	3,530	2,824
Public	CFS	Convection Oven	FALSE	Unit	1	12.00	NO		391	195	156
Public	CFS	Dishwasher	FALSE	Unit	3	10.00	NO		1,159	1,159	927
Public	CFS	Pre-Rinse Spray Valves	FALSE	Unit	1	5.00	NO	19,869	145	145	116
Public	Px	Boiler Chemical Descaling	FALSE	Unit	1	6.00	NO		708	708	609
Public	Px	Boiler Tune Up, Process	FALSE	Unit	5	2.00	NO		4,830	4,830	4,154
Public	Px	Boiler Tune Up, Space Heating	FALSE	Unit	99	3.00	NO		96,497	96,497	82,987
Public	Px	Boiler Tune Up, Space Heating	TRUE	Unit	10	3.00	NO		9,680	9,680	9,680
Public	Px	High Efficiency Boiler	FALSE	Unit	24	25.00	NO		129,950	123,929	106,579
Public	Px	High Efficiency Boiler	TRUE	Unit	8	25.00	NO		28,285	27,086	27,086
Public	Px	High Efficiency Furnace	FALSE	Unit	6	16.50	NO		2,716	2,716	2,336
Public	Px	Small Commercial Thermostat	FALSE	Unit	3	11.00	NO		806	809	744

Program Category	Program Path	Savings Category	DAC Project	Units	Quantity	Effective Useful Life	Early Replacement Flag	Verified Gross Annual Water Savings (Gallons)	Ex Ante Gross Savings (Therms)	Verified Gross Savings (Therms)	Verified Net Savings (Therms)
Public	Px	Steam Trap, Commercial	FALSE	Unit	22	6.00	NO	39,442	4,381	4,710	4,050
Public	Px	Steam Trap, Industrial High Pressure	TRUE	Unit	12	6.00	NO	438,600	52,793	45,730	45,730
Public	Px	Steam Trap, Industrial Medium Pressure	FALSE	Unit	17	6.00	NO	57,260	6,516	7,316	7,316
Public	Px	Steam Trap, Industrial Low Pressure	TRUE	Unit	15	6.00	NO	112,880	5,990	13,127	11,290
Public	Px	Tankless Water Heater	FALSE	Unit	4	20.00	NO		23.88	203	175
Total or Weighted Average								**22,375,765**	**3,528,292**	**3,690,411**	**3,321,274**

Source: Evaluation team analysis.