



Home Energy Savings Program Impact Evaluation Report

Energy Efficiency Plan: Program Year 2025
(01/01/2025-12/31/2025)

Prepared for:

Nicor Gas Company



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1 Introduction

This report presents the results of the impact evaluation of the Nicor Gas 2025 Home Energy Savings (HES) 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 the cost effectiveness analysis inputs. Program year 2025 covers January 1 to December 31, 2025.

2 Program Description

The HES program includes two participation paths: a prescriptive rebate component for air sealing, insulation, and duct sealing work completed by approved contractors and an online, self-assessment platform (SAP) path with energy saving measures mailed to the home. This report focuses on natural gas savings achieved by Nicor Gas program participants. Since the SAP path is jointly implemented by Nicor Gas and ComEd, electricity measures are included in a separate evaluation report delivered to ComEd.

The HES program offers rebates for prescriptive building shell air sealing and insulation (ASI) measures for eligible homes, installed by an approved contractor, including air sealing, attic insulation, duct sealing, basement sidewall insulation, and wall insulation. Air sealing includes sealing gaps and cracks in a wall where air can enter or exit. The contractor performs a blower door test to measure the air leakage in the home. To receive an instant discount for attic insulation, a participant must have air sealing and attic insulation installed at the same time.

The SAP path combines a self-guided virtual home energy assessment with e-commerce, offering customers four dedicated modules: heating and cooling; water, lighting and electricity; and weatherization and building shell. Using conditional logic, the platform prescribes tailored recommendations such as lighting, weatherization items, water-saving devices, advanced power strips, smart plugs, and similar products based on customer responses. Participants choose from recommended free or discounted products and make co-pays on items not fully covered by incentives. In 2025, SAP customers were also able to request free professional installation when they order a smart thermostat. The direct install (DI) measures include showerheads, faucet aerators for bathrooms and kitchen, door sweeps, and a programmable or advanced thermostat.

The program had 3,418 participants in 2025 and completed 3,475 projects as shown in Table 1.

Table 1. 2025 Volumetric Findings Detail

Participation	Prescriptive	Self Assessment (SAP)	Total
Participants *	1,618	1,803	3,418
Installed Projects †	1,620	1,855	3,475
Measure Types Installed ‡	5	7	12

* Participants are defined as the distinct count of site addresses.

† Installed Projects are defined as the distinct count of project IDs.

‡ Measure Types Installed are defined as the distinct count of TRM measure.

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 Path	Measure	Quantity Unit	Installed Quantity
Prescriptive	Air Sealing	Projects	1,536
	Basement Sidewall Insulation	Square Feet	19,085
	Ceiling/Attic Insulation	Square Feet	1,246,121
	Duct Insulation and Sealing	Projects	563
	Wall Insulation	Square Feet	26,017
SAP	Advanced Thermostats	Each	260
	Air Sealing	Each	2,360
	Boiler Pipe Insulation	Linear Feet	285
	Domestic Hot Water Pipe Insulation	Linear Feet	3,873
	Low Flow Faucet Aerators	Each	3,623
	Low Flow Showerheads	Each	2,464
	Programmable Thermostats	Each	321

Source: Nicor Gas tracking data and evaluation team analysis.

3 Program Savings Detail

Table 3 summarizes the energy savings the HES Program achieved by path and population in 2025, indicating which portion of savings were in the disadvantaged communities (DAC).

Table 3. 2025 Annual Energy Savings Summary

Program Category	Program Path	Ex Ante Gross Savings (Therms)	Verified Gross RR*	Verified Gross Savings (Therms)	NTG†	NPSO‡	Verified Net Savings (Therms)
Non-Disadvantaged Communities	Prescriptive	310,373	1.00	311,476	1.12	1.048	364,884
	SAP	71,324	1.00	71,420	1.28	1.048	95,817
Non-DAC Subtotal		381,697	1.00	382,896			460,701
Disadvantaged Communities	Prescriptive	97,407	1.00	97,854	1.27	1.048	131,160
	SAP	15,796	1.00	15,791	1.30	1.048	21,445

Program Category	Program Path	Ex Ante Gross Savings (Therms)	Verified Gross RR*	Verified Gross Savings (Therms)	NTG†	NPSO‡	Verified Net Savings (Therms)
DAC Subtotal		113,203	1.00	113,645			152,617
Total or Weighted Average		494,900	1.00	496,541			613,318

Note: Savings and realization rates presented in this table are rounded and may not sum precisely to the totals.

* Realization Rate (RR) is the ratio of verified gross savings to ex ante gross savings, based on evaluation research findings.

† 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 market rate net savings were multiplied by a residential non-participant spillover (NPSO) factor of 1.048. Based on SAG Policy, if deemed NTG is multiplied by the NPSO and the resulting NTG value is less than 1.00, the evaluation assigned a NTG of 1.00 to projects in DAC zones. If the resulted NTG value is >1.00, the evaluation used the >1.00 value for calculating the net savings impact. Source: Evaluation team analysis.

4 Program Savings by Measure

The HES Program savings are presented by measure savings category in Table 4, indicating which measure savings were in the DAC or non-DAC zone. The Duct Sealing and Attic Insulation 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†	NPSO‡	Verified Net Savings (Therms)
Non-DAC	Prescriptive	Air Sealing	56,191	1.00	56,201	0.88	1.048	51,831
		Air Sealing Without Attic Insulation	32,504	1.00	32,510	1.21	1.048	41,225
		Attic Insulation	89,867	1.00	89,903	0.89	1.048	83,854
		Basement/Sidewall Insulation	13,205	1.00	13,208	1.35	1.048	18,687
		Duct Sealing	116,074	1.01	117,123	1.35	1.048	165,706
		Wall Insulation	2,532	1.00	2,531	1.35	1.048	3,581
		Advanced Thermostat (DI) - Manual	9,771	1.01	9,897	0.96	1.048	9,957
Non-DAC	SAP	Advanced Thermostat (DI) - Programmable	9,743	1.00	9,743	0.96	1.048	9,803
		Air Sealing - Door Sweep - DI	9,816	1.00	9,816	1.35	1.048	13,887

Program Category	Program Path	Savings Category	Ex Ante Gross Savings (Therms)	Verified Gross RR*	Verified Gross Savings (Therms)	NTG†	NPSO‡	Verified Net Savings (Therms)
		Bathroom Aerator SF (DI)	1,893	1.00	1,886	1.45	1.048	2,866
		Boiler Pipe Insulation	96.19	1.00	96.04	1.35	1.048	136
		DHW Pipe Insulation	6,652	1.00	6,633	1.35	1.048	9,384
		Handheld Showerhead (DI) SF	5,448	1.00	5,447	1.45	1.048	8,277
		Kitchen Aerator SF (DI)	5,938	1.00	5,937	1.45	1.048	9,022
		Programmable Thermostat (DI)	8,526	1.00	8,526	1.35	1.048	12,063
		Shower Flow Reducer	10,514	1.00	10,512	1.45	1.048	15,975
		Showerhead (DI) SF	2,927	1.00	2,926	1.45	1.048	4,447
<i>Non-DAC Subtotal</i>			381,697	1.00	382,896			460,701
DAC	Prescriptive	Air Sealing	3,424	1.00	3,424	1.00	N/A	3,424
		Air Sealing Without Attic Insulation	25,523	1.00	25,523	1.21	1.048	32,365
		Attic Insulation	5,111	1.00	5,109	1.00	N/A	5,109
		Basement/Sidewall Insulation	1,676	1.00	1,676	1.35	1.048	2,371
		Duct Sealing	61,417	1.01	61,867	1.35	1.048	87,530
	Wall Insulation	256	1.00	255	1.35	1.048	361	
	SAP	Advanced Thermostat (DI) - Manual	1,533	1.00	1,533	1.01	N/A	1,542
		Advanced Thermostat (DI) - Programmable	2,058	1.00	2,058	1.01	N/A	2,070

Program Category	Program Path	Savings Category	Ex Ante Gross Savings (Therms)	Verified Gross RR*	Verified Gross Savings (Therms)	NTG†	NPSO‡	Verified Net Savings (Therms)
		Air Sealing - Door Sweep - DI	1,920	1.00	1,920	1.35	1.048	2,717
		Bathroom Aerator SF (DI)	374	1.00	374	1.45	1.048	568
		Boiler Pipe Insulation	34.45	1.00	34.30	1.35	1.048	48.53
		DHW Pipe Insulation	1,155	1.00	1,152	1.35	1.048	1,629
		Handheld Showerhead (DI) SF	1,243	1.00	1,242	1.45	1.048	1,887
		Kitchen Aerator SF (DI)	1,328	1.00	1,328	1.45	1.048	2,018
		Programmable Thermostat (DI)	3,528	1.00	3,529	1.35	1.048	4,992
		Shower Flow Reducer	2,014	1.00	2,013	1.45	1.048	3,059
		Showerhead (DI) SF	609	1.00	609	1.45	1.048	925
DAC		Subtotal	113,203	1.00	113,645			152,617
		Total or Weighted Average	494,900	1.00	496,541			613,318

Note: Savings and realization rates presented in this table are rounded and may not sum precisely to the totals.

* Realization Rate (RR) is the ratio of verified gross savings to ex ante gross savings, based on evaluation research findings.

† 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 market rate net savings were multiplied by a residential non-participant spillover (NPSO) factor of 1.048. Based on SAG Policy, if deemed NTG is multiplied by the NPSO and the resulting NTG value is less than 1.00, the evaluation assigned a NTG of 1.00 to projects in DAC zones. If the resulted NTG value is >1.00, the evaluation used the >1.00 value for calculating the net savings impact (NPSO is marked as N/A in this case).

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†
Advanced Thermostat (DI) - Manual	Each	107.7	108.9	101%	5.3.16
Advanced Thermostat (DI) - Programmable	Each	76.2	76.2	100%	5.3.16
Air Sealing	Projects	62.0	62.0	100%	5.6.1
Air Sealing - Door Sweep - DI	Each	5.0	5.0	100%	5.6.1
Air Sealing Without Attic Insulation	Projects	100.9	100.9	100%	5.6.1
Attic Insulation	Square Feet	0.08	0.08	100%	5.6.5
Basement/Sidewall Insulation	Square Feet	0.78	0.78	100%	5.6.2
Bathroom Aerator SF (DI)	Each	0.85	0.84	100%	5.4.4
Boiler Pipe Insulation	Linear Feet	0.46	0.46	100%	5.3.2
DHW Pipe Insulation	Linear Feet	2.0	2.0	100%	5.4.1
Duct Sealing	Projects	315.3	317.9	101%	5.3.4
Handheld Showerhead (DI) SF	Each	9.3	9.3	100%	5.4.5
Kitchen Aerator SF (DI)	Each	7.7	7.7	100%	5.4.4
Programmable Thermostat (DI)	Each	37.6	37.6	100%	5.3.11
Shower Flow Reducer	Each	9.2	9.2	100%	5.4.5
Showerhead (DI) SF	Each	9.2	9.2	100%	5.4.5
Wall Insulation	Square Feet	0.11	0.11	100%	5.6.4

† State of Illinois Technical Reference Manual version 13.0 from <http://www.ilsag.info/technical-reference-manual.html>.

5.2 Findings and Recommendations

Overall, the findings listed below had a minor impact on the savings, with the program-level realization rate being 100%.

Finding 1. Four instances of Duct Sealing showed a zero “GrossAnnualThermSavings” in the tracking data (MEA-2025.01.27-840760, MEA-2025.02.16-854098, MEA-2025.02.25-859176, MEA-2025.04.16-895722). Guidehouse calculated verified annual savings of 317.5, 450.3, 191.2, and 490.3 therms, respectively.

Recommendation 1. Ensure the “GrossAnnualThermSavings” column in the “Measures” tab of tracking data is populated for all measures, where participation is reported.

Finding 2. Three instances of Advanced Thermostat (DI) – Manual had a verified gross realization rate of 143% (MEA-2025.12.15-1407542, MEA-2025.12.15-1407543, MEA-2025.12.15-1407559). It appears that the ex ante calculation used a heating reduction proportion of 0.071 which is assigned to programmable thermostats in the TRM. In these instances, Guidehouse assigned a heating reduction proportion of 0.102 in verified savings.

Recommendation 2. Ensure the heating reduction proportion values align with the applicable TRM measure section to accurately calculate “GrossAnnualThermSavings” column in the “Measures” tab of tracking data.

Finding 3. The program tracking data had a NTG value of 1.35 for Bathroom Aerator, Kitchen Aerator, Showerhead, and Shower Flow Reducer. The verified savings used 1.45 NTG, per the IL SAG Evaluator NTG Recommendations for 2025. This resulted in higher verified net savings.

Recommendation 3. Ensure the NTG values align with the SAG recommendation in “NTGRatioMeasure” column in the “Measures” tab of tracking data.

Finding 4. Guidehouse could not reconcile the savings for seven measures (shown in Table 6) where gross realization rates significantly deviate from 100%. Guidehouse used the savings parameters provided in the TRM to verify savings for these measures.

Recommendation 4. Ensure the actual/custom values in the tracking data align with what is used for the ex ante savings calculation.

Table 6 shows measure-level discrepancies identified during our review where the gross realization rate differs from expected values.

Table 6. Measure Savings Discrepancies

Measure	Measure ID(s)	Ex Ante Gross (therms/unit)	Verified Gross (therms/unit)	Realization Rate
Air Sealing	MEA-2024.12.31-830234	13.51	23.12	171%
Air Sealing Without Attic Insulation	MEA-2024.11.06-801306	34.95	41.12	118%

Measure	Measure ID(s)	Ex Ante Gross (therms/unit)	Verified Gross (therms/unit)	Realization Rate
Attic Insulation	MEA-2024.12.31-830230	90.94	155.69	171%
Basement/Sidewall Insulation	MEA-2024.11.06-801305	68.81	80.96	118%
Bathroom Aerator SF (DI)	MEA-2025.12.31-1409063	9.26	2.52	27%
Boiler Pipe Insulation	MEA-2025.12.15-1406954, MEA-2025.12.31-1409167	1.53	1.37	90%
Duct Sealing	MEA-2025.05.16-914104, MEA-2025.05.16-914101	172.88, 181.30	237.09, 248.64	137%

Source: Evaluation team analysis.

Appendix A. Impact Analysis Methodology

The evaluation team used the same impact methodology for each component. Verified gross savings were determined for each program measure by:

- Reviewing the savings algorithm inputs in the final 2025 tracking data for agreement with the IL-TRM v13.0 and IL-TRM Errata, where applicable.
- Validating the savings algorithm was applied correctly.
- Cross-checking per-unit savings values in the program tracking data with the verified values in Guidehouse's calculations.
- Multiplying the verified per-unit savings value by the quantity reported in the tracking data. The team calculated verified net savings by multiplying the verified gross savings estimates by a NTG ratio. In Program Year 2024, NTG estimates used to calculate the net verified savings were based on past evaluation research and defined by a consensus process through the Illinois SAG.
- For DAC projects, if deemed NTG is multiplied by 1.048 Non-Participant Spillover factor (NPSO) and the resulted NTG value is less than 1.00, the evaluation assigned a DAC NTG of 1.00. If the resulted NTG value is >1.00, evaluation used the >1.00 value for calculation of net savings impact.

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 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)
	Air Sealing	FALSE	Projects	911	20.00	NO		56,191	56,201	51,831
	Air Sealing	TRUE	Projects	50	20.00	NO		3,424	3,424	3,424
	Air Sealing Without Attic Insulation	FALSE	Projects	362	20.00	NO		32,504	32,510	41,225
	Air Sealing Without Attic Insulation	TRUE	Projects	213	20.00	NO		25,523	25,523	32,365
	Attic Insulation	FALSE	Square Feet	1,189,858	30.00	NO		89,867	89,903	83,854
Prescriptive	Attic Insulation	TRUE	Square Feet	56,263	30.00	NO		5,111	5,109	5,109
	Basement/Sidewall Insulation	FALSE	Square Feet	17,164	30.00	NO		13,205	13,208	18,687
	Basement/Sidewall Insulation	TRUE	Square Feet	1,921	30.00	NO		1,676	1,676	2,371
	Duct Sealing	FALSE	Projects	339	20.00	NO		116,074	117,123	165,706
	Duct Sealing	TRUE	Projects	224	20.00	NO		61,417	61,867	87,530
	Wall Insulation	FALSE	Square Feet	24,031	30.00	NO		2,532	2,531	3,581

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)
	Wall Insulation	TRUE	Square Feet	1,986	30.00	NO		256	255	361
	Advanced Thermostat (DI) - Manual	FALSE	Each	90	11.00	NO		9,771	9,897	9,957
	Advanced Thermostat (DI) - Manual	TRUE	Each	15	11.00	NO		1,533	1,533	1,542
	Advanced Thermostat (DI) - Programmable	FALSE	Each	130	11.00	NO		9,743	9,743	9,803
	Advanced Thermostat (DI) - Programmable	TRUE	Each	25	11.00	NO		2,058	2,058	2,070
	Air Sealing - Door Sweep - DI	FALSE	Each	1,974	20.00	NO		9,816	9,816	13,887
	Air Sealing - Door Sweep - DI	TRUE	Each	386	20.00	NO		1,920	1,920	2,717
	Bathroom Aerator SF (DI)	FALSE	Each	2,238	10.00	NO	204,818	1,893	1,886	2,866
	Bathroom Aerator SF (DI)	TRUE	Each	444	10.00	NO	44,234	374	374	568
	Boiler Pipe Insulation	FALSE	Linear Feet	210	11.00	NO		96.19	96.04	136
	Boiler Pipe Insulation	TRUE	Linear Feet	75	11.00	NO		34.45	34.30	48.53
	DHW Pipe Insulation	FALSE	Linear Feet	3,300	12.00	NO		6,652	6,633	9,384
	DHW Pipe Insulation	TRUE	Linear Feet	573	12.00	NO		1,155	1,152	1,629

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)
	Handheld Showerhead (DI) SF	FALSE	Each	590	10.00	NO	1,008,668	5,448	5,447	8,277
	Handheld Showerhead (DI) SF	TRUE	Each	134	10.00	NO	229,943	1,243	1,242	1,887
	Kitchen Aerator SF (DI)	FALSE	Each	769	10.00	NO	1,319,371	5,938	5,937	9,022
	Kitchen Aerator SF (DI)	TRUE	Each	172	10.00	NO	295,144	1,328	1,328	2,018
	Programmable Thermostat (DI)	FALSE	Each	230	16.00	NO		8,526	8,526	12,063
	Programmable Thermostat (DI)	TRUE	Each	91	16.00	NO		3,528	3,529	4,992
	Shower Flow Reducer	FALSE	Each	1,139	10.00	NO	1,946,764	10,514	10,512	15,975
	Shower Flow Reducer	TRUE	Each	218	10.00	NO	372,839	2,014	2,013	3,059
	Showerhead (DI) SF	FALSE	Each	317	10.00	NO	541,904	2,927	2,926	4,447
	Showerhead (DI) SF	TRUE	Each	66	10.00	NO	112,710	609	609	925
Total or Weighted Average					20.97		6,076,394	494,900	496,541	613,318

Source: Evaluation team analysis.