



Coordinated Utility Retro-Commissioning Offering Impact Evaluation Report

Energy Efficiency / Demand Response Plan:
Program Year 2018 (CY2018)
(1/1/2018-12/31/2018)

Presented to:
ComEd
Nicor Gas
Peoples Gas
North Shore Gas

DRAFT

March 14, 2019

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TABLE OF CONTENTS

1. Introduction 1

2. Offering Description 1

3. Offering Savings Detail 4

4. Cumulative Persisting Annual Savings 8

5. Offering Savings by Research Category 12

6. Impact Analysis Findings and Recommendations 14

 6.1 Impact Parameter Estimates 14

 6.2 Other Impact Findings and Recommendations 15

 6.2.1 Findings and Recommendations 19

7. Appendix 1. Impact Analysis Methodology 20

 7.1 Sampling Methodology 21

8. Appendix 2. Impact Analysis Detail 23

 8.1 Evaluation Research Gross Impact Findings 24

 8.2 Evaluation Research Net Impact Findings 27

9. Appendix 3. Total Resource Cost Detail 27

LIST OF TABLES AND FIGURES

Figure 2-1. Number of Projects Completed by Track 3

Figure 2-2. Distribution of Electric kWh Saved (ex ante gross) by Track 4

Figure 2-3. Distribution of Natural Gas Therms Saved (ex ante gross) by Track 4

Figure 4-1. Total Cumulative Persisting Annual Savings[†] 11

Figure 6-1. CY2018 Ex Ante Electric Energy Savings by Track – Implementer A Projects 16

Figure 6-2. CY2018 Ex Ante Electric Energy Savings by Track – Implementer B Projects 16

Figure 6-3. CY2018 Gas Energy Savings by Track – Implementer A Projects 17

Figure 6-4. CY2018 Gas Energy Savings by Utility – Implementer A Projects 17

Figure 6-5. CY2018 Gas Energy Savings by Utility – Implementer B Projects 18

Table 1-1. Offering Research Categories 1

Table 2-1. CY2018 Volumetric Findings Detail by Utility* Implementer A-administered[†] 2

Table 2-2. CY2018 Volumetric Findings Detail by Track* 3

Table 2-3. Offering Attributes – by Participation Track 3

Table 3-1. CY2018 Total Annual Incremental Electric Savings 5

Table 3-2. CY2018 Total Annual Incremental Therm Savings 5

Table 3-3. CY2018 Total Annual Incremental Electric Savings – Implementer A 6

Table 3-4. CY2018 Total Annual Incremental Electric Savings – Implementer B 7

Table 3-5. CY2018 Total Annual Incremental Therm Savings – Implementer A 7

Table 3-6. CY2018 Total Annual Incremental Therm Savings – Implementer B 8

Table 4-1. Cumulative Persisting Annual Savings (CPAS) – Electric 9

Table 4-2. Cumulative Persisting Annual Savings (CPAS) – Gas 10

Table 5-1. CY2018 Energy Savings by Implementer – Electric 12

Table 5-2. CY2018 Demand Savings by Implementer – Electric[†] 12

Table 5-3. CY2018 Summer Peak Demand Savings by Implementer – Electric[†] 12

Table 5-4. CY2018 Energy Savings by Implementer – ComEd Claimed Gas Savings 13

Table 5-5. CY2018 Energy Savings by Implementer – ComEd Total Claimed Electricity and Gas 13

Table 5-6. CY2018 Natural Gas Energy Savings by Implementer – Nicor Gas 13

Table 5-7. CY2018 Natural Gas Energy Savings by Implementer – Peoples Gas 13

Table 5-8. CY2018 Natural Gas Energy Savings by Implementer – North Shore Gas 14

Table 6-1. Savings Parameters15

Table 6-2. Verified Gross Savings Realization Rates* - Implementer A.....18

Table 6-3. Verified Gross Savings Realization Rates - Implementer B18

Table 7-1. Population of CY2018 RCx Offering Projects21

Table 7-2. Profile of the CY2018 Electric Gross Savings Verification Sample by Strata*22

Table 7-3. Profile of the CY2018 Gas Gross Savings Verification Sample by Strata – Implementer A22

Table 7-4. Profile of the CY2018 Gas Gross Savings Verification Sample by Strata – Implementer B23

Table 8-1. Savings Evaluated by Offering24

Table 8-2. Project Level Realization Rates25

Table 9-1. Total Resource Cost Savings Summary*†27

Table 9-2. Total Resource Cost Savings Summary for Nicor Gas*27

Table 9-3. Total Resource Cost Savings Summary for Peoples Gas.....27

Table 9-4. Total Resource Cost Savings Summary for North Shore Gas28

1. INTRODUCTION

This report presents the results of the impact evaluation of the Coordinated Utility Retro-Commissioning Offering for CY2018. It is a summary of the energy and demand impacts for the total offering and broken out by relevant structural details. The report provides detail by implementer showing total electric and gas savings as well individual implementer savings by electric and gas. The CY2018 Retro-commissioning Offering combines the projects from two separate implementation contractors (ICs) who administered the offering for different market sectors. The research categories for this evaluation are based on two ICs, Implementer A and Implementer B.

Table 1-1. Offering Research Categories

Contractor	Market Sector	Originator	Offering Tracks
Implementer A	Private (primarily)	ComEd	4
Implementer B	Public	DCEO	1

Source: ComEd tracking data and Navigant team analysis.

Implementer B projects were started as part of a parallel offering for the public sector and managed by the Illinois Department of Commerce and Economic Opportunity (DCEO). These projects were subsumed by the Coordinated Utility Retro-Commissioning offering for CY2018 completion. Starting in CY2019 Implementer A, offering four retro-commissioning tracks, will administer the Retro-Commissioning Offering for all eligible ComEd and gas utility customers, public and private.

The appendix presents the impact analysis methodology for both research categories. CY2018 covers January 1, 2018 through December 31, 2018.

2. OFFERING DESCRIPTION

The Coordinated Utility Retro-Commissioning (Retro-Commissioning) Offering has been part of the ComEd’s Energy Efficiency Program since 2007. In 2010, ComEd began coordinating the offering with gas utilities which also serve ComEd customers. ComEd manages and funds the offering, and the gas utilities have the option to share the costs and savings with ComEd on a project-by-project basis. The overlapping gas territories include Nicor Gas, Peoples Gas, and North Shore Gas. The Retro-Commissioning Offering is a natural fit for coordinated delivery with the gas providers due to the intensive investigation and analysis of heating, ventilation, and air-conditioning (HVAC) systems. Individual measures often save both electricity and natural gas so that analyzing one energy source, while neglecting the other, would fail to document all energy savings incented by the offering.

The offering helps commercial and industrial (C&I) customers below 10 MW improve the performance and reduce energy consumption of their facilities through the systematic analysis of *existing* building systems. Generally, the offering pays for 100 percent of a detailed study, contingent upon a participant’s commitment to spend a defined amount of their own money implementing a bundle of study recommendations having a simple payback of 18 months or less. The Implementer A offering consists of four tracks, with three targeted to medium to large commercial buildings: traditional retro-commissioning (RCx), monitoring-based retro-commissioning (MBCx) and RCxpress.

- RCx projects typically require more than one year and result in a single comprehensive deliverable.
- MBCx projects are based on a multi-year agreement between the building owner and the Energy Efficiency Service Provider (EESP). This comprehensive approach identifies, analyzes, implements, and verifies measures on a rolling basis with the EESP monitoring Building Automation System (BAS) data periodically to ensure on-going savings.

- RCxpress engagements last less than one year and typically have a more limited scope than RCx.

The RCx Building Tune-Up (Tune-up) track includes direct implementation of common RCx measures by the customer and the EESP without prior detailed research and analysis.

- RCx Building Tune-up is more focused on the most common RCx measures in smaller commercial buildings and groceries and results in a briefer deliverable on a faster timeline.

Beginning in CY2018, the Implementer A offering also serves public sector customers. This impact evaluation also includes public sector projects administered by Implementer B, completed in CY2018, but initiated at an earlier time by public sector participants in the DCEO Retro-Commissioning Program. Because of substantive differences between the DCEO and Coordinated Utility Retro-Commissioning Offering offerings, the impact evaluation results are reported separately for Implementer A- and Implementer B-administered projects.

The offering had 167 projects in CY2018, including 44 DCEO projects. The Implementer B offering did not track individual measures by project; therefore, summaries by measure reflect only the Implementer A offering. In CY2018 Implementer A implemented measures with both electric and gas savings as shown in Table 2-1 and Table 2-2 and the following graphs. Additional offering attributes are shown in Table 2-3, below.

Table 2-1. CY2018 Volumetric Findings Detail by Utility* Implementer A-administered†

Participation	Electric Only	Nicor Gas	Peoples Gas	North Shore Gas	Total
Total Projects†	73	25	23	2	123
Electric Measures	209	73	66	6	354
Gas Measures	5	32	26	3	66
Total Measures‡	216	83	70	6	375
Measures/Project	3.0	3.3	3.0	3.0	3.0

*Project and measure counts exclude DCEO projects.

† Gas project totals include eight projects in Nicor territory and seven projects in Peoples Gas territory with zero therms savings for the final set of measures installed.

‡Totals include some measures with both electric and gas savings.

Source: ComEd tracking data and Navigant team analysis.

Among 44 additional DCEO projects administered by Implementer B, 35 have gas savings and five of these 35 are projects that are only eligible to receive gas company incentives. Nicor Gas, North Shore Gas and Peoples Gas had 22, seven and six gas-saving projects respectively, administered by Implementer B. Nine Implementer B projects had no gas savings. Implementer B offering tracking files do not list individual measures.

Table 2-2. CY2018 Volumetric Findings Detail by Track*

Participation	MBCx	RCx	RCxpress	Tune-Up	Implementer A Total	Implementer B Total
Total Projects	21	6	22	74	123	44
Electric Measures	56	44	79	175	354	
Gas Measures	11	7	13	35	66	NA
Total Measures	57	48	84	186	375	
Measures/Project	2.7	8.0	3.8	2.5	3.0	NA

* Some measures have both electric and gas savings.

NA = Not Applicable

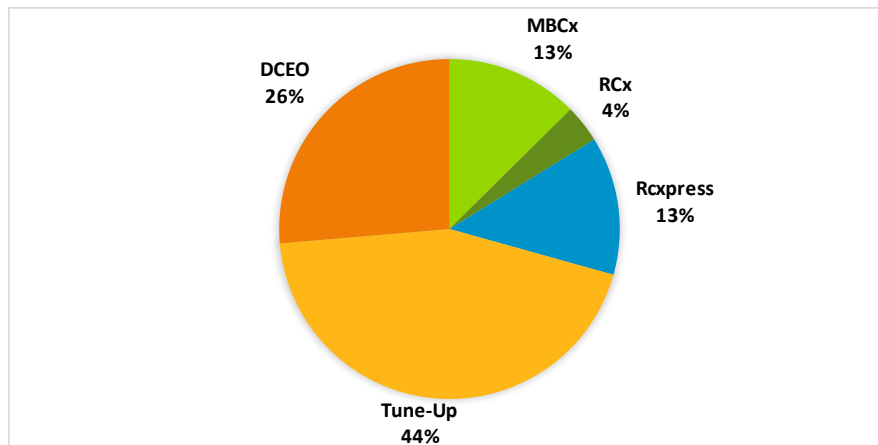
Source: ComEd tracking data and Navigant team analysis.

Table 2-3. Offering Attributes – by Participation Track

Participation Track	Target Facility Size	Incentives	Customer Commitment
Retro-Commissioning (RCx)	>500,000 ft ² >10 GWh	100% Study \$60,000-\$100,000 Customer implementation bonuses	\$25,000 Operator Training
Monitoring Based (MBCx)	>150,000 ft ² >3 GWh	Monitoring integration and \$0.08/kWh and \$1/therm	18-month monitoring contract
RCxpress	150,000 – 450,000 ft ²	100% Study <\$60,000 Customer and Service Provider bonuses	\$5,000 or \$10,000
RCx Building Tune-Up	<150,000 ft ² 0.5-3.0 GWh	\$25,000 max study \$0.03/kWh with caps	Coordination
DCEO	No restrictions	100% Study with caps	\$10,000

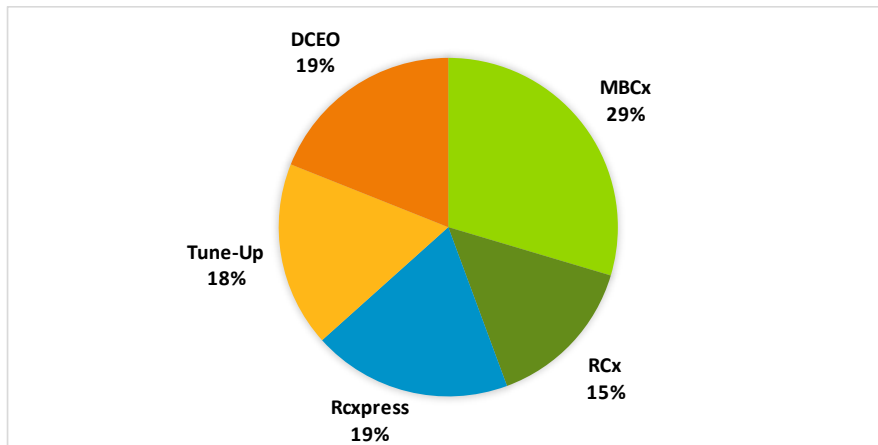
Source: ComEd program fact sheets

Figure 2-1. Number of Projects Completed by Track



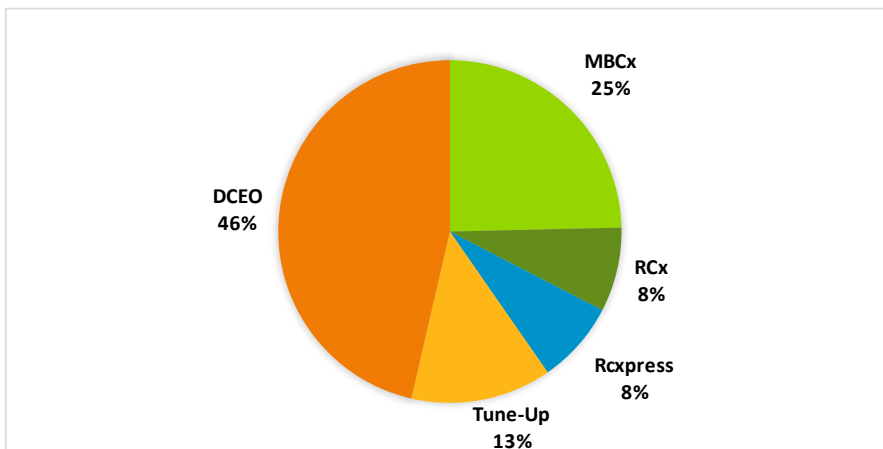
Source: ComEd tracking data and Navigant team analysis.

Figure 2-2. Distribution of Electric kWh Saved (ex ante gross) by Track



Source: ComEd tracking data and Navigant team analysis.

Figure 2-3. Distribution of Natural Gas Therms Saved (ex ante gross) by Track



Source: ComEd tracking data and Navigant team analysis.

3. OFFERING SAVINGS DETAIL

Table 3-1 summarizes the incremental energy and demand savings the Retro-Commissioning Offering achieved by ComEd in CY2018. Table 3-3 and Table 3-4 present the incremental electric savings by IC. The gas savings in these tables is only that which gas utilities may not be claiming and ComEd can claim.¹ Overall gas savings claimed by the gas utilities is shown in Table 3-2. Table 3-5 and Table 3-6 show gas savings by IC. Verified net electric savings are 33,085,993 kWh. Verified net gas savings converted to electric savings are 2,905,934 kWh.

¹ Navigant and ComEd will determine which gas savings will be counted toward ComEd gas goals while producing the portfolio-wide Summary Report.

Table 3-1. CY2018 Total Annual Incremental Electric Savings

Savings Category	Energy Savings (kWh)	Demand Savings (kW)	Summer Peak Demand Savings (kW)
Electricity			
Ex Ante Gross Savings	39,558,104	1,069	1,069
Offering Gross Realization Rate	88%	148%	148%
Verified Gross Savings	34,827,361	1,577	1,577
Offering Net-to-Gross Ratio (NTG)	0.95	0.95	0.95
Verified Net Savings	33,085,993	1,498	1,498
Converted from Gas*			
Ex Ante Gross Savings	2,946,798	0	0
Offering Gross Realization Rate	97%	0%	0%
Verified Gross Savings	2,848,955	0	0
Offering Net-to-Gross Ratio (NTG)	1.02	1.02	1.02
Verified Net Savings	2,905,934	0	0
Total Electric Plus Gas			
Ex Ante Gross Savings	42,504,902	1,069	1,069
Offering Gross Realization Rate	89%	148%	148%
Verified Gross Savings	37,676,316	1,577	1,577
Offering Net-to-Gross Ratio (NTG)	0.96†	0.95	0.95
Verified Net Savings	35,991,927	1,498	1,498

* Gas savings converted to kWh by multiplying therms by 29.31 (which is based on 100,000 Btu/therm and 3,412 Btu/kWh).

† The combined NTG ratio in the 'Total Electric Plus Gas' section is not a deemed value, it is a weighted average effective NTG that falls out of the combined savings calculation in the CPAS spreadsheet for net electric savings (deemed NTG = 0.95) plus net gas-converted electric savings (deemed NTG = 1.02).

Note: The coincident Summer Peak period is defined as 1:00-5:00 PM Central Prevailing Time on non-holiday weekdays, June through August.

Source: ComEd tracking data and Navigant team analysis.

Table 3-2. CY2018 Total Annual Incremental Therm Savings

Savings Category	Nicor Gas Therms	Peoples Gas Therms	North Shore Gas Therms	Total
Natural Gas				
Ex Ante Gross Savings	379,175	451,867	153,519	984,561
Offering Gross Realization Rate	85%	94%	60%	NA
Verified Gross Savings	322,968	423,665	91,415	838,047
Offering Net-to-Gross Ratio (NTG)	1.02	1.02	1.02	1.02
Verified Net Savings	329,427	432,138	93,243	854,808

* Natural gas savings with electric interactive effects removed

NA = Not Applicable.

Source: ComEd, Nicor Gas, Peoples Gas, and North Shore Gas tracking data and Navigant team analysis.

Table 3-3. CY2018 Total Annual Incremental Electric Savings – Implementer A

Savings Category	Energy Savings (kWh)	Demand Savings (kW)	Summer Peak Demand Savings (kW)
Electricity			
Ex Ante Gross Savings	32,060,851	863	863
Offering Gross Realization Rate	88%	171%	171%
Verified Gross Savings	28,064,308	1,480	1,480
Offering Net-to-Gross Ratio (NTG)	0.95	0.95	0.95
Verified Net Savings	26,661,092	1,406	1,406
Converted from Gas*			
Ex Ante Gross Savings	2,946,798	0	0
Offering Gross Realization Rate	97%	0%	0%
Verified Gross Savings	2,848,955	0	0
Offering Net-to-Gross Ratio (NTG)	1.02	1.02	1.02
Verified Net Savings	2,905,934	0	0
Total Electric Plus Gas			
Ex Ante Gross Savings	35,007,649	863	863
Offering Gross Realization Rate	88%	171%	171%
Verified Gross Savings	30,913,263	1,480	1,480
Offering Net-to-Gross Ratio (NTG)	0.96†	0.95	0.95
Verified Net Savings	29,567,026	1,406	1,406

* Gas savings converted to kWh by multiplying therms by 29.31 (which is based on 100,000 Btu/therm and 3,412 Btu/kWh).

† The combined NTG ratio in the 'Total Electric Plus Gas' section is not a deemed value, it is a weighted average effective NTG that falls out of the combined savings calculation in the CPAS spreadsheet for net electric savings (deemed NTG = 0.95) plus net gas-converted electric savings (deemed NTG = 1.02). Note: The coincident Summer Peak period is defined as 1:00-5:00 PM Central Prevailing Time on non-holiday weekdays, June through August.

Source: ComEd tracking data and Navigant team analysis.

Table 3-4. CY2018 Total Annual Incremental Electric Savings – Implementer B

Savings Category	Energy Savings (kWh)	Demand Savings (kW)	Summer Peak Demand Savings (kW)
Electricity			
Ex Ante Gross Savings	7,497,253	207	207
Offering Gross Realization Rate	90%	47%	47%
Verified Gross Savings	6,763,053	98	97.70
Offering Net-to-Gross Ratio (NTG)	0.95	0.95	0.95
Verified Net Savings	6,424,900	93	93
Converted from Gas*			
Ex Ante Gross Savings	0	0	0
Offering Gross Realization Rate	NA	NA	NA
Verified Gross Savings	0	0	0
Offering Net-to-Gross Ratio (NTG)	1.02	1.02	1.02
Verified Net Savings	0	0	0
Total Electric Plus Gas			
Ex Ante Gross Savings	7,497,253	207	207
Offering Gross Realization Rate	90%	47%	47%
Verified Gross Savings	6,763,053	98	98
Offering Net-to-Gross Ratio (NTG)	0.95	0.95	0.95
Verified Net Savings	6,424,900	93	93

* Gas savings converted to kWh by multiplying therms by 29.31 (which is based on 100,000 Btu/therm and 3,412 Btu/kWh).

NA = Not Applicable

Note: The coincident Summer Peak period is defined as 1:00-5:00 PM Central Prevailing Time on non-holiday weekdays, June through August.

Source: ComEd tracking data and Navigant team analysis.

Table 3-5. CY2018 Total Annual Incremental Therm Savings – Implementer A

Savings Category	Nicor Gas Therms	Peoples Gas Therms	North Shore Gas Therms	Total
Natural Gas				
Ex Ante Gross Savings	78,753	381,810	20,632	481,195
Offering Gross Realization Rate	97%	90%	101%	NA
Verified Gross Savings	76,342	345,419	20,882	442,644
Offering Net-to-Gross Ratio (NTG)	1.02	1.02	1.02	1.02
Verified Net Savings	77,869	352,328	21,300	451,497

* Natural gas savings with electric interactive effects removed

NA = Not Applicable.

Source: ComEd, Nicor Gas, Peoples Gas, and North Shore Gas tracking data and Navigant team analysis.

Table 3-6. CY2018 Total Annual Incremental Therm Savings – Implementer B

Savings Category	Nicor Gas Therms	Peoples Gas Therms	North Shore Gas Therms	Total
Natural Gas				
Ex Ante Gross Savings	300,422	70,057	132,887	503,366
Offering Gross Realization Rate	82%	112%	53%	NA
Verified Gross Savings	246,625	78,245	70,533	395,403
Offering Net-to-Gross Ratio (NTG)	1.02	1.02	1.02	1.02
Verified Net Savings	251,558	79,810	71,943	403,311

* Natural gas savings with electric interactive effects removed.

NA = Not Applicable

Source: ComEd, Nicor Gas, Peoples Gas, and North Shore Gas tracking data and Navigant team analysis.

4. CUMULATIVE PERSISTING ANNUAL SAVINGS

The research category-specific and total ex ante gross savings for the Retro-Commissioning Offering and the cumulative persisting annual savings (CPAS) for the measures installed in CY2018 are shown in the following tables and figure. The total electric CPAS across all ICs is 33,085,993 kWh net savings. The offering achieved 1,002,054 therms total net natural gas savings which includes 902,909 net therms cost-shared by the coordinated gas utilities² plus 99,145 net therms converted to kWh and claimed by ComEd as ComEd CPAS savings. The gas savings claimed by ComEd achieved 2,905,934 kWh net CPAS equivalent³. Adding the savings converted from gas savings to the electric savings produces a total of 35,991,927 kWh of total net ComEd CPAS savings.

² The gas savings for Nicor, Peoples, and North Shore Gas are not reported in ComEd CPAS tables.

³ The conversion factor from gas to electric is mandated by IL SAG rule as 1 therm = 100,000 Btu. 1 kWh = 3,412 Btu. 1 therm = 100,000/3412 = 29.31 kWh equivalent.

Table 4-1. Cumulative Persisting Annual Savings (CPAS) – Electric

End Use Type	Research Category	EUL	CY2018			Verified Net kWh Savings									
			Verified Gross Savings	NTG*	Lifetime Net Savings†	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Retro-Commissioning	Implementer A	7.5	28,064,308	0.95	199,958,194	26,661,092	26,661,092	26,661,092	26,661,092	26,661,092	26,661,092	26,661,092	26,661,092	13,330,546	-
Retro-Commissioning	Implementer B	7.5	6,763,053	0.95	48,186,753	6,424,900	6,424,900	6,424,900	6,424,900	6,424,900	6,424,900	6,424,900	6,424,900	3,212,450	-
						-	-	-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-	-	-
CY2018 Program Total Electric CPAS			34,827,361		248,144,947	33,085,993	33,085,993	33,085,993	33,085,993	33,085,993	33,085,993	33,085,993	33,085,993	16,542,996	-
CY2018 Program Expiring Electric Savings‡							-	-	-	-	-	-	-	16,542,996	33,085,993

End Use Type	Research Category	EUL	CY2018			Verified Net kWh Savings									
			Verified Gross Savings	NTG*	Lifetime Net Savings†	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Retro-Commissioning	Implementer A	7.5	28,064,308	0.95	199,958,194	-	-	-	-	-	-	-	-	-	-
Retro-Commissioning	Implementer B	7.5	6,763,053	0.95	48,186,753	-	-	-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-	-	-
CY2018 Program Total Electric CPAS			34,827,361		248,144,947	-	-	-	-	-	-	-	-	-	-
CY2018 Program Expiring Electric Savings‡						33,085,993	33,085,993	33,085,993	33,085,993	33,085,993	33,085,993	33,085,993	33,085,993	33,085,993	33,085,993

* A deemed value. Source: ComEd_NTG_History_and_PY10_Recommendations_2017-03-01.xlsx, which is to be found on the IL SAG web site here: <http://ilsag.info/net-to-gross-framework.html>

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

‡ Expiring savings are equal to CPAS Yn-1 - CPAS Yn + Expiring Savings Yn-1.

Note: The green highlighted cell shows program total first year electric savings.

Source: Navigant analysis

Table 4-2. Cumulative Persisting Annual Savings (CPAS) – Gas

End Use Type	Research Category	EUL	CY2018 Verified Gross Savings (Therms)	NTG*	Lifetime Net Savings†	Verified Net Therms Savings									
						2018	2019	2020	2021	2022	2023	2024	2025	2026	
Retro-Commissioning	Implementer A	7.5	97,201	1.02	743,586	99,145	99,145	99,145	99,145	99,145	99,145	99,145	49,572	-	
Retro-Commissioning	Implementer B	7.5	-	1.02	-	-	-	-	-	-	-	-	-	-	
						-	-	-	-	-	-	-	-	-	
						-	-	-	-	-	-	-	-	-	
CY2018 Program Total Gas CPAS (Therms)			97,201		743,586	99,145	99,145	99,145	99,145	99,145	99,145	99,145	49,572	-	
CY2018 Program Total Gas CPAS (kWh Equivalent)‡					21,794,505	2,905,934	2,905,934	2,905,934	2,905,934	2,905,934	2,905,934	2,905,934	1,452,967	-	
CY2018 Program Expiring Gas Savings (Therms)§													49,572	99,145	
CY2018 Program Expiring Gas Savings (kWh Equivalent)‡§													1,452,967	2,905,934	

End Use Type	Research Category	EUL	CY2018 Verified Gross Savings (Therms)	NTG*	Lifetime Net Savings†	Verified Net Therms Savings									
						2027	2028	2029	2030	2031	2032	2033	2034	2035	
Retro-Commissioning	Implementer A	7.5	97,201	1.02	743,586										
Retro-Commissioning	Implementer B	7.5	-	1.02	-										
CY2018 Program Total Gas CPAS (Therms)			97,201		743,586	-	-	-	-	-	-	-	-	-	
CY2018 Program Total Gas CPAS (kWh Equivalent)‡					21,794,505	-	-	-	-	-	-	-	-	-	
CY2018 Program Expiring Gas Savings (Therms)§						99,145	99,145	99,145	99,145	99,145	99,145	99,145	99,145	99,145	
CY2018 Program Expiring Gas Savings (kWh Equivalent)‡§						2,905,934	2,905,934	2,905,934	2,905,934	2,905,934	2,905,934	2,905,934	2,905,934	2,905,934	

* A deemed value. Sources: Nicor_Gas_GPY7_NTG_Values_2017-03-01_Final.xlsx and PGL_NS_GPY7_NTG_Values_2017-03-01_Final.xlsx, which are to be found on the IL SAG web site here: <http://ilsag.info/net-to-gross-framework.html>

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

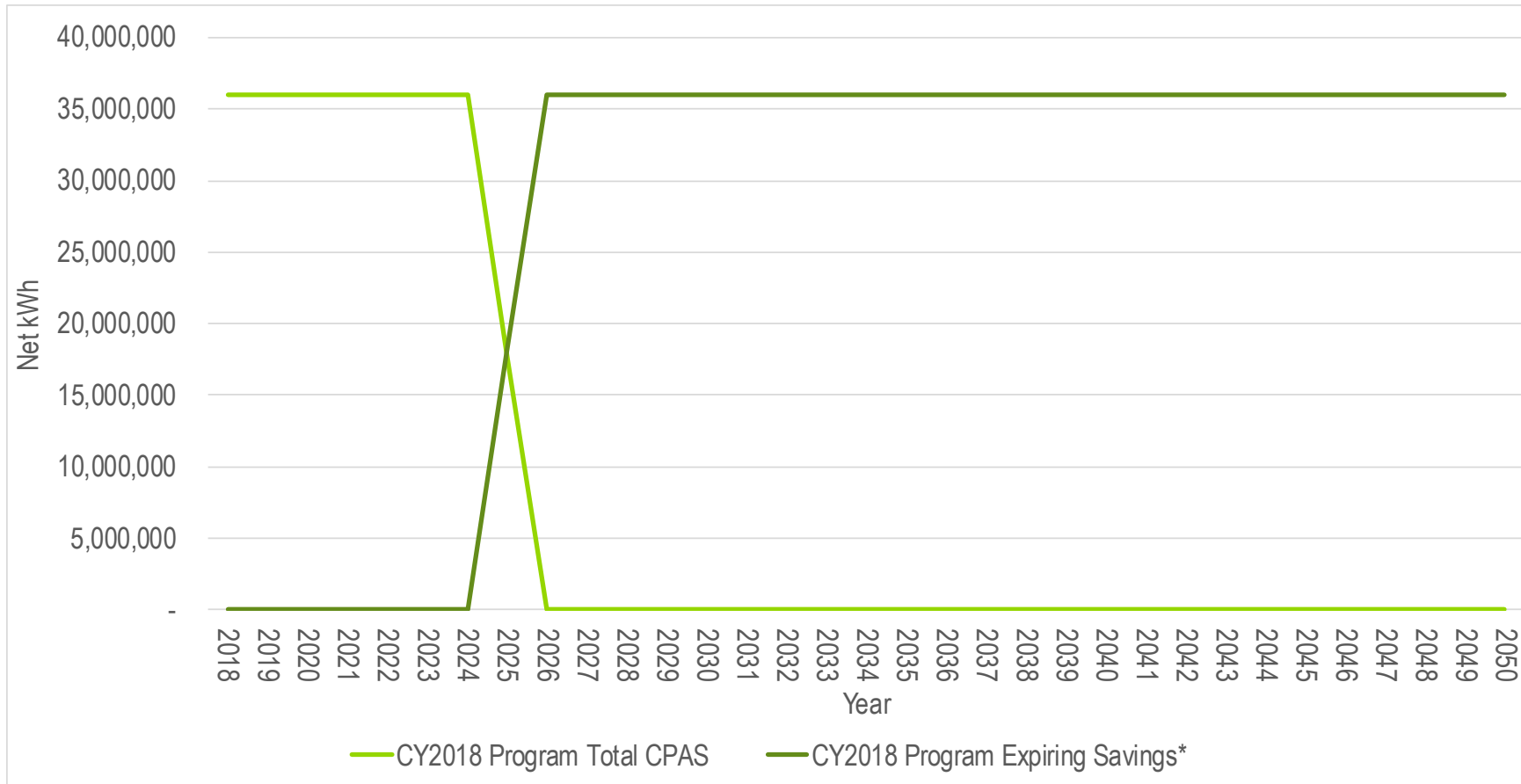
‡ kWh equivalent savings are calculated by multiplying therm savings by 29.31.

§ Expiring savings are equal to CPAS Yn-1 - CPAS Yn + Expiring Savings Yn-1.

Note: The green highlighted cell shows program total first year gas savings in kWh equivalents.

Source: Navigant analysis

Figure 4-1. Total Cumulative Persisting Annual Savings†



*Expiring savings are equal to CPAS Yn-1 - CPAS Yn + Expiring Savings Yn-1.

† Includes converted gas savings kWh claimed by ComEd.

Source: Navigant analysis

5. OFFERING SAVINGS BY RESEARCH CATEGORY

The evaluation researched savings for the Retro-Commissioning Offering by IC rather than by measure or track. Previously-started Implementer B (DCEO) projects were subsumed by the Coordinated Utility offering in CY2018 for completion. The design of the Implementer B offering and its delivery are different from the core Coordinated Utility offering; therefore, this evaluation researched each of those offerings separately. Both the Implementer A projects and Implementer B projects were stratified by size to optimize sampling. For more information about offering-, strata- and site-level savings see Appendix 2. Impact Analysis Detail.

The Retro-Commissioning Offering includes two research categories as shown in the following tables. Implementer A offering has four delivery tracks, while Implementer B offering has one delivery track.

Table 5-1. CY2018 Energy Savings by Implementer – Electric

Research Category	Ex Ante Gross Savings (kWh)	Verified Gross Realization Rate	Verified Gross Savings (kWh)	NTG*	Verified Net Savings (kWh)	Effective Useful Life
Implementer A	32,060,851	88%	28,064,308	0.95	26,661,092	7.5
Implementer B	7,497,253	90%	6,763,053	0.95	6,424,900	7.5
Total	39,558,104		34,827,361		33,085,993	

* A deemed value. Source: ComEd_NTG_History_and_PY10_Recommendations_2017-03-01.xlsx, which is to be found on the IL SAG web site here: <http://ilsag.info/net-to-gross-framework.html>
 Source: ComEd tracking data and Navigant team analysis.

Table 5-2. CY2018 Demand Savings by Implementer – Electric†

Research Category	Ex Ante Gross Demand Reduction (kW)	Verified Gross Realization Rate	Verified Gross Demand Reduction (kW)	NTG*	Verified Net Demand Reduction (kW)
Implementer A	863	171%	1,480	0.95	1,406
Implementer B	207	47%	98	0.95	93
Total	1,069	148%	1,577	0.95	1,498

* A deemed value. Source: ComEd_NTG_History_and_PY10_Recommendations_2017-03-01.xlsx, which is to be found on the IL SAG web site here: <http://ilsag.info/net-to-gross-framework.html>

† Implementers did not report summer-peak demand savings; therefore, Table 5-2 shows same savings as Table 5-3.
 Source: ComEd tracking data and Navigant team analysis.

Table 5-3. CY2018 Summer Peak Demand Savings by Implementer – Electric†

Research Category	Ex Ante Gross Peak Demand Reduction (kW)	Verified Gross Realization Rate	Verified Gross Peak Demand Reduction (kW)	NTG*	Verified Net Peak Demand Reduction (kW)
Implementer A	863	171%	1,480	0.95	1,406
Implementer B	207	47%	98	0.95	93
Total	1,069	148%	1,577	0.95	1,498

* A deemed value. Source: ComEd_NTG_History_and_PY10_Recommendations_2017-03-01.xlsx, which is to be found on the IL SAG web site here: <http://ilsag.info/net-to-gross-framework.html>

† Implementers did not report summer-peak demand savings; therefore, Table 5-2 shows same savings as Table 5-3.
 Source: ComEd tracking data and Navigant team analysis.

Table 5-4. CY2018 Energy Savings by Implementer – ComEd Claimed Gas Savings

Research Category	Ex Ante Gross Savings (therms)	Verified Gross Realization Rate	Verified Gross Savings (therms)	NTG*	Verified Net Savings (therms)	Effective Useful Life
Implementer A	100,539	97%	97,201	1.02	99,145	7.5
Implementer B	-	NA	-	1.02	-	7.5
Total	100,539		97,201		99,145	

* A deemed value. Source: Nicor_Gas_GPY7_NTG_Values_2017-03-01_Final.xlsx, which is to be found on the IL SAG web site here: <http://ilsag.info/net-to-gross-framework.html>

† Gas savings converted to kWh by multiplying therms by 29.31 (which is based on 100,000 Btu/therm and 3,412 Btu/kWh).

NA = Not Applicable

Source: ComEd tracking data and Navigant team analysis.

Table 5-5. CY2018 Energy Savings by Implementer – ComEd Total Claimed Electricity and Gas (Gas Converted to kWh)

Research Category	Ex Ante Gross Savings (kWh)	Verified Gross Realization Rate	Verified Gross Savings (kWh)	NTG*	Verified Net Savings (kWh)
Implementer A	35,007,649	88%	30,913,263	0.96*	29,567,026
Implementer B	7,497,253	90%	6,763,053	0.95	6,424,900
Total	42,504,902		37,676,316		35,991,927

* The combined NTG ratio is not a deemed value, it is a weighted average effective NTG that falls out of the combined savings calculation for net electric (deemed NTG = 0.95) plus net gas-converted (deemed NTG = 1.02) savings. found on the IL SAG web site here: <http://ilsag.info/net-to-gross-framework.html> Only Implementer A had gas savings converted to kWh.

† The total includes the electric equivalent of the total therms.

Source: ComEd tracking data and Navigant team analysis.

Table 5-6. CY2018 Natural Gas Energy Savings by Implementer – Nicor Gas

Research Category	Ex Ante Gross Savings (therms)	Verified Gross Realization Rate	Verified Gross Savings (therms)	NTG*	Verified Net Savings (therms)	Effective Useful Life
Implementer A	78,753	97%	76,342	1.02	77,869	7.5
Implementer B	300,422	82%	246,625	1.02	251,558	7.5
Total	379,175		322,968		329,427	

* A deemed value. Source: Nicor_Gas_GPY7_NTG_Values_2017-03-01_Final.xlsx, which is to be found on the IL SAG web site here: <http://ilsag.info/net-to-gross-framework.html>

† The total excludes the electric interactive effects on the total therms.

Source: Nicor Gas tracking data and Navigant team analysis.

Table 5-7. CY2018 Natural Gas Energy Savings by Implementer – Peoples Gas

Research Category	Ex Ante Gross Savings (therms)	Verified Gross Realization Rate	Verified Gross Savings (therms)	NTG*	Verified Net Savings (therms)	Effective Useful Life
Implementer A	381,810	90%	345,419	1.02	352,328	7.5
Implementer B	70,057	112%	78,245	1.02	79,810	7.5
Total	451,867		423,665		432,138	

* A deemed value. Source: PGL_NSG_GPY7_NTG_Values_2017-03-01_Final.xlsx, which is to be found on the IL SAG web site here: <http://ilsag.info/net-to-gross-framework.html>

† The total excludes the electric interactive effects on the total therms.

Source: Peoples Gas tracking data and Navigant team analysis.

Table 5-8. CY2018 Natural Gas Energy Savings by Implementer – North Shore Gas

Research Category	Ex Ante Gross Savings (therms)	Verified Gross Realization Rate	Verified Gross Savings (therms)	NTG*	Verified Net Savings (therms)	Effective Useful Life
Implementer A	20,632	101%	20,882	1.02	21,300	7.5
Implementer B	132,887	53%	70,533	1.02	71,943	7.5
Total	153,519		91,415		93,243	

* A deemed value. Source: PGL_NSQ_GPY7_NTG_Values_2017-03-01_Final.xlsx, which is to be found on the IL SAG web site here: <http://ilsag.info/net-to-gross-framework.html>

† The total excludes the electric interactive effects on the total therms.
Source: North Shore Gas tracking data and Navigant team analysis.

6. IMPACT ANALYSIS FINDINGS AND RECOMMENDATIONS

6.1 Impact Parameter Estimates

The offering-level impact parameter estimates for the Retro-Commissioning Offering are shown below. There are not standard or TRM-based estimates for RCx measures. Each implemented measure is analyzed individually for sampled projects, and reviewed savings is rolled-up to realization rate impact parameter estimates for electric energy, electric demand, and natural gas energy savings. Because of different delivery teams and methods, Implementer B projects have their own realization rate estimates. Regardless of project delivery streams, service providers estimate energy and demand savings with custom algorithms, frequently using hourly weather data and time-series trend data. The Navigant team conducted research to validate the savings individually for all measures in the evaluation sample.

Most often energy savings are determined with engineering relationships of temperature and mass transfer on an hourly basis or summarized by outdoor temperature bins. Occasionally, service providers and evaluators determine savings by regressions of energy use versus outdoor temperature and other independent variables. When energy efficiency measures have a climate component to usage, service providers and evaluators use standard weather data sets (TMY3)⁴ for proximal locations to estimate weather-normalized savings.

The offering only reports electric demand savings with respect to the summer peak. Some measures have demand savings tied to the time of day. Other measures have demand savings that are weather-dependent. For the latter, the offering is based on the Weighted Temperature Humidity Index (WTHI) method, promulgated by the PJM Interconnection. This method estimates a dry-bulb temperature that is representative of the whole of summer PJM peak hours for a region. Measure demand savings for weather-dependent measures are based on the estimated demand savings at this temperature. For the ComEd service territory PJM has determined the WTHI value is 81.6.

The lifetime energy and demand savings are estimated by multiplying the verified savings by the effective useful life for each measure. The EM&V team conducted research to validate the parameters that were not specified in the TRM. The results are shown in the following table.

⁴ Typical Meteorological Year, version 3, were produced by NREL's Electric and Systems Center under the Solar Resource Characterization Project, which is funded and monitored by the U.S. Department of Energy's Energy Efficiency and Renewable Energy Office. Source data for all 239 TMY3 locations draw on data from 1991 through 2005.

Table 6-1. Savings Parameters

Gross Savings Input Parameters	Value Units	Deemed * or Evaluated?	Source
Quantity Coordinated Utility	123 Projects	Evaluated	
Quantity DCEO participants	44 Projects	Evaluated	
Program offerings	5	Evaluated	
NTG Electric	95 %	Deemed	IL SAG Consensus†
NTG Gas	102 %	Deemed	IL SAG Consensus†
Gross Savings (kWh) Sampled Measures	21,629,552 kWh	Evaluated	
Gross Savings (therms) Sampled Measures	881,343 therms	Evaluated	
Verified Realization Rate on Ex Ante Gross Savings (Electric) Implementer A	88 %	Evaluated	
Verified Realization Rate on Ex Ante Gross Savings (Electric) Implementer B	90 %	Evaluated	
Verified Realization Rate on Ex Ante Gross Savings (Natural Gas) Implementer A	93 %	Evaluated	
Verified Realization Rate on Ex Ante Gross Savings (Natural Gas) Implementer B	79 %	Evaluated	
Effective Useful Life (EUL)	7.5 Years	Deemed	IL TRM v7.0 for RCx

* State of Illinois Technical Reference Manual version 6.0 from <http://www.ilsag.info/technical-reference-manual.html>

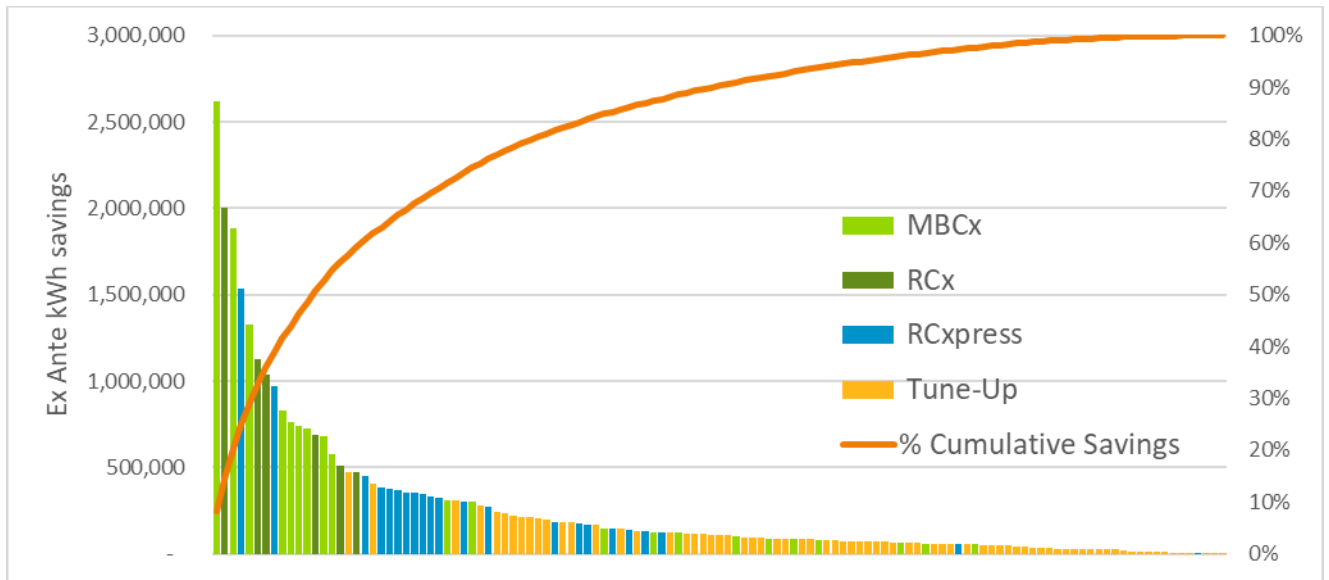
† A deemed value. Sources: ComEd_NTG_History_and_PY10_Recommendations_2017-03-01.xlsx, Nicor_Gas_GPY7_NTG_Values_2017-03-01_Final.xlsx , and PGL_NSQ_GPY7_NTG_Values_2017-03-01_Final.xlsx which are to be found on the IL SAG web site here: <http://ilsag.info/net-to-gross-framework.html>

6.2 Other Impact Findings and Recommendations

Navigant reviewed the overall offering population from the offering tracking data and performed a detailed analysis of a representative sample of projects.

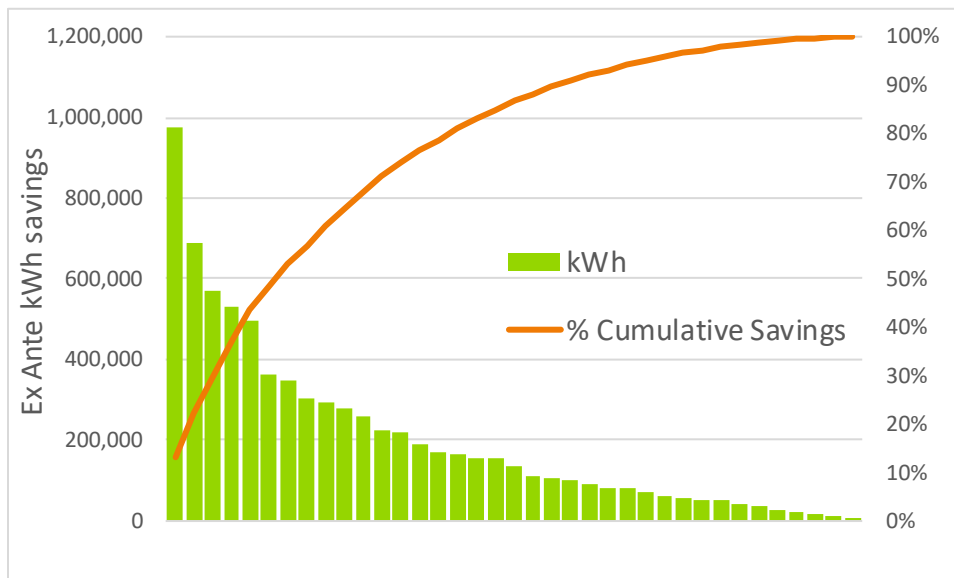
Figure 6-1 and Figure 6-2 show the breakdown of electric savings in the Retro-Commissioning Offering by project and track. One project, administered by Implementer A, had more than twice the savings of any others and made up over 14 percent of offering savings. As expected, larger projects are generally in the MBCx and RCx offerings, but some RCxpress projects are also quite large. For electricity, project savings ranged from over 3,700 kWh to 2,600,000 kWh, ex ante, with the largest 13 projects making up slightly over half of the offering savings. A similar pattern is seen for Implementer B-administered projects.

Figure 6-1. CY2018 Ex Ante Electric Energy Savings by Track – Implementer A Projects



Source: ComEd tracking data and Navigant team analysis

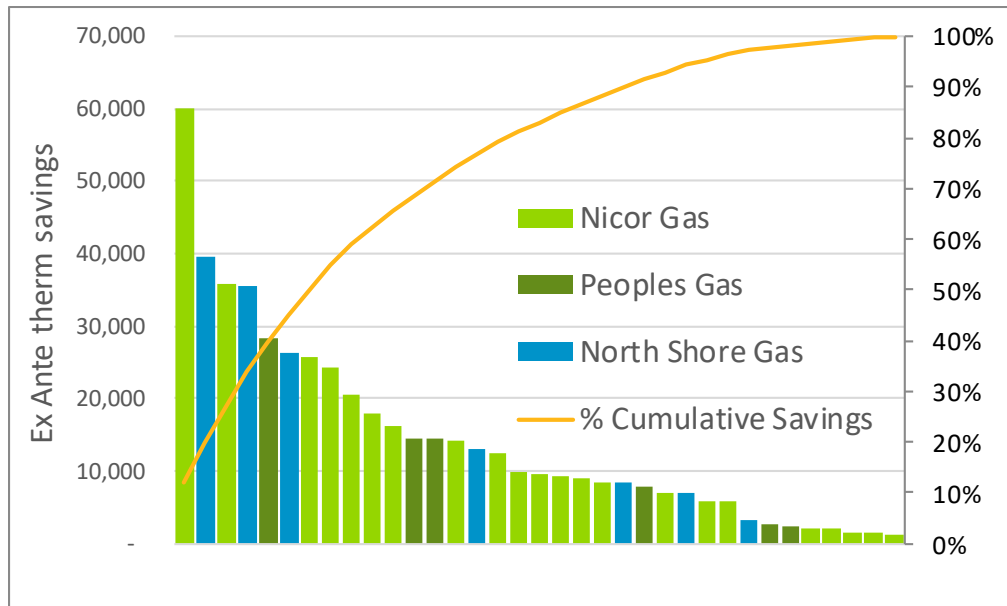
Figure 6-2. CY2018 Ex Ante Electric Energy Savings by Track – Implementer B Projects



Source: ComEd tracking data and Navigant team analysis

Figure 6-3 shows ex ante gas savings by project and track for Implementer A. As with electric savings, larger projects are generally in the RCx and MBCx offerings. For natural gas, ex ante savings per project ranged from over 200 therms to 110,000 therms annually, with the largest project comprising almost 20 percent of offering savings, and the four largest accounting for over half of offering savings.

Figure 6-5. CY2018 Gas Energy Savings by Utility – Implementer B Projects



Source: ComEd tracking data and Navigant team analysis

The total offering verified gross savings are in Table 6-2 and Table 6-3. The table presents savings at the utility-level. Realization rates are the results of analyzing 49 projects, made up of more than 190 measures.

Table 6-2. Verified Gross Savings Realization Rates* - Implementer A

Savings Category	ComEd kWh	ComEd kW	Nicor Gas therms	Peoples Gas therms	North Shore Gas therms
Ex Ante Project Counts	123	56	17	16	2
Ex Ante Gross Savings	32,060,851	863	78,753	381,810	20,632
Verified Gross Realization Rate	88%	171%	97%	90%	101%
Verified Gross Savings	28,064,308	1,480	76,342	345,419	20,882

*Electric energy in kWh, electric demand in kW, gas in therms

Source: ComEd tracking data and Navigant team analysis

Table 6-3. Verified Gross Savings Realization Rates - Implementer B

Savings Category	ComEd kWh	ComEd kW	Nicor Gas therms	Peoples Gas therms	North Shore Gas therms
Ex Ante Project Counts	39	-	22	6	7
Ex Ante Gross Savings	7,497,253	207	300,422	70,057	132,887
Verified Gross Realization Rate	90%	NA	82%	112%	53%
Verified Gross Savings	6,763,053	98	246,625	78,245	70,533

*Electric energy in kWh, electric demand in kW, gas in therms

NA = Not Applicable

Source: ComEd tracking data and Navigant team analysis

There are several reasons why realization rates are other than 1.0, including:

- On-site verification determined measures were implemented differently than reported. This can include modified schedules or set points. Changes in schedules or set points were mostly due to operator adjustments to maintain occupant comfort.
- Some measures saved energy on the base-building systems by pushing air-conditioning loads onto tenant-operated equipment, thus saving little or no energy in aggregate.
- Some projects continued to implement additional recommended measures or finish implementing measures after projects were verified and closed by the service provider and implementation contractor.
- Evaluators could not verify any measures installed at one site by Implementer A. Photos submitted for implementation documentation were not from the project site, but likely from one of several similar sites.
- Some projects generated gas savings that the offering did not track accurately.
- Some measures did not include demand savings even when warranted and others claimed demand savings not found during verification. Demand calculations also used a variety of conditions that did not conform to the agreed-upon method of using savings at 81.6 °F outdoor air temperature.
- Occasional calculation or engineering errors also affected realization rates. Several types of calculation errors were encountered this year:
 - Unsubstantiated baseline assumptions for one very large project
 - Weather datasets were not consistently applied. Some projects used different weather data for different measures at the same site.
 - Discrepancies in set points or hours of operation between reported conditions and those used in calculations resulted in numerous, but generally small, changes in savings.
 - A few calculations included mis-typed hard-coded values.
 - Other engineering or spreadsheet calculation errors.

6.2.1 Findings and Recommendations

Though the process for estimating savings has evolved and become more consistent since the offering was launched in PY1, there is still room for improvement, as detailed in the following list of findings and recommendations. The evaluation team has developed several recommendations based on findings from the CY2018 evaluation, as follows:

Finding 1. Service Providers are inconsistent in their selection of normalizing weather data for downtown Chicago, as neither Midway or O'Hare airports are truly representative.

Recommendation 1. Navigant recommends the implementer give the EESPs explicit recommendations for preferred weather datasets. Include weather dataset selection in QC steps for ex ante savings. Require references for all weather data sources.

Finding 2. Some projects use different weather datasets for different measures at the same location.

Recommendation 2. Navigant recommends the implementer include weather dataset selection in QC steps for ex ante savings. Require the EESP to document references for all weather data sources.

Finding 3. Some projects calculate average fan power incorrectly, based on average speed in a temperature bin. This is inaccurate

Recommendation 3. Navigant recommends the implementer specifies best practices to the EESPs that when using trend data for variable speed drive (VSD) speed, kW should be calculated before averaging data into bins.

Finding 4. Several calculations use hard-coded values in spreadsheets without adequate (or any) reference to sources.

Recommendation 4. Navigant recommends the implementer require the EESPs to source hard-coded data. If sourced from a trend data or weather data file, include that file with the project documentation.

Finding 5. Some descriptions of measure verification do not clarify whether a measure is physically observed or whether the verification is only from the BAS screen.

Recommendation 5. Navigant recommends that where physical adjustments are integral to the measure implementation, e.g. damper adjustment for minimum outdoor air, require the EESPs to physically verify and unambiguously describe how the measure was verified to be operational in the report.

Finding 6. Too often VSD power is estimated from nameplate data and speed only. While adequate when motors and drives are inaccessible, the method is prone to mis-estimation. Frequently, VSD kW is observable on the device itself and the service provider can calibrate observed VSD power to the observed speed. Evaluators frequently make this correction.

Recommendation 6. Navigant recommends the implementer apply higher documentation and quality control standards to VSD power as these devices strongly modulate system power. Require EESPs to calibrate VSD power to at least one observed operating speed and two points if possible.

Finding 7. Several measures relaxed setpoints to condition fresh air supplied to residential corridors in high-rise buildings. The building design intent is to ventilate the living units with the fresh corridor air via transfer grills. As a result, the tenant systems end up doing the work of the base-building systems to finish conditioning the ventilation air and no net energy is saved.

Recommendation 7. Review measures in the context of whole-building systems when estimating energy savings and not just isolated equipment. Consider using whole-building energy models to estimate savings for situations such as this.

7. APPENDIX 1. IMPACT ANALYSIS METHODOLOGY

The impact evaluation consists of a review of a representative sample of projects: both an engineering desk-review and on-site verification for a subset of projects. Evaluators review gross offering impacts with a project-by-project and measure-by-measure approach. Savings calculation reviews ensure the savings estimates are accurately modeled, use consistent inputs and include reasonable assumptions, as required. In some cases, evaluators acquired additional trend data or interval meter data to verify savings with both more data and data concurrent with expected savings, e.g. winter data for night set-back measures. In most cases, the impact evaluation involves analysis of time-series trend and measured data, both pre- and post- implementation.

For a nested sample of projects (selected from projects sampled for engineering review), Navigant performed on-site inspections to determine whether implemented measures were still operating as described in project documentation (set points, affected equipment, hours of operation, etc.). Where we found differences, our research findings estimate reflect those new inputs.

Due to the number of projects and the compressed schedule between offering year-end and reporting, Navigant began project reviews in waves. We constructed an impact sample in early July 2018 based on projects completed to-date and expected to be completed prior to year-end. ComEd and the implementation contractors provided project files in waves as they were completed: August 2018, mid-December 2018 and January 2019.

Results from the impact evaluation were rolled up by sampling strata and extrapolated to the participant population to determine gross researched impacts. Implementer A and Implementer B projects were rolled-up and summarized separately. Deemed net-to-gross (NTG) ratios were applied to verified gross results to arrive at net researched impacts.

7.1 Sampling Methodology

The sample draw for CY2018 gross impact evaluation was done in two waves. The first wave of sampling was conducted on projects with a planned completion during CY2018 based on the Operations Report from June 2018, when the offering had completed a sizable portion the CY2018 participation target. The second and final wave of sampled projects adjusted the first wave sample based on projects completed as of the final CY2018 Operations Report. Table 7-1 is the population of projects completed in the CY2018 offering per the Operations Report dated January 2, 2019.

Table 7-1. Population of CY2018 RCx Offering Projects

Participation	ComEd	Nicor Gas	Peoples Gas	North Shore Gas
Implementer A				
Monitoring-based MBCx	21	0	6	0
Retro-Commissioning	6	1	1	0
RCxpress	22	2	5	1
Tune-Up	74	14	4	1
Implementer B				
Public Sector RCx*	37	22	6	7
Total	160	39	22	9

* Seven Public sector projects have no ComEd electric savings and nine have no gas savings
 Source: ComEd tracking data and Navigant team analysis.

The sample design grouped all Implementer A tracks in sample frames by utility. Similarly, all Implementer B projects were grouped by utility. Navigant further defined strata within each sample frame by project size based on ex ante gross energy savings. The ComEd sample had three strata while the gas utility samples contained two or three strata. Navigant randomly sampled within size strata as shown in Table 7-2 below. The stratification helps reduce overall sample size and tends to enhance the number of large savers in the final sample with a balance of medium and small savers.

Sampling was targeted to provide a 90/10 level confidence and relative precision for gross impact realization rate results for the ComEd and gas utilities overall offerings.

Table 7-2 below provides the ComEd sample selection by offering track and size strata. Overall the sample represents 28 percent of the project count and 55 percent (21,629,552 kWh) of the population ex ante savings of 39,558,104 kWh. A total of 44 projects were selected from the population of 160 completes *with electric savings*. Though sampling was not based on track, the final sample for Implementer A included: seven MBCx, four RCx, five RCxpress and 11 Tune-up projects.

Table 7-2. Profile of the CY2018 Electric Gross Savings Verification Sample by Strata*

Evaluated Group	Sampling Strata	Population Summary		Sampled Summary		
		Qty Projects (N)	Ex ante kWh	Qty Projects (n)	Ex ante kWh	Sample % of Population
Implementer A	1	8	12,508,158	7	11,181,671	89%
	2	24	11,384,537	9	4,422,878	39%
	3	91	8,168,156	11	1,471,297	18%
Sub-Total		123	32,060,851	27	17,075,846	53%
Implementer B	1	5	3,259,780	4	2,688,003	82%
	2	8	2,282,097	4	1,140,898	50%
	3	24	1,955,376	9	724,805	37%
Sub-Total		37	7,497,253	17	4,553,706	61%
Offering Total		160	39,558,104	44	21,629,552	55%

* A total of 167 projects were completed in CY2018. Seven had no ComEd-claimed electric savings.
 Source: ComEd tracking data and Navigant team analysis.

Table 7-3 and Table 7-4 show the breakdown of the sample disposition for the gas utilities by IC.

Table 7-3. Profile of the CY2018 Gas Gross Savings Verification Sample by Strata – Implementer A

Evaluated Group	Sampling Strata	Population Summary		Sampled Summary		
		Qty Projects (N)	Ex ante therms	Qty Projects (n)	Ex ante therms	Sample % of Population
Nicor Gas	1	2	101,790	2	101,790	100%
	2	15	73,475	5	41,264	56%
Sub-Total		17	175,265	7	143,054	82%
Peoples Gas	1	1	112,325	1	112,325	100%
	2	7	242,343	5	199,050	82%
	3	8	31,169	2	5,605	18%
Sub-Total		16	385,837	8	316,980	82%
North Shore Gas	1	2	20,632	2	20,632	100%
Sub-Total		2	20,632	2	20,632	100%
Offering Total		35	581,734	17	480,666	83%

Source: ComEd tracking data and Navigant team analysis.

Table 7-4. Profile of the CY2018 Gas Gross Savings Verification Sample by Strata – Implementer B

Evaluated Group	Sampling Strata	Population Summary		Sampled Summary		
		Qty Projects (N)	Ex ante therms	Qty Projects (n)	Ex ante therms	Sample % of Population
Nicor Gas	1	2	95,911	2	95,911	100%
	2	7	131,187	5	94,666	72%
	3	13	73,324	4	27,264	37%
Sub-Total		22	300,422	11	217,841	73%
Peoples Gas	1	1	28,342	1	28,342	100%
	2	5	41,715	3	36,714	88%
Sub-Total		6	70,057	4	65,056	93%
North Shore Gas	1	2	75,185	2	75,185	100%
	2	5	57,702	3	42,595	74%
Sub-Total		7	132,887	5	117,780	89%
Offering Total		35	503,366	20	400,677	80%

Source: ComEd tracking data and Navigant team analysis.

For each sampled project, Navigant reviewed all measures. All measure savings for a project were rolled up into project-level realization rates. Navigant subsequently rolled-up project-level results by stratum weighted on savings for strata-level realization rates. These rates were then applied to the population of projects in each stratum to determine research findings gross realization rates for the offering.

8. APPENDIX 2. IMPACT ANALYSIS DETAIL

Offering impacts are tracked through the several phases of the offering with the implementation contractor (IC) giving feedback to Energy Efficiency Service Providers (EESPs) and requiring changes at each phase. Thus, the evaluator’s task is to check a sample of measures verified by the EESPs and IC and ensure that measures are indeed complete, and savings are accurately estimated.

The evaluators conclude that the investigation, reports, verification reports, supporting data, and calculations provided sufficient confirmation that the measures were installed as described. Navigant identified 22 projects, comprising more than 11,000,000 kWh and 250,000 therms, within the impact sample for on-site verification.⁵ Evaluators visited all 22 of these sites between August 2018 and February 2019 and verified implementation and observed actual operation of measures. In most cases, measure implementation persists. In some cases, the facility had modified set points and schedules due to facility requirements, including adjustments to refrigeration systems at a grocery site. In a couple of cases, evaluators learned that the participating site was continuing to make recommended improvements after the project was formally verified and closed.

The evaluation team reviewed 55 percent of electric energy savings and 81 percent of gas savings. Table 8-1 details the evaluation by research category.

⁵ On-site verification projects were selected based on project savings size, measure type and facility type. Large projects were selected because of their impact on program goals. Diverse facility types were selected to capture a range of operating strategies and participant requirements (for example year-round cooling for equipment intensive sites or 24-hour operation for hospitals).

Table 8-1. Savings Evaluated by Offering

Evaluated Group	Implementer A	Implementer B	Total
Number of projects	123	44	167
Evaluated projects	27	22	49
Population ex ante kWh savings	32,060,851	7497253	39,558,104
Sample ex ante kWh savings	17,075,846	4553706	21,629,552
Evaluated percent of kWh	53%	61%	55%
Population ex ante therm savings	581,734	503,366	1,085,100
Sample ex ante therm savings	480,666	400,677	881,343
Evaluated percent of therms	83%	80%	81%

Source: ComEd tracking data and Navigant team analysis

8.1 Evaluation Research Gross Impact Findings

For all 49 sites in the sample, Navigant reviewed measure implementation plans, assumptions and calculations in detail. In general, Navigant found the calculations accurately constructed, based on clearly measured data rather than rules-of-thumb, and reasonably transparent in spreadsheet form. In some instances, we found calculation errors due to spreadsheet equation errors, erroneous inputs, omissions of relevant impacts and inconsistencies in assumptions from measure-to-measure on the same system, but most of these errors resulted in only minor changes to overall savings. Some of the spreadsheets contained hard-coded input values but these were generally based on external trend data files and standard TMY3⁶ data that we could inspect.

Savings estimation approaches among EESPs were mostly consistent. Most calculation spreadsheets were comprehensive, though some were excessively complex and others overly simple. Despite the range of approaches in CY2018, there were very few lapses in engineering methods. When faced with the need to make engineering assumptions, EESPs are often more conservative than the offering guidelines. Where there was no further justification for overly conservative estimates, the evaluation team restored guideline defaults or supplemented estimated savings with secondary effects of the measures as could be determined with available data.

Navigant cautions that Grocery RCx projects may be at risk of low realization rates due to the inability of systems to reach the aggressive set points used by the offering. Retrofitting valves to allow floating head set points and compressor staging would ensure significantly higher savings for the Tune-Up track.

In cases where Navigant-verified inputs were inconsistent with EESP reported data, such as set points or operational hours, Navigant re-estimated savings with available data, additional data requested from the participant or EESP or offering guideline inputs. Research findings gross realization rates are the result of analysis of individual measures for each project in the impact sample. Table 8-2 details the realization rates of 21 sampled projects that differed from ex ante claimed savings by more than 10 percent. Realization rates for energy varying by more than 10 percent from 1.0 are due to reasons noted.

⁶ TMY3 is the most recent version of the Typical Meteorological Year weather data sets.

Table 8-2. Project Level Realization Rates

Contractor	Project	Realization Rates		Notes on ex ante estimates and reasons for savings discrepancies
		kWh	Therms	
Imp A	17-103*	85%		The estimate assumes 100% loaded heaters below 25F in the baseline. Metered data show loading closer to 49% at 15F.
Imp A	16-026	78%	100%	A measure in a high-rise residential building reduces the conditioning of the fresh air supplied to the hallways and claims savings based on the reduced heating. This fresh air, though, is make-up air to the living units and ultimately the air is still conditioned to a comfort temperature in the living units, effectively pushing building expense and energy use onto residents, but not saving energy. Latent cooling was not included properly and fan energy was not converted from horsepower-hours to kWh.
Imp A	16-038	69%	111%	A measure in a high-rise residential building reduces the conditioning of the fresh air supplied to the hallways and claims savings. Most of this fresh air though is ultimately still conditioned to a comfort temperature in the living units, effectively pushing building expense and energy use onto residents, but not saving energy. On-site inspection determined that reduced fresh air volume was less than planned.
Imp A	17-519	232%	71%	Evaluation-metered compressor power determined much greater savings from scheduling than ex ante estimates.
Imp A	17-115	58%		A night set-back measure claims savings during all un-occupied heating hours. Interval data show that the set-back is disabled below 15F.
Imp A	17-007	69%		A supply air temperature reset measure caused comfort complaints and was un-done by building operators.
Imp A	17-005	63%	100%	On-site observations determined that economizer measures were not implemented as effectively as planned, thus limiting available free-cooling. A measure to repair a leaking chilled water valve assumed savings for all cooling hours, but should only count savings when required flow is less than leak flow.
Imp A	17-008	81%	106%	On-site observations revised schedules and inputs to some calculations. Chiller efficiency was not consistent across measures.
Imp A	17-118	56%	17%	Airflow for one calculation is wrong by a 10x factor. Evaluation observed that efforts to reduce preheat and minimize simultaneous heating and cooling are only partially effective as pre-heat control is erratic.
Imp A	17-465	62%	100%	The project schedules airhandlers at a healthcare facility with redundant ventilation systems. Savings for both the primary and back-up systems were included in the ex ante estimate.

Contractor	Project	Realization Rates		Notes on ex ante estimates and reasons for savings discrepancies
		kWh	Therms	
Imp A	17-501	34%		Claimed resets were not implemented or enabled on the equipment, though some setpoints were changed marginally. Photos of "implemented" measures were not from this site.
Imp A	17-512	50%	96%	On-site verification determined that redundant lighting systems have been reconnected. HVAC calculations assume continuous RTU operation during occupied hours. The equipment cycles on demand.
Imp B	30165	118%	44%	A hot water pump sequencing measure is not working in the heating season. Motors are assumed to be 100% loaded which is not realistic. A hot water mixing valve measure reduces conductive losses, but does not reduce the building heating load as estimated. Key equations map the wrong inputs. Ex ante calculation does not include eliminating false chiller loads
Imp B	30184	84%	245%	On-site observation corrected inputs for schedules, fan speed, and airhandler temperatures. Discharge air reset measure did not change the mixed air temperature, thus merely changing the heating from the terminal units to the airhandler. Static pressure reset measure is not working.
Imp B	30212	130%	124%	Flawed calculations. Fan power mis-estimated; fan heating subtracted from cooling load rather than added to load; latent cooling loads are not estimated.
Imp B	30218	4%	27%	Savings estimates are flawed and grossly overestimate savings from implementing a one or two degree setback in a portion of the building four days per week.
Imp B	30225	23%	73%	An optimal start measure is implemented incorrectly and may increase unit run time and energy use. Demand controlled ventilation measure is still in the troubleshooting stage and may never work. Observed motor loading is much less than assumed in the calculations.
Imp B	30229	113%	156%	Flawed calculations. Unknown weather dataset used. Inaccurate use of affinity laws. Failure to estimate heating savings for one measure.
Imp B	30230	89%	75%	Inaccurate use of fan affinity laws and latent cooling estimates. A progressive calculation of multiple measures uses the wrong baseline from one measure to the next. Chilled water reset, which was listed as abandoned, was in fact implemented.
Imp B	30231	97%	84%	Weather data are from an unknown source. On-site verification determined schedules have changed from initial implementation and verification.
Imp B	30232	122%	113%	Weather data are from an unknown source.

* Project 17-103 is an MBCx project with two completed bundles in 2018, however the second 2018 bundle is still under review by Navigant and the realization rate may change prior to the final submission of this report.

Source: Evaluation research

8.2 Evaluation Research Net Impact Findings

After gross offering impacts have been assessed, net offering impacts are derived by applying the deemed NTG ratio that quantifies the percentage of the gross offering impacts that can be reliably attributed to the offering. Currently, deemed NTG ratios for electric savings is 0.95 for all electric offerings and 1.02 for all gas savings.

9. APPENDIX 3. TOTAL RESOURCE COST DETAIL

Table 9-1, below, shows the Total Resource Cost (TRC) table for ComEd electricity savings, not including gas equivalent kWh. It includes only the cost-effectiveness analysis inputs available at the time of finalizing this impact evaluation report. Additional required cost data (e.g., measure costs, offering level incentive and non-incentive costs) are not included in this table and will be provided later.

Table 9-1. Total Resource Cost Savings Summary*†

Research Category	Units	Quantity	Effective Useful Life	Ex Ante Gross Savings (kWh)	Ex Ante Gross Peak Demand Reduction (kW)	Verified Gross Savings (kWh)	Verified Gross Peak Demand Reduction (kW)
Retro-Commissioning Offering	Projects	160	7.5	39,558,104	1,069	34,827,361	1,577

* A total of 167 projects were completed in CY2018. Seven had no ComEd-claimed electric savings.

† Totals in this table do not include gas equivalent kWh savings claimed by ComEd. Gas equivalent kWh savings are not explicitly included in any of the TRC calculations because they do not result in electric generation avoided costs.

Source: ComEd tracking data and Navigant team analysis.

Table 9-2, Table 9-3, and Table 9-4 show the TRC inputs for the gas utilities. The tables only include savings for projects where the gas companies shared program costs with ComEd. The tables exclude the savings from 14 Nicor Gas Tune-Up projects and one Peoples Gas Tune-Up project since the gas companies did not share program costs with ComEd for these 15 projects therefore the TRC inputs should not include the savings for these projects.

Table 9-2. Total Resource Cost Savings Summary for Nicor Gas*

Research Category	Units	Quantity	Effective Useful Life (years)	Ex Ante Gross Savings (therms)	Verified Gross Savings (therms)	Verified Net Savings (therms)
Retro-Commissioning Offering	Projects	25	7.5	379,175	322,968	329,427

* The Nicor shared-cost projects reported by ComEd per this table conflicts with Nicor's tracked data and remains to be resolved at the time of this draft.

Source: Navigant analysis of tracking data.

Table 9-3. Total Resource Cost Savings Summary for Peoples Gas

Research Category	Units	Quantity	Effective Useful Life (years)	Ex Ante Gross Savings (therms)	Verified Gross Savings (therms)	Verified Net Savings (therms)
Retro-Commissioning Offering	Projects	21	7.5	451,867	423,665	432,138

Source: Navigant analysis of tracking data.

Table 9-4. Total Resource Cost Savings Summary for North Shore Gas

Research Category	Units	Quantity	Effective Useful Life (years)	Ex Ante Gross Savings (therms)	Verified Gross Savings (therms)	Verified Net Savings (therms)
Retro-Commissioning Offering	Projects	9	7.5	153,519	91,415	93,243

Source: Navigant analysis of tracking data.