
Tax Incentives & Deductions: Projects & Savings You May Not Know About



Hosted by Cyclone Energy Group, ComEd, Ernst & Young and Peoples Gas

Welcome to Today's Webinar!

- Thank you to our BOMA/Chicago 2021 Education Partners!
- We especially thank Cyclone Energy Group, a 2021 Education Partner and a champion of our education programming!
- You cannot be seen or heard. But – please use the Q&A to ask questions and make comments.
- Today's webinar will be recorded and the program will run for one hour.



David Lippe
Real Estate Services Manager
Cyclone Energy Group



Today's Speakers



David Lippe
Real Estate Services Manager
Cyclone Energy Group



Alex Criss
Tax Manager
Ernst & Young



Wisit Kumphai
Senior Energy Efficiency
Program Manager
ComEd



Anne Nick
Energy Advisor
*People's Gas Energy
Efficiency Program*

Agenda

- Tax Incentives Overview (Cyclone Energy Group)
- 179D Federal Tax Deduction (Ernst & Young)
- Peoples Gas Incentives
- ComEd Incentives
- Q/A



Takeaways from this webinar

- There's always something you can do to improve your buildings
- Many projects have the possibility to obtain incentives and tax opportunities
- It is important to find a trusted partner who can help guide the process and keep you on the leading edge of success

What can a building team do if they've "done it all"?

- What does we've "done it all" mean for you?
- Ask or find a trusted consultant
- Do it again!

	Service
<input checked="" type="checkbox"/>	Retro-Commissioning
<input checked="" type="checkbox"/>	Chiller Replacement
<input checked="" type="checkbox"/>	Boiler Burners
<input checked="" type="checkbox"/>	LED Lighting Upgrade





179D Tax Deduction

- 179D made permanent
- Energy model important
- ASHRAE 90.1 – 2019+

SUMMARY OF 179D TAX DEDUCTIONS						
	Fully Qualifying Property	Partially Qualifying Property				Interim Lighting Rule
		IRS Notice (Effective Dates)	Envelope	HVAC and HW	Lighting	
Savings Requirements*	50%	2006-52 (1/1/06 - 12/31/08)	16 2/3%	16 2/3%	16 2/3%	25%-40% lower lighting power density (50% for warehouses)
		2008-40 (1/1/06 - 12/31/13)	10%	20%	20%	
		2012-26 (3/12/12 - 12/31/20)	10%	15%	25%	
Tax Deduction (not to exceed cost of qualifying property)	\$1.80/ft ²		\$0.60/ft ²	\$0.60/ft ²	\$0.60/ft ²	\$0.60/ft ² times applicable percentage**

ComEd Incentives

- Program has been active during the pandemic

- Eligibility –

- All participating consultants and installers must register annually to be on the Illinois Commerce Commission ICC Energy Installer List
 - <https://www.icc.illinois.gov/utility/>
- Use qualified RCx Service Provider
- RCx – If you last completed a project in 2017, you're eligible again!
- MBCx – Eligible any time!

- Comprehensive Incentive Bonus

- 20% for 3 qualifying projects
- 25% for 4 qualifying projects
- 30% for 5 qualifying projects

- Additional bonuses available periodically

Cyclone RCx Program Stats To Date		
	IMP Cost	SP
Aggregate	\$ 14,367	0.41
RCx	\$ 35,286	0.56
Rcxpress	\$ 12,663	0.57
Tune-Up	\$ 4,197	0.21



Peoples Gas Incentives



- Retro-Commissioning
- Gas Optimization Study
- Major equipment replacements
- Call upon your consultants and Peoples Gas representatives for incentive promotions

Final Thoughts

- BOMA Members are among the savviest in the industry
- Chicago is a great market for buildings to pursue upgrades, replacements, and optimizations
- Reach out if you have questions

Thank You

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Overview of Internal Revenue Code Section 179D

Energy efficient commercial buildings deduction

June 23, 2021



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Introductions

- **Demetri Pazarentzos**

Senior Manager, Ernst & Young LLP

Global location investment, credits and incentives

- **Alex Criss**

Manager, Ernst & Young LLP

Global location investment, credits and incentives

Agenda

- Overview of Internal Revenue Code (IRC) Section 179D, *Energy efficient commercial buildings deduction*
- Potential benefit
- Qualification requirements
- Claiming the deduction

Overview of IRC Section 179D

Energy efficient commercial buildings deduction

- Federal tax deduction of \$0.30 to \$1.80 a square foot of the building up to the total basis of the energy-efficient property placed in service
 - Reduces the basis of the property, working as accelerated depreciation
- Energy-efficient commercial building property includes:
 - Light fixtures and controls, not light bulbs
 - New or replacement heating, ventilation and air conditioning (HVAC) systems and controls
 - New buildings or replacement windows, roofs and doors
- Property must meet prescriptive requirements and energy efficiency targets compared with:
 - American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2001 for property placed in service prior to January 1, 2016
 - ASHRAE Standard 90.1-2007 for property placed in service after December 31, 2015, and before January 1, 2021
 - The most recent ASHRAE Standard 90.1 published not later than two years before the date construction begins for property placed in service after December 31, 2020
- Effective for property placed in service on or after January 1, 2006
 - Automatic method change for years in which IRC Section 179D was not claimed

Overview of IRC Section 179D

Potential benefit

Property	Energy cost reduction (compared with relevant ASHRAE Standard*)			Deduction (per sq. ft.)
	Jan. 1, 2006– Dec. 31, 2008	Jan. 1, 2006– Dec. 31, 2013	On or after Apr. 23, 2012	
Lighting, i.e., lighting power density (LPD)	25%–40% LPD reduction			\$0.30–\$0.60
Lighting (energy modeling)	16 2/3%	20%	25%	\$0.60
HVAC and/or hot water (HW)	16 2/3%	20%	15%	\$0.60
Building envelope	16 2/3%	10%	10%	\$0.60
Lighting, HVAC/HW and envelope	50% combined			\$1.80

After tax benefit of IRC Section 179D deduction, at 21% effective tax rate (ETR)		
Size of building	Lighting only	HVAC, building envelope and lighting
200,000 sq. ft. building	\$12,600–\$25,200	\$75,600
500,000 sq. ft. building	\$31,500–\$63,000	\$189,000
1,000,000 sq. ft. building	\$63,000–\$126,000	\$378,000
2,000,000 sq. ft. building	\$126,000–\$252,000	\$756,000

*ASHRAE Standard 90.1-2001 for property placed in service prior to January 1, 2016, ASHRAE Standard 90.1-2007 for property placed in service after December 31, 2015, and before January 1, 2021 and the most recent ASHRAE Standard 90.1 published not later than two years before the date construction begins for property placed in service after December 31, 2020.

Overview of IRC Section 179D

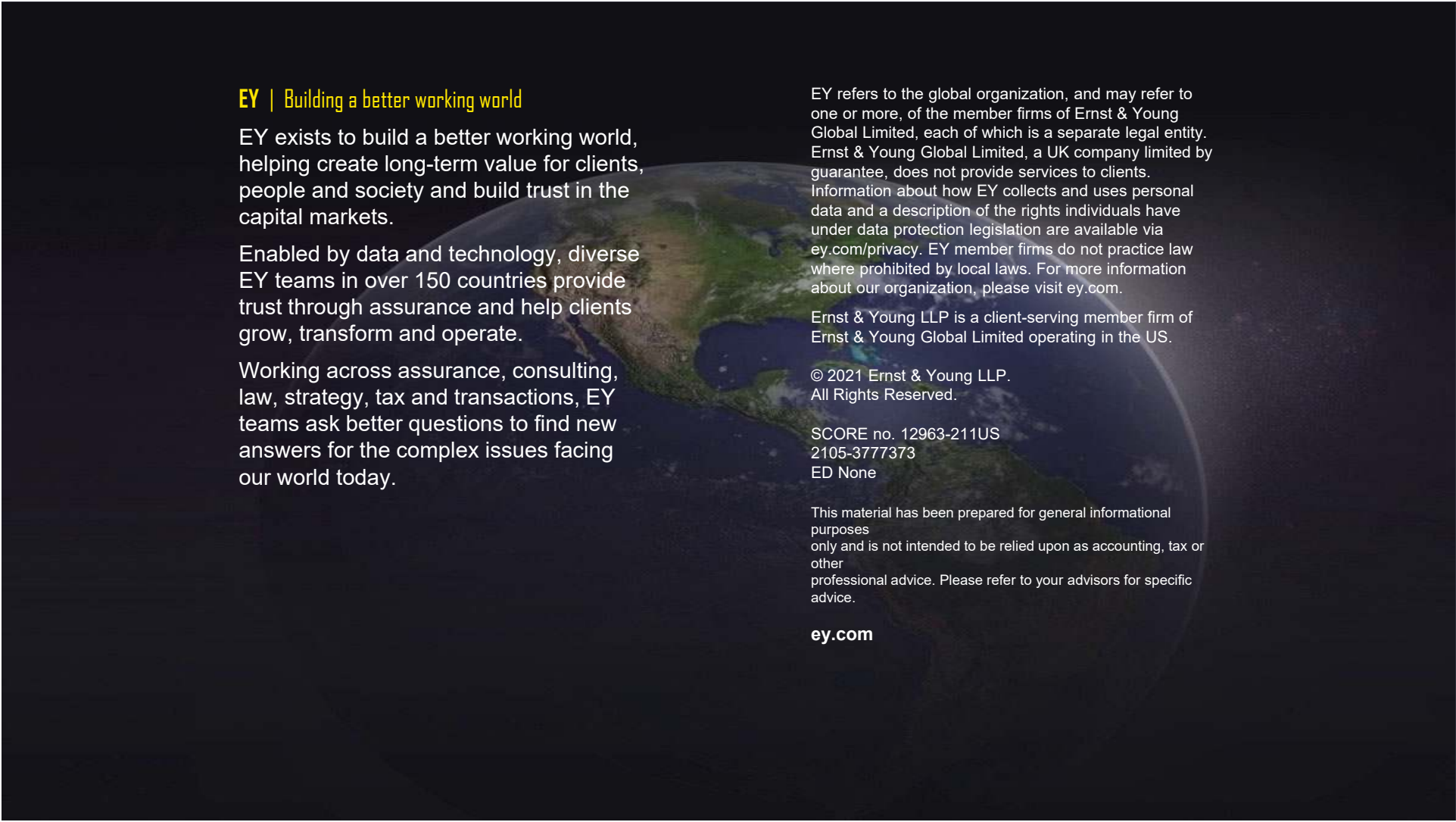
Qualification requirements

- Energy modeling
 - Model the building with the minimum ASHRAE requirements then compare to actual installation to calculate percentage reduction in energy costs
 - LPD allowed for lighting only
- Third-party site inspection
 - Conducted after the property has been placed in service
 - Confirming that the building has met, or will meet, the energy-saving targets and prescriptive measures contained in the design plans and specifications
- Letter of certification
 - Signed by an engineer or contractor who is properly licensed in the jurisdiction in which the building is located

Overview of IRC Section 179D

Claiming the deduction

- The IRC Section 179D deduction is claimed in a year that the property is placed in service.
 - Other deductions on Form 1120
- IRS Revenue Procedure (Rev. Proc.) 2011-14 allows a taxpayer to make an automatic accounting method change to take the IRC Section 179D deduction for any building placed in service since 2006 on its current year return.
 - Form 3115 filed to claim a 481(a) adjustment on the current year return to reflect previous deductions that were not claimed
- Basis of property is reduced by the amount of the IRC Section 179D deduction.
 - No need to change life of multiple property entries
 - Simple reduction of basis in one or two property assets
- Government-owned buildings
 - Deduction may be allocated to the primary designer of the energy-efficient building property and claimed in year that property is placed in service



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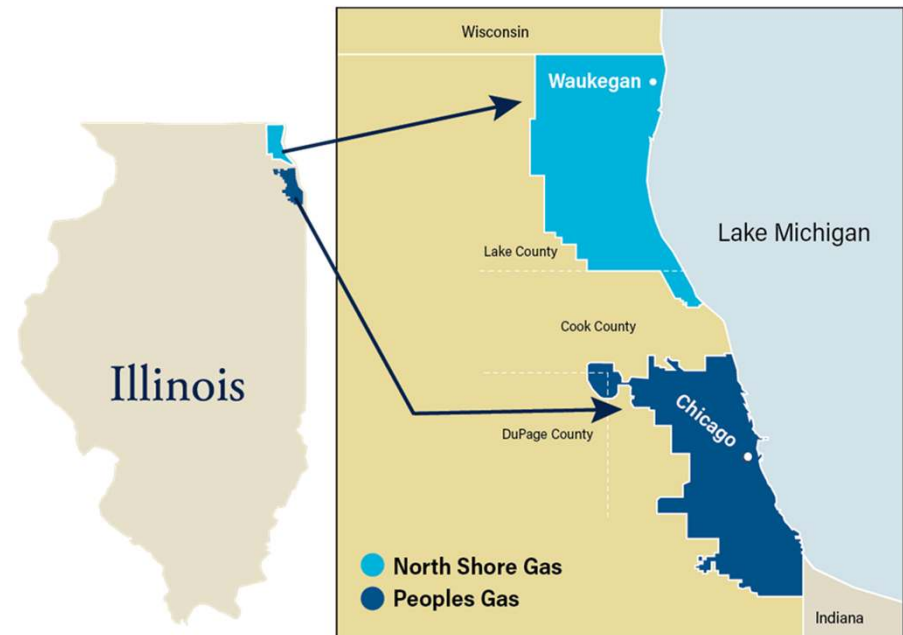
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Stretch Your Maintenance Budget

Learn How To Use Utility Programs To Fund
Projects

Who Qualifies?

- Peoples Gas and North Shore Gas Customers
 - ✓ Not a joint program with ComEd
- Customers in the Peoples Gas territory
 - ✓ Geographic Area: City of Chicago
 - ✓ Roughly 828,000 residential and business customers
- Customers in the North Shore Gas territory
 - ✓ Geographic Area: Most of Lake County
 - ✓ 54 communities north of Chicago to the Wisconsin border
 - ✓ 159,000 residential and business customers



Who Qualifies?

- Small and Midsize Business
 - ✓ Less than 400,000 therms used annually
- Business Types
 - ✓ Manufacturing
 - ✓ Office buildings
 - ✓ Hotels
 - ✓ Churches and non-profits
 - ✓ Dry cleaners and coin laundry facilities
 - ✓ Convenience/grocery stores
 - ✓ Restaurants
 - ✓ Auto shops

Our experts are here for you!



Who Qualifies?

- Commercial and Industrial Business
 - ✓ Privately-owned business customers
 - ✓ $\geq 400,000$ therms used annually
- Public Sector Business
 - ✓ Public facilities served through each utility
 - Public K-12 and charter schools
 - Local and municipal government

Our experts are here for you!



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What

We

Offer

- Assessments
 - ✓ Identify energy-saving opportunities
- Rebates
 - ✓ Prescriptive rebates for efficiency upgrades
 - ✓ Custom rebates based on calculated savings
- Studies
 - ✓ Gas Optimization Studies
 - ✓ Engineering Studies
 - ✓ Smart Check Studies
 - ✓ Staffing Grant

Prescriptive Rebates

- Menu of 1-for-1 upgrades with predetermined per unit rebates
- Must replace existing equipment and meet specified requirements
- Pre-approval required for rebates \geq \$10,000 and all steam trap projects
- Rebate may not exceed 100% of total project cost (excluding internal labor)



Optimization Studies

- Free, expert analysis of facilities to ensure optimal performance of energy-using systems and identify no- and low-cost improvements as well as capital type projects
- Engineering services are covered by the program(s) while the customer commits to complete projects with a payback under 1.5 years (or less!)
- Four tracks:
 - ✓ Building optimization (HVAC/controls targeted)
 - ✓ Process optimization
 - ✓ Steam plant optimization
 - ✓ Retro-commissioning (joint with ComEd)

No- and Low-Cost Opportunities

- Boiler Tune-Ups
- Steam Trap Testing and Replacement
- Pipe Insulation
- Boiler Chemical Descaling
- Boiler Reset Controls
- Business Furnace and RTU Tune-Ups
- Programmable Thermostats



New Program Opportunities

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2021 New Measures

- Business Furnace/RTU Tune-up
 - ✓ Requires pre- and post-combustion readings and checklist
- Space Heating Boiler Chemical Descaling
 - ✓ For non-residential hot water or steam boilers
 - ✓ The facility must have the chemical descaling completed by an approved technician and be NSF/ANSI/CAN 60 compliant
- Space Heating Stack Economizers
 - ✓ Must be used to pre-heat boiler feed water



2021 New Measures

- Wireless Pneumatic Thermostat
 - ✓ Thermostat should provide minimum setback of at 8 °F and have minimum setback of 2200 hours/year.
- Laminar flow faucet inserts
 - ✓ Prevent bacterial growth
 - ✓ Available for fixtures with current flow rate of at least 3.74 gallons per minute
 - ✓ Incentives range from \$10 - \$24 for each installed insert



2021 New Measures

Measure	Prescriptive	Partner	Public
Thermostatic Radiator Valves	\$20/Radiator Valve	\$25/Radiator Valve	N/A
Business Furnace Tune-up	\$0.30/MBH	\$0.40/MBH	\$0.75/MBH
Space Heating Boiler Chemical Descaling			
Non-Residential Low- Pressure Descaling (below 15 psig)	\$0.30/MBH	\$0.40/MBH	\$0.75/MBH
Non-Residential High- Pressure Descaling (above 15 psig)	\$0.50/MBH	\$0.60/MBH	\$1/MBH
Space Heating Stack Economizers			
Conventional Economizer	\$0.40/MBH	\$0.50/MBH	\$0.75/MBH
Condensing Economizer	\$0.60/MBH	\$0.70/MBH	\$1/MBH

2021 New Measures

Wireless Pneumatic Thermostat (WPT)			
Measure	Prescriptive	Partner	Public
Small Building 0-10,000 SF	\$0.10/SF	\$0.13/SF	\$0.25/SF
Med. Building 10,001-300,000 SF	\$0.08/SF	\$0.10/SF	\$0.20/SF
Large Building 300,001+ SF	\$0.07/SF	\$0.09/SF	\$0.15/SF

Please reach out with additional measures. Possible release of some additional measures mid-year.

Small and Midsize Business Multi-Measure Bonus

- For a limited time, a 20% bonus is available toward the second project at the same address. Bonus can be applied as follows:
 - ✓ 20% bonus on two projects combined and submitted at the same time
 - ✓ 20% bonus toward the second project
 - ✓ Incentive may not exceed 100% of project costs and bonus will be capped at \$2,000



Custom Projects

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Custom Rebates

- Private Sector Rebates (the lesser of):
 - ✓ \$1 per therm first year savings (projects > 7,500 therms) or \$0.75 per therm first year savings (projects \leq 7,500 therms)
 - Buy down to one-year payback
 - 50% of the total project cost or full incremental project cost
- Public Sector rebates (the lesser of):
 - ✓ \$2.50/therm first year savings
 - Buy down to one-year payback
 - 75% of the total project cost or full incremental project cost

Program Basics

Phase 1
Identifying Opportunities

- Pre-approval
- On-site walkthrough audit to gather high level data

Phase 2
Scoping of Savings Potential

- Project scoping
- Engineering calculates potential savings
- Rebate letter sent out electronically or via mail

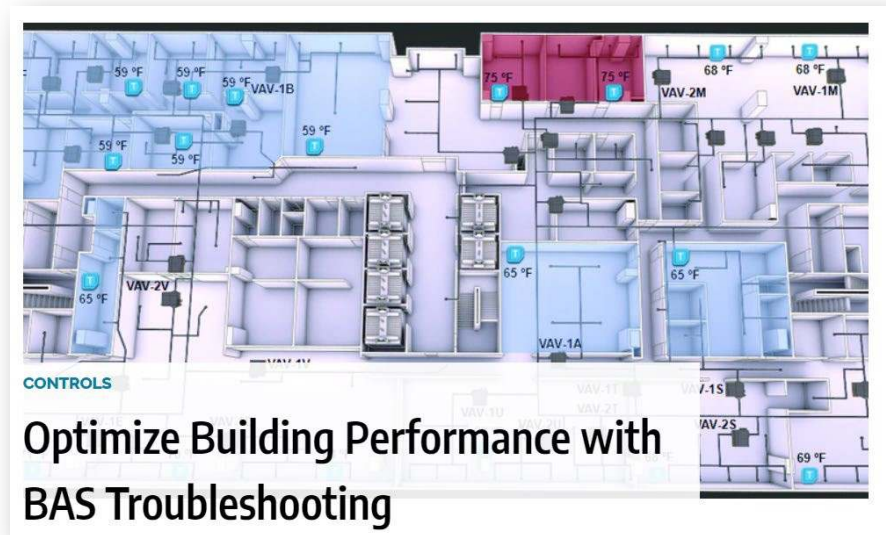
Phase 3
Implementation

- Schedule implementation
- High level post-inspection
- Incentive payout

Examples of Eligible Projects

Optimizing Building Automation System (BAS)

- Project: Through a program funded study, the facility was able to identify immediate opportunities to save energy through temperature setbacks and optimization of existing BAS system. This resulted in an estimated savings of ~8% of annual gas use.
- Custom Incentive: ~\$34,000



Contact Us

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Thank You For Your Time



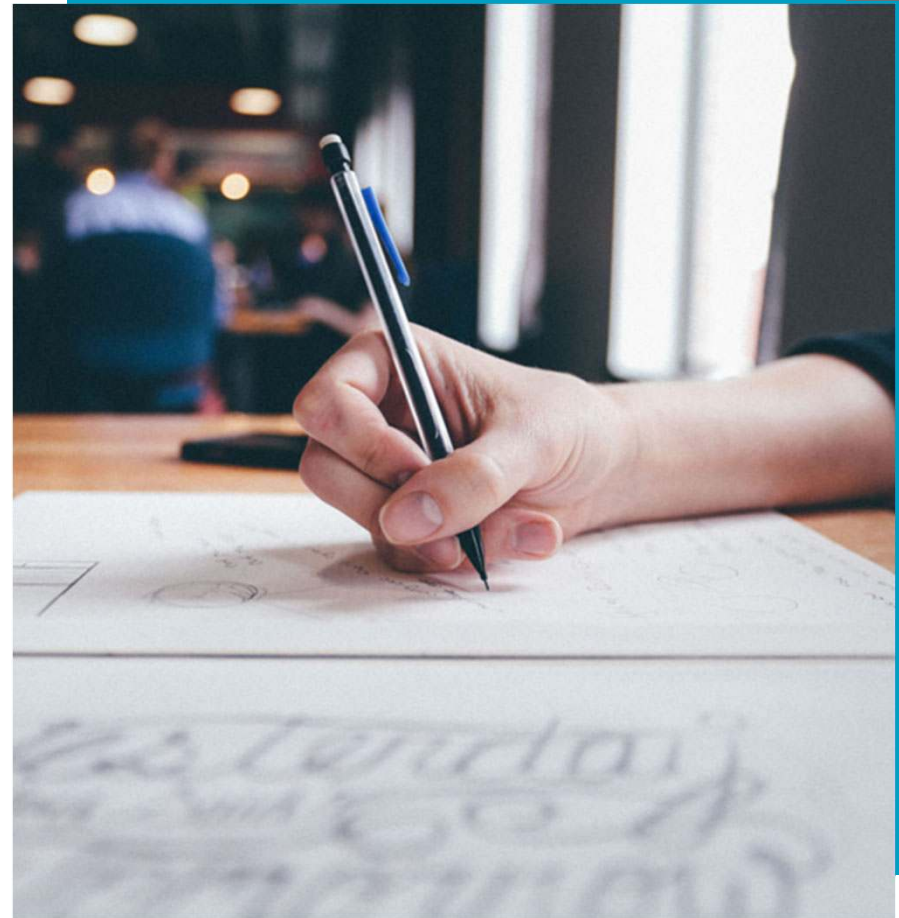
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2021 Energy Efficiency Incentives for Large Commercial Buildings

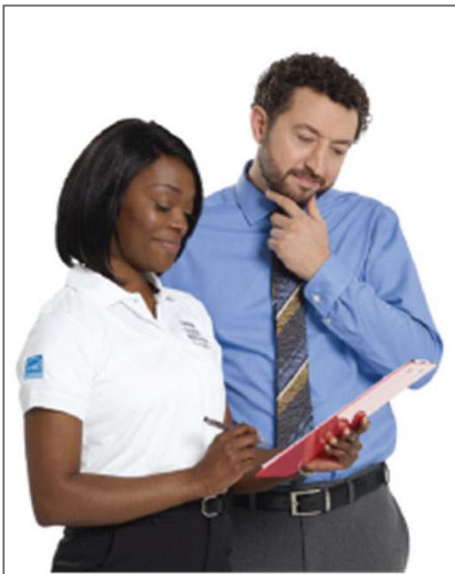
Wisit Kumphai, PhD, PE

Agenda

- » Facility Assessments
- » Standard Program
- » Instant Discounts
- » Custom Program
- » Telecommunications
- » Retro-Commissioning



FREE Facility Assessments



Preliminary Interview:

Tells us about your facility!

(Virtual) Site Visit:

Investigative walkthrough to identify energy savings opportunities and Introduction to Business Energy Analyzer

Report Delivery:

Customized projects with potential annual energy and dollar savings shown with simple paybacks and incentive amounts

Complete Your Project:

Choose a ComEd Energy Efficiency Service Provider from our directory, use another contractor, or do it yourself

How To Get Started?

Request online: [ComEd.com/FacilityAssessment](https://www.comed.com/FacilityAssessment)

Standard Program

- » Provides commercial, industrial and public sector customers incentives on a per-unit or per-fixture basis
- » Incentives for upgrades such as lighting, HVAC, energy management, compressed air and more
- » Over \$39.5 million in incentives paid in 2020
- » Open network
- » Download the standard application and incentive worksheets at ComEd.com/Applications
- » Apply for incentives online at ComEd.com/StandardOnlineApp

ComEd.
Energy Efficiency Program

STANDARD INCENTIVES APPLICATION FORM

January 1 through December 31, 2021

The ComEd Energy Efficiency Program offers incentives to help facilities save money by improving the efficiency of their equipment. Eligible customers can receive standard incentives for common energy efficiency improvements.

How to get started

- Check project and equipment eligibility in the incentive worksheets available at ComEd.com/Worksheets.
- Apply online* at ComEd.com/StandardOnlineApp or submit this standard application form (if applicable) for an incentive reservation. The standard offering has three tracks:

Track 1: Apply for incentives of \$10,000 or more	Track 2: Apply for incentives of \$1,000 to \$9,999	Track 3: Apply for incentives of less than \$1,000 or DX tune-up incentives
<ul style="list-style-type: none"> Traditional reservation Project eligibility will be verified through a technical review before we send your reservation letter 	<ul style="list-style-type: none"> Express reservation; receive your reservation faster! Project may be randomly selected for a technical review 	<ul style="list-style-type: none"> No reservation required; start your project today! Purchase qualifying equipment and start your project immediately

Tracks 1 and 2: Wait until you receive a reservation letter before starting your project

- Your letter will provide an express or traditional reservation depending on the requested incentive value of your project, and allow you 90 days to complete your project
- A reservation letter does not guarantee an incentive; your project's final incentive is determined after submission and approval of your final application

Tracks 1, 2 and 3: Install equipment and submit the standard incentives application form

- Install equipment or perform project work before your incentive reservation expires (if applicable)
- Submit the standard incentives application form and required documentation within 60 days of project completion
- Reply promptly to any requests for clarification or additional documentation
- Receive your incentive payment after a technical review and application approval by the program team

Save time - apply online.* If you register for an account, you can track your project's progress. Questions? Call 855-433-2700 or email BusinessEE@ComEd.com

*Streetlight applications are only eligible under Track 1, and are not eligible for online application. Track 3 projects are not eligible for online application.

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Energy Efficiency Program

CUSTOM INCENTIVES APPLICATION FORM

January 1 through December 31, 2021

The ComEd Energy Efficiency Program offers incentives to help facilities save money by improving the efficiency of their equipment. Receive custom incentives for energy efficiency improvements not included in the standard offering. For example, new LED lighting fixtures are covered under standard incentives, but large industrial mixers are eligible for custom incentives.

Pre-application is required; review instructions on this application form. Wait for a reservation letter before starting your project.

How to Apply**1. Use this application to apply for custom incentives**

- Your incentive is based on actual kWh saved, as verified by the ComEd Energy Efficiency Program team after the final application is submitted.
- Use the Specialty/New Construction Lighting Worksheet to apply for custom lighting incentives; projects are eligible for \$0.07 per kWh saved.
- Use the water treatment plant incentive worksheet to apply for aeration improvements associated with blowers. Projects without dissolved oxygen controls are eligible for \$0.12 per kWh saved, and projects with dissolved oxygen controls are eligible for \$0.21 per kWh saved.

2. Submit the custom incentives application form

- Download the [Calculating & Documenting Energy Savings](#) guide from [ComEd.com/Custom](#) for information on calculating and measuring the energy savings associated with your project.
- If you need assistance calculating the energy savings or completing this worksheet, email BusinessEE@ComEd.com or call 855-433-2700.
- Wait until you receive an incentive reservation before removing equipment and starting your project. It will include the total incentive reserved.

3. Install equipment or perform project work

- The incentive reservation allows 90 days to complete your project and submit the final application. Contact the program team if you think your project will require more than 90 days.

4. Resubmit the custom incentives application form

- Resubmit the custom incentives application form as soon as your project is completed.
- Submit the required measurement and verification (M&V) data when requested.

5. Receive incentive payment

- When your final application is approved by the program team, an incentive check will be mailed to you or your Energy Efficiency Service Provider (who must be in good standing to receive incentive payments).
- ComEd cannot issue certain incentives or rebates unless it is provided with: 1) certification that measures were self-installed by the ComEd customer, or 2) evidence that applicable measures were installed by an installer certified with the Illinois Commerce Commission.**

Applications should be submitted by ONE of the following methods:

- Submit this application via email, fax or mail.
- Email: BusinessEE@ComEd.com
(10MB file size limit; submit multiple emails if necessary)
- Fax: **630-480-3436**
- Mail: **The ComEd Energy Efficiency Program, 700 Commerce Drive, Suite 330, Oak Brook, IL 60523**

Questions? Call 855-433-2700 or email BusinessEE@ComEd.com

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Custom Program

- » Start with a FREE facility assessment to identify energy efficiency improvements in your building
- » Verify project eligibility by submitting an optional Custom Intake Form
- » Submit the Custom Incentives Application (along with M&V plan if applicable) for pre-application approval
- » Once approved and you receive a reservation letter, you are ready to begin your project!
- » Submit a final application and all supporting documentation
- » Customer will receive an incentive payment from ComEd, along with any additional project incentives (if applicable)
- » Measurement and verification (M&V) may be required for projects with incentives that are equal to or more than \$25,000

Telecommunications Program

- » Telecommunications Markets
 - Telecommunications Service Providers, Cable, ISP, Broadcasting Providers
 - Private and Public Sector Compliment In These Areas
- » Standard and Custom Offerings
 - Power Systems(UPS & Rectifier replacements), HVAC (Fan optimization, Airflow management, Economization, Computer room air conditioning right sizing, Controls optimization), Network Solutions(Network combing), Building Envelope & Operational Savings
- » New Construction & Retrofit Projects
- » Majority Of Incentives Are Based On Custom Solutions
 - Level 1 Site Assessments Identify Opportunities
 - Development Of Savings & SOW Opportunities
- » Open EESP Network



Retro-Commissioning Program

- » All building types, private & public sectors
- » Peak demand between 100 kW and 10 MW
- » Annual Energy Use
 - Over 0.5 GWh/year (RCx Flex)
 - Over 2 GWh/year (MBCx)
- » Average savings of 5-10%
- » Low/no-cost operational measures with average payback periods of 1.5 years
- » Participants must commit to spending \$1,000 to \$25,000 on no- and low-cost energy-saving improvements.
- » Closed EESP network



Questions?



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