

# Assessment Report

Meridian Junior High School - Jr. High  
 207 W MAIN ST, STILLMAN VALLEY IL 61084

**Assessment Generated Date:**  
 8/4/2026

## Annual Energy Usage Benefit

The figures below represent your current energy use and an estimate of where you'll end up after installing the recommended improvements..

**Current Energy Usage**  
 610,000 kWh/yr

**After Installing Your Selected Improvements**  
 567,421.98 kWh/yr

## Financial Benefit

ComEd provides instant incentives to reduce your upfront project costs. The table below shows your project costs before and after your instant incentives.

|                                                  |                           |
|--------------------------------------------------|---------------------------|
| <b>Cost of Selected Improvements</b>             | <b>\$41,988.50</b>        |
| <b>Total Instant Incentives from ComEd*</b>      | <b>-</b>                  |
|                                                  | <b><u>\$19,838.50</u></b> |
| <b>Project Cost Due to Your Service Provider</b> | <b>\$22,150.00</b>        |

\*All incentives are subject to change and must be reserved to be guaranteed

## Benefits Overview

**Total Incentives**  
**\$19,838.50**

**Estimated Payback Period After Incentives**  
**6.50 Years**

**Estimated Annual Cost Savings\***  
**\$3,406.25**

\*Estimated savings based on average retail price of \$0.1177 per kWh and \$1.1342 per therm for commercial customers.

## Environmental Impact\*

Your project can result in an annual reduction of  
**14.45 metric tons of CO<sub>2</sub>e**



That's the equivalent of taking 4.50 cars off the road annually!

\*Estimated CO<sub>2</sub> reduction assumes 0.7482 Pounds CO<sub>2</sub>e not emitted per kWh reduced. Estimated car removal assumes 1 vehicle removed from service reduces emissions by 9458 Pounds of CO<sub>2</sub>e.

## Let's Explore



Fleet Electrification  
 Assessments



Building Energy  
 Analyzer



Solar, EV and Other  
 EE Offerings



Small Business  
 Loan Program



ComEd Bill Account  
 Services

## Prepared By

Windy City Lighting  
 Melissa Pennington  
 847-255-5100  
[melissa@windycitylighting.com](mailto:melissa@windycitylighting.com)

## Applicant Information

## Customer Information

Company name: Meridian Junior High School

Contact name: Meridian Junior High School

Address: 207 W MAIN ST, STILLMAN VALLEY IL 61084

Telephone: 224-325-6728

Email: cking@mail.meridian223.org

ComEd account number: 6552852000

Name as it appears on electric bill: MERIDIAN JR HIGH

ComEd Electric Choice ID: 6556785999

## Service Provider Information

Contracting company name: Windy City Lighting

Contact name: Melissa Pennington

Title: Senior Administrative Assistant

Telephone: 847-255-5100

Email: melissa@windycitylighting.com

## Illinois Commerce Commission Certification

You acknowledged that pursuant to Section 16-128B of the Illinois Public Utilities Act, ComEd cannot issue certain incentives or rebates unless it is provided with:

1. Certification that the measure was self-installed by the ComEd customer, or
2. Evidence that the measure was installed by an installer certified by the Illinois Commerce Commission

Reminder: All removed equipment must be recycled to ensure inefficient equipment is removed from the market.

You may qualify for more incentives from the ComEd Energy Efficiency Program. If so, we may contact you. For more information, visit [ComEd.com/BizIncentives](https://www.comed.com/BizIncentives). You can also reach us by phone at 855-433-2700 or email us at [BusinessEE@ComEd.com](mailto:BusinessEE@ComEd.com).

## Program Offering Agreement

Work with your Service Provider to review this customized project plan. These improvements were identified during your free energy assessment. Receive an instant incentive on these improvements by completing the application, signing the program agreement and scheduling installation with your Service Provider. Your project will be installed by your Service Provider and you will only pay the balance after the incentives are applied.

Program Agreement for: Meridian Junior High School

Service Provider company: Windy City Lighting

Valid: December 5, 2025 - December 31, 2026

Representative: Melissa Pennington

| Energy-Saving Improvements          |                                 |                            |          |             |
|-------------------------------------|---------------------------------|----------------------------|----------|-------------|
| Selected for Installation           | Improvement Type                | Yearly Energy Cost Savings | Quantity | Total Cost  |
| <input checked="" type="checkbox"/> | LED New Fixtures - T8/T5 to LED | \$259.25                   | 38       | \$4,330.10  |
| <input checked="" type="checkbox"/> | Networked Lighting Controls     | \$468.95                   | 21       | \$3,234.00  |
| <input checked="" type="checkbox"/> | TLED (Type C)                   | \$265.57                   | 14       | \$1,996.40  |
| <input checked="" type="checkbox"/> | LED Retrofits                   | \$51.92                    | 12       | \$1,149.60  |
| <input checked="" type="checkbox"/> | TLED (Type C)                   | \$76.88                    | 6        | \$685.80    |
| <input checked="" type="checkbox"/> | LED New Fixtures - T8/T5 to LED | \$2,233.09                 | 220      | \$29,249.00 |
| <input checked="" type="checkbox"/> | TLED (Type C)                   | \$50.59                    | 8        | \$713.60    |

| Additional Costs                       |                  |                            |          |             |
|----------------------------------------|------------------|----------------------------|----------|-------------|
| Selected for Installation              | Improvement Type | Yearly Energy Cost Savings | Quantity | Total Cost  |
| <input checked="" type="checkbox"/>    | Other            | N/A                        | 21       | \$630.00    |
| Energy-Saving Improvements Cost        |                  |                            |          | \$41,358.50 |
| Additional Costs                       |                  |                            |          | \$630.00    |
| Incentives*                            |                  |                            |          | \$19,838.50 |
| Final Cost Payable To Service Provider |                  |                            |          | \$22,150.00 |

\*Projects must be approved and incentives reserved before any work begins. If the program does not approve the project, the customer is not required to proceed with the project. Incentives stated in this report are valid for 30 days from date of

assessment. If you choose to pursue identified energy-saving improvements after 30 days, please contact the program for a revised list of eligible improvements and pricing.

# Terms and Conditions

Commonwealth Edison Company ("ComEd") is offering the ComEd Energy Efficiency Program ("Program") to eligible customers to facilitate the identification and implementation of cost-effective energy-efficiency improvements available for eligible non-residential customers (commercial, industrial, local governments, municipal corporations, public school districts, public universities, state and federal facilities). This Agreement sets forth the terms and conditions applicable to customer's participation in the Program. By signing below, Customer agrees to comply with and be bound by these terms.

## Program Year

Program incentives are offered from December 5, 2025 until December 31, 2026 or when approved funding is exhausted, whichever comes first. Funds are limited and applications are accepted on a first-come, first-served basis. If funding is exhausted in a given calendar year or the Program or an offering is cancelled, only projects which have received a written preapproval will be considered for payment of incentives.

## Program Administrator

ComEd has contracted and authorized Resource Innovations ("Program Administrator") to administer the Program including such activities, but not limited to; review, processing, and approval of customer applications; pre and post inspections of customer facilities and facilitate project information requests from customers, and Contractors; completion of energy assessments at customer facilities; and measurement and verification activities.

## Contractors

As a convenience to customers, ComEd may provide a list of Service Providers, distributors, manufacturers, and other organizations ("Contractors") that may assist customers with the Program. Customer acknowledges that Contractors are independent contractors with respect to the Program, and that Contractors are not authorized to make representations or incur obligations on behalf of

ComEd. Participation as a Contractor does not constitute an endorsement by ComEd, nor does it certify or guarantee the quality of work performed.

## Customer Eligibility

Commercial, Industrial and Public customers on non-residential rate/accounts must meet these requirements:

- 0 - 500 kW Peak Demand for private Commercial and Industrial Businesses
- 0 - 500 kW Peak Demand for public sector customers such as local, township, county, state and federal government facilities, public schools, community colleges, public universities, etc.
- Within the ComEd service territory and receive electricity over ComEd wires regardless of retail electric supplier
- Pay into the Energy Efficiency and Demand Response Adjustment (Rider EDA)

## Customer Information

By signing this application, Customer authorizes and acknowledges that ComEd may duplicate, disseminate, release and disclose Customer's information relating to Customer's application (including the entirety of its contents), and any other information related to the Customer's participation in the Program, including but not limited to account information, billing data, and energy usage to Program Administrator, Contractors, and other approved third parties, as applicable, for the purposes of verifying Customer's eligibility for participation in the Program; processing the Customer's application; to verify equipment installation system operation and results; or as required to comply with state and/or federal law, fraud prevention, regulation, and other legal action; in those cases, ComEd, Program Administrator, Contractors and approved third parties shall comply with all legal requirements of the jurisdiction of the individual whose Customer data would be disclosed before making such disclosure.

## Project Eligibility

Project requirements under the Program and this Offering include the following:

- Projects must involve new equipment installed at an existing facility that results in a permanent reduction in electrical energy usage (kWh).
- Equipment must be installed and operational.
- Equipment must be new (not used or rebuilt, and not for resale) and used at the address for which savings are claimed.
- Resale of replaced equipment is expressly forbidden.
- Any measures installed at a facility must be sustainable and provide 100 percent of the energy benefits as stated in the application for a period of five years or for the life of the product, whichever is less. If the customer ceases to be a delivery service customer of ComEd, or removes the equipment or systems at any time during the five-year period or the life of the product, the customer may be required to return a prorated amount of incentive funds to ComEd.

Projects that are NOT eligible for an incentive include, but are not limited to, the following:

- All accounts that an eligible large private energy customer has chosen to and been approved to opt out of the ComEd Energy Efficiency Program for the period beginning January 1, 2026 may not contribute to or participate in the ComEd Energy Efficiency Program as of January 1, 2026.
- On-site electricity generation (except as part of a qualifying Combined Heat and Power project)
- Projects involving gas-driven equipment in place of electric equipment (such as a chiller)
- Projects focused primarily on power factor improvement
- Projects that involve peak-shifting (and not kWh savings)
- Renewables
- Projects receiving funding for the same equipment through any other Energy Efficiency Portfolio (EEP) program offered by ComEd, Ameren, Nicor, Peoples or North Shore

- Used and/or refurbished equipment
- Projects for the sole purpose of implementing demand response measures
- Projects that repair or replace existing equipment with like equipment
- Projects that produce a greater savings estimate than the facility's usage within the last 12 months
- Projects that do not meet the usage requirements determined by the Small Business Offering

### **Application Review Process**

Program Administrator will review application submission packages for eligibility in the order received. Applicants who submit incomplete applications will be notified of their deficiencies upon review of the application, but could experience delays in the approval process until all requested information is submitted. Program incentives exceeding \$60,000 for an account number will require additional review. Applicants are encouraged to call 855-433-2700 if they have any questions.

### **Inspections**

ComEd reserves the right to inspect all projects to verify compliance with Program rules and verify the accuracy of project documentation. Upon reasonable notice by ComEd, Customer must agree to provide access to project documents and the facility where the efficiency measures were installed for a period of one year after project completion. Customer authorizes ComEd to verify the actual savings from the improvements installed by reviewing three years of billing and usage data pre-installation of the measures and two years post installation of the measures.

### **Evaluation, Measurement and Verification**

The Program is evaluated annually by an independent third-party evaluator, as required by law. Customer's completed project may be selected for evaluation. Depending on the nature of the project, evaluation may include measurement and verification (M&V), the process of monitoring, measuring and/or verifying data related to equipment operation and electrical consumption. Upon reasonable notice, Customer agrees to participate

fully in the evaluation process by allowing access to the facility where the project took place and providing information and access to data required for M%26V to the Program's evaluator and/or to complete a customer survey.

### **Project Costs**

For equipment replacement items, the costs listed are estimated costs for materials. Taxes and costs above this base for items such as vapor tight fluorescent fixtures or installation equipment, e.g. lifts, are to be discussed with the customer by the Contractor. Project scope may include additional items not incentivized or listed in this report, please refer to your Contractor for additional documentation for items outside of this report. Incentive payments are issued directly to the Contractor. Customer is responsible for payment of remaining balance to the Contractor.

### **Toxic Materials**

Neither ComEd nor its Program Administrator shall have any responsibility for the discovery, presence, handling, removal, disposal of, or exposure to hazardous materials of any kind in connection with customer's facility, including without limitation, asbestos, asbestos products, PCBs or any other toxic substances. All materials removed, including lamps and PCB ballasts, are required to be permanently taken out of service and disposed of in accordance with local codes and ordinances, and resale of replaced equipment is not allowed. Customer understands that its Contractor is responsible for recycling and disposal of old equipment in compliance with applicable codes or ordinances. (Information about hazardous waste disposal can be found at: [www.epa.gov/epawaste/hazard/index.htm](http://www.epa.gov/epawaste/hazard/index.htm)).

### **Limitations of Liability**

IN NO EVENT WILL COMED AND PROGRAM ADMINISTRATOR, BE LIABLE FOR CUSTOMER'S FAILURE TO ACHIEVE A SPECIFIED AMOUNT OF ENERGY SAVINGS, THE OPERATION OF CUSTOMER'S FACILITIES, OR THE IMPLEMENTATION OF ENERGY CONSERVATION MEASURES AT CUSTOMER'S FACILITIES. IN NO EVENT WILL COMED OR PROGRAM

ADMINISTRATOR BE LIABLE TO CUSTOMER FOR ANY LOST PROFITS, LOST SAVINGS OR INCIDENTAL, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, ARISING OUT OF CUSTOMER'S PARTICIPATION IN THIS OFFERING.

Each party hereby agrees to defend, indemnify and hold harmless the other party, its consultants, contractors and subcontractors, and their respective officers, employees, agents, assigns, and successors-interest ("Indemnified Parties") from and against any third party claims, damages, losses, liability, costs (including attorney's fees and expenses) for bodily injury to any person (including death resulting therefrom) and property damage arising out of or in connection with the Program, except to the extent such claims, damages, losses, liability and costs are caused by the negligence or willful misconduct of the other party.

### **Disclaimer**

Customer shall be entitled to the energy cost savings realized by the customer that result from the installation of ECMs at the customer's site. In consideration of the services provided by ComEd as part of this Offering, the customer agrees that ComEd is entitled to 100% of the rights and benefits associated with the measures, including without limitation PJM products and all other attributes, credits or products associated therewith under any regional initiative or federal, state or local law, program or regulation, and customer waives, and agrees not to seek, any right to the same.

### **Assessment Report**

Customer understands that the Assessment Report ("Report") is provided by ComEd to assist Customer in making energy decisions and is for informational purposes only. The information in the Report is based on an on-site assessment of conditions observed at the facility address identified in Customer's application, information provided by Customer and from ComEd, and industry standard practices and costs for similar projects. The amounts provided are estimates and may vary from actual results of installed measures. This Report is not to be construed as a design document and in no way implies approval of incentive amounts or pre-approval of Customer's

application. ComEd reserves the right to make final determination of customer eligibility, qualifying measures, system savings, project cost-effectiveness and final rebate amounts and the final incentive amount is based on approval of installed measures meeting all Program and Offering requirements.

### **No Warranties**

Customer shall independently evaluate any advice or information offered by ComEd, Program Administrator or Contractors related to estimates of energy savings or project costs and is solely responsible for the selection and implementation of Energy Conservation Measures (ECMs). COMED AND PROGRAM ADMINISTRATOR MAKE NO WARRANTIES OR REPRESENTATIONS OF ANY KIND WITH RESPECT TO THE PERFORMANCE OR EFFECTIVENESS OF ANY POTENTIAL ENERGY OR COSTS SAVINGS, MEASURES IDENTIFIED, EQUIPMENT INSTALLED.

### **Customer Signature**

MEASURES IMPLEMENTED, AND/OR SERVICES RENDERED BY ANY PERSON OR ENTITY IN CONNECTION WITH THE PROGRAM. COMED AND PROGRAM ADMINISTRATOR DISCLAIM ALL WARRANTIES, EXPRESS OR IMPLIED, TO THE MAXIMUM EXTENT PERMITTED UNDER LAW, WHETHER STATUTORY OR OTHERWISE, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF

MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

### **Governing Law**

This Agreement shall be exclusively governed by and interpreted in accordance with the laws of the state of Illinois, excluding choice of law rules. Any litigation between the parties shall be prosecuted only in the state or federal courts located in Cook County, Illinois.

### **Program Changes**

ComEd reserves the right to modify, update, and amend the terms and conditions of the Program, including, but not limited to, making adjustments to incentive amounts, qualifying measures, and changing or cancelling the Program upon thirty (30) days written notice to Customer and/or Contractor. Pre-approved applications, for which the applicant has completed all Program requirements, will be processed to completion under the terms and conditions in effect at the time of the pre-approval by ComEd.

### **Entire Agreement**

The terms and conditions set forth herein, including all attachments and incorporated references, constitute a complete statement of the terms and conditions applicable to Customer's participation and supersede all prior representations or understandings, whether written or oral.

## Project Summary

Shared Project Plan ID: SBO2026-00005556

Total project cost: \$41,988.50

Total incentives: \$19,838.50

Final cost to customer: \$22,150.00

Service Provider company name: Windy City Lighting

## Customer Signature

By signing below, I certify that:

1. As the Customer Representative, I have the authority to bind the Customer to these terms.
2. Customer agrees to the installation of the improvements with the above installation quantities as specified in the Report and that Customer will install the specified product(s) at the facility. I have been informed of the installation costs of the specified products and acknowledge and agree that the products were selected at my discretion.
3. I have read, understand and agree to comply with the terms and conditions set forth in this Agreement.
4. I agree that if I remove the energy-saving improvements installed before a period of five years or the end of the product life, whichever is less, then I shall pay back a prorated amount of incentive funds (equal to the cost of the energy-saving improvement(s)) to ComEd based on the actual period of time in which the related equipment was installed and operating (or the full amount if the equipment was never installed). I understand that this is necessary to assure that the project's related energy benefits will be achieved.
5. I consent to use of a third party service for purposes of electronically signing this Agreement and agree to be bound by electronic signature.

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Printed name: \_\_\_\_\_

Relation to Bill Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Company: \_\_\_\_\_

Terms and conditions apply. Offers subject to change. Actual savings will vary by customer's energy usage and rate. The ComEd Energy Efficiency Program is funded in compliance with state law.  
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