



Why Your Mall Pays More for Water Than It Should — and How to Fix It

Water Flow Innovations LLC

Flow Conditioning Device (FCD)
waterflowinnovations.com

Your mall runs HVAC, food court, restrooms, and irrigation from one municipal supply — but your meter counts more than actually arrives. **Cooling tower cycling, food court demand surges, and irrigation startups create the conditions for air, gas, and turbulence to form in the line at your meter — and you're billed for it.** The FCD (Flow Conditioning Device) corrects the measurement. Every tenant service stays the same. Your water bill drops — and so does your sewer bill, because sewer charges are calculated from the same inflated meter reading. One device. Two bills fixed.

WHY MALL WATER METERS OVER-READ

The Core Problem: A Large Retail Center Has the Highest Demand Cycling Density of Any Commercial Property Type

Shopping malls combine HVAC, food court, restrooms, and irrigation — all on one supply meter. Each high-velocity open-valve event across any of these systems generates air, gas, and turbulence in the line at the meter. Your meter registers it all as billable water. The FCD corrects that without affecting tenant pressure, HVAC performance, or any downstream system.

THE THREE OVER-READING SOURCES UNIQUE TO SHOPPING MALLS



HVAC Cooling Tower Makeup

Large mall HVAC systems generate the highest cooling tower makeup demand of any commercial property — cycling continuously with building load and creating the most sustained meter over-reading in retail.



Food Court Demand Surges

Food court cooking equipment, dishwashers, and prep sinks create simultaneous high-velocity demand events during peak hours — compounding cooling tower over-reading on every busy day.



Irrigation System Startups

Large-scale landscape and interior irrigation systems starting up create high-volume open-valve surges — generating air, gas, and turbulence at the supply meter on every scheduled irrigation cycle.



Your Water Intensity Per Square Foot Is Better Than Your Meter Shows — and It Matters for GRESB

GRESB tracks water intensity per square foot across managed assets. When the supply meter over-reads, your reported intensity is inflated. After FCD installation, metered intake reflects true use — improving the accuracy of your GRESB water score, BOMA benchmarking, and LEED O+M documentation, auditable directly from utility bills.

BEFORE & AFTER THE FCD

WITHOUT FCD

- ✗ Air, gas & turbulence billed as water volume
- ✗ Cooling tower cycling inflates meter reading
- ✗ Food court surges compound over-reading
- ✗ Water intensity per sq ft overstated
- ✗ Sewer charge tied to inflated meter



WITH FCD INSTALLED

- ✓ Metered volume reflects water actually delivered
- ✓ Cooling tower makeup reads accurately
- ✓ Food court demand measured correctly
- ✓ True water intensity per sq ft revealed
- ✓ Sewer charge based on real usage

5–30%

Average water & sewer bill reduction

46%

Highest documented single-site reduction

~1 Hour

Install time — water off about 1 hour

6-Mo

Money-back, no questions asked · install non-refundable

How the FCD Works — Four Steps

1

Installs between two pipe joints right after your water meter — water off about one hour

2

Creates a slight back-pressure that extends back through the meter, reducing air, gas, and turbulence

3

Delivers a laminar-like flow profile through the meter — the condition it was calibrated to read

4

Meter reads accurately. Bill drops. HVAC performance, tenant water pressure, food court operations, and every system downstream are effectively unchanged.

FREE SAVINGS ESTIMATE

Instant estimate — takes 30 seconds, no contact info required.

waterflowinnovations.com/water-bill-savings-calculator

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CERTIFICATIONS

IAPMO NSF/ANSI/CAN 61 KIWA GMP SQF

316L Stainless Steel · Made in USA
Under 0.8 psi pressure loss
Lifetime Transferable Warranty