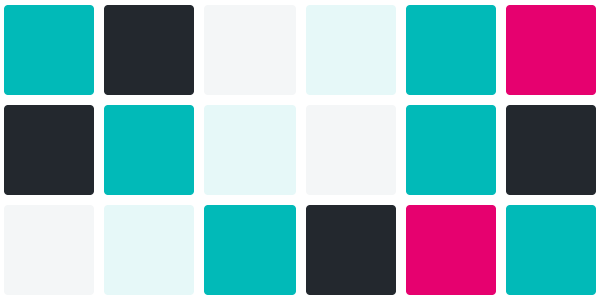
COMMERCIAL FACILITIES

Find the waste. Design the fix. Verify the savings.

Most facilities lose money in places no single vendor is looking: HVAC that runs harder than it needs to, dirty power, refrigeration that never rests, water bills inflated by pressure and air, and odors that drive complaints. We look at all of it together.



One partner

Energy, water, and indoor air under one engagement

- **HVAC working harder than it should**
  Fans and compressors run longer than the space needs, and fouled coils lose efficiency every year.
- **Dirty power and failing equipment**
  Harmonics and imbalance add heat, wear, and wasted kWh, and take out drives and controls early.
- **Refrigeration that never rests**
  Walk-ins and cold rooms cycle constantly, recover slowly after door openings, and drive peak demand.
- **Water bills that keep climbing**
  Pressure swings and entrained air inflate metered use and stress pipes, pumps, and fixtures.
- **Odors, mold, and allergens**
  Organic buildup in rooms and ductwork drives complaints, reviews, and remediation costs.
- **No clear view of what is used**
  Without metering and verification, savings claims are guesses.

HOW AN ENGAGEMENT WORKS

01 Discover
Your sites, hours, and goals.

02 Collect data
12 months of bills, a walk-through, and photos.

03 Engineer
Savings, payback, rebates, and placement.

04 Install
Licensed, manufacturer-certified technicians.

05 Verify
Pre- and post-install bills and data.

Start with a conversation

Tell us what is driving your costs or complaints. We review your bills and facility, then design a coordinated solution and a verification plan.

CONTACT
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WOMEN OWNED
SBA
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WHAT WE DESIGN

THE PROBLEM	OUR APPROACH	DOCUMENTED OUTCOMES
HVAC energy waste	Adaptive HVAC controls, coil restoration, high-efficiency fan motors	7–21% lower HVAC energy in testing
Electrical waste and equipment stress	Power quality filtering and facility power conditioning	7–12%+ lower kWh; 12.5% in a 14-month study
Refrigeration and cold storage cost	Thermal energy storage and high-efficiency evaporator motors	25–50% project-specific refrigeration savings
Inflated water and sewer bills	Flow conditioning at the meter, with optional analytics	15–35% lower water and sewer use
Odors, mold, and allergens	Continuous probiotic environmental control through HVAC	90%+ reported odor elimination

34%
Less water at a 200+ room waterfront hotel

8 mo
Return on investment, hotel and student housing

12.5%
Lower kWh, university athletic center

29%
Lower peak refrigeration demand, warehouse study

INDUSTRIES WE SERVE

Hospitality
Hotels, resorts, hotel restaurants

Retail and food service
Convenience stores, QSR, grocery

Healthcare and senior living
Hospitals, nursing and assisted living

Education
K-12, colleges, universities

Commercial and multifamily
Offices, banks, student housing

Industrial and cold storage
Warehouses, breweries, distribution

Outcomes are documented results from case studies and independent testing. Results vary with facility, equipment, operations, and utility rates. Every Tessaro proposal includes a site-specific estimate and verification plan.

Book a discovery call

Bring 12 months of utility bills if you have them. We will tell you where we see the opportunity before we recommend anything.

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