



LIFECYCLE BUILDING AUTOMATION SOLUTIONS

Integrated Building Automation, Smart Operations & Lifecycle Support

WHO WE ARE

Kelso Building Services delivers complete lifecycle Building Automation Solutions across engineering, integration, remote operations, maintenance, cybersecurity, and prefabricated controls solutions. We help owners and operators maximize uptime, efficiency, resilience, and occupant comfort while reducing operating cost and risk.

MARKETS WE SERVE



Healthcare



Life Sciences



Data Centers and Mission Critical



Commercial Real Estate



Higher Education and K-12



Manufacturing



Government



Retail and Mixed Used



Multi-Site Enterprises

CORE SERVICE PILLARS

- ENGINEERING AND PROJECT DELIVERY
- SYSTEM INTEGRATION (MSI)
- REMOTE OPERATIONS AND MONITORING (24 / 7)
- SERVICE AND MAINTENANCE (PMA)
- OT CYBERSECURITY SERVICES
- PARTS AND SMARTS (PRE-FAB SOLUTIONS)

PRIMARY CONTROLS PLATFORMS

TRIDIUM (NIAGARA N4)
DISTECH CONTROLS
LYNXSPRING
DELTA CONTROLS
HONEYWELL (WEBS)
JOHNSON CONTROLS
SIEMENS (DESIGO)
KMC
ALERTON

OPERATIONAL BENEFITS

Reduced Downtime

Lower Energy Spend

Improved Occupant Comfort

Extended Equipment Life

Predictable OPEX

Portfolio Analytics and KPI Reporting

Cyber Risk Reduction

Continuous Commissioning

ENGINEERING AND PROJECT DELIVERY

Design-Build Bas Solutions (Owner Direct and Plan / Spec)

Controls Engineering and Sequences Of Operation

Panel Design and UL 508A Fabrication Coordination

Integration of HVAC, Electrical, Lighting, and Specialty Systems

Commissioning, Startup, and Retro-Commissioning

REMOTE OPERATIONS AND MONITORING (24/7)

Central HVAC and BAS Operations Center | Ogden, UT

Alarm Monitoring and Intelligent Triage

Remote Diagnostics and Optimization

After-Hours Support and Dispatch Coordination

Portfolio-Wide Dashboards

SLA-Driven Response Management

SYSTEM INTEGRATION (MSI)

Multi-Vendor System Integration (BAS-Agnostic)

OT Cyber Security Design and Services

Legacy System Migrations and Upgrades

Enterprise Portfolio Standardization (Design, Application)

System Architecture and Standards Development

Fault Detection and Diagnostics (FDD)

System Health Monitoring

Custom Reporting:

- Energy Efficiency
- Sustainability / ESG
- Asset Performance

SERVICE AND MAINTENANCE (PMA)

Preventative Maintenance Agreements (Onsite + Remote)

T&M Service and Quoted Repairs

Controls Optimization and Seasonal Tuning

Critical Environment Support

Energy and Performance Audits

OT CYBERSECURITY SERVICES

BAS Network Segmentation and Hardening

Secure Remote Access Architecture

Credential Management and Auditing

Penetration Testing and Vulnerability Assessments

Compliance Alignment: NIST, SOC 2 Roadmap, ISO 27001

PARTS AND SMARTS (PRE-FAB SOLUTIONS)

UL 508A Control Panels (Pre-Built and Tested)

Pre-Programmed Controllers and Devices

Rapid Deployment Packaged Kits

Reduced Field Labor and Accelerated Commissioning