THE CASE FOR BRINGING SLA INTO YOUR PROJECT

YOUR SYSTEMS. WORKING TOGETHER.

Cx · Building controls · MSI · Energy · Industrial automation · QA/QC

BEFORE THE NEXT DECISION, KNOW WHERE YOU STAND.

Before testing, changing operation or accepting a handoff, know what is ready, what was demonstrated and what remains open.

SLA brings these services together around the equipment and the work your project needs. We define responsibilities, verify the agreed response and document the findings and open actions your team needs to move forward.

START WITH THE QUESTION YOU NEED ANSWERED.

Are we ready?

Commissioning: requirements, prerequisites, test results and open actions.

Why does this keep happening?

Controls: trace the instrument, logic and actual equipment response.

Who owns the connections?

MSI: defined interfaces, point mappings and responsibilities.

Did performance actually improve?

Energy: a baseline, operating conditions and an agreed verification approach.

SLA360 connects six services around your project.
Engage one service or a coordinated team. Start with the system and decision that matter.

EXPERIENCE BEHIND THE COMMITMENT

REAL PROJECTS. RELEVANT EXPERIENCE.

Give SLA a specific job: check readiness, coordinate interfaces, verify the agreed response or prepare the operating handoff. These company examples show two ways we contribute.

NTT PH3

Mesa, Arizona · Data center

INTEGRATED TESTING SUPPORT

Oversight of generator and UPS integrated testing through Apollo. SLA supported operating scenarios and the test evidence needed to assess how the systems responded together.

For your project: connect the test scenario, supporting teams and required evidence.

ASU / TNAB

Tempe, Arizona · Wilson Hall

MONITORING-BASED Cx

SLA coordinated BAS, metering and energy information system (EIS) work at Wilson Hall. We're now performing monitoring-based commissioning (MBCx) and building a new dashboard.

For operators: trace a reading to its source and see how equipment performs over time.

MARKETS WE SERVE

Campuses & research	Healthcare & life sciences	Data centers
Semiconductors	Central plants & utilities	Manufacturing & process
Mining & heavy industry	Water & wastewater	Airports & transportation
Civic & public safety	Federal & military	Commercial & workplaces
Residential & mixed use	Hospitality, sports & culture	Logistics & distribution

The examples above describe SLA company work. Broader sector experience also includes Mike and Marcus's individual careers with previous firms and project teams.

COMMISSIONING / Cx

KNOW WHAT READY LOOKS LIKE.

Before testing or handoff, know what is ready, what the systems demonstrated and what remains open. Readiness & QA/QC also supports separately scoped preparation, recovery and handover reviews across the six services.

01
Requirements
What must the system do?

02
Readiness
What must be in place?

03
Verification
What did it demonstrate?

04
Handoff
What does the owner receive?

Building enclosure Cx

Marcus Myers, BECxP

Review air, water, heat and vapor control at roofs, walls, glazing and foundations. Check transitions through submittals, mockups, observations before concealment and specified tests.

Review comments, field findings and test records.

Electrical Cx

Power, cooling and controls together.

Coordinate readiness, specialist test records and integrated testing. Check how power transfer affects cooling recovery, control power and operator information. Authorized specialists perform switching and specialist tests.

Readiness, witnessed results, issues and retests.

Lighting controls Cx

We ask about lighting when we define each building Cx scope. In the selected rooms we test wall switches, zones, overrides and after-hours schedules. Where specified, we verify occupancy response and daylight dimming against the approved sequence.
The owner receives results for each tested room, exceptions and retest status.

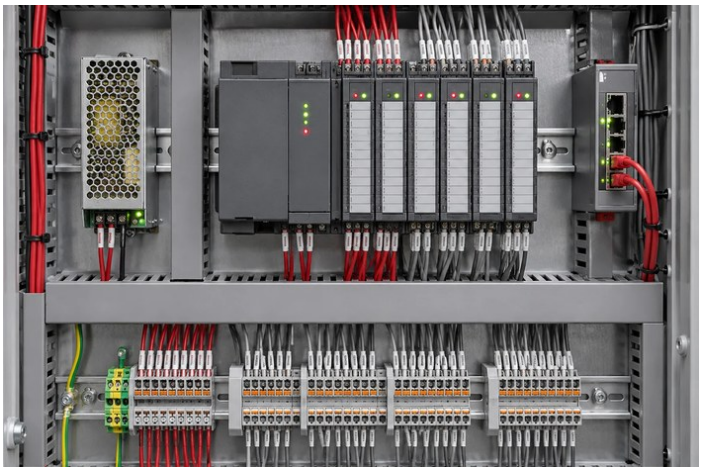
Seven Cx scopes

New Construction Cx
Existing Building Cx · EBCx
Ongoing Cx · OCx
Monitoring-Based Cx · MBCx
Building Enclosure Cx · BECx
Electrical Cx
Data Assurance Cx · DACx

CONTROLS & AUTOMATION

THE SCREEN. THE PROGRAM. THE EQUIPMENT.

A fault keeps returning. Where is the break?



Controls panel. Representative image.

PLC · DDC · SCADA · BAS/BMS · HMI · Instrumentation · UL 508A panels

01 PLAN THE CONTROLS

Mike Valdez leads the controls team. Kim Feely, Senior Controls Engineer, connects the panel design, instrument signals and PLC logic to what operators need on screen.

02 BUILD & CONNECT

Caesar Cuevas leads field crews. Alexander Valdez builds and wires panels and commissions drives. Panel fabrication can include UL 508A work within the agreed scope.

03 PROGRAM & INVESTIGATE

When a fault returns, we compare the command, instrument feedback and equipment response. Derek Valdez traces the field signals and the industrial networks carrying them.

04 HAND OVER & SUPPORT

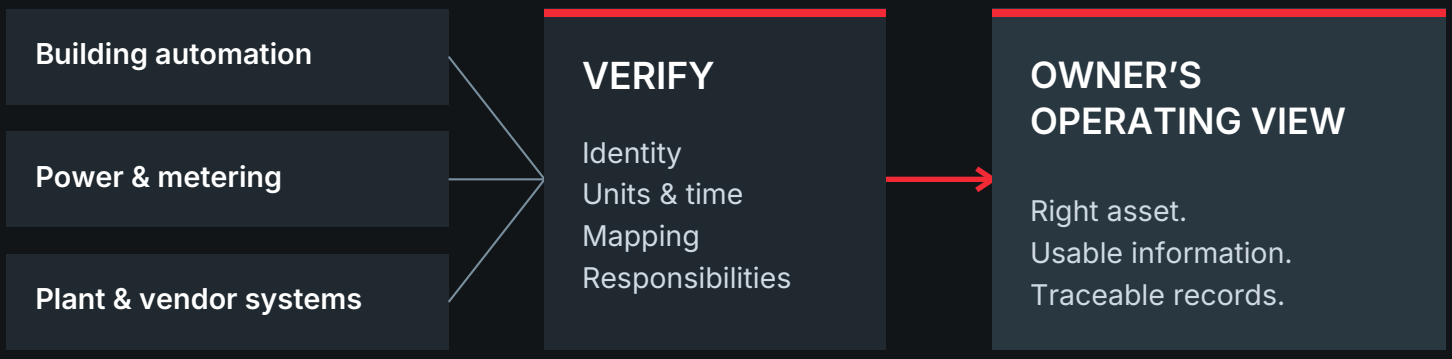
Your operators receive the agreed programs, backups and drawings. Ashlee Welch coordinates site visits and daily records so the crew knows what is ready to test.

Compare the command, the feedback and the equipment's response.

SYSTEMS, VENDORS & OPERATING INFORMATION

MSI. MASTER SYSTEMS INTEGRATION.

Several vendors. Different platforms. SLA defines the interfaces, point information and responsibilities so your team can verify the connections it depends on.



Local systems retain their operating and protection functions.

Division 25

Make integration a requirement.

Define architecture, point naming, units, timestamps, alarms, trends and permitted commands. Set interface responsibilities, owner access requirements and verification criteria in the project documents.

Digital Twins

Give data an asset and a purpose.

Connect operating information with equipment identity, relationships and records. Start with the owner's use case, then define the asset information, verification records and responsibilities for keeping them current.

Available today: project-scoped integration, asset information and verification. A unified SLA360 digital-twin platform remains a development concept.

ENERGY & BUILDING PERFORMANCE

UNDERSTAND THE USE. VERIFY THE CHANGE.

When energy use, comfort, moisture or ventilation raises questions, investigate the enclosure, HVAC, lighting, controls, occupancy and operating schedules together.

kWh

ENERGY USE

10 kW × 2,000 hours = 20,000 kWh per year

Lighting example: this estimate assumes a 10 kW average load difference across 2,000 excess hours each year. Verify both with meter and schedule records.

Energy audits

ASHRAE Levels 1, 2 and 3, with investigation depth matched to the decision and the opportunities being evaluated.

Facility & property assessments

Review visible conditions, renewal needs and repair priorities. Match the FCA or PCA scope to the owner's decision.

Metering & data assurance

Check coverage, point identity, units and trend quality before the information becomes a performance finding.

Monitoring & ongoing performance

After a change, check demand and energy against the baseline. Account for hours, occupancy, weather and meter coverage before confirming savings.

Your result: a documented baseline, prioritized findings, proposed actions and an agreed way to assess the effect of approved changes.

ARIZONA STATE UNIVERSITY / MISSION-CRITICAL CENTRAL PLANTS

HOW DO YOU UPGRADE A PLANT THE CAMPUS STILL NEEDS?

Mike Valdez and Streamline wrote the control software that runs ASU's central plants. For nearly a decade, ASU has turned to our team to maintain those systems across its campuses, from the pump in the field to the operator's screen.



HOW OPERATORS CHECK STORED COOLING / ILLUSTRATIVE EXAMPLE

2,000 tons sustained for 3 hours = 6,000 ton-hours delivered

Flow and temperature difference tell operators the cooling rate. Tracking that rate over time gives ton-hours.

TEMPE & POLYTECHNIC

Plant controls, SCADA and metering

Mike leads plant metering and controls. His team upgraded Tempe Central Plant SCADA, connects meters to ASU's energy information system (EIS), and supports the North Plant, the existing thermal storage system and Polytechnic's chiller plants in Mesa.

TEMPE DISTRICT UTILITY PLANT

Controls, QA/QC and readiness

Mike leads SLA's controls work at TDUP. Marcus helps operators, trades and vendors coordinate. Before a mode change, we ask what must already be running, what depends on it and who needs to be there to see the response.

CENTRAL PLANT / 104129

Electrical commissioning

Marcus Myers leads SLA's electrical Cx for ASU's Central Plant transformer and switchgear replacement. He coordinates cutover readiness, reviews NETA acceptance-test records and defines how the team will verify breaker status, alarms and metering. Authorized electrical crews perform switching.

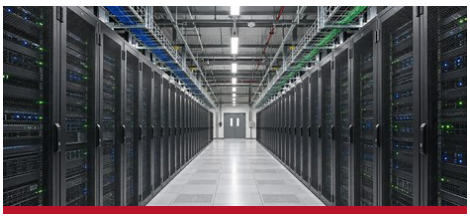
ASU is home. We care about the people who run it.

Mike.Valdez@streamline-automation.com

MISSION-CRITICAL FACILITIES / COMMISSIONING & CONTROLS

WHEN POWER TRANSFERS, WHAT HAS TO RECOVER?

Power is back. Can the facility resume work? In a data hall, cooling must recover. In a fab, a tool needs stable utilities. In a lab, exhaust must restore the pressure relationship at the door. Our Cx and controls technicians work through those handoffs with your operators.



Data centers

Did critical cooling recover in time?



Semiconductor fabs

Did the tool receive its utility-ready signal?



Laboratories

Did exhaust restore the required room pressure?

COMMISSIONING & TRAINING

Marcus Myers

For five years, Marcus led commissioning and energy auditing at a global A/E firm. He oversaw Cx teams serving data centers, semiconductor facilities and labs. He led energy audits of data centers and offices nationwide and worked on HVAC and controls Cx at Vancouver Clinic's laboratory.

INDUSTRIAL CONTROLS

Mike Valdez

Mike brings 35+ years in controls, including chemical delivery, slurry and waste dilution. At Microchip Technology in Tempe, SLA services and programs fab and sub-fab equipment. Mike traces startup interlocks from the field instrument through the PLC to the tool.

ASHRAE

Marcus is a voting member of the group developing Guideline 1.6P for data centers and chairs the group developing Guideline 1.7P for semiconductor fabs.

ON YOUR PROJECT

Before the witness test

Marcus coordinates test windows, trades and operators. Mike traces signals and interlocks. In an illustrative test, power returns at 0:15 and cooling stabilizes at 2:15. That is two minutes of recovery after power returns. The owner's criteria determine whether it passes.

Send your next test window and staffing needs.

Marcus.Myers@streamline-automation.com

INDUSTRIAL AUTOMATION / METERING, ANALYTICS & DIGITAL TWINS

WHICH METER IS BEHIND THAT ALARM?

Mike and Marcus each bring more than a decade of digital twin experience. Their starting point is the operator's question. Which pump ran overnight? Did it draw power? The meter, the controls and the dashboard have to tell the same story.



VIEW MIKE'S SESSION / SIEMENS REALIZE LIVE

Can a cooling-tower model reproduce what the plant does?

Mike and Marcus presented how to prepare plant controls and data for a digital twin. We compare the model against field measurements before using it to evaluate a change.

DIVISION 25 & MSI

Follow the point

Division 25 defines the interfaces and what each vendor must demonstrate. As master systems integrator (MSI), SLA checks point identity, units, scaling and timestamps. At ASU's ISTB12, SLA coordinated metering and fault detection and diagnostics (FDD) integration.

ASU / WILSON HALL

Metering, dashboards and MBCx

SLA coordinated the building controls, metering and energy information system (EIS). The team is performing monitoring-based commissioning (MBCx) and developing a dashboard. ASU asked for chilled-water and electrical meter trends along with the underlying readings.

FDD IN PRACTICE

Investigate the alert

Illustrative case. A pump averages 12 kW for eight hours scheduled off. That is 96 kWh to investigate. Mike checks the circuit and local override. Marcus confirms the intended schedule with the owner. After a correction, the team compares the same hours on the meter to see what changed.

Which reading does your team need to trust?

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THE PEOPLE CARRYING THE WORK THROUGH

TWO PARTNERS. ONE ACCOUNTABLE TEAM.

Mike Valdez

FOUNDER, CEO & PARTNER

U.S. Navy Seabee veteran. Mike has worked in controls since 1990, from PLC programming to plant-wide SCADA.

Marcus Myers

CTO & PARTNER

25+ years across construction, Cx and energy. Leads enclosure, integration and building performance investigations.

OFFICE OPERATIONS

Teresa Valdez

Office Controller / Manager

PROJECT COORDINATION

Ashlee Welch

Project Manager | Cx Coordination

FIELD, CONTROLS & Cx

Kim Feely
Senior Controls Engineer

Alexander Valdez
Control panels, drives and industrial networks

Jacob Randt
Shop and field panel work

Collin Hanshew
Control panels and field connections

Caleb Cluff
Field automation for solar and central plant work

Derek Valdez
Process instruments and industrial networks

Caesar Cuevas
Field crew leadership and controls quality checks

Levi Jensen
SCADA energy displays and dashboard layouts

Matthew Valdez
Installation and readiness checks

Ryan Welch
Field service and electrical drawings

MARCUS / PRIOR-FIRM LIGHTING EXPERIENCE

His fifth-floor Cx scope at the Inter-American Development Bank included lighting controls and metering. At Ko‘ula, his work included lighting functional-test documentation.

Marcus: CxA · BECxP · CEM · LEED AP BD+C · Assoc. AIA · LFA

Career years include prior firms. Partner involvement and staffing are agreed for each project.

ENERGY AUDITS / BUILDING SCIENCE / SUSTAINABILITY

WHAT SHOULD YOU FIX FIRST, AND WHAT CAN WAIT?

A chiller near the end of its useful life is one budget decision. A healthy chiller running all night is another. We help your team tell the difference before you commit the money.

MARCUS MYERS / PRIOR CAREER EXPERIENCE

Marcus led regional and global energy services and used energy modeling to guide sustainability investments. As a consultant to Ameresco, he led campus-wide controls and pumping due diligence and supported selected-building assessments for ASU's climate neutrality planning.

ENERGY & CARBON

Compare your options

An energy audit shows where to investigate. An energy model can compare a schedule change, equipment upgrade or electrification scenario against a common baseline. The owner can see which assumptions drive the cost and carbon estimates.

CONDITION & CAPITAL

Plan repairs and renewal

Buying a property? A property condition assessment (PCA) can follow ASTM E2018 when specified. For a facility or building condition assessment (FCA or BCA), we agree on assets, access and rating criteria, then organize repair priorities for your budget.

BUILDING SCIENCE

Find the cause

A ceiling stain can trace to a roof leak, a cold pipe or humid air entering a wall. A focused forensic investigation uses the timing, site observations and targeted measurements to narrow the cause and recommend the next test or repair.

Cx & OPERATIONS

Check the result

Mike's controls team can trace what the equipment actually does. Marcus works with operators to retest the approved change. Meter trends and fault detection can show whether the improvement holds as schedules or seasons change.

Which decision is on your next capital plan?

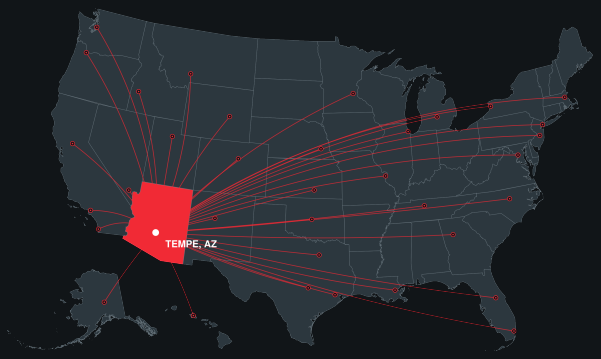
Marcus.Myers@streamline-automation.com

WHERE WE WORK

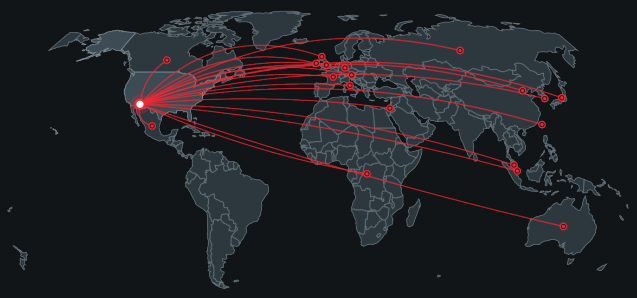
LOCAL TO ARIZONA. TRUSTED NATIONALLY.

Based in Tempe. Available for projects across the U.S. and internationally.

TEMPE / NATIONWIDE



WORLDWIDE REACH



Illustrative reach. International locations include Mike and Marcus's career experience with previous firms. Staffing and coverage are agreed for each assignment.

NORTH AMERICA

Canada · Mexico

EUROPE

United Kingdom, including Scotland · Ireland · France · Germany · Austria · Italy · Russia

ASIA & PACIFIC

China · Japan · South Korea · Taiwan · Singapore · Malaysia · Australia

MIDDLE EAST & AFRICA

Israel · Africa (regional reference)

Bring us the system, the problem and the next milestone.

START WITH ONE DEFINED SCOPE.

Mike Valdez / CEO & Partner

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Marcus Myers / CTO & Partner

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