



**BOARD OF SUPERVISORS
AGENDA LETTER**

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Submitted on:
(COB Stamp)

Department Name: General Services
Department No.: 063
Agenda Date: June 23, 2026
Placement: Administrative Agenda
Estimated Time: NA
Continued Item: No
If Yes, date from: NA
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services: Kirk Lagerquist, Director
Contact Info: Jeffrey Patton, Assistant Director
SUBJECT: Request for Finding of Standardization for Honeywell Building Automation and Controls Equipment Across County Facilities

DocuSigned by:
Kirk Lagerquist
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County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: CEO

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Make a finding in alignment with Public Contract Code section 3400(c)(2) that specifying Honeywell brand building automation and controls equipment, software, and related components is necessary in order to match other products in use on other public improvement projects either completed or in the course of completion; and authorize County staff to list Honeywell as a sole-source brand specification in upcoming Invitations for Bids for County facility improvement projects.
- b) Determine that the above action is not a project subject to environmental review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15378(b)(2), finding the action is an administrative activity of government.

Summary Text:

This item requests that the Board makes a finding specifying Honeywell brand building automation and controls equipment, software, and related components.

Discussion:

Over 40 County facilities rely on Honeywell controls platforms, including legacy and modern Honeywell Building Automation System (BAS) equipment, that require Honeywell-specific software, programming tools, and licensed integration support. Due to interoperability limitations, warranty requirements, cybersecurity considerations, and system standardization needs, Honeywell equipment is the only compatible option for maintenance, repairs, and upgrades to the County's existing BAS infrastructure.

Honeywell controls equipment is required to maintain the integrity and operability of existing County BAS platforms. The County has numerous facilities equipped with Honeywell systems, such as Honeywell EBI, WEBS, XL5000, and Spyder controllers, which operate with unique software, firmware, and communication protocols.

Below represents the justification for sole sourcing:

1. **Existing BAS Standardization** - Most County facilities already operate on Honeywell BAS platforms. Introducing other manufacturers' components risks loss of communication with legacy controllers and incompatibility in alarms, sequences, HVAC scheduling, trending, and analytics.
2. **Proprietary Tools and Software** – Honeywell licensed software, password protected configuration files, and secure programming tools are required to service and replace existing Honeywell field controllers. Only authorized Honeywell dealers are permitted access to these tools.
3. **Warranty and System Integrity Risks** - Mixing non- Honeywell components into a Honeywell BAS can void warranties, compromise integration, and create operational failures— especially in mission- critical facilities.
4. **Cost and Operational Efficiency** - Standardization reduces training costs, avoids redundant support contracts, preserves existing graphics and programming logic, and maintains consistency across County facilities.
5. **Cybersecurity and IT Requirements** – Honeywell standardized systems meet internal IT security requirements and minimize the risk of vulnerabilities introduced by multivendor system architectures.
6. **Procurement Allowance for Sole Source** - When a system requires a specific manufacturer for compatibility, County Code Section 2-39(c) allows waiving competitive bidding.
7. **Maintenance and operability** – Establishing consistency between all County facilities increases the operability of buildings while requiring only one interface to train staff on.

Given these factors, staff recommend approving a waiver of competition for Honeywell BAS controls equipment.

Background:

The General Services Department maintains and upgrades County building systems, including HVAC, energy management, and environmental controls. Many of these systems rely on existing Honeywell BAS infrastructure that has been installed incrementally over many years.

Upgrading or replacing subsystem components requires equipment that is fully compatible with the installed Honeywell architecture. Honeywell controllers, network interfaces, and field devices rely on proprietary communication protocols and software licensing that restrict service and replacement to Honeywell authorized vendors.

A competitive bidding process cannot yield functionally compatible alternatives, and attempting to integrate mismatched systems would increase the risk of building system failures and higher lifetime operating costs. Therefore, staff recommend the Board make a finding that Honeywell brand building automation and controls equipment, software, and related components is necessary and authorize County staff to list Honeywell as a sole-source brand specification in upcoming Invitations for Bids for County facility improvement projects.

Fiscal and Facilities Impacts:

Purchases will be made on an as-needed basis for repairs, maintenance, and capital improvements in County facilities. Costs will vary by project and will be funded through approved departmental budgets, capital project funds, or maintenance allocations.

No new appropriations are required as part of this Board action. Individual purchase orders will be issued as needed and consistent with applicable budget authority. This action maintains existing County facility operations and does not create additional staffing or facility impacts.

Special Instructions:

Please return a Minute Order to Brandon Kaysen, General Services at 260 N. San Antonio Road, Santa Barbara, CA 93110-1315, and email a copy to bkaysen@countyofsb.org.

Contact Information:

Brandon Kaysen
General Services Energy Manager
bkaysen@countyofsb.org