



**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: Santa Barbara Administration Building – BEMS Controls Upgrade,
PRJ-000854 (25020)

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, Risk

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve the plans and specifications for the Santa Barbara Administration Building-Building Energy Management System Controls Upgrade project on file in the General Services Capital Projects office, County Project No. PRJ-000854 (25020), in the Second Supervisorial District; and
- b) Approve, and authorize the Chair of the Board to execute, a Construction Agreement (Agreement) with Mesa Energy Systems, Inc. in the Base Contract Amount of \$457,840 for the upgrade of Building Energy Management System (BEMS) controls at the Santa Barbara Administration Building located at 105 E. Anapamu Street, Santa Barbara, CA 93101; and
- c) Authorize the Director of General Services, or his designee, to approve change orders to the Agreement in an aggregate amount not to exceed \$35,392; and

- d) Determine that the project is categorically exempt from the provisions of CEQA pursuant to Section 15301 (Minor Alterations to Existing Facilities), and direct staff to file a Notice of Exemption.

Summary Text:

The recommended actions are on the agenda to approve the plans and specifications and award the Construction Agreement to Mesa Energy Systems, Inc. for the removal of existing legacy building mechanical controls and installation of new Honeywell Optimizer control systems throughout the Santa Barbara Administration Building. The project will standardize the facility on the County's Building Energy Management System (BEMS) platform and support the County's Zero Net Energy (ZNE) program goals.

Background:

County staff continue to upgrade HVAC and control systems across the entire facility portfolio to improve energy efficiency, standardize equipment, and reduce operational costs. The Administration Building, which contains critical County services, still operates on outdated control technologies that lack modern programmability and cybersecurity capabilities required by County Information Technology Department (ITD) protocols.

General Services and ITD coordinated to ensure the new controls infrastructure meets all County standards for network security, BEMS integration, and remote monitoring. The Honeywell Optimizer system aligns with the County's standardized controls architecture and provides the foundation for advanced analytics, fault detection, and energy reporting.

These improvements support the County's Climate Action Plan and Zero Net Energy commitments by reducing energy waste and improving building performance.

On March 23, 2026, General Services issued a public invitation to bid for the Santa Barbara Administration Building BEMS Controls Upgrade Project. Two contractors submitted bids. On May 11, 2026, staff issued a Notice of Intent to Award to Mesa Energy Systems, Inc. as the lowest responsible bidder with a Base Bid of \$457,840.

The project includes removal of outdated and unsupported HVAC control components and installation of new Honeywell Optimizer control hardware, field devices, and network components. The contractor will be responsible for all programming necessary to fully integrate the upgraded controls into the County's standardized BEMS platform. This upgrade will provide advanced monitoring, energy optimization, and improved equipment scheduling, supporting the County's Zero Net Energy objectives.

Fiscal and Facilities Impacts:

The construction cost including contingency amounts to \$493,232. This cost is included in the Approved FY 2025-26 Capital Outlay Fund 0030 Budget, Project No. PRJ-000854 (25020) for the Santa Barbara Administration Building-Building Energy Management System Controls Upgrade Project (25020), which will be rolled over to the FY 2026-27 Budget.

Construction, if the agreement is approved, will begin on July 1, 2026 and is anticipated to end on June 30, 2028.

Fiscal Analysis:

Funding Source-Mesa Energy Contract	FY 2026-27	Total
Capital Outlay Fund (General Fund - Energy Reduction Program Funds)	\$493,232	\$493,232
Total		\$493,232

Special Instructions:

Please return a Minute Order to Steve Fernandes, General Services at 912 W. Foster Road, Santa Maria, CA 93455, and email a copy of the signed contract to stevef@countyofsb.org and bkaysen@countyofsb.org.

Attachments:

Attachment A – Construction Agreement – Santa Barbara Admin Building BEMS Update (Including Plans and Specifications)

Attachment B – CEQA Notice of Exemption – Santa Barbara Admin Building BEMS

Contact Information:

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