

THE STANDARD FOR BUILDINGS REACHES A NEW LEVEL

For as long as there have been cities, buildings have expressed who we are and shaped what people can achieve. So we set a goal for ourselves to elevate what's possible by designing our global headquarters as the building of the future. Which raises a question: What should "the building of the future" mean?

Honeywell International Inc.
Global Headquarters
855 South Mint Street
Charlotte, North Carolina, USA

"We're using data delivered by Honeywell Forge for Buildings to help reach our desired outcomes, from supporting our corporate sustainability goals to unifying systems for greater operational efficiency and creating a seamless occupant experience for our employees and guests."

**GREG LEWIS, SENIOR
VICE PRESIDENT AND
CHIEF FINANCIAL
OFFICER, HONEYWELL**



Honeywell

THE BUILDING OF THE FUTURE IS YOURS TO DEFINE

There isn't just one "building of the future" – and there shouldn't be. Each one is designed to meet the needs, goals and aspirations of the people and organizations it serves, and to evolve with them over time.

WHAT THE FUTURE MEANS TO US

For our own global headquarters, we wanted to create a new path, beginning with the planning process.

The traditional construction method – start with a lead contractor who then selects subcontractors, usually based on lowest bids – can often lead to a patchwork of technologies that don't work well together. Focusing on contractor costs before thinking about how essential systems interact can leave a building with unexpected limits, frustrations and wasted resources that aren't worth the perceived upfront savings.

We started with outcomes instead.

In our case, we wanted a building that could help support our commitment of becoming carbon neutral by 2035. We also wanted a facility that was operationally efficient. Our goals shifted to creating a premium occupant experience and a healthy building that can adapt to the needs of a hybrid workforce as the COVID-19 pandemic unfolded during construction.

With our key outcomes established, we mapped out the systems and technologies that could best meet those needs.

HONEYWELL HEADQUARTERS FROM THE GROUND UP

- Opened August 2021
- Hosted 35,000 guests in first two years
- LEED® Gold certified
- 350,000 square feet
- 23 floors
- 1,300 employees on-site
- 800 parking spots
- 22 building and technology system integrations



THE CHALLENGE

A company headquarters faces a lot of demands. It not only represents an organization's presence locally and globally but also welcomes a variety of users everyday who each have their own expectations for the building.

Employees want a safe and comfortable workspace that makes being in the office enjoyable, visitors want to be awed by an easy guest experience, and the facilities team wants a building that operates efficiently and reduces energy use and carbon emissions.

When the Honeywell global real estate team needed to design and build the new headquarters, they looked to implement our own solutions to showcase a building experience like no other.

THE SOLUTION

The Honeywell global headquarters is built to be an example

of the office of the future. It uses solutions that enable a safer, more efficient and more sustainable building, while providing a world-class occupant experience for the staff and visitors alike.

We have leveraged Honeywell Forge™ for Buildings, our comprehensive approach to building management and operations, for our global headquarters.

Encompassing software, hardware and services, Honeywell Forge for Buildings delivers outcome-focused results to help building owners and operators improve compliance, resilience, safety and security, sustainability, operational efficiency and the occupant experience in their buildings.

Honeywell Forge for Buildings can connect, collect and control every asset in a building, backed by artificial intelligence and machine learning models to quickly and effectively get data where it's needed most.

These capabilities enable building owners and operators including our own to:

- Benefit from autonomous building controls and operations across the edge and cloud
- Leverage Honeywell's capabilities as a master systems integrator to seamlessly and securely orchestrate multiple systems
- Connect diverse building systems and assets using open protocols

VISITOR EXPERIENCE

The Honeywell Performance+ for Buildings | Visitor and Contractor Management app enables visitors to check in with a photograph, and then notifies the employee who is expecting them.

The app then guides the guest to the floor they're visiting. This lets clients, contractors and other guests enjoy a smooth visit. Their stay is tracked with access only to their designated areas, preventing confusion while supporting security protocols.



OUTCOME-FOCUSED CAPABILITIES

This approach enables us to manage key strategic outcomes in the operations of our global headquarters, enabled by these integrated technologies.

OCCUPANT EXPERIENCE

- Honeywell Forge Performance⁺ for Buildings | Occupant Experience
- Indoor air quality (IAQ) monitoring
- DESIGNA parking automation

OPERATIONAL EFFICIENCY

- Tridium Niagara Framework™ for building management
- Honeywell Forge Performance⁺ for Buildings | Predictive Maintenance
- Honeywell Remote Building Manager

SUSTAINABILITY

- Honeywell Forge Sustainability⁺ for Buildings

SAFETY & SECURITY

- Honeywell Pro-Watch™ Integrated Security Suite
- Honeywell Forge Performance⁺ for Buildings | Visitor and Contractor Management
- IDEMIA biometric terminals for contactless access control
- NOTIFIER™ by Honeywell fire and life-safety systems, including fire panels and detectors
- Honeywell Connected Life Safety Services (CLSS)

COMPLIANCE

- Honeywell Forge Cybersecurity⁺ for Buildings

HONEYWELL FORGE FOR BUILDINGS



Honeywell Forge for Buildings is our comprehensive approach to building management and operations, combining software, hardware and services to deliver outcomes that matter.

THE RESULTS

OCCUPANT EXPERIENCE

The occupant-centered experience of the Honeywell global headquarters starts before our employees even step foot in the office.

The trip from car to desk is designed to be hands-free for an optimal occupant experience, using sensors, cameras and biometrics. When an employee enters the parking deck, they are alerted by lights to an available space via the DESIGNA parking automation solution.

Upon entering the building lobby, the IDEMIA access control system removes the need for a badge as the employee walks through a biometrics-based turnstile. Once they're recognized, the system immediately calls an elevator to take them to their assigned home floor.

At their desks, employees can use the Honeywell Forge Performance⁺ for Buildings | Occupant Experience app to adjust the temperature and lighting in their area to suit their comfort levels. The app also lets them track when other team members will be in the office to optimize teamwork availability and collaboration in a hybrid work environment.

Live occupancy data enables the Honeywell building management system to automatically adjust energy use and IAQ, based on which spaces are currently in use.

The lighting system uses power-over-Ethernet (PoE) to transmit power and data, with sensors in each LED light that report which spaces have people in them. When a space is unoccupied, HVAC, lights and other systems reduce operations to a minimum level or turn off completely to help save energy.



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OPERATIONAL EFFICIENCY

The building experience doesn't end with occupants. Care was also taken to consider how to manage the building.

With Honeywell Forge for Buildings, all systems and data are unified in one map-based view of the building that's easy for a single engineer to understand and operate.

This means the entire 350,000 square foot building, encompassing more than 22 technology integrations, can be controlled from a single interface with a single login, in a single location.

Honeywell Forge Performance* for Buildings | Predictive Maintenance is used to automatically identify issues and maintenance needs by using machine learning to recognize mechanical issues and negative system trends, predicting problems before they occur.

Then work orders for maintenance needs are created automatically, without the need for the Honeywell field service team assigned to the site to investigate and troubleshoot multiple systems.

SAFETY & SECURITY

The Pro-Watch Integrated Security Suite enables the building's operators and security team to gain better situational awareness of the site from a safety and security perspective. Using a single view, the team can manage access control and video systems to better protect staff and property.

SUSTAINABILITY

Honeywell Forge Sustainability* for Buildings monitors, controls and further optimizes the building's performance to help reduce its energy consumption and carbon impact.

The scalable platform uses AI and machine learning to control and optimize the building's energy-using assets, helping to reduce its environmental impact and support our sustainability efforts.

EXPERIENCES FIT FOR THE FUTURE

- Integrates 22 Honeywell and third-party systems, generating 55,000 data points on the building network
- Uses machine learning algorithms to continually optimize energy use and carbon output
- Maintains indoor air quality through automated sensing, using live occupancy data to adjust for hybrid work schedules
- Enables employees to customize comfort settings from their smartphone
- Provides seamless, hands-free access control from parking to desk
- Uses biometrics-based security to summon an elevator for occupant's assigned floor
- Provides recommendations on open parking spots
- Consolidates all building control in one central operations center





What will your building
of the future do?

Let's transform your goals into outcomes

Honeywell

715 Peachtree Street NE
Atlanta, Georgia 30308
www.honeywell.com

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