



Siemens Real Estate, USA
(A Division of Siemens Corporation)

Request for Proposal (RFP)

For

GENERAL CONTRACTOR (GC)

In connection with the Industrial Facility Expansion, Renovation & Site Improvements at:

99 BOLTON SULLIVAN RD. HEBER SPRINGS, ARKANSAS 72543

Bid Proposals Due: Friday, June 26th, 2026, 1:00 PM CST

Unrestricted

REQUEST FOR PROPOSAL
INTERIOR CONSTRUCTION
For
Siemens Real Estate USA (“SRE”)

Siemens Real Estate (“SRE”) a division of **Siemens Corporation** is soliciting proposals from qualified General Contracting Firms (“Firm”) to provide professional services for the construction of a renovation of the existing office, manufacturing and warehouse facility and construction a new 25,000 SF build-to-suit industrial warehouse facility expansion at Siemens Heber Springs. The purpose of this Request for Proposal (“RFP”) is to select the most qualified Firm with the staff and resources to meet the requirements of Siemens Corporation, Siemens Real Estate Division. The selected Firm will be responsible for the design and construction of the project, ensuring a cost-effective, timely, and high-quality delivery.

Statement of Confidentiality:

SRE is furnishing the information contained herein under the condition precedent that the recipient company and its associates and employees will treat this information as strictly confidential and will respect the confidentiality of any further information supplied by SRE and its affiliate companies in connection with the Project. Your company has previously executed and returned a Non-Disclosure Agreement (“NDA”) and hereby acknowledges its applicability to this and any other RFP issued with respect to this project. If your company is unwilling to treat the information contained in this RFP and all accompanying materials as strictly confidential, then please return this RFP along with a letter declining to participate in the process. By responding to this RFP, your company acknowledges and agrees that all information supplied by your company may be shared with agents and employees of SRE and its affiliate companies in connection with this RFP and the Project.

PROJECT DESCRIPTION

SIEMENS is soliciting proposals from qualified Design-Build General Contractors (DBGC) to provide complete design, engineering, permitting, and construction services for an expansion and renovation project at its existing industrial facility located at 99 Bolton Sullivan Rd. Heber Springs, Arkansas 72543 on the existing 9-acre site.

The selected Design-Build team shall provide turnkey services including planning, architecture, design, engineering, permitting, construction, commissioning, and project closeout. The project will be evaluated under two alternative facility expansion approaches. Proposers shall provide separate pricing, schedules, and conceptual approaches for each option.

PROJECT OBJECTIVES - GENERAL

The primary objectives of this project are to:

- Provide budgetary and planning information necessary to evaluate expansion alternatives and guide capital investment decisions.
- Increase manufacturing/industrial operational capacity.
- Improve employee welfare and support spaces.
- Modernize and renovate existing facility areas.
- Expand site infrastructure to support future growth.
- Improve parking capacity, circulation, security, and stormwater management.
- Minimize disruption to ongoing facility operations.

To assist proposers in developing their design concepts, cost estimates, and implementation strategies, the Owner has included **Attachment C – Reference Documents**. Attachment C is intended to provide a solid overview of the project site, existing facility conditions, available infrastructure, and the scope of the proposed expansion and improvements. Proposers shall review the information provided and incorporate it into their planning, design, budgeting, and scheduling efforts. Any assumptions made due to incomplete or unavailable information shall be clearly identified within the proposal.

PROJECT OBJECTIVES - BUDGET DEVELOPMENT

A critical objective of this Request for Proposal is to establish a comprehensive and reliable project budget that enables the Owner to evaluate multiple facility expansion strategies and make an informed business decision regarding future growth.

The Design-Build Contractor shall develop complete conceptual designs, cost estimates, schedules, and implementation strategies for both of the following alternatives:

- Option 1 – Existing Facility Addition: Renovation and expansion of the existing facility and construction of approximately 25,000 SF new warehouse attached to the existing facility.
- Option 2 – New Standalone Industrial Warehouse Building: Construction of an approximately 25,000 SF new ground-up warehouse industrial facility on the existing 9-acre property.

Both alternatives shall include:

- 5,000 SF break room expansion to the existing facility
- 5,000 SF interior renovation to the existing facility

- Parking lot expansion and modifications approximating 150 total parking spaces
- Storm drainage analysis and improvements
- Utility infrastructure upgrade, modifications and extensions from Entergy
- Secure parking perimeter fencing and access controls using gates and turnstiles
- All required site, civil, architectural, structural, MEP, and permitting work

The intent of this process is not solely to select a contractor, but also to develop a well-defined project budget and planning framework that accurately reflects the total anticipated investment required under either development scenario.

PROJECT SCOPE OF WORK – BUILD:

Base Scope Applicable to Both Build Options

The following scope shall be included under both expansion alternatives:

A. Break Room Expansion

- Design and construction of approximately 5,000 SF addition to employee breakroom and support areas.
- Include:
 - Dining area
 - Food preparation/serving areas
 - Employee lockers
 - Restrooms
 - Collaboration and wellness spaces
 - Mechanical, electrical, plumbing, and fire protection systems
 - Furniture and equipment will be procured by Siemens

B. Interior Renovation

- Renovation of approximately 5,000 SF of existing facility space.
- Scope may include:
 - Office improvements
 - Conference/training rooms
 - Employee amenities
 - Utility upgrades
 - Architectural finishes
 - MEP and fire protection modifications
 - ADA compliance improvements

C. Site Improvements

- Parking lot expansion and reconfiguration utilizing concrete paving; provide alternate pricing for asphalt paving.
- Install EV charging stations with infrastructure to support future expansion.
- Vehicle circulation improvements.
- Truck access and loading considerations to improve flow of deliveries.
- Transition all exterior lighting improvements to LED systems.
- Landscaping restoration as required.
- Provide facility-wide HVAC expansion with an all-electric system design.
- Provide roof improvements necessary to support HVAC expansion and extend roof service life.
- Utility extensions and relocations.
- Stormwater management analysis and improvements.
- Storm drain design, repair, replacement, and expansion as required.

- Perimeter security improvements including cameras, card readers, and controlled access (provided by Siemens)
- Secure parking area fencing and controlled access gates.
- Pavement striping and signage.
- Exterior Signage Upgrades including illuminated signage on building façade.

Build Scope Applicable for the Production Facility Expansion

OPTION 1 – Existing Facility Addition

Design and construct approximately 25,000 SF of industrial warehouse expansion attached to the existing facility structure.

Scope shall include:

- Building addition integrated with existing operations.
- Structural evaluation of existing building.
- Building envelope modifications.
- Utility tie-ins.
- Fire protection expansion.
- Electrical distribution expansion.
- Process utility extensions.
- Coordination with ongoing operations.
- Connection of new and existing spaces.
- Code compliance upgrades triggered by the addition.
- Dock levelers, shelters, bumpers, red/green status lighting, dock locks
- Grade and dock high loading

Deliverables shall include:

- Conceptual site plan.
- Preliminary floor plan.
- Construction schedule.
- Guaranteed Maximum Price (GMP) based on an open-book approach.

OPTION 2 – NEW STANDALONE INDUSTRIAL BUILDING

Design and construct approximately 25,000 SF new ground-up industrial warehouse facility on the existing 9-acre property.

Scope shall include:

- Independent building design utilizing tilt-up concrete panels; provide alternate pricing for pre-engineered metal building construction.
- Truck Court
- Site selection and optimization within property boundaries.
- Complete civil engineering design.
- Utility extensions from existing infrastructure.
- New building foundations and structural systems.
- Architectural enclosure.
- MEP and fire protection systems.
- Site connectivity to existing operations.
- Pedestrian and vehicle circulation planning.
- Future expansion considerations.

- Dock levelers, shelters, bumpers, red/green status lighting, dock locks.
- Grade and dock high loading to include in the warehouse scope.

Deliverables shall include:

1. Site master plan.
2. Building concept plans.
3. Construction schedule.
4. Guaranteed Maximum Price (GMP) plus fee proposal based on an open-book approach.

GENERAL SCOPE:

In addition, the design-build contractor will be required to perform the following services, including but is not limited to:

A. Perform basic services:

1. Guide and participate in value engineering exercises if any exist.
2. Provide construction schedule
3. Conduct Project Status Meetings
4. Complete construction of space per CDs.
5. Coordinate Subcontractors with SIEMENS Security, SIEMENS AV & SIEMENS IT Vendors and all other subsystems that are part of the Project to provide the following:
 - (i) Define scope of deliverables from Contractor/Subcontractor team
 - (a) Mechanical design elements
 - (b) Electrical design elements
 - (c) Plumbing design elements
 - (d) Security design elements
 - (e) Fire Sprinkler system elements
 - (f) Audio Visual design elements
 - (g) Information Technology/Telephone design elements
 - (h) Civil design elements

B. Preconstruction and Design:

1. Recurring design meetings through permit issuance. Meetings will be attended by design, construction, and Project Skyline representatives. Multiple site visits to existing facilities will be scheduled to identify best practices and lessons learned.
2. Civil design related to all scopes of work beyond the permitted mass grading phase.
3. Building architectural and engineering design related to the shell and interior phases of the project.
4. Code compliance, permitting, and regulatory approvals.
5. Development of an initial critical path project schedule and budget.
6. Open book transparency throughout the budgeting and bidding processes.
7. Ongoing value engineering solutions and constructability reviews.
8. Finalization of the AIA A141 Exhibit - Insurance and Bonds documents.

C. Construction:

1. Site activities and utility connections beyond the permitted mass grading phase.
2. Shell building structural and architectural construction.
3. Interior upfit construction including all MEP systems and finishes.
4. Coordination of all utilities, subcontractors, vendors, and suppliers.

D. Project Management and Delivery:

1. Full time project management and jobsite supervision.
2. Attendance in weekly OAC meetings from mobilization through closeout. The contractor shall publish updated meeting minutes, action items, and applicable logs.
3. Monthly reports including an executive summary, critical path schedule update, weather impact log, change order log, buyout log, RFI log, submittal log, and progress photographs.
4. Ongoing quality assurance and quality control measures.
5. Safety compliance with OSHA and all other applicable regulations.
6. Substantial and final completion with all required closeout documentation such as warranties, as-builts, systems training, operations and maintenance manuals, etc.

E. Budget Development

Proposers shall provide sufficient design detail, cost breakdowns, assumptions, contingencies, and schedule information to allow the Owner to:

1. Compare the financial impact of both expansion options.
2. Evaluate operational advantages and disadvantages of each option.
3. Understand long-term site development implications.
4. Assess project risks and opportunities.
5. Establish a realistic capital budget regardless of the final project path selected.

Cost proposals shall clearly identify all project costs necessary to achieve a complete and operational facility under each option, including design, permitting, construction, sitework, utilities, contingencies, general conditions, contractor fees, and commissioning activities.

The Owner intends to use the information developed through this process to establish an overall capital budget capable of supporting either Option 1 or Option 2 and reserves the right to proceed with either alternative, a modified alternative, or a phased implementation strategy based on the findings of the selected Design-Build team.

Additional contractor notes:

- The GC shall comply with all applicable labor laws and regulations;
- The GC shall be solely responsible for project safety and will comply with all laws and regulations governing safety;
- The GC shall be responsible for the means, methods, techniques, sequences or procedures of construction, safety precautions, and furnishing and providing all labor, materials and equipment necessary to complete all work in its entirety.

- The terms of this Request for Proposal are hereby incorporated and made part of the final contract.
- The GC awarded this proposal must purchase and maintain such liability and other insurance in accordance with the standards as specified by Siemens Real Estate and name Siemens Real Estate and Landlord/Management company as additionally insured.

USE OF SIEMENS PRODUCTS

- All electrical equipment shall be Siemens-brand unless SRE has confirmed that Siemens brand cannot fulfill the product or service requirements and has consulted with the Siemens Project Lead and secured written permission to substitute.
- When using Siemens Brand products, the Firm shall engage the appropriate Siemens Business Unit to ensure that proper specification criteria and requirements are met when incorporating such products into the Project.
- Equivalent substitutions will be considered if they have been submitted in writing to SRE for approval. Each such request shall be submitted to SRE for consideration, and shall include a complete description of the proposed substitute, the name of the material or equipment for which it is to be substituted, drawings, cuts sheets, performance and test data and any other data or information deemed necessary.
- Siemens-branded products include, but are not limited to, card readers, cameras, access control systems, fire/life safety systems, PA systems, HVAC controls, and EV chargers. A comprehensive list of all applicable products will be provided.

CONFIDENTIAL SERVICES

- The Firm and its employees shall maintain the strictest confidences with regard to their performance of the tasks outlined in this RFP. Matters which the Firm shall consider confidential include but shall not be limited to:
 - All reports and information provided by Siemens in support of the Firm's performance under the contract;
 - Any negotiations undertaken by the Firm pursuant to the SRE's request;
 - Any information shared with the Firm pertaining to all retained contractors, subcontractors and third party service providers;
 - Any terms and conditions or pricing related to contracts executed or associated with the project for all retained contractors, subcontractors and third party service providers
- The Firm shall not divulge confidential, proprietary information in whole or part to any party unless prior written consent is obtained from Siemens. The Firm shall take all necessary steps to ensure that employees of the Firm refrain from revealing confidential information except as permitted by Siemens.
- The GC shall not print or publish any Project drawings, schematic drawings, renderings, models, site plans, or any Project information without the prior written approval from SRE.

DELIVERABLES AND PERFORMANCE PERIOD

The Firm shall comply with the following Delivery Schedule:

RFP Release:	June 11, 2026
Contractor Bid Walk	June 16, 2026 – 9 AM CST
RFI Submission:	June 18, 2026
RFI Responses Issued:	June 19, 2026
Bid submissions due:	June 26, 2026 – 1 PM CST
Bid Reviews:	June 29 - July 2, 2026

Responses:

Proposals are to be submitted electronically through the Nova Ava portal no later than **Friday June 26, 2026**.

All bids shall be guaranteed for a period of no less than sixty (60) days from the bid due date.

PROPOSAL INFORMATION REQUESTED

- Description of how your firm will execute the project.
- Please use the form attached as **Attachment D** to outline your bid proposal. You should provide a breakdown for all costs as indicated within the Attachment.
- Please provide a detailed construction schedule based on the information provided including design, permitting, procurement, mobilization, shell and interior construction activities, inspections, and projected completion. Time is of the essence.
- List the Name, contact information, resume and history of individuals that shall be responsible for this assignment.
- List the Number of similar projects you have completed within the past 12 months. Please describe in detail.
- Corporate references: List three (3) or more references from clients that have utilized similar services on similar projects within the past two (2) years. Please include the following information:
- For the references provided above, include a discussion of services provided, methods used in supplying services, cost to client, and beneficial results of the transaction.
- Describe the experience of the project team, including a thorough description of relevant projects that demonstrate the team's ability to carry out the Scope of Work described in this RFP.
- Please indicate if your company is a registered Diversity Entity (SBE, DBE, WBE MBE, etc). If yes, please include a copy of certificate with your submittal.
- Identify the services to be provided by GC or sub-contractors or sub-consultants and describe the firms chosen to provide same. Please provide names, addresses and contact information of the sub-contractors.
- Has your company been engaged in any major litigation, stockholder litigation, securities investigation, or governmental investigation during the past 5 years? If yes, please explain
- Has your company previously conducted business with Siemens operating companies? If yes, please elaborate.

- Please review the Code of Conduct for Siemens Suppliers (attached) and provide a completed acknowledgement with your proposal.

CONSTRUCTION CONTRACT

- The Siemens **modified AIA contract** has been attached to the RFP (please see **Attachment E**). **Please include any questions, redlines or concerns with this document in your proposal.**
- Alternatively, **Attachment F** can be used (only minor modifications possible).

INSURANCE REQUIREMENTS:

The GC shall submit a Certificate of Insurance evidencing the required insurance limits specified in **the A141 Exhibit B (within Attachment E)**.

PERIOD OF PERFORMANCE

The contract shall be effective on the date of the Contracting Officer's signature and shall remain in effect until the project is completed or the Siemens terminates the contract, whichever occurs first.

QUESTIONS

All inquiries and correspondences during the RFP process are to be addressed through the Nova Ava portal and in correspondence with the RFI dates outlined in the delivery schedule above.

GENERAL

This Request for Proposal is not a contract, an offer, or a request for an offer. Firms responding to this RFP receive no rights as a result of the response whatsoever. SRE may accept other than the lowest Proposal, accept or reject any Proposal in whole or in part, or reject all Proposals with or without notice or reasons. SRE reserves the right to award any and all business detailed in this RFP as it deems appropriate to meet its needs. Upon reviewing the RFP responses SRE also reserves the right not to award any of the business, if it so elects. Firms responding to this RFP shall not be compensated for any time or materials used or involved in preparing their response to this RFP.

SUPPLIER SELECTION PROCESS:

SRE will evaluate competitive bids received from various Suppliers. SRE will accept no requests for exclusivity during the evaluation process. SRE will evaluate Supplier proposals on the basis of criteria, which include but are not limited to:

Procurement

- *Contract Terms*: Supplier's willingness to accept SRE contract terms
- *Management Commitment*: The credibility of the Supplier's commitment to provide the requested services, meet or exceed all requirements, and develop and maintain a good business relationship;
- *Supplier Viability*: The Supplier's size, financial stability, industry track record, and capacity to provide the managerial, technical and physical resources to deliver the required services over the required time period;

Quality

- *Communication*: Professionalism of Supplier's personnel, presentations and documentation during the RFP Process;
- *Work Product/Service Quality*: Demonstrated quality of the services, during site visits, examples, customer reference calls, etc.;
- *Quality Commitments*: Supplier must identify its quality processes and procedures mandated by both business and regulatory needs.

Service Delivery

- *Experience*: The Supplier's specific experience and demonstrated ability in developing and supporting the Project on a scale and or complexity comparable to that described in this RFP;
- *Work Approach*: The completeness of the services proposed, the willingness to satisfy or exceed the requirements, multi-discipline involvement in customizing the RFP Response to address SRE's requirements, and Supplier willingness to complete negotiations in accordance with SRE' requirements.

Operations

- *Credibility*: Market position and adherence to technical standards comparable within the applicable industry, investment in technology and product development and ability to integrate with SRE's delivery roadmap;
- *Technical Methodology*: Supplier's ability to describe the methods, practices, tools and techniques which will result in a successful implementation of the Project;

ATTACHMENTS TO THE RFP PACKAGE (contained within the eRFP platform):

- | | |
|-----------------------|--|
| - <u>Attachment A</u> | This RFP document; |
| - <u>Attachment B</u> | The Siemens Code of Conduct |
| - <u>Attachment C</u> | Reference Documents.zip <ul style="list-style-type: none">• Heber Springs Site Plan Notes – 05.28.26• Heber Springs – General• HS Current Layout• HS AR Future Floor Plan• Heber Expansion Proposal• Layout Change – HBZ Offices• Facility Assessment Report – FINAL• Facility Layout with Areas – 03 17 16• Geotech Study• Roof Report |
| - <u>Attachment D</u> | Cost Estimate Form |
| - <u>Attachment E</u> | AIA Agreement.zip |
| - <u>Attachment F</u> | Addendum to PO |
| - <u>Attachment G</u> | Siemens Real Estate Building Products Finder |