

SIEMENS
HEBER SPRINGS,
ARKANSAS

FACILITY ASSESSMENT

PROJECT	Siemens Power Transmission and Distribution, Inc. Heber Springs, AR Facility Assessment
TO	Joe Retoff Siemens Real Estate USA US Industrial West
FROM	Mike Phelps, PE David Phelps, AIA Matt Rutkowski, PE Zach Bumanglag, EI, CFM
DATE	10/10/2025

INTRODUCTION:

This report presents the findings from a limited assessment of the existing facilities and approximately nine-acre site of Siemens Power Transmission and Distribution, Inc. located in Heber Springs, AR. An Architectural, Electrical, and Civil site observation and stakeholder meetings occurred on June 24 and June 25 of 2025. This assessment documents observed conditions, identified deficiencies, and end-user feedback gathered through stakeholder meetings. The report includes:

- A summary of existing architectural, civil, and electrical conditions with photographic documentation. Refer to **Exhibit A – Field Report**.
- Identification of physical and functional deficiencies.
- Assessment of site and facility needs based on visual observation.
- Identification of facility needs as communicated by business unit end-users.
- Applicable life safety and accessibility considerations.
- Recommendations to address identified issues and support future planning.

This document is intended to provide the Owner with an initial understanding of current conditions and facility needs, serving as a foundation for further planning regarding maintenance, upgrades, and long-term improvements.

Code References

The following adopted codes, as listed on the Arkansas Department of Shared Administrative Services website, were used in the facility assessment:

- 2021 Arkansas Fire Prevention Code (Includes: Fire Code, Building Code, Residential Code)
- 2018 Arkansas Plumbing Code
- 2021 International Mechanical Code
- 2020 Arkansas National Electrical Code
- 2014 Arkansas Energy Code
- 2017 ICC A117.1 Accessible and Usable Buildings and Facilities

ARCHITECTURAL ASSESSMENT:
Code Analysis of Existing Conditions

An occupant load analysis was performed using a cad file of the facilities provided by Siemens and Table 1004.5 in the 2021 Arkansas Fire Prevention Code. Refer to **Exhibit B – Existing Square Footage Analysis** for more detail on how areas were determined.

Existing Facility Occupant Load Analysis

Category	Area (SF)	Occupant Density (SF/Person)	Occupants
Business/Office Area	4,661	150	32
Factory Area(s)	38,406	100	385*
Storage Area	9,848	300**	33
Totals	52,915		450

** This number can be reduced (for minimum required plumbing counts only) by removing any fixed equipment from the square footage. However, this number shows the 'worse-case' scenario for high-level planning.*

*** Only storage with an overhead roof counts towards occupancy load totals*

Based on the above occupant load and functions of the facility, the minimum required quantities of plumbing fixtures were calculated per Table 403.1 in the 2018 Arkansas Plumbing Code. A summary is provided in the table below.

Minimum Required Plumbing Fixture Counts

Fixture Type	Male	Female	Total
Water Closets	3	3	6
Lavatories	3	3	6
Drinking Fountains	--	--	2
Mop/Utility Sink	--	--	1

Note: In shift-work factories, some Owners opt to include additional fixtures above the minimum requirement to minimize wait times. This is NOT a requirement per the code.

ADA Requirements: At least one stall, one urinal, and one lavatory in each separate restroom facility must be ADA compliant.

The 2014 Arkansas Energy Code was reviewed and the following list is a summary of the minimum insulation requirements for facilities located in Climate Zone 3A per Table 502.2(1) and Table 502.2(2) for Metal Buildings and per Table 502.3 for Fenestration (e.g., windows, doors, and skylights). These requirements are important to consider in facility planning and budgeting.

Roofs

- R-13 + R-13 with R-3.5 Thermal Spacers
- Standing seam roof with two fiberglass insulation layers is required. The first R-Value is for faced fiberglass insulation batts draped over purlins. The second R-Value is for unfaced fiberglass insulation batts installed parallel to the purlins. A minimum R-3.5 thermal spacer is placed above the purlin/batt and the roof deck is secured to the purlins.

Walls, Above Grade

- R-19
- Single fiberglass insulation layer is required. The construction is faced fiberglass insulation batts installed perpendicular and compressed between the metal wall panels and the steel framing.

Slab-on-Grade Floors (Unheated)

- Insulation is not required.

Summary of Fenestration Requirements

Description	U-Factor	Solar Heat Gain Coefficient	
Framing Materials Other Than Metal	0.65	Projection Factor < 0.25	0.25
Curtain Wall/Storefront (Metal Frame)	0.60	Projection Factor $0.25 \leq 0.5$	0.33
Entrance Door (Metal Frame)	0.90	Projection Factor ≥ 0.5	0.40
All Other (Metal Frame)	0.65		
Skylights	0.65	0.35	

Programming

As part of the facility assessment, programming needs were gathered through stakeholder meetings. This feedback includes anticipated staff growth, space needs, and amenities to improve the function of the Business Unit.

Summary of Anticipated Staff Growth

Description	Existing Head Count	Anticipated Head Count	Growth
Office	19	30	+11
Factory	50	60	+10

The programming below is based off conversations with stakeholders on-site and the following documents provided by the Business Unit: Layout change – HBZ Offices.pdf and Heber Expansion Proposal_.pdf

Office Program Summary

Description	Quantity	Comments
Break Room	1	Seating and lockers needed for all 90 employees along with a dedicated employee entrance
Conference Rooms	2	Seating for 10 for each conference room is needed
Hoteling Stations	2	Hoteling stations are needed for remote workers
Open Office	1	Enough space for 33 cubicles is needed
Private Offices	3	Plant Mgr, Purchasing Mgr, and Engineering Mgr
Lobby	1	
Server Room	1	
Restrooms	Code	

Note: Square footage and adjacencies have not been provided due to the limited scope of this assessment. This information should be included in a future conceptual floor plan development effort.

Factory Program Summary		
Description	Quantity	Comments
Shipping Area	1	185-ft x 105-ft; Three dock doors, access to fork lift ramp, and access to path leading to the Machining Center to the north
Machining Center Restroom(s)	Code	
Mezzanine	1	Add new mezzanine for offices
Private Offices	5	On mezzanine, Mfg Engineer, EHS/IT Mgr, Production Supervisor, Logistics Mgr, and Logistics Coordinator
Factory Space/Machining Center	Existing	Add Air Conditioning

Note: Square footage and adjacencies have not been provided due to the limited scope of this assessment. This information should be included in a future conceptual floor plan development effort.

Site Program Summary		
Description	Quantity	Comments
Parking	80	Expand south and west parking to include 80 spaces
Machining Center Access	1	Provide new road to the Machining Center

Architectural Observations and Deficiencies

1. The existing buildings are Pre-Engineered Metal Buildings (PEMB) with metal panels and batt insulation between the girts.
2. It does not appear that any of the walls in the office area are load-bearing as the structure is clear-span PEMB frames. There are columns at mid-span, which must remain, but all other walls can be removed.
3. Significant damage to the exterior metal panels was identified on the east side near the fork lift ramp.
4. Rust damage was observed on the exterior metal panels on the southeast corner of the building near the loading dock doors. It was stated by the Business Unit that this location is where water leaks occur in the walls. Flashing has been installed underneath the panels to help with the leaking, but leaking still persists. Near this flashing repair is where rust damage was noticed.
5. Gutters are not continuously installed around the building.
6. There is roof leakage where the low roof meets the vertical face of the taller factory space in the north bay. The exterior wall is covered in membrane roofing material. Refer to #22 in **Exhibit A - Field Report**.
7. There are several exhaust fans installed on the vertical faces of the walls in the taller factory space.
8. The roofing appears to be metal panels. However, at some point these were covered with some material to help seal existing leaks.
9. The vertical face of the taller factory space is sheathed in metal panels, but they have been covered with what appears to be a single-ply membrane roof.
10. Exterior concrete sidewalk that connects the main Factory to the smaller Machining Center to the north does not appear to be ADA compliant based on visual observation. The slope is potentially too great. A survey is required to verify this condition.
11. The trailer restrooms that were added near the Machining Center are not ADA compliant as there is not an accessible way to access the facilities. The restrooms are raised up approximately 2-3-ft with a series of steps outside each door.
12. The existing guardrail that leads to offices above the restrooms in the Factory is non-code compliant.

13. The existing guardrail up to the mezzanine is non-code compliant
14. Access gate in the Break Room/R&D and Engineering room is non-code compliant.
15. Only one drinking fountain was observed.
16. A mop/utility sink was not observed.
17. The Maintenance building windows leak around the seals, and the overhead door is not properly sealed at the bottom. Refer to #28 in **Exhibit A - Field Report**.

Architectural Recommendations

1. Replace the damaged metal panels located on the east side by the fork lift ramp to better insulate and waterproof the building. Install bollards or other protective measures to help protect the metal panels from future damage.
2. The building was originally designed as a non-conditioned space and areas have since been air-conditioned and there is a desire to air-condition additional areas. It is recommended to upgrade the building insulation to a higher-performing product such as the Simple Saver system. In addition to reducing energy costs and improving occupant comfort, a Simple Saver system, due to its white color, will brighten the factory space and potentially improve the performance of the lighting system.
3. Install continuous gutters around the entire building to better control drainage and protect the building's footings. If the site allows, tie the gutter downspouts into the site stormwater drainage system.
4. Remove and infill the wall exhaust fans in the Factory to seal and insulate the envelope in preparation for air-conditioning.
5. Remove any membrane roofing, identify and fix roof leaks, and flash around all openings, joints, expansions, etc. with appropriate SMACNA details.
6. If the shipping area is added via an addition, enclose any existing unnecessary overhead doors in the existing facility with metal panels and insulation.
7. Consider adding a cover over the existing walkway to prevent weather related issues and delays.
8. Remove non-compliant guardrails and install code-compliant guardrails.
9. Remove non-compliant access gate above breakroom and install code compliant access gate.
10. Consider enclosing the R&D and Engineering room above the existing breakroom.
11. Based on the survey, if the walkway leading to Machining Center is not ADA compliant, remove the existing walkway and reinstall an ADA compliant walkway.
12. Repair or replace windows in the Maintenance building that are leaking around the seals.
13. Replace or adjust the overhead door to seal properly to the concrete in the Maintenance Building.
14. Renovate existing restrooms to provide ADA compliance and meet code required fixture counts. Since the facility is existing, not all restrooms are required to be ADA compliant. However, at least one new toilet and one new lavatory per sex should be added to provide compliant restrooms.
 - Full ADA compliance may be required if any renovation project exceeds a certain threshold. Early coordination with code officials will be necessary.
 - Add one additional drinking fountain to meet the code required two drinking fountains.
 - Add the required mop/utility sink.
15. One option to increase factory space is to consolidate the Factory and Machining Center into the main building and relocate the office into the north building, currently the Machining Center. A covered walkway connecting the north building to the main building can also be added. This option was not favored by the Business Unit when discussed. As a result, other options should be considered.
16. Consider adding tornado shelters as part of the next major renovation. Restrooms can be utilized at tornado shelters or other spaces that do not require windows or exterior openings.

17. If an addition to the existing low-eave height building is proposed, note that tying in the various roof lines might be difficult due to the low eave height present. Refer to EXHIBIT D - FIRST FLOOR PLAN.
18. Any increase to the building footprint could potentially increase the code-calculated occupant load where additional restrooms may be required. Refer to EXHIBIT D - FIRST FLOOR PLAN.

ELECTRICAL DISTRIBUTION ASSESSMENT:**Distribution Description**

1. There are two buildings on site, the main building, which includes office and factory space, and the Machine Center building. Each building is served from a dedicated utility service. Entergy is the electric provider. Both services are provided through pole mounted transformers. Both services are 120/240V, 3ph, high leg delta. The secondary service conductors are routed overhead to the buildings' exterior service disconnect switch.
2. The main building has a 1,200A service, with the main MDP located on the exterior. This MDP contains breakers that feed multiple subpanels throughout the facility.
3. The machine shop has a 400A disconnect feeding a step up transformer and a 400A panel fed from the service current transformer (CT) cabinet.
4. Arc flash warning labels were observed on all distribution equipment, except the Machining Center.
5. The peak KW provided by the utility on the main building service from 5/2025 to 1/2024 is 92KW. The peak KW provided by the utility on the machine shop service from 5/2025 to 1/2024 is 85KW. The main building has approximately 900A of spare capacity. The Machining Center would have approximately 140A of spare capacity on the service panel.

Distribution Deficiencies

1. The median life for distribution equipment (e.g., panelboards, switchboards, transformers, disconnects, etc.) is approximately 20-30 years pending operations, loading, maintenance, etc. While some of the panelboards are newer, most subpanels in the main building appear original to the building (1980s). The median life for these panels has been exceeded or will be exceeded within the next few years.
2. Panelboards and circuit breakers are from various manufacturers, including Siemens, Federal Pacific, GE, Cutler Hammer, Westinghouse, and Square D. This makes it more difficult for maintenance to stock replacement breakers.
3. Surge Protection Devices (SPD) were observed on some panels in the main building; however, it did not appear that all panels were protected. No surge protection was observed on the Machining Center. Surge Protection Devices are required per the current electrical code at the service entrance. A SPD helps protect equipment in the facility from power surges on the utility.
4. The majority of panelboards did not appear to have accurate circuit directory descriptions. Many descriptions were handwritten. It is difficult to identify circuits and lock out for maintenance.
5. Many of the breakers have 10KAIC short circuit ratings, which may not be sufficient for the available fault current, unless a series rating was used. It is unknown if the arc flash study performed evaluated the short circuit ratings.
6. Depending on the HVAC system selected and the specific HVAC units, the existing panels, in both the Machining Center and Factory, more-than-likely do not have sufficient space required to add breakers for HVAC equipment.

Distribution Recommendations

1. While the electrical distribution equipment appears to be operational, replacement breakers needed for facility changes may become difficult to procure. This is due to several of the equipment suppliers are no longer in business and the suppliers that are still in business may no longer stock replacement parts. Consider a

replacement of the majority, if not all of the subpanels. In areas with high power density and frequent changes to equipment layout, busduct should be considered instead of a subpanel. Busduct can be used to distribute power closer to the loads and can be easier to change circuitry.

2. To help make future equipment changes easier, all new electrical distribution equipment should be procured from a single manufacturer. This also provides an opportunity to use Siemens products.
3. To help protect electronic equipment, including LED lights and HVAC, it is recommended to install an SPD on the main service panel at a minimum for the Machining Center and add SPDs to branch panels in the Factory.
4. For safety and service, all circuits should be traced by an electrician, and panelboards should have updated, typed circuit directories filled out. Manufacturing and HVAC equipment should have a unique identification tag installed on the equipment and the associated equipment disconnect that matches the tag number on the panel directory.
5. The arc flash study should be updated at a minimum of every 5 years and every time changes are made to distribution equipment. The arc flash study should include a short circuit current study. Circuit breakers may need to be replaced to meet available fault current determined from the study.
6. Preliminary calculations, provided by the Cynergy mechanical team, indicate roughly two 15-ton heat pump RTUs with electric heat will be needed to condition the Machining Center, and five 20-ton units to serve the Factory area. It is estimated that each 15-ton unit will be roughly 215A @240V/3ph, and each 20-ton unit 280A. This totals to around 430A to add HVAC to the Machining Center and 1,400A to add HVAC in the Factory area of the main building.
7. The estimated spare capacity is approximately 140A at the machine shop and 900A at the main building, so neither service has capacity for HVAC based on the preliminary HVAC calc. Options to increase electrical capacity include the following:
 - Upsize the existing service sizes, keeping the existing voltage.
 - Keep the existing service and add a new 480V/3ph service dedicated for new HVAC system.
 - Both buildings do not have to use the same option. For example, the Machining Center can have the existing 240V service upsized, and the main building can have a new 480V service added.
 - Adding a second 240V/3ph service is not allowed per code.
8. The warehouse expansion will probably require an additional panelboard. It should be able to be fed from the existing main building service. If HVAC is added, service upgrades as noted above will be required.

LIGHTING ASSESSMENT:

Lighting Description

1. Fixtures observed were LED. Exterior lights were integral LED. Interior fixtures were mostly fluorescent fixtures with LED tube lamps. The office area is mostly two lamp 2x4 parabolic fixtures. The shop areas use linear strip fixtures.
2. Interior lighting control is mostly through toggle switches. The exterior fixtures use a photocell at each fixture.
3. Pole mount utility leased fixtures are installed in the parking lot areas.

Lighting Deficiencies

1. Some areas where assembly of smaller parts takes place may need higher light levels. Light level measurements could be taken to determine the existing footcandle levels.
2. Parabolic fixtures in the office were designed to provide primarily direct vertical light to minimize glare on older CRT computer monitors. This minimizes the light reflected on walls and can make the space seem dark. New flat panel monitors do not have glare issues and newer direct/indirect fixtures spread light onto walls.

3. While LED tube lamp replacements decrease energy use, some of these lamps still retain the fluorescent ballast, which are a failure point and use some energy. In addition, the total efficiency of these fixtures are relatively low since they are designed for fluorescent, compared to an integral LED fixture.
4. Significant materials are stored on the back side of the facility and are only illuminated through building mounted floodlights, which may not provide sufficient lighting for identification and security.

Lighting Recommendations

1. Provide additional fixtures, or higher lumen fixtures, where needed, to increase light levels.
2. For energy efficiency and occupant well-being, it is recommended to replace all fixtures with integral LED. Direct/indirect type fixtures in the office will make spaces appear brighter without increasing energy use.
3. For energy efficiency, occupant control and safety, it is recommended to add automatic lighting controls such as time clocks, and/or occupancy sensors, as well as dimmer switches where appropriate. A single photocell on/ off relay system for exterior lights can decrease energy use after hours. In warehouse areas, fixtures with integral occupancy sensors can reduce energy in areas that are not occupied.
4. It is recommended to add exterior pole lights to increase exterior lighting levels to provide improved security.

CIVIL ASSESSMENT:

The Civil Assessment consisted of an in-person site walk with Siemens staff to observe existing conditions and document known concerns. The site walk started of the north side of the site and continued clockwise to the parking lot on the east side of the property. Refer to **Exhibit C – Site Concept Plan**.

Stormwater Concerns and Recommendations

1. There is a blueline stream that runs along the north edge of the property that then turns south and routes along the east edge of the property. There is an observable issue with the stream maintenance. The stream maintenance has been neglected, which contributes to the stream overflowing and flooding the property to the Siemens property. The blueline stream is located on adjacent properties to the north and east.
2. To properly assess the magnitude of the flooding that is caused by the blueline stream, a HEC-RAS study is recommended. To complete the study, a survey of the stream will be required. The survey will be used to create a surface model and simulate a 100-year storm event to analyze flooding risk. This data will be submitted to the U.S. Army Corps of Engineers to develop a mitigation plan. If the blueline stream needs to be altered, and if any permits are required, we recommend comparing the results with the current FEMA flood models to see if there have been any significant changes that would affect the stormwater mitigation of this site.
3. The existing stormwater from the northwest is routed through shallow channels, detention, and corrugated HDPE pipe culverts. The runoff ultimately discharges off the property into the existing stormwater channel to the east. Flooding has been an issue here during large storms. Up to 8 inches of rain was reported to have been recorded by an employee entering the facility during a flood event. Staff pointed out the half-filled stormwater culverts. This could be the main cause for flooding in this area. The following steps are recommended:
 - Clean out all the existing culverts.
 - Conduct a drainage study for the existing stormwater conditions to ensure the channels and culverts are properly sized to handle the 100-year storm event. If they are not, adjust and redesign the stormwater infrastructure, where needed.
4. In the parking lot located on the southwest side of the facility, a spring suspected in the adjacent ditch. Siemens staff stated that the area has been constantly saturated for many years. We recommend Siemens get a Geotechnical Report to determine the groundwater depth and understand the source of the spring. This will help us identify solutions.

5. The channel for the south parking lot discharges to the section of blueline stream on the east side of the property. We recommend evaluating the south parking lot channel at the discharge point to determine if there are obstructions. Additionally, the existing metal culvert under the sidewalk needs to be cleared out and its size evaluated to determine if it is adequate.

Pavement Concerns

1. Numerous cracks were observed in both concrete and asphalt pavements on-site.
2. Concrete damages that are deep have been covered by metal plates. We recommend full-depth repair for these damaged sections of concrete.
3. Asphalt cracking appears to be longitudinal. This is usually caused by pavement fatigue or poor joint construction.
4. Obtaining a Geotechnical Report for the pavement areas is recommended to determine if there are subsurface damages. The report will be performed with consideration of the new warehouse expansion on the east side of the facility.
5. For cracks less than ½-inch, crack sealing will prevent moisture from entering the subgrade. For more severe cracks, removal of the cracked pavement followed by an overlay will repair the issues.

Parking Capacity Concerns and Recommendations

1. The current parking capacity is not adequate for future growth and employee and truck flow patterns are in conflict.
2. We recommend reconfiguring the parking lots, in the available space, to allow for capacity for future growth and to improve traffic flow patterns. Note, ADA accessible parking will be required to be updated at the same time.
3. Redirecting truck traffic through the south gravel parking lot and having them turnaround and back up to the primary loading docks was discussed with Siemens staff on-site. Regardless of how truck traffic is routed, heavy duty concrete pavement is required due to vehicle weight and the significant horizontal forces trucks exert when maneuvering in tight areas.

NEXT STEPS:

1. Complete HEC-RAS study of the blueline stream to begin flooding mitigation effort.
2. Prioritize and budget maintenance related projects.
3. Order Geotech reports to investigate pavement failures and groundwater depth. If building expansions are desired, adding foundation recommendations Geotech report scope is recommended.
4. Complete master planning and test fits for the site and buildings to address needs for future growth.

END OF ASSESSMENT



Siemens Heber Springs

99 Bolton Sullivan Dr, Heber Springs, AR 72543

All Tasks (Summary)

Created: 06-27-2025

Creator: Kennedy Lockhart (@KLO)

Status:

Dates: 06-16-2025 - 06-27-2025

Recipients

klockhart@cyntergy.com

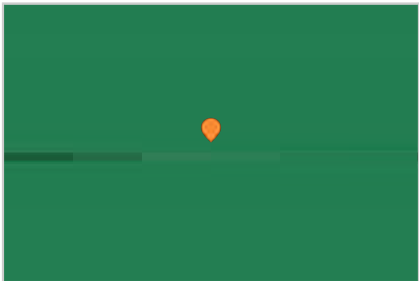
Description

This is a summary of all the tasks on this project.

Note: Click on images in
Field Report to enlarge.

#1 - Lean-to addition is wood-framed

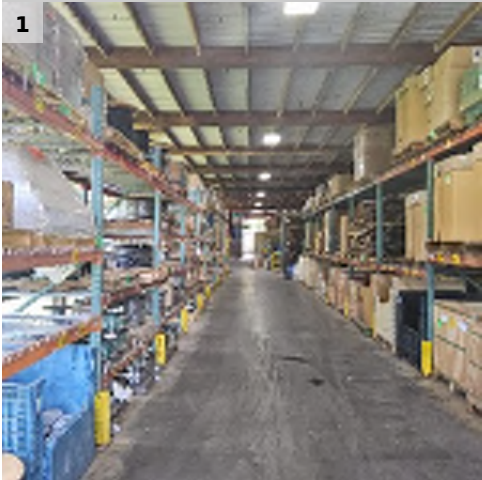
Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

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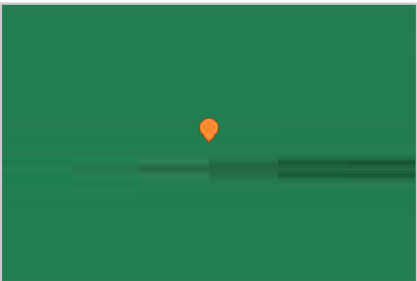
Photos



Note: Click on images in
Field Report to enlarge.

#2 - Electrical/Mechanical units near lean-to

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

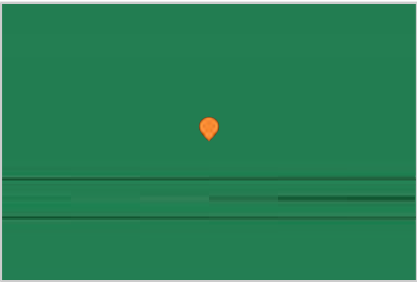
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Photos



#3 - Electrical service

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

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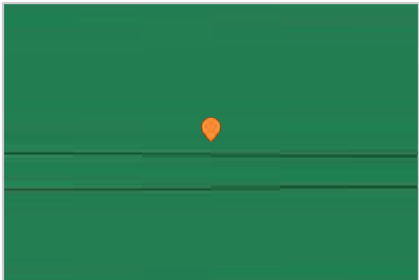
Photos

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Field Report to enlarge.



#4 - Server Room

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



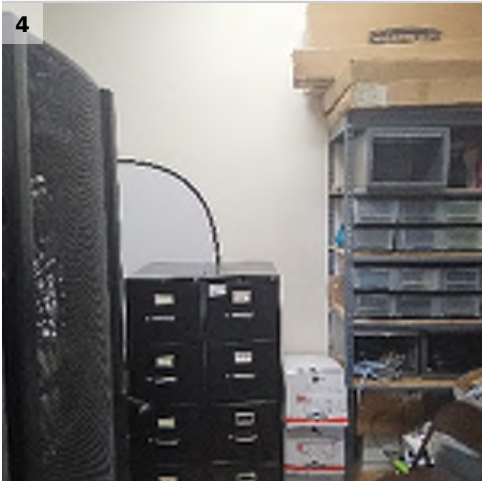
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Photos

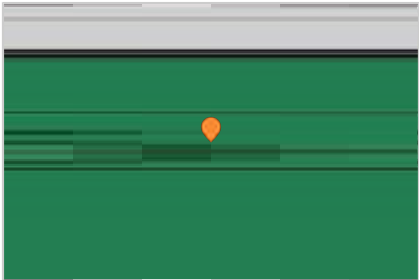


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Field Report to enlarge.



#5 - Standard PEMB insulation

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

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Kennedy Lockhart	Standard PEMB insulation	24 Jun 11:04 AM

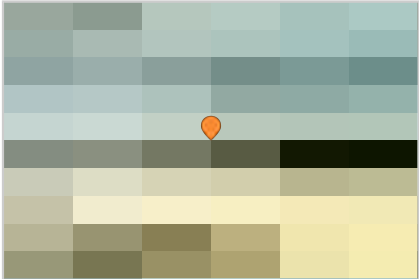
Photos



#6 - Crane is attached to PEMB structure

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout

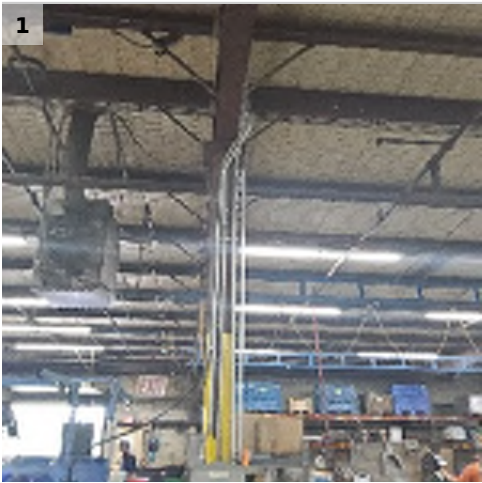
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Task messages (time in PDT)

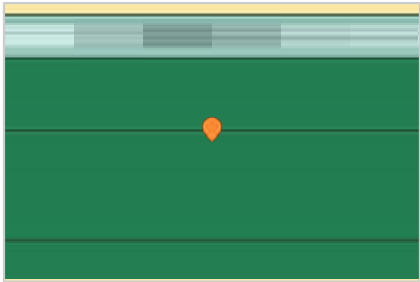
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Photos



#7 - Roof leaks on transition side

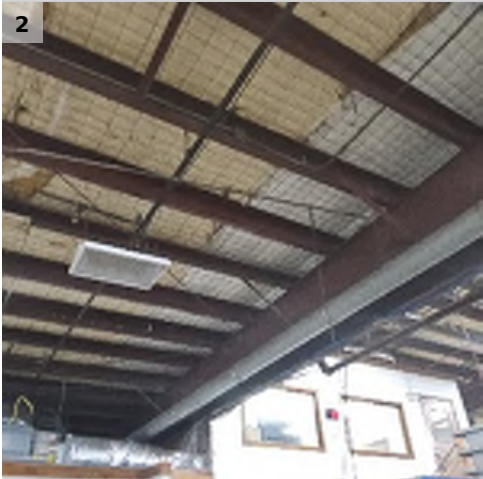
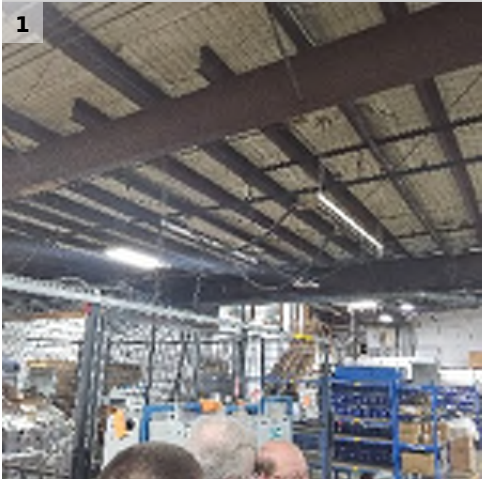
Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

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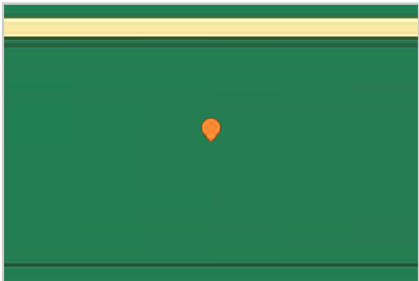
Photos



Note: Click on images in
Field Report to enlarge.

#9 - Restroom is non compliant

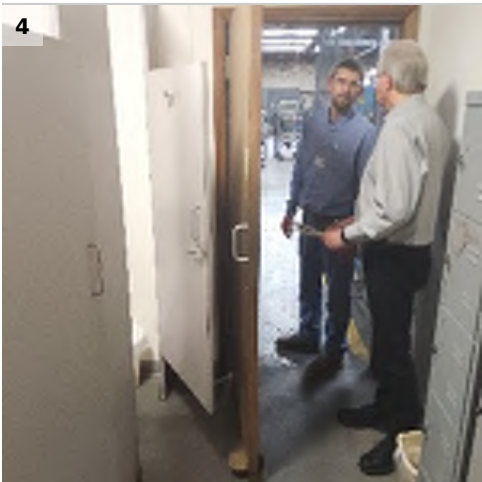
Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

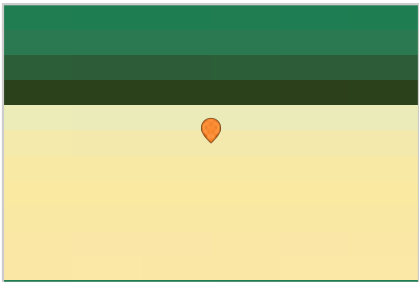
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Kennedy Lockhart	Photo 3	24 Jun 11:11 AM
Kennedy Lockhart	Photo 4	24 Jun 11:11 AM
Kennedy Lockhart	Restroom is non compliant	24 Jun 11:11 AM

Photos



#10 - Drinking Fountain

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Note: Click on images in
Field Report to enlarge.

Task messages (time in PDT)

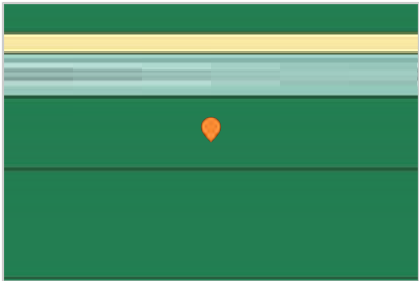
Kennedy Lockhart	Photo 1	24 Jun 11:11 AM
Kennedy Lockhart	Photo 2	24 Jun 11:12 AM
Kennedy Lockhart	with bottle filler	27 Jun 06:36 AM
Kennedy Lockhart	Code required (2) fixtures, will AHJ allow this to count as 2?	27 Jun 06:36 AM

Photos



#11 - Non compliant guardrails

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

Kennedy Lockhart	Photo 1	24 Jun 11:12 AM
Kennedy Lockhart	Photo 2	24 Jun 11:13 AM
Kennedy Lockhart	Non compliant guardrails	24 Jun 11:13 AM

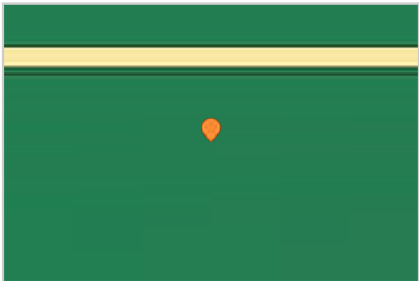
Photos



Note: Click on images in
Field Report to enlarge.

#12 - Restroom is non compliant

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

Kennedy Lockhart	Photo 1	24 Jun 11:13 AM
Kennedy Lockhart	Photo 2	24 Jun 11:14 AM
Kennedy Lockhart	Photo 3	24 Jun 11:14 AM
Kennedy Lockhart	Photo 4	24 Jun 11:14 AM
Kennedy Lockhart	Photo 5	24 Jun 11:14 AM
Kennedy Lockhart	Photo 6	24 Jun 11:14 AM
Kennedy Lockhart	Photo 7	24 Jun 11:14 AM
Kennedy Lockhart	Restroom is non compliant	24 Jun 11:15 AM

Photos

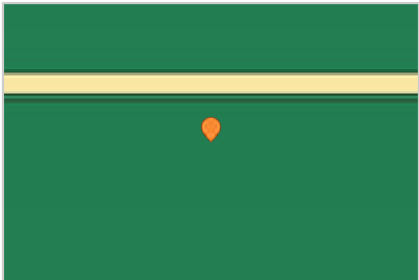


Note: Click on images in
Field Report to enlarge.



#13 - Electrical Service

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout

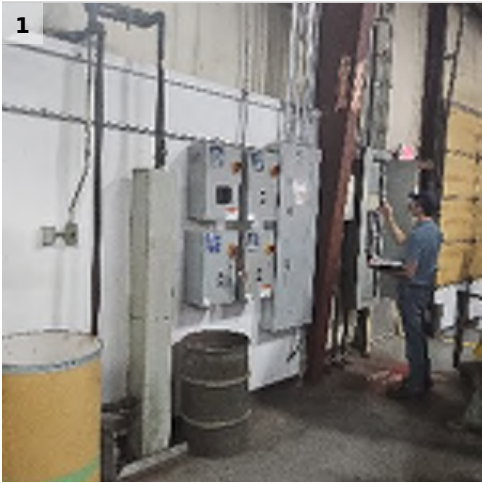


Task messages (time in PDT)

Kennedy Lockhart Photo 1

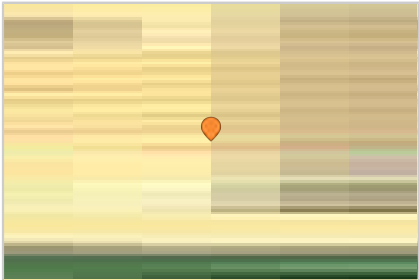
24 Jun 11:15 AM

Photos



#14 - Exterior exhaust fans aren't used

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Note: Click on images in
Field Report to enlarge.

Task messages (time in PDT)

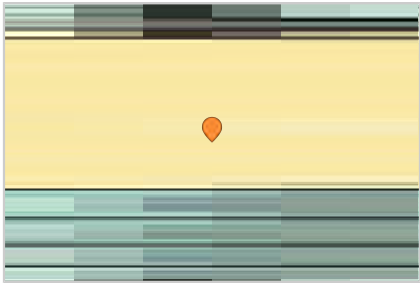
Kennedy Lockhart	Photo 1	24 Jun 11:16 AM
Kennedy Lockhart	Photo 2	24 Jun 11:16 AM
Kennedy Lockhart	Photo 3	24 Jun 11:16 AM
Kennedy Lockhart	Fans (exterior exhaust) aren't used	24 Jun 11:18 AM
Kennedy Lockhart	HVLS fans ARE used	27 Jun 06:38 AM

Photos



#15 - Crane is floor mounted

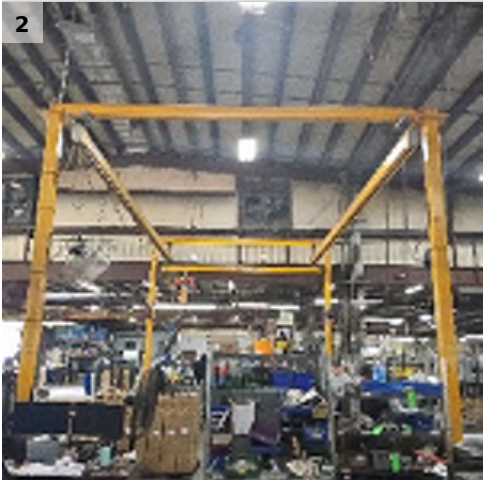
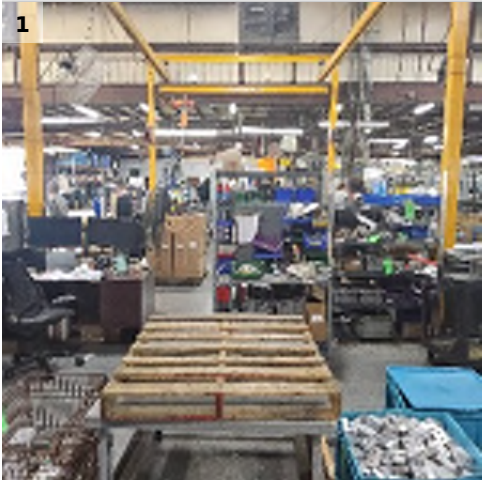
Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

Kennedy Lockhart	Photo 1	24 Jun 11:20 AM
Kennedy Lockhart	Photo 2	24 Jun 11:20 AM
Kennedy Lockhart	Crane is floor mounted	24 Jun 11:20 AM

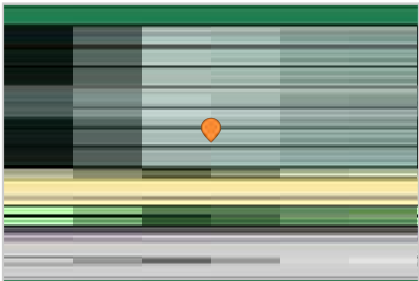
Photos



Note: Click on images in Field Report to enlarge.

#16 - Access gate over break room is non-compliant

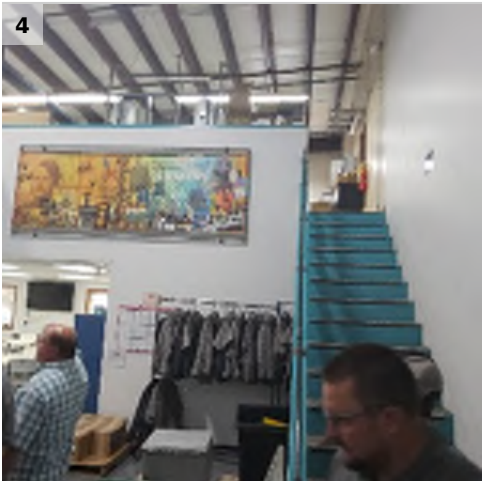
Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

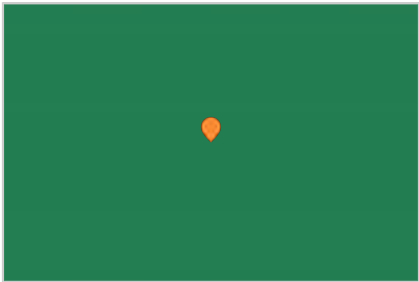
Kennedy Lockhart	Photo 1	24 Jun 11:21 AM
Kennedy Lockhart	Photo 2	24 Jun 11:21 AM
Kennedy Lockhart	Photo 3	24 Jun 11:21 AM
Kennedy Lockhart	Photo 4	24 Jun 11:21 AM

Photos



#17 - Break room

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout

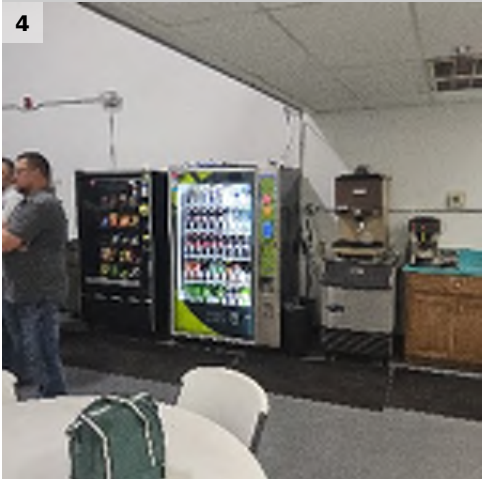
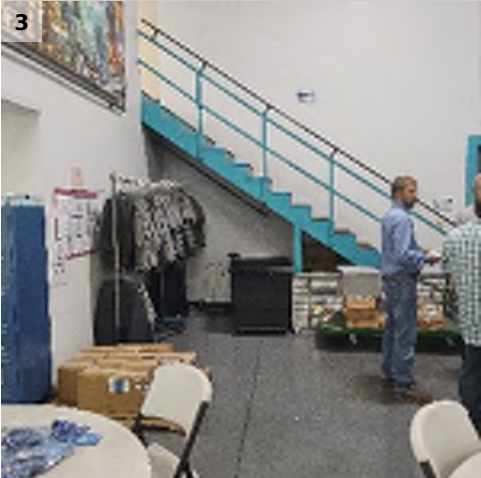
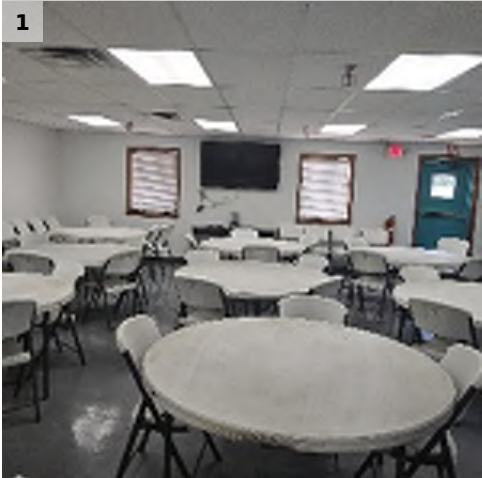


Note: Click on images in
Field Report to enlarge.

Task messages (time in PDT)

Kennedy Lockhart	Photo 1	24 Jun 11:23 AM
Kennedy Lockhart	Photo 2	24 Jun 11:23 AM
Kennedy Lockhart	Photo 3	24 Jun 11:23 AM
Kennedy Lockhart	Photo 4	24 Jun 11:23 AM
Kennedy Lockhart	Photo 5	24 Jun 11:23 AM
Kennedy Lockhart	Photo 6	24 Jun 11:23 AM
Kennedy Lockhart	Photo 7	24 Jun 11:23 AM

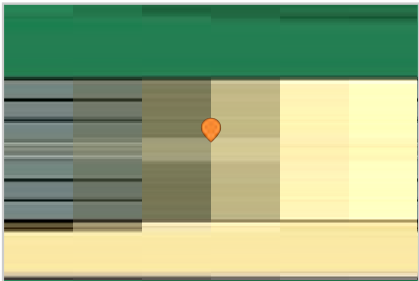
Photos



Note: Click on images in Field Report to enlarge.

#18 - Mezzanine above break room

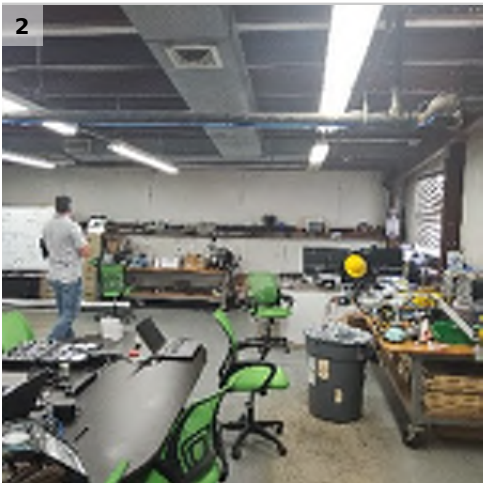
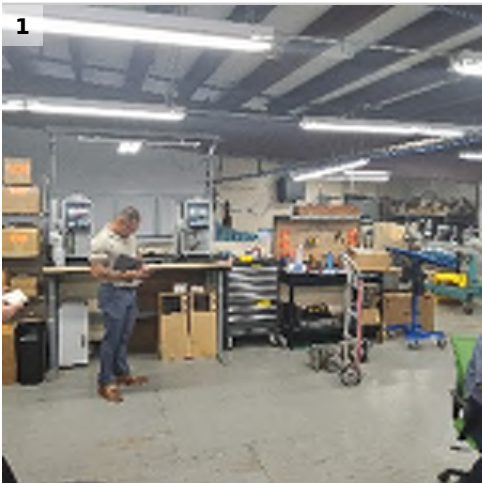
Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

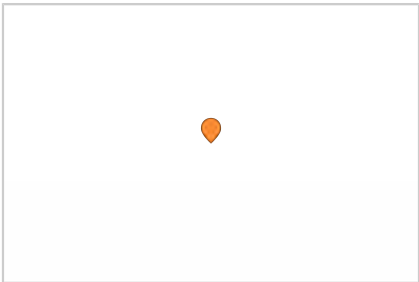
Kennedy Lockhart	Photo 1	24 Jun 11:24 AM
Kennedy Lockhart	Photo 2	24 Jun 11:24 AM
Kennedy Lockhart	Photo 3	24 Jun 11:24 AM
Kennedy Lockhart	Photo 4	24 Jun 11:24 AM
Kennedy Lockhart	Photo 5	24 Jun 11:25 AM

Photos



#19 - Exterior metal panels are damaged

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Note: Click on images in
Field Report to enlarge.

Task messages (time in PDT)

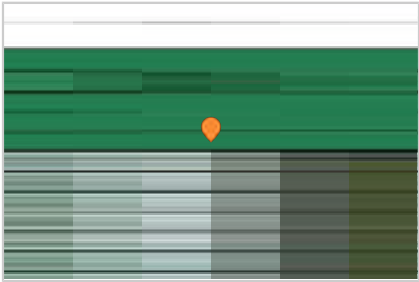
Kennedy Lockhart	Photo 1	24 Jun 11:28 AM
Kennedy Lockhart	Photo 2	24 Jun 11:28 AM
Kennedy Lockhart	Photo 3 - GPS: 35.4940234, -91.9921288	24 Jun 11:28 AM

Photos



#20 - Exterior Panels Damaged

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

Kennedy Lockhart	Photo 1 - GPS: 35.493981, -91.992083	24 Jun 11:28 AM
Kennedy Lockhart	Photo 2 - GPS: 35.493981, -91.992083	24 Jun 11:29 AM
Kennedy Lockhart	Photo 3 - GPS: 35.4940314, -91.99221	24 Jun 11:29 AM

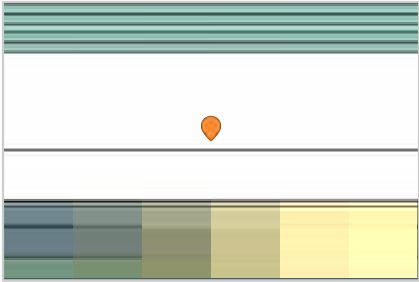
Photos



Note: Click on images in Field Report to enlarge.
All Tasks (Summary)

#21 - Exterior panels damaged

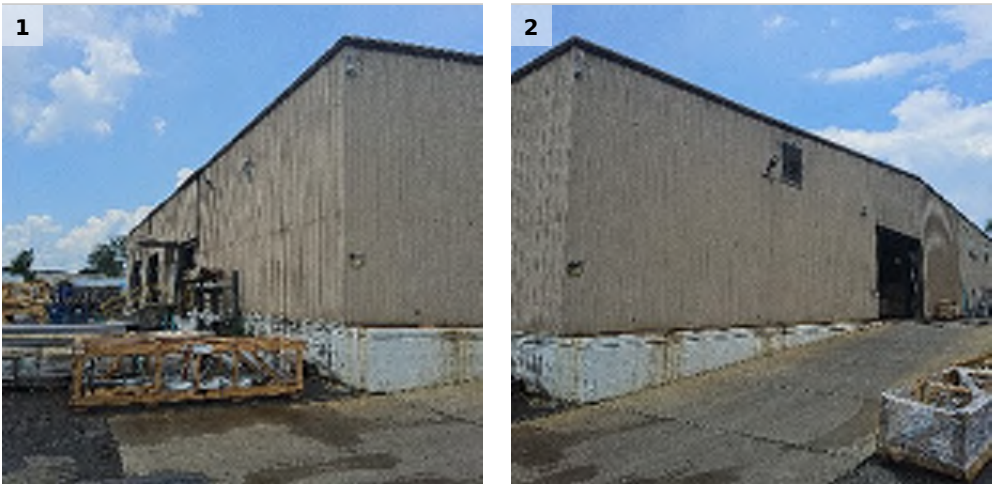
Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

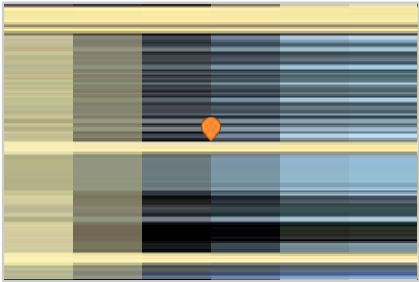
Kennedy Lockhart	Photo 1 - GPS: 35.4936918, -91.9921087	24 Jun 11:31 AM
Kennedy Lockhart	Photo 2 - GPS: 35.4936918, -91.9921087	24 Jun 11:31 AM
Kennedy Lockhart	Area leaks at bottom of wall	27 Jun 06:40 AM

Photos



#22 - Vertical part of wall is covered in membrane roofing

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

Kennedy Lockhart	Photo 1 - GPS: 35.4935266, -91.9926184	24 Jun 11:36 AM
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Photos

Note: Click on images in
Field Report to enlarge.



#23 - Gutters only occur over doors

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

Kennedy Lockhart	Photo 1 - GPS: 35.4936789, -91.9929957	24 Jun 11:40 AM
Kennedy Lockhart	Photo 2 - GPS: 35.4936789, -91.9929957	24 Jun 11:40 AM
Kennedy Lockhart	Photo 3 - GPS: 35.4936789, -91.9929957	24 Jun 11:40 AM
Kennedy Lockhart	Gutters only occur over doors	24 Jun 11:40 AM

Photos



Note: Click on images in
Field Report to enlarge.

#24 - Wall leaks
Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

Kennedy Lockhart	Photo 1	24 Jun 11:48 AM
Kennedy Lockhart	Photo 2	24 Jun 11:48 AM
Kennedy Lockhart	Photo 3	24 Jun 11:48 AM
Kennedy Lockhart	Wall leaks	24 Jun 11:48 AM

Photos



#25 - Wall leaks
Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

Kennedy Lockhart	Photo 1 - GPS: 35.4937779, -91.9922576	24 Jun 11:50 AM
Kennedy Lockhart	Photo 2 - GPS: 35.4937779, -91.9922576	24 Jun 11:50 AM

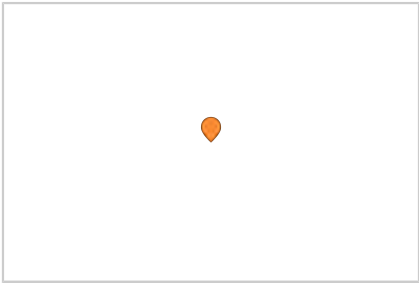
Photos

Note: Click on images in
Field Report to enlarge.



#26 - North building

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



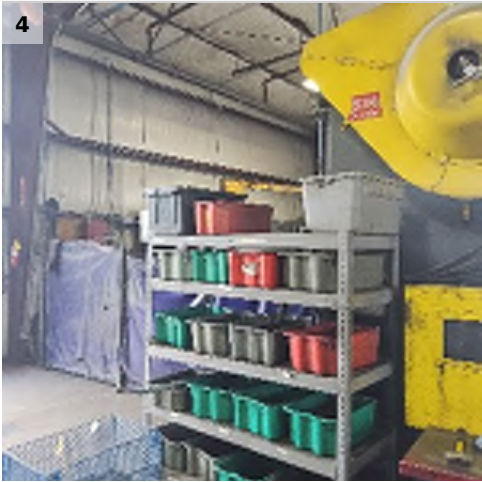
Task messages (time in PDT)

Kennedy Lockhart	Photo 1	24 Jun 11:53 AM
Kennedy Lockhart	Photo 2	24 Jun 11:53 AM
Kennedy Lockhart	Photo 3	24 Jun 11:53 AM
Kennedy Lockhart	Photo 4	24 Jun 11:53 AM
Kennedy Lockhart	Photo 5	24 Jun 11:53 AM
Kennedy Lockhart	Photo 6	24 Jun 11:53 AM

Photos

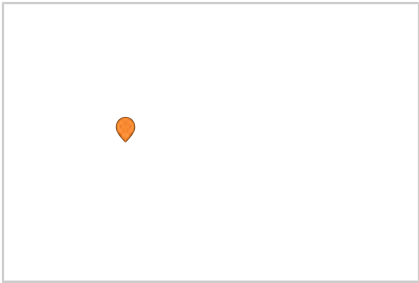


Note: Click on images in
Field Report to enlarge.



#27 - Portable restrooms are non compliant

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

Kennedy Lockhart	Photo 1 - GPS: 35.4946989, -91.992581	24 Jun 11:54 AM
Kennedy Lockhart	Photo 2 - GPS: 35.4946989, -91.992581	24 Jun 11:54 AM
Kennedy Lockhart	Photo 3 - GPS: 35.4946989, -91.992581	24 Jun 11:54 AM
Kennedy Lockhart	Portable restrooms are non compliant	24 Jun 11:55 AM

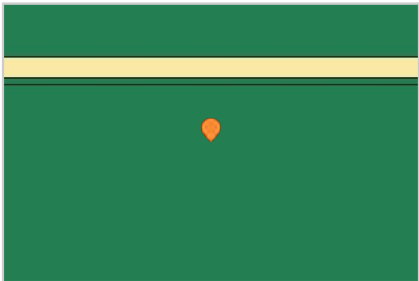
Photos



Note: Click on images in
Field Report to enlarge.

#28 - Windows leak around seals

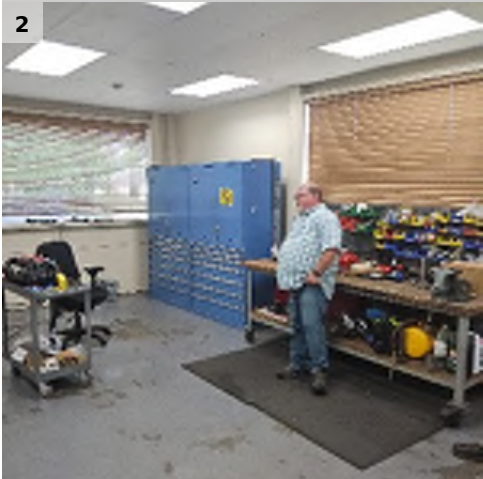
Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

Kennedy Lockhart	Photo 1	24 Jun 12:05 PM
Kennedy Lockhart	Photo 2	24 Jun 12:05 PM
Kennedy Lockhart	Photo 3	24 Jun 12:05 PM
Kennedy Lockhart	Photo 4 - GPS: 35.4945524, -91.9925619	24 Jun 12:05 PM
Kennedy Lockhart	Photo 5 - GPS: 35.4945524, -91.9925619	24 Jun 12:05 PM
Kennedy Lockhart	Photo 6 - GPS: 35.4945524, -91.9925619	24 Jun 12:05 PM
Kennedy Lockhart	Windows leak around seals	24 Jun 12:08 PM
Kennedy Lockhart	Over head door isn't properly sealed at bottom	24 Jun 12:08 PM
Kennedy Lockhart	Photo 7	24 Jun 12:08 PM

Photos

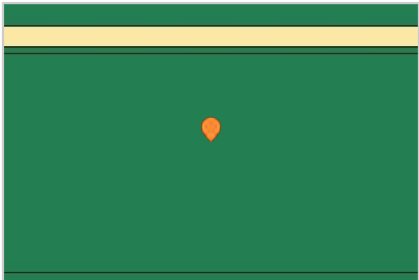


Note: Click on images in
Field Report to enlarge.



#29 - Lean to transitions from steel framed (higher roof) to wood framed (lower roof)

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

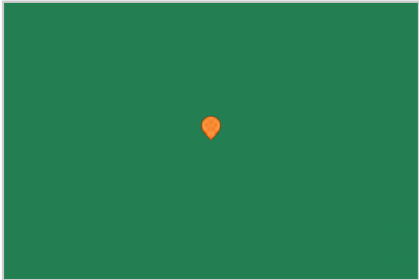
Kennedy Lockhart	Photo 1	24 Jun 12:11 PM
Kennedy Lockhart	Lean to transitions from steel framed (higher roof) to wood framed (lower roof)	24 Jun 12:11 PM

Photos



#30 - Restroom is non compliant

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Note: Click on images in
Field Report to enlarge.

Task messages (time in PDT)

Kennedy Lockhart	Photo 1	24 Jun 12:16 PM
Kennedy Lockhart	Photo 2	24 Jun 12:16 PM
Kennedy Lockhart	Photo 3	24 Jun 12:16 PM
Kennedy Lockhart	Restroom is non compliant	24 Jun 12:16 PM

Photos



#31 - Concrete is severely damaged

Priority 2 | Kennedy Lockhart | -
Plan: HS Plant Layout



Task messages (time in PDT)

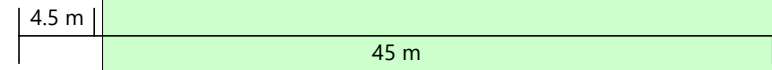
Kennedy Lockhart	Concrete is severely damaged	24 Jun 12:31 PM
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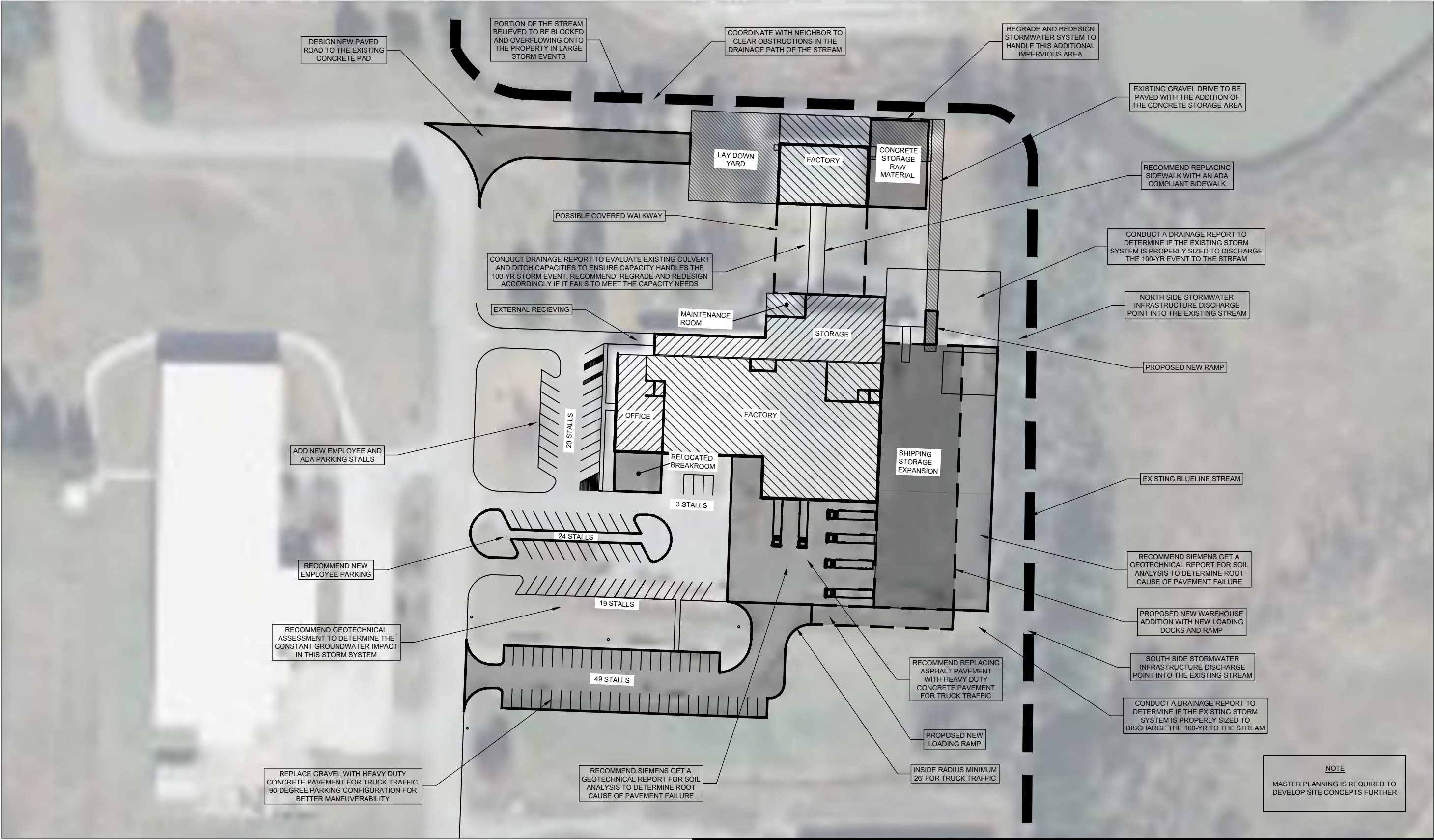
Note: Click on images in
Field Report to enlarge.

Locations of Photos



Neues Layout	
Printed: 8/29/2024 12:39 PM	Scale 1 : 450
D:\Layout Changes\MOC\Plant Layout\HS Plant Layout.vtlx	





PRELIMINARY
NOT FOR CONSTRUCTION
OR IMPLEMENTATION

SEIMENS FACILITY ASSESSMENT
HEBER SPRINGS, ARKANSAS



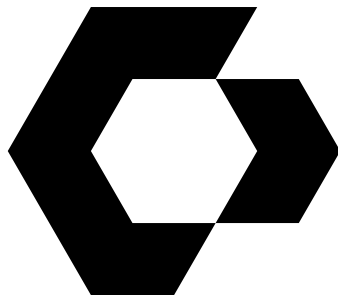
CYNTERGY
810 S CINCINNATI #200
TULSA, OK 74119
918.877.6000

ISSUE DATE: 10/08/2025
CHECKED BY: ZB
DRAWN BY: DM

PROJECT NO:
P10691.0100

SHEET NAME
SITE CONCEPT PLAN

SHEET NUMBER
EX-01

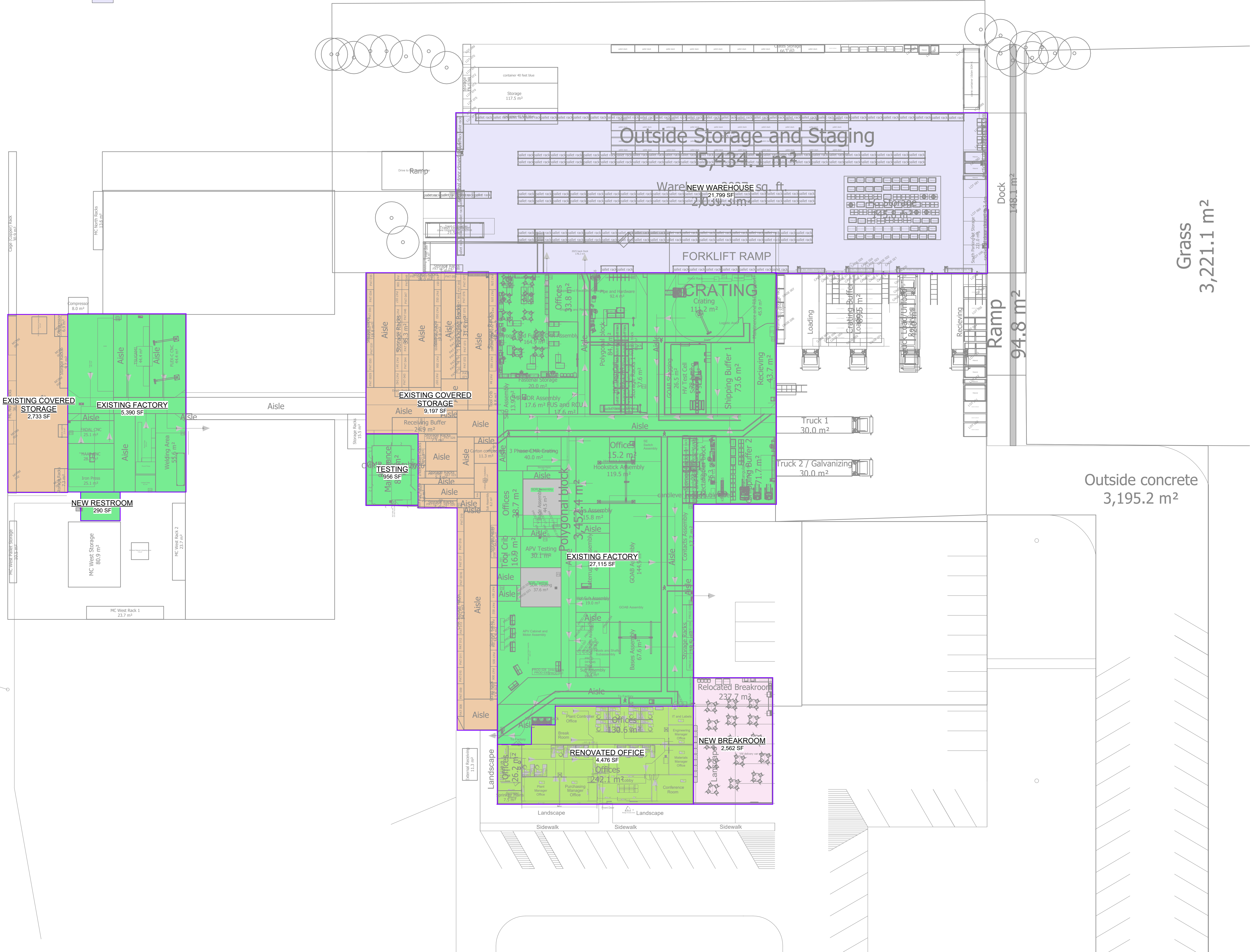


CYNERGY
810 S CINCINNATI AVE, STE 200
TULSA, OK 74119
918.877.6000

SPACE DESCRIPTION	AREA	2018-2021 IBC TABLE 1004.5		OCCUPANT LOAD
		FUNCTION OF SPACE	LOAD FACTOR	
FIRST FLOOR				
EXISTING COVERED STORAGE	11,931 SF	ACCESSORY STORAGE AREAS, MECH EQUIP ROOM	300 GROSS	41
EXISTING FACTORY	32,506 SF	INDUSTRIAL AREAS	100 GROSS	326
NEW BREAKROOM	2,563 SF	ASSEMBLY: UNCONCENTRATED (tables and chairs)	15 NET	171
NEW RESTROOM	290 SF	INDUSTRIAL AREAS	100 GROSS	3
NEW WAREHOUSE	21,799 SF	WAREHOUSES	500 GROSS	44
RENOVATED OFFICE	4,477 SF	BUSINESS AREAS	150 GROSS	30
TESTING	957 SF	INDUSTRIAL AREAS	100 GROSS	10
	74,523 SF			625

OCCUPANCY TYPE

- ACCESSORY STORAGE AREAS, MECH EQUIP ROOM
- ASSEMBLY: UNCONCENTRATED (tables and chairs)
- BUSINESS AREAS
- INDUSTRIAL AREAS
- WAREHOUSES



1 FIRST FLOOR
3/64" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR IMPLEMENTATION

DAVID F. PHELPS, AIA
ARCHITECT OF RECORD

SIEMENS MASTER PLAN
CLIENT NAME
ADDRESS
TULSA, OK 74119

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ISSUE DATE:
CHECKED BY: Checker
DRAWN BY: Author

SHEET NAME
FIRST FLOOR PLAN

SHEET NUMBER

A-101