



PROPOSAL

GENERAL BROCHURE
FOR
ARCHITECTURAL SERVICES



RML ARCHITECTS, L.L.C.
922 DOUGLAS STREET SIOUX CITY, IOWA

Earning your trust...since 1982.

RML Architects, LLC

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**CONTACT
INFORMATION**

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RML Architects, LLC is a full service architectural firm founded in Sioux City, Iowa in 1982. It is dedicated to the pursuit of excellence in Architecture, Planning, and Interior Design.

Working with both established and new clients, we have designed and produced contract documents for over 1,000 projects. In the last three years, many of our clients are repeat or referred clients. These include new financial institutions, medical offices, school projects, fire departments, libraries, churches, galleries, shopping centers, office buildings, industrial buildings, and numerous remodeling and renovation projects. We have worked with many government, private, and institutional clients.

We have developed a reputation for thoughtful personal attention to resolving the particular concerns of our clients. We feel that this success is due to our approach to design, based on analyzing and then developing solutions for the unique requirements of each individual project. Through a continuing dialogue that begins while the program is developed and extends to the end of construction, our clients participate in the design of the project, and then share satisfaction with the results. The construction process can actually be a positive, user friendly experience. We believe good design does not begin and end with appearance. Architecture is also properly judged by its usefulness, safety, accessibility, maintenance, cost, and value.

At **RML Architects, LLC** you will receive personalized services based on experience, enthusiasm for solving problems, professional competence, and production capacity, plus the resources of an organization capable of providing design expertise for almost any type or size of project.

We look forward to serving you.



BASIC SERVICES

At **RML Architects, LLC** Basic Services consist of the five phases described below and include normal structural, mechanical, and electrical engineering services. Other consultants such as landscaping, civil, security etc can be provided as needed.

SCHEMATIC DESIGN PHASE

In this phase the program furnished by the owner is reviewed in order to prepare Schematic Design drawings. A probable construction cost is also projected in this phase.

DESIGN DEVELOPMENT

Based on the approved Schematic Design, we proceed with drawings that describe the size and character of the entire project as to Architectural, Structural, Mechanical, and Electrical Systems.

CONSTRUCTION DOCUMENT PHASE

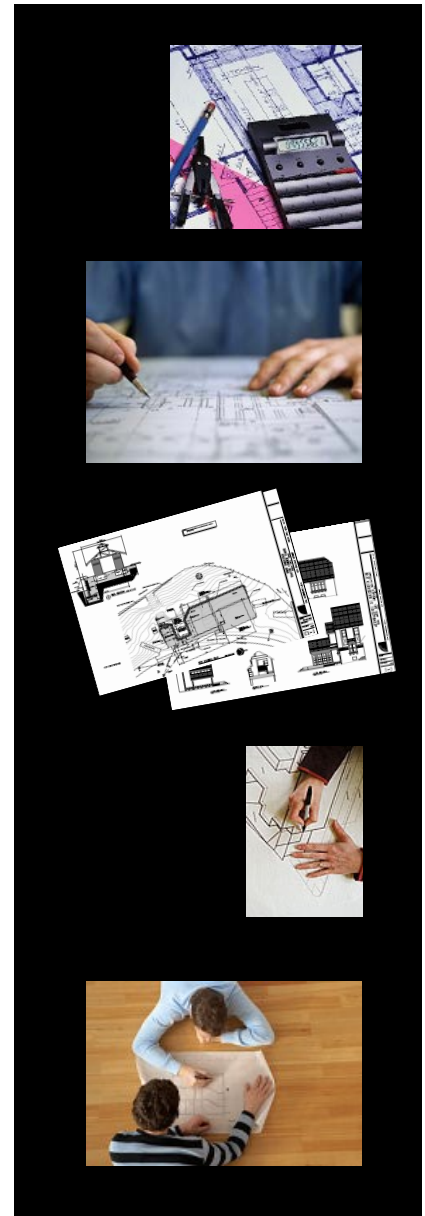
Upon approval of the Design Development, we then proceed with the Construction Documents consisting of drawings and specifications, setting forth in detail the requirements for the construction of the project.

BIDDING OR NEGOTIATION PHASE

Upon completion and approval of the Construction Documents, we assist the owner in obtaining bids or negotiated proposals from contractors. Contracts are then prepared for construction.

CONSTRUCTION PHASE

After the contracts are signed and construction is under way, **RML Architects, LLC** becomes the representative of the owner, periodically visiting the job site, observing the progress and quality of the work being performed.



ADDITIONAL SERVICES

RML Architects, LLC also provides several additional services with minimal fees.

PROGRAMMING

FEASIBILITY STUDIES

SITE EVALUATIONS

MASTER PLANNING

BUILDING STRUCTURE ANALYSIS

INTERIOR DESIGN

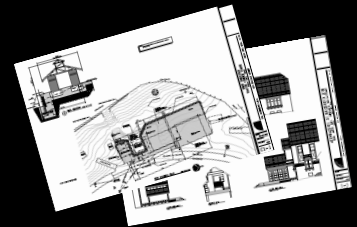
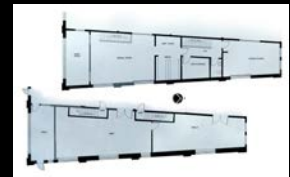
DRAWINGS OF EXISTING FACILITIES

**EXPERT WITNESS-PUBLIC HEARINGS or
LEGAL PROCEEDINGS**

ARCHITECTURAL CONSULTATION

COLOR RENDERING

PROJECTS OF LIMITED SCOPE



PROJECT EXPERIENCE

RML Architects, LLC has experience in new construction, additions, remodeling and repairs to the following project types:

- Churches
- Office Buildings
- Manufacturing Buildings
- Fire Stations
- Detention Facilities
- Maintenance Buildings
- Government Offices
- Schools
- Medical Offices
- Financial Institutions
- Libraries
- Laboratories
- Clinics
- Airport Facilities
- Park Shelters
- Single-Family Residences
- Multi-Family Residences
- Alcohol and Drug Centers
- Automobile Dealerships

BY CITY

partial project listing

SIOUX CITY, IOWA:

- Woodbury County Services Building-Trosper-Hoyt
 - Alterations for ADA Access
 - Alterations to Building Lounge
 - ICN Room Design
 - Alterations to First Floor for Department of Human Services
 - Alterations to First Floor Department of Motor Vehicles
 - Alterations to Second Floor for Juvenile Court and Court Services
 - Alterations to Third Floor for Department of Human Services
 - Alterations to Fourth Floor for Juvenile Detention Center
 - Alterations to Woodbury County Attorney Offices

- Woodbury County Law Enforcement Center
 - Programming Coordination
 - Paving and Sidewalks

- Woodbury County Jail
 - Alterations for Code Compliance and Bed Maximization
 - Security Upgrades, Cameras and Alterations

- Woodbury County Courthouse
 - Elevator and Penthouse Renovation

- Remodel Existing Building for Woodbury County Social Services



SIOUX CITY, IOWA:

Commerce Building

State Department of Human Services (DHS) Regional Offices
State Department of Criminal Investigation (DCI) Regional Offices
State Department of Revenue and Finance Regional Offices

Siouxland District Health Department

Administrative Offices
Women, Infants, Children (WIC) Program
Clinic Services
Laboratory Services
Community Education Services
Environmental Services
New Parent/Child Wellness Program (Stork's Nest)
Home Health Nursing Program
Grant Writing Department
Board Room
Roof Replacement

Terra Centre International Corporation (Currently known as Ho-Chunk)

Interior Tenant Space Planning, Terra Centre Building (10 floors)
United States Attorney's Office, 6th and 7th Floor, Terra Centre
Offices of Jackson Plaza
Outdoor Sculpture Park

Alterations for Siouxland Mental Health Community Support Services

Jackson Recovery Centers

Alterations and Addition to Women & Children's Residence
New Building for River Hills Clinic
New Building for Adolescent Hospital

Alterations and Addition to Siouxland Women's Health Care Clinic

New Building and Crematory Addition for Siouxland Humane Society

Morningside College

Library Alterations and Addition
Art Gallery

Gordon Plaza Shopping Center

Hillcrest Shopping Center

Spalding Center

O'Reilly Auto Parts-Gordon Drive

New Building for Northern Auto Parts

Retail/Offices/Warehouse

Telco Triad Community Credit Union

New Building for Riverside Branch
New Building for Morningside Branch

Iowa-Nebraska State Bank Drive-up Facility

Exterior renovations for Tony's Pizza, Davenport Cleaners, McClintock Insurance, Mid-America Group Services & Physical Therapy Specialists.

Wendy's, Industrial Road

Dairy Queen, Floyd Boulevard



SIOUX CITY, IOWA:

Offices for Phillips Kiln Service 8th Floor, Orpheum Electric Building
Offices for King Reinsch Prosser Co. 5th Floor, Security National Bank
Central United Life Insurance Co.
Addition to Messer Distributing Co.
Sioux Honey Association
New Corporate Office Building
Plant Offices
Soo Tractor Sweeprake Offices
Green Valley Golf Course Addition to Clubhouse
Whispering Creek Golf Course Clubhouse
Riverside and Leif Erickson – Park Improvements
Anderson Dance Pavilion – Chris Larsen Park
City of Sioux City Bacon Creek Park Shelter Proposal
Sioux Gateway Airport
Maintenance Building
Flight Center, Terra International, Inc.
New Building for Wesley United Methodist Church
Addition to St. James Methodist Church
New Building for Heartland Baptist Church
Rehabilitation Independent Living Complex 8th and Jackson Streets
Alterations to Apartment Complex 1414 Casselman
New Civil Engineering Building for Milwaukee Railroad Museum
New Buildings for Power Wash
New Building for Condon Buick (Currently known as Vern Eide)
Rehabilitation for Exteriors, City Hall, Convention Center, Long Lines Center, Morningside Fire Station, City of Sioux City

OTHER CITIES:

First Financial Bank
Dakota Dunes, South Dakota
Premier Bank Credit Card Center
Dakota Dunes, South Dakota
Additions to St. Paul's Lutheran Church
Emerson, Nebraska
Additions St. John's Lutheran Church
Galva, Iowa
New Assisted Living/Independent Living Building—The Ridge for Char Mac Holstein, Iowa
New Convenience Store
Jackson, Nebraska



OTHER CITIES:

New Clinic for Faith Regional Medical
Laurel, Nebraska

Community Building/Fire Station
Little Rock, Iowa

First Trust & Savings Bank Drive-up Facility
Merville, Iowa

North Sioux City, South Dakota:

Gateway 2000
Marie Avenue Plaza
Dakota Valley Concessions for Sports Complex
Dakota Valley Middle School Roof Replacement

Onawa, Iowa:

Monona County Courthouse Roof Replacement
New Fire Station

Additions to St. Paul's Lutheran Church
Remsen, Iowa

Convenience Store for Lyon Co. Coop Oil Co.
Rock Rapids, Iowa

United Methodist Church
Sergeant Bluff, Iowa

Fire Station for Volunteer Fire Department
Sergeant Bluff, Iowa

Alterations and Addition for NOBL Laboratories, Inc.
Sioux Center, Iowa

Addition to Harkers, Inc.
Sioux Center, Iowa

New Event Center Addition—Winnavegas
Sloan, Iowa

South Sioux City, Nebraska:

Dakota County Bank Drive-up Branch
Dakota County Bank Hy-Vee Branch
South Park Office Plaza
Nebraska Indian Community College
Mercy Medical Clinic
Burger King

Vermillion, South Dakota:

Fire Station for Volunteer Fire Department
Prentis Park, Replacement Bleachers and Concessions

New Building for Community Center and City Offices
Wall Lake, Iowa

New Building for WIC
Winnebago, Nebraska



HISTORIC PRESERVATION:

St. Peter & Paul Catholic Church
Pocahontas, Iowa

Exterior Restoration
Commerce Building
Sioux City, Iowa

Rehabilitation for Exterior and Egress
Evans Block, Historic 4th Street
Sioux City, Iowa

Rehabilitation for Offices/Commercial
Egralharve Building, Historic 4th Street
Sioux City, Iowa

Milwaukee Railroad Museum
Siouxland Historical Railroad Association
IDOT Rehabilitations

- Roundhouse
- Carpenter Shop
- Sand House (Theater)
- Sand Tower
- Fencing
- Parking
- Roof Repair
- Machine Shop
- Water Closet
- Engineer's Tool Shed (Ticket Booth)



RML Architects LLC works with....

- Commercial Business Owners and Representatives
- Government Authorities and Entities
- Committees
- Organizations
- Professionals
- People just like You

who want.....

- A successfully completed project.
- Assistance with navigating the complex construction process.
- To expand and grow their current facilities now and into the future.
- Viable ideas and suggestions to meet their needs, budget and schedule.
- Organization, direction and focus.
- A partner who takes time to get to know their wants and needs.
- To make a positive impact in their industry and community.
- Documents that are usable now and long-term.
- Support for negotiating complicated construction contracts or procuring bidders and bids.
- Aid in observing the construction site to ensure a projects completion and navigate potential problems.

**Could you benefit from partnering with
RML Architects, LLC?**

**34 years serving the
Architectural needs of Siouxland**



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