

**ARCHITECTURAL  
SERVICES**

**STATEMENT OF  
QUALIFICATIONS**

**FOR**

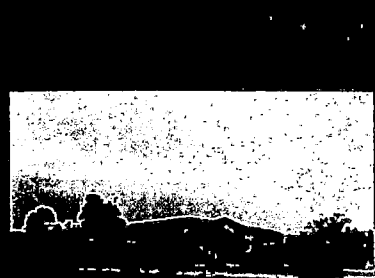
**PANOLA COUNTY  
AUXILIARY BUILDING**

**AUGUST 15, 2022**

**FLOWERS & ASSOCIATES, ARCHITECTS, INC.**

400 WEST FANNIN STREET  
MARSHALL, TEXAS 75670  
PHONE - (903) 935-5891  
FAX - (903) 935-5894  
EMAIL - faai@sbcglobal.net

T.B.A.E. Firm Registration No. BR1127

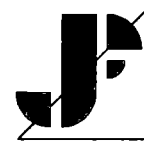
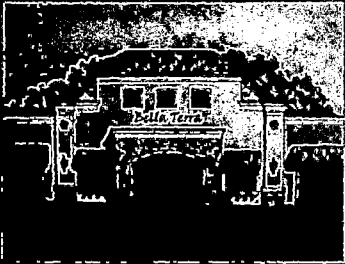


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## COVER LETTER



Flowers & Associates, Architects, Inc.  
400 West Fannin Street  
Marshall, Texas 75670  
Phone: (903)-935-5891  
Fax: (903)-935-5894  
E-mail: faai@sbcglobal.net

August 9, 2022

Attn: Honorable David L. Anderson  
Panola County  
Carthage, Texas 75633

Re: **Panola County Auxiliary Building (RFQ #2022-01-ABP-ARCH)**  
**Request for Architectural Services**

Dear Honorable Anderson:

We would like to thank you for the opportunity to submit our qualifications to you. We would welcome the opportunity to work with Panola County on this and future projects. Please see our firm's contact and location information above. Our firm's state registration number with the Texas Board of Architectural Examiners is #BR1127 which allows us to do business in Texas. Your primary contact person would be John Flowers, Architect and President of our firm (Texas architectural license #12340).

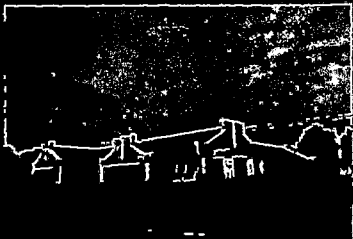
Our firm offers a full range of standard architectural services (ex. Pre-Design, Schematic Design, Design Development, Construction Documents, Bidding/Negotiations, Construction Administration) and also supplemental services (ex. Extensive Site Analysis, Renderings, Interior Design, Furniture Selections/Purchasing, Value Engineering, etc.)

We have worked on numerous county projects in the east Texas area and have an extensive understanding of their unique design requirements. We have experience with projects that must meet state and federal requirements. We have applied for numerous approved variances to applicable state agencies. We provided the renovation design work for 26 different facilities for the State of Texas which exposed us to the unpublished acceptable tolerances for state & federal requirements. Our experience in this arena could save considerable construction costs on your projects.

Our goal is to always put our client's interest first and give them the best project their budget can afford. Clients from South Carolina to the Rocky Mountains have requested our services for our ability to control construction costs through creative design and construction means. Our experience as Construction Managers, General Contractors, Real Estate Developers, and building owners in Texas and Louisiana has also given us diverse abilities in controlling costs. We recently worked on a design/build project of 225,000 square feet that includes public, state, school and multiple private companies. This is a project we designed and built to save the Owner very significant costs. John's accredited degree in Engineering has also given us a unique ability to control costs of the engineering systems employed in buildings.



Flowers & Associates, Architects, Inc.  
Dallas, Texas



An important consideration in the selection of an architectural firm for your project is experience in designing buildings that have been constructed in northeast Texas. If a firm is not fully aware of construction means and methods commonly employed in this area, then construction costs will escalate to an unnecessary level. Our firm is uniquely qualified in controlling the cost of projects in this area of Texas due to our extensive experience and knowledge of available materials and labor (contractors and sub-contractors).

We have designed hundreds of projects in our careers that were very diverse in program requirements, complex in design, technologically advanced, budget demanding and with many regulatory requirements. The vast majority of these projects have been for repeat clients. We have worked well with project owners, consultants, and building occupants. About 50% of our projects have been Construction Manager type projects.

We have also served as expert witnesses in multiple construction related litigations due to our extensive knowledge of construction. These range from small building structural damage claims to personal injury claims to large class action lawsuits in the Dallas Metroplex with 70 permanently injured claimants.

If our firm is chosen we would work closely with your committee on your programming needs and design vision to produce schematic design options and cost estimates for your review. Once these are approved we would move into the design development phase with further cost estimating and early specifications. This phase is followed by construction documents and specifications that can be put out to bid by the project delivery method of your choice. Our firm will then assist you during the bidding/negotiation/value engineering phase where we help you in analyzing the received bids and/or sub-contractors bids, and negotiate contracts. We have engaged in value engineering on projects as required to get projects in budget. Recently we negotiated \$435,000 out of a large project post bid. This is followed by the construction administration phase where we oversee construction to verify compliance with the construction documents and that all codes are met. This team approach will continue through project completion and occupancy. We keep you constantly informed of the project status throughout the entire process.

As a majority female owned architectural firm, hiring our firm helps you with minority hiring requirements.

Our pursuit is always one of excellence for our clients. We thank you for your consideration in allowing us to serve you.

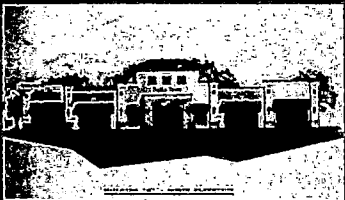
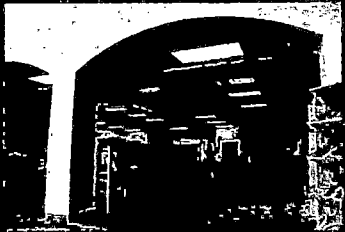
Sincerely,  
Flowers & Associates, Architects, Inc.

  
By: Becky Flowers, Vice President, Architect

  
By: John Flowers, President, Architect



## FIRM INFORMATION



## II. Firm Information:

### A. General Firm Information:

Flowers & Associates, Architects, Inc.  
400 West Fannin Street  
Marshall, Texas 75670  
Phone: (903)-935-5891  
Fax: (903)-935-5894  
E-mail: faai@sbcglobal.net

### B. Principals of Firm:

1. John Flowers, Minority Owner/Partner, President,  
Registered Architect (TX Reg. #12340 & LA Reg. #3608)
2. Becky Flowers, Majority Owner/Partner, Vice President,  
Registered Architect (TX Reg. #13547)

### C. History of Firm:

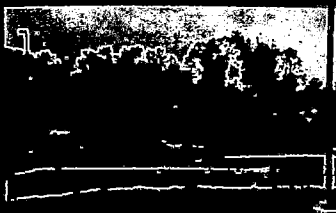
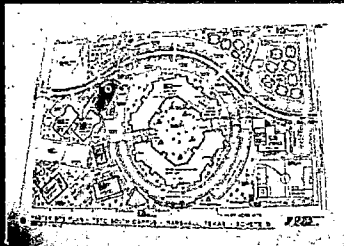
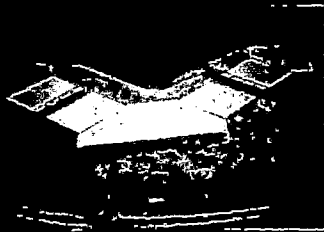
1. 35 years total in business (Incorporated 1-1-92)
2. 30 years in business under present name
3. Former business names:  
John C. Flowers, Architect & Planner: 1987-1991  
Tabb-Flowers Construction Management, Inc.: 1989-1994  
Flowers Construction: 1990-2022  
Flowers & Associates, Architects, Inc.: 1992-2022  
Firm T.B.A.E. Registration No. BR1127  
(Joint ownership by Becky Flowers & John Flowers)

### D. Contact Individual for Project:

John Flowers, Registered Architect  
Office 903-935-5891 / Cell 903-926-1696  
E-mail: faai@sbcglobal.net



ORGANIZATION  
&  
MANAGEMENT  
SYSTEM



### III. Organization & Management of Firm:

#### A. Statements:

1. We are very interested in providing a strong design team that would result in a project that is a great benefit to Panola County. Please see the enclosed, initial letter of interest. Our team has been involved in a multitude of projects in East Texas which would be an invaluable asset on your project. We have been involved in numerous projects of the following types: Federal public projects (Department of Commerce, Defense Department, Economic Development), State of Texas public projects, public & private school districts, numerous public & private universities, private businesses, hospitals, detention facilities, museums, performance venues, hotels, motels, multi-family dwellings, dormitories, private residences, shopping centers, college football stadiums, master planning, etc.

2. We could commence work on your project immediately and complete it in the timeframe established by the owner/architect team.

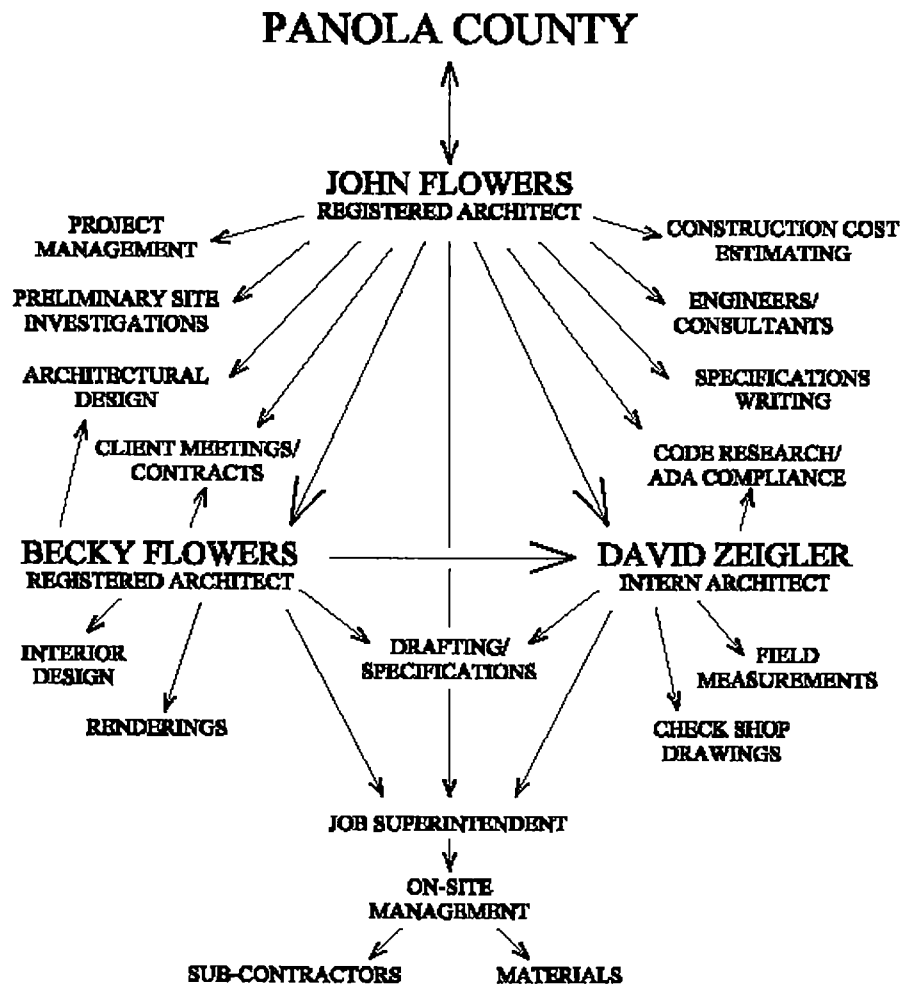
3. Please see the list of projects completed further back in this brochure. We are currently involved in the re-development of an area of Shreveport, LA Central Business District at the request of the Owner, Downtown Development Authority and the Historical Overlay District Committee. We have assisted the owner of these projects in obtaining local, state, and federal tax credits.

4. The Organization & Management Flow Chart on the following page would apply to your project. It represents the typical architectural duties for basis architectural services. It is assumed everyone listed in the chart would work on this project at various times throughout the project. The construction superintendent typically works on the job 100% of the time from the time construction begins and until the Owner takes occupancy.



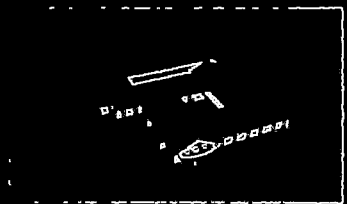
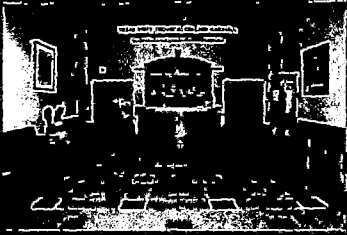
### III. Organization & Management of Firm (cont.):

#### B. Flow Chart:





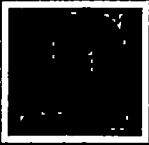
## DESCRIPTION OF WORK EXPERIENCE



### IV. Description of Work Experience:

1. Architectural Planning
2. Architectural Programming
3. Site Analysis (including soil analysis)
4. Preliminary Project Investigations  
(Consultants used when needed)
5. Basic Architectural Design:  
(Pre-Design, Schematic Design, Design Development, Construction Documents, Bidding/Negotiations & Construction Administration)
6. Presentation Renderings
7. Contract & Bonding Consultants
8. Expert Witnesses in significant litigations concerning the built environment
9. Consultants on the built environment in response to potential nuclear attack
10. Engineering (Mechanical, Electrical, Plumbing & Civil) by contract
11. Acoustical Consulting
12. I.T. & Security Consulting
13. Interior Design
14. Permitting Guidance
15. Construction Management
16. Construction
17. Design-Build
18. Value Engineering
19. Construction Contract Negotiations and Preparations





PROFESSIONAL  
LICENSURE  
&  
REGISTRATIONS

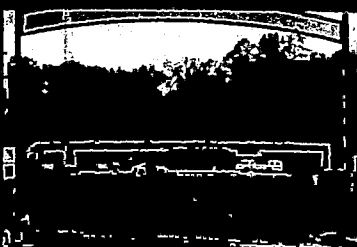


## V. Professional Licensure & Registrations:

1. Flowers & Associates, Architects, Inc.: 1992-2022  
Firm T.B.A.E. Registration No. BR1127
2. John Flowers, Minority Owner/Partner, President,  
Registered Architect (TX Reg. #12340 & LA Reg. #3608)
3. Becky Flowers, Majority Owner/Partner, Vice President,  
Registered Architect (TX Reg. #13547)
4. C. T. Patterson III, Patterson Engineering  
Texas, Professional Engineer #34350  
Certificate of Authority #F-6100  
Public Surveyor #3045  
CR 101082-00



## PROJECT DESCRIPTIONS & REFERENCES



## VI. Project Descriptions & References:

### A. Related Experience:

- 1. Harrison County ESD #4, Station #4 -**  
4476 Hwy. 43 S., Marshall, Texas  
Construction of a new 3,600 square foot building which included 4 truck bays, office, conference room with kitchen, work/tool room, SCBA room, restrooms and storage.
- 2. Harrison County ESD #5, EMS Facility -**  
105 East Main Street, Hallsville, Texas  
Renovation of a 5,230 square foot building which included 1 drive through ambulance bay, 2 truck bays, living quarters for the Emergency Medical Services crew (dayroom/kitchen, 3 sleep rooms, restrooms/showers), office, triage room and storage area for the adjacent Fire Station.
- 3. Harrison County ESD #4, Station #3 -**  
FM 1186 & CR 1304, Marshall, Texas  
Construction of a new 2,400 square foot building which included 3 drive through truck bays, office, storage and restroom.
- 4. Harrison County ESD #4, Station #2 -**  
1049 FM 2983, Marshall, Texas  
Construction of a new two story 3,242 square foot building (adjacent to the existing Station #1) which included 2 fire truck bays, office, living space, storage and new generator.
- 5. Willoughby Juvenile Detention Center Expansion & Renovation -**  
Harrison County, 1401 Warren Drive, Marshall, Texas  
Project included expansion and renovation of a juvenile detention center. Project included new FEAR system, generator, graphics boards, sprinkler system, security pods, high security fixtures, kitchen, gymnasium, addition of twenty-six cells, exterior exercise yard, etc.  
Estimated cost = \$1,275,000.

**Note:** For references on several of these projects you may contact Doug Dotson with Harrison County ESD #4 at 903-930-0629.



## VI. Project Descriptions & References (cont.):

### B. Examples of Other Work:

Our firm has developed a reputation for controlling construction costs. We have been hired by clients from South Carolina to the tops of the Rocky Mountains to control construction costs. We believe our experience as general contractors, construction managers & building developers has given us a unique set of experiences that have resulted in our ability to control cost better than other architecture firms. John's 4 year accredited licensing degree in engineering has also been of extensive value in controlling the costs of engineered systems. We believe it is for these reasons that we are the firm that is often employed to replace other architecture firms on projects that have come in over budget or spiraled out of control during construction.

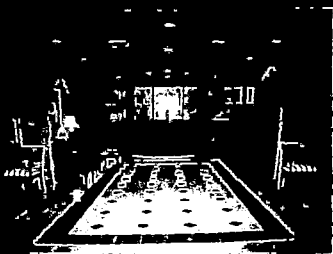
- a. **Central Baptist Church Renovation, Marshall, Texas:** Project consists of a complete exterior renovation & interior sanctuary renovation. Project included new sound systems, lighting systems and controls, pews, acoustical treatments, interior renovation including rebuilding balcony. The original architectural firm said the exterior renovation alone would cost \$1,000,000. Work had commenced on exterior when we replaced the Tyler Architectural Firm. Work ceased immediately. We redesigned project to make it more cost effective, functional & attractive. Total project cost (interior & exterior total renovations) was \$700,000.
- b. **First Methodist Church Family Life Center & Day School Addition Marshall, Texas:** Original Tyler Architectural Firm designed a much smaller addition with a cost estimate of \$2,100,000. Project did not include the Family Life Center or adequate day school. We replaced the Tyler Architecture Firm. The project was completely redesigned & greatly enlarged with more functions. Total project cost was \$1,350,000.
- c. **Good Shepherd Medical Center – Marshall, Medical Office Building, Marshall, Texas:** Original Architectural Firm was from Dallas & Construction Firm was from Tyler. During building shell construction we replaced the Dallas Architecture Firm & a local construction manager replaced the Tyler Construction Firm. The project had literally spiraled completely out of control with change orders exceeding the original design specifications. We got control of the project, saving the hospital hundreds of thousands of dollars through value engineering.
- d. **Bella Terra Plaza Shopping Center, Benton, Louisiana:** New upscale shopping center with Italian style exterior. Three separate structures with central and rear parking. Total square footage is 19,647. We were the Developers of this project and half owners. Construction was completed in 2011.
- e. **Tenant Finish Outs for Bella Terra Plaza, Benton, Louisiana:** Designed finish outs for Anytime Fitness, yogurt shop, ladies' boutique, children's boutique, hair salon, nail salon, children's daycare & nursery. We were construction managers for the nursery finish out. Construction was completed in 2011 & 2012 on the original spaces and we continue to provide needed services today.
- f. **Air U, Shreveport, Louisiana:** Renovation of an existing 29,000 square foot building into a gymnastics training facility. Completion is summer 2013.
- g. **Cajun Tex Restaurant, Marshall, Texas:** Construction included large dining area, private dining room, outdoor dining, kitchen & restrooms. It is 3,545 square feet and construction was completed in 2012.





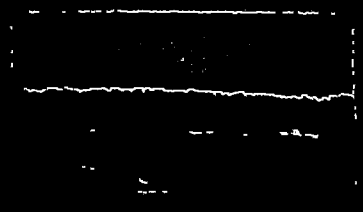
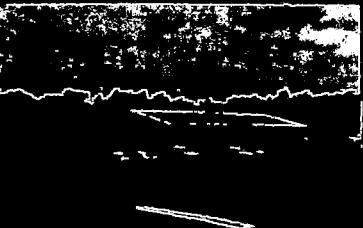
PROJECT  
DESCRIPTIONS

RENOVATIONS  
&  
CONSTRUCTION



- h. **Washington & Grand Shopping Center, Marshall, Texas:** New 5,647 square foot upscale shopping center with a ladies' boutique, spa, and yogurt shop. Construction was completed in 2012.
- i. **Home Concession Building & Field House Renovations, Harleton I.S.D.:** New concession building was 1,240 square feet (2,198 under roof) plus renovation of a 5,367 square feet existing field house. Construction was completed in 2011.
- j. **East Texas Baptist University, Ornelas University Student Center, Marshall, Texas:** A new 92,000 square foot multi-story facility housing the student center, bookstore, commercial kitchen, dining hall, 1700 seat banquet hall, office suites, tiered board room, etc. Awaiting funding.
- k. **Performing Arts Center and Concert Hall, East Texas Baptist University, Marshall, Texas:** This is a new 122,000 square foot Performing Arts Center including a concert hall, theatre, dinner theater, black box, visual arts, and rehearsal and educational spaces. It has a projected construction budget of \$19,000,000.00. Computer and hand drawings featured in ETBU publications.
- l. **City of Marshall, Police Station, Marshall, Texas:** A new 21,090 heated square foot (27,835 under roof) facility which includes the 911 Emergency Call Center and a central courtyard. Construction was completed in 2010.
- m. **City of Marshall, Central Fire Station, Marshall, Texas:** A new 18,972 heated square foot (23,810 under roof) facility which includes 5 drive through fire truck bays, offices, community room, 2 kitchens, workout room, and sleeping quarters. Construction was completed in 2010.
- n. **Center for Applied Technologies (CAT Building) located on TSTC South Campus, Marshall, Texas:** The design for this high technology facility includes video conference rooms, offices, restrooms, labs, snack bar, security system, T-1 internet, fiber optics for computer data transfer and video satellite TV network, building grounding mat and U.P.S. system. This facility was built in 1999. Estimated Cost = \$1,200,000.00.
- o. **Texas State Technical College, Phase I new construction, Marshall Campus:** We provided architectural and engineering services on this project. Project consisted of master planning of the future campus and design of the first campus structure. First structure contains administrative functions, student services, chemical laboratories, computer laboratories, etc. Estimated cost of this first structure = \$4,692,000. Size of first structure = 80,000 square feet heated. This was a fast tracked multi-phased project with federal, state, and local participation. Construction Management type project with approximately sixty public bids. This is the largest new building ever built by Texas State Technical College Systems. Owner: Marshall Economic Development Corporation, P.O. Box 698, Marshall, Texas 75671. Project was completed July 26, 1997.
- p. **Texas State Technical College Dormitory Project, Marshall Campus:** Apartment style dormitory buildings which offer in each apartment four individual bedrooms off of a common living area which provided the students with needed privacy. Phase I introduced a 96 bed facility. Phase II added four more buildings consisting of 102 beds and a commons/study/office area. Phase II was completed on July 1, 2002. We also provided the furniture for these 2 phases which saved the client a lot on furnishing expense.

- q. **Texas State Technical College, Renovation of existing North Building, Marshall Campus:** Provided architectural and engineering services on this project. Project consisted of construction of administrative areas, chemical laboratories, industrial areas, computer laboratory, re-roofing, etc. Existing structure size is approximately 60,000 square feet. Owner: The Marshall Economic Development Corporation, P.O. Box 698, Marshall, Texas 75670. Renovation was completed in 1993.
- r. **Texas State Technical College, Administration Building and Library Addition, Marshall Campus:** Project included a new stand alone Administration Building with entry atrium, office suites (including the Presidential Suite), seminar/large conference room, computer testing lab, breakroom atrium, etc. This new building is 15,651 square feet heated. The Library was an addition to the Phase I large main building on campus. The central library area contains book stacks, computer stations and work/lounge areas. Surrounding this area are small study rooms, a children's room, large study/conference room, offices, tiered DL (distance learning) Lab, testing/career development center. This addition also contains a separate area with kitchen, additional conference room and a large meeting room which was also designed and built to be a tornado wind shelter capable of withstanding an F3 tornado. It utilizes a generator for emergency power. This addition is 10,826 square feet heated. Both parts of this project were completed in 2006.
- s. **East Texas Baptist University, New Athletic Complex, Marshall, Texas:** Project included football stadium, practice fields, football facilities and fieldhouse. Project included construction of a new football stadium including pressbox with video deck, concession area and restrooms. Also included the renovation of an existing building for use by coaches and football players as a field house. Included weight room, offices, locker room, laundry room, conference room and training room. Estimated Project Cost = \$2,150,000. Construction was completed in 2000.
- t. **East Texas Baptist University, Maintenance Complex, Marshall, Texas:** New building construction which includes offices, maintenance shops, and conference room. This project had many different electrical requirements including single phase, 3 phase, step-up transformers, etc. Estimated Cost = \$810,000. This facility was built in 1999.
- u. **East Texas Baptist University, New Dormitory Projects, Marshall, Texas:** Construction of four new apartment style dormitory buildings consisting of 202 beds and a commons/study/office area. Project construction completed on August 15, 2002.
- v. **The Law Offices of Baldwin and Baldwin, Attorneys at Law, Marshall, Texas:** A 16,000 square foot building that occupies a city block. Provided both architectural design and construction of this project. Project was completed in 1994. Project was built under a design-build, multiple-bid arrangement. Site preparation was bid within two months of schematic design completion. Project contains an extensive law library and internal courtyard with fountain. Project cost is confidential at the request of the Owner. Owner: Mr. Scott F. Baldwin, Jr., Attorney at Law, 400 West Houston Street, Marshall, Texas 75670.
- w. **Private Residence on Azalea Way, Marshall, Texas:** Large confidential high-tech custom residence at the street cul-de-sac. Construction was completed in 2002.
- x. **Hollybrook Baptist Church, Hawkins, Texas:** New sanctuary addition attached to existing facility is 8,798 square feet. Exterior walls blend the use of both brick and E.I.F.S. which complimented the combination of sloped and flat roofs. This project also features glu-laminated beams and accommodates 408 people to sit comfortably in the sloped auditorium and an additional 44 in the choir for a total seating capacity of 452. Project was completed in 2001.





y. **The Landmark Apartment Complex, Marshall, Texas:** New quality apartments designed to accommodate tenants middle aged and older in a comfortable one or two bedroom space. Phase I introduced 42 apartments; Phase II introduced an additional 8; and Phase III introduced 4 more, bringing the total to 54 apartments. Some apartments feature a fire place while all of them feature nine foot ceilings with crown molding.

z. **Fieldhouse Construction & Renovation of Elem. & High School Gyms for Elysian Fields I.S.D.:** Project consisted of construction of a new Varsity Fieldhouse for the high school. Also included new interior wall surfaces & air conditioning for the high school gym. Elementary Gym Renovations included new exterior roof & wall panels, new restroom facility, new flooring, new bleachers, & new HVAC system. Estimated project cost = \$970,000. Construction completed in August 2001. Owner: Elysian Fields ISD, FM 451, Elysian Fields, Texas.

aa. **Central Baptist Church, Facilities Renovation, Marshall, Texas:** Project consisted of the renovation of two 3-story education wings after they were damaged by a fire in 2003. Project included classrooms, children's center, Awana area, Choir Suite, etc. Estimated size = 30,000 + square feet. Project completed in early 2004.

bb. **Central Baptist Church, Annex Building Renovation, Marshall, Texas:** Project consisted of the renovation of the 1-story separate annex building with offices, conference room, breakroom, etc. This building is 3,084 square feet heated. We also provided interior design services and furniture on this project. Project was completed in 2004.

cc. **First Baptist Church, Education/Activity Building, Marshall, Texas:** A new structure for First Baptist Church in Marshall. Project occupies one half city block to the north of the existing church and includes a large gymnasium. Estimated cost = \$1,200,000. Owner: First Baptist Church of Marshall, 405 West Austin Street, Marshall, Texas 75670. Project was completed in 1998.

dd. **Marshall Memorial Medical Center Plaza Renovation, Marshall, Texas:** A 40,000 square foot project for Marshall Memorial Hospital. Estimated cost = \$1,600,000. Construction completed.

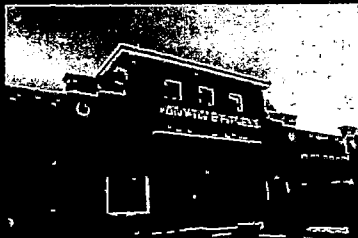
ee. **Trinity Episcopal Church, School Facility, Marshall, Texas:** A church school project consisting of a new 13,000 square foot classroom building, a 13,000 square foot athletic facility and renovation of a 7,000 square foot existing structure. Owner: Trinity Episcopal School, 103 North Grove, Marshall, Texas 75670. Project completed in 1998.

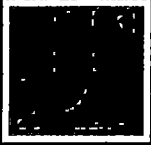
ff. **Marshall Independent School District, Athletic Complex, Marshall, Texas:** This project was an addition to the existing structure. It included a large weight/multi-purpose room, offices, conference room, training room and ticket sales area. This addition is 10,354 square feet heated. Project was completed in 2005.

gg. **M.I.S.D., Alternative School Number 1, Marshall, Texas:** A new alternative education school for M.I.S.D. It is located on Maverick Drive and incorporates the use of metal awnings. Owner: Marshall Independent School District, 1305 East Pinecrest Drive, Marshall, Texas 75670. Project was completed in 1994.

hh. **M.I.S.D., Alternative School Number 2, Marshall, Texas:** A new alternative education school for M.I.S.D. Building contains an abuse resistance fiberglass interior. Project was completed in December 1997. Owner: Marshall Independent School District, 1305 East Pinecrest Drive, Marshall, Texas 75670. Project was completed in 1997.

ii. **M.I.S.D., Junior High Bus Drive and Parking Project, Marshall, Texas:** Project consisting of reconfiguring existing parking, addition of new parking areas, new bus drop off lane and covered pavilions.





PROJECT  
DESCRIPTIONS  
&  
REFERENCES  
(CONT)

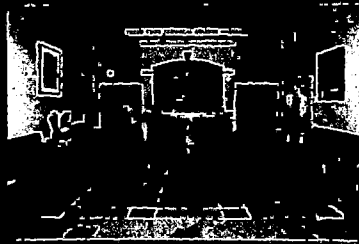


- jj. **M.I.S.D., Marshall Junior High School Renovation, Marshall, Texas:** Renovation of a middle school to comply with the Americans with Disabilities Act. Elevator addition, restroom addition, ramps, etc. Provided architectural and engineering design services. Total Estimated Cost = \$160,000. Owner: Marshall Independent School District, 1305 East Pinecrest Drive, Marshall, Texas 75670.
- kk. **M.I.S.D., Washington Early Childhood Center – Parking Lot Additions, Marshall, Texas:** Project consists of the addition of new parking areas for staff & parents. Construction completed.
- ll. **ADA Building Renovations for the State of TX, TX Department of Transportation, Atlanta District:** Approximately 22 buildings across Northeast Texas. Construction completed.
- mm. **Organizational Maintenance Shop Project, The Texas National Guard Armory, Marshall, Texas:** Estimated Cost = \$838,000. State project with federal and state funding.
- nn. **City of Marshall, Building Renovation for new City Hall, Marshall, Texas:** Renovation and addition of an existing structure which included City Commissioners Chamber at 401 South Alamo, Marshall, Texas. Construction completed.
- oo. **Boys and Girls Club, Marshall, Texas:** An approximately 14,000 s.f. building including a gymnasium built on the grounds of Marshall High School and adjacent to the City Pool. Construction completed.
- pp. **Mix Line Building, Marshall, Texas:** Master site plan for Fafard, Inc. of Anderson South Carolina. Project consist of developing a master plan on a 32 acre site in the Marshall Industrial Park. This company produces soilless potting mixes. This plan required locating the processing plant, administrative offices, drives for 18-wheeled trucks for delivery to & from the processing plant, screen machines, storage of raw materials, & storage of the processed materials. Completed October, 2006.
- qq. **The Pet Place, Marshall, Texas:** A new facility for the Humane Society of Harrison County. The project is 3,705 s.f. It consisted of dog & cat kennels, grooming area, a conference room, administrative office & a medical treatment room. Completed January, 2007.
- rr. **Hallsville First Baptist Church Education & Fellowship Hall Building, Hallsville Texas:** New 31,969 square foot facility including 2-story education wing plus fellowship hall with production stage and commercial kitchen. Construction was completed in 2008.
- ss. **Dr. Love Dental Office, Marshall, Texas:** New medical office building in downtown Marshall. It is 2-story with a total of 3,839 heated square feet. Construction was completed 2010.
- tt. **M.I.S.D, Softball Field, Dugouts, Field House/Concession Building, Marshall, Texas:** All new construction which included a field house/ concession building of 2,486 square feet. Construction of the softball field and dugouts was complete in 2001 and the field house/concession building was completed in 2008.
- uu. **ETBU Fry Hall Dormitory, Marshall, Texas:** Renovation of an existing dormitory of 19,800 square feet plus an addition of 3,652 square feet totaling 23,452. Construction was completed in 2008.



PROFESSIONAL  
ENGINEERS  
REGISTERED  
IN THE STATE OF TEXAS  
NO. 0000000000

- vv. **M.I.S.D., South Marshall Classroom Addition**, Marshall, Texas: Construction of a new stand alone 8,840 square foot classroom building to house the Dual Language Program. Construction was completed in 2008.
- ww. **M.I.S.D., Athletic Field House Renovation**, Marshall, Texas: Project included renovation of 5,573 square feet plus an addition of 1,382 square feet. This field house is currently used by the Baseball, Soccer, & Tennis programs. Construction was completed in 2007.







## VI. Project Descriptions & References (cont.):

### C. References:

- a. **Jerry Tate**  
1530 SSW Loop 323, Suite 106  
Tyler, Texas 75701  
(903)-597-8040

#### Projects for this client 100% complete:

Hobby Lobby Demised Tenant Space – Design/Build  
1300 East End Blvd.  
Marshall, Texas 75670

Boot Barn Tenant Space – Design/Build  
1300 East End Blvd.  
Marshall, Texas 75670

Ollie's Bargain Outlet Tenant Space – Design/Build  
1300 East End Blvd.  
Marshall, Texas 75670

MP Office – Design/Build  
1300 East End Blvd.  
Marshall, Texas 75670

Marines Recruitment Center Tenant Space – Design/Build  
1300 East End Blvd.  
Marshall, Texas 75670

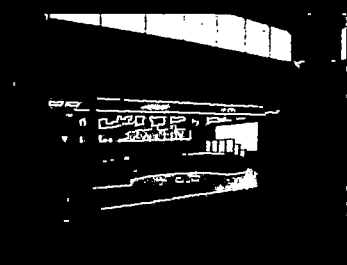
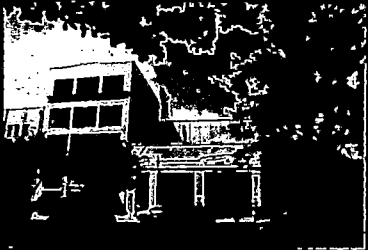
Burkes Outlet Tenant Space – Design/Build  
1300 East End Blvd.  
Marshall, Texas 75670

Panola College Tenant Space – Design/Build  
1300 East End Blvd.  
Marshall, Texas 75670





PROJECT  
DESCRIPTIONS  
&  
REFERENCES  
CONT.



**b. Mr. Newt Dorsett**  
220 Travis St.  
Shreveport, Louisiana 71101  
(318) 422-6228

**Projects for this client (some are 100% complete & some are active projects):**

Remington Suites & Spa – 3<sup>rd</sup> & 4<sup>th</sup> Floor Reno. – Design/Build  
220 Travis Street  
Shreveport, Louisiana 71101  
(Using Federal & State Historic Tax Credits)

Remington Suites & Spa – Roof Garden – Design/Build  
220 Travis Street  
Shreveport, Louisiana 71101

Cotton Street Building  
408 Cotton Street  
Shreveport, Louisiana 71101

The Music Garage (entertainment venue) – Design/Build  
211 North Market Street  
Shreveport, Louisiana 71101

Urgent EMS  
201 Market Street  
Shreveport, Louisiana 71101

Dorsett Arkansas Lodge  
State Hwy. 360  
Gin City, Arkansas 71826



**PROJECT  
DESCRIPTIONS  
&  
REFERENCES  
CONT.**

**c. Mr. Scott F. Baldwin, Jr., Attorney at Law  
Baldwin and Baldwin Law Office  
400 West Houston Street  
Marshall, Texas 75670  
(903) 935-4131**

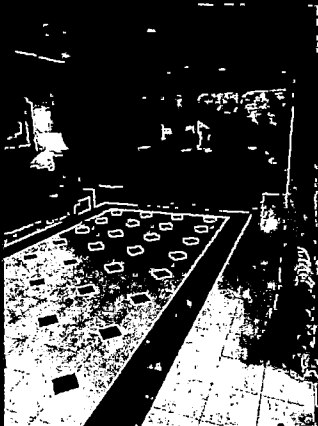
**Projects for this client:**

Baldwin and Baldwin Law Office – Design/Build  
400 West Houston Street  
Marshall, Texas 75670  
(903) 935-4131

Private Residence  
643 Jackson Ridge  
White Sulphur Springs, West Virginia 24986

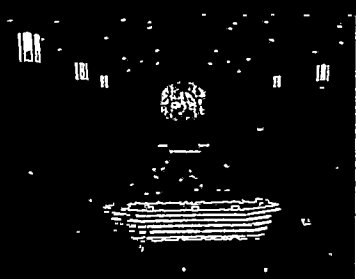
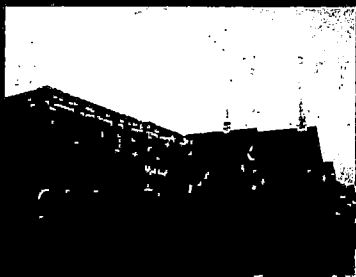
Private Residence  
5070 Broadlake View  
Colorado Springs, Colorado 80906

Private Residence  
FM 1793  
Marshall, Texas 75672





FINANCIAL  
INFORMATION  
&  
CERTIFICATES  
OF INSURANCE



## VII. Financial Information & Certificates of Insurance:

### A. Financial Information:

We will be glad to provide any needed financial statements.

None of our companies are currently for sale.

We can provide all required insurance. Our firm has been fully insured continuously for over 26 years without one claim.

### B. Insurance Certificates (attached):

- a. Certificate of Liability Insurance (Professional Liability Ins.)
- b. Certificate of Liability Insurance (Contractor's General Ins.)
- c. Business Owners Policy Declarations (Allstate Ins. - 3 pages)
- d. Certificate of Liability Ins. (coverage for co. we own in LA)



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
04/06/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> MEDALLION INSURANCE SERVICES 8145 Audrey Kell Rd Suite 203 Charlotte NC 28277	<b>CONTACT NAME:</b> Phyllis Constantino <b>PHONE (A/C No. Ext.):</b> (704) 256-6000 <b>FAX (A/C. No.):</b> (704) 256-6001 <b>E-MAIL ADDRESS:</b> phyllis@medallioninsurance.com
	<b>INSURER(S) AFFORDING COVERAGE</b>
<b>INSURED</b> Flowers & Associates, Architects, Inc. 400 W Fannin St Marshall TX 75670	<b>INSURER A:</b> InshoreLiberty Insurance Underwriters SAIC # 019917
	<b>INSURER B:</b>
	<b>INSURER C:</b>
	<b>INSURER D:</b>
	<b>INSURER E:</b>

COVERAGES      CERTIFICATE NUMBER: CL224608487      REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TRK LTR	TYPE OF INSURANCE	ADDITIONAL COVERAGES	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> <input type="checkbox"/> ANY PROPRIETOR/OWNER/INDEPENDENT CONTRACTOR/SEMIEMPLOYEE EXCLUDED (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y/N    N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER D.L. EACH ACCIDENT \$ D.L. DISEASE - EA EMPLOYEE \$ D.L. DISEASE - POLICY LIMIT \$
A	<b>PROFESSIONAL LIABILITY</b> <b>CLAIMS-MADE</b>		AEXNYASFDZ1C04	02/01/2022	02/01/2023	EACH CLAIM \$500,000 AGGREGATE \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>  Informational Purposes Only	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/06/2022

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**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Quality Insurance 1005 E Grand Ave  Marshall TX 75670		<b>CONTACT NAME:</b> Jesse Andrews <b>PHONE (A/C No, Ext):</b> (903) 938-4026 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> jesse.qualityinsurance@gmail.com	
<b>INSURED</b>  FLOWERS & ASSOCIATES 400 W FANNIN ST  MARSHALL TX 756704017		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> EVANSTON INS CO NAIC # 35378 <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			3FC2751	07/15/2021	01/15/2022	EACH OCCURRENCE \$ 300,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000	
	GENL AGGREGATE LIMIT APPLIES PER:							MED EXP (Any one person) \$ 5,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY \$ 300,000	
	OTHER:						GENERAL AGGREGATE \$ 300,000	
	AUTOMOBILE LIABILITY						PRODUCTS - COMPIOP AGG \$ 300,000	
	<input type="checkbox"/> ANY AUTO						\$	
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$	
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY					BODILY INJURY (Per person) \$	
	<input type="checkbox"/> UMBRELLA LIAB	<input type="checkbox"/> OCCUR					BODILY INJURY (Per accident) \$	
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					PROPERTY DAMAGE (Per accident) \$	
	DED	RETENTION \$					\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						\$	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				PER STATUTE	
	If yes, describe under DESCRIPTION OF OPERATIONS below						OTHER	
							E.L. EACH ACCIDENT \$	
							E.L. DISEASE - EA EMPLOYEE \$	
							E.L. DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>  	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  <i>Jesse Andrews</i>

Policy Number:  
648505391

**BUSINESSOWNERS POLICY DECLARATIONS**  
**Allstate Insurance Company**

Named Insured: FLOWERS & ASSOCIATES

Effective Date: 05-17-2021  
12:01 A.M., Standard Time

Agent Name: WILSON INSURANCE AGENCY LLC

Described Premises: See Schedule of Locations  
Mortgage Holder Name and Address: See Schedule Of Mortgagees

**SECTION I - PROPERTY**

**Blanket Insurance**

Blanket #	Type of Property	Limit of Insurance

**Deductibles (Apply per location, per occurrence)**

Prem. No.	Property Deductible	Optional Coverage (Other Than Equipment Breakdown Protection Coverage) Deductible	Windstorm or Hail Percentage Deductible
001	\$ 1,000	\$ 500	1%

For Additional Deductible Information: See Schedule of Deductibles

**Additional Coverages - Optional Higher Limits / Extended Number Of Days (Per Policy)**

Coverage	Additional Premium	Limit of Insurance / Extended Number of Days
Forgery or Alteration		
Business Income -- Extended Number of Days for Ordinary Payroll Expense		Days
Extended Business Income -- Extended Number of Days		Days
Electronic Data - Increased Limit (Section I Property)		
Interruption of Computer Operations - Increased Limit		

**Additional Coverages - Optional Higher (Per Premises)**

Coverage	Prem No.	Additional Premium	Limit of Insurance

Other: See Schedule of Additional Coverages - Per Premises

	Prem No.	Optional Deductible	Optional Revised Time Deductible
Equipment Breakdown Protection Coverage			

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

DB CW 01 01 16

Copyright, Insurance Services Office, Inc., 2009  
Allstate Insurance Company

**SECTION II – LIABILITY AND MEDICAL EXPENSES**

Each paid claim for the following coverages reduces the amount of insurance we provide during the applicable annual period. Please refer to **Section II - Liability** in the Businessowners Coverage Form and any attached endorsements.

Coverage	Limit of Insurance	
Liability And Medical Expenses	\$ 500,000	Per Occurrence
Medical Expenses	\$ 5,000	Per person
Damage To Premises Rented To You	\$ 50,000	Any One Premises
Other Than Products / Completed Operations Aggregate	\$ 1,000,000	
Products/Completed Operations Aggregate	\$ 1,000,000	

**Optional Coverages – Applicable only if an "X" is shown in the boxes below:**

Coverage		Limit of Insurance	
<input type="checkbox"/>	Broadened Coverage For Damage to Premises Rented to You		Per Occurrence
<input type="checkbox"/>	Self-storage Facilities – Customer Goods Legal Liability (Optional Increased Limits)		Per Occurrence
<input type="checkbox"/>	Motels – Liability for Guests' Property (Optional Limits)		Per Occurrence Per Guest
<input type="checkbox"/>	Motels – Liability for Guests' Property In Safe Deposit Boxes		Per Occurrence

**Deductible**

Optional Property Damage Liability Deductible:

Per Claim  Per Occurrence

Forms and Endorsements: See Schedule of Forms and Endorsements

Premium for this Businessowners Policy: \$2,156.00

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

DB CW 01 01 16

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Allstate Insurance Company



Property Details							
Property Coverage Limits of Insurance							
Premises Number	Building Number	Type of Property (Building Or Business And Personal Property)	Actual Cash Value of Building Option (Y/N)	Auto Increase Limit (%)**	Business Personal Property - Seasonal Increase (%)	Blanket # If applicable	Limit of Insurance*
001	001	Building	Y	6			\$ 187,864
001	001	Business Personal Property	N	2	25		\$ 33,555

\*Includes Automatic Increase Building and/or Business Personal Property Limit Percentage  
 \*\*This percentage can only vary by premises, not by building.

Optional Coverages - Applicable only if an 'X' is shown in the boxes below:			
Coverage	Limit of Insurance		
<input type="checkbox"/> Outdoor Signs	Per Occurrence		
<input type="checkbox"/> Money And Securities	Inside the Premises Outside the Premises		
<input type="checkbox"/> Employee Dishonesty	Per Occurrence		
<input checked="" type="checkbox"/> Equipment Breakdown Protection Coverage	Included		
<input type="checkbox"/> Burglary And Robbery (Named Peril Endorsement only)	Inside the Premises Outside the Premises		
<input type="checkbox"/> Money And Securities (Amount included when Burglary and Robbery Option is selected)			
<input type="checkbox"/> Other (specify): Please see the Schedule of Optional Coverages			

Additional Coverages / Coverage Extension - Optional Higher (Per Classification)			
Coverage	Class Code	Additional Premium	Limit of Insurance
Business Income - Dependent Properties			
Accounts Receivable			
Valuable Papers and Records	63781	\$ 15	\$ 31,000
Outdoor Property			
Business Personal Property Temporarily In Portable Storage Units			

Additional Coverage - Business Income From Dependent Properties	
Secondary Dependent Properties	<input type="checkbox"/> Yes <input type="checkbox"/> No

Theft Limitations - Optional Higher Limits (Per Policy)		
Description of Property	Additional Premium	Limit of Insurance

Earthquake/Volcanic Act Percentage Deductible:

Client#: 1936658

524BELLATER

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/07/2022

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PRODUCER: McGriff Insurance Services, 6425 Youree Drive Sulte 520, Shreveport, LA 71105, 318 626-6633. CONTACT NAME: Megan C. Craft, PHONE: 318 626-6633, FAX: 800-933-3721, E-MAIL ADDRESS: megan.craft@mcgriff.com. INSURER(S) AFFORDING COVERAGE: INSURER A: United Fire and Indemnity Company, NAIC #: 19496. INSURED: Bella Terra, LLC, C/O Flowers & Assoc Architects, 400 West Fannin, Marshall, TX 75670.

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

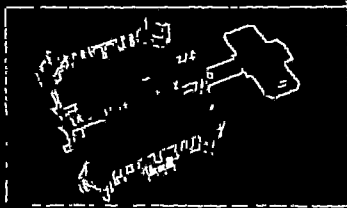
Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL SUBR INSR IWVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Includes Commercial General Liability, Automobile Liability, Umbrella Liab, and Workers Compensation.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER: Bella Terra, LLC, 400 West Fannin, Marshall, TX 75670. CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE: Charlotte Rivinck.



## LITIGATION/ INVESTIGATION INQUIRY



### VIII. Litigation/Investigation Inquiry:

#### 1. Completion of Awarded Work:

- a. Our firm always works hard to finish all projects. On many occasions our firm has been asked to finish projects other architectural firms have abandoned.

#### 2. Pending Lawsuit - Memorial City Hall Renovation:

- a. The owner of this project is the City of Marshall. Prior to us being hired, the City of Marshall hired and fired other architectural firms on this project. During our involvement in this project the City Manager position changed people numerous times causing us to receive directions from all of them.
- b. The scope of the project changed drastically per the owner's instructions. It went from a partial renovation of two of the floors to a complete renovation of a five story building. This was a complex project because it is a performance venue with a multitude of support spaces and systems throughout the structure.
- c. The budget was increased greatly from approximately 1.6 million to close to 7 million. We were instructed to design everything for a complete renovation of the entire building even if they chose to build it in phases.
- d. The City decided to serve as it's own Construction Manager with limited experience which caused the project construction timeframe to drag out over a long period of time. Our firm was instructed to do many of the typical tasks usually fulfilled by the Construction Manager. Our entire team worked extremely hard to see this project through completion. We completed this award winning performance venue with full flyways, Juliette balconies and the best acoustics in the region.
- e. The last City Manager we worked with, who recently left Marshall, refused to pay us for over two years worth of work even though the previous City Managers promised and our contract guaranteed we would be paid if we would help them finish the project. Sadly after a failed attempt at Mediation we were forced to seek compensation through the filing of a lawsuit in 2021 for breach of contract. We are currently in the middle of this pursuit.



# John Charles Flowers

## Registered Architect

4433 Jeff Davis Street, Marshall, Texas 75672

Work: (903) 935-5891 Home: (903) 935-6172 Mobile: (903) 926-1696

John C. Flowers, Registered Architect, President, Flowers & Associates, Architects, Inc.

### RESUME

John has been in the architectural services business since receiving an accredited architectural degree (5-year Bachelor of Architecture) and an accredited civil engineering degree (4-year Bachelor of Science in Architectural Engineering) from the University of Texas at Austin in 1982. Having worked for and with registered Architects since 1982, John opened John C. Flowers, Architect in September 1987. He has been a Registered Architect since 1985. John's NCARB certification number is 36,420. John's Texas registration number is 12340. John's Louisiana registration number is 3,608. He has successfully completed all National and State of Texas IDP certification requirements and the nine-section National Architectural Registration Exam.

John is Founder and current President of Flowers & Associates, Architects, Inc. This company has designed projects of the following nature:

Public Sector Projects:

Federally funded, state funded, county funded, city funded and public school projects.

Private Sector Projects:

Private universities, private schools, businesses, manufacturing, industrial, retail, museums, law firms, medical offices, athletic complexes, multi-housing projects, churches, performing/visual art centers, lake/dams and private residences.

John received the "Texas Award for Historic Preservation" by the Texas Historical Commission for "sensitive adaptive use of historic buildings in Marshall".

John is Owner of Flowers Construction Company, currently involved in residential construction. This capacity assists John in keeping abreast of current construction cost.

John was Chairman of the Board and Vice President of Tabb-Flowers Construction Management, Inc. This was a construction management/general contracting company in the commercial construction field with a seven figure annual budget. This experience has assisted John in the understanding of the means and methods of construction and the actual construction cost of design decisions.

John and his wife Becky are currently in the real estate development business as 50% owners of Bella Terra, LLC, a multi-million dollar real estate development company.

John is a past City Commissioner for District #3 of Marshall, Texas.

John has occupied many different positions within the process that results in buildings.

He has occupied all of the following positions:

1. Registered Architect
2. Chairman of an Architectural Corporation
3. Current partner & 50% owner of a Commercial Real Estate Development Company.
4. Chairman of a Construction Management Corporation
5. Owner of a Construction Company
6. Owner of a Furniture Supply Company
7. Holder of a four year accredited degree in Engineering
8. Independent Consultant on the building process
9. Expert witness on building related lawsuits
10. Independent Consultant on bonding, insurance, damages and their implications and expectations when building projects go astray.
11. Consultant to the U. S. Government on the reaction of the built environment, the command and control systems, and the general population during a nuclear attack.



# Professional Group Flowers

4433 Jeff Davis Street, Marshall, Texas 75672

Work: (903)-935-5891 Cell: (903)-926-6422

## Professional Experience:

Fall of 1987  
to Present

### **Flowers & Associates, Architects, Inc.**

400 West Fannin Street, Marshall, TX 75670

(The company was incorporated January 1, 1992)

**Position held:** Registered Architect (TX license #13547),

Vice President, and Co-Owner of Company

**Responsibilities:** project management, design of buildings, client communication, project presentations, marketing of firm, client meetings, business management, personnel management, CAD drafting, specification writing, construction administration, interior design, project furniture purchases, qualifications submittals, project programming, etc.

2010 –  
Present

### **Bella Terra, LLC**

50% owner with husband John of a multi-million dollar real estate development company, Bella Terra, LLC

Fall of 1986  
to Fall 1987

### **Self Employed (Architectural Drafting)**

Shreveport and Bossier City, Louisiana

#### **Companies using my services:**

Ron Mabry and Associates

Pollard & Associates

Jeb Breithaupt Design / Build

Shoemaker - Colbert - Brodnax Architects - Engineers

Client Construction Management, Inc. (Trammell Crow co.)

6/4/84  
to 11/4/86

### **Ron Mabry and Associates, An Architectural Corp.**

Shreveport, La.

**Position held:** Intern Architect

**Responsibilities:** schematic design of buildings, presentations and client contact

## Education:

Fall 1979  
to Spring 1984

### **Louisiana Tech University - Ruston, La.**

Bachelor of Architecture 1984 & Bachelor of Arts degree 1983  
(Sr. Outstanding Designer Award & Tech Rome Study Abroad)

1976  
to 1979

### **Haughton High School - Haughton, La.**

Ranked in top 5% of graduating class

## Organizations:

2008 to 2021  
2005 to 2020

**Compassion International** – Child Sponsor

**Pilot Club of Marshall, Texas** (community service group) – Projects Coordinator  
'06-'08, Vice Pres. '08-'09, Pres. Elect '09-'10 & President '10-'11

2007 to 2014  
1997 to 2001  
1997 to 2001

**Marshall Symphony League** – 2010 Ball Raffle Co-Chair

**Planning & Zoning Commissioner** - City of Marshall

**Strategic Planning Group** – La. Tech University School of Architecture –  
1 of 12 person advisory team member

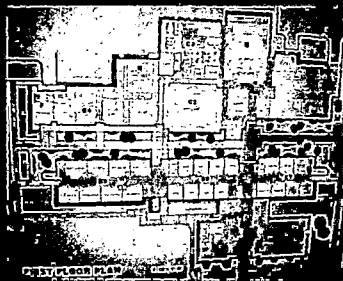
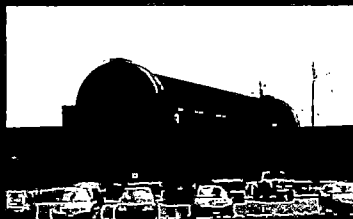
1996 to 2000  
1990 to 1994

**Marshall Christian Women's Club**

**Cypress Jr. Women's Club** (charity organization) - 2nd Vice Pres. '93-'94



SERVICE  
PROVIDER  
LIST



## IX. Service Provider List:

- a. **John Flowers** - Projects Manager (resume follows)  
Minority Owner/Partner  
President  
Registered Architect, Texas #12340  
Registered Architect, Louisiana #3608
- b. **Becky Flowers** (resume follows)  
Majority Owner/Partner  
Vice President  
Registered Architect, Texas #13547
- c. **David Zeigler** (resume follows)  
Intern Architect
- d. **Clerical** (as needed)
- e. **Engineering firms** (often used by our firm):
  1. Patterson Engineering, Texarkana, TX
  2. House Engineering, Hallsville, TX
  3. Others as needed

### Notes:

John Flowers was awarded the Honor Award of Excellence from Louisiana AIA for the design of an office building called the Justin Gras Building in Shreveport, Louisiana.

John was also awarded the "Texas Award for Historic Preservation" by the Texas Historic Commission signed by the Governor.

A number of publication articles have been printed of our projects. These include regional magazine, local newspaper, and regional academic publications. We can attempt to locate copies of these as required.



# David Zeigler Intern Architect

5420 Annette Street, Marshall, Texas 75672  
(903) 926-0776 zigsr@att.net

## RESUME



### EDUCATION:

**Louisiana Tech University** - Ruston LA  
Bachelor of Architecture - Feb. 1994

**El Dorado High School** - El Dorado, AR  
Diploma received in 1987

### PUBLISHED:

**United States Library of Congress**  
**G. B. Cooley House, Monroe, Louisiana**  
Historic American Building Survey No. LA-1230  
U.S. Department of the Interior  
Washington, D.C.

### EXPERIENCE:

4/95 - Present

**Flowers & Associates, Architects, Inc.**  
400 West Fannin Street, Marshall, Texas

#### **Intern Architect Responsibilities:**

construction document production, specification writing, construction observation, verify ADA requirements, 3-D drafting, plot plans, equipment layouts, project administration - including checking shop drawings/other submittals, use of surveying instruments, & documenting existing project conditions

**Software:** DataCad 11, AutoCad, Microsoft Office, MS Works, MS Excel, Coral, Quickbooks, MS Picture it, MS Office 2010, MS Power Point, Windows Movie Maker & MS Paint.

2/94 - 4/95

**Wal-Mart # 530**  
Ruston, LA

#### **Department Manager Responsibilities:**

personnel scheduling, point of sale ordering, built creative displays to move the merchandise

9/92 - 5/93

**Louisiana Tech University**  
Ruston, LA

#### **Architectural Graduate Assistant Responsibilities:**

assisted in early research to a computer tutoring program for students, graded assignments, & taught freshman drafting

11/84 - 9/92

**Wal-Mart**  
El Dorado, AR & Ruston, La

#### **Associate Responsibilities:**

various stocking duties & ordering merchandise

### ORGANIZATIONS:

1986 - present **Knights of Columbus** - Various positions of leadership at local, district, & state level. Currently Diocesan Deputy - Tyler Diocese

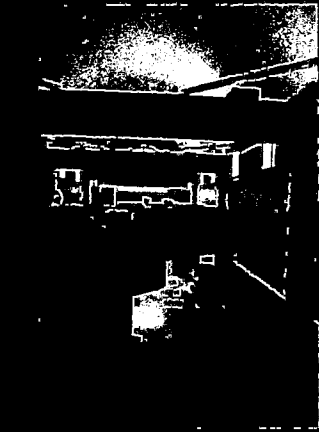
1999 - 2015 **Marshall Association of Band Supporters (MABS)**

Various positions of leadership including President

1995 - 2012 **Boy Scouts of America** - Various positions of leadership including

Cubmaster, Scoutmaster, & District Level Positions

1995 - present **St. Joseph Catholic Church, Marshall, TX** - Serve on various committees





# C.T. Patterson III

## Engineer

### RESUME

C. T. PATTERSON III,  
**PATTERSON ENGINEERING**  
700 SOUTH KINGS HWY  
TEXARKANA, TEXAS 75501  
(903) 832-0330, E-MAIL: PATTENGR@AOL.COM

17 May 2021

#### Statement of Qualifications

C. T. Patterson III, dba Patterson Engineering

1. Education  
BS Civil Engineering, University of Arkansas – 1967  
Master Industrial Engineering, Texas A&M – 1969  
Started Work on Master Mechanical Engineering, Oklahoma University, 1971-74, did not complete.
2. Registrations  
Arkansas, Professional Engineer #3361 and Public Surveyor #800.  
Louisiana, Professional Engineer #18473.  
Oklahoma, Professional Engineer #9071, Public Surveyor # 1034,  
Texas, Professional Engineer #34350, Certificate of Authority #F-6100 and Public Surveyor #3045  
CR 101082-00  
Missouri, Professional Engineer #14448
3. Private Business June 1977 – Present.
  - 3.1 Municipal/Government:
    - A. Streets, Paving, Sub-grade, Grading, Drainage, and SWP3;
    - B. Waste Water Systems – Collection (gravity, force mains with pump stations), treatment, sludge treatment and disposal, NPDES applications;
    - C. Potable Water Systems – Supply, treatment, storage, transfer pump stations and distribution networks (buster pump stations);
    - D. Flood Plain Studies – Drainage collection systems and FEMA backwater elevations, elevations certificates;
    - E. Structures – Foundations with sub-grades, Structural Framings systems (Wood, Steel, and Concrete) buildings etc;
    - F. HVAC Systems, Electrical/Lighting Systems, and Plumbing Systems for Public Building;
  - 3.2 Private Land Developers – Single and Multi-Family Developments
    - A. Subdivisions – Boundary, Topographic, Utilities, and Platting;
    - B. Streets, Paving, Sub-grade, Grading, Drainage, and SWP3;
    - C. Waste Water Systems – Collection (gravity, force mains with pump stations), treatment, sludge treatment and disposal, NPDES applications;
    - D. Potable Water Systems – Supply, treatment, storage, transfer pump stations and distribution networks (buster pump stations);
    - E. Flood Plain Studies – Drainage collection systems and FEMA backwater elevations, elevations certificates;
    - F. Structures – Foundations with sub-grades, Structural Framings systems (Wood, Steel, and Concrete) buildings etc;
    - G. HVAC Systems, Electrical/Lighting Systems, and Plumbing Systems for Public Building;
  - 3.3 Typical Clients – Private Land Development
    - A. Single Family Residential Subdivision – Ben Hatridge – 903-792-1525 –  
Topo For Drainage Grading Plan, Drainage Channels and Culverts, Street Paving, and Min Finished Floor Elevations, Platting etc;
    - B. Hotels (3 Story) Arkansas, Oklahoma and Texas with B W Hudson Engineers – 103 NW 14<sup>th</sup> Str, Grand Prairie, Tex, 75050, 972-264-4408:  
\*Site Panning – Grading, Drainage and Paving;







C.T. Patterson III  
Engineer

RESUME



- \*Foundation system, Structural Framing System etc;
- \*HVAC System(s), Central and Individual Rooms;
- \*Plumbing System – Potable Water, Sewer Waste Drains with Venting; Natural gas Piping;
- \*Electrical/Lighting – Interior/Exterior Lighting, Power Supply, Branch Panels with wiring;
- \*Traffic Impact Recommendations;

C. Nursing Homes in Oklahoma and Texas with Joe Crews Architect, 903-748-9050

- \*Site Panning – Grading, Drainage and Paving;
- \*Foundation system (Post Tensioned and Static Steel Slab on Ground), Structural Framing System etc;
- \*HVAC System(s), Central and Individual Rooms;
- \*Plumbing System – Potable Water, Sewer Waste Drains with Venting; Natural gas Piping;
- \*Electrical/Lighting – Interior/Exterior Lighting, Power Supply, Branch Panels with wiring;
- \*Traffic Impact Recommendations;

D. Family Dollar, Advanced Auto, Dollar General, Christian Brothers Auto, Commercial Strip Retail Centers, in Arkansas, Oklahoma, and Texas for SW Contractors/C2C Construction Services (Joe Crews 903-748-9050):

- \*Foundation system (Post Tensioned and Static Steel Slab on Ground), Structural Framing System etc;
- \*HVAC System(s), Central and Individual Rooms;
- \*Plumbing System – Potable Water, Sewer Waste Drains with Venting; Natural gas Piping;
- \*Electrical/Lighting – Interior/Exterior Lighting, Power Supply, Branch Panels with wiring;

E. Century Bank, Milway Credit Union Branch, Guaranty Bond Bank, (Branch, one story); Health Facilities, Warrior Branch Service Centers (Heavy Construction Equipment); in Arkansas and Texas with Bill Patton Architect – 903-277-5891:

- \*Site Panning – Grading, Drainage and Paving;
- \*Foundation system, Structural Framing System etc;
- \*HVAC System(s), Central and Individual Rooms;
- \*Plumbing System – Potable Water, Sewer Waste Drains with Venting; Natural gas Piping;
- \*Electrical/Lighting – Interior/Exterior Lighting, Power Supply, Branch Panels with wiring;
- \*Traffic Impact Recommendations;

F. John Flowers and Associates (Architects) 903-935-5891 – New Split Level Student Center for ETBU in Marshall, New Fire Station and Police Station for City of Marshall:

- \*Site Panning – Grading, Drainage and Paving;
- \*Foundation system, Structural Framing System etc;
- \*HVAC System(s), Central and Individual Rooms;
- \*Plumbing System – Potable Water, Sewer Waste Drains with Venting; Natural gas Piping;
- \*Electrical/Lighting – Interior/Exterior Lighting, Power Supply, Branch Panels with wiring;
- \*Traffic Impact Recommendations;

New Strip Commercial Retail Center in Bossier City Louisiana-

- \*Site Panning – Grading, Drainage and Paving;
- \*Foundation system, Structural Framing System etc;
- \*Traffic Impact Recommendations;

G. Low Income Rental Apartment in DeQueen, Ashdown, Hope, Magnolia, and Prescott In Arkansas, Doc and Glen Pruyear

G. Numerous Local General Contractors -

- (1) Seven O Corp – C-Stores, Manufacturing, etc
- (2) Lawrence Construction – Industrial Manufacturing Additions and New Facilities, etc
- (3) Four Thirteen Construction –
- (4) TMG –
- (5) H E Wright Corp -



**C.T. Patterson III**  
Engineer

**RESUME**

4. Facilities and Equipment:

- A. Office at 700 S. Kings Hwy. Texarkana, Texas.
- B. Computer Aided Drafting and Design –
  - \*Auto-Cad and ServCadd;
  - \*Structural - RISA , Foundation, PTI Slab,
  - \*HVAC - Elite
  - \*Electrical – EDR and Personal Programs.
- C. Survey Equipment, Total Station w/ Data Collector, Robot Total Station, and GPS.

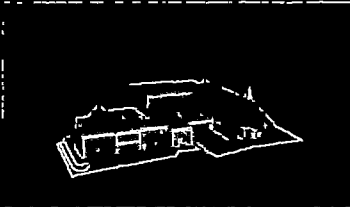
5. Project Related Work -

5.1 Roofing Project –

- A. GE Rail Car Repair Facility, Texarkana, Ark – 150' x 550', Flat Roof on Bar-Joist,
  - 1). Analyzed Structure to Carry Additional BUR – removed 4" Spray on Foam;
  - 2). Spec's Light Weight Membrane with Fiber;
- B. Alco Fastener Facility, Waco, Texas, 50,000 sf, Gypsum Panels on Bar-Joist, BUR
  - 1) Analyzed Ability of Roof to support Code Loads;
- C. Three Commercial Bank Facilities, Texarkana, Ark, two with Standing seam Metal Roofs and one with BUR
  - 1). Damaged recommended Replacement
- D. Zapata Restaurant, Texarkana, Ark, 15,000 sf +/- EPDM system,
  - 1). Reviewed damage and recommended replacement of EPDM System
- E. (Pending) Fellowship Baptist, Texarkana, Tex, - EPDM flat roof and Standing Seam system
  - 1) Evaluate Condition/Level of Damage

5.2 Framing Projects –

- A. Many out of steel, concrete, wood, aluminum, and fiberglass.
- B. Foreman for Steve Buford 5 or 6 years ago.
- C. See sample isometric of structure.





# CONFLICT DISCLOSURE

## X. Conflict Disclosure (Form CIQ):

CONFLICT OF INTEREST QUESTIONNAIRE		FORM CIQ
For vendor doing business with local governmental entity		
<p>This questionnaire reflects changes made to the law by H.S. 23, 84th Leg., Regular Session.</p> <p>This questionnaire is being filed in accordance with Chapter 175, Local Government Code, by a vendor who has a business relationship as defined by Section 175.001(1-2) with a local governmental entity and the vendor meets requirements under Section 175.003(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 175.003(a-1), Local Government Code.</p> <p>A vendor commits an offense if the vendor knowingly violates Section 175.003, Local Government Code. An offense under this section is a misdemeanor.</p>		OFFICE USE ONLY
<p>1 Name of vendor who has a business relationship with local governmental entity.</p> <p style="text-align: center;"><u>N/A</u></p>		Date Received:
<p>2 <input type="checkbox"/> Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)</p>		
<p>3 Name of local government officer about whom the information is being disclosed.</p> <p style="text-align: center;"><u>N/A</u> Name of Officer</p>		
<p>4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 175.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.</p> <p style="text-align: center;"><u>Flowers &amp; Associates, Architects, Inc. does not have a conflict of interest with anyone with Panola County.</u></p> <p>A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?</p> <p style="text-align: center;"><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No</p> <p>B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?</p> <p style="text-align: center;"><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No</p>		
<p>5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.</p> <p style="text-align: center;"><u>N/A</u></p>		
<p>6 <input type="checkbox"/> Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 175.003(a)(2)(B), excluding gifts described in Section 175.003(a-1).</p>		
<p>7</p> <p style="text-align: center;"><u>Becky Flowers</u> Signature of vendor doing business with the governmental entity</p> <p style="text-align: right;"><u>8-9-22</u> Date</p>		