

ISSUE 1 | VOL 1 | AUGUST 2020



INGRAM CIVIL  
ENGINEERING  
GROUP, LLC

TWENTIETH ANNIVERSARY MAGAZINE

# THE PROJECTS THAT GOT US HERE TODAY

HIGHLIGHTED PROJECTS AND PARTNERSHIPS  
OVER THE PAST TWO DECADES THAT HELPED  
TO SHAPE INGRAM CIVIL ENGINEERING GROUP, LLC.

# “WHY WE ARE DIFFERENT?”

by the president (2004)

Ingram Civil Engineering Group, LLC is a general civil firm centered on Christian principles of hard work, respectable behavior and impeccable ethics. The firm also attempts to model qualities I, as a young boy and teenager, saw exhibited by my father and grandfather as they led our family's food distribution business. Loading trucks, pulling orders and sweeping warehouses have been replaced with site planning, storm water design and CAD plots, but smiles, talk about family and plans for a better future remain a constant.

Our employees are among the best in the industry at what they do, from administrative and bookkeeping functions to drawing design and production. They were not hired because they were the best at these functions. They were sought after and retained because they would be among the best at anything they set their heart to do. Our office is small but continues to grow, as it needs to in order to take care of our clients' needs. Occasionally, lights in one or more of our offices will not be turned out between workdays. Plenty of work is considered a blessing in this time where many good people find themselves without a job.

Our clients range from individual property owners to multi-billion dollar corporations. Everyone who entrusts us with a portion of their project, however big or small, is given our best work and most timely responses throughout the duration of the project. We believe that we have the best clients in our field. Everyone in our firm is counted on to provide client maintenance. All employees are entrusted to speak with our clients and give them the security of knowing that our whole office is working for them, not just one or two key employees.

Our services are primarily centered on site development but also include public roadway and utility design. We pride ourselves in being able to perform the functions necessary to take an idea through the planning, conceptual, design, permitting and construction phases, successfully leaving the client with a profitable finished site. We work hand in hand with other designers such as architects, structural engineers, mechanical, plumbing and electrical (MPE) engineers and landscape architects throughout the design process. This consistent coordination enables us to ensure a well-coordinated and integrated site upon completion. We are also proud to be able to serve our regional clients in over 20 states. We have had great success with local permitting authorities all over the US, making sure that the project meets the expectations of the local communities and governing authorities, as well as our clients.

My grandfather has passed away but his lessons live on in my decision-making process everyday. My father remains my most trusted advisor in business and my personal life. As time passes on, I hope and pray that this office will provide to my two boys and the rest of our employees' children the same learning opportunity I had growing up. I hope that you can be a part of that experience too. When opportunity arises, give us a try and see for yourselves “why we are different.”

Sincerely,

A handwritten signature in black ink that reads "Bubba Ingram, PE". The signature is written in a cursive, slightly slanted style.

President

# “ARE WE STILL DIFFERENT?”

by the president (2020)

In early 2004 Ingram Civil put together our first comprehensive brochure. In it, we decided to include our first mission statement. At that time my sons were 4 and 6. I had been married 10 years. Memories of growing up in our families' institutional food business in the 70's and 80's were even more vivid then. The imprint of watching my mom's dad and my dad run that business from my earliest days is indelible. I visited and ate lunch across the desk from Papaw at first. Later, I would work on the docks, in the warehouse and the freezer during summers in high school. In college, I took off a year from school to sell to restaurants, churches and schools for my dad. I remembered the feelings it gave me to be in that work environment. I still do.

I remember trying to work as hard and fast as I could to catch the approving eye of my grandfather or dad. When I did, it was powerful fuel that would keep me going however long the day lasted. I remember customers walking in to pick up smaller orders. They would talk to folks in the office by name about life and work. On occasion, I would see families of people I went to school with or to church with but many I had not known before. All of them were treated the way my family treated each other. In my mind, it was the way it was supposed to be.

After my family decided to close the business in the 90's I knew I wanted to try my best to recreate that atmosphere one day. I wanted my sons and others that would come here to feel something different. Both of my sons have been able to work with me here during several summers. As they've entered college, they have both decided to pursue other passions and I'm so proud of them for who they are. Over the years, we have hosted dozens of young people for visits, shadow days and internships. I love seeing and feeling the world through their eyes. It always makes me remember what it felt like to be in their position.

Every business must make money to survive. Money is a motivator but it's not the best motivator. Working hard with and for people we care deeply about is as strong of a driving force as there is. We do it with and for the people we see and meet with on projects but most of all for the One that put us where we are, with the opportunities we have, with skills and experiences to make the world around us work safely and more efficiently. It is His eyes of approval I now look for more and more.

My children are 20 and 22 now. I've been married to Jennifer for 27 years. My hair is thinning. My knees and hips ache sometimes. But recently, my oldest son referred a recent civil graduate to shadow with us. Afterward, she returned some very thoughtful and encouraging reassurance that we are. We are still different. As long as we are, it will still be worth it. If you or someone you know is in need of a civil engineering partner, try for yourself and tell us if you can see the difference too.

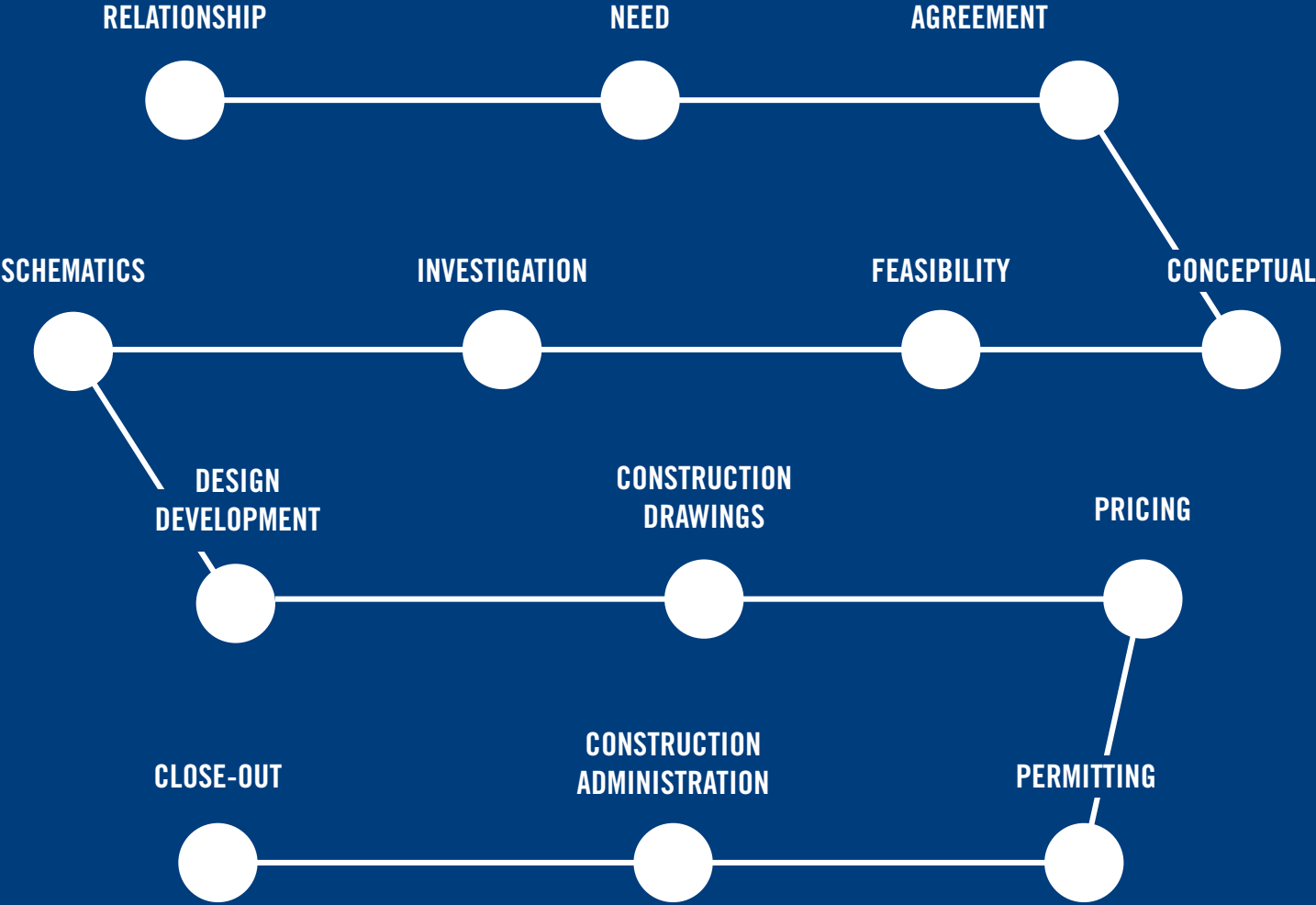
Sincerely,

A handwritten signature in white ink that reads "Bubba Ingram, PE". The signature is written in a cursive, flowing style.

President



# OUR PROCESS



# MEET THE TEAM:



## **CURTIS P. (BUBBA) INGRAM, JR. P.E.**

Mr. Ingram is the Founder (2000) and President of Ingram Civil Engineering Group, LLC in Brentwood, Tennessee. His duties include technical oversight of projects, quality control, client liaison, as well as business development for the office. His experience includes 20 years in design, project management and land development. He has directed civil engineering design and construction observation for commercial, institutional, military, industrial and government clients.



## **SAM BOHANNON, P.E.**

Mr. Bohannon is an Engineer for Ingram Civil Engineering Group, LLC, in Brentwood, Tennessee. His duties include technical oversight of projects as well as client liaison. He has been with the company for eight years as a project manager. His experience includes ten years in construction project engineering. His responsibilities as a project engineer involve site and permitting due diligence, site layout, grading, utilities and storm sewer design on institutional and commercial projects.



## **SHAWN SIMPSON**

Mr. Simpson is a Computer Aided Drafting (CAD) Designer for Ingram Civil Engineering Group in Brentwood, Tennessee and has been with the firm since 2002. His responsibilities include design and development and Director of Quality Control. His experience includes 13 years in CAD Design with Ingram Civil Engineering and 3 years with John Kohl and Company Surveying. Design responsibilities include site layout, grading, utilities and storm sewer.



## **COLTON DORRIS, EI - Designer**

Mr. Dorris is a Project Engineer for Ingram Civil Engineering Group, LLC in Brentwood, Tennessee. He graduated from Western Kentucky University in 2017 in Civil Engineering. His duties as a project engineer include site due diligence, utilities and storm sewer design, grading, and permitting.



**GARY W. O'BRIEN, P.E.**

Mr. O'Brien is a Project Manager for Ingram Civil Engineering Group, LLC in Brentwood, Tennessee. He is a seasoned civil engineering leader with over 30 years of professional engineering experience in project management, business development, land development, site planning, grading design and construction document preparation. His responsibilities as a project manager include site due diligence, site design, permitting, government relations, construction observation and client management.



**AUSTEN JONES - Designer**

Ms. Jones is a Project Engineer for Ingram Civil Engineering Group, LLC in Brentwood, Tennessee. She graduated from Tennessee Tech in 2019 in Civil Engineering. Her duties as a project engineer include site due diligence, utilities and storm sewer design, grading, and permitting.

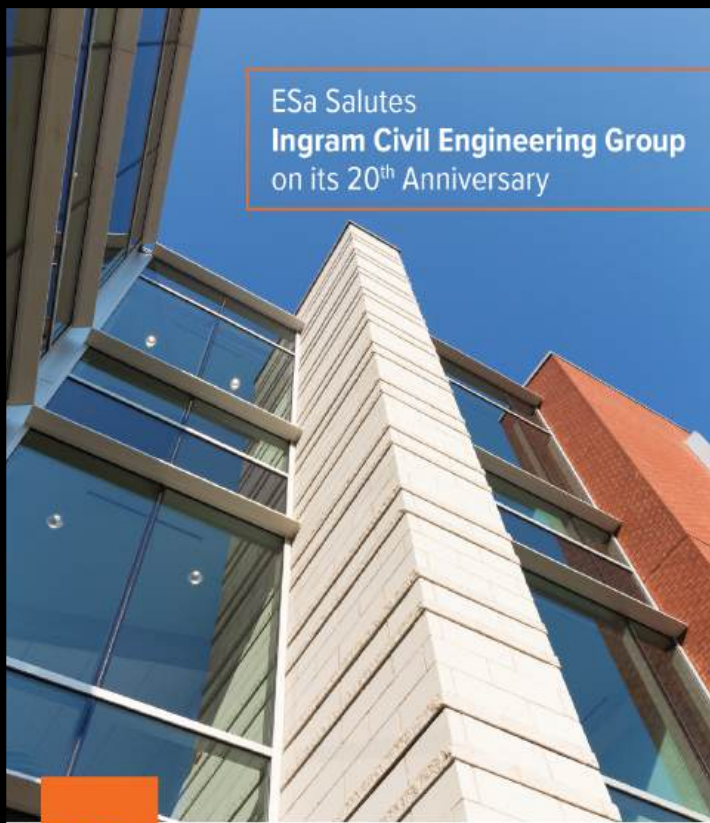


**CATHY DOUGLAS, CPA (inactive)**

Ms. Douglas is the Accountant/Office Manager and has been with the firm since August 2015. Her responsibilities include general accounting including billing, payroll and monthly financial analysis. Her duties also include maintaining office operations and other clerical functions. She is a Certified Public Accountant (CPA) and her experience includes 15 years of accounting work in various industries.



ESa Salutes  
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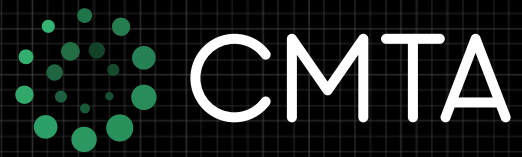
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**2000**

**SPURS PARK & SAN ANTONIO SPURS  
TRAINING FACILITY**

**Location: San Antonio, TX**

**Owner: Medistar Corporation**

**Architect: Davis Stokes Collaborative**

**Contractor: JE Dunn**

**Construction Cost: \$6 Million**

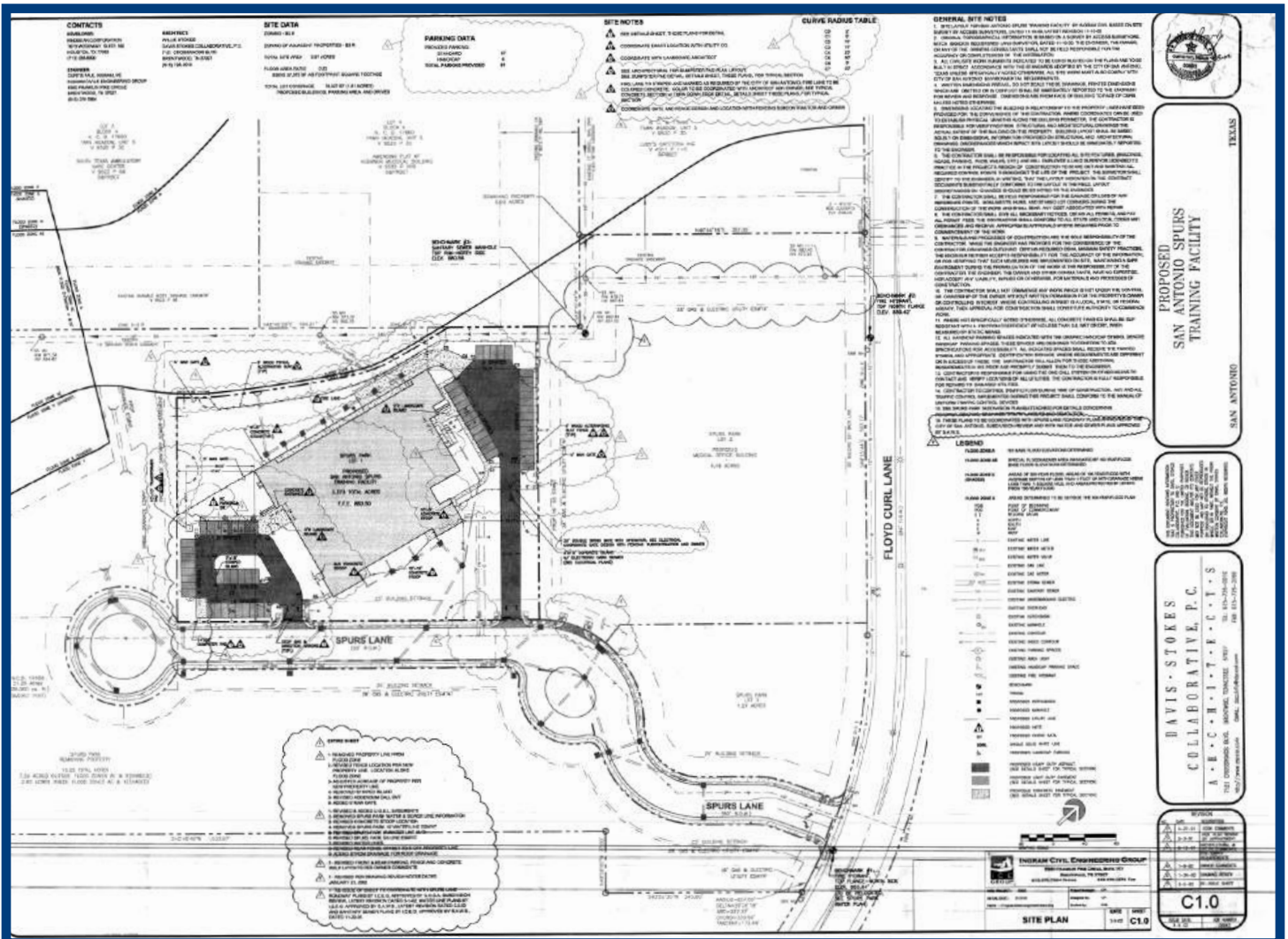
Ingram Civil designed the public road, Spurs Lane, and utility infrastructure for the 21-acre commercial development called Spurs Park. We also prepared the site development plans for the Spurs' training facility which occupied one of the lots inside of the development. The facility would become the team's hub for practice, conditioning, healing and interacting with media. The Spurs have been a perennial presence in the NBA and ABA since 1974.

# MEMORABLE MOTIVATION

“If you don’t get these plans permitted and have this facility open in time for the next season’s preparation and Tim Duncan doesn’t renew his contract because of it, someone is going to pay for it.”

“We are very proud of the facility,” Zachary said. “It says a lot about the quality of the product and the cooperation between Medistar and the Spurs that we were able to put something in place that has been so significant to their success. It was an amazing milestone in Medistar’s history.”

San Antonio Express -News  
February 9, 2017  
Spurs Gain Ownership of Practice Facility  
by Tom Orsborn





2001

## TALLAHASSEE COMMUNITY HOSPITAL REPLACEMENT

**Location: Tallahassee, FL**

**Owner: Hospital Corporation of America (HCA)**

**Architect: Thomas Miller and Partners**

**Contractor: Centex Rodgers**

**Construction Cost: \$61 Million**

Ingram Civil, with local partners, Broward Davis, designed the site around a new 350,000 SF replacement hospital on the same campus as the current hospital. The existing hospital would stay in operation through the opening of the new facility so there would be no loss of service for patients. Phased construction of our storm water, utilities, driveways, helipad, bus stop and parking design allowed for new work to be built in areas of the site while existing operations continued. Eventually, the old building was demolished and replaced with surface parking.





**2002**

**MARSHALL SPACE FLIGHT CENTER  
BUILDING 4600**

**Location: Huntsville, AL**

**Owner: National Aeronautics and Space Administration (NASA)**

**Architect: Thomas Miller and Partners**

**Contractor: GSC Construction**

**Construction Cost: \$24 Million**

Ingram Civil designed the site for the new 138,000 SF office building. For the first time in my experience, the owner's representatives reviewing our drawings were engineers. These weren't just any engineers. They were rocket engineers. Over the course of the construction drawing development process, we updated a lot of details and spec references that I'm certain we wouldn't have otherwise. Thank you for helping us sharpen our game. This was our first LEED project and was ultimately awarded Silver designation. This was our first decorative wet pond design as well.

# AUTOCAD STRIKES AGAIN

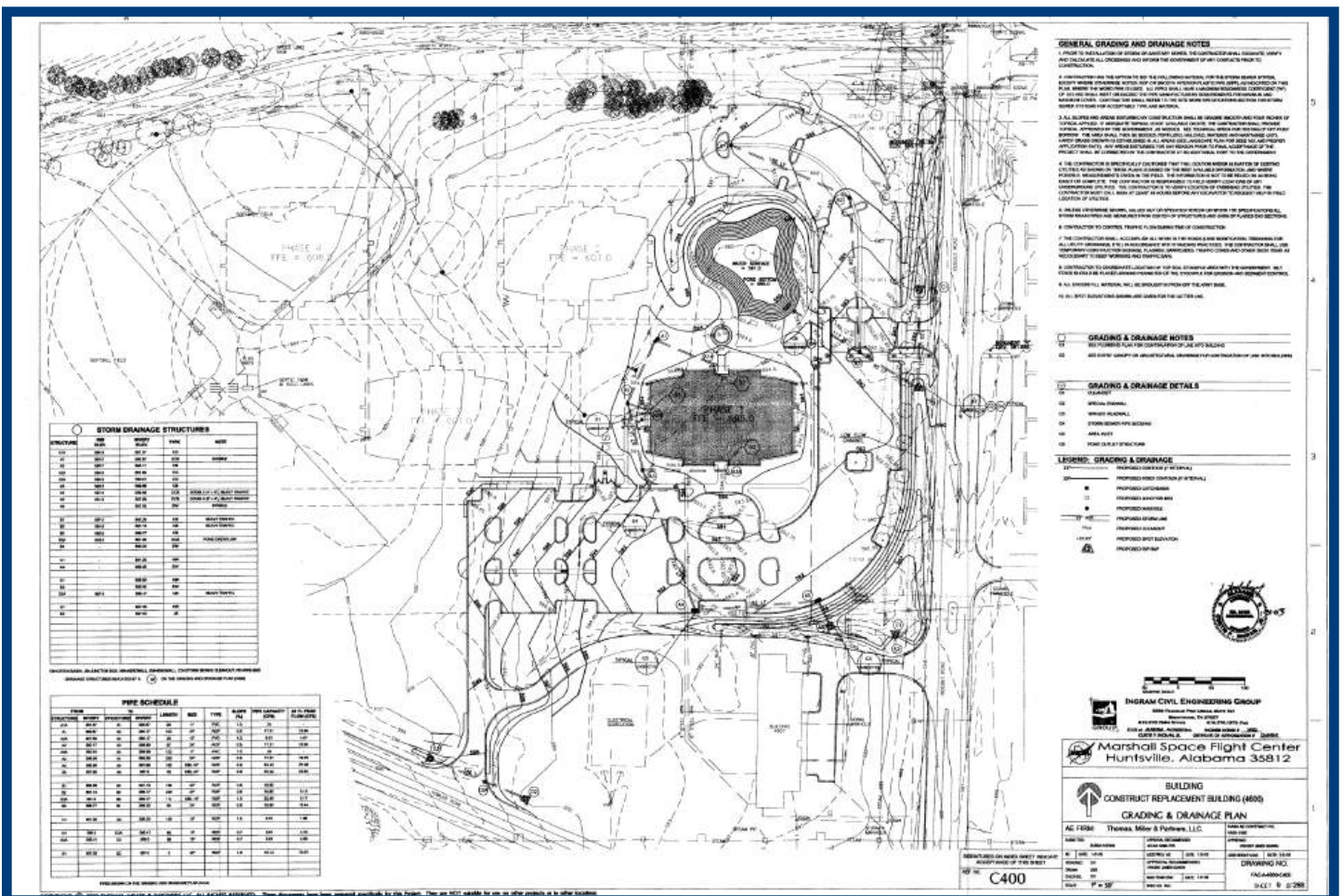
In the middle night of a deadline, a part-time employee, now full-time, remembers the sinking feeling of a drawing becoming corrupt and having to be recovered using the .bak file.

The engineering complex at NASA's Marshall Space Flight Center in Huntsville, Alabama, was developed beginning in 2005 with construction of Building 4600, at upper right, the first "green," LEED®-certified facility built by NASA. LEED certification is a voluntary, consensus-based national standard, created by the U.S. Green Building Council for Leadership in Energy and Environmental Design, applied to the development of high-performance, sustainable structures. The engineering complex, southwest of the intersection of Rideout and Martin roads on Redstone Arsenal, includes offices, laboratories and test facilities primarily for engineers in Marshall's Materials and Processes Laboratory and its Spacecraft and Vehicle Systems Department. Researchers in the 4600 complex are developing next-generation launch vehicle technologies and supporting a variety of Earth, space and solar science missions. (NASAMSFC)

<https://www.nasa.gov/centers/marshall/news/images/nasa-s-marshall-center-engineering-complex.html>

Last Updated: Sept. 5, 2017

Editor: Lee Mohon





**2003**

**MEDICAL CENTER OF  
SOUTHEAST TEXAS**

**Location: Port Arthur, TX**

**Owner: Iasis Healthcare**

**Architect: Thomas Miller and Partners**

**Contractor: RJ Griffin**

**Construction Cost: \$65 Million**

Ingram Civil designed the site for the new 300,000 SF, 6 Story, 224 bed acute care hospital. The project area was 30 acres of overgrown land on the undeveloped west side of Highway 287 when we visited the site the first time with the owner. Two local roads and multiple public utilities were extended to the campus holding the new hospital and medical office building.





**Location: Laredo, TX**  
**Owner: Averitt Express**  
**Architect: J. Terry Bates**  
**Contractor: Modern Construction**  
**Construction Cost: \$4.7 Million**

Ingram Civil designed the site for the new 30,000 SF service terminal in a developing El Portal Industrial Park. The site is on a strategic route for carriers about 2 miles from the World Trade Bridge US and Mexico border crossing. Averitt Express is a household name across much of the country. To me, it was a company headquartered in the city where I went to college. My wife and I had become good friends with several employees of the corporate office during our tenure in Cookeville after graduation. One of the reasons I wanted to have my own company was to be able to select clients that were meaningful to me. In addition to having friends in the corporate office, I learned the real estate lead for AE was a man that had attended church with and known my grandparents for years in Brentwood, TN where I grew up and now work and reside.

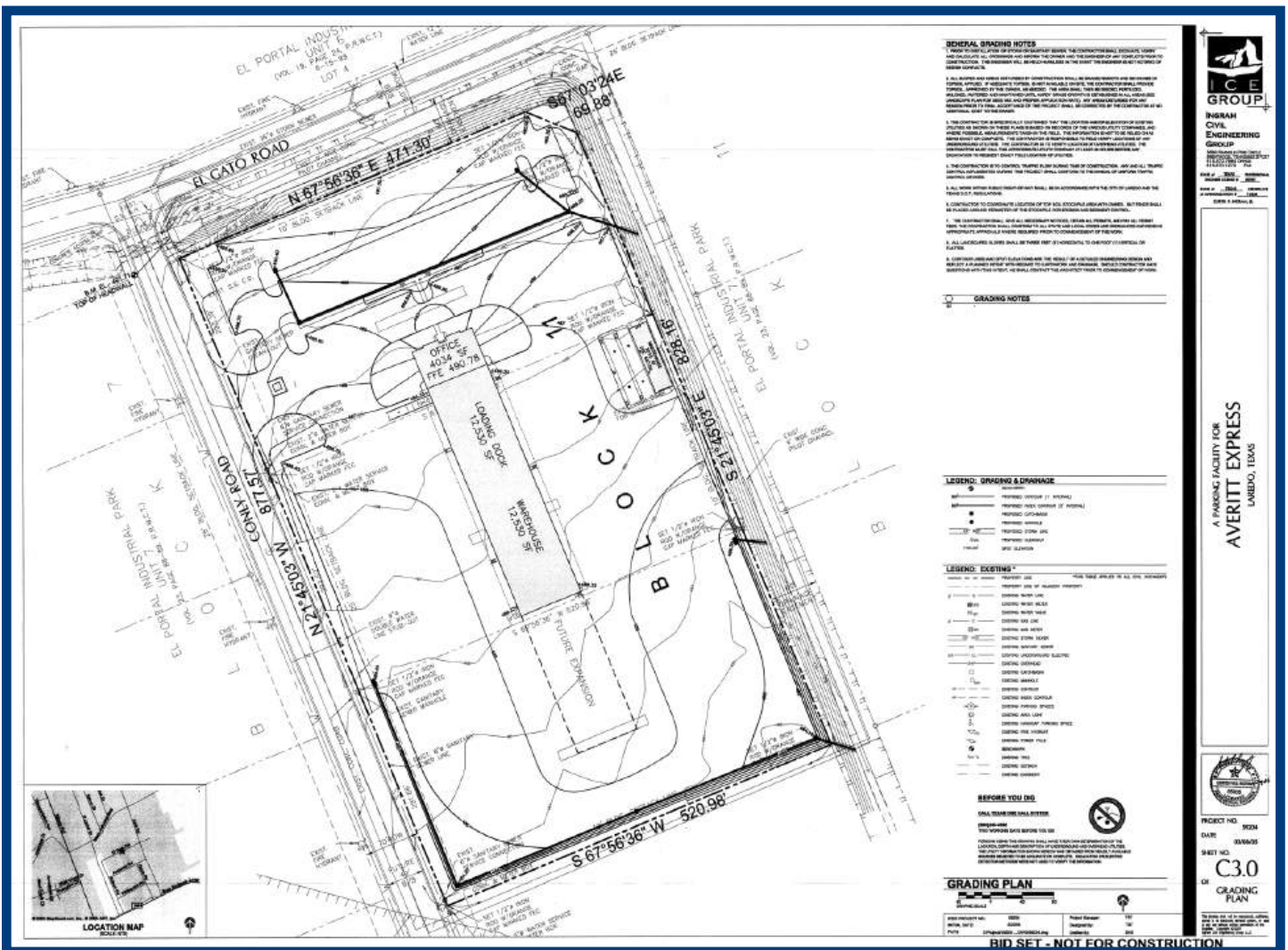
# A FRIEND IN FARAWAY PLACES

In spite of the deep and personal connections to the company, the mutually beneficial condition that made this relationship strategic and not just sentimental, is that Ingram Civil Engineering and Averitt Express both do exceptional work across the country. It doesn't matter how close to any border we go, our brand of relationship building with local reviewing agencies and thorough due diligence are successful wherever we find ourselves in the country.

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See more at:  
<https://www.averittexpress.com/public/services/cross-border/mexico.jsp>





**2005**

## **FORT DRUM HOUSING 3RD PARTY CONSTRUCTION OBSERVATION**

**Location: LeRay, NY**

**Owner: United States Government**

**Program Manager: Meta/Parsons**

**Contractor: Actus Lend Lease**

**Construction Cost: \$410 Million**

Home of the 10th Mountain Division, Fort Drum was preserved during the base realignment of 2005. In fact, due to growth through assimilation of other forces and latent housing demand, the base embarked on a massive building program on its 107,265-acre site. More than 3900 homes were constructed along with several community centers, unaccompanied officer quarters and several infill building projects. Due to the unique development partnership and the massive size of the project, Ingram Civil was asked to be a part of the 3rd party oversight helping to maintain quality control and mark progress of the huge construction undertaking. For 10 years, I traveled once or twice a month, as needed, to upstate New York to perform engineering site reviews. Just east of Lake Ontario, I learned that the area was prone to heavy lake effect snow. The Tug Hill Region, one of the snowiest regions in the US, was on my route from the airport to the base. This could make for an interesting commute up or down I-81. My visits were only a single overnight most times but they were so numerous that the hotel and restaurant employees began to be friends. Sue, at the hotel, would always try to put me into the VIP room on the first floor to show her appreciation for my many stays.

“I have never been in the military. The closest I’ve come to serving my country at that level was reminding our team throughout my decade of involvement that we were building neighborhoods for the families of our country’s heroes. I’m so very honored to have been a part of that effort.”



## WE’LL TAKE CARE OF YOU

Fort Drum Mountain Community Homes will change your military life by providing you with the best community living experience whether you are PCSing or just wanting a shorter commute to work. Our homes are built with you in mind, from our prime, convenient location on post to our vast array of features and community perks. Each detail blends into the ideal living experience. We have multiple floor plans to choose from including spacious and affordable two-, three-, and four-bedroom options. You are sure to find exactly what you are looking for to support your lifestyle and family size when you choose to call Fort Drum home.

<https://www.fortdrummch.com/>





**2006**

## **3 NATURE CENTERS**

**Location: Nashville, TN**

**Owner: Metro Nashville Parks**

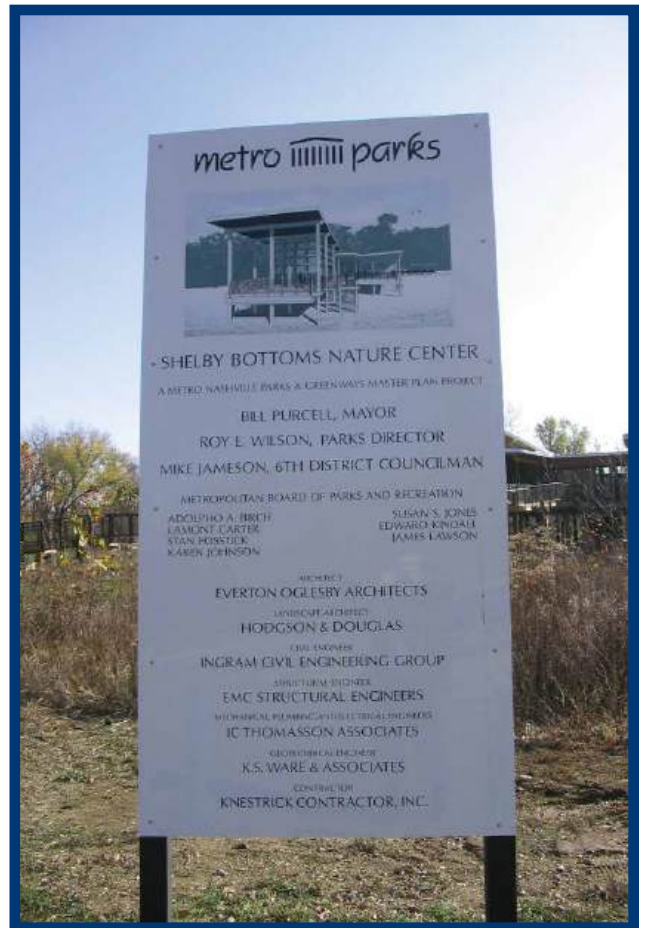
**Architect: EOA Architects**

**Contractor: Knestrick**

**Construction Cost: \$3 Million**

The nature center projects at Shelby Bottoms, Bells Bend, and Beaman Parks left an indelible impression on my design process. The owner and designers were acutely aware we were designing new infrastructure in sensitive eco systems. Their concern influenced me, not just on that project, but moving forward. Our effort to make special places for people to experience the Designer's handiwork around them should not and

could not diminish or harm the very subject of our work. Through use of natural materials, compact design, benched storm infrastructure, and delicately placed parking we were able to work with and around steep slopes, floodplain, trees and existing trails to provide more access for residents of our growing city to experience natural beauty and calm (and maybe get a little exercise too.) This would be one of the first applications ever of pervious concrete, now ubiquitous, we experienced on a project.



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# Cheers to 20 Years!

## Ingram Civil Engineering

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Looking forward to 21.



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**Congratulations Ingram Civil Engineering Group on your 20<sup>th</sup> Anniversary!**

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> [UnityPsych.com](http://UnityPsych.com)

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**2007**

# **WEST PARK MEDICAL OFFICE BUILDING**

**Location: Cody, Wyoming**

**Owner: West Park Hospital**

**Architect: Johnson Johnson Crabtree Architects**

**Contractor: Brasfield and Gorrie**

**Construction Cost: \$11.3 Million**

During the surge in LEED accreditation and sustainability interest, Ingram Civil was engaged to help design a medical office site with bio-retention, storm water storage and reuse. Filtration and Infiltration would remain a key component of storm water requirements to this day in the form of bioretention, sand filters, permeable pavement systems, mechanical filters, silt bags and the like. Our national footprint helps us to see and acclimate to new and better designs that we take with us everywhere we go. We've been told on numerous occasions that reviewers in a locale hadn't seen a technology we were specifying applied the way we were using it and encouraged to show them how it could work for them. In our own way, we are serving to propagate better design across the country to large and small places alike. This project and subsequent projects at West Park Hospital would put us in one of the most beautiful and natural environments of any project we've worked on over the years. At the Gateway to Yellowstone, there is incredible topographic relief up and down everywhere you turn in Cody. Mountains, snow, elk and the rodeo were all signature and memorable elements of my visits.





**2008**

**CRIEVE HALL CHURCH OF CHRIST  
FELLOWSHIP AND CLASSROOM ADDITION**

**Location: Nashville, TN**

**Owner: Crieve Hall Church of Christ**

**Architect: Gilleland Associates**

**Contractor: J.E. Crain and Son, INC**

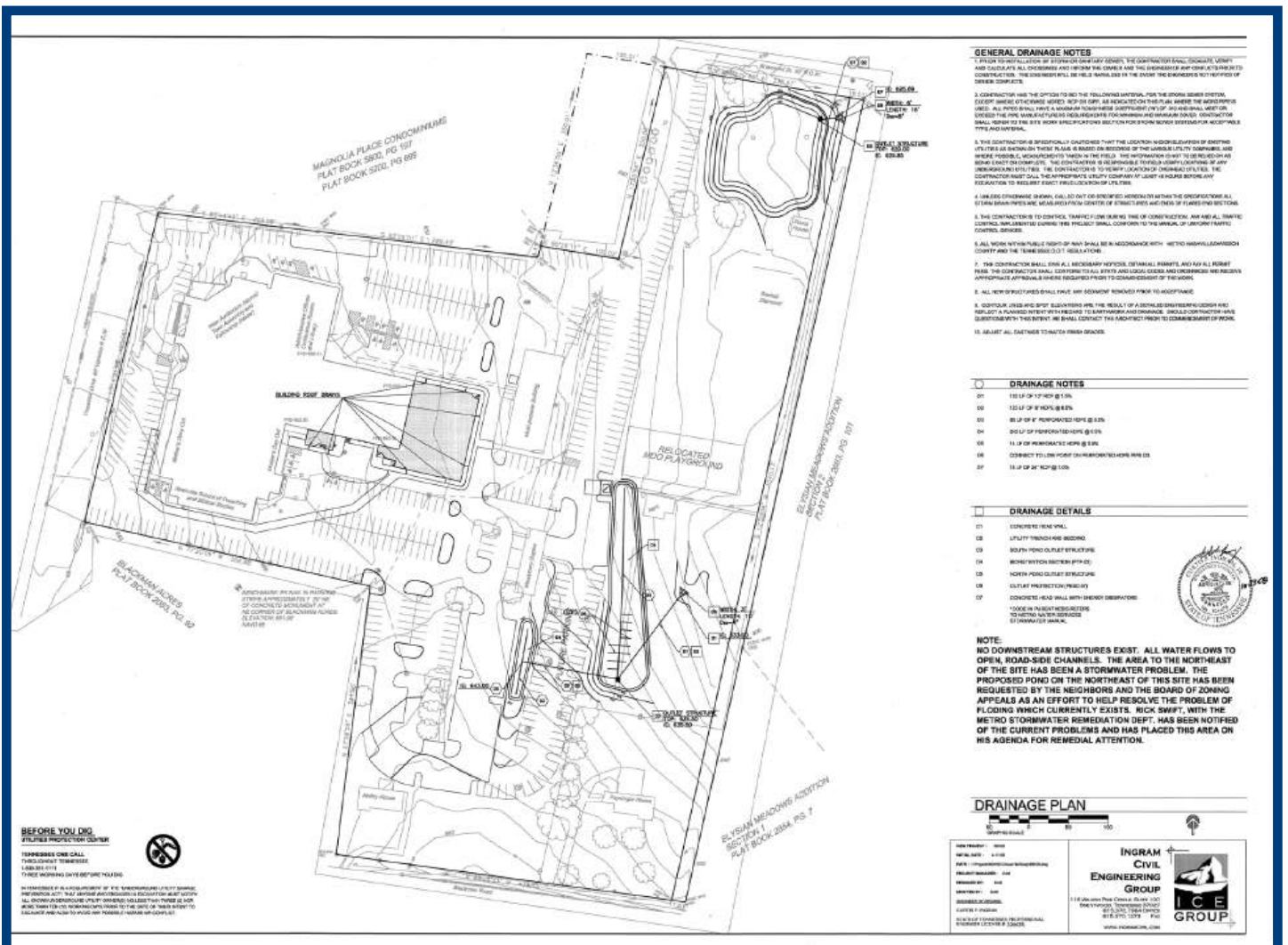
**Construction Cost: \$2.9 Million**

Although our work carries us all over the country, we enjoy working on projects with very special meaning to us locally. In 2008, our firm joined the design team for an expansion of the facilities at the church several of us attend. This was a unique opportunity to blend the worlds of work and church. This was the first major addition in about 15 years to the campus and would encompass the first classroom area focused to meet the needs of the youth group. An attached large fellowship space would allow room to hold graduation parties, practice youth basketball, hold other congregation wide indoor events that were not possible before due to our size. With this came a large expansion of parking, an update to utilities and new storm water controls to ensure we are being good neighbors with our release rates and locations.

# DETENTION POND FIRE

“The scout troop I grew up in and later, my boys participated in, surprised us by finding an alternate use for the large detention pond we placed next to their meeting building. On occasion the scoutmasters would hold teaching sessions for skills required to receive certain advancements. One of those skills was building a fire. The scouts, sharing our interest in safety, decided to do those demonstrations in the bottom of the pond where the ground would remain damper and less likely to spark any spread of fire. We do not suggest this alternate use in most applications of our detention facilities.”

Being able to be a part of designing safe and enjoyable places for my family and friends is really just the most personal extension of the feeling we get drawing facilities of all types for our neighbors everywhere in the United States. Whether the sites we design are for hospitals, churches, schools, office buildings, warehouses or any other use, our charge is always the health, safety and welfare of the people. Thank you for the honor of allowing us to fill that roll in the communities you live and work in.





**2009**

# **ENSWORTH HIGH SCHOOL NATATORIUM**

**Location: Nashville, TN**

**Owner: Ensworth High School**

**Architect: Johnson Johnson Crabtree Architects**

**Contractor: Brasfield and Gorrie**

**Construction Cost: \$18.8 Million**

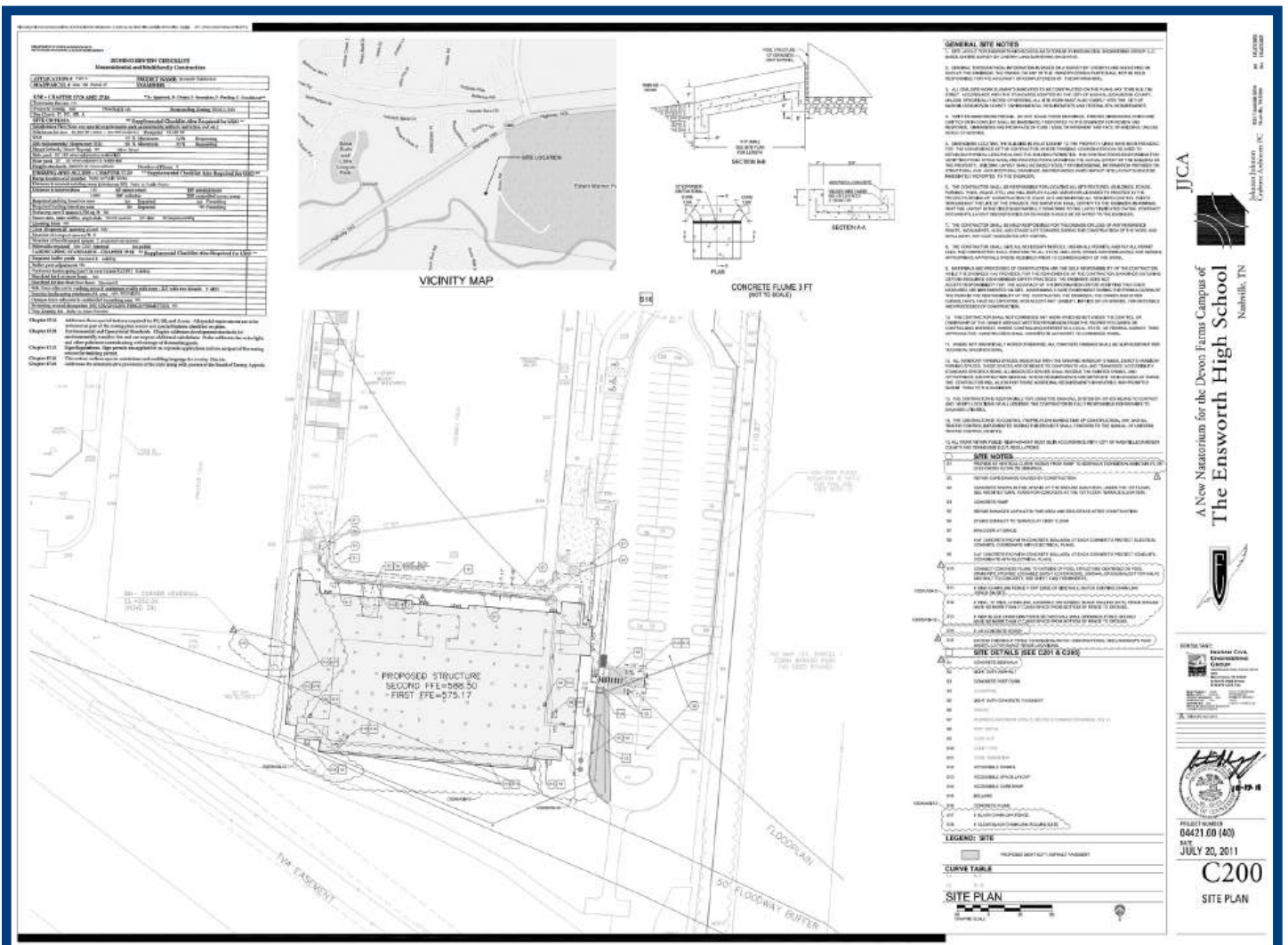
“Yes, we’d love to do a project at Ensworth’s upper school campus. It is a beautiful campus. A natatorium, what is a natatorium?” We always learn new things on projects. A new facility for the dive and swim team at the high school would flank the south end of the football field and provide a nice elevated vista from its patio to view football games as well. Though the campus has significant green space, some of it is limited by the presence of the adjacent Little Harpeth River and its floodplain. Add a TVA easement and 42” water main easement in close proximity and you start to paint a picture of the opportunities for coordination, compact design and plentiful agency reviews.

In the end, through JJCA, we have enjoyed a continued relationship with Ensworth on both of their campuses on at least seven distinct projects. The enduring relationship with architects and owners developed through these twenty years is one of the richest blessings of this venture. We always strive to build, reinforce and widen the bridges of relationships from our company to our partners that will accommodate continuous and heavy travel through the years.

# OUR FACILITY

Ensworth officially opened the doors of its Natatorium in 2013. Features of the Natatorium include a 50-Meter competition pool, ten 50-Meter lanes, a heated instructional pool, diving spring boards, and much more. The Natatorium serves many purposes both within and beyond the Ensworth community. Throughout the year, the Natatorium hosts swim lessons for children of all ages, provides practice space for the Nashville Dolphins, and accommodates fitness classes and Masters Swimming for adults, among other exciting aquatic opportunities.

<https://www.ensworth.com/programs/aquatics/natatorium>





**2010**

# **OLD DOMINION FREIGHT LINES SERVICE CENTER**

**Location: LaVergne, TN**

**Owner: Old Dominion Freight Lines**

**Architect: Mollenkopf Design Group Architects**

**Contractor: DF Chase**

**Construction Cost: Unavailable**

An additional 21,000 sf of office and dock at the existing ODFL service center would ultimately provide 57 new doors keeping freight moving as efficiently as possible through the updated terminal just east of Nashville in La Vergne, TN right on the I 24 corridor. Large campus design is a good fit for us. Maneuvering tractor trailers through large sites including separating truck and passenger car and pedestrian travel paths are hallmarks of most institutional and industrial sites of size. Large storm water controls, looped and backfed utilities and additional permitting requirements come with these types of sites as well. The property here was already zoned heavy industrial and the use allowed by right. This is not always the case. We also work on the entitlements necessary to successfully bring the project to market.





**Location: Kingwood, TX**

**Owner: Hospital Corporation of America**

**Architect: Gould Turner Group Architects**

**Contractor: Brasfield and Gorrie**

**Construction Cost: \$56 Million**

On an existing 50 acre hospital campus just west of the Eastex Freeway at Kingwood Drive, our team added 47 beds on 3 floors (structured for 5), a central energy plant and a much needed upsized storm conveyance from the north side of the long site to the detention pond on the south boundary. These improvements were complicated, as they often are, by the need to keep the rest of the campus operational during construction. This included a walk-in clinic whose entry was adjacent to the new building site.

# PERMITTING IN HOUSTON

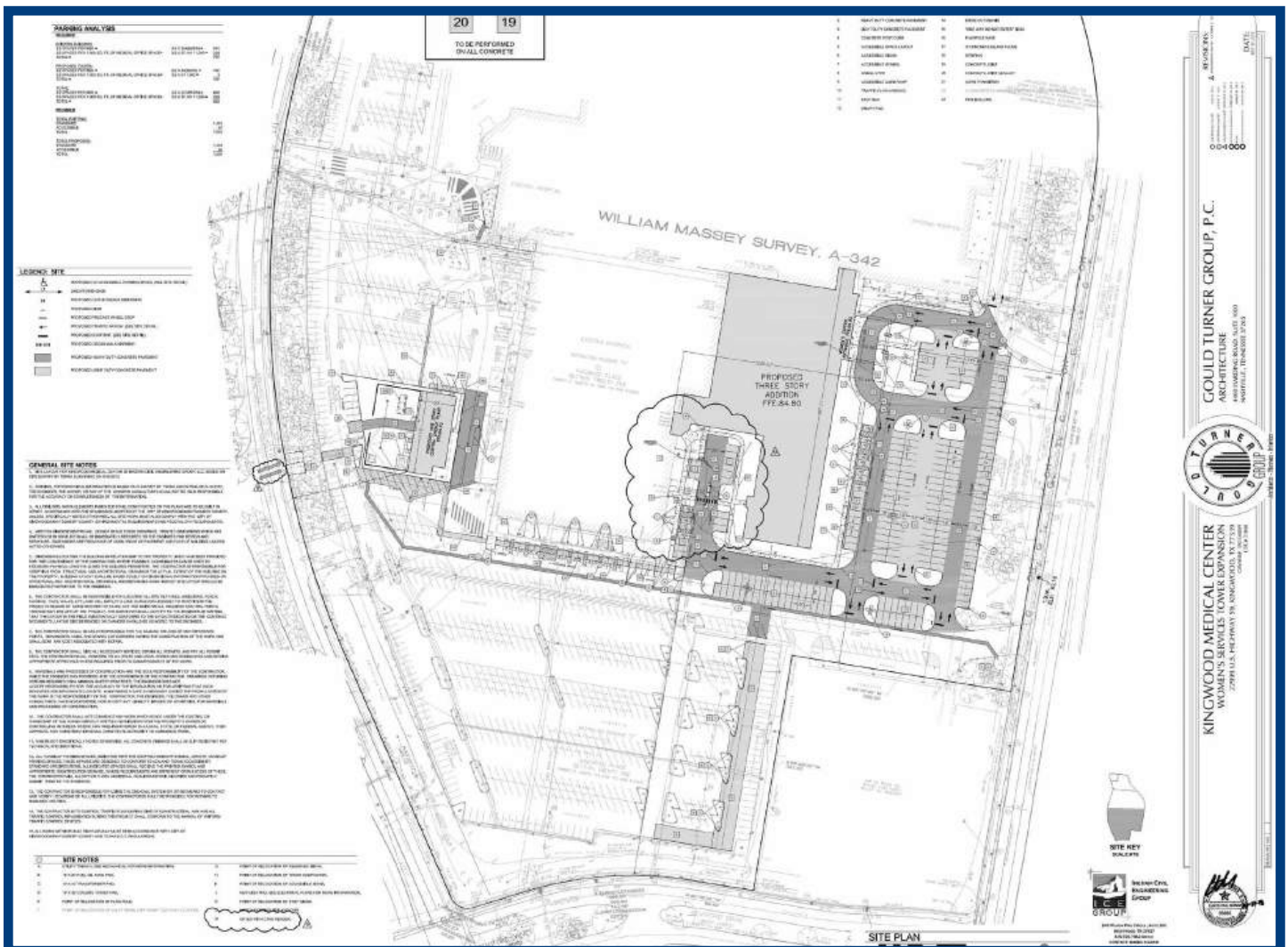
## WOMEN & CHILDREN'S CENTER

Our Women & Children's Center provides one seamless point of access to advanced healthcare for families in the Northeast Houston area. This \$80 million investment in our community offers maternity and newborn care as well as a dedicated pediatric unit.

<https://hcaoustonhealthcare.com/specialties/womens-care/?location=kingwood>

### Things you might overhear:

- Your water impact fee could be several hundred thousand dollars. So could your sewer impact fee.
- You need to have an expeditor. No, they don't make the permitting any quicker.
- They just raised the flood elevation in much of Harris County as much as 2'.
- There is no zoning in Houston (the 4th largest city in the US).
- Bring your drawing tools to the stand-up review so you can mark up your mylars.





**2012**

## **NASHVILLE STATE ACADEMIC SUPPORT AND THEATRE BUILDING**

**Location: Nashville, TN**

**Owner: State of Tennessee**

**Architect: Johnson Johnson Crabtree Architects**

**Contractor: Messer Construction**

**Construction Cost: \$20 Million**

Born in 1970, the same year I was born, Nashville State grew up in west Nashville while I did in south Nashville. Over the years it has grown into so much more than when it started. 50 years ago, the campus started with about 400 students and 5 programs of study. Now it boasts over 7000 students on 6 campuses with over 80 programs of study. The new 3 story building anchors the north end of the quad and popular gathering place for students. The large yard stair entering the south face of the building was designed to double as amphitheater style seating encouraging rest and relationship building between classes. Extra wide walks with slightly thicker sections allow for the crowds moving in all directions during class change as well as service vehicle movement during off-hours.



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**2013**

# STONECREST CENTER

**Location: Detroit, Michigan**

**Owner: Acadia Healthcare**

**Architect: Johnson Johnson Crabtree Architects**

**Contractor: Alpa Construction**

**Construction Cost: \$11 Million**

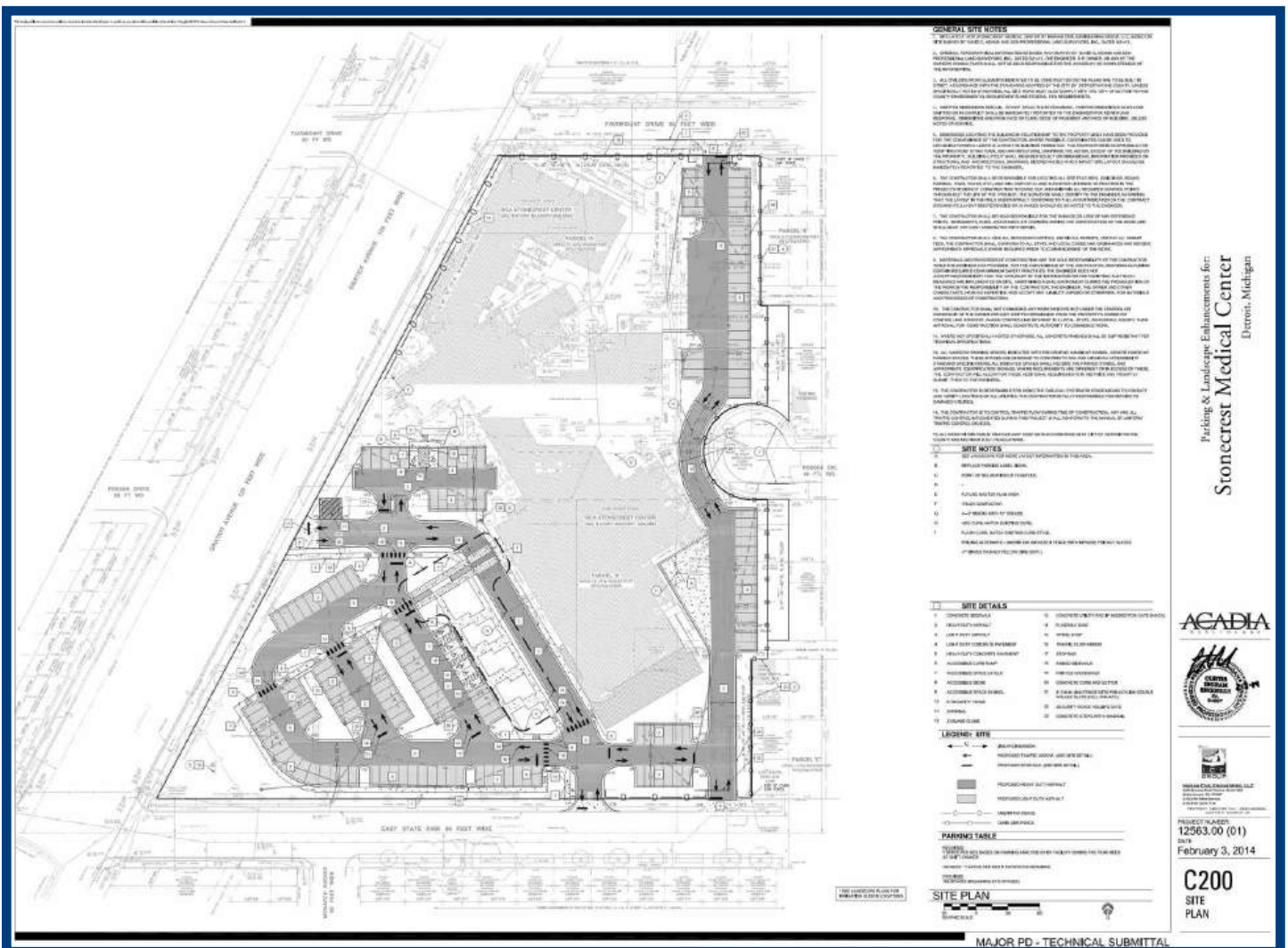
15000 Gratiot Avenue is a project address I remember better than most. We have worked on several projects at this campus over the last 10 years, even preceding the current owner. We have work under construction there now. It is a nice round street number on one of the major arterials into downtown Detroit. The property is in a Planned District (PD) in Detroit which means a little more interaction at the city each time we make a change on the property. The property is about a half mile, on the city side, from 8 mile Road (of Eminem fame). We heard Dr. Jack Kevorkian had a lab in part of the facility decades ago before his renown. On July 18, 2013, the City of Detroit filed for Chapter 9 bankruptcy protection. At the time we were coordinating a multi phased project with members of the planning department and plan reviewers at the intake office in the Coleman Young City Building. An emergency manager was assigned by the governor to take over the city. There are a lot of reasons why the project and its address might be memorable to me. The most important is that I can't think of a better city, property, project and mission that collectively show how our owners, the design team and the practitioners can work together against all odds to bring a beacon of light into a place and specifically to people that need it most. This project replaced a blighted, dangerous, multi-story parking structure with a well planted surface parking area surrounded by the best-looking security fence available. Gated access controls vehicular and pedestrian entry to adjacent roads and properties quietly protecting the workers, patients and visitors that make the Stonecrest Center the oasis it is at 15000 Gratiot Ave.

# ABOUT STONECREST

StoneCrest Center is the leading provider of inpatient behavioral healthcare in Detroit, MI. Our treatment services & specialized programs address mental health issues in adolescents, adults, and older adults. Located in Detroit, Michigan, StoneCrest Center is a leading provider of psychiatric services for adolescents, adults,

and seniors who are suffering from psychiatric, co-occurring, and cognitive disorders. Additionally, StoneCrest offers unique therapeutic programming for adolescents and adults, who are diagnosed with mental illness and developmental disabilities.

<https://www.stonecrestcenter.com/about/>





**2014**

## **BROOKDALE SENIOR LIVING CHAMBREL AT ROSWELL**

**Location: Roswell, GA**

**Owner: Brookdale Senior Living**

**Architect: Earl Swensson Architects**

**Contractor: JE Dunn**

**Construction Cost: \$8 Million**

We are proud to have senior living in the spectrum of healthcare services we provide design solutions for regularly. These campuses are routinely many acres and multiple buildings. Some, in more urban environments, are denser and include high rise buildings. All of the venues give us ample opportunity to work with review agencies on the special questions that arise for this land use. Congregate care is a hybrid of residential, commercial and sometimes other uses that do not fit well into some of the review agencies thought processes behind certain requirements like required parking, buffers and building setbacks. Although these facilities are businesses, they don't impact their neighbors the same way a shopping center or restaurant might. Many residents do not drive at these facilities. Most of the time, the facilities are built to look as residential as is fitting for the setting they are in. They are often low rise with gabled roofs, heavily landscaped and lightly paved. The Brookdale property in Roswell is beautifully placed in a heavily wooded setting. The trees are evident in the background of the site plan below. Ingram Civil was challenged to fit the site as gently as possible into the serene campus. It's adjoiners include a neighborhood to the west and a buffered stream to the south. Georgia is very serious about their storm water control. Extensive erosion and sediment control measures, bioretention and detention are all utilized to make sure our storm runoff is clean and reduced not to exceed the flows prior to our project.

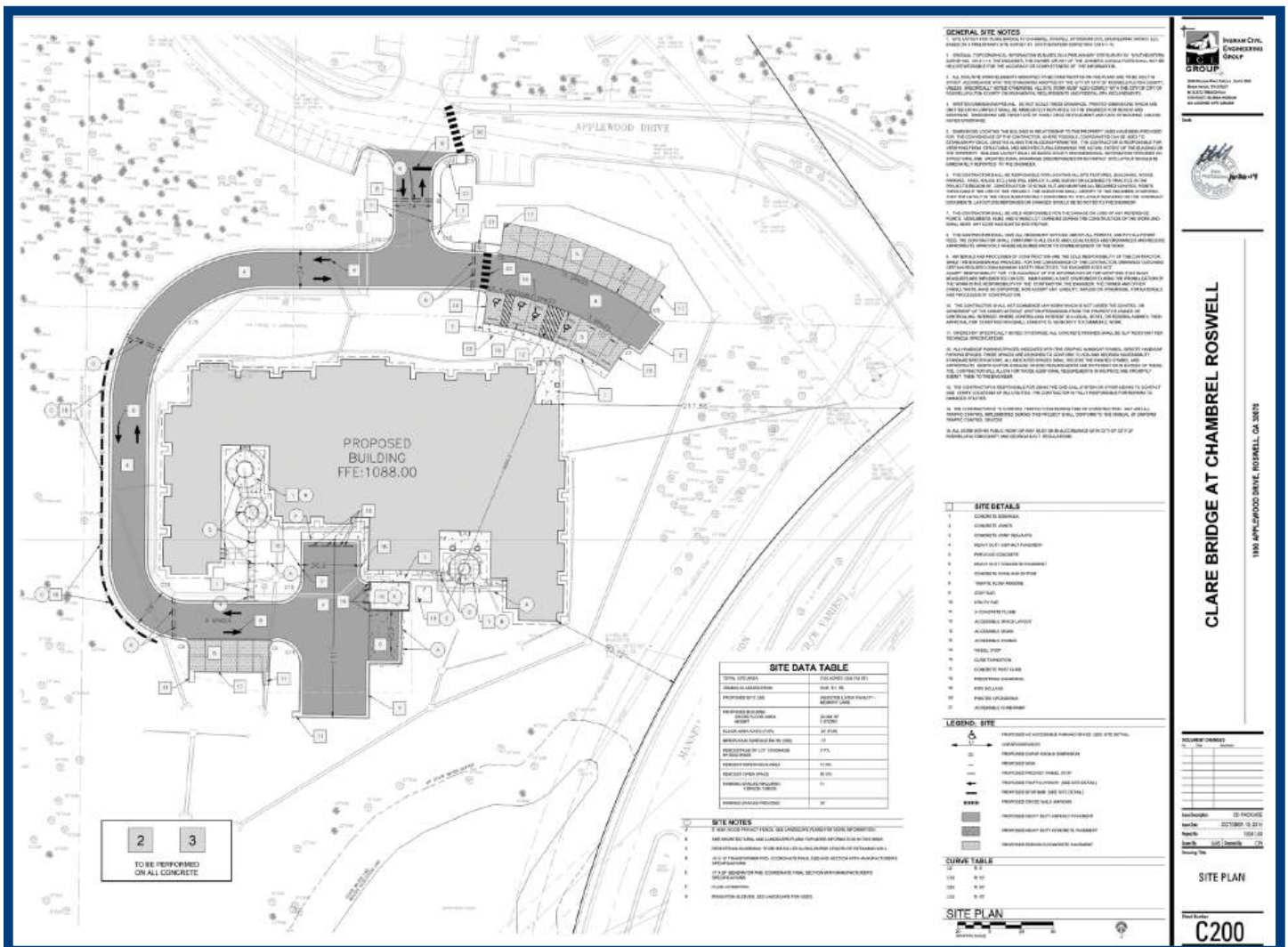
# ROSWELL, GA

## DEC. 1, 2015

PRNewswire -- With the number of people with Alzheimer's in Georgia expected to rise by 46% in the coming decade, two local Brookdale Senior Living (NYSE: BKD) communities are investing a combined \$9.5 million to expand their capacity to serve those with memory-impairing diseases. Alzheimer's and dementia residents at both will be served by the Clare Bridge program, developed by Brookdale with a focus on the individual. The two expansions will create over 30 new jobs, including care, activities, culinary, programming and other positions.

Brookdale Roswell, located at 1000 Applewood Dr., is constructing an \$8 million single-story building that will offer Alzheimer's and dementia care and accommodations for 36 people with dementia in 34 apartments. The project is scheduled to be finished by spring of 2016. Brookdale Roswell, whose campus spans 32 acres, already offers independent living villas as well as independent and assisted living apartments.

<https://www.brookdaleneews.com/soaring-georgia-alzheimers-numbers-prompt-95-million-roswell-dementia-care-expansions.htm>





**2015**

## **BELMONT BEHAVIORAL REPLACEMENT HOSPITAL AND OUTPATIENT CENTER**

**Location: Philadelphia, PA**

**Owner: Acadia Healthcare**

**Architect: Johnson Johnson Crabtree**

**Contractor: Alpa Construction**

**Construction Cost: \$125 Million**

Behemoth, in a word, describes the undertaking of a complete overhaul of an existing 6.3-acre, 4 building hospital campus while maintaining operations. Eventually housing a 6-story, 252-bed replacement hospital and a 3-story outpatient building, the campus would travel through at least 8 distinct project phases, according to JJC's early master plan, on its way to the ultimate site condition. One early phase included building a bed addition that would be demolished in a later phase. This project is a terrific example of an owner making a strategic decision to highly invest in a community for the long term. The intentional shift of resources to support a project of this size is massive. These decisions come with the necessity of great effort from the owner, designers, contractors, staff and even government agencies to plan key turnover dates and sequencing of construction based on certificate of need, census projections, services offered, patient and visitor access, financing mechanisms, weather and too many other factors to list them all. The project has achieved several big milestones such as the opening of the outpatient center (pictured above) but the builders are still building, and the designers are still designing in our 6th year with this project. Thank you to Acadia Healthcare, JJCA and the rest of the design team, Alpa Construction and the rest of the contractors, City of Philadelphia and all the others who have been a part of turning this signature project into a reality.





New Behavioral Health Hospital - Nashville, Tennessee

AHC1812



**Location: Nashville, TN**

**Owner: Acadia Healthcare**

**Architect: Stengel Hill**

**Contractor: Alpa Construction**

**Construction Cost: \$25.3 Million**

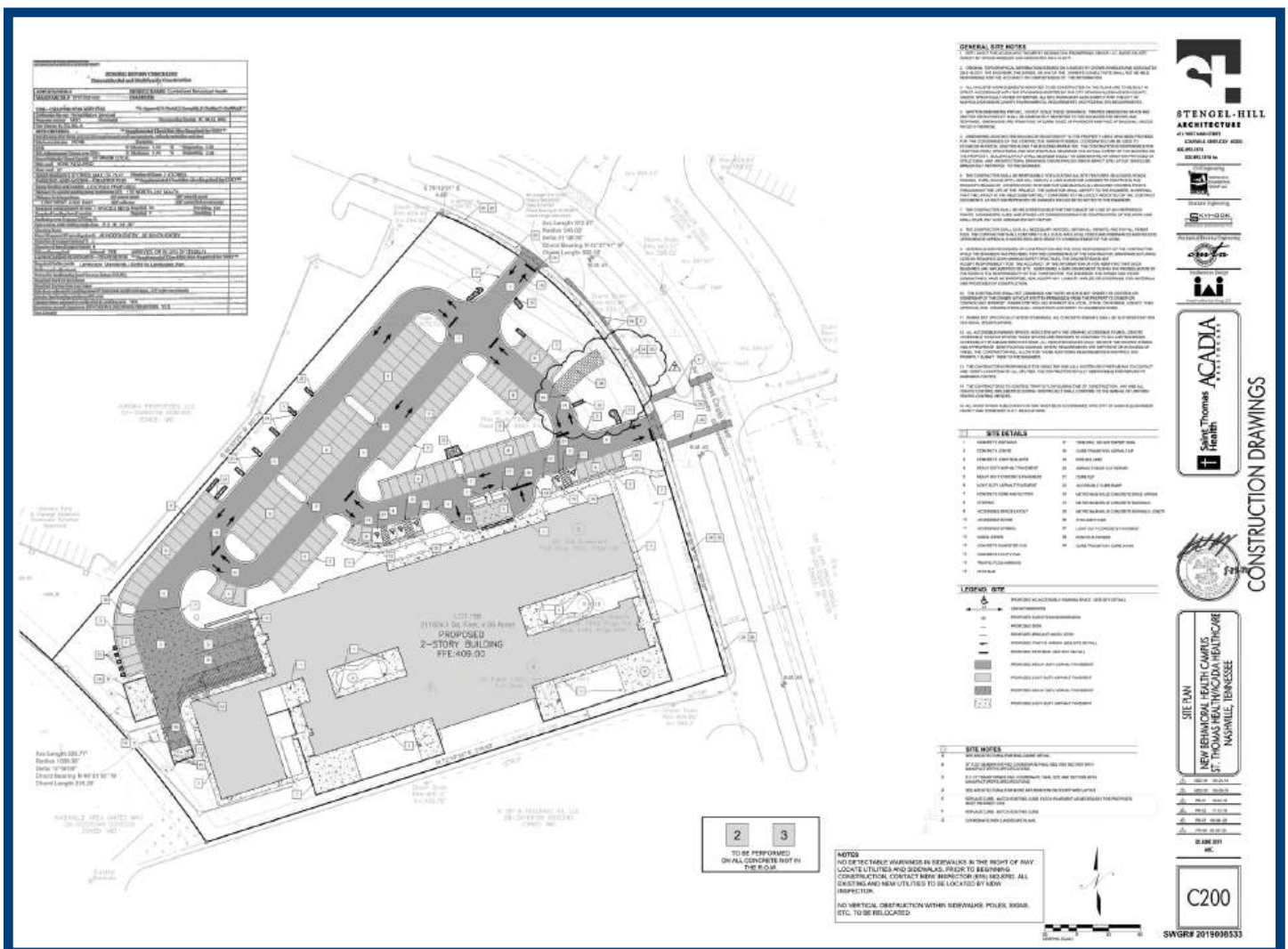
In a development that used to hold a movie theatre and shopping complex I frequented in high school, comes a flagship location for Acadia Healthcare in their (our) backyard in north Nashville. Situated in a bend of the Cumberland River, the Metrocenter development is like the cities of New Orleans and Port Arthur, TX in that it is so close to its receiving waters that it has to have its storm water pumped over levees to the river to drain it. Because of this, the complex doesn't require site specific detention, a big cost benefit. After a rezoning, jurisdictional determination (in our favor), locating a route to connect to public sanitary sewer, and a few months of permitting, we are off to the races. We are now in the building phase and are thrilled to see it taking shape. We were encouraged to be reunited with a terrific superintendent and his wife who tag team big projects for Alpa and had worked on our Philadelphia project with Acadia through several of the early stages to get it started on the right foot. These facilities are in great demand all over the country. The shortage of mental health beds and entry points to this spectrum of treatment is prevalent in every state. I'm so pleased Ingram Civil could play a part in bringing an answer for this need to our hometown.

# PARTNERSHIP

Acadia Healthcare and Ascension Saint Thomas have partnered to break ground on the new Saint Thomas Behavioral Health Hospital in Nashville. The 76-bed inpatient facility will be located in the Metro Center neighborhood of Nashville and will feature dedicated adult and geriatric units that offer a wide range of programs to better serve these specific populations. The facility will

also offer a full continuum of care to fill the void in behavioral health treatment for adults in the Nashville community, including partial hospitalization programs (PHPs), intensive outpatient programs (IOPs), traditional outpatient services, residential care, and opioid addiction treatment programs. Saint Thomas Behavioral Health Hospital will create 200 more jobs in Nashville and is set to open in the fall of 2020.

<https://www.acadiahealthcare.com/about/news-media-events/acadia-breaks-ground-new-hospital-nashville/>





**2017**

# JACKSON OAKS MEMORY CARE

**Location: Jackson, TN**  
**Owner: Brookdale Senior Living**  
**Architect: Earl Swensson Associates**  
**Contractor: Hannah Constructors**  
**Construction Cost: \$3.7 Million**

A half an hour from the college my sons' attend is an existing campus of Brookdale Senior Living. As a part of a study period on an infill project to add memory care as a service on the campus, we completed a land survey of the campus. The land survey surprised the owner's project manager showing there was a piece of land that had not been utilized by the facility yet that was available for a standalone memory care building. This is such a great example of the value of a complete boundary and topographic survey as a part of study phases. They cost a little more than the partial version, but they often provide valuable information to make better decisions during design. Senior care is something every family is touched by in one way or another. We feel so fortunate to work with companies that are at the forefront of their fields in caregiving. This couldn't be truer than with Brookdale Senior Living. Headquartered 2 miles from our offices, BSL has over 1000 locations in nearly every state in the country. Its such a blessing to be able to support our local businesses and adhere to our model client type of national footprint, large campus facilities. We're grateful to Earl Swensson for including us on their team for these projects.

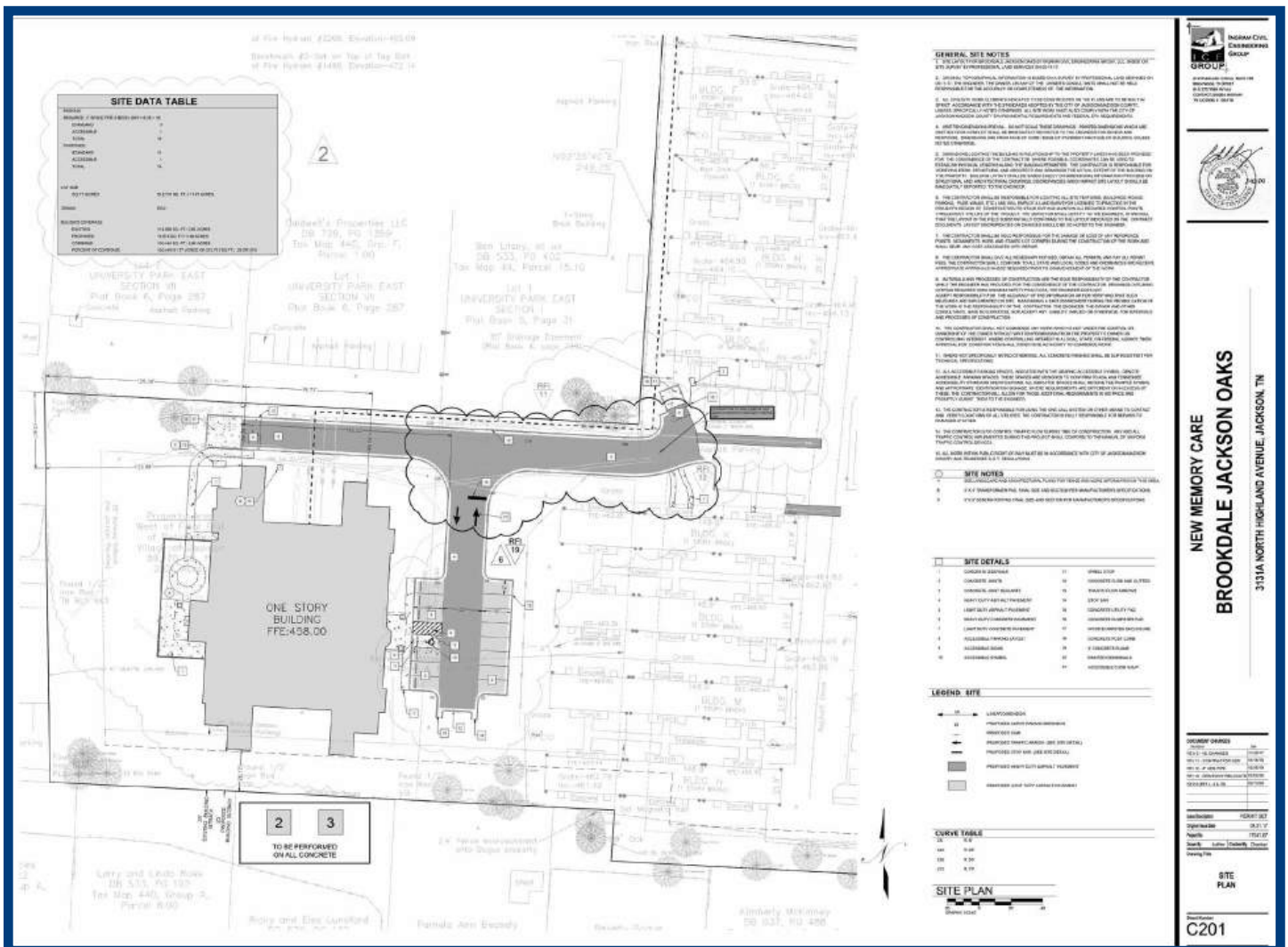
# BROOKDALE NEWS

of death in the state. The new single-story memory care setting at Brookdale Jackson Oaks will offer Brookdale's award-winning Clare Bridge program, which was created over 30 years ago and embraces the latest research in dementia care.

Brookdale associates in the Clare Bridge program are trained in the concept of generating daily moments of success and take a person-centered approach to care, focusing on sustaining feelings of belonging and purpose while preserving each resident's identity and sense of self.

<https://www.brookdaleneews.com/rising-needs-aging-prompt-55-million-senior-living-community-expansion-in-jackson-tenn.htm>

A local senior living community is investing \$5.5 million to meet the growing need for Alzheimer's and dementia care in Jackson, TN. Brookdale Jackson Oaks has started construction of a new memory care wing that, once completed, will offer 24 apartments to serve individuals with various forms of dementia. The community held a ceremony to break ground for the project on Thursday, Oct. 3 at 9 a.m. More than 110,000 Tennesseans 65 or older live with Alzheimer's. That number is expected to increase 44% by 2025. Alzheimer's is the sixth leading cause





**2018**

**UHS BEAUMONT  
DEARBORN**

**Location: Dearborn, MI**

**Owner: UHS/Beaumont**

**Architect: Johnson Johnson Crabtree Architects**

**Contractor: The Christman Company**

**Construction Cost: \$41 Million**

Quite a collaboration. A nationwide fortune 500 hospital and healthcare company combining with a hospital system in Michigan that is one of the largest employers in the state is a significant teaming of resources and experience in their fields of service. Our team has worked for UHS for years in their facilities all over the country. This location takes us just across the street from the Ford test track adjacent to an existing Beaumont Hospital Facility. The review process took us through several departments at the City of Dearborn and Wayne County. Beaumont Hospital is so large that they have an internal design division that reviews all projects to make sure they comply with their brand standards and current codes. We were also inside the planning area for the Ford Campus. There were certain “zoning” type requirements for this “overlay” area including height, setback and façade appearance. These experiences underscore the importance of identifying every review as early as possible to make sure the time impact to the project is as short as possible. Helping the city with their overflow abatement program was also a big element of the civil design as we removed the storm water connections from our site to the 10.5’ diameter brick combination sewer running under our north parking lot. A quarter mile storm sewer extension through hospital property to a recently built city storm pipe in a County ROW was the only solution. Our construction partners and project manager for the hospital have been terrific helping us navigate the last of the reviews to make this connection possible.

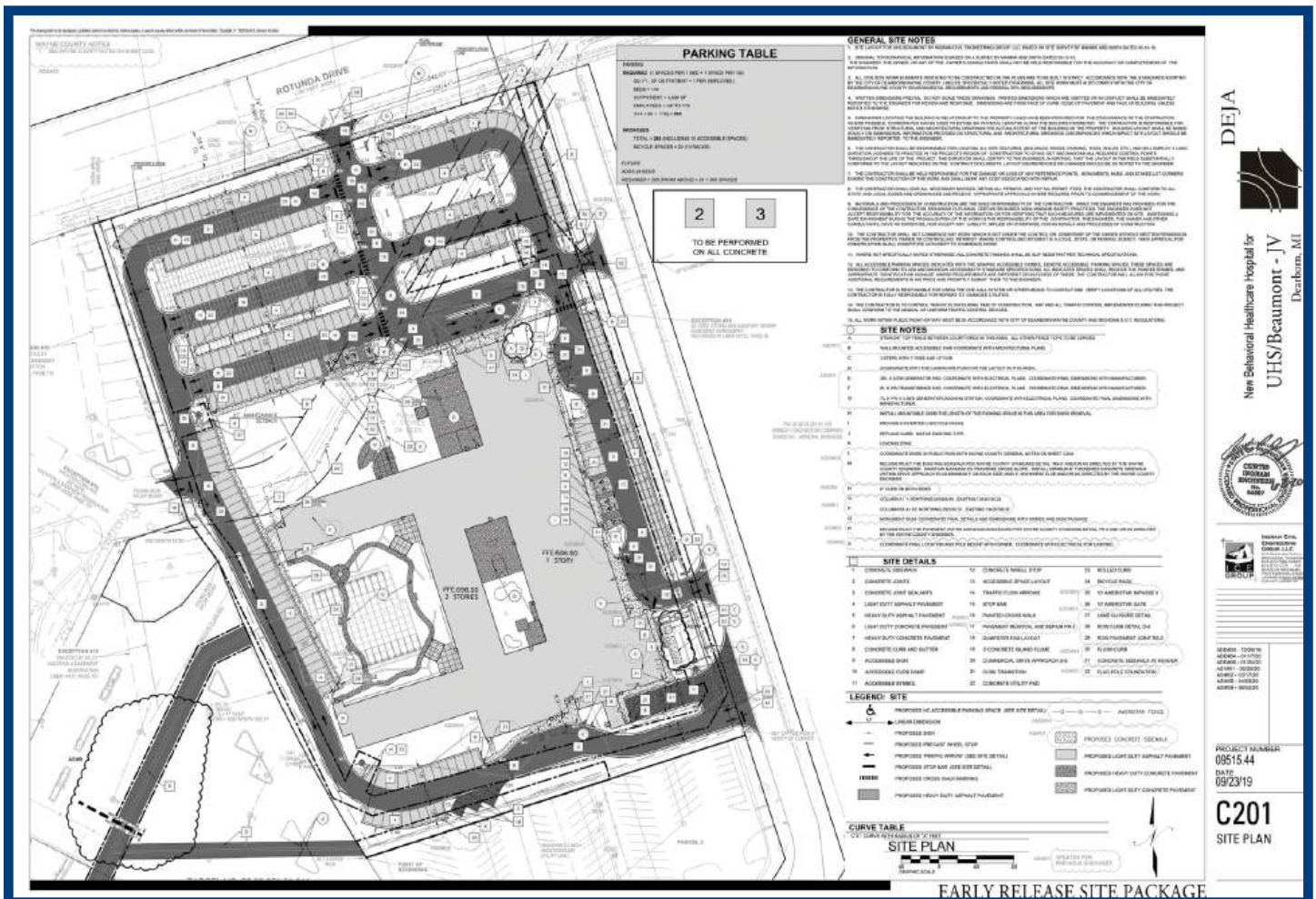
# SPECIALTY HOSPITAL

“.... psychiatric clinical training and outpatient programs will enhance mental health services in Michigan.”

Beaumont Health and Universal Health Services broke ground today on a new mental health hospital in Dearborn. The two organizations formed a joint venture to address the state’s growing, unmet need

for accessible, high-quality and advanced mental health services. Construction will begin in early 2020 on the new 150-bed hospital. It will be located across the street from Beaumont Hospital, Dearborn, on eight acres of vacant land on Rotunda Drive, near the Southfield Freeway. The facility is expected to open in early to mid-2021.

<https://www.beaumont.org/health-wellness/press-releases/beaumont-health-universal-health-services-break-ground-on-new-mental-health-hospital>





**2019**

# PCD DEL CITY

**Location: Del City, OK**

**Owner: Physicians Choice Dialysis**

**Architect: The Design Group Architects**

**Contractor: TBD**

**Construction Cost: \$2 Million**

One of our most recent national footprint programs to work for is Physicians Choice Dialysis. These folks came to us through some other dialysis work with the same architect. We often have folks tell us they have simple sites selected for our projects with them. I'd like to have this site and agency review process used as the standard by which all of those assessments are made in the future. The picture reflects the gentle slope of the site and indicates it is a blank slate. Utility services are all at the frontage. Storm water was dealt with by the developer years ago. This is as close to a "plug and play" site as you can get. Our experience with the City was just as positive. They were eager to find ways to make our program needs work within the framework of their guidelines.

I have to mention that our architectural partner on this work is perhaps the nicest man I've ever worked with. I have been careful not to mention names in these writings with this one exception. If you have the opportunity to work with Jerry Smith and his team, I promise you will understand why he is the exception.

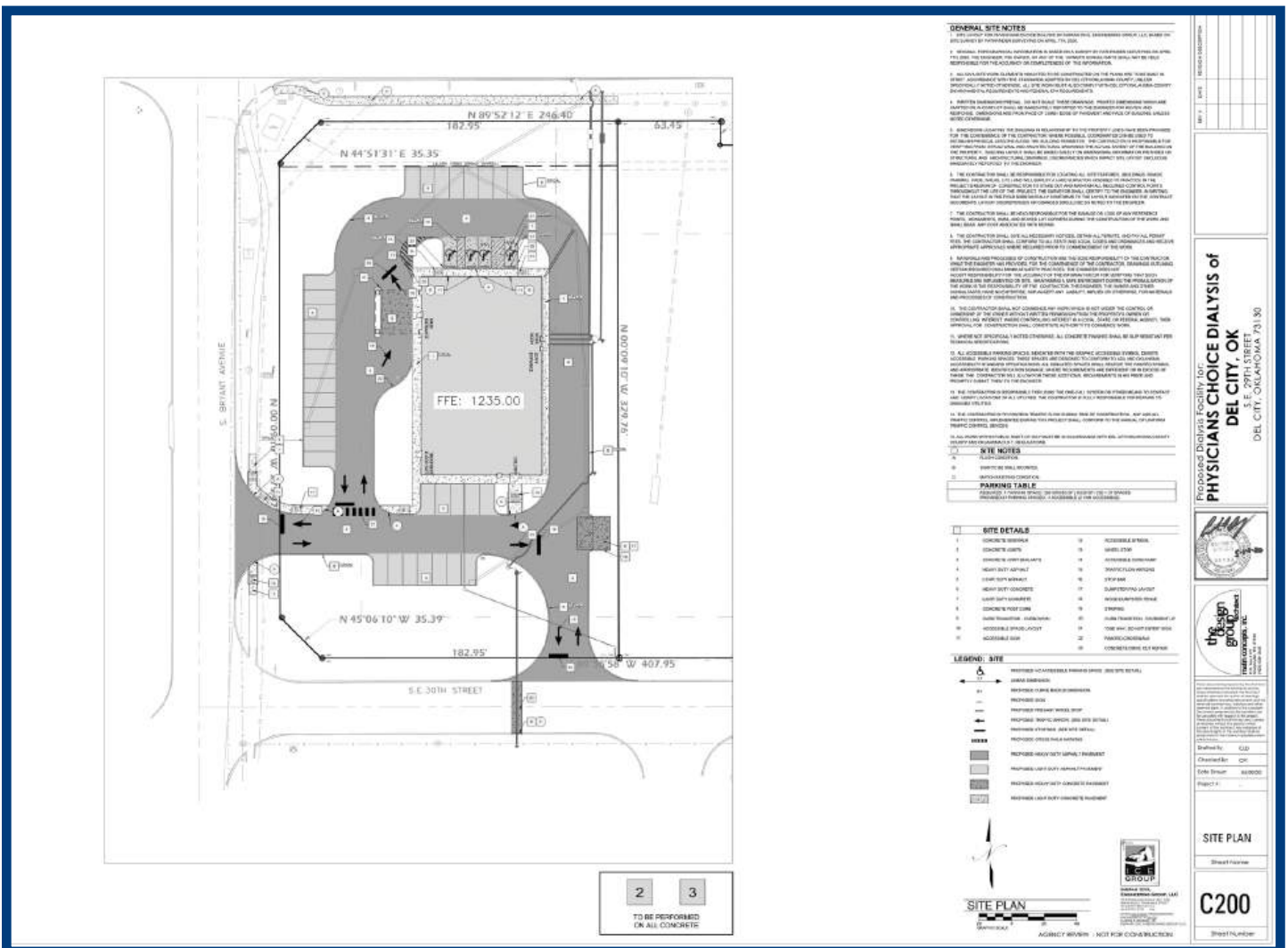
It is meaningful to us to support clients taking care of our neighbors, relatives and friends all over the country. I have heard of people driving for hours in each direction to get dialysis treatment. This treatment is a lifesaver and quality of life changer that PCD is working to bring closer to the people that need it throughout the heart of the country.

# PHYSICIANS CHOICE, A DIALYSIS MANAGEMENT COMPANY, BRINGS A FRESH OUTLOOK TO THE DIALYSIS INDUSTRY

Physicians Choice is a dialysis management company which provides care to patients suffering from chronic kidney disease, as known as end stage renal disease. Our services include but are not limited to chronic hemodialysis, peritoneal dialysis services, home dialysis and acute dialysis in hospital. The company's model is to joint venture with local nephrologists in the ownership of each dialysis center

developed or acquired. Physicians Choice core competency is its' very strong dialysis management capability which leaves the local Nephrologist to handle the clinical responsibilities to ensure quality care for patients. Physicians Choice Dialysis is proud to be associated with the American Kidney Fund, ESRD Network 8, ESRD Network 13, ESRD Network 14, and ESRD Network 3.

<https://www.phychoice.com/index.htm>





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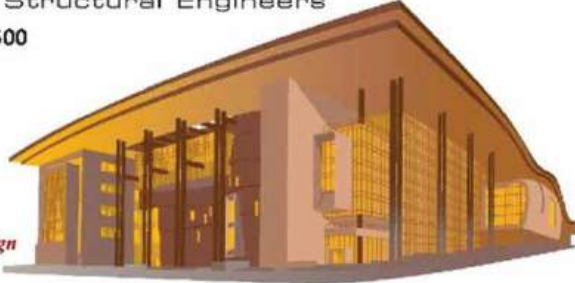
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