



State of Wyoming – WSP Replacement Facility



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Who We Are



- Established in 1983, CoreCivic is a diversified government solutions company with the scale and experience needed to solve tough government challenges in cost-effective ways
- We provide a broad range of solutions to government partners through 3 business offerings
 - CoreCivic Safety – a national leader in high quality corrections and detention management
 - CoreCivic Community – a growing network of residential reentry centers to help address America's recidivism crisis
 - **CoreCivic Properties – offering a wide range of innovative, cost-effective government real estate solutions**

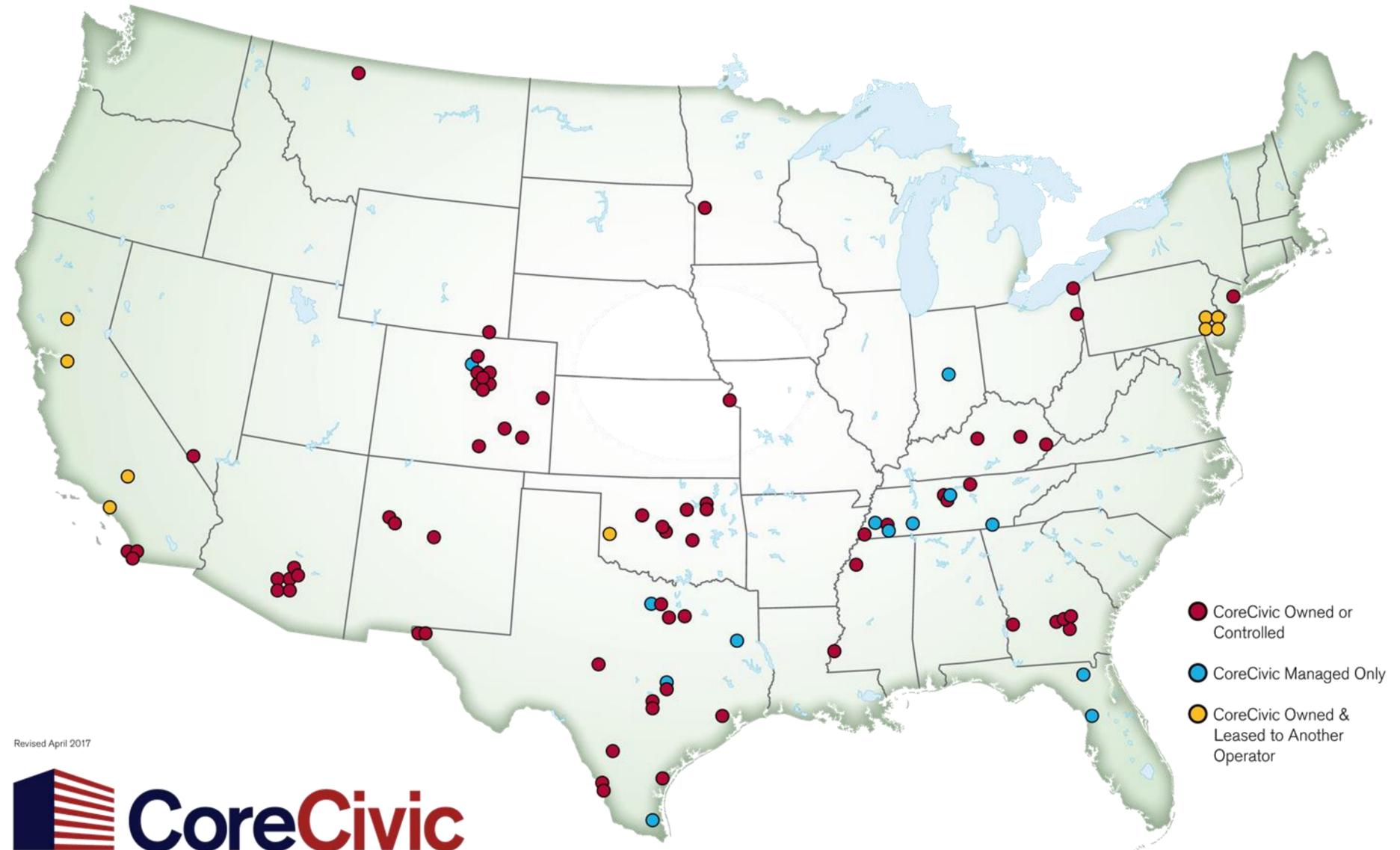
National Portfolio with Geographic Diversity



As of December 31, 2016, we owned 74 real estate assets with a presence in nearly 50% of states

➤ CoreCivic Properties

- 45 facilities owned by CoreCivic and operated by CoreCivic Safety, 64,064 beds
- 3 correctional facilities leased, 5,160 beds
- 20 residential reentry facilities operated by CoreCivic Community, 4,365 beds
- 6 residential reentry facilities leased to other operators, 817 beds



CoreCivic By the Numbers



30+ years
in the business



>17.5 million
ft² under management



>70
company-owned assets
in 20 states





CoreCivic Properties

Overview and Lease Financing Structure

CoreCivic Properties – Real Estate Solutions



CoreCivic Properties offers a wide range of innovative, cost-saving government real estate solutions

- Deep expertise and experience
 - Large developer of mission-critical, criminal justice center real estate projects
 - Track record of constructing quality assets on time and within budget
 - Chronic risk of government projects is scope creep, spending over budget, and delays in completion
 - Designs for optimizing operational expenses
 - Capital avoidance
 - Provides competitive financing to allow government partners to use capital resources on other vital public needs
 - Robust preventative maintenance program
 - Included in lease rate, which eliminates public sector costs for routine maintenance as well as risks associated with catastrophic physical plant failures
 - Utility management services
 - Environmentally-friendly state-of-the-art technology that significantly reduces utility costs
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CoreCivic Properties - Lease Benefits



- Risk Shift to Private Sector
 - Shifts financial risks for the design, construction and maintenance away from taxpayers
 - Enables governments to use financial resources for other priorities such as schools and roads
 - Construction solution is competitively priced compared to publicly financed projects
 - Offerings are designed-to-suit and completed more quickly than alternatives
 - Access to Best-in-class Real Estate Services
 - Team of experts in siting, designing, building and maintaining criminal justice real estate assets
 - Services strictly related to the ownership and upkeep of building assets, including maintenance services and utilities, insurance and property tax management
 - National presence with strong history of hiring local contractors
-

Lease Financing and Payment Structures



- Financing
 - CoreCivic responsible for all costs of construction
 - No financing obligation for partners
- Payments
 - Begin only when the government partner starts using the facility
 - No “milestone payments”
 - CoreCivic remains solely liable for the project during construction
- Flexibility
 - No "one size fits all" structure
 - Can be short term in duration
 - Drafted to be government friendly to include subject to appropriation language and termination for convenience clauses



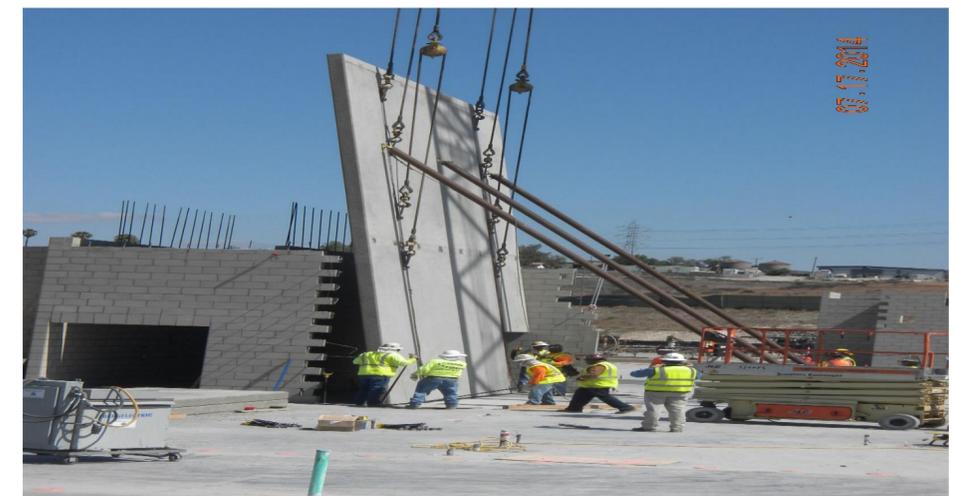


CoreCivic Properties

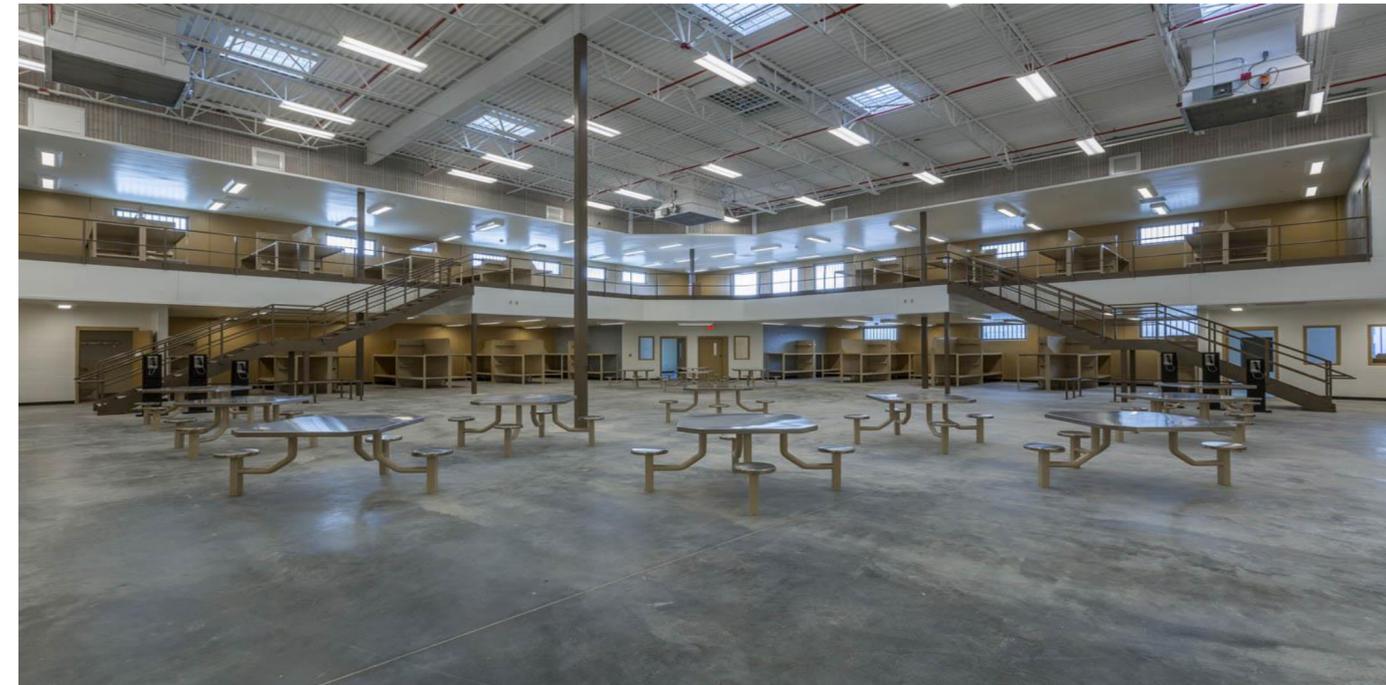
Design and Construction Examples



Design and Construction Examples



Trousdale Turner Correctional Center (Tennessee)



- 2,552 bed medium security facility built in Hartsville, Tennessee
 - Total facility size is 482,000 square feet
 - Facility consists of five general housing units as well as a dormitory building and associated administrative support areas
 - Built in 2015
 - Construction project was completed in 16 months
-

Otay Mesa Detention Center (California)



- 1,492 bed facility built for the federal government in San Diego, California
 - Total facility size is 350,000 square feet
 - Facility consists of 746 celled beds and 746 dorm beds
 - Built in 2015
 - Construction project was completed in 18 months
-

Nevada Southern Detention Center (Nevada)



- 1,176 bed facility built for the federal government in Pahrump, Nevada
 - Total facility size is 200,000 square feet
 - Facility consists of 408 celled beds and eight 96 bed dormitories
 - Built in 2010
 - Construction project was completed in 15 months
-

Jenkins Correctional Center (Georgia)



- 1,150 bed medium security facility built in Millen, Georgia
 - Total facility size is 250,000 square feet
 - Facility consists of 126 double bunked cells and 880 dorm beds
 - Built in 2009
 - Construction project was completed in 13 months
-

La Palma Correctional Facility (Arizona)



- 3,240 bed medium/maximum security facility built in Eloy, Arizona
 - Total facility size is 594,000 square feet
 - Facility consists of three distinct 1,080 bed units in an all celled environment
 - Built in 2009
 - Construction project was completed in 14 months
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Real Estate Solutions





State of California

- The State of California has leased the 2,300 bed California City Correctional Facility since 2013 to address court mandates related to overcrowding
- Since the lease's inception, we have made enhancements at the facility to include the addition of medical and administrative space as well as camera upgrades
- These physical plant upgrades have been implemented far quicker than had the State procured these enhancements through a typical procurement process
- In January 2017, California City was the first facility providing a "proficient" level of medical care, the highest standard given by the Inspector General



State of Oklahoma



- The State of Oklahoma began leasing the 2,400 bed North Fork Correctional Facility in 2016
- The lease enabled the State to address prison overcrowding as well as to consolidate older, inefficient facilities into a modern correctional facility
- CoreCivic assumes all responsibility for repairs and maintenance for the facility, creating budget certainty for the Department
- On May 16th, the facility suffered significant hail damage. We immediately mobilized a team that:
 - Repaired 90 damaged skylights
 - Engaged contractors to repair damage to the roof
 - Returned to full operation the perimeter fence which had suffered damage to 500 insulators
 - All repairs will be done at CoreCivic's expense





Comprehensive Facility Maintenance Program

- 18.5 million square feet under management
- Oversee maintenance CapEx expenditures of \$50 million annually
- No deferred maintenance costs
- Routine corrective and preventative maintenance programs
- Utility efficiency
- Dedicated locksmith team





Approach to Ongoing Facility Maintenance

Computerized maintenance management system (INFOR) approach

- Easily report and view ROI
- Preventive maintenance program
- Reduce cost of reactive repairs
- Tracks/forecasts life cycle of capital equipment
- Schedules preventative maintenance/replacement for key components
- Ensures critical life safety/security components maintained





Wyoming State Penitentiary – Key Project Considerations

Key Project Considerations



PRECONSTRUCTION

- Establish Project Goals with key stakeholders
- Identify Key Programming Issues
- Address Security Operations
- Analyze Projected Lifecycle & Operational Costs
- Incorporate Lessons Learned

CONSTRUCTION

- Local Market Knowledge & Resources
- Expertise with Aggressive Schedules
- Release Long Lead Items Early (Precast Cells, DEC/ SEC)
- Conduct Operational & Quality Control Field Inspections
- Utility Assessment

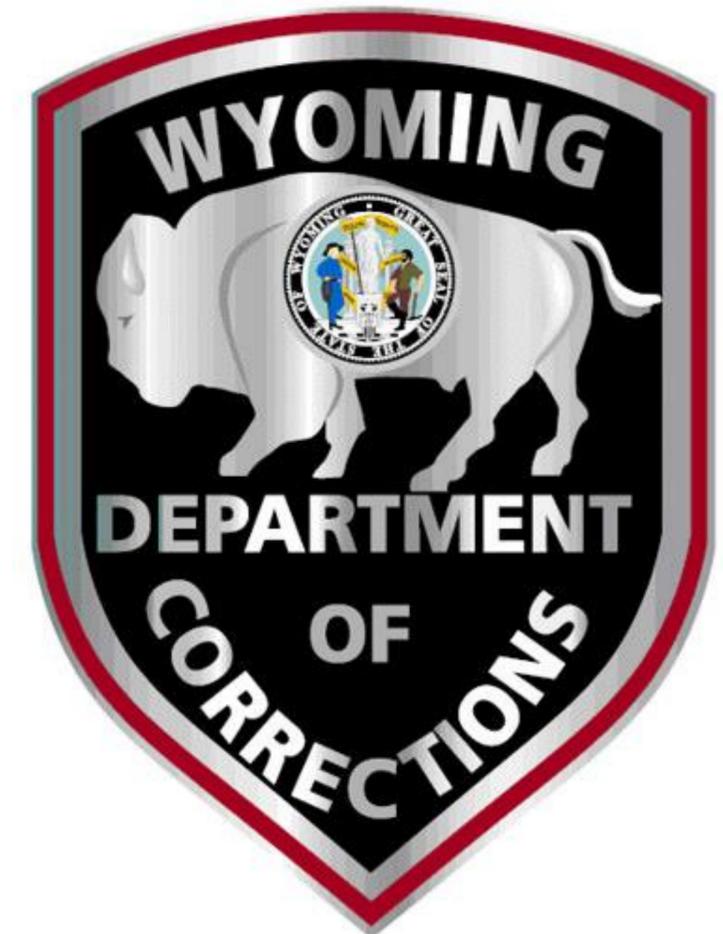
POSTCONSTRUCTION

- Training & Turnover to WY DOC
 - Manage Warranties
 - Preventative Maintenance Programs
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Proposed Facility Replacement Design



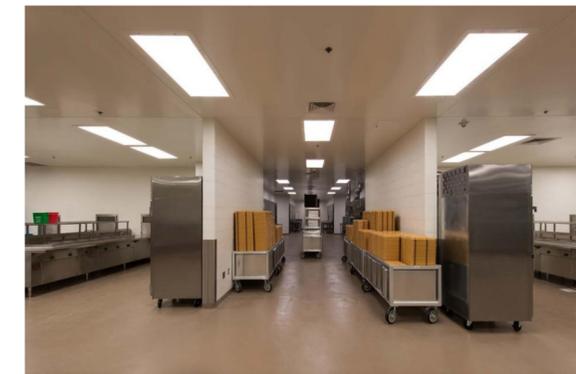
- 794 Total Beds:
 - 560 beds General Population (Med)
 - 80 beds General Population (Min)
 - 72 beds Max-Close custody
 - 48 beds Protective custody/Special needs
 - 24 bed Geriatric unit
 - 20 Infirmary beds
 - 72 beds SMU or SEG
- Key Facility Design Highlights
 - Designed to meet ACA, ADA and all codes
 - Direct Supervision Staffing Model
 - 100% Cells (Single and Double bunked)
 - Outdoor recreation directly off the dayrooms
 - Contact, Non-Contact visitation and Video Visit
 - State of the art IP Camera system to central monitoring station



Wyoming DOC Design Specific Items



- Smaller unit for Geriatrics (single bunked)
- Smaller Housing unit for Mental Health unit with break out Therapy rooms
- Smaller Housing unit for Protective Custody/Special needs
- Full size gym indoors and Multi-purpose rooms
- Dining halls for all Min/Med security Inmates
- Full Intake/Medical Clinic areas with 20 bed infirmary, designed to meet NCCHC accreditation
- Provides for Voc-Ed spaces plus garment shop, recycling, print shop, and wood fabrication shop
- Provides educational classroom space for 15% of the population
- Provided substance abuse counseling space for 45% of the population
- Designed with 1.28 low flow detention plumbing fixtures



Potential Next Steps



- State issues a solicitation for private sector financing
 - Release an RFI/RFP asking for the private sector to provide to them a prison design based on parameters delineated out in the solicitation.
 - State would evaluate submittals and determine if entering into a lease was in their best interest
 - Sample RFI/RFP structures can be provided
 - State prioritization on lease term and ownership options
 - No "one size fits all" structure
 - CoreCivic lease rates would vary based on the length of the term and ownership option
 - Potential lease structures could include:
 - Lease term of 20/30/40 years with State ownership after term duration
 - Lease amount would vary based on duration of contract
 - Lease term with option to purchase at fair market value at set timeframes
 - Tour of select CoreCivic facilities
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Q&A Session

