

**State of Nebraska NE Department of Correctional Services
REQUEST FOR INFORMATION**

RETURN TO: NE Department of
Correctional Services
Name: Kate Severin
Address: 801 West Prospector Place
City/State/Zip: Lincoln, NE 68522
Phone: 402-479-5717

RFI NUMBER	RELEASE DATE
RFI 3016 DESIGN/BUILD/FINANCE OPTIONS ADULT MALE CORRECTIONAL FACILITY	March 16, 2020
OPENING DATE AND TIME	DCS CONTACT
May 27, 2020 2:00 p.m. Central Time	Kate Severin

This form is part of the RFI package and must be signed in ink and returned, along with information documents, by the opening date and time specified.

PLEASE READ CAREFULLY!

SCOPE OF SERVICE

The State of Nebraska (State), Department of Correctional Services (NDCS) is issuing this Request for Information RFI 3016 for the purpose of gathering information regarding **Design/Build/Finance Options for a proposed Adult Male Multi-Security Level Correctional Facility**, to be operated by NDCS.

Written questions are due no later than April 6, 2020 and should be submitted via e-mail to dcs.purchasing@nebraska.gov

Bidder should submit six (6) original copies of the entire RFI response plus one electronic copy on a USB flash drive. RFI responses should be submitted by the RFI due date and time.

Sealed RFI responses should be received in the Nebraska Department of Correctional Services (NDCS) Central Office by the date and time of RFI opening indicated above.

RESPONDENT MUST COMPLETE THE FOLLOWING

By signing this Request For Information form, the respondent guarantees compliance with the provisions stated in this Request for Information.

FIRM: CoreCivic, Inc.

COMPLETE ADDRESS: 5501 Virginia Way, Suite 110; Brentwood, TN 37027

TELEPHONE NUMBER: (615) 263-3282 FAX NUMBER: (615) 208-1126

SIGNATURE:  DATE: 05-21-2020

TYPED NAME & TITLE OF SIGNER: Brian K. Ferrell. Vice President Proposal Development

Form A

Respondent Contact Sheet

Request for Information Number 3016

Form A should be completed and submitted with each response to this RFI document. This is intended to provide the State with information on the vendor's name and address, and the specific persons who are responsible for preparation of the response.

Preparation of Response Contact Information	
Name:	CoreCivic, Inc.
Organization Address:	5501 Virginia Way, Suite 110 Brentwood, TN 37027
Contact Person & Title:	Michelle Barker Senior Director, Proposal Development
E-mail Address:	Michelle.Barker@CoreCivic.com
Telephone Number (Office):	(615) 263-3076
Telephone Number (Cellular):	(615) 330-1368
Fax Number:	(615) 208-1126

Each respondent shall also designate a specific contact person who will be responsible for responding to the State if any clarifications of the vendor's response should become necessary. This will also be the person who the State contacts to set up a presentation/demonstration, if required.

Communication with the State Contact Information	
Name:	CoreCivic, Inc.
Organization Address:	5501 Virginia Way, Suite 110 Brentwood, TN 37027
Contact Person & Title:	Michelle Barker Senior Director, Proposal Development
E-mail Address:	Michelle.Barker@CoreCivic.com
Telephone Number (Office):	(615) 263-3076
Telephone Number (Cellular):	(615) 330-1368
Fax Number:	(615) 208-1126

CoreCivic has been providing innovative solutions to government since 1983. We are the leader in the development of correctional assets for federal and state governments and currently own over 80 criminal justice facilities. Including our non-correctional assets, we are the largest private owner of real estate (over 19 million square feet) used by U.S. government agencies.

While CoreCivic originated as a turn-key developer and operator of prison facilities, we have responded to market demand by expanding our product offerings to include the financing and development of correctional facilities for operation by the public sector. Under our business line, CoreCivic Properties, we leverage our decades-old experience in designing, building, financing and maintaining correctional assets, shifting the risk of construction cost overruns and catastrophic maintenance away from the public sector. Government agencies, in turn, lease the asset from us and operate the facility with its own staff.

This business model was introduced in response to the growing need our partners have for state-of-the-art correctional facilities that can be operated efficiently by the government's own correctional staff. We have shown proof of concept by successfully executing leases with several government entities under this new model, including a recently completed project where we replaced a facility built during the Abraham Lincoln Administration with a state of the art facility for the State of Kansas. That project, as well as other lease agreements, are described in detail under the Lease Experience section below. As it relates to the specific challenges facing the State of Nebraska, we believe that our team delivers a level of experience and expertise that is unmatched. Because we partner with a wide variety of States, our staff is on the forefront of designing facilities that meet the changing demands of correctional systems across the country.

FINANCING AND DELIVERY OF THE PROJECT: As a company, we have successfully financed and developed over 50 correctional facilities across the country. As demonstrated by our past experience and our narrative below, we are more than capable of financing correctional facilities as contemplated by Nebraska.

When pursuing design, build, finance, and maintain projects, CoreCivic explores multiple financing options in order to offer the best solution to Nebraska. Because we have been providing solutions to the public sector for more than three (3) decades, we have a deep understanding of the unique needs of government. As a result, we seek to finance projects which deliver the best value, while ensuring that Nebraska's required terms and conditions are met.

CoreCivic has pioneered the use of multiple sources of financing for corrections development and is committed to finding the funding mechanism that most effectively meets the needs of Nebraska. For example, our Kansas project utilized a 100% private placement financing vehicle to fund the development of the facility. In that project, we pursued numerous financing options before settling on the option that best met the State's specific needs. We would take

the same approach when researching and presenting financing options for a Nebraska project.

LEASE STRUCTURE: Similar to our philosophy on financing assets for government, we look to structure leases so that they meet the specific needs of our partners. Regardless of the lease structure, all financial requirements of the lease, including pricing for any renewal terms, are included in the lease document so that the lease payments for the life of the asset are known at the front end.

We also include government-friendly terms that offer value to our partners. For example, lease payments would begin only when construction is complete and once Nebraska takes over operational control of the asset. This enables the State to better budget for the closure of existing assets and ensures that the public sector partner is not paying for both old and replacement facilities simultaneously.

CoreCivic's leases are also designed to shift construction risk from the public sector to the private sector. More specifically, after an agreement is reached on a design and an associated lease rate, any cost overruns on a project (absent Nebraska mandated change orders) would be absorbed by CoreCivic and would not result in increased lease rates. Risks related to time to construct are also borne by CoreCivic and no cost overruns are passed on due to any construction delays (for example, market or weather related delays). CoreCivic has a long history of delivering our construction projects on time and on budget. This experience results in overall projects savings that we pass on to our government tenants through competitive lease rates set at the time the lease is signed.

Another important advantage of a CoreCivic lease is the risk transfer of all routine and catastrophic repairs and maintenance over the course of the lease term (including renewals). The requirements related to maintenance (both routine and catastrophic) are all expressly identified in a Facility Maintenance Plan included as part of the Lease. The Facility Maintenance Plan includes a schedule detailing when and to what extent routine maintenance will be performed as well as holdback provisions that Nebraska can employ in the event that maintenance is not taking place in accordance with the lease agreement. The schedule and holdback format developed in tandem with the State of Nebraska is a unique, corrections specific mechanism for offering budget and maintenance certainty to Nebraska. All repair and maintenance activities would be performed by a dedicated team of on-site CoreCivic employees, each with specific expertise related to the maintenance and repair of correctional facilities.

As illustrated above, our best in class lease and maintenance model ensures that the asset performs at the highest level for its entire useful life as the lease includes not only the financing and delivery of the asset but also the ongoing repair, maintenance and capital replacements for the facility. This not only guarantees the facility's condition, it also provides long-term budget certainty for the government tenant, as all costs associated with the physical plant are

rolled into the lease payment with no additional appropriations of funds needed for routine or catastrophic repair. CoreCivic developed this model as a result of our experience maintaining our over 18 million of the over 19 million square feet portfolio of assets over the last 37 years. We are keenly aware that preventative maintenance results in a safer and more cost effective operation over the life of the asset. Deferred maintenance quickly multiplies costs for repair as the building ages.

LEASE EXPERIENCE: CoreCivic has been at the forefront of leasing justice assets to governments as a way to address overcrowding and improve conditions of confinement in our nation's correctional system. With the new correctional facilities states can save on operational expenses in numerous ways. New correctional facilities allow for the delivery of services to its inmate population more efficiently and effectively, including staff rightsizing, utility savings and maintenance/capital expenditure savings. The staffing complement is based on the partner operating the facility. Older correctional facilities are extremely staff inefficient and cause states to pay costly overtime in order to fully staff these facilities. We currently lease facilities to the following states: Kansas, California, and Oklahoma as well as Kentucky beginning in mid-2020. The lease to the State of Kansas is particularly relevant as it is for a 2,400 correctional bed facility CoreCivic designed, constructed, financed, and is currently maintaining for the Kansas Department of Corrections. This approach is similar in scope to Nebraska's RFI 3016 for the Design, Build, and Finance Adult Male Correctional Facility. Details of our current similar leases are included below.

Kansas Department of Corrections (KDOC)

In April 2018, CoreCivic formalized a first-of-its-kind agreement with the State of Kansas to replace the 150-year old Lansing Correctional Facility. The agreement was part of a competitive procurement process established by the Kansas Department of Corrections (KDOC) to modernize its correctional system. The project was completed in the first quarter of 2020.

Construction on the new facility began in May 2018 and consists of four buildings – two maximum/medium security housing units totaling 1,920 beds, one 512-bed minimum-security dormitory and one support building that houses medical, mental health, food services, recreation, spiritual life and staff support areas, totaling over 379,999 new square feet. The facility was financed through a private placement arrangement with a lease term of 20 years. The base-year lease rate is \$14.9 million, including an annual 1.94% rent escalator. At the end of the lease term, the State of Kansas will own the facility.

California Department of Corrections and Rehabilitation (CDCR)

In 2013, CoreCivic entered into a lease agreement with the California Department of Corrections and Rehabilitation (CDCR), which at the time was facing court oversight of its prison system due to severe overcrowding. Recognizing CDCR's need for immediate capacity in California that also offered savings compared to a new construction project, CoreCivic approached the State with a proposal whereby public sector staff would operate

the company's 2,300-bed California City Correctional Facility (CAC), with a small number of CoreCivic employees providing all necessary repairs and maintenance on site. Policy makers saw the value in the proposal and an agreement was reached in the fall of 2013 for the state to begin leasing the facility. The base lease term was for three years with unlimited two-year renewals, and includes subject to legislative appropriation language.

The lease of CAC has enabled California to address its in-state capacity needs while also providing a cost-effective solution that provides budget certainty due to CoreCivic's role in providing all repairs and maintenance at the prison. CDCR's most recent Master Plan pegs deferred maintenance projects at all State institutions at \$10.5 billion. Under the CoreCivic Properties lease model, all maintenance costs, including costs related to catastrophic failures, are the responsibility of CoreCivic. By transferring the repair and maintenance functions to CoreCivic, CDCR staff has been able to focus on providing safe and secure operations at the facility, made easier by working in a state-of-the-art facility.

Oklahoma Department of Corrections (ODOC)

In mid-2016, CoreCivic entered into a lease agreement with the Oklahoma Department of Corrections for the CoreCivic owned 2,400-bed North Fork Correctional Facility in Sayre, Oklahoma. The lease arrangement allowed the State of Oklahoma to consolidate facilities that had not been originally designed as prisons and to move offenders to a modern facility that offered increased programming opportunities and improved access to medical care. The base lease term was for five years with unlimited two-year renewals and includes subject to legislative appropriation language.

CoreCivic has assumed all responsibilities for repairs, maintenance and property insurance for the facility. The benefit of this risk transfer was apparent when the facility suffered significant hail damage on May 16, 2017. CoreCivic immediately mobilized its emergency maintenance response teams and removed, covered and began replacing 90 damaged skylights, engaged roof contractors to immediately patch and repair the ripped rubber roofs and dented metal, and returned to full operation the perimeter fence, which suffered damage to over 500 insulators during the storm. All repairs were done at CoreCivic's expense.

Kentucky Department of Corrections (KYDOC)

In December 2019, CoreCivic entered into a lease agreement with the Kentucky Department of Corrections for the CoreCivic owned 656-bed Southeast Correctional Complex in Wheelwright, Kentucky. The initial term of the lease is for ten years and includes five two-year renewal options. The lease is expected to begin upon the completion of certain capital expenditures in the middle of 2020. The State of Kentucky has the option to purchase the facility at its fair market value at any time during the term of the lease.

The lease of these facilities exemplify CoreCivic's ability to react quickly to our partners' needs with innovative and flexible solutions that make the best use of taxpayer dollars.

VALUE TO THE STATE OF NEBRASKA: CoreCivic has the capability to deliver the facility for the State of Nebraska. We feel strongly that our expertise is ideally suited for the design and construction of the facility as our in-house design and construction team has decades of experience designing and constructing correctional facilities, and we have extensive feedback and ongoing design improvements from our operations teams in the fields. This team has brought over 10,000 new beds and associated support facilities on line in the last 8 years and over 21,000 new beds and associated support facilities on line in the last 13 years. As a result, we have strong relationships with the shrinking number of qualified specialty suppliers and have had proven success with completing safe and functional facilities to our customers on or ahead of schedule. Our experience operating correctional facilities that we have designed and constructed offers us invaluable insights to ensure that we consistently deliver the most operationally efficient designs. Additionally, as demonstrated in our response, across our nation-wide portfolio of corrections assets we have experience designing and operating facilities intended to address challenges similar to those faced by NDCS.

CoreCivic is experienced in identifying value engineering opportunities to get the most for the dollar spent. For example, in the Kansas project, CoreCivic was able to develop a plan to build an additional 512 bed minimum security unit within the budget originally intended for only the 1920 bed medium security unit. This type of innovation is a critical benefit to private sector development.

As demonstrated throughout our response, we are confident that a CoreCivic led development project would bring the most value to the State of Nebraska. We have listed the value propositions of a CoreCivic developed project below:

Expedited Development: CoreCivic is able to implement process-proven expedited design and development processes that significantly decrease construction timelines. As demonstrated by our most recent project in Lansing, Kansas, we were able to shorten the State's estimated design and construction timeline from a minimum of 36 months to 24 months using this process. One critical component of this approach is to include the State's own project experts into the design and approval process so that the State can receive the full benefit of private sector accelerated development.

Single Point of Accountability: All aspects of the development process would be the responsibility of CoreCivic. Any concerns, questions or comments the State has throughout the life of the development and lease would be directed solely to CoreCivic. This ensures that the State always has easy access and a quick response.

Deferred Maintenance Avoidance: With a lease agreement that includes strict facility maintenance guidelines, the State of Nebraska will no longer need to be concerned about deferred facility maintenance projects that lead to dilapidated, unsecured facilities. Instead, CoreCivic's responsibility for maintaining the asset will ensure that the facility is properly

maintained throughout the term of the lease. All expensive building renewal and replacement projects would be avoided due to the construction of a new state of the art facility.

Budget Certainty: Lease payments would be known for the life of the term of the agreement. Additionally, all future repair and maintenance costs, including any catastrophic failures, would no longer be the responsibility of the State. Instead of balancing facility maintenance project costs against the costs of other needs, the State can place their focus on budget priorities with the assurance that its correctional facility is well maintained and covered under the agreed upon lease.

Risk Transfer: CoreCivic would bear all risks related to design errors, schedule overruns, cost overruns and construction risk.

Meet all MBE/WBE/VBE Goals: CoreCivic's design and construction team can meet all of the State's goals related to minority, women and veteran-owned businesses. CoreCivic will also strive to keep as much of the construction cost and construction jobs with Nebraska businesses for this project.

Documented History of Results: CoreCivic has consistently delivered state-of-the-art correctional assets on-time and on-budget. Please refer to Cost Experience for Correctional Facilities Exceeding 1,200 Beds for more detailed information.

Shift Risk to CoreCivic: CoreCivic's model is designed to shift risk from the State to CoreCivic. More specifically, after an agreement is reached for the design and an associated lease rate, any cost overruns on the project (absent change orders mandated by the State) would be absorbed by CoreCivic and would not result in increased lease rates. Therefore, if the cost of the project were to escalate, Nebraska would not bear the burden of those increases through a higher lease rate. Additionally, Nebraska would not make a lease payment until it occupied the facility, thereby putting the risk for the construction onto CoreCivic directly. In a publicly funded model, cost overruns on projects are absorbed by the government. In an environment where cost overruns in public projects are commonplace and delays are typical, these protections offered by CoreCivic shield the government from the two biggest drivers of projects going over budget.

Government-Friendly Lease Terms: Because we have been providing solutions to the public sector for more than 30 years, we have a deep understanding of the unique needs of government. As such, our lease agreements are designed to provide maximum flexibility to our government partners depending upon their specific needs.

To ensure transparency, our lease rates are set from the beginning of the engagement, including renewal option rates for the life of the facility. That means that renewal rates are not negotiated at the time of the option but are delineated in the base lease agreement. Payments also don't begin until the government occupies the facility. This avoids having to pay for a

facility you are not utilizing. We don't require "milestone payments." CoreCivic also remains solely liable for the project during construction.

Robust Repair and Maintenance: With more than 18 million square feet under facility management in various environments across the country, CoreCivic Properties has the most diverse and comprehensive maintenance program for criminal justice facilities in the nation. Our team ensures that facilities are safe and secure and last their expected lifecycle through short-term and long-term care and upkeep. We also budget for and oversee maintenance Capital Expense (Capex) expenditures for each asset on an annual basis. Under our model, the lease payment paid by Nebraska includes not only the utilization of the facility but also all repair and maintenance costs. Our lease terms include both day-to-day routine maintenance programs, as well as annual plans for Capex replacements for the facility.

Experience with Court Oversight: CoreCivic has unmatched experience in assisting governments in responding to court oversight of State prison systems. Because we partner with a wide variety of States, our staff is on the forefront of designing facilities that meet the changing demands of correctional systems across the country.

Utility Efficiency: CoreCivic Properties has a team dedicated to overseeing all utility usage to ensure it is as efficient as possible. We monitor usage and negotiate with providers for savings. We are also constantly looking at new technologies that can be used to lower costs or initiatives we can undertake to lower energy usage.

RELEVANT CONSTRUCTION EXPERIENCE FOR CORRECTIONAL FACILITIES EXCEEDING 1,200 BEDS:

ADAMS COUNTY CORRECTIONAL CENTER – Natchez, Mississippi



Scope of the Project: In July 2007, CoreCivic announced plans to design and build a 2,232-bed correctional facility in Adams County, Mississippi. Construction of Adams County Correctional Facility was completed in 2008.

Project Size: 2,232 beds – 408,604 sq. ft.

Security Level of the Project and Cells/Open Dorm Percentage Ratios: Medium Security
Cells: 54%; Dorms: 46%

Ownership Structure and Cost Per Square Foot in 2020 Dollars: CoreCivic owns and operates the facility. Project cost was \$286/sq. ft.

LANSING CORRECTIONAL FACILITY – Lansing, Kansas



Scope of the Project: CoreCivic entered into a contract with the State of Kansas in January 2018 to design, build, and finance an expansion of the State's Lansing Correctional Facility to replace antiquated sections of the prison dating back as far as 1862. The project includes a 1,920-bed inmate housing unit for medium/maximum security and a new 512-bed minimum security dorm, as well as a new support building for medical services, food service, spiritual life, and staff support. Construction began in April 2018, and was finished on its originally-scheduled completion date in January 2020.

Project Size: Facility Expansion: 2,432 beds – 400,000 sq. ft.

Security Level of the Project and Cells/Open Dorm Percentage Ratios: Multi Security
Cells: 78%; Dorms: 22%

Ownership Structure and Cost Per Square Foot in 2020 Dollars: CoreCivic is currently leasing the facility to the Kansas DOC, who operate it and will own it upon completion of the 20-year lease. The annual lease rate starts at \$14.9 million.

Total project cost was \$151/sq. ft.

Kansas provided the land, existing secure perimeter and infrastructure connections and existing Administrative Building and Industries facilities.

LA PALMA CORRECTIONAL CENTER – Eloy, Arizona



Scope of the Project: La Palma Correctional Center houses 3,060 beds and totals 594,027 square feet. Through a partnership between CoreCivic's development team, design and construction partners and City and State agencies, CoreCivic delivered this phase of the project ahead of a highly accelerated schedule in only 17 months. This multi-phased facility accepted its first inmate 10 months after start of construction and continued receiving 300 inmates a month until it was completed approximately seven months later. Our team of architects developed this design concept to house three semi-autonomous, 1,020-bed compounds that allowed population management alternatives for partners.

Project Size: Original Construction: 3,060 beds – 594,027 sq. ft.

Security Level of the Project and Cells/Open Dorm Percentage Ratios: Multi Security 100% cells/0% dorms

Ownership Structure and Cost Per Square Foot in 2020 Dollars: CoreCivic owns and operates the facility. Total project cost was \$356/sq. ft.

OTAY MESA DETENTION CENTER – San Diego, California



Scope of the Project: Otay Mesa Detention Center was built to replace the San Diego Detention Facility as the lease was set to expire. Construction of the new 1,482-bed facility took 21 months and was completed near the end of the third quarter of 2015. The facility features innovative energy-efficient technologies and water savings and is LEED Silver certified. The facility has recently completed a 512-bed expansion that brought total capacity to 1,994 beds and total size to 422,131 square feet. The final phase of construction was completed as scheduled, near the end of third quarter 2019.

Project Size: Original Construction: 1994 beds – 422,131 sq. ft.

Security Level of the Project and Cells/Open Dorm Percentage Ratios: Medium security
Cells: 63%; Dorms: 37%

Ownership Structure and Cost Per Square Foot in 2020 Dollars: CoreCivic owns and operates the facility. Total project cost was \$466/sq. ft.

RED ROCK CORRECTIONAL CENTER – Eloy, Arizona



Scope of the Project: The original 1,596-bed stand-alone prison was primarily designed for housing male, medium security inmates. The facility also features upgraded administrative offices, classrooms, and a medical service area. In a partnership with CoreCivic's design and construction partners, this phase was completed in an aggressive 13-months. The facility recently underwent an approximately 400-bed expansion which increased the facility capacity to 2,024 and was completed in 2016.

Project Size: Original Construction plus expansion: 2,024 beds – 390,000 sq. ft.

Security Level of the Project and Cells/Open Dorm Percentage Ratios: Medium Security

80% cells/20% dorms

Ownership Structure and Cost Per Square Foot in 2020 Dollars: CoreCivic owns and operates the facility. Total project cost was \$378/sq. ft.

SAGUARO CORRECTIONAL CENTER – Eloy, Arizona



Scope of the Project: The Saguario Correctional Center opened in 2007 and, at the time, this 370,248 square foot, 1,896-bed facility served as a model for new and improved security features and new technologies, which include a stun fence, front-end metal detectors, and front entry X-ray machines. Our design team collaborated closely with the partner to ensure that the design met the unique management requirements of the population.

Project Size: Original Construction: 1,896 beds – 370,248 sq. ft.

Security Level of the Project and Cells/Open Dorm Percentage Ratios: Multi Security 100% cells/0% dorms

Ownership Structure and Cost Per Square Foot in 2020 Dollars: CoreCivic owns and operates the facility. Total project cost was \$320/sq. ft.

TROUSDALE TURNER CORRECTIONAL CENTER – Hartsville, Tennessee



Scope of the Project: Construction of this 2,552-bed medium-security facility was completed in late 2015 and the facility opened in early January 2016. Trousdale Turner Correctional Center is state-of-the art, meets all ACA building standards and features innovative energy-efficient technologies and expanded reentry programming space. The facility is LEED

certified, making Trousdale Turner the largest LEED certified correctional facility in the State of Tennessee and the largest privately-owned facility in the nation to be LEED certified.

Project Size: Original Construction: 2,552 beds – 423,188 sq. ft.

Security Level of the Project and Cells/Open Dorm Percentage Ratios: Multi security
Cells: 80%; Dorms: 20%

Ownership Structure and Cost Per Square Foot in 2020 Dollars: CoreCivic owns and operates the facility. Total project cost was \$328/sq. ft.

In addition to the above facilities which CoreCivic not only constructed but also maintains, we have additional experience in maintaining facilities with 1,200+ beds. We have also included the original construction and expansion experience as a reference.

- Bent County Correctional Facility – Las Animas, Colorado – Medium Security
 - Opened in 1993; acquired by CoreCivic in 1996
 - Original Construction: 335 beds; current capacity: 1,420 beds
 - Expansions: 365 beds (1997), 720 beds (2009)
- Central Arizona Detention Center – Florence Arizona – Medium Security
 - Original Construction: 512 beds (1994); current capacity: 2,304 beds
 - Expansions: 512 beds (1996), 512 beds (1996), 256 beds (1997); 512 beds (1998)
 - Merged with Florence Correctional Center in 2017 to become the Central Arizona Florence Correctional Complex.
- Cimarron Correctional Facility – Cushing, Oklahoma – Multi Security
 - Original construction: 960 beds (1997); current capacity: 1,692 beds
 - Expansions: 72 beds (2007), 660 beds (2008)
- Coffee Correctional Facility – Nicholls, Georgia – Medium Security
 - Original Construction: 508 beds (1998); current capacity: 2,312 beds
 - Expansions: 1016 beds (1999), 788 beds (2010)
- Davis Correctional Facility – Holdenville, Oklahoma – Multi Security
 - Opened in 1996; acquired by CoreCivic in 1997
 - Original Construction: 960 beds (medium); current capacity: 1,670 beds
 - Expansions: 50 beds (minimum) (2007), 660 beds (medium) (2008)
- Kit Carson Correctional Center – Burlington, Colorado – Medium Security
 - Original Construction: 768 beds (1998); current capacity: 1,488 beds
 - Expansion: 720 beds (2008)
- North Fork Correctional Facility – Sayre, Oklahoma – Medium Security
 - Original Construction: 960 beds (1996); current capacity: 2,400 beds
 - Expansions: 480 beds (1998), 960 beds (2007)
 - Leased to Oklahoma DOC since July 2016
- Prairie Correctional Facility – Appleton, Minnesota – Medium Security
 - Opened in 1993; acquired by CoreCivic in 1996
 - Original Construction: 564 beds; current capacity: 1,600 beds
 - Expansions: 774 beds (1997), 212 beds (2004), 50 beds (2006)



- Wheeler Correctional Facility – Alamo, Georgia – Medium Security
 - Original Construction – 508 beds (1998); current capacity: 2,312 beds
 - Expansions: 1016 beds (1999), 788 beds (2010)