

Site Selection Requirement Guide

For a new 1,500 bed CCA facility the following minimum requirements must be met:

Site:

1. Minimum land area requirement: **Minimum land area 55 - 60 acres (which includes a 100 foot buffer around the site). The acreage within fenced area should be minimum of approximately 23 acres; 25 acres if a central dining and or enclosed gymnasium building are required. The site should be relatively flat and have no easements within the area designated for a building site.**

Utility requirements:

2. Average daily domestic water demand per inmate (gallons): **125-140 gallons per inmate, per day.**
3. Peak day demand per inmate (gallons): **130 gallons per inmate, per day domestic water peak demand – 750 GPM.**
4. Typical meter size (inches):
Main water line service to site, 12 inches;

Water meters: two, 4 inch meters (could also be one, 6 inch meter, depending on developmental costs).

5. Typical on-site water storage requirement (gallons):
350,000 gallons.
6. Typical fire flow requirement (gallons per minute) and duration (minutes): **1,500 gallons per minute for 2 hours for fire flow out of a hydrant, plus 700 GPM for building sprinklers and hoses, equal to: 2,200 GPM for 2 hours.**

Water Pressure: Minimum of 50 psi or higher if possible, not to exceed 80 psi max.

Wastewater flow:

7. Average daily flow generated per inmate (gallons):
115 to 130 gallons per day, per inmate.
8. Typical pre-treatment (if any):
Grinder pump or auger monster preferable.

Electric power:

9. Average daily demand (kV hours): 39,456 kWh.
10. Peak demand (kV hours): 2,137 kW.
11. Typical power requirement: 3,294 kW.

Note: we prefer to have a diverse power entrance for separate grids.

Digital Data Circuits:

12. Minimum CCA requirements for service

Need:

- 100 pairs of voice circuits or optical carrier circuit running into the facility.
- Central offices need to be able to provide primary rate interface (PRI) circuits.

Prefer:

- The ability to have a dual telephone entrance to facilities from two central offices located within 20 to 30 miles of the facility.

Natural gas:

13. Average daily/monthly/annual demands (MM cubic feet):
30,000,000 btu/h in warmer areas of the country; 45,000,000 btu/h in colder areas of the country. This load can vary widely depending on local weather and mechanical systems selected; the above reference is for packaged rooftop gas fired a/c units.

Solid waste:

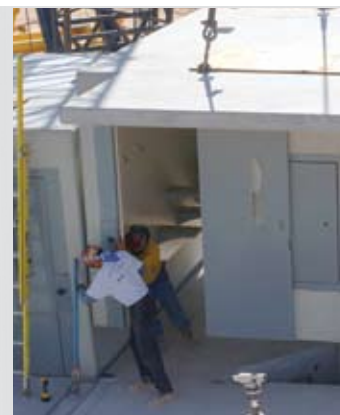
14. Average daily waste amount per inmate (pounds): **5 lbs per inmate, per day or 5 x 1500 x 31 = 232,500 lbs per month.**
15. Recycling policies: **Case by case basis and as required.**

Questions and Comments Should Be Directed To:

Corrections Corporation of America
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06-1205



Site Acquisition and Capacity Expansion Program

Corrections Corporation of America (CCA), the nation's largest provider of corrections management services is in a planned expansion program and currently evaluating existing facilities and new sites throughout the country.

Projected Area of Demand:

Targeted facilities within CCA's existing system and areas including, but not limited to: California, Arizona, Nevada, Texas, Kansas, Mississippi, Tennessee and Florida. Additional sites may be sought in the Northeast portion of the United States.

Background:

To meet the demand for local, state and federal use of contractor-owned and operated correctional facilities, CCA is looking for sites suitable for development and operation of 1,500-bed detention and correctional facilities.

Proposed Action:

In response to growing demands CCA is evaluating opportunities to site, design, construct and operate 1,500-bed secure facilities as a complement to its existing nationwide system.

Budget:

The estimated project cost is expected to exceed \$90 million, depending on the scope of required work. Salaries and operational costs are estimated at \$13.0 million annually.

Employment Opportunities:

CCA plans to staff the facilities with approximately 300 full time correctional employees.

Note: Budget and staffing figures are informational only and subject to change.

Start Date:

Upon completion of all requisite discretionary land use approvals and permits.

Projected Benefits To Surrounding Communities

Economic Impacts (Construction):

\$90.0 million estimated construction budget and hundreds of jobs created during the construction phase. The multiplier effect is expected to equate to well over \$200 million during the life of the project.

Economic Impacts (Operation):

The facility will be staffed with approximately 300 full time employees all receiving a complete benefits package and 401(k) plan. The estimated annual operating budget is expected to exceed \$13.0 million of which over 80 percent is expected to return directly to the local economy through salaries and the contract purchase of goods and services.

Sales tax:

Based on projected revenues during construction at over \$200 million and over \$13.0 million annual operating budget

Property tax:

As a private company, CCA will pay property tax on a facility with a fair market value of over \$90.0 million, providing direct benefits to the residents of each community under consideration.



CCA General Proposal Facts and Answers

Proposed Project:

- 1,500 bed low to medium-security facility
- \$90 million estimated construction budget
- Over 300 full time jobs

Potential Customers

- Federal Bureau of Prisons
- Immigration and Customs Enforcement
- United States Marshall Service
- State Customers

Typical Inmate Profiles

Federal Bureau of Prisons:

low security criminal aliens, immigration crimes, drug crimes, deported to country of origin, sentence usually less than 5 years, 18 month average

State Customers (low-security to medium-security):

drug crimes, property crimes, extortion, fraud, bribery, arson assaults, commission of crime involving a weapon

Typical Release Methods

Federal Bureau of Prisons:

CCA or agency transfer back to point of origin deportation to country of origin pending possible designation to another federal facility inmates do not release unsupervised

State Inmates:

CCA or agency transfer back to state of origin, possible designation to a contracting agency "in-state" facility, inmates do not release unsupervised or directly into the host community

Frequently Asked Questions

How does the facility affect property values?

- There is no correlation between correctional facilities and property values.
- Property values can be impacted due to supply and demand for housing
CCA facilities are situated in a wide array of rural, urban, industrial and residential settings.

Do inmate families migrate to the local community?

- Families live in other countries and/or thousands of miles away in other states
- Families requiring assistance need to have an established address and do so in their home-state
- Families can never be sure where or how long inmates in the proposed categories will remain at the facility and typically choose not to relocate

Flexibility

- CCA's ability to respond quickly to unique challenges with customized solutions is an increasingly attractive resource for customers with overcrowded prisons and tight budget constraints
- immediately available bed capacity
- diverse locations



Site Requirements

Suitable sites should, at a minimum, meet the following criteria:

General Requirements

Be located in a community with strong governing body and citizenry support.

Be located in an area or jurisdiction with an expressed need, and in the general areas of the country where existing prison systems need augmented.

Be of sufficient acreage and configuration to support development of a specific-sized facility with ample room for future expansion. Contain a minimum of 65 unconstrained acres with adequate buffer zones between adjacent land uses. Additional acreage required in situations involving on-site wastewater treatment.

Be easily accessible to existing or planned utility systems, generally preferring to have sites with service in place.

Have moderate relief with topography to promote drainage. Be above the 100-year flood plain. Require a minimum of site clearing, scarifying and preparation. Be free of environmental constraints or environmentally sensitive areas and issues.

Have the ability to meet all applicable zoning and permitting requirements, building codes, and local, state and federal environmental regulations, requirements and policies.

Be accessible to major interstate and highway systems and public transportation. Site should be serviced by improved roads meeting or exceeding minor arterial designation.

Be located within a one-hour drive from a major metropolitan area with a full-service airport, train station or bus terminal. Major population area being generally defined as in excess of 50,000.

Be situated in an area that is not within close proximity (30 minute to one-hour drive) of a local, state or federal correctional facility or institution-type setting or business, except in instances where the population exceeds 100,000 – or where it has been determined there is a qualified labor pool.

Be situated within a one-hour drive from an accredited hospital that will meet jurisdictional requirements.

Have adequate fire protection and ambulance service within 15 minutes emergency response time.

Have accredited higher education and vocational technical colleges or schools within one-hour drive.

Be in an area where there is high potential for development and recruitment of businesses to participate in a Prison Industries Enhancement (PIE) program, in which inmates can learn quality job skills and training.

Be supported by the community, adjacent land uses or businesses and appropriate political subdivision(s).

American Correctional Association Requirements

Requirements of the American Correctional Association (ACA) will be adhered to as applicable.

Location

**3-4127
(Ref.2-4161)**

Be located within 50 miles of a civilian population center of at least 10,000 people, or minimally within one hour's driving time of a hospital, fire protection, and public transportation.

Determinants

The above references to general requirements and ACA standards are intended as basic guidelines for selecting sites for correctional facilities. The determinant factors concerning a site's suitability will depend on:

No limitations on services which are required to operate an institution during a typical day and;

No limitations on educational, vocational technical, or occupational therapies for inmates, or on programs and services offered to inmates and;

No limitations on ability to accommodate visitors and;

No limitations on ability to recruit train and retain qualified staff, those staff requiring degrees and those staff requiring medical degrees and licenses and;

No limitation's affecting the company's ability to ensure all local, state and federal government procurement requirements are met.

Company Profile

Corrections Corporation of America - CCA

CCA was formed in 1983, and founded private sector corrections. The company owns and operates more than 60 correctional facilities in 19 states and the District of Columbia. CCA's full range of services includes design, construction, renovation and management of new or existing jails, detention centers and prisons, as well as long-distance inmate transportation services. As such CCA's facilities are designed and operated in accordance with the American Correctional Standards for Adult Correctional and Detention Facilities.

CCA's primary focus is on operation of safe and secure facilities which utilize the latest design innovations and security technologies. In addition to providing the fundamental residential services related to inmate management, CCA has pioneered the use of rehabilitation and educational programs, including basic education, religious services, life skills development, employment training and substance abuse treatment and counseling. CCA's programs are designed to reduce recidivism and prepare inmates for successful re-entry into society while providing for the highest degree of accountability throughout the day.

Nationwide, CCA employs more than 16,000 staff with over \$1.0 billion in annual revenues. The company is publicly traded on the New York Stock Exchange under the ticker symbol CXW and is headquartered in Nashville, Tennessee.