



OFFICE OF COMMUNICATIONS

Below are Introductory Statements provided by each of the four developer teams that qualified to receive the Request for Proposal (RFP) from the Alabama Department of Corrections (ADOC).

Request for Statements:

1. Alabama Prison Transformation Partners
2. CoreCivic
3. Corvias
4. GEO Group

Alabama Prison Transformation Partners

STAR AMERICA, CO-TEAM LEAD AND FINANCING LEAD
BL HARBERT INTERNATIONAL, CO-TEAM LEAD

Star America and BL Harbert have partnered to serve as the co-developer leads. This will allow our team the flexibility to explore all financing options and provide the most cost efficient solution to the State of Alabama and Alabama Department of Corrections.

Star America has a successful track record as an investor, greenfield developer and asset manager of infrastructure projects across a variety of sectors ranging in size from \$50m to more than \$2 billion in total project cost. Star America is a co-developer and the lead investor for the Howard County Circuit Courthouse Project in Howard County, Maryland, which is the most recent Design, Build, Finance, Operate & Maintain (DBFOM) justice facility Public-Private Partnership (P3) project to reach financial close in the United States. Overall, Star America has invested in 12 infrastructure projects, including 11 P3 projects in North America in the last 10 years with a total project value of over \$5 billion and raised more than \$3 billion in project financing.

BL Harbert and its affiliates comprise many years of development, design-build, and financing experience, successfully delivering complex private and public projects with a total value of over \$5 billion.

BL HARBERT INTERNATIONAL, CONSTRUCTION LEAD

BL Harbert is a nationally ranked firm headquartered in Birmingham, Ala., with revenues of over \$1 billion. With a family tradition of service and excellence in the construction industry that dates back to the 1940s, we specialize in design-build and general contracting for national and international clients representing construction markets of every classification, including high security federal facilities.

We are proud to be one of the few privately-owned companies with a worldwide portfolio in the construction industry and are especially proud of our capabilities right here in Alabama. Our guiding principles of respect and honesty ensure we never compromise our integrity with our customers, employees, and communities.

BUTLER-COHEN, CONSTRUCTION PARTNER

Butler-Cohen is a design-build firm with a strong focus on the design and construction of correctional facilities throughout the United States. Butler-Cohen's leaders have a long history of successfully delivering complex design/build/finance projects in the correctional market.

ARRINGTON WATKINS ARCHITECTS, DESIGN LEAD

Arrington Watkins Architects is an architectural firm with extensive design expertise mostly centered on large, technically complex projects for government agencies, in areas such as corrections, criminal justice, public safety, public works, military, and industrial.

JOHNSON CONTROLS, SERVICE PROVIDER LEAD

Johnson Controls Inc. ("JCI") is a wholly owned subsidiary of Johnson Controls International PLC, a global diversified technology and industrial leader serving customers through 500 branch offices in more than 150 countries with five (5) offices in Alabama. JCI is a leader in providing building system technologies for HVAC, Fire and Security that ensure building environments are comfortable, safe and sustainable. JCI is the market leader in North American DBFOM and P3 with 36 projects awarded, 19 of which are currently in operations including 3 detention centers.

CoreCivic

CoreCivic serves as the Team, Financing, and Service Provider Lead for this Alabama proposal response team. Founded in 1983 and headquartered in Tennessee, CoreCivic is a diversified government solutions company with the scale and experience needed to solve tough government challenges in cost-effective ways. CoreCivic provides a broad range of solutions to its partners through high quality corrections and detention management, innovative and cost-saving government leases, and a growing network of residential re-entry centers. CoreCivic is the nation's largest owner of partnership correctional, detention, and residential reentry facilities.

CoreCivic sited, designed, built, and financed the majority of the facilities in its nationwide portfolio of 51 secure corrections facilities. CoreCivic's Facility Management group maintains these secure assets as well as the broader owned portfolio of residential reentry and government office assets, providing daily preventative, routine and emergency maintenance for more than 17 million SF nationwide.

As the team's Construction Lead, Caddell Construction was founded in Montgomery in 1983 and has maintained its headquarters in Montgomery even as its reach has spread to an \$11+ billion project portfolio touching every region of the United States and 34 foreign countries on five continents.

Caddell is an accomplished corrections construction firm, winning its first correctional contract nearly 30 years ago. Since that time, Caddell has delivered \$1.8 billion in corrections contracts totaling over 12.3 million SF. As a result, field and technical staff have the knowledge to provide solutions to the toughest design and building challenges faced by the industry today. Caddell's experience has covered everything from relatively small additions at active correctional facilities to new large, federal complexes at all levels of security.

Serving as the team's Design Lead, DLR Group has focused on the planning and design of correctional facilities for nearly 40 years. DLR Group has worked on more than 500 corrections and detention projects, encompassing in excess of 140,000 beds located across the country and internationally. Honored with more than 100 awards and citations for excellence in justice facility design, DLR Group is a leader in the planning, programming, and design of justice facilities. DLR Group's corrections experts are renowned for innovative master planning, exceptional design, responsive programming, efficient staffing, and cost-effective techniques.

Leading the security design process for the team, R&N Systems Design has received a national reputation among architectural firms and departments of correction as the leader in the specialized field of security system design. Combining architectural and engineering expertise, R&N creates innovative design solutions that set new standards in the critical areas of detention, life safety, and security electronics.

Corvias

With a focus on delivering lasting solutions through partnership, Corvias has assembled a team of both local and national industry experts to achieve the Alabama Department of Corrections' goal of providing safe, secure, and constitutional incarceration through the development and maintenance of new correctional facilities.

As developer and team lead, Corvias is joined by Municipal Capital Markets Group as financing lead, HDR Architecture as design lead, JE Dunn Construction and CORE Construction (joint venture) as construction lead, and TKC Management Services as service provider lead.

Supporting these key discipline leads are additional design team members, TreanorHL and Montgomery-based Seay, Seay & Litchfield Architects, and Mobile-based general contractor

White-Spunner Construction, as well as Mead & Hunt and Baldwin Consulting Group as security electronics lead and corrections advisor, respectively. Collectively, this team brings vast experience having financially structured and closed more than \$5 billion worth of public infrastructure projects, having designed and built more than 75 correctional and detention facilities, and having provided comprehensive maintenance services for more than 5.7-million square feet of correctional and detention facilities.

GEO Group

The GEO Development Team assembled for the proposed Alabama DOC Project is a highly qualified project team comprised of The GEO Group, Inc. and its affiliates (collectively referred to as GEO); White Construction Company (WCC); and NELSON Wakefield Beasley & Associates (NELSON WBA). GEO will serve as the Respondent Team Lead, Finance Provider, and Service Provider. WCC will be the Construction Lead with their designer, NELSON WBA, providing Design services.

GEO is the first fully integrated equity real estate investment trust specializing in the design, financing, development, and operation of secure facilities, processing centers, and community reentry centers around the globe. GEO is a leading provider of enhanced offender rehabilitation, post-release support, electronic monitoring, and community-based programs to government agencies worldwide with operations in the United States, Australia, South Africa, and the United Kingdom.

The GEO real estate portfolio currently includes 130 owned, leased and/or managed properties. GEO has active contracts at a large majority of these properties, and employs a staff of over 23,000 to support, operate, and maintain them. GEO's skilled Project Development professionals are responsible for the expansion, renovation and life-cycle maintenance of all GEO-owned and managed facilities, comprising 17.7 million square feet, and valued at over \$5 billion. GEO is uniquely qualified to oversee the development and maintenance of facilities for the ADOC Project.

GEO's Project Development professionals will lead and coordinate our Team partners throughout the design and construction phase of the ADOC Project. GEO has previously teamed with WCC on 11 major corrections projects, totaling nearly 13,000 beds and approximately \$605 million in value.

WCC has extensive experience – more than 20 years – managing the design and construction of complex correctional projects, including ground-up construction and existing facility renovations on more than 44 justice/corrections facilities. These facilities total 4 million square feet and more than \$1 billion.

WCC's Designer, NELSON WBA, is a 30-year-old architecture and interior design firm with locations throughout the United States, including its Justice Studio in Alpharetta, Georgia, which is dedicated to the design of Correctional and Detention Projects throughout the Southeast.

