

Procurement Process Summary

During the 2025 Legislative Session and AFY budget Process, GA Department of Corrections (GDC) requested and received funding for “sitework and construction of four 126 modular correctional units to facilitate offender population movement necessary for capital and security improvements”. Since GDC is at 95% bed capacity, this project completion is critical to provide the bed space to shift offenders out of locations that have received funding for various renovations and upgrades. It is also critical that these facilities are designed and constructed for a “maximum security” classification, allowing for any offender group in the system to be moved from the location where upgrades and renovations are required directly to the new location, while maintaining the current classification groups.

Due to the urgency, GDC sent out an eRFI¹ in February 2025 to determine possible providers for these units, while awaiting the outcome of the Legislative Session for this project request and before GSFIC was engaged on the project. While this was not an RFQ, it provided much of the information required for an RFQ. With the time sensitive nature of the project, GSFIC reviewed the information received from the 2 responsive respondents to GDC’s eRFI; followed up with both respondents to discuss specifications and to determine their capabilities to complete the project; and made a direct selection based on this information.

Notes/Comparisons on Respondents

- Aries and Modcorr responded to the eRFI.
- While the eRFI did not include specifications, the minimum stated requirements for “modular correctional housing unit” would be met by both respondents.
- Both respondents are companies (including their parent companies) have a long history in business, but both companies have limited resumes and experience in “modular correctional buildings”. This is not unexpected, as the modular correctional market is an emerging market.
- Both respondents provide “permanent structures”, noting that they are designed and engineered to have a 30 year life span and are not considered “temporary structures” as can be typical some prefabricated buildings.
- Both respondents appear to meet the minimum standards for code compliance including ACA requirements as noted in the RFI.
- Both respondents use detention grade materials, equipment, and products in their “pre-fabricated buildings”
- Aries is noting a 14ga steel plate for the offender side of the wall, where ModCorr is noting 10ga steel plate for the offender side of all assemblies

- Aries notes providing “infrastructure” for Locking Control and CCTV systems which would have to be owner provided and field installed, where ModCorr is providing Locking Control and CCTV factory installed. Both would require some field install of the parts of these systems which tie to existing structures/buildings on the sites.
- ModCorr noted additional testing standards (ASTM 2322) met for wall, ceiling and floor assemblies for Assault Testing. Aries was not able to confirm an equal standard in conversation follow up after RFI.
- ModCorr provides a filled panel for increase security and could absorption where the panel information sent by Aries did not have this feature noted.
- ModCorr is a focused correctional provider where Aries is not a correctional focused supplier, but a “broker” to other suppliers. Aries provided links to their “parts suppliers” which provide detention rated parts that Aries assembles.
- Modcorr has rated these assemblies, not just the components.

GSFIC was engaged for this project, once funded, because these “modular correction units” are custom designed, custom constructed, and complete buildings which make this a capital project. These are not standard goods to be purchased. Of GSFIC’s various procurement options, recommendation is Direct Purchase from ModCorr for these Prefabricated “modular correctional units”.

¹ GSFIC assumed the role of the project once it was funded and defined. This RFI is not GSFICs, but GDC’s RFI.