



SUSTAINABILITY  
PARTNERS

## Infrastructure as a Utility™

### *The Old Becomes Forever Young*

Elimination of CapEx for modern infrastructure with immediate and ongoing cost reductions.



We pay to convert infrastructure into a utility service that is reliable, safe and efficient in a manner that protects the institutions, the assets, the capital providers and the taxpayers.

Our clients are Municipalities, Universities, Schools, Hospitals, Water/Rail/Power Districts, and Ports. We partner with these important institutions to replace unreliable, unsafe and costly infrastructure with modern solutions, robustly engineered with embedded long-term support. We pay for 100% of design, materials, installation, maintenance and upgrades.

Sustainability Partners (SP) is a usage based utility model. We assume ownership responsibilities of essential infrastructure without interfering with your use. When assets are modernized, significant cost savings are achieved as the old, unreliable and costly are replaced. SP's robust engineer/design requirements, direct procurement, and uncompromising maintenance yield real total cost savings. SP is a clear alternative to traditional purchase or public works procurement of RFP's, Budgeting, Financing, Bonding, Renting, PPP's, Leasing, EPCs and Shared Savings arrangements.



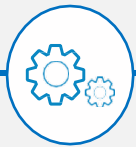
1

Select the infrastructure for capital recovery or modernization



2

SP underwrites assets, delivers solution and economics for approval



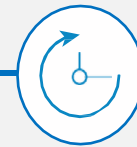
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SP pays in advance, plus any ongoing maintenance and modernization



4

SP continuously monitors for reliability and performance



5

SP bills on your usage, capacity or availability



6

SP keeps the Infrastructure reliable, safe and modern

Utilities - like gas, electric, and water - are essential and easy to engage and terminate. SP's utilities deliver continuously and reliably 24 hours x 365 days, year after year, safely and efficiently. We protect you from unexpected repairs and inadequate maintenance.

- Asset use is entirely in your control
- Month-to-month contracts with no termination penalties or fees
- Anytime purchase option at actual cost prorated to remaining useful life
- Fully compliant procurement options
- Usage-fees aligned with your revenue sources
- Open book accounting, contracts, warranties, designs, and documentation
- 24/7 monitoring and real-time alerts to deliver reliability and performance
- Upgrades and maintenance included

## Customers

Airports, Ports, Train Stations  
Correctional Facilities  
Distribution Centers  
Federal Agencies  
Large HOA's  
Hospitals

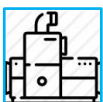
Hotels & Resorts  
Large Multi-Family Complexes  
Municipalities  
Non-Profits  
Parks & Libraries  
Parking Garages

Police & Fire Stations  
Rail  
Schools & Universities  
State Agencies  
Utilities  
Waste Water & Water Treatment

## Run-to-Fail and Deferred Maintenance Solved



Facility & Exterior Lighting



Boilers, Chillers, Cooling Towers,  
Air Handlers



HVAC; Building Envelope; Energy  
Efficiency



Water Distribution, Meters, Valves,  
Storage, Lift Stations & Treatment



Electrical Distribution, Storage,  
Optimization & Generation



Plumbing – Controls, Conditioners,  
Pumps, Manifolds, Fixtures



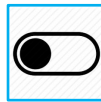
Irrigation Systems – Controllers,  
Pipes, Pumps, Valves, Emitters



Roofs, Windows, Elevators,  
Escalators, People Movers, Kitchens



Waste Systems



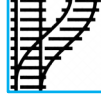
Controls, Sensors.  
Switches & Monitoring



Micro Grids, Transformers  
Frequency Regulation



Rolling Stock (EVs, AVs, subway, buses),  
Charging Stations, Fuel Depots,  
Maintenance Facilities



Inter-modals, Rail, Switching  
Stations, Runways, & Taxiways



Central Station to Operator Networks  
Security & Hardening Systems



Water Systems

- Distribution
- Monitoring
- Waste Treatment
- Water Purification
- Desalinization

## Program Comparisons

	Term	Minimum Monthly Charge	Agreement Complexity	Is it CAPEX	Maintenance Included	Upgrades included	Fees to Cancel	Required Guarantees
SP-Utility	Monthly	NO	10 page	NO	YES	YES	NO	NO
Loan	5-20 years	YES	15 page	YES	NO	NO	YES	YES
Lease	5-10 Years	YES	20 page	YES	NO	NO	YES	YES
Financing agreement	3-10 Years	YES	25 page	YES	NO	NO	YES	YES
ESCO	7-30 Years	YES	120 page	YES	NO	NO	YES	YES
Ordinary sharing-agreement	10+ years	YES	7 page	YES	NO	NO	YES	YES



## WHY THE SP UTILITY IS YOUR BEST SOLUTION

*Speed / Quality / Cost / Safety / Efficiency / Flexibility*

### SPEED

- When time matters, SP is your fastest option.
- SP was designed from ground up for speed with risks mitigated.

### SAFETY

- 30 Day Termination: no fees; no penalties
- Acquire assets any time at documented cost, prorated to remaining useful life
- Unused reserves available for usage fee reduction or refund

### FINANCE

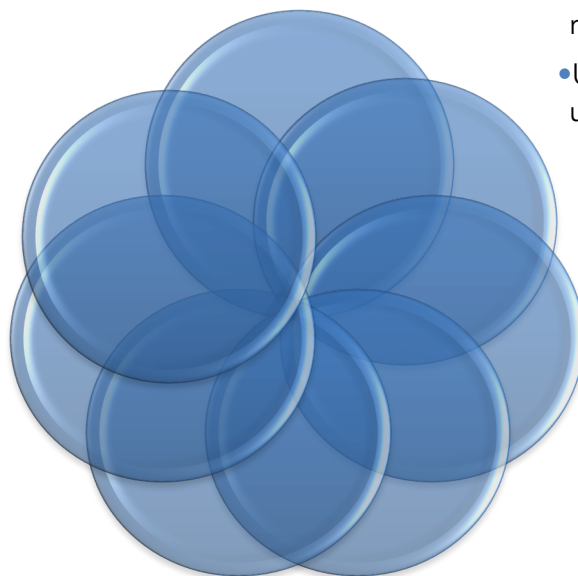
- Protects Bond & Credit Rating: Strengthens balance sheet by removing financing, deferred maintenance & depreciation
- Re-allocate capital to higher impact needs
- Utilization vs Credit Default Underwriting

### QUALITY

- Highest quality assets are procured as capex is not limited
- Embedded premier maintenance and upgrade reserves
- Funding is connected to asset performance and reliability

### EFFICIENCY

- 100% utility charge removes budgeting debates for essential services
- Fast & Simple Contracting: Government friendly Master Utility Agreement
- Simple & Easy Auditing



### RISKS

- Removes risk of unreliable assets
- SP mitigates the technology, installation and performance risks.
- Eliminates Default Risk as Monthly fees vary with your source of revenue
- Complete transparency of all monies using cloud accounting of a Utility special purpose legal entity for your assets.

### COSTS

- 10%-40% reduced actual cost: power of cash, limited intermediators, national contracts, vendor engineering
- Lowest monthly cost: cost of capital pass thru, simplified contracting, streamlined procurement and extended useful life of products
- Lowest total cost of usage