



P3 as a Utility™ (P3-U)

A Public-Private Partnership for Essential Infrastructure
PPP Without Privatization Using a Simple, Flexible *Month-to-Month* Utility Agreement

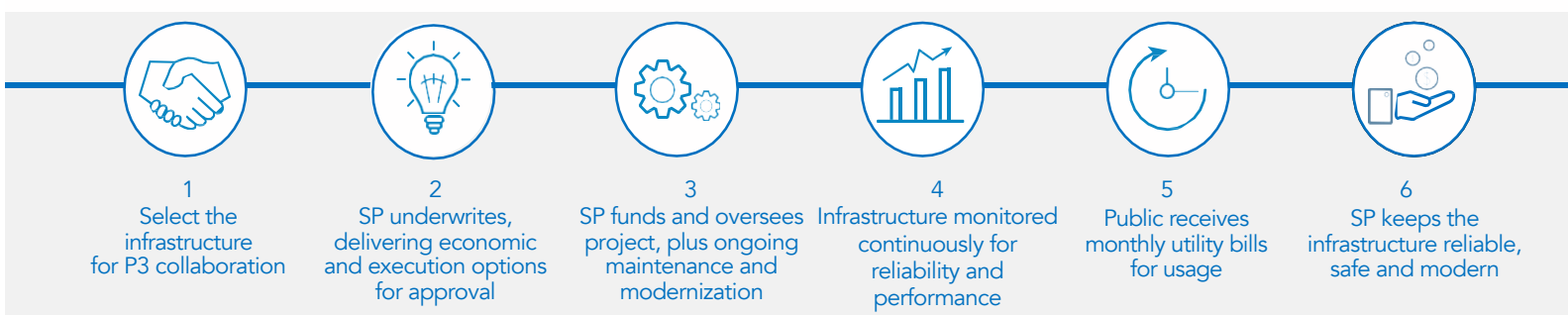
This is a cooperative arrangement to efficiently fund modernization and continued State of Good Repair.

1. Identify target infrastructure and roles of utility (upgrade/design/build/commission/fund/maintain).
2. Decide public preference to own, procure, operate, fund, guarantee, maintain and upgrade.
3. SP optimizes the economics, risks, speed, reliability and flexibility to deliver options for the monthly utility usage, availability and capacity fees.

Sustainability Partners' P3-U service *eliminates* 25-40 year commitments in which the public is guaranteeing a typically high return *required* by private sector finance



- Infrastructure is entirely in the public's control
- P3-U agreement can be cancelled at any time without penalties or fees with public retaining ownership
- No margins added to materials, installation, design or capital
- Fully compliant Procurement options
- Open book accounting, contracts, warranties, designs, and documentation; 100% transparency by design
- State of Good Repair ensured with 24/7 monitoring and real-time alerts to deliver reliability and performance
- Continuous maintenance and modernization



Different Levels of PPP Contracting	Ownership	Identify Infrastructure Need	Propose Solution	Project Design & Engineer	Request for Quotations	CapEx Project Budgeting	Request for Proposals	Project Financing	Financing or Revenue Guarantees	Term
Bid/Build					Public				Public	20-30 Yr Bond
Design/Build		Public		Private with Collaboration	Public	Private w Collaboration	Public	Public	Public	20-30 Yr Bond
Design/Build/Finance	Private	Public		Private with Collaboration	Public	Private w Collaboration	Private	Public	Public	20-40 Yr Term
Design/Build/Finance/Maintain	Private	Public		Private with Collaboration	Public	Private w Collaboration	Private	Public	Public	20-40 Yr Term
Concession	Public			Private - restricted Public Collaboration				Public	Public	20-40 Yr
P3-U	Either	Public		Private with Public Collaboration				Either		Monthly

Different Levels of PPP Contracting	Project Contracting	Project Installation	Project Commissioning	Operations	Maintenance	Repairs	Modernization / Upgrades
Bid/Build		Private with Collaboration			Public		Public
Design/Build		Private with Collaboration			Public		Public
Design/Build/Finance		Private with Collaboration			Public		Public
Design/Build/Finance/Maintain		Private with Collaboration					Public
Concession		Private - restricted Public Collaboration					Public
P3-U				Public		Private with Collaboration	



SUSTAINABILITY PARTNERS

Eligible Institutions

Airports, Ports, Train Stations
 Correctional Facilities
 Police / Fire / Judicial
 Federal Agencies
 Large HOA's
 Hospitals (Public & Private)

Hotels and Resorts
 Large Multi-Family Complexes
 Municipalities
 Defense Housing and Facilities
 Parks, Libraries and Museums
 Parking Garages

Police and Fire Stations
 Rail
 Schools & Universities
 State Agencies
 Utilities (MOU & IOU)
 Wastewater and Water Treatment

Eligible Infrastructure



Buildings, Terminals,
 Government Housing



Water Storage; Water/Wastewater
 treatment Systems



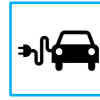
Water Distribution Systems,
 Smart Meters



Bridges, Roads, Tunnels
 Docks, Overpasses



Electrical Distribution, Storage,
 Optimization & Generation



Charging Stations, Parking
 Facilities, Fuel Tanks/Pumps



Boilers, Chillers, Cooling Towers,
 Air Handlers



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



HVAC; Building Envelope; Energy
 Efficiency



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



Plumbing – Controls, Conditioners,
 Pumps, Manifolds, Fixtures



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

Increase Capital, Control and Infrastructure Effectiveness

Only concessions (typically 20-40 year contracts) and month-to-month usage-based utilities can result in additional capital availability through qualifying for GASB 60 (concession accounting) or avoiding GASB 87 (lease accounting). All other forms of PPP result in public debt and affect credit. Since P3-U is cancellable at any time, there is alignment for the infrastructure to be kept reliable, safe, effective and low cost to discourage termination and encourage quality materials, installation and maintenance.

P3-U Unique Key Features

- Public safe – transparency and alignment resulting in lowest total cost of usage and risk
- Simple, public agency friendly agreements
- Flexibility to terminate at any time; no penalties or fees; month-to-month agreement
- Additional funds as needed to cover maintenance, upgrades or modernization
- Customized – base usage on a measurable attribute that varies with your revenue
- Underwriting sources with low yield caps for rate structuring