



SUSTAINABILITY  
PARTNERS

## P3 AS A UTILITY (P3U™)

**A Public-Private Partnership for  
Essential Infrastructure PPP without  
Privatization using a simple and flexible  
Month-to-Month Utility Agreement**

### THIS IS A COOPERATIVE ARRANGEMENT THAT EFFICIENTLY FUNDS 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, lease, 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.

SP's P3U™ eliminates the 25-40 year commitments where the public is guaranteeing a typically high return that private sector finance requires. SP eliminates this by sourcing its capital directly from global sovereigns, pensions, and insurance companies that are the ultimate financing sources for most major public infrastructure projects.

- Infrastructure is entirely in the public's control
- P3U agreement can be canceled at any time without penalties with public retaining ownership
- No margins are added to materials, installation, design, or capital
- Fully compliant procurement options
- Open book accounting, contracts, leases, warranties, designs, and documentation; 100% transparency by design
- State of Good Repair facilitated through 24/7 monitoring and real-time alerts to accomplish reliability and performance
- Continuous maintenance and modernization



**1.** Select the infrastructure for P3 collaboration



**2.** SP underwrites, delivering economic and execution options for approval



**3.** SP funds and oversees project, plus ongoing maintenance and modernization



**4.** Infrastructure is continuously monitored for reliability and performance



**5.** Public receives monthly utility bills for usage



**6.** SP keeps infrastructure reliable, safe, and efficient

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 Year Bond
Design/Build		Public		Private with Collaboration		Public	Private with Collaboration	Public	Public	20-30 Year Bond
Design/Bid/Build	Private	Public		Private with Collaboration		Public	Private with Collaboration	Private	Public	20-40 Year Term
Design/Build/Finance/Maintain	Private	Public		Private with Collaboration		Public	Private with Collaboration	Private	Public	20-40 Year Term
Concession	Public			Private - Restricted Public Collaboration					Public	20-40 Year
P3U	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/Bid/Build		Private with Collaboration				Public	Public
Design/Build/Finance/Maintain		Private with Collaboration					Public
<b>Concession</b>		Private - Restricted Public Collaboration					Public
P3U	Private with Collaboration			Public	Private with Collaboration		





## ELIGIBLE INSTITUTIONS

- Airports, Ports, Train, Rail Stations
- Arenas & Stadiums
- Convention Centers
- Correctional Facilities
- Defense Housing & Facilities
- Federal Agencies
- Large HOA's
- Hospitals (Public & Private)
- Hotels & Resorts
- Judicial Buildings
- K-12 Schools, Colleges, Universities
- Large Multi-Family Complexes
- Municipalities, Parishes, Counties, Towns
- Parks, Libraries & Museums
- Parking Garages
- Police & Fire Stations
- State Agencies
- Utilities (MOU & IOU)
- Wastewater & Water Treatment

## ELIGIBLE INFRASTRUCTURE



Buildings, Terminals,  
Government Housing



Facility Interior & Exterior  
LED Lighting



Water Distribution Systems,  
Smart Meters



Electrical Distribution, Storage,  
Optimization & Generation



Boilers, Chillers, Cooling Towers,  
Air Handlers



HVAC; Building Envelope;  
Energy Efficiency



Plumbing – Controls, Conditioners,  
Pumps, Manifolds, Fixtures



Water Storage; Water/Wastewater  
treatment Systems



Bridges, Roads, Tunnels  
Docks, Overpasses



Charging Stations, Parking  
Facilities, Fuel Tanks/Pumps



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



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



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

## INCREASE CAPITAL, CONTROL & INFRASTRUCTURE EFFECTIVENESS

Only concessions (typically 20-40 yr 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 affecting credit. Since P3U 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.

## P3U™ UNIQUE KEY FEATURES

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