

INFRASTRUCTURE AS A SERVICE™ (IAAS)

We solve your capital needs for infrastructure and partner with you to keep it reliable, safe, and efficient.



SUSTAINABILITY
PARTNERS

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

Our clients are durable entities including Municipalities, Universities, Schools, Hospitals, Water/Rail/Power Districts, Ports, and HOAs. We partner with these important institutions to replace unreliable, unsafe, and costly infrastructure with modern solutions, robustly engineered with embedded long-term support. We can pay 100% or any combination of design, materials and installation, and ensure assets are continually maintained in a state of good repair.

Sustainability Partners ("SP") is a usage based utility model. We assume ownership responsibilities of essential infrastructure without interfering with your use. When essential infrastructure assets are modernized, significant cost savings are achieved as old, unreliable, and costly assets are replaced. SP's robustly engineered design requirements, direct procurement, and uncompromising maintenance yield real total cost savings. SP is a clear alternative to traditional purchase or public works procurement with financing, bonding, PPP's, renting, EPCs, and Shared Savings arrangements. Our flexible structure allows the agreement to be a lease or non-lease.

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, may be structured as a lease or non-lease
- No termination penalties
- Anytime option to be assigned the assets prorated to remaining useful life
- Fully compliant procurement options
- Usage-fees aligned with your revenue sources
- Open book accounting contracts, leases, warranties, designs, documentation
- 24/7 monitoring and real-time alerts to deliver reliability and performance
- Focus on maintenance and upgrades



SUSTAINABILITY PARTNERS



1. Select infrastructure for collaboration



2. SP underwrites, delivers economic and execution options for approval



3. SP funds and facilitates project + ongoing maintenance and modernization



4. Infrastructure monitored continuously for reliability and performance



5. Customer receives monthly utility bills for usage



6. SP keeps infrastructure reliable, safe, and efficient

PROGRAM COMPARISONS

Comparison	Term	Cost is Usage Based	Agreement Complexity	Is it CAPEX?	Continually Maintained in State of Good Repair	Penalties to Cancel	On Balance Sheet	Required Guarantees
SP Infrastructure as a Service™	Monthly	YES	10 page	NO	YES	NO	NO	NO
Loan	5-20 years	NO	75 page	YES	NO	YES	YES	YES
Lease	5-10 Years	NO	50 page	YES	NO	YES	YES	YES
Public Private Partnership	3-10 Years	NO	1,000 page	YES	NO	YES	YES	YES
ESCO	7-30 Years	NO	120 page	YES	NO	YES	YES	YES
Shared Savings Agreement	10+ years	NO	100 page	YES	NO	YES	YES	YES

CUSTOMERS

- Airports, Ports, Train Stations
- Correctional Facilities
- Distribution Centers
- Federal & State Agencies
- Hospitals
- Large HOA's
- Large Multi-Family Complexes
- K-12 Schools & Universities
- Municipalities, Villages, Parishes
- Non-Profits
- Parks & Libraries
- Parking Garages
- Police & Fire Stations
- Railroads
- Utilities
- Waste Water & Water Treatment

RUN-TO-FAIL AND DEFERRED MAINTENANCE SOLVED



Facility & Exterior LED Lighting



Boilers, Chillers, Cooling Towers, Air Handlers



HVAC; Building Envelope; Energy Efficiency



Water Distribution Systems, Smart Meters



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



Sports Field Turf & Lighting

WHY SP's Infrastructure-as-a-Service™ 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



QUALITY

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



COSTS

- 10%-40% reduced actual cost: power of cash, limited intermediaries, 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



SAFETY

- 30 Day Termination: no penalties
- Acquire assets any time at documented cost, prorated to remaining useful life



EFFICIENCY

- 100% utility charge removes budgeting debates for essential services
- Fast simple contracting: Government friendly Master Utility Agreement
- Simple and 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



FINANCE

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