



**BSR**  
BRIGHT SHIFT RENEWABLES

# BRIGHTSHIFT SERVICE OFFERINGS

BrightShift Renewables delivers a fully integrated suite of development, engineering, interconnection, and energy-infrastructure services tailored to hyperscalers, private equity investors, utilities, large enterprises, and renewable energy partners.

Our service platform is built to reduce development risk, accelerate timelines, and enable long-term, scalable power and compute growth, supporting infrastructure projects designed for the future of AI, cloud, and industrial electrification.

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# DATA CENTER DEVELOPMENT



**BrightShift develops high-capacity, energy-integrated data center campuses planned for hyperscale, AI/HPC, cloud, and enterprise deployments.**

## **SITE ORIGATION & STRATEGY**

Identification of high-value markets based on grid availability, renewable potential, long-term load forecasts, latency, and expansion conditions, supported by proprietary screening models evaluating MW scalability, congestion trends, land usability, and fiber access.

## **LAND ACQUISITION & SITE CONTROL**

Negotiation of fee-simple purchases, long-term leases, and option agreements, with oversight of title, surveys, ALTA/NSPS, mineral rights, easements, encumbrances, and land-use constraints.

## **DEVELOPMENT LIFECYCLE MANAGEMENT**

Full management through zoning, permitting, utility coordination, environmental clearance, geotechnical readiness, and civil preparation.

## **MASTER PLANNING & ENGINEERING COORDINATION**

Campus layout planning for phased growth, substation positioning, cooling systems, logistics, and circulation, coordinated across civil, electrical, mechanical, and structural disciplines.

## **CONSTRUCTION & COMMISSIONING OVERSIGHT**

EPC interface, cost and schedule control, QA/QC, site readiness, testing, and commissioning to achieve operational certification.

## **Outcome**

**A power-ready, risk-reduced, scalable data center site engineered for long-term growth with clear timelines and institutional documentation.**

# ENERGY INTEGRATION & POWER STRATEGY

## SCALABLE, RELIABLE ENERGY ECOSYSTEMS

Data center performance begins, and ends, with reliable, scalable energy. Bright Shift integrates on-site and off-site power resources to create resilient, future-ready energy ecosystems.



### Core Capabilities

- **Renewable Generation Integration**  
Utility-scale solar, wind, and hybrid solutions designed for co-location or contracted offtake, aligned with ESG and decarbonization objectives.
- **Battery Energy Storage Systems (BESS)**  
Multi-hour storage solutions providing redundancy, renewable smoothing, peak shaving, grid support, black-start capability, and microgrid integration.
- **Microgrid & Hybrid Power Architecture**  
Systems combining renewables, storage, and dispatchable thermal generation for maximum uptime, supported by advanced controls engineering.
- **Substation & Transmission Strategy**  
Planning, routing, siting, and coordination for dedicated or shared substations, including phased MW delivery structures in partnership with utilities.
- **Energy Security & Reliability Planning**  
Long-term reliability modeling, failure-mode analysis, redundancy planning (N, N+1, 2N, 2N+1), and grid-resilience strategies such as frequency support and islanding.

# UTILITY-SCALE RENEWABLE ENERGY DEVELOPMENT

## RENEWABLE ASSETS FROM GREENFIELD TO COD-READY

BrightShift develops renewable energy projects from early-stage development through NTP and COD-ready conditions, supporting both standalone assets and integrated data center energy strategies.

### CORE CAPABILITIES:

#### Land & Environmental Development

Land control, environmental surveys, wetland delineations, wildlife studies, and cultural and archeological reviews, supported by critical-issue identification and avoidance strategies.

#### Interconnection Execution

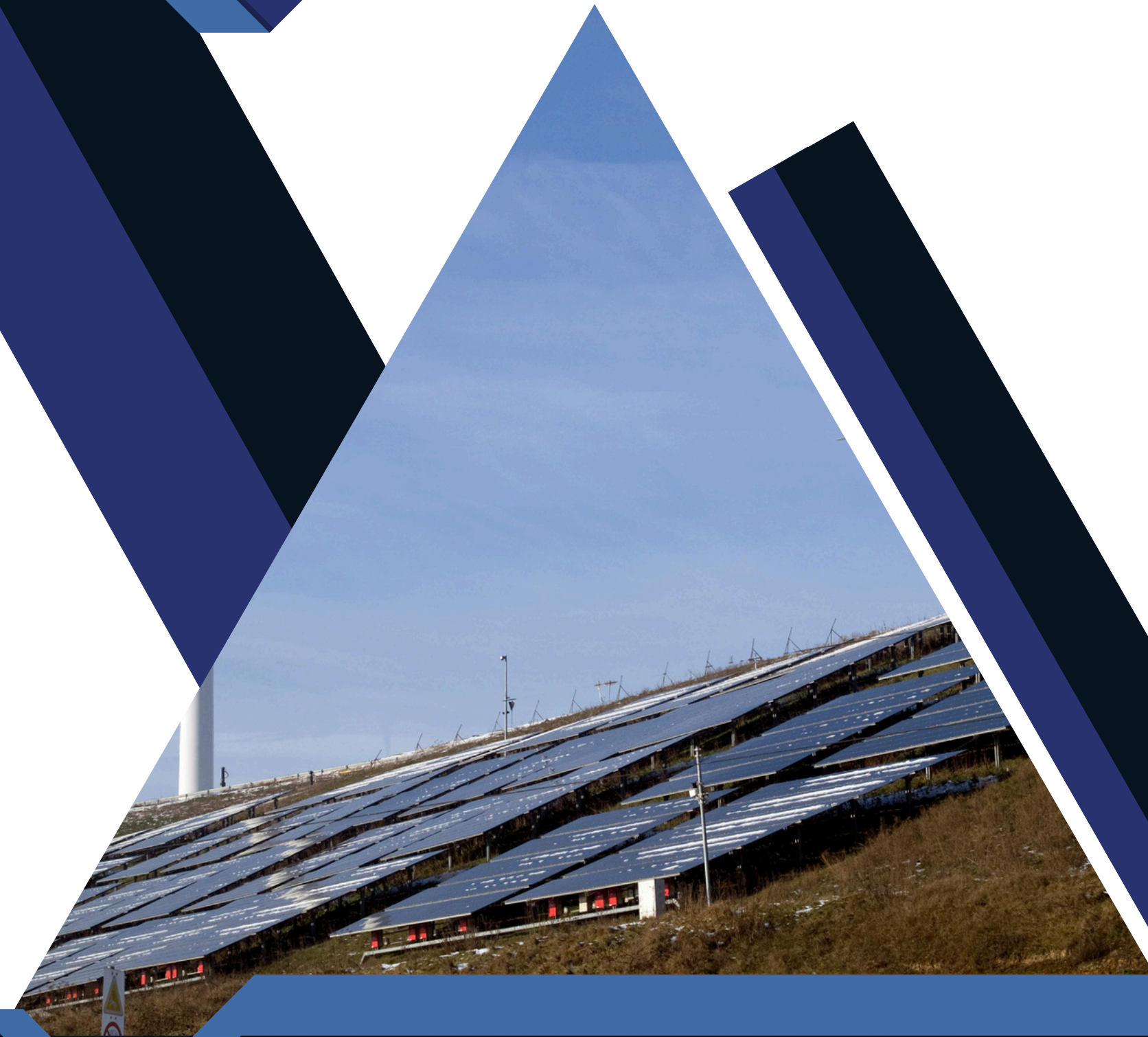
Full navigation of feasibility, system impact, and facilities studies, including GIA negotiations, cost responsibility alignment, and queue positioning.

#### Engineering & Permitting

Preliminary and detailed engineering, layout and electrical design, gen-tie engineering, access and drainage planning, and permitting at local, state, and federal levels.

#### Commercial Structuring

PPA and SSA structuring, merchant strategies, virtual PPA alignment, capacity market participation (where applicable), and modeling for tax equity, ITC/IRA incentives, and capital stacks.



# SITE SELECTION & FEASIBILITY



## INVESTMENT-GRADE FEASIBILITY ANALYSIS

BrightShift provides multi-criteria site feasibility evaluations designed for large-scale infrastructure investors and mission-critical development decisions.

### GRID & TRANSMISSION FEASIBILITY

Capacity forecasting, congestion analysis, deliverability studies, hosting capacity evaluation, and proximity analysis to planned and existing transmission upgrades.

### CIVIL & ENVIRONMENTAL READINESS

Floodplain mapping, hydrology, grading analysis, soil conditions, constructability constraints, wetlands, zoning compatibility, and land-use restrictions.

### FIBER & NETWORK REDUNDANCY ANALYSIS

Carrier mapping, route diversity analysis, latency evaluation, and redundant ring design for hyperscale reliability.

### FINANCIAL & COMMERCIAL VIABILITY

CAPEX forecasting, MW scalability modeling, land economics, timeline risk scoring, and pro forma evaluation aligned with private equity underwriting standards.

# GIS & GEOSPATIAL INTELLIGENCE



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## DATA-DRIVEN SITE SCREENING & DEVELOPMENT INSIGHT

BrightShift provides advanced GIS-driven analysis to support data center, renewable energy, and infrastructure development decisions from the earliest stages of site origination.

### CORE CAPABILITIES:

- Multi-criteria site screening across power, grid, land, regulatory, and environmental factors
- Transmission, substation, congestion, and capacity proximity analysis
- Zoning, land-use, environmental, and permitting constraint identification
- Greenfield and brownfield site comparison and prioritization
- GIS mapping to support feasibility, diligence, and investor review



### OUTCOME

Clear, defensible site intelligence that reduces uncertainty, accelerates feasibility decisions, and improves project success probability.

# INTERCONNECTION, ENGINEERING & PROJECT DELIVERY

## GRID NAVIGATION, ENGINEERING CERTAINTY, AND EXECUTION

BrightShift navigates one of the most complex challenges in energy and data infrastructure: interconnection and grid planning, supported by engineering oversight and disciplined project execution.

### Interconnection & Grid Services

- Queue strategy and application management across ISOs, RTOs, and utility systems
- Load-flow, fault, and thermal studies with curtailment risk mitigation
- Utility and transmission negotiations addressing cost, schedule, and constraints
- Resilience solutions including storage, microgrids, and hybrid generation

### Engineering & Technical Advisory

- Multi-disciplinary engineering review across civil, mechanical, electrical, structural, and systems disciplines
- Design optimization and value engineering to reduce CAPEX without compromising uptime or scalability
- Procurement strategy, RFP development, bid leveling, and contractor selection

### Program & Project Management

- EPC oversight, schedule and budget control
- QA/QC and safety compliance
- Stakeholder reporting and delivery to operational readiness





# CAPITAL STRUCTURING & CLOSING

## CAPITAL-ALIGNED PARTNERSHIP MODELS

BrightShift works closely with investors, hyperscalers, utilities, and infrastructure funds to structure capital pathways aligned with long-term growth and underwriting requirements.

### Capabilities

- Joint ventures and co-development agreements
- Build-to-suit delivery models
- Asset-level and corporate-level financing
- Energy-as-a-Service (EaaS) structures
- Development rights and land transfer frameworks
- Investor data rooms, CIM support, and due-diligence preparation

BrightShift delivers a unified infrastructure platform combining power, land, and compute into scalable assets designed for the future of AI, cloud, and industrial electrification—providing clarity, reduced risk, and long-term operational resilience for investors and clients.

