LegacyGrid AI

ROADSHOW PRESENTATION · JUNE 2026

Turning college land into AI infrastructure power.

Helping institutions find their footing in the AI economy — turning land, power access, and workforce potential into responsible, protected infrastructure partnerships.

IMPORTANT NOTE

Working concept disclaimer

This presentation is a strategic concept for discussion only. It is not an investment offering, securities recommendation, engineering report, legal opinion, tax advice, or utility interconnection application.

01 **PARTNER STATUS**

Serverfarm is presented as a preferred potential operator/candidate, not a confirmed partner.

02 **SITE STATUS**

PVAMU is a Phase 1 readiness target. Land, power, fiber, legal authority, water/cooling, and community approval must be validated.

03 **BRAND STATUS**

LegacyGrid is treated as a working name pending formal legal and trademark review.

04 **DILIGENCE REQUIRED**

Any transaction requires utility, engineering, environmental, procurement, real estate, tax, legal, and board-level review.

OUR MISSION

Move colleges from AI awareness to AI power.

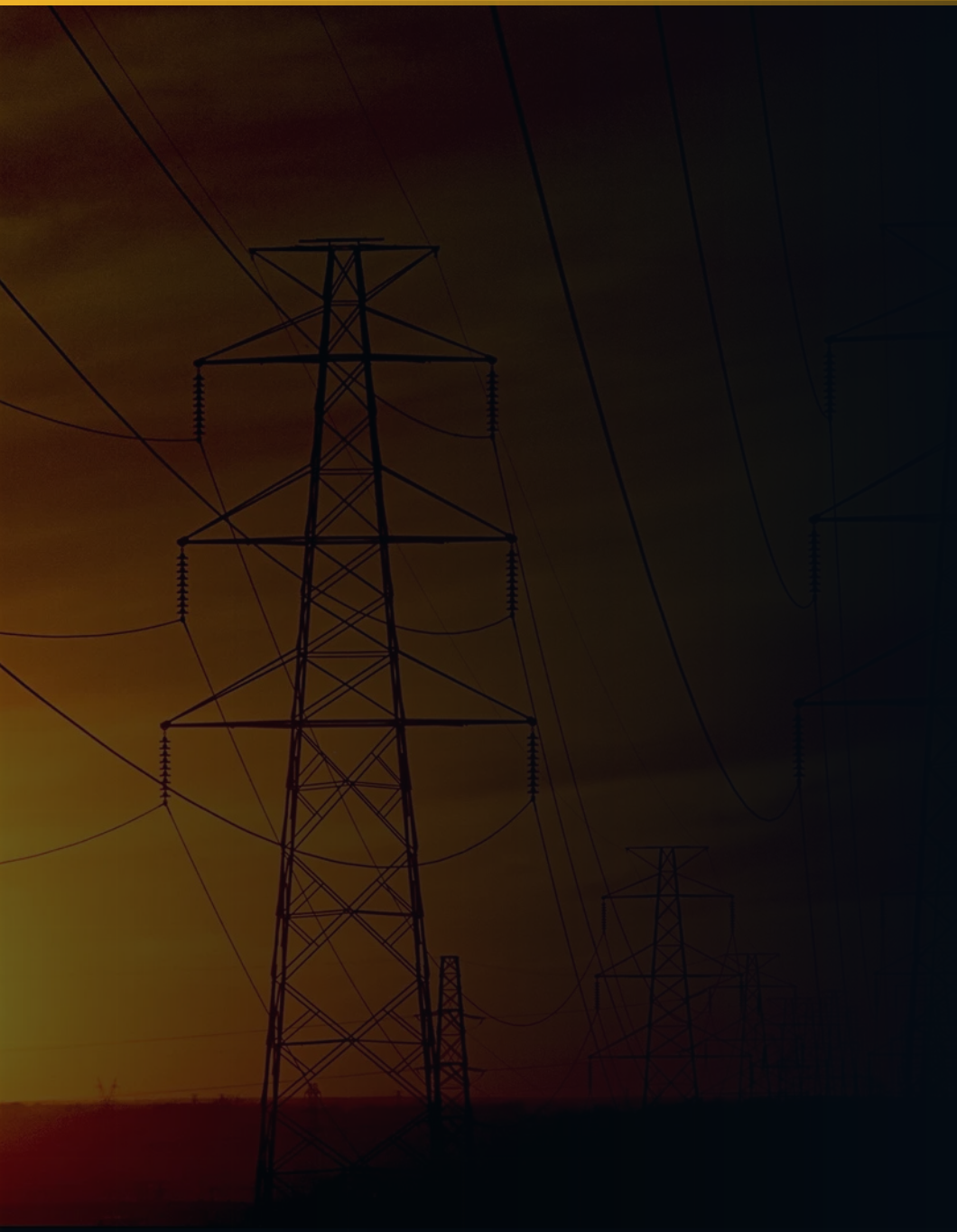
The college of the future should not just host infrastructure. It should define the terms, train the workforce, protect the community, and capture long-term value.

Recurring Institutional Revenue
Base lease income, escalators, and participation in expansion value

Student & Faculty Compute Access
GPU credits, cloud compute, AI lab access, and faculty research capacity

Paid Workforce Pathways
Internships, apprenticeships, certifications, and direct job interviews

Community & Environmental Guardrails
Local hiring, vendor participation, power/water review, and audit rights



THE MARKET SHIFT

AI infrastructure is moving onto campus.

AI companies need land, power, fiber, trusted local partners, and a workforce pipeline. Colleges already hold many of those assets — but the value must be negotiated before outside companies define the terms.

66 GW

Forecast US data center power demand by 2027

Up from 31 GW in 2025 — more than doubling in two years.

Source: Goldman Sachs Research

410 GW

Large loads ERCOT was tracking for interconnection

As of March 2026 — approx. 87% data centers.

Source: ERCOT April 2026 Large Load Update

THE QUEUE IS BECOMING THE NEW GOLD RUSH.

THE GATING CONSTRAINT

Power decides everything.

Acreage matters only after the site can prove a credible path to transmission, substation capacity, interconnection approval, fiber, cooling, and community acceptance.

LAND

Where can a facility actually sit? Site control and buildable acreage must be confirmed first.

POWER

Which substation or transmission path can serve it? Available MW bands and interconnection feasibility.

FIBER

Can redundant carrier routes reach the site? Fiber diversity is non-negotiable for AI workloads.

CONTROL

Can the school prove site control and governance? Legal authority precedes any partner conversation.

LegacyGrid starts with a power-adjacent readiness question — not a land-sales question.

WHY WE WIN

LegacyGrid combines the scarce ingredients the AI market is chasing.

01

Land Control

Institution-owned land creates leverage when site control is required. Colleges hold acreage that data center operators cannot easily acquire elsewhere.

02

Power Adjacency

Readiness begins with substations, transmission paths, fiber routes, and a credible utility interconnection strategy — not a land pitch.

03

Workforce Pipeline

Students become a trained local pipeline, not spectators. Colleges produce the electricians, fiber techs, and data center operators AI infrastructure demands.

04

Community Trust

Colleges can create accountable, transparent AI infrastructure. That trust is a negotiating asset no outside developer can replicate.

OUR INTEGRATED MODEL

A national blueprint for protected AI infrastructure partnerships.

Colleges define the terms before outside companies define the future around them.

01

Audit

Land, buildings, power, fiber, and governance review. Establish what the institution actually controls.

FOUNDATION

02

Score

Readiness, risk, and candidate fit assessment. Identify whether a 60 MW+ opportunity exists.

EVALUATION

03

Structure

Ground lease, JV, P3, or innovation hub model. Build the deal framework before any partner conversation.

DEAL DESIGN

04

Partner

Operator, utility, investor, and workforce partner identification and competitive evaluation.

OUTREACH

05

Protect

Revenue, compute, workforce, and community terms locked in. Guardrails enforced before signing.

GUARDRAILS

06

Launch

AI hub, training programs, reporting, and expansion roadmap. Infrastructure becomes legacy.

EXECUTION

Goal: colleges define the terms before outside companies define the future around them.

PHASE 1 CONCEPT

PVAMU readiness target: validate the path to a 20–60 MW pilot.

PVAMU is the first logical campus to evaluate because the model needs a land-rich HBCU, a Houston-area infrastructure story, a workforce mission, and proximity to active data-center development.

READINESS MUST BE PROVEN BEFORE OUTREACH BECOMES A PROJECT.

20 MW

STARTER FEASIBILITY BAND

Minimum viable threshold to establish site credibility and begin utility conversations.

40 MW

INTERMEDIATE CAMPUS-SCALE BAND

Mid-range target that supports a meaningful data center footprint and workforce pipeline.

60 MW

PHASE 1 TARGET — TO VALIDATE

Full Phase 1 feasibility goal. Validates PVAMU as a primary AI infrastructure corridor anchor.

PREFERRED POTENTIAL OPERATOR

Why Houston. Why Serverfarm.

Houston is being positioned as a hyperscale and AI infrastructure market. Serverfarm brings the operator capability. LegacyGrid brings the university land, workforce, governance, and community side of the equation.

- **Houston is an emerging hyperscale AI infrastructure market**
  Power access, fiber density, and land availability are converging in the Houston corridor.
- **Serverfarm operates AI-ready, build-to-suit, high-density data centers**
  Designed for the power density and cooling requirements of next-generation GPU workloads.
- **Serverfarm's Houston materials cite power, fiber proximity, and expansion capacity**
  Their published positioning aligns with the Waller County / PVAMU corridor opportunity.
- **CTX2 — 60 MW AI-ready facility using waterless air-cooled chiller systems**
  Closed-loop design eliminates operational water use while supporting high-density AI racks.
- **LegacyGrid brings the university side of the equation**
  Land, workforce pipeline, governance framework, and community benefit structure — before any operator conversation begins.

POSITIONING: PREFERRED CANDIDATE FOR EVALUATION — NOT A CONFIRMED PARTNER.

THE HIT LIST

Infrastructure readiness checklist.

POWER & ENERGY

- [ ] Substation / transmission proximity
- [ ] Interconnection feasibility
- [ ] Available MW bands (20 / 40 / 60)
- [ ] BESS / backup / microgrid plan

REGULATORY

- [ ] Site control path confirmed
- [ ] SB 6 / 75 MW threshold review
- [ ] Permitting timeline assessed
- [ ] Study fees and security plan

SITE & FACILITY

- [ ] Buildable acreage identified
- [ ] Fiber diversity confirmed
- [ ] Water / cooling strategy
- [ ] Title, easement, access review

DEAL & COMMUNITY

- [ ] Ground lease / JV path defined
- [ ] Tax and development tools
- [ ] Community engagement plan
- [ ] Workforce and compute terms

A site that clears all four columns is investable. A gap in any one is the thing that stalls the deal.

EXECUTION PATH

From campus asset to grid-connected program.

Six sequential phases that convert institutional land and power proximity into a protected, revenue-generating infrastructure deal.

01

Screen

Power, fiber, water, site control, and jurisdiction review. Establish whether the campus clears the baseline readiness threshold.

SITE QUALIFICATION

02

Control

Option, lease, or development agreement secured. Lock in site control before any operator conversation begins.

LEGAL FOUNDATION

03

Interconnect

Utility and ERCOT interconnection study process initiated. Validate available MW bands and transmission path.

GRID ACCESS

04

Structure

Operator agreement negotiated with protected economics — revenue, compute, workforce, and community guardrails locked in.

DEAL TERMS

05

Build

Capital deployment, cooling infrastructure, compute security, and facility construction with school oversight.

CONSTRUCTION

06

Workforce

Training programs, job placements, impact reporting, and community benefit delivery. Infrastructure becomes legacy.

COMMUNITY IMPACT

Leverage comes from controlling scarce, power-adjacent land and converting it into terms that keep upside with the institution.

RESILIENCE STRATEGY

Battery storage turns grid pressure into design discipline.

BESS / Megapack does not create power. It can store power, smooth peaks, improve resilience, support emergency operations, and make a large-load project more credible to utilities and communities.

■ BESS / MEGAPACK INTEGRATION LAYER

01

Charge During Available Windows

Store energy when grid capacity is available — off-peak hours, renewable surplus, or utility-negotiated windows — to reduce peak demand exposure.

02

Reduce Spikes and Ramp Stress

Smooth demand changes before they hit the grid. Prevents the sharp ramp events that trigger utility penalties and interconnection concerns.

03

Support Campus Resilience

Backstop critical campus and community operations during outages. Turns the data center from a grid burden into a community resilience asset.

04

Strengthen Utility Discussions

Show responsible load design before interconnection review. A BESS plan signals project maturity and reduces utility friction at the negotiating table.

Storage is not a substitute for power access — *it is the signal that a project is designed responsibly.*

WATERLESS COOLING

Cooling changes the site risk equation.

Water-cooled data centers face growing regulatory, community, and utility resistance. Waterless design removes that friction before it becomes a deal-stopper.

01

Water Risk Is Real

Traditional data centers consume millions of gallons annually. In Texas, water scarcity concerns are growing — especially in communities already under utility pressure. Water use is a community and regulatory flashpoint.

02

Closed-Loop Design

Air-cooled chiller systems recirculate refrigerant in a closed loop — no evaporative towers, no water discharge, no municipal water draw. The facility operates without consuming or discharging water in normal operations.

03

AI-Density Capable

Modern air-cooled chiller systems can support the power densities required by GPU-heavy AI workloads. This is not legacy cooling — it is purpose-built for next-generation compute infrastructure.

04

Serverfarm-Fit Diligence

Serverfarm's CTX2 facility uses waterless air-cooled chiller technology. Validating that a PVAMU-adjacent site can support the same cooling approach is a required step in the readiness assessment.

NO OPERATIONAL WATER USE

Waterless design removes a community objection before it is ever raised — and makes the project more defensible to regulators, boards, and residents.

THE DIFFERENCE

Participation vs. Power.

Most schools get a check. LegacyGrid-structured schools get revenue, compute, workforce, governance, and a seat at the table.

PARTICIPATION — WHAT MOST SCHOOLS GET

- **One-time or annual rent payment**
  Fixed lease with no participation in expansion or upside
- **No compute access for students or faculty**
  Infrastructure sits on campus but the school cannot use it
- **No workforce pipeline or hiring commitments**
  Jobs go to outside contractors; students remain spectators
- **No governance or audit rights**
  School cannot verify what was promised is being delivered
- **No community benefit structure**
  Surrounding community absorbs costs without capturing value

LEGACYGRID DEAL — WHAT SCHOOLS SHOULD DEMAND

- **Revenue + escalators + expansion participation**
  Base lease, annual escalators, and a share of expansion value
- **GPU credits, cloud compute, and AI lab access**
  Students and faculty use the infrastructure that sits on their campus
- **Paid internships, apprenticeships, and job interviews**
  Contractual workforce commitments tied to deal performance
- **Audit rights, reporting, and clawback terms**
  School can verify delivery and enforce consequences for non-performance
- **Local hiring, vendor participation, and community AI access**
  Surrounding community captures value proportional to the impact it absorbs

The difference is not the data center. The difference is who defined the terms before the deal was signed.

DEAL ARCHITECTURE

The deal must include more than rent.

Six non-negotiable components that separate a protected institutional deal from a simple ground lease.

01

Revenue

Base lease income, annual escalators, and participation rights in any expansion or resale value generated from the site.

02

Compute Access

GPU credits, cloud compute allocation, student AI lab access, and dedicated faculty research capacity — not a promise, a contract term.

03

Workforce

Paid internships, apprenticeships, certifications, and direct job interview pipelines for students and local residents.

04

Academic Integration

Curriculum partnerships, research access, AI literacy programs, and faculty engagement built into the operating agreement.

05

Community Benefit

Local hiring requirements, small-business vendor participation, community AI workshops, and public benefit reporting obligations.

06

Environmental Guardrails

Power, water, noise, heat, backup power, and emergency response review. Utility cost protections and decommissioning obligations.

A deal without these six elements is a lease. A deal with them is a legacy.

CATCH-UP BLUEPRINT

AI infrastructure must connect to education now.

Five sequential phases that close the gap between where colleges are and where the AI economy is heading.

01

Assess

Map the institution's land, power, fiber, workforce pipeline, and AI governance readiness. Establish the starting baseline before any external conversation begins.

READINESS AUDIT

02

Train

Launch AI literacy, data center operations, cybersecurity, and infrastructure curriculum. Students become a trained local pipeline — not spectators.

WORKFORCE PIPELINE

03

Build

Develop the infrastructure deal with protected economics — revenue, compute access, and community guardrails locked in before construction begins.

DEAL EXECUTION

04

Launch

Open the AI hub, activate internship and apprenticeship programs, and begin community benefit delivery. Infrastructure becomes a living campus asset.

PROGRAM ACTIVATION

05

Scale

Replicate the model across additional campuses. Use Phase 1 outcomes as proof of concept for the national HBCU and college network.

NETWORK EXPANSION

The schools that move first will define the terms. *The ones that wait will accept them.*

90-DAY PILOT PATH

A pilot any college can launch.

Three sequential phases that convert institutional interest into a board-ready proof of concept — without committing to a full deployment.

DAY 0 — DAY 30 — DAY 60 — DAY 90

PHASE 1 · DAYS 1–30

Discover

- **Land audit** — map buildable acreage, site control status, and access routes
- **Power screen** — identify nearest substation and available MW bands
- **Fiber check** — confirm carrier routes and redundancy options
- **Governance review** — confirm legal authority and board engagement path

PHASE 2 · DAYS 31–60

Train + Build

- **AI literacy workshops** — faculty, staff, and student cohort sessions
- **Workforce pipeline map** — identify students for data center operations track
- **Deal structure draft** — ground lease, JV, or P3 framework with guardrails
- **Operator brief** — prepare Serverfarm-first positioning document

PHASE 3 · DAYS 61–90

Measure + Scale

- **Readiness scorecard** — score the site against the 4-column checklist
- **Board summary** — executive presentation with risks, terms, and next steps
- **Operator outreach** — initiate formal conversation with preferred candidate
- **Expansion decision** — proceed to full engagement or pause with findings

The 90-day path is not a full deployment. **It is proof of concept** *— enough to show the board, the city, and the operator that this is real.*

BUSINESS MODEL

Advisory first.
Platform later. Deals last.

LegacyGrid earns by doing the work that protects the school — not by taking a cut of the deal.

TIER 01

$2.5K–$5K

Readiness Assessment

- Land, power, fiber, and governance audit
- AI readiness scorecard report
- MW feasibility band identification
- Board-ready executive summary

TIER 02

$10K–$25K

Deal Strategy

- Deal structure design (lease, JV, P3)
- Operator brief and RFP template
- Guardrail framework and term sheet
- Workforce and compute access terms

TIER 03

$50K–$150K+

Full Engagement

- End-to-end deal management and negotiation
- Operator outreach and partner selection
- Community engagement and board support
- Workforce program design and launch

TIER 04

$250K+

AI Lab & Platform

- AI hub design and curriculum integration
- Compute access infrastructure setup
- Impact dashboard and reporting system
- Multi-campus network expansion plan

LegacyGrid earns by doing the work that protects the school — *not by taking a cut of the deal.*

EXPANSION

Who to approach first.

Every college in America is a potential LegacyGrid client. The question is sequencing — start where the leverage and mission alignment are highest.

Priority 01

HBCUs

Highest mission alignment. Land-rich institutions with workforce pipelines, community trust, and a legacy of being underserved by infrastructure investment. PVAMU is the proof of concept.

HIGHEST LEVERAGE · MISSION-FIRST · PHASE 1 ANCHOR

Priority 02

Community Colleges

Often located in suburban or rural corridors near power infrastructure. Strong workforce training capacity and direct pipeline to local labor markets. Underutilized land in many cases.

WORKFORCE-FIRST · BROAD GEOGRAPHIC COVERAGE

Priority 03

Regional Universities

Mid-size institutions with significant land holdings, research capacity, and state-level relationships. Often positioned between urban and rural markets — ideal for corridor plays.

RESEARCH ANCHOR · STATE SYSTEM ACCESS

Priority 04

Rural Colleges

Land availability is high and power infrastructure is often underutilized. Rural data center siting is increasingly attractive as urban land costs and permitting timelines grow.

LAND-RICH · LOWER COMPETITION · POWER ACCESS

Priority 05

Urban Colleges

Fiber density and workforce proximity are strong. Land is constrained but edge compute, AI hub, and workforce program opportunities remain compelling in dense metro markets.

FIBER-RICH · WORKFORCE PROXIMITY · EDGE COMPUTE

Priority 06

Financially Pressured Schools

Institutions facing enrollment decline, budget shortfalls, or deferred maintenance are motivated partners. AI infrastructure revenue can be a transformative financial lifeline.

HIGH MOTIVATION · REVENUE URGENCY · BOARD-READY

GO-TO-MARKET KIT

Six deliverables that open every door.

These are the documents that convert a concept into a credible proposal — ready for boards, operators, investors, and city officials.

01

PVAMU Readiness Report

Full Phase 1 site assessment — land, power, fiber, governance, and workforce readiness scored against the 4-column checklist.

PHASE 1 FOUNDATION

02

Scorecard Tool

Reusable institution scoring framework — any HBCU or college can be evaluated against the same readiness criteria in a structured, repeatable format.

SCALABLE FRAMEWORK

03

Serverfarm Brief

Operator-facing positioning document — why PVAMU, why now, and how LegacyGrid structures the university side of the equation for a credible partnership conversation.

OPERATOR OUTREACH

04

RFP Template

Competitive solicitation framework for institutions to issue a structured request for proposals — ensuring multiple operators are evaluated on equal terms.

DEAL PROCUREMENT

05

Deal Checklist

Pre-signature review document covering all six deal architecture components — revenue, compute, workforce, academic, community, and environmental guardrails.

INSTITUTIONAL PROTECTION

06

Investor Summary

Capital-facing overview of the LegacyGrid model — market opportunity, Phase 1 case study, revenue model, and expansion roadmap for advisory and platform investors.

CAPITAL OUTREACH

These six documents are the difference between a conversation and a credible proposal.

NEXT STEPS

Five actions that make this real.

These five steps convert LegacyGrid from a concept into a credible, board-ready infrastructure opportunity.

01 — **Map PVAMU Land**
Identify buildable acreage, site control status, and power adjacency on the PVAMU campus and surrounding Waller County corridor.
SITE QUALIFICATION

02 — **Test MW Feasibility Bands**
Validate 20 MW, 40 MW, and 60 MW scenarios against substation proximity, transmission capacity, and ERCOT interconnection requirements.
POWER VALIDATION

03 — **Create Serverfarm-First Brief**
Package the PVAMU corridor opportunity — land, power, fiber, workforce, and community story — as a formal evaluation brief for Serverfarm.
OPERATOR OUTREACH

04 — **Build HBCU Ownership Model**
Develop the deal structure, guardrails, and term sheet framework that protects revenue, compute access, workforce, and community benefits for the institution.
DEAL ARCHITECTURE

05 — **Package Scorecard + Executive Summary**
Deliver the board-ready readiness report, HBCU scorecard tool, and investor summary that positions LegacyGrid for formal engagement.
DELIVERABLES

These five actions *convert LegacyGrid from a working concept into a credible, board-ready infrastructure opportunity.*

LegacyGrid AI

SOURCES & WORKING ASSUMPTIONS

Data behind the model.

All claims in this presentation are sourced from publicly available reports, regulatory filings, and the LegacyGrid working framework. This is a concept document — all figures require independent verification before any transaction.

01 **LegacyGrid AI Website & Working Framework**
Core model, mission, PVAMU Phase 1 concept, and deal structure framework.
legacygridai.com

02 **Serverfarm Sustainability Report 2025**
CTX2 facility waterless air-cooled chiller design, 60 MW capacity, and Houston market positioning.
serverfarm.com/sustainability

03 **ERCOT April 2026 Large Load Update**
410 GW large-load interconnection queue; approximately 87% attributable to data center development as of March 2026.
ercot.com · Large Load Interconnection Reports

04 **Texas SB 6 — Large Load Interconnection Analysis**
Texas Senate Bill 6 provisions governing large load interconnection, study fees, security deposits, and 75 MW threshold requirements.
capitol.texas.gov · SB 6 (89th Legislature)

05 **Goldman Sachs Research — AI Power Demand**
66 GW forecast US data center power demand by 2027, up from 31 GW in 2025. AI infrastructure as a primary demand driver.
Goldman Sachs Global Investment Research, 2024–2025

06 **Brand & Legal Working Note**
"LegacyGrid" and "LegacyGrid AI" are working names pending formal legal and trademark review. No partnership, investment, or transaction is confirmed or implied by this presentation.
Working concept only — not an offering document