



MSB GLOBAL SERVICES

COMPANY OVERVIEW

MISSION CRITICAL INTRODUCTION

2025



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MSB TEAM



about

MSB GLOBAL

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COMPANY OVERVIEW

Turnkey Large AI Data Center Developer

Founded in 2009, MSB Global Services, LLC is a client- focused, results-driven developer of high-performance, sustainable data centers tailored for the AI era powered by clean energy. We specialize in delivering build-to-suit Tier III and IV+E facilities that integrate direct to chip liquid cooling, immersion cooling, renewable energy, 99.999% uptime with zero-emissions on microgrids sites. We handle every phase—from site acquisition and design to construction and commissioning—ensuring that our clients’ data infrastructure needs are met with precision and speed. We align expectations, add value and reduce risk throughout all phases of the project life-cycle.



Our Professional Services

Pre-
Development
Services

Site Selection
& Feasibility
Studies

Preconstruction

Cost Estimating
& Strategic
Planning

Sourcing
& Global
Procurement

Contract
Negotiations
& Commercial
Management

Project
Controls
& Scheduling

Project &
Construction
Management

Environmental
Health &
Safety

Quality
Assurance &
Controls



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MSB GLOBAL BY THE NUMBERS

200+

Combined Years of
Experience

16+

Full Time
Employees

\$23

Billion Total
Projects Value
Under Management

3

Offices in
United States

\$120

Billion Total
Completed Project
Value through
AECOM

3

Markets
Served



1

2

3

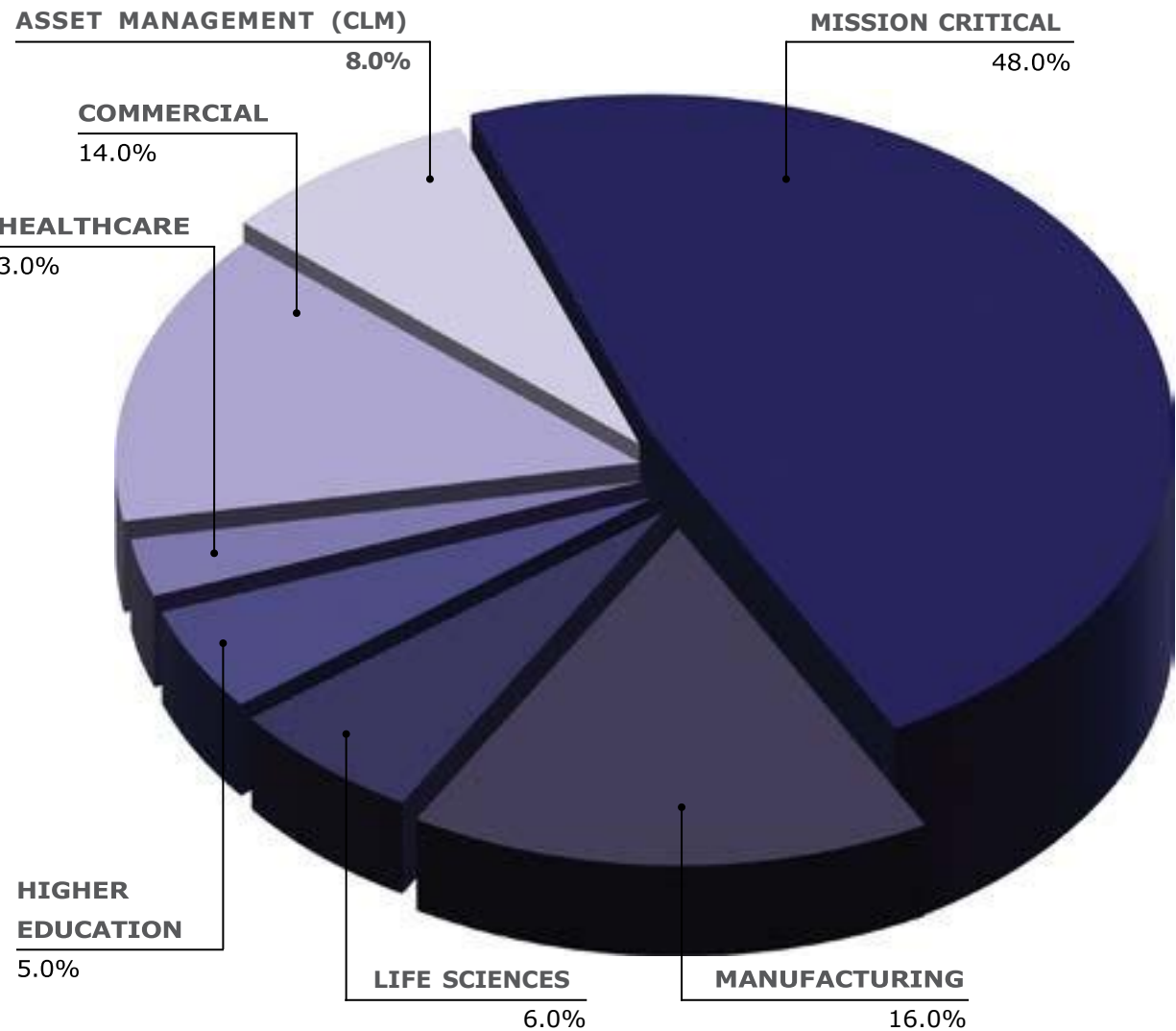
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COMPANY OVERVIEW

Key Metrics

Total Active Projects: 12

MSB Project Count & Asset Classification by %



Market & Projects Locations



MSB GLOBAL MARKET COVERAGE

Market & Projects Locations

UNITED STATES

- Dallas, TX
- San Francisco, CA
- Reston, VA
- Phoenix, AZ

LATAM

- Santiago, Chile

EMEA

- London, United Kingdom
- Dublin, Ireland
- Madrid, Spain





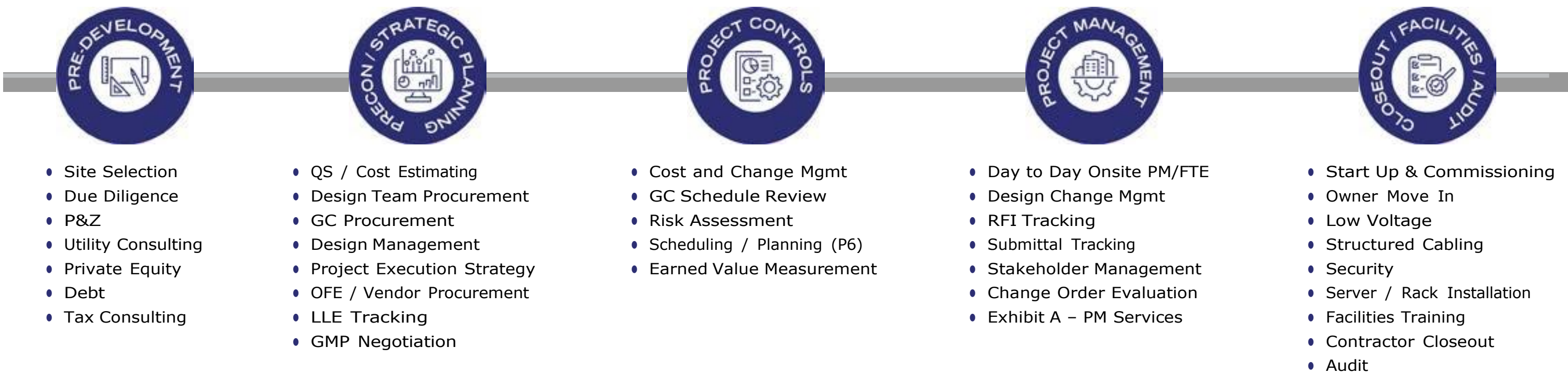
PROJECT LIFECYCLE AND

services

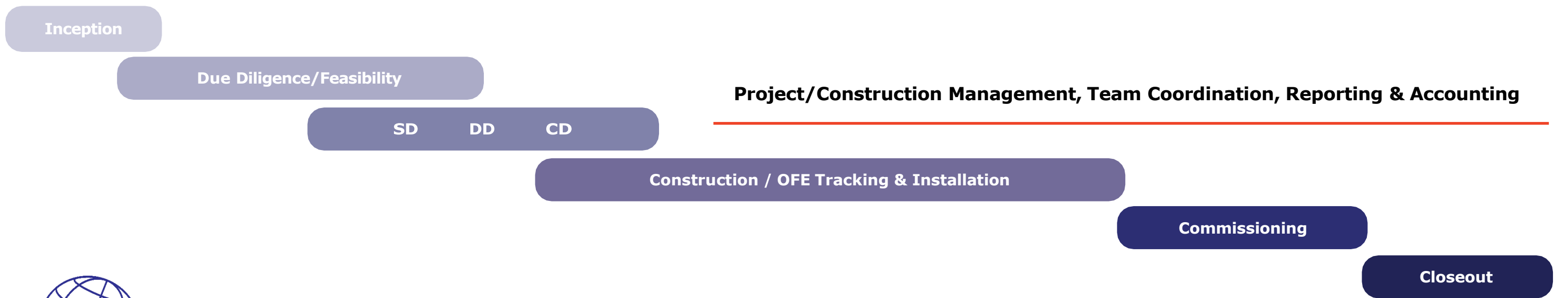
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PROGRAM MANAGEMENT AND PROJECT LIFECYCLE SERVICES



Diligence, Design Management & Budget Cost Procurement



PROJECT LIFECYCLE AND SERVICES

Pre-Development



Ganna Halvorsen, JD, MBA

Principal & Co-Founder



Site Selection

Strategic analysis and identification of prime real estate opportunities based on market trends, geographical location, utility service availability, demographic factors, and development potential.

Due Diligence

Comprehensive investigation and risk assessment of properties, ensuring a thorough understanding of legal, financial, and environmental considerations for sound investment decisions.

Planning & Zoning

Expert navigation of planning and zoning regulations to facilitate compliant and efficient development, optimizing land use and ensuring regulatory approval.

Utility Consulting

Work with utility service providers such as power companies, municipalities and other public works departments to ensure seamless integration of all utilities into the project. This also includes incorporating real time costs, equipment procurement, and delivery schedules into the overall development plan.

Debt and Equity Financing

Facilitate access for our clients to investment capital for their projects.

Financial Analysis and Proforma

In-depth quantitative projection of financial performance, which includes the construction expenditure through lease up and stabilized occupancy and the evaluation of best-case, worst-case, and most-likely case.

PROJECT LIFECYCLE AND SERVICES

Precon / Strategic Planning



Andy White

Program Manager



Quantity Surveying (QS) / Cost Estimating

Preparation of detailed cost estimates at all phases of design based on project requirements, specifications and individual client needs.

Design Team Procurement

Initiate contact, solicit bid proposals and recommend professional services for any design team members that are required to complete the design needed.

General Contractor (GC) Procurement

Assist in the drafting and management of the GC RFP process and advise on final recommendations of GC selection and construction execution/project delivery plan.

Design Management

Provide recommendations on the strategic planning, timeline, and schedule of design packages to be released for estimating, procurement, and construction-related activities.

Project Execution Strategy

Develop and manage a detailed integrated master schedule and project execution plan that outlines steps and actions needed to achieve objectives from inception to completion.

Owner Furnished Equipment (OFE) / Vendor Procurement

Assist with OFE procurement and coordination between Architect, Engineers, GC and Owner Purchasing Group.

Long Lead Equipment (LLE) Tracking

Identify, track, and align long lead items both in the Owner and GC's scope to critical milestones within the overall project schedule.

Project Delivery and Pricing Methodology

Maximize value to Client through assessing alternative project delivery systems and pricing mechanisms. On behalf of the owner, MSB will negotiate contract terms and conditions with all service providers, contractors, and consultants.

PROJECT LIFECYCLE AND SERVICES

Project Controls



Alex Galtt

Chief Construction Officer

Cost and Change Management

Develop and maintain detailed project budgets and associated project changes throughout the project lifecycle.

Risk Assessment / Management

Create a risk register (management tool) to evaluate, prioritize, and assign responsibility to address and mitigate risks throughout the project lifecycle.

Schedule Review

Conduct a detailed review of baseline project schedules to validate proper critical path methodology (CPM), including predecessor and successor activity logic ties, true float, and identification of key owner decision points, etc.

Schedule Management

On behalf of the owner, MSB will manage the program master schedule by continuously analyzing the GCs work sequencing and progress against the baseline schedule to identify potential constraints or deviations from the contractors work plan. We will hold the applicable project partners accountable to implement necessary countermeasures for schedule recovery to keep the project on track.

Earned Value Measurement

Throughout the project lifecycle, MSB will continuously monitor project data and inputs, and report to the owner on quantitative value achieved to date and potential additional value.



PROJECT LIFECYCLE AND SERVICES

Project Management

Day to Day Onsite Project Management

Efficient oversight and coordination of daily construction activities, and management of quality, schedule, and cost.

Change Management

Structured approach to managing project changes, maximizing value, and minimizing impacts to the project plan. MSB will review all proposed changes (PCs) and validate that they include baseline information, including but not limited to, root cause, specific areas of work impacted, detailed cost breakdown, all trade contractors involved, and any changes to logistics, schedule, timing of owner occupancy, extended general conditions, etc.

Request for Information (RFI) Tracking

Systematic management and tracking of RFIs, holding responsible parties accountable for timely responses and clarity, as well as optimizing quality, constructability, cost management, and schedule.

Submittal Tracking

Organized tracking and management of project submittals, holding responsible parties accountable for timely approval.

Communication Management

Work closely with the owner and project stakeholders to devise and implement a strategic communication plan and tools uniquely crafted to suit the owner's project requirements.

PM Services

Comprehensive project management services, encompassing planning, execution, monitoring, and control, to deliver successful and high-quality real estate projects.



Mudassar Saeed

Chief Development Officer



PROJECT LIFECYCLE AND SERVICES

Closeout / Facilities / Audit



Mikey Lucas

Chief Operating Officer



Start Up & Commissioning

Expert facilitation of project start-up and commissioning processes, ensuring systems are operational, and facilities are ready for optimal performance.

Owner Move In

Transition support for owners moving into newly developed spaces, managing logistics and ensuring a seamless occupancy experience.

Low Voltage (LV) Management

Lead the design, equipment specifications, procurement, and installation of LV systems, including data, communications, security, acoustics, and audiovisual technologies, to enhance connectivity and communication infrastructure.

Structured Cabling Management

Supervise the design and installation of structured cabling systems for efficient and reliable technology for our clients.

Security System Management

Oversee the design, procurement, and installation of comprehensive security solutions, including access control, surveillance, and monitoring systems. MSB will hold the security vendor accountable to the technical specification, including but not limited to, training the owner's team, working with technical support, and monitoring service.

Server / Rack Installation Management

Consult on the product selection and manage the installation of server racks, optimizing system efficiency and performance of information technology systems.

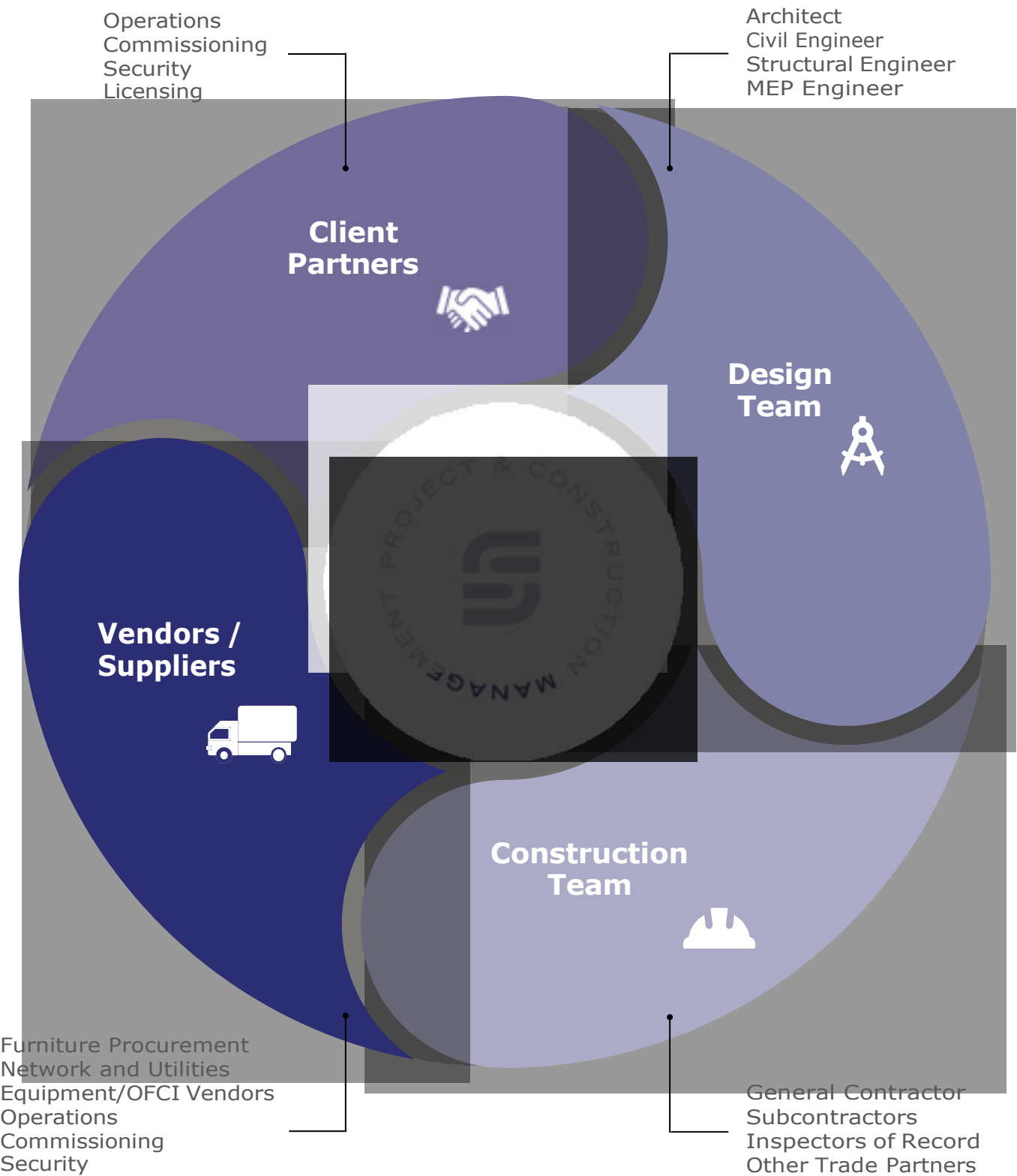
Project Closeout

This is the final construction phase of the project lifecycle. MSB project managers will collect, assemble, and organize all project closeout documents and materials from designers, contractors, consultants, and materials/service providers. Once all closeout documents are assembled, MSB will deliver these to the owner in the required format.

Process Audit

Retroactively conduct a full audit of processes implemented during the project journey and report to the owner predicted outcomes, areas for improvement, and gaps in systems or processes. We will compile a list of lessons learned which can be used in the future for improved project delivery.

MSB COLLABORATIVE APPROACH



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MISSION

critical

EXPERTISE

3 |



EXPERIENCE AND EXPERTISE IN MARKETS



Mission Critical

Biopharmaceutical



Healthcare

Advanced Manufacturing



Aviation

Mixed Use



Higher Education

Commercial



Multifamily



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MISSION CRITICAL

Key Metrics



\$4 Billion
Under Active
Construction



2,040+
MW of Capacity
Delivered
since inception



\$120 Billion
Total Completed
Project Value at
AECOM



4 Active
Mission Critical
Projects



1

2

3

4

3GW MATRIX DATA CENTER CAMPUS

Sulphur Springs, TX



LOCATION

90miles E of
Dallas, TX

SIZE

3,000MW

VALUE

\$18,700,000,000

CONTRACTOR

Evolve
Construction

ARCHITECT

Jacobs

DEVELOPMENT

P3 with City

Design,
Permitting, EPC

Construction
Management

This three-phase data center development features a 1,677 acres of land, 30 buildings, housing operational data halls of 278,000 sq. ft. each, capable of handling 100MW of Critical IT load each. Another 1,000 acres is set aside for future expansion. The project also includes a substation, microgrid infrastructure for bridge power (grid tight in 2028) and onsite energy generating facilities, such as Fuel Cells, Gas Power Plant with Carbon Capture, Solar Farm and Geo-Thermal. Construction has begun in February 2025. Phase I includes 8 identical buildings 100MW each, GPU-optimized, ready for IT installation. 800MW Tier III available beginning Q3, 2026. This project is designed for the next generation of AI, LLM training, HPC, and cloud scalability.

- N+1, 100 % uptime redundancy
- 5.4c/kWh PPA for 20 years
- Tier I Carriers: Zayo, Lumen, AT&T; Optimum, People's Network
- Now Pre-Leasing 2026 at \$105 Triple Net
- 35% Tax Abatement for 10 years
- Bridge Power on microgrid till 2028 then grid tight behind the meter
- 7,000 construction and IT Temporary and Permanent jobs

KEY FEATURES



Net Zero Data Center Campus



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MSB Team

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MEET OUR EXECUTIVE AND DEVELOPMENT TEAM



Mark Blachard, PE

Chief Executive Officer

Mark Blachard is a highly respected executive in the infrastructure sector, recognized for his strategic foresight, disciplined leadership, and proven ability to execute at scale. With over 40 years of experience leading capital programs worldwide, he brings a deep understanding of complex infrastructure development, risk management, and stakeholder alignment. Mark's track record of delivering resilient, high-impact projects positions him as a key asset for institutional investors seeking long-term, sustainable returns.



Ganna Halvorsen, JD, MBA

VP of Project Development,
Legal Counsel

Ganna brings 25 years of proven leadership in utility-scale renewable energy and grid-integrated infrastructure, with a strong track record of de-risking and delivering complex energy projects. She has led the development of over 600MW of wind and solar assets across California's public lands, navigating federal, state, and environmental regulations with precision. Her expertise spans the full project lifecycle—from site acquisition and permitting to PPA structuring, interconnection, financial modeling, and EPC oversight—making her a strategic asset for investors seeking scalable, bankable, large-scale projects opportunities.



Mikey Lucas

Chief Operations Officer

Mikey Lucas is a results-driven Chief Operations Officer with a proven ability to scale complex infrastructure and energy operations, bringing disciplined leadership to high-growth, capital-intensive environments. With a background in systems optimization, team development, and cross-sector project execution, Mikey ensures that large-scale data center builds are delivered efficiently, on time, and within budget. His operational oversight, combined with a strong entrepreneurial mindset, makes him a critical force in translating investor capital into sustainable, high-yield infrastructure assets.



Mudassar Sayeed

Chief Development Officer

Mudassar Sayeed is an accomplished infrastructure executive with 20+ years of experience delivering complex energy and utility-scale projects across the U.S., Middle East, and Asia. He specializes in power systems, data centers, and large capital programs, guiding projects from feasibility to execution. With a focus on scalable and resilient solutions, Mudassar aligns technical excellence with investor-driven outcomes.



MEET OUR EXECUTIVE AND DEVELOPMENT TEAM



Andy White

Program Manager

Andy is a seasoned program and business strategist with over 20 years of experience leading cross-functional teams across HVAC, tech, and enterprise sectors—including his business team experience at Apple Inc. Known for his agility in managing complex projects and scaling operations, Andy blends hands-on AI facilities, HVAC industry insight, building redesign/construction experience, CRM automation, and growth strategy. His track record in project execution and operational efficiency positions him as a high-impact leader for large-scale infrastructure and investment-driven initiatives.



Alex Galtt

Chief Construction Officer

Alex G. is an accomplished Professional Engineer with a degree in Production Engineering from DTU and over 15 years of experience leading large-scale infrastructure and mission-critical construction projects. With deep expertise in mechanical systems, data center development, and advanced construction management, he brings technical precision and executive oversight to complex builds. Fluent in Spanish and Danish, Alexander is a globally adept leader whose ability to bridge engineering excellence with investor-focused execution makes him a strategic asset in delivering high-value, scalable infrastructure construction.



Jalal Aletaha, PE

Head of Engineering

Jalal is a veteran structural and civil engineer with over 40 years of experience leading major infrastructure and renewable energy projects across international markets. His expertise spans structural design, forensic engineering, construction management, and electrical grid interconnection—critical components in large-scale, investment-grade developments. With a track record of excellence in foundation and road design for wind farms and commercial infrastructure, Jalal brings seasoned leadership, technical rigor, and executional certainty to high-stakes capital projects.



Jay Jorgensen

Project Manager, Hyperscale
Sales

Jay is a seasoned leader in AI and Bitcoin data center development, with 18 years of expertise in site acquisition, infrastructure execution, and utility negotiations for hyperscale and high-density compute. As CEO of GeoBitmine, he raised and deployed \$20M to launch a patented hybrid model combining modular data centers with sustainable agriculture. His strength in PPA structuring, energy markets, and strategic partnerships makes him a key asset for scalable, investment-ready infrastructure projects.



MEET OUR EXECUTIVE AND DEVELOPMENT TEAM



Brandon Morales

Project Manager, Energy
Sustainability

Brandon is a skilled project manager and field construction leader with experience supporting large-scale data center and infrastructure developments. He brings hands-on expertise in power integration from onsite energy generating facilities, site coordination, subcontractor management, and quality control—ensuring critical builds are delivered on time and to spec. With a focus on executional excellence and field accountability, Brandon plays a vital role in de-risking complex construction projects for high-stakes capital investments.



Barry Stonehouse

Engineer, Energy
Sustainability

Barry Stonehouse is a mechanical engineer with over 40 years of expertise in gas turbine systems, CHP, and high-efficiency energy infrastructure. As CEO of BlockMine Energy, he has led the deployment of 130+ global power systems, serving major clients across oil & gas, mining, and data centers. His cross-platform engineering experience and track record of scalable, investor-grade energy solutions make him a trusted partner for sustainable infrastructure development.



Kenneth Halvorsen

Executive Construction
Manager

Kenneth brings over 40 years of hands-on experience as a general contractor overseeing complex commercial, utility-scale renewable energy, and mission-critical data center developments. His leadership ensures rigorous cost control, subcontractor coordination, and schedule performance across all phases of construction. With a proven track record of delivering multi-billion-dollar infrastructure projects on time and on budget, Kenneth provides projects with execution certainty and institutional-grade oversight.



John Romano

Workforce Development
Manager

John is a seasoned enterprise program leader and agile strategist with deep experience guiding large-scale technology and infrastructure initiatives, including mission-critical data center programs. He specializes in aligning stakeholders, accelerating delivery, and scaling operations through Agile, SAFe, and Lean practices that reduce risk and drive measurable ROI. With a track record of leading cross-functional teams through complex transformations, John is a trusted partner for operational excellence and execution certainty in data center development.



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Statistics represented in this statement of qualifications encompass company and personnel experience.