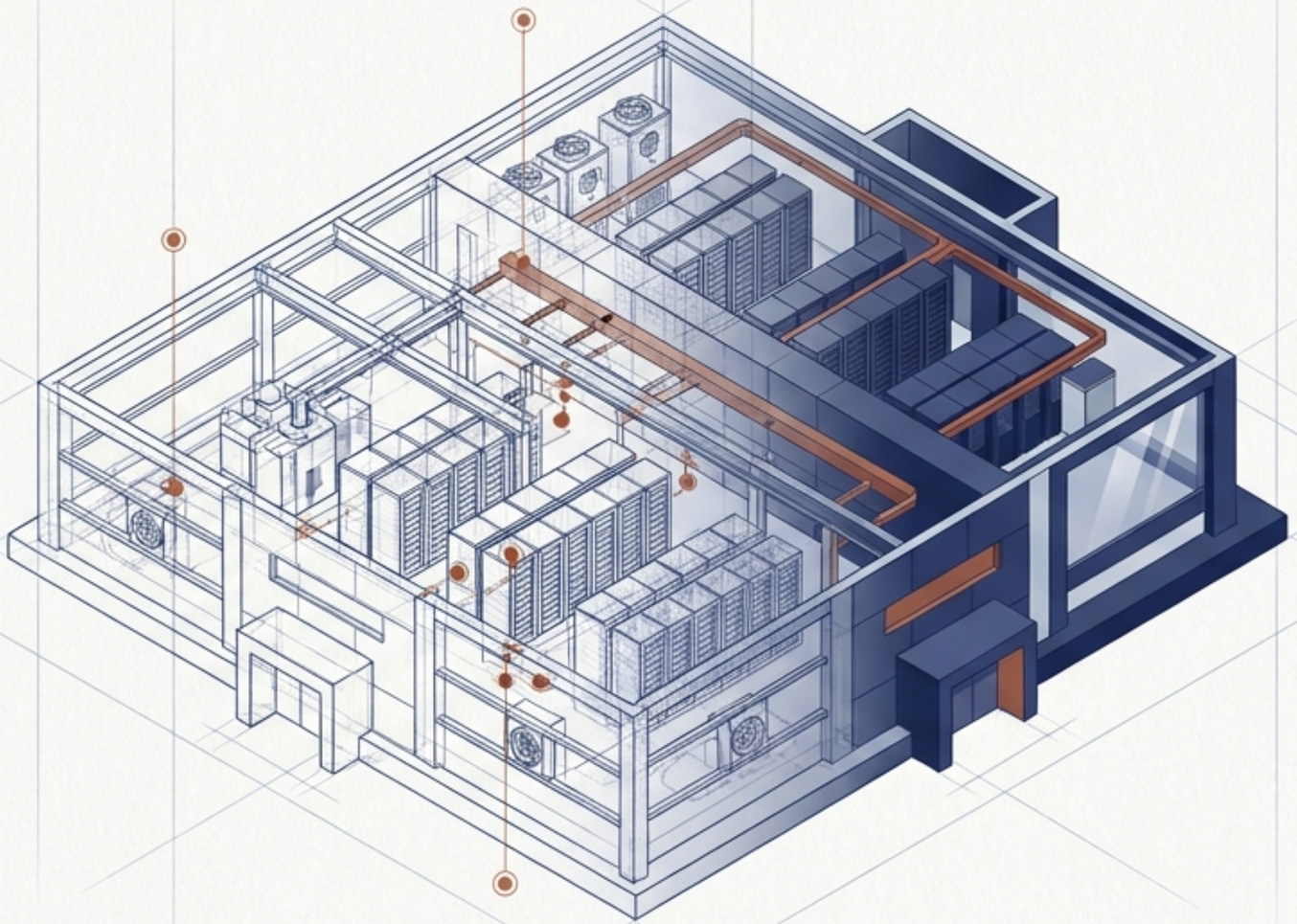
Building with verified labour, live visibility and priced risk

How the I8IS platform turns data center construction from unpriced chaos into bankable certainty.



FE Corporation | Structured Finance | Project Finance | Risk Advisory

November 2026 | Advisory Report

The Value Stack: Bridging Ground Truth to Project Finance

Layer 3 (The Pinnacle): Priced Risk

- Commercial and Exotic Insurance architecture.
- Telemetry feeds underwriters directly, securing highly optimized premiums and credit models.



Layer 2 (The Operational Core): Live Visibility

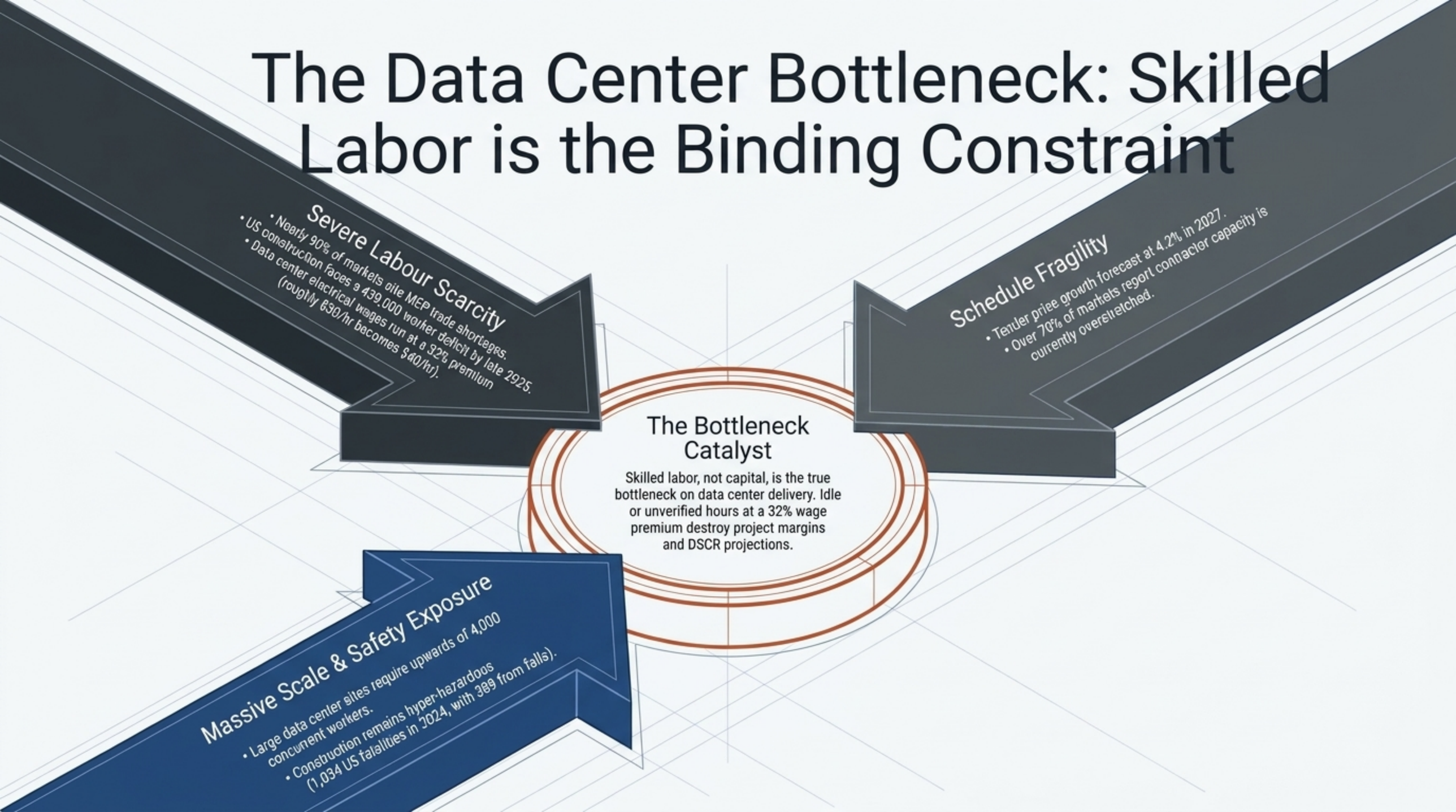
- AI site monitoring and the Client Digital Twin.
- Real-time progress against BIM schedules and live hazard detection via CCTV.

Layer 1 (The Foundation): Verified Labour

- SSTrack GPS attendance, geofencing, and face recognition.
- Every hour is verified, costed, and tied to a specific project code.

Key Insight: No craft-labour competitor matches this integrated bundle. By stacking workforce tech, digital twins, and insurance, I8IS creates an unparalleled advantage for data center mega-projects.

The Data Center Bottleneck: Skilled Labor is the Binding Constraint



The Technology Engine: Complete Site Control

The Human Controls (SSTrack & ClickHR)



Recruitment & Verification: ClickHR fills the roster; SSTrack executes face-recognition and selfie-matches at clock-in.



Location Intelligence: GPS mobile clock-ins only validate inside the site geofence.



Cost Allocation: Automated payroll ties every worker to their specific subcontractor, trade, and cost code to eliminate buddy punching.

The Asset Controls (Digital Twin & AI)



Existing Infrastructure leverage: Computer-vision models run on existing CCTV feeds to detect PPE compliance, restricted-area breaches, and man-down events.

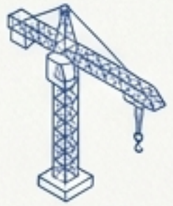


Reality vs. Design: Drone flights and 360-degree photos are AI-compared against the BIM (IFC/Revit) model to predict schedule delays.

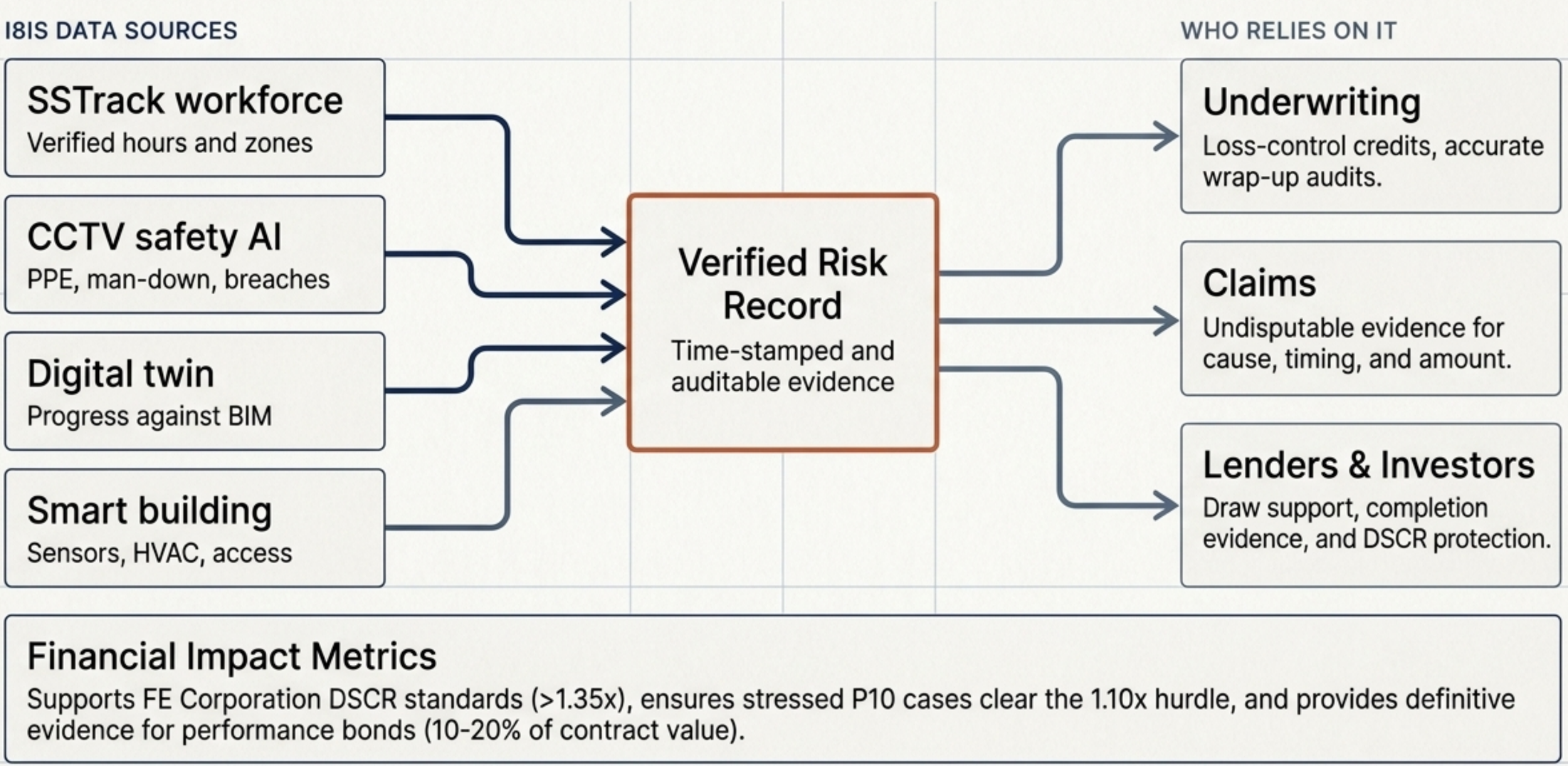


Smart Integration: Progress transitions seamlessly into post-handover smart building management (HVAC, sensors, access control).

Asset Lifecycle Matrix: A Continuous Control Architecture

	Lifecycle Phase	Primary Risk	I8IS Control	Client Advantage
	Phase 1: Construction Build	Ghost hours and buddy punching at a 32% premium.	SSTrack GPS geofencing at gates and work zones.	Pay only for verified hours; subcontractor invoices reconcile automatically.
	Phase 2: Commissioning Hand-over	Energisation hazards and live-electrical exposure.	Geofenced exclusion zones around energised gear.	Severely lowered safety exposure during the highest-risk phase.
	Phase 3: Live Operations	Unauditable plant access and lone-worker emergencies.	SSTrack access logs linked to Smart Building man-down alerts.	Unbroken audit trail for Business Interruption insurers; faster emergency response.

The Data-to-Finance Refinery

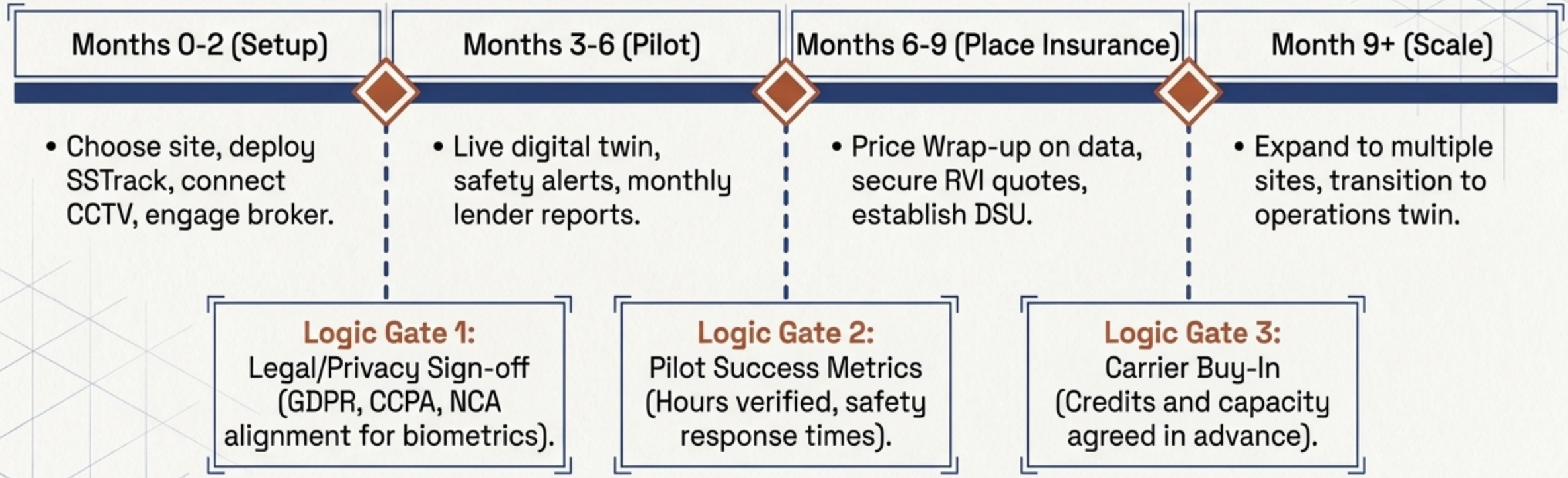


The Insurance Architecture Map

Commercial Core
Wrap-up (OCIP/CCIP): SSTrack verified payroll ends audit disputes and overcharges.
Delay in Start-Up (DSU / ALOP): Digital Twin progress tracking documents the exact cause and length of delay.
Workers' Compensation: PPE and man-down AI support loss-control credits against ~$40k average claims.

Exotic & Specialty Levers (The True Alpha)
Residual Value Insurance (RVI) on IT Equipment: Asset condition logs enable 7-10 year RVI terms. **Financial Impact:** Reduces equity requirements by 15-25% and lifts DSCR by roughly +0.15x.
Subcontractor Default Insurance (SDI): Daily attendance and productivity tracking provide early warning of subcontractor distress.
Parametric Weather Delay: On-site sensors and SSTrack attendance definitively confirm stood-down days for instant payouts.

Implementation Roadmap & Realities



Closing Directive: A single, well-documented pilot with insurers engaged from day one is the fastest way to turn these technological advantages into priced, bankable results.