EVEREST
ENERGY & CONTROL TECHNOLOGIES, LLC

EVEREST ENERGY & CONTROL TECHNOLOGIES

Preventative Maintenance Agreement

PREPARED FOR

SD 74 Lincolnwood

Lincolnwood School District 74

Proposal date: October 27, 2026 · Proposal No. PM-2026-1027

EVEREST
ENERGY & CONTROL TECHNOLOGIES, LLC

Solution Partner Building Automation SIEMENS

Everest Energy & Control Technologies, LLC
5401 Patton Drive, Suite 120
Lisle, IL 60532
Phone: (630) 369-7100

CONTACT INFORMATION

Serviced Site

Name:	Lincolnwood School District 74
Contact:	James Caldwell
Address:	6950 E Prairie Rd, Lincolnwood, IL 60712

Key Contact

Name:	James Caldwell
Telephone:	224-636-3370
Email Address:	jcaldwell@sd74.org

Sales

Name:	Philip May Sales Engineer
Telephone:	630-453-8873
Email:	pmay@everestect.com

Service

Name:	Juan Rosado Service Manager
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SUMMARY

At Everest we want to provide you with a service that fits you and your buildings' needs. The following services are presented in an à la carte fashion.

Preserve Your Investment

Preventive maintenance is a highly effective method for ensuring ongoing cost savings and longevity of your building and investment. When it comes to a major investment like a building automation system (BAS), our goal is to ensure its optimal operation and maximize its lifetime value. We are dedicated to enhancing your BAS performance, maintaining optimal comfort levels, and reducing energy consumption.

Day One Active Optimization

While warranties provide coverage for equipment functionality, they do not actively guarantee system performance. At Everest, we go beyond warranties by continuously refining optimization sequences to consistently achieve optimal performance. We understand that a system may be perfect one day, but it doesn't guarantee its performance for a lifetime as performance naturally fluctuates over time. Even a slight decline in performance can lead to increased energy consumption.

System Modernization

Building automation software is continuously advancing in terms of functionality and security. Our commitment is to ensure that you have access to the most secure and feature-rich software available. We prioritize keeping your system up to date with the latest advancements, guaranteeing that you can benefit from enhanced security measures and take advantage of the latest features and capabilities.

Backup & Recovery

To ensure you are prepared for unforeseen events, we will establish a robust off-site backup process, securely storing all your covered systems. This proactive measure guarantees a swift recovery in case of any unexpected incidents. You can have peace of mind knowing that your systems will be quickly restored, minimizing any potential downtime or disruptions.

System Satisfaction

Our team will collaborate closely with your team to enhance the user-friendliness of the system. We understand the importance of a seamless user experience, and our goal is to ensure that the system is intuitive and easy to navigate. Furthermore, we are dedicated to surpassing your evolving expectations by customizing and fine-tuning the system according to your specific requirements. Your satisfaction with the system's performance and usability is our top priority.

Priority Response

As a valued customer, we prioritize addressing your critical issues as our utmost priority. Your satisfaction and the smooth operation of your systems are of paramount importance to us. Our dedicated team is committed to promptly and effectively resolving any critical issues you may encounter, ensuring minimal disruption and maximizing your overall experience with our services.

PROPOSED SERVICES

Tailored Solutions

We understand that your requirements may vary, and we do not expect you to conform to a pre-determined plan. Instead, we are committed to designing a customized preventative maintenance plan that aligns perfectly with your unique needs. By tailoring the plan specifically for your organization, we aim to optimize your operational efficiency and ultimately enhance your bottom line. Our focus is on delivering solutions that directly contribute to your success and help you achieve your business objectives.

Included & Proposed Services

- Remote System Maintenance
- Onsite System Maintenance & Service
- Continuous Training
- Phone & Online Support
- Software Update Subscription – Tridium Niagara

BUILDING AUTOMATION – DIGITAL SERVICES

Remote System Maintenance

Through secure and reliable connections, our team can remotely access your building automation systems. This enables us to actively monitor critical parameters, diagnose issues, and implement necessary adjustments without the need for on-site visits.

- Applicable Software Updates
- BACnet DDC Controller Health
- Server Maintenance
- System Alarms
- History Verifications
- Overridden Points & Systems

Phone & Online Support

At Everest, we believe that exceptional support is the backbone of a successful partnership. We are dedicated to being there for you every step of the way, ensuring that your experience with our products and services is smooth and hassle-free. Our preventative maintenance customers can contact us for free assistance with supported systems.

*Programming changes or remote engineering work is not included in the base agreement and may be charged at an hourly rate per our attached Labor Rates. Included remote support during normal business hours only.

Software Update Subscription – Tridium Niagara

Niagara 4 development cadence is at-pace with fast-evolving market needs. Everest will keep your system up to date during our remote system maintenance sessions.

These updates include the following benefits:

- Latest software updates.
- Access to cybersecurity updates.
- Access to newest features.
- Access to latest performance improvements.

NIAGARA FRAMEWORK SUPPORT

Current & long-term supported releases

Tridium issues a new Niagara update continuously; each bringing cybersecurity patches, new features, and performance improvements. This agreement keeps your Supervisor on a supported release so you continue to receive updates and security fixes.

BUILDING AUTOMATION – ONSITE SERVICES

Onsite Maintenance & Service

Everest will provide comprehensive onsite support in addition to regular preventative maintenance. Our experienced service team is dedicated to servicing covered Direct Digital Control (DDC) systems as required or as discovered during remote maintenance sessions.

Client-Centered Support

During our scheduled onsite maintenance visits, our team will work under your direction, prioritizing your specific objectives and requirements. Whether you need assistance with routine maintenance tasks or have special projects in mind, our team is ready to lend a hand. Please note that our services are limited to our field of expertise, and repairs or materials are not covered.

COVERED EQUIPMENT & SCHEDULES

Equipment

BUILDING	ADDRESS	EVEREST FURNISHED CONTROLS
Lincolnwood School District 74	6950 E Prairie Rd Lincolnwood, IL 60712	Everest Furnished Controls

Service Schedules

SERVICE	FREQUENCY (PER YR)	LOCATION
Remote System Maintenance	2	Remote
Onsite System Maintenance	2	Onsite

GENERAL CONDITIONS

1. Everest Energy & Control Technologies, LLC will provide regularly scheduled maintenance inspections during normal working hours (7:00am to 3:30pm) Monday through Friday, excluding holidays.
2. After each service call, a completed copy of the service work order will be presented for your authorized signature.
3. Everest Energy & Control Technologies, LLC will be available to provide service on all equipment covered by this agreement. Unless otherwise noted within, this service will be invoiced at our current rates. These rates are subject to change.
4. Everest Energy & Control Technologies, LLC will provide instruction to the purchaser in the proper operation of their equipment.
5. Everest Energy & Control Technologies, LLC will take all reasonable precautions to prevent injury to persons and property. Everest Energy & Control Technologies, LLC shall not be held liable for incidental losses associated with control or equipment malfunction, nor acts of God or other occurrences outside of our control.
6. Everest Energy & Control Technologies, LLC will use qualified personnel directly employed or supervised by the same.
7. Everest Energy & Control Technologies, LLC may provide factory trained supervisory personnel to assist when necessary.

Labor Rates

	SERVICE AGREEMENT CUSTOMERS	NON-CONTRACT CUSTOMERS
Telephone Support, Normal Business Hours	$145.00 / HOUR	$165.00 / HOUR
Telephone Support, Overtime	$215.00 / HOUR	$245.00 / HOUR
Telephone Support, Double Time	$285.00 / HOUR	$330.00 / HOUR
On Site Labor, Normal Business Hours	$165.00 / HOUR	$185.00 / HOUR
On Site Labor, Overtime	$245.00 / HOUR	$280.00 / HOUR
On Site Labor, Double Time	$330.00 / HOUR	$375.00 / HOUR

- These rates are guaranteed for the duration of contract, and only subject to change during renewal.
- Telephone support will be rounded up to the nearest one-half hour.
- Everest Energy & Control Technologies does not charge a tool or truck fee. It does reserve the right to impose a 2-hour minimum to all non-contracted customers.
- Normal business hours are from 7:00am to 5:00pm Monday through Friday, except holidays.
- Overtime is outside of normal business hours or beyond 8 hours on any given day, except Sundays and holidays which are double time.

CONTRACT TERMS

- This contract shall be in effect for 12 months.
- Renewal notification shall be given 60 days from the contract renewal date.
- This contract may be terminated by either party in writing within 30 days of the contract anniversary.
- Contract anniversary date shall be the first of the month in which the agreement is signed, unless otherwise noted.
- All agreements are billed yearly, unless otherwise noted.

TOTAL ANNUAL	ANNUAL (3-YR, 3% OFF)
$9,464	**$9,180**

ACCEPTANCE OF PROPOSAL

By signing below, SD 74 Lincolnwood accepts the pricing and terms shown above and authorizes Everest Energy & Control Technologies to begin the services outlined in this agreement.

Authorized Signature

Date

Printed Name

Title

PO #

January 1, 2027

Start Date

Sincerely,



Philip May
Sales Engineer

Questions? Contact Everest Energy & Control Technologies at (630) 369-7100 or reach out to your Everest account representative.

TERMS AND CONDITIONS

- The purchaser agrees to provide reasonable means of access to the equipment being maintained. Everest Energy And Control Technologies, LLC shall be permitted to start and stop all equipment as necessary to perform the herein agreed upon services as arranged with your representative.
- Everest Energy & Control Technologies, LLC shall not be liable for any loss, delay, injury, or damages that may be caused by circumstances beyond its control, including, but not limited to, Acts of God, war, civil commotions, acts of government, fire, theft, corrosion, floods, freeze-ups, strikes, lock-outs, differences with other trades, riots, explosions, delays in transportation, or malicious mischief.
- Everest Energy & Control Technologies, LLC's responsibility for injury or damage to persons or property that may be caused by or arise through the maintenance service, or use of the system(s) shall be limited to injury or damage caused directly by our negligence in performing or failing to perform our obligations under this agreement. In no event shall Everest Energy & Control Technologies, LLC's be liable for business interruption or losses, nor consequential or speculative damages.
- Everest Energy & Control Technologies, LLC will not be required to make safety tests, install new attachments or appurtenances, add additional controls, and/or revamp or renovate existing systems with devices of a different design or function to satisfy conditions established by insurance companies, laboratories, governmental agencies, etc.
- In the event the system is altered, modified, changed, or moved, Everest Energy & Control Technologies, LLC reserves the right to terminate or re-negotiate the agreement based on the condition of the system after changes have been made.
- If emergency service is included in this agreement, and is requested at a time other than that at which we would have made a scheduled preventive maintenance call and inspection does not reveal any defect required to be serviced under this agreement, we reserve the right to charge you at our prevailing service labor rate.
- If emergency service is included in this agreement, it is understood that we will make every effort to restore safe operation of the system, but can not guarantee the availability of parts and technologies that may be necessary to do so. We reserve the right to provide temporary arrangements until such time as a permanent repair can be made.
- Everest Energy & Control Technologies, LLC will not be required to make replacements or repairs necessitated by reasons of negligence, misuse, or other causes beyond our control.
- If replacement of parts are included in this agreement, it is understood that Everest Energy & Control Technologies, LLC will not be responsible for the replacement or repair of boiler tubes, boiler sections, boiler refractory, chimney, breaching, refrigeration evaporators, refrigeration condensers, water coils, steam coils, concealed air and piping lines, fan housings, heat exchangers, VAVs and associated parts, humidifier bottles, ductwork, electrical power wiring, water, steam, and condensate piping, or other structural non-moving parts of the heating, ventilation, and air conditioning systems. Excluded from this agreement are system enhancements, air balancing, obsolete refrigerant, repairs necessitated by power failures or fluctuations.
- It is further understood that the equipment covered under this agreement is in maintainable condition and eligible for a maintenance agreement. If at the time of initial seasonal start-up or on the first inspection, repairs are found necessary, such repair charges will be submitted for the owner's approval. If these charges are declined, those items will be eliminated from the agreement and the price of the agreement will be adjusted in accordance with equipment covered.
- Venue for all actions between the parties shall lie solely in the Circuit Court of Cook County, Illinois. Everest Energy and Control Technologies, LLC hereby agrees to this exclusive venue, to personal jurisdiction of this court, and to service of process in accordance with its rules of civil procedure, and Everest Energy and Control Technologies, LLC waives any objection that this venue is not convenient.