

**NORTH CAROLINA**

**AGREEMENT FOR GOODS AND/OR SERVICES**

**CHATHAM COUNTY**

**THIS AGREEMENT FOR GOODS AND/OR SERVICES** (this "Agreement"), made and entered into this 1<sup>st</sup> day of July, 2025 by Chatham County, a corporate and body politic of the State of North Carolina (the "County") and \_Welch's Lawn Care LLC (the "Contractor"). Either the County or the Contractor may be referred to herein as a "Party" or collectively as the "Parties."

**WHEREAS**, the Contractor has agreed to provide goods and/or services as hereinafter set forth in a professional manner in accordance with the standards of Contractor's business or industry, and

**WHEREAS**, the County wishes to enter into an Agreement with Contractor to provide the goods and/or services specified in Appendix 1, Scope of Work, attached hereto and incorporated herein by reference and made an integral part of this Agreement.

**NOW THEREFORE**, in consideration of the premises and mutual agreement described below, the Parties agree as follows:

1. Term of Agreement: The term of this Agreement shall commence on July 1, 2025, and end on June 30, 2026, unless terminated hereinafter set forth. This Agreement shall automatically renew for two (2) separate one (1) year terms, unless one party provides written notice of termination to the other party not less than 30 days prior to the end of the then current term.
2. Scope of Service: The Contractor shall provide to the County the goods and/or service (the "Services") set forth in the "Scope of Work" attached hereto as Appendix 1.
3. Compensation: As compensation for the Services to be provided by the County, the County shall pay the Contractor the sum of \$\_223,345\_, payable within thirty (30) days from receipt of proper invoice and proper documentation that the goods/services have been delivered or provided in accordance with this Agreement or as otherwise set forth in Appendix 1.
4. Insurance: Contractor shall maintain insurance policies as shown in Appendix 2 for the entire term of this Agreement as well as any subsequent amendments.

All insurance policies shall be issued by companies authorized to do business under the laws of the State of North Carolina and shall be rated not less than "A" by A.M. Best and Company. Contractors shall furnish Certificates of Insurance to the County, *naming the County as an additional insured*, prior to the commencement of Services. The certificates shall clearly indicate that Contractor has obtained insurance of the type, amount, and classifications as required for strict compliance with this paragraph and that no material change or cancellation of the insurance shall be effective without thirty (30) days prior written notice to the County. Compliance with the foregoing requirements shall not relieve Contractor from any liability or obligations under this Agreement.

The County requires all that all contractors carry workers' compensation insurance. The County recognizes that contractors with fewer than three employees are not statutorily required to carry said insurance. The County reserves the right to waive the requirement to carry workers' compensation insurance on a case-by-case basis. If the contractor's status changes during the term of an agreement and worker's compensation insurance becomes statutorily required, the contractor must provide proof of said coverage to the County.

5. Confidentiality: All proprietary data and information, if any, furnished to Contractor by the County shall be regarded as confidential, shall remain the sole property of the County and shall be held in confidence and safekeeping by Contractor for the sole use of the County and Contractor under the terms of this Agreement. Contractor agrees that its officers, employees, and agents will not disclose to any person, firm, or entity other than the County or its designated legal counsel, accountants, or practice management consultants any confidential information about the County. Contractor agrees to carry out its obligations to the County in compliance with all privacy and security regulations required by law.

6. Intellectual Property Owned by Contractor: This Agreement is subject to the North Carolina public records law and may be released upon request. Not all "Trade Secrets" will qualify as protected under N.C.G.S. §132-1.2 and 66-152.
7. Status of Parties: Nothing contained in this Agreement shall be construed as establishing a partnership or joint venture relationship between Contractor and the County. Contractor and its employees and representatives are independent contractors, solely responsible for its or their performance under this Agreement and shall have no legal authority to bind the County.
8. Assignment and Subcontracting: Neither this Agreement nor any rights or obligations hereunder shall be subcontracted, assigned, or delegated by Contractor without prior written consent of the County, which consent may be withheld in the County's sole discretion.
9. Binding Effect: This Agreement shall be binding upon the Parties hereto, their heirs, administrators, executors, successors and assigns, if such assignment has been approved by the County.
10. Notices: Any notice or other communication required or permitted under this Agreement shall be in writing and shall be deemed to have been given on the date delivered personally or deposited in the United States Postal Service, certified mail, return receipt requested, with adequate postage affixed, address as follows:

Chatham County  
Attn: County Manager  
Post Office Box 1809  
Pittsboro, North Carolina  
919.542.8200

Contractor Name: Welch's Lawn Care LLC  
Attn: Randy Welch  
Address: 148 Wall Road  
City, State, Zip Code: Goldston, NC 27252  
Phone: 919-548-4006  
Email: welchslawncare2@gmail.com

11. Governing Law: This Agreement and the rights and obligations to the Parties hereunder shall be construed and governed by the laws of the State of North Carolina, and the venue for any proceedings arising hereunder shall be in the state court of appropriate jurisdiction located in Chatham County, North Carolina.
12. Modifications: This Agreement may be amended or modified only by the mutual written consent of the Parties. A modification is not enforceable against the County unless it is signed by the County Manager or other duly authorized official.
13. Entire Agreement: This Agreement contains the entire agreement between the Parties pertaining to the subject matter of this Agreement. With respect to that subject matter, there are no promises, agreements, conditions, inducements, warranties or understandings, written or oral expressed or implied, between the Parties, other than as set forth or referenced in this Agreement.
14. Waiver: A waiver of any provision of this Agreement must be in writing, designated as such, and signed by the Party against whom enforcement of the waiver is sought. The waiver of a breach of any provisions of this Agreement shall not operate or be construed as waiver of subsequent or other breach thereof.
15. Termination: This Agreement may be terminated as follows:
- a. Cause: If the services provided by Contractor under this Agreement are not performed as specified herein, this Agreement may be terminated by the County for cause. Grounds for termination for cause shall include, but not be limited to, the following:
    - i. Failure to respond to reasonable requests from the County to provide the Services covered by this Agreement.
    - ii. Failure to properly recycle any electronic equipment as specified in Article 9, Chapter 130A of the North Carolina General Statute, or failure to comply with any statutory requirement included in the formal bid request, as provided in the bid packet, which bid packet is incorporated herein by reference.

- iii. Failure to maintain the insurance required by this Agreement.
- iv. Charging rates or fees in excess of those permitted under this Agreement.
- v. Inefficient, or unsafe practices in providing Services.
- vi. The material breach of any provision of this Agreement.

b. Convenience: The County reserves the right to terminate this Agreement upon thirty (30) days prior written notice to Contractor for any reason deemed by the County to serve the public interest. This termination for convenience will not be made when termination is authorized under any other provision of this Agreement. In the event of such termination, the County shall pay the Contractor its costs directly attributable to those Services received by the County prior to termination that meet the requirements of this Agreement. Provided however, that no costs will be paid to the Contractor that are recoverable in the Contractor's normal course of doing business. The County is not liable for the loss of any profits anticipated to be made hereunder, nor for any special, consequential, or similar damage.

16. Annual Appropriations and Funding: This Agreement is subject to the annual appropriation of funds by the Chatham County Board of Commissioners. Notwithstanding any provision herein to the contrary, in the event that funds are not appropriated for this Agreement, the County shall be entitled to immediately terminate this Agreement, without penalty or liability, except the payment for all Services satisfactorily provided under this Agreement up to and through the Contractor's receipt of notice of termination.

17. Indemnity: Contractor agrees to indemnify and hold harmless, the County, its officers, agents, servants, and employees from an all claims, actions, lawsuits, losses, damages, expenses, judgments or liabilities of any kind whatsoever (including without limitation, cost of defense and attorney fees) suffered by the County and proximately caused by an act or omission of Contractor, its subcontractors, agents, or employees.

18. State and Federal Requirements: By signing this Agreement, Contractor certifies that (*if applicable*) Contractor, and any of Contractor's subcontractor are in compliance with State and Federal laws, including any divestment list by the NC State Treasurer, and Federal or State debarment or suspension lists. The County Terms and Conditions are incorporated herein, made an integral part of this Agreement, and may be found at the County's web site: <https://www.chathamcountync.gov/government/departments-programs-a-h/finance/forms>. A hard copy of the Terms and Conditions is available upon request.

19. Controlling Document: In the event of any conflict between this Agreement and any document, instrument, or other agreement prepared or provided by Contractor (including, without limitation, Contractor's purchase orders, invoices and warranties), the terms of this Agreement shall control.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement in their official capacities with legal authority to do so.

## CHATHAM COUNTY

By: \_\_\_\_\_  
Bryan Thompson, County Manager

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Roy Lynch, Finance Director

## CONTRACTOR

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## **APPENDIX 1**

**SCOPE OF WORK:** Mowing, trimming, blowing, etc. for Facilities, Solid Waste & Recycling, and Parks and Recreation

**PROJECT NAME:** Mowing Services for Facilities, Solid Waste & Recycling, and Parks & Recreation

**SCOPE OF SERVICES:** See following pages

**TOTAL COMPENSATION:** - \$223,345. In the event the contract renews, the total cost shall not exceed \$670,035.

**COMPLETION DATE:** June 30, 2026. In the event the contract automatically renews for two (2) years, the completion date will be June 30, 2028.

## Facilities – Public Buildings

**July 1, 2025-November 30, 2025 = 21 weeks / March 1, 2026-June 30, 2026 = 17 weeks**

**(38 weeks / 9 months / 18 Bi-Monthly)**

<u>LOCATION</u>	<u>ADDRESS</u>	<u>FREQUENCY</u>	<u>Eval Occur/month</u>	<u>Hours Available for Mowing</u>	<u>Occurrences per Year</u>	<u>Welch's Lawn Care LLC Price Per Visit</u>	<u>Welch's Lawn Care LLC Extended Total</u>
Courthouse Annex/ Government Complex	12 East St. Pittsboro, NC 27312	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday Trim sidewalks, not sprayed	38	\$ 100.00	\$ 3,800.00
Old Agriculture Building extend back side to Dunlap parking lot	45 South St. Pittsboro, NC 27312	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday	38	\$ 50.00	\$ 1,900.00
Dunlap Building	80 East St. Pittsboro, NC 27312	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday	38	\$ 50.00	\$ 1,900.00
Chatham County Justice Center	40 E. Chatham St. Pittsboro, NC 27312	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday Trim sidewalks, not sprayed	38	\$ 200.00	\$ 7,600.00
911 Memorial	129 Sanford Road (Adjacent to Justice Center property)	Weekly	4.00	Mow, spray, trim	38	\$ 50.00	\$ 1,900.00
Law Enforcement Center includes grass behind	297 West St. Pittsboro, NC 27312	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday Trim sidewalks, not sprayed	38	\$ 175.00	\$ 6,650.00
Old EOC Building	295 West St. Pittsboro, NC 27312	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday Trim sidewalks, not sprayed	38	\$ 50.00	\$ 1,900.00
Mobile Command unit Generator Enclosure	295 West St. Pittsboro, NC 27312	Monthly	1.00	Spraying	9	\$ 50.00	\$ 450.00
Sheriff's Office Annex	369 West St. Pittsboro, NC 27312	Weekly	4.00	Parking Areas-After 5PM, or Saturday Trim sidewalks, not sprayed	38	\$ 300.00	\$ 11,400.00
Social Services/ Health Education	102 Camp Dr. Pittsboro, NC 27312	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday	38	\$ 150.00	\$ 5,700.00
Cora Food Pantry	40 Camp Dr. Pittsboro, NC 27312	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday	38	\$ 50.00	\$ 1,900.00
Aging Services-Pittsboro	365 NC Hwy 87 N. Pittsboro, NC 27312	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday	38	\$ 260.00	\$ 9,880.00
Siler City Health Dept.	1000 S. Tenth St. Siler City, NC	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday	38	\$ 75.00	\$ 2,850.00
Siler City - Daymark Office Building	1105 E. Cardinal St. Siler City, NC	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday	38	\$ 50.00	\$ 1,900.00
Siler City Business Park	Progress Blvd (Off 64 West) (both shoulders of the road) Siler City, NC.	Monthly	1.00	Daylight hours Monday to Saturday	9	\$ 125.00	\$ 1,125.00
Back up 911 Center	3670 Alston Bridge Rd Siler City, NC 27344	Bi-Monthly	2.00	Mow, spray, trim (need to call ahead for gate to be open)	18	\$ 80.00	\$ 1,440.00
Siler City EMS Base	320 S. Chatham Ave. Siler City, NC 27344	Bi-Monthly	2.00	Daylight Hours Monday to Saturday	18	\$ 50.00	\$ 900.00
IT Building	158 West St. Pittsboro, NC	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday Trim sidewalks, not sprayed	38	\$ 60.00	\$ 2,280.00
Tax & Utilities Payment Center	192 West Street Pittsboro, NC 27312	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday Trim sidewalks, not sprayed	38	\$ 60.00	\$ 2,280.00
Chatham County Detention Center	627 Renaissance Drive Pittsboro, NC	Weekly	4.00	Daylight hours Monday to Saturday	38	\$ 250.00	\$ 9,500.00
Animal Resource Center	725 Renaissance Dr. Pittsboro, NC	Weekly	4.00	Daylight hours Monday to Saturday	38	\$ 200.00	\$ 7,600.00
New EOC	112 Innovation Way Pittsboro, NC 27312	Weekly	4.00	Daylight Hours Monday to Saturday	38	\$ 450.00	\$ 17,100.00
Sheriff's Support Office Narc Div.	89 West Chatham St. Pittsboro, NC	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday	38	\$ 60.00	\$ 2,280.00
Goldston Library AND Veteran's Memorial	355 Goldston Glend. Rd Goldston, NC 27252	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday Trim sidewalks, not sprayed	38	\$ 100.00	\$ 3,800.00
Arts Council	118 West Street Pittsboro, NC	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday Trim sidewalks, not sprayed	38	\$ 60.00	\$ 2,280.00
Cole Park Sidewalk	11470 US 15-501 N Chapel Hill, NC 27517	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday Trim sidewalks, not sprayed	38	\$ 100.00	\$ 3,800.00
Performance Bldg.	964 East Street Pittsboro, NC	Weekly	4.00	Parking Areas - After 5:00 PM, or Saturday Trim sidewalks, not sprayed	38	\$ 125.00	\$ 4,750.00
Harper's Crossroads Site	9586 Siler City Glendon Rd. Bear Creek, NC 27207	Monthly	1.00	Spray inside fence and outer edge of fence. Trim walking parameter outside fence	9	\$ 75.00	\$ 675.00
Firing Range	End of Renaissance Dr., Pittsboro, NC	Monthly	1.00	Mowing and Trim	9	\$ 100.00	\$ 900.00
Impound Lot	End of Renaissance Dr., Pittsboro, NC	Monthly	1.00	Mowing and Trim. Spray gravel area.	9	\$ 100.00	\$ 900.00
					<b>Total</b>		<b>121,340.00</b>

**Solid Waste & Recycling**  
**July 1, 2025-November 30, 2025 = 21 weeks / March 1, 2026-June 30, 2026 = 17 weeks**  
**(38 weeks / 9 months / 18 Bi-Monthly)**

<u>Location</u>	<u>Address</u>	<u>Phone #</u>	<u>Closed Wednesday</u>	<u>Frequency</u>	<u>Occurrences per Year</u>	<u>Welch's Lawn Care LLC Price Per Visit</u>	<u>Welch's Lawn Care LLC Extended Total</u>
Solid Waste & Recycling Office	28 County Services Road	919-542-5516	No	Bi-weekly	18	\$ 100.00	\$ 1,800.00
Old Garage/Scalehouse	811 Renaissance Drive	919-542-5516	No	Bi-weekly	18	\$ 50.00	\$ 900.00
Asbury	34 Mt. View Church Road Moncure, NC 27559	919-542-7297	Yes	Weekly	38	\$ 50.00	\$ 1,900.00
Bennett	3142 Bennett Siler City Road Bennett, NC 27208	336-581-3730	Yes	Weekly	38	\$ 50.00	\$ 1,900.00
Bonlee	1528 Elmer Moore Road Bonlee, NC 27213	919-837-5898	No	Weekly	38	\$ 50.00	\$ 1,900.00
Cole Park	11632 US 15/501 Chapel Hill, NC 27514	919-932-2834	No	Weekly	38	\$ 60.00	\$ 2,280.00
Crutchfield Crossroads	4030 Silk Hope Road Snow Camp, NC 27349	919-663-5630	Yes	Weekly	38	\$ 60.00	\$ 2,280.00
Goldston	7285 Pittsboro-Goldston Road Bear Creek NC 27207	919-898-4729	Yes	Weekly	38	\$ 50.00	\$ 1,900.00
Hadley	65 East Perry Road Pittsboro, NC 27312	919-542-6086	Yes	Weekly	38	\$ 60.00	\$ 2,280.00
Harpers Crossroads	19921 NC Hwy 902 Bear Creek, NC 27207	919-837-5899	Yes	Weekly	38	\$ 50.00	\$ 1,900.00
Martha's Chapel	24 Gardner Road Apex, NC 27502	919-387-5843	Yes	Weekly	38	\$ 50.00	\$ 1,900.00
Moncure	2855 Old US 1 Moncure, NC 27559	919-542-7298	Yes	Weekly	38	\$ 60.00	\$ 2,280.00
Pittsboro	180 Martin Luther King Blvd. Pittsboro, NC 27312	919-545-0640	No	Weekly	38	\$ 60.00	\$ 2,280.00
Siler City East	135 Silk Hope Road Siler City NC, 27344	919-663-5990	No	Weekly	38	\$ 60.00	\$ 2,280.00
1. Weed flower beds at least two (2) times during the mowing season (included in quote).							
2. Trim shrubs at least (3) times during mowing during the mowing season.					<b>Total</b>		<b>\$ 27,780.00</b>
3. Lawn care work shall be performed at the centers that are closed on Wednesdays. Lawn care can also be done on Sundays. All Centers are closed on Sundays.							
4. Avoid lawn care work, when possible, on Saturdays.							
5. Repair any damages like ruts or damage to fixtures caused by Contractor (if the Centers are too wet to mow let the Solid Waste & Recycling Office know).							
6. Lot sizes vary from center to center.							
7. If limbs are down, please remove them and if too large to remove let the Office know.							
8. If debris is on the ground, please remove before mowing (if excessive please let the Office know).							
9. During extreme drought periods the mowing frequency may be reduced.							
10. Bonlee and Solid Waste and Recycling bioretention area will need to be push mowed or use a weed eater.							

## Parks and Recreation

**July 1, 2025-November 30, 2025 = 21 weeks / March 1, 2026-June 30, 2026 = 17 weeks  
(38 weeks / 9 months / 18 Bi-Monthly)**

<u>Location Name</u>	<u>Address</u>	<u>Description</u>	<u>Frequency</u>	<u>Occurrences per Year</u>	<u>Welch's Lawn Care Price Per Visit</u>	<u>Welch's Lawn Care Extended Total</u>
<b>Park at Briar Chapel</b>	1015 Andrews Store Rd. Pittsboro, NC 27312	4 athletic fields mow height 1 1/2" inches (Bermuda Grass)	Weekly	38	\$300.00	\$11,400.00
		Non-athletic field mow height of 2 1/2" inches around ponds and common grounds defined on area map.	Weekly	38	\$200.00	\$7,600.00
		Athletic Fields Only: An additional mow may be required to maintain athletic field height not to exceed 2" inches (as needed).	As Needed	9	\$200.00	\$1,800.00
<b>Northeast Park</b>	5408 Big Woods Rd Chapel Hill, NC 27517	2 athletic fields mow height 1 1/2" inches	Weekly	38	\$150.00	\$5,700.00
		Non-athletic field mow height of 2 1/2" inches around ponds and common grounds defined on area map.	Weekly	38	\$200.00	\$7,600.00
		Athletic Fields Only: An additional mow may be required to maintain athletic field height not to exceed 2" inches (as needed).	As Needed	9	\$150.00	\$1,350.00
<b>Earl Thompson Park</b>	173 Bynum Hill Rd. Pittsboro, NC 27312	1 athletic field mow height 1 1/2" inches	Weekly	38	\$75.00	\$2,850.00
		Non-athletic field mow height of 2 1/2" inches around ponds and common grounds defined on area map.	Weekly	38	\$75.00	\$2,850.00
		Athletic Fields Only: An additional mow may be required to maintain athletic field height not to exceed 2" inches (as needed).	As Needed	9	\$75.00	\$675.00
<b>Southwest Park</b>	15124 NC Hwy 902 Bear Creek, NC 27207	1 athletic field mow height 1 1/2" inches	Weekly	38	\$100.00	\$3,800.00
		Non-athletic field mow height of 2 1/2" inches around ponds and common grounds defined on area map.	Weekly	38	\$150.00	\$5,700.00
		Athletic Fields Only: An additional mow may be required to maintain athletic field height not to exceed 2" inches (as needed).	As Needed	9	\$100.00	\$900.00
<b>Northwest Park</b>	2413 Woody Store Road Siler City, NC 27344	Non-athletic field mow height of 2 1/2" inches around ponds and common grounds defined on area map.	Weekly	38	\$300.00	\$11,400.00
<b>64 Canoe Access</b>	348 River Access Pittsboro, NC 27312	Mow and string trim common areas as defined on map.	Weekly	38	\$100.00	\$3,800.00
<b>15/501 Parking Area</b>	4333 US 15 501 N Pittsboro, NC 27312	Mow and string trim common areas as defined on map.	Weekly	38	\$100.00	\$3,800.00
<b>All Park and Access Point Locations</b>		During the months of Dec., Jan., and Feb. once a month routine maint. mowing, blowing, edging, string trim, winter weed control	(Dec. Jan. Feb.)Monthly	3	\$1,000.00	\$3,000.00
1. Regular mow description: Trim/edge and weed eat mulch tree rings, trees, light poles, grill legs, picnic table legs, fence line, sidewalks, parking bumpers, trash cans, side of building,s etc.				<b>Total</b>		<b>\$74,225.00</b>
2. Blow grass clippings off entire paved area (sidewalks, trails, tennis courts, picnic shelter, etc.) each occurrence						
3. Avoid lawn care work when possible on Saturdays and Sundays and after 4:30 p.m.						
4. Avoid lawn care work, when possible, on Saturdays and Sundays (busiest days).						
5. Repair any damages such as ruts or sprinkler head damages caused by contractor.						
6. "As needed" mowing will be determined by the County						
7. Directional mowing for the athletic fields will be practiced using four directions, changing the direction after every mow. This will rotate the four directions in four mowings.						
8. Dog Park must be mowed every Thursday from 9am-10am (we have these hours posted to help keep users out).						
9. Spray where needed with approval from Parks and Recreation contact.						

**Additional Unit Prices**

<b>Additional Unit Price Rates</b>	<b>Welch's Lawn Care</b>
Labor to spread mulch per 10 CY's (cost of the mulch material to be separate)	\$ 500.00
Hourly rate to include labor and equipment for weed-eating	\$ 100.00
Hourly rate to include labor and equipment for hedge trimming	\$ 100.00
Hourly rate for a laborer to perform additional requested work	\$ 40.00
Hourly rate to include labor, equipment, and material for herbicide application	\$ 60.00



## APPENDIX 2

### INSURANCE REQUIREMENTS

#### Worker's Compensation Statutory Limits

Automobile Liability  
\$250,000 bodily injury per person  
\$100,000 property damage

General / Professional Liability  
\$ 100,000 bodily injury per person  
\$ 500,000 bodily injury per occurrence  
\$ 100,000 property damage