

**RENEWAL AND AMENDMENT NO. 5
TO SERVICES AGREEMENT
BETWEEN PURESERVE BUILDING SERVICES, INC. AND
THE COUNTY OF MONTEREY ON BEHALF OF NATIVIDAD MEDICAL CENTER
FOR
PROFESSIONAL BUILDING MAINTENANCE SERVICES**

This Renewal and Amendment No. 5 to the Services Agreement (“Agreement”) which was effective on May 1, 2019 is entered into by and between the County of Monterey, on behalf of Natividad Medical Center (“NMC”), and Pureserve Building Services, Inc. (“CONTRACTOR”); **From this point forward, the party referenced previously as “NMC” shall be referenced as “COUNTY” and collectively, COUNTY and CONTRACTOR are referred to as the “Parties” to this Agreement, with respect to the following:**

RECITALS

WHEREAS, the Agreement was executed for Professional Building Maintenance Services with a term May 1, 2019 through April 30, 2020 and a total Agreement amount not to exceed \$64,116; and

WHEREAS, COUNTY and CONTRACTOR amended the Agreement on April 21, 2020 via Amendment No. 1 to extend the term for an additional two (2) year period through April 30, 2022 to allow for services to continue with no changes to the scope of work or billing rates, with a \$130,000 increase for a total Agreement amount to \$194,116; and

WHEREAS, the Agreement expired on April 30, 2022; and

WHEREAS, COUNTY and CONTRACTOR amended the Agreement on May 1, 2022 via Renewal and Amendment No. 2 to include new CONTRACTOR obligations, to extend the term for an additional two (2) year period through April 30, 2024, and to increase the total amount of the Agreement to \$333,116; and

WHEREAS, COUNTY and CONTRACTOR amended the Agreement on November 16, 2022 via Amendment No. 3 to allow for services to continue with an additional scope of work attached hereto as “Exhibit B per Amendment No. 3”, with a \$60,000 increase for the added services for a total Agreement amount of \$393,116, with no change to the agreement term of May 1, 2019 through April 30, 2024; and

WHEREAS, COUNTY and CONTRACTOR amended the Agreement on December 14, 2023 via Amendment No. 4 to extend the term for an additional one (1) year period through April 30, 2025 to allow for services to continue with no changes to the scope of work, with a \$133,684 increase for a total not to exceed Agreement amount of \$526,800; and

WHEREAS, the Agreement expired on April 30, 2025; and

WHEREAS, COUNTY and CONTRACTOR currently wish to renew and amend the Agreement via Renewal and Amendment No. 5 retroactive to May, 1 2025 and to extend it for an additional one (1) year period through April 30, 2026 for a revised full Agreement term of May 1, 2019 through April 30, 2026 to allow for services to continue with revisions to the scope of work attached hereto as “Exhibit A-5 and Exhibit B-5 per Renewal and Amendment No. 5” with an additional scope of work attached hereto as “Exhibit C-5 per Renewal and Amendment No. 5” with a \$227,000 increase for continued and added services for a revised total not to exceed Agreement amount of \$753,800.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

The Agreement is hereby renewed and amended on the terms and conditions as set forth in the Original Agreement and in Amendment No. 1, Renewal and Amendment No. 2, Amendment No. 3, Amendment No. 4, and Renewal and Amendment No. 5 incorporated herein by this reference, except as specifically set forth below.

1. Section 2 / Paragraph titled, "PAYMENTS BY COUNTY" shall be amended to the following:
"COUNTY shall pay the CONTRACTOR in accordance with the payment provisions set forth in EXHIBIT A-5 plus Exhibit B-5, and Exhibit C-5 as per Renewal and Amendment No. 5 attached hereto this Renewal and Amendment No. 5. The total amount payable by COUNTY to CONTRACTOR under this Agreement shall not exceed the sum of \$753,800."
2. The first sentence of Section 3 /Paragraph titled, "TERM OF AGREEMENT" shall be amended to the following:
"The term of this Agreement is from May 1, 2019 through April 30, 2026 unless sooner terminated pursuant to the terms of this Agreement."
3. Section 4/ Paragraph titled, "SCOPE OF SERVICES AND ADDITIONAL PROVISIONS/EXHIBITS" shall be amended to the following:
***"The following attached exhibits are incorporated herein by reference and constitute a part of this Agreement:
Exhibit A: Scope of Services/Payment Provisions (Natividad Campus)
Exhibit B: Additional Scope and Cost for Servicing the Natividad Medical Group Prunedale Office as per Amendment No. 3.
Exhibit A-5: revised Scope of Services/Payment Provisions (Natividad Campus) per Renewal and Amendment No. 5
Exhibit B-5: revised Additional Scope and Cost for Servicing the Natividad Medical Group Prunedale Office as per Renewal and Amendment No. 5.
Exhibit C-5: Additional Scope and Cost for Servicing Additional Outside Facilities as per Renewal and Amendment No. 5"***
4. Except as provided herein, all remaining terms, conditions and provisions of the Agreement are unchanged and unaffected by this Renewal and Amendment No. 5 and shall continue in full force and effect as set forth in the Original Agreement, Amendment No. 1, Renewal and Amendment No. 2, Amendment No. 3, and Amendment No. 4.
5. A copy of this Renewal and Amendment No. 5 shall be attached to the Agreement.
6. This Renewal and Amendment No. 5 is effective retroactively on May 1, 2025.

The remainder of this page was intentionally left blank.

~ Signature page to follow ~

IN WITNESS WHEREOF, the Parties herby execute this Renewal and Amendment No. 5 as follows:

**COUNTY OF MONTEREY on behalf of
NATIVIDAD MEDICAL CENTER**

By: _____
Charles R. Harris, CEO

Date: _____

APPROVED AS TO LEGAL PROVISIONS

Signed by:
By: Stacy Satta
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Monterey County Deputy County Counsel

Date: 5/2/2025 | 4:13 PM PDT

APPROVED AS TO FISCAL PROVISIONS

DocuSigned by:
By: Patricia Ruiz
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Monterey County Deputy Auditor/Controller

Date: 5/5/2025 | 7:21 AM PDT

CONTRACTOR

Pureserve Building Services, Inc.

CONTRACTOR's Business Name

See instructions below

By: _____
(Signature of Chair, President, or Vice-President)

Hector Marquez - CEO
Name and Title

Date: 4/8/25

By: _____
(Signature of Secretary, Asst. Secretary, CFO, Treasurer, or Asst. Treasurer)

Veronica Santibago
Name and Title

Date: 4/8/2025

Instructions

If CONTRACTOR is a corporation; including limited liability and non-profit corporations, the full legal name of the corporation shall be set forth above together with the signatures of two specified officers (two signatures required).

If CONTRACTOR is a partnership; the name of the partnership shall be set forth above together with the signature of a partner who has authority to execute this Agreement on behalf of the partnership (two signatures required).

If CONTRACTOR is contracting in an individual capacity, the individual shall set forth the name of the business, if any and shall personally sign the Agreement (one signature required).

EXHIBIT A-5: revised Scope of Services/Payment Provisions per Renewal and
Amendment No. 5

To Agreement by and between Natividad Medical Center, hereinafter referred To
as "Natividad"

AND

Pureserve Building Services

I. CONTRACTOR Obligations:

A. Janitorial Staffing Information

For Pureserve to efficiently maintain the office complex requires a proper number of trained employees reporting to your building each evening. You, as a customer, have a right to know how many people will be supplying to your account. The building will be staffed as follows:

- Two (2) part time housekeeper - Five days per week, performing general janitorial duties.
- Two (2) part time floor technician - Five days per week, will be maintaining the floor clean and performing burnishing and floor refinishing as needed.
- One (1) part time supervisor - Five days per week, responsible for some light janitorial work plus the responsibility of assigning project work, inspections, staffing and securing the building(s).

B. Service Areas Schedules and Duties

- Monday thru Friday (common areas-public areas)
- Monday thru Friday Suite #201-202
- Monday thru Friday Day Porter Service (sanitation only-late morning)

General Cleaning

- Empty waste paper baskets and clean out when necessary
- Lobby: clean all coffee tables, end tables, and chairs and sofas
- Clean and polish water fountains and fixtures.
- Sweep outside landings at designated entrances and exits.
- Remove all graffiti from any interior walls.
- Clean all doors, door frames, doorknobs, push plates, and kick plates, threshold.
- Sweep and mop all hard surface flooring and resilient floors with treated mop.
- Vacuum all carpeted areas, including all entry mats.
- Damp mop all spills on hard floor surfaces.
- Dust the top of the desks where cleared.

EXHIBIT A-5: revised Scope of Services/Payment Provisions per Renewal and Amendment No. 5 (Continues)

- Dust the top of all filling cabinets.
- Dust all accessible horizontal surfaces, table tops, and countertops.
- Elevators: Clean thresholds, panels, floors, stainless steel, all woodwork, tracks.
- Spot clean all lobby windows below 9 feet

Sanitation

- Empty waste containers.
- Sweep and wet mop floors.
- Restock all dispensers with the proper product (hand soap, toilet paper, paper towels)
- Clean and disinfect all restroom fixtures (sinks, urinals, toilets, and dispensers)
- Unstop urinals, toilets, and sinks using a plunger (report needed repairs to Facilities)
- Clean restroom mirrors and glass.
- Replenish air freshener in all restrooms.
- Wipe down all walls and partitions with damp cloth.
- Clean all bathroom doors around door knobs and push plates.
- Clean all stainless steel with polish.

Weekly, Quarterly, Semi Annual and Annual Cleaning Services (*Upon Emergency's-Generated work orders shall be at no cost*)

Weekly

- Remove fingerprints from doors, walls, wipe ledges and light switches.
- Clean and disinfect common area and break room trash and recycling receptacles inside and out.
- Wipe clean and disinfect all handrails, including stairwell hand rails.
- Entirely damp mop all hard surface floors and resilient floors.
- Spot clean carpets areas as needed
- Dust all window and door sills.
- Dust the top of all ledges, baseboards and partitions.
- Remove all cobwebs from ceilings, corners, and crevices.
- Clean entry door and lobby glass doors inside and out with a squeegee.

Quarterly

- Bonnet clean common area carpet.
- Clean all baseboards, or as needed (spot cleaning as needed).

EXHIBIT A-5: revised Scope of Services/Payment Provisions per Renewal and Amendment No. 5 (Continues)

Semi Annual

- Strip and refinish all hard floor surfaces and resilient floors.

Annual

- Machine scrub and seal restroom floors and porcelain tile floors.
- Steam clean all carpeted common areas.
- Clean the Interior and Exterior of all windows.

Included Supply List

- Single fold towels, Roll towels, Toilet paper, Seat covers, Small liners, Medium liners, Large liners, Recycling liners, Sani-saks, Pink hand soap, Timed mist air fresheners, "D" size batteries for dispensers, Urinal blocks with screens.

C. Security

- All Keys to Natividad Campus shall be controlled through Pureserve Management.
- All Keys shall be marked, assigned and periodically checked for proper assignment by Pureserve Management.
- Pureserve shall observe and comply with all protective systems, procedures or restrictive regulations Natividad may wish to impose.
- Pureserve shall procure all necessary permits and licenses and abide by all applicable laws, regulations and ordinances of the United States and of the State of California. The Agency (Pureserve Building Services) will be in compliance with Title 22, OSHA, Federal and State Labor Laws and the Joint Commissions on Accreditation of Health Care.
- Pureserve Building Services shall provide necessary equipment for Preserve's use performing the Services.
- Pureserve shall be authorized to do business in California and shall properly license by the applicable governmental authorities to perform the services.
- Pureserve shall ensure that all vehicles, vessels and personnel provided by Pureserve shall have the permits, licensed, certificates and approvals required to comply with applicable law.
- Pureserve warrants that the cost charged for services under the terms of this contract are not in excess of those charged any other client for the same services performed by the same individuals.

**EXHIBIT A-5: revised Scope of Services/Payment Provisions per
Renewal and Amendment No. 5 (Continues)**

II. NMC Obligations:

- Natividad shall supply, if required, any special equipment and personnel necessary for the performance of the services.
- Natividad agrees that if it fails to make any payment when due, Pureserve has the right, without any limitation of its other rights under law or equity, to suspend or terminate the Services or any portion thereof, and Pureserve will not be liable for any resulting loss, damage or expense connected with such suspension or termination.
- Natividad may, in its sole discretion, terminate the contract or withhold payments claimed by Pureserve for services rendered if Pureserve fails to satisfactorily comply with any term conditions of this Agreement.
- Shall have means necessary to enter into buildings.
- No payments in advance or in anticipation of services or supplies to be provided under this Agreement shall be made by County.

III. Pricing/Fees:

The following is your cost of service. This cost includes labor, taxes, chemicals, equipment, supplies, restroom supplies, and supervision.

MONTHLY BILLING	ANNUAL COST
● Day Porter Service \$ 1,285.00	\$15,420.00
● Suite 201-202 \$2,125.00	\$25,500.00
● Common Areas \$1,838.00	\$22,056.00
● Sanitary Products & Liners \$1,275.00	\$15,300.00
Total Monthly Cost	\$6,523.00

D. Additional Terms and Conditions

EXHIBIT A-5: revised Scope of Services/Payment Provisions per Renewal and Amendment No. 5 (Continues)

- After each cleaning operation in accordance with the specified frequency, all glass shall be clean and free of dirt, grime streaks, fingerprints and excessive moisture, and shall not be cloudy. Windows (within nine (9) feet of reach) sashes, sills and woodwork around interior glass and other surrounding area shall be thoroughly wiped free of any drippings and watermarks
- Pureserve and Pureserves employees shall perform all services in accordance with OSHA Standards and with American National Standard Institute Standard. Pureserve shall ensure that only qualified employees are designated to provide services at Natividad per this Agreement. Pureserve's employees shall have had the proper training, experience, and instruction and shall have demonstrated the ability to Pureserve that they are capable to perform safely all assigned duties. Window and Building Cleaning Services shall be performed in accordance with all federal, State and Local laws and regulations, with special attention to any applicable safety requirements.

EXHIBIT B-5: revised Additional Scope and Cost for Servicing the Natividad Medical Group Prunedale Office per Renewal and Amendment No. 5

CONTRACTOR (*Pureserve*) agrees to efficiently clean and maintain the *Natividad Medical Group Prunedale* office located at 17615 Moro, Rd., Salinas, CA 93907. The Natividad Medical Group Prunedale office will be staffed by CONTRACTOR as follows:

1. 2 part time housekeepers – Five days per week, performing general janitorial duties.
2. 1 parttime floortechnician-Fivedaysperweek,willbemaintaining the floor cleanandperformingburnishingandfloorrefinishingasneeded.
3. 1 part time supervisor – Five days per week, responsible for light janitorial work plus the responsibility of assigning project work, inspections, staffing and securing the building(s).

Facility Cleaning Schedule and Procedures

Exam Rooms:

Daily(5 times per week)

1. Empty the trash containers and put in new trash liners
2. Clean and disinfect all outside surfaces of the exam tables
3. Clean step of the exam table
4. Damp wipe surfaces of vinyl chairs and stools
5. Clean and disinfect counter (will work around any items)
6. All surfaces must be wet for 3 to 5 minutes with peroxide solution
7. Clean and disinfect inside and outside of doorknobs
8. Damp wipe baseboards (weekly rotational basis)
9. Scour sink with cleanser
10. Damp wipe all dispensers (hand towel, soap, etc.)
11. Restock all dispensers (hand towel, soap, etc.)
12. Wet mop floors
13. Return all items to their appropriate place

Monthly rotational basis

1. Wipe all vertical surfaces of the cupboards
2. Wipe all dirt and finger print spots from walls
3. Wipe outside and inside surfaces of the exam room door
4. Wipe baseboards
5. Dust pictures, clocks, vents and all other times on the walls
6. Damp wipe jars on the counter tops
7. Move exam table and wet mop floor underneath
8. Wipe outside of trash cans and biohazard containers with disinfectant

Monthly

1. Clean and disinfect inside of trash and biohazard containers

Quarterly

1. Shower scrub and recoat ctv floors

**EXHIBIT B-5: revised Additional Scope and Cost for Servicing the
Natividad Medical Group Prunedale Office per Renewal and
Amendment No. 5 (Continues)**

Annual

1. Clean interior and exterior windows

Sanitation

Daily

1. Empty trash and sanitary napkin receptacles and replace liners Damp
2. wipe outside sanitary napkin receptacles
3. Clean and sanitize toilet bowl, toilet seat and lid
4. Clean and sanitize urinal
5. Damp wipe fixtures and chrome
6. Clean mirror with glass cleaner
7. Spot clean partitions
8. Spot clean door, walls, switch plates
9. Wet mop floor using disinfectant
10. Damp wipe dispensers (soap, hand towels, seat covers, toilet tissue etc.)
11. Refill all dispensers (soap, hand towels, seat covers, toilet tissue etc.)
12. Damp wipe baseboards

Weekly

1. Clean and disinfect both sides of doors and partitions
2. Vacuum vents
3. Clean floor drains
4. Dust all ledges
5. Wipe baseboards
6. Damp wipe and dry chrome pipes under sinks
7. Clean and disinfect inside of sanitary napkin receptacle
8. Scrub floor with disinfectant

Patient intake room, Lab area, Nursing station

Daily

1. Clean and disinfect counter tops without moving equipment and supplies
2. Clean outside of refrigerators (including top)
3. Clean and sanitizesinks
4. Wipe and disinfect scales
5. Damp wipe measuring board and measuring tape
6. Empty trash and replace liners
7. Clean and disinfect all chairs, stools, tables, exam tables and desks
8. Wet mop all floors with disinfectant

Weekly

1. Clean and disinfect counter tops (clean around equipment and supplies)

**EXHIBIT B-5: revised Additional Scope and Cost for Servicing the
Natividad Medical Group Prunedale Office per Renewal and
Amendment No. 5 (Continues)**

2. Wipe outside surfaces of cupboards
3. Clean outside of trash cans and biohazard containers
4. Damp wipe all surfaces of Fax machines, copy machines and lab equipment
5. Damp wipe all windowsills
6. Scrub floors
7. Wipe baseboards
8. Spot clean walls and doors

Monthly

1. Clean and disinfect inside of trash containers
2. Clean inside of all windows
3. Clean both sides of doors

Offices

Daily

1. Empty trash and recycle bin containers
2. Damp wipe counter tops or dust desk tops
3. Wet wipe spills and dirt from counter tops
4. Brush crumbs from chairs
5. Vacuum walkway areas of carpet
6. Dust mop floors
7. Clean exterior entrance steps and rails.

Weekly

1. Clean desks and counter tops with wood cleaner or damp cloth (clean around items)
2. Vacuum all carpet including comers and underneath furniture
3. Dust all furniture, window sills and other surfaces where dust and dirt collect
4. Wipe baseboards
5. Wet mop floors

Semi-Annual

1. Strip, scrub and wax floors

EXHIBIT B-5: revised Additional Scope and Cost for Servicing the Natividad Medical Group Prunedale Office per Renewal and Amendment No. 5 (Continues)

Break Room

Daily

1. Wipe table and countertops
2. Clean and sanitize sinks
3. Wet mop floor
4. Empty and replace trashliners
5. *Mid-dayporter cleaning Break room*

Weekly

1. Wipe all chairs
2. Clean outside of refrigerator, microwave, coffee pots
3. Wipe baseboards
4. Clean inside microwave
5. Dust window blinds
6. Clean inside of refrigerator

Cost of Services

Costs below include labor, taxes, equipment, chemicals, and supervision. There shall be no travel costs nor travel reimbursement allowed for this Agreement.

Monthly

Annually

Evening Janitorial Service

\$5,059.00
@ 5,400 sq. ft

\$60,708.00
@ 5,400 sq. ft.

Day porter Service

Shift 10am to 6:30pm M-F

\$5,220.00

\$62,640.00

Shift 10am to 4pm M-F

\$4,160.00

\$49,920.00

**Exhibit C-5: Additional Outside Facilities per Renewal and
Amendment No. 5**

1498 Constitution and 1757 Independence Apartments

Service Schedule

1. Vacuum carpet / Sweep and mop floors
2. Restroom: Clean sink, commode, shower, mirror, walls.
3. Kitchen: Clean counter, top of stove, sink, faces of cabinets.
4. Housekeeping: wipe tables, spot clean walls, etc.

Cost of services 1498 Constitution (2x's per wk) \$1,080.00

Cost of services 1757 Independence (Monthly) \$160.00

Balcony in the Finance Office at 1615 Bunker Hill Way Suite 170

CONTRACTOR (PURESERVE) agrees to efficiently clean the balcony in the Finance Office located at 1615 Bunker Hill Way Suite 170 services to be rendered as follows:

Service Schedule (monthly)

1. Sweep and mop floors
2. Wipe furniture and railing
3. Remove cobwebs

Cost of services \$50.00

Sanborn Clinic 323 N Sanborn Rd, Salinas, CA 93905
Janitorial Staffing Information

For **Pureserve** to efficiently maintain the **Clinic** office requires a proper number of trained employees reporting to your building each evening. You, as a customer, have a right to know how many people will be supplying to your account. The building will be staffed as follows:

- 1) 1 part time housekeeper -Four days per week, performing general janitorial duties.
- 2) 1 part time floor technician - Four days per week, will be maintaining the floor clean and performing burnishing and floor refinishing as needed.
- 3) 1 part time supervisor - One day per week, responsible for some light janitorial work plus the responsibility of assigning project work, inspections, staffing and securing the building(s).

Exhibit C-5: Additional Outside Facilities Per Renewal and Amendment No. 5 (continues)

Facility Cleaning Schedule

Procedures

Daily

1. Empty the trash containers and put in new trash liners
2. Clean and disinfect all outside surfaces of the exam tables
3. Clean step of the exam table
4. Damp wipe surfaces of vinyl chairs and stools
5. Clean and disinfect counter (will work around any items)
6. Clean and disinfect procedure trays
7. Clean and disinfect inside and outside of door knobs
8. Damp wipe baseboards (weekly rotational basis)
9. Scour sink with cleanser
10. Damp wipe all dispensers (toilet paper, hand towel, soap, seat covers etc.)
11. Restock all dispensers (toilet paper, hand towel, soap, seat covers etc.)
12. Wet mop floors
13. Return all items to their appropriate place

Semi-Annually

1. Shower scrub and recoat floors
2. Wash exterior windows

Sanitation

Daily

1. Empty trash and sanitary napkin receptacles and replace liners
2. Damp wipe outside sanitary napkin receptacles
3. Clean and sanitize toilet bowl, toilet seat and lid
4. Clean and sanitize urinal
5. Damp wipe fixtures and chrome
6. Clean mirror with glass cleaner
7. Spot clean partitions
8. Spot clean door, walls, switch plates
9. Wet mop floor using disinfectant
10. Damp wipe dispensers (soap, hand towels, seat covers, toilet tissue etc.)
11. Refill all dispensers (soap, hand towels, seat covers, toilet tissue etc.)
12. Damp wipe baseboards

Office of Physician

Daily

1. Empty trash and recycle bin containers
2. Damp wipe counter tops or dust desk tops

Exhibit C-5: Additional Outside Facilities per Renewal and Amendment No. 5 (continues)

3. Wet wipe spills and dirt from counter tops
4. Brush crumbs from chairs
5. Vacuum walkway areas of carpet
6. Dust mop floors

Weekly

1. Clean desks and counter tops with wood cleaner or damp cloth (clean around items)
2. Vacuum all carpet including corners and underneath furniture
3. Dust all furniture, window sills and other surfaces where dust and dirt collect
4. Wipe baseboards
5. Wet mop floors

Lobby and Front Desk Area

Daily

1. Vacuum carpets and mats
2. Wipe upholstered furniture and desk chairs
3. Clean and disinfect counter tops in reception area
4. Empty trash and recycle containers and replace liners
5. Clean and sanitize telephones
6. Spot clean windows and doors

Weekly

1. Spot clean carpets
2. Wet wipe or polish wooden/chrome parts of furniture and desk chairs
3. Wet mop floors and reception area
4. Wipe outside of trash and recycle containers
5. Wipe baseboards
6. Dust pictures, signs, vents, window sills, moldings
7. Dust blinds

Semi-Annually

Clean carpets

Break Room

Daily

1. Wipe table and counter tops
2. Clean and sanitize sinks
3. Wet mop floor
4. Empty and replace trash liners

Weekly

1. Wipe all chairs
2. Clean outside of refrigerator, microwave, coffee pots
3. Wipe baseboards
4. Clean inside microwave

Exhibit C-5: Additional Outside Facilities per Renewal and Amendment No. 5 (continues)

5. Dust window blinds

Monthly

1. Clean inside of refrigerator

Cost of Services

The following is your cost of service. This cost includes labor, taxes, equipment, and supervision.

MONTHLY BILLING

ANNUAL COST

4 days per week

\$1,297.00

\$15,564.00