

Finance Committee Agenda

City of Leavenworth
City Hall Council Chambers
1:00 PM – 2:00 PM
June 22, 2026

Members:

*Clint Strand
Zeke Reister
Travis McMaster

Staff:

Chantell

1. City DRAFT Six-Year Capital Improvement Plan (CIP)

The Committee will discuss the draft City CIP plan that is attached and was briefly reviewed by City Engineer Brantley Bain at the March 24th Study Session. We may focus our review on specific projects that members are interested in, or we can do a review of each project. This document does include the Street Improvements that can be skipped as these were discussed in detail at the May 26th Study Session for the Six Year Transportation Improvement Projects that were up for our discussion last month. The recent Council Retreat ended with the need to discuss the top five major projects of the City and those specific ones are highlighted for your reference; we can focus our discussion on this if preferred.

The last adoption of the CIP occurred on January 9, 2024, via Council Ordinance 1687; however, we will be reviewing a more current document that has been updated internally by staff based on project changes; adoption of this document will be forthcoming as it is utilized to develop the 2027 – 2028 Biennial Budget. This document is a critical tool for developing the City's capital projects for all funds and the Finance Committee may be tasked with suggested cuts to the budget this fall if there are budget shortfalls determined after all depts have finalized their requests this summer.

2. Next Meeting Topic – Budget / Annual Report / Audit Correlations

**Chairperson*



BUILDING AND FACILITY IMPROVEMENTS									
Project	Description	Estimated Total Project Cost	Funding Source	2027	2028	2029	2030	2031	2032
Cemetery Improvements	Platting nitches, adding new spaces, landscaping	\$ 100,000	General Fund	\$ 100,000					
City Hall	New Elevator	\$ 250,000	General Fund	\$ 250,000					
Festhalle Exterior Painting	Paint and refinish exterior	\$ 60,000	Lodging Tax Fund	\$ 60,000					
Festhalle Roof Replacement	Replace Roof	\$ 100,000	Lodging Tax Fund	\$ 100,000					
Festhalle AV upgrades	New project and sound system	\$ 100,000	Lodging Tax Fund	\$ 100,000					
Icicle Train Station Heated Platform Improvements	Replace existing deficient heated concrete platform	\$ 300,000	Lodging Tax Fund		\$ 300,000				
Osborn Community Center and Pool	Building demolition, construction of indoor pool, library and community center	\$ 30,000,000	PRSA/PPD	\$ 100,000	\$ 400,000	\$ 4,500,000	\$ 25,000,000		
City Hall - FLR 1 Renovation	Renovate the 1st floor after Library moves	\$ 1,000,000	General Fund				\$ 200,000	\$ 800,000	
City Hall	Replace carpets	\$ 60,000	General Fund					\$ 60,000	
Public Works Campus	Construct a new Public Works Campus, including property acquisition as necessary	\$ 40,000,000	TBD					\$ 5,000,000	\$ 35,000,000
Total Estimated Cost		\$ 71,970,000		\$ 710,000	\$ 700,000	\$ 4,500,000	\$ 25,200,000	\$ 5,860,000	\$ 35,000,000

REVENUE SOURCES									
General Fund		\$ 1,310,000		\$ 250,000	\$ -	\$ -	\$ 200,000	\$ 860,000	\$ -
Lodging Tax Fund		\$ 560,000		\$ 260,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -
PRSA/PPD		\$ 30,000,000		\$ 100,000	\$ 400,000	\$ 4,500,000	\$ 25,000,000	\$ -	\$ -
TBD		\$ 40,000,000		\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 35,000,000
Total Estimated Revenue		\$ 71,870,000		\$ 610,000	\$ 700,000	\$ 4,500,000	\$ 25,200,000	\$ 5,860,000	\$ 35,000,000

Balance Difference		\$ 100,000		\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -
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SANITARY SEWER SYSTEM PROJECTS									
Project	Description	Estimated Total Project Cost	Funding Source	2027	2028	2029	2030	2031	2032
Waste Water Treatment Update - Ph 3 Pri 3 Comm St LS	Complete collection system improvements of Phase 3, Priority 3 - commercial st lift station	\$ 2,500,000	Rural Development	\$ 2,500,000					
Mixer Install	Install new mixer inc elect and controls	\$ 150,000	Wastewater Fund	\$ 150,000					
Replace three fire hydrants	Replace two in between our selector tanks and the basin and one down by clarifier 3.	\$ 100,000	Wastewater Fund	\$ 100,000					
Greater Ski Hill Drive Combined Sewer and Stormwater Separation	Separate existing sanitary sewer and stormwater facilities in the greater Ski Hill Drive basin	\$ 6,000,000	Ecology Grant/Loan	\$ 1,000,000	\$ 5,000,000				
Waste Water Distribution System - Upgrades	As determined by the GSP, Est \$3M, Repairs to sewer system City Wide	\$ 3,600,000	Wastewater Fund	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
Sewer Line Jetting	Jet approx. 10% City owned sewer lines per year	\$ 300,000	Wastewater Fund	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Waste Water Treatment Facility - Modernization	As determined by the GSP - filtration/basins, Est \$25M	\$ 25,000,000	Rural Development					\$ 5,000,000	\$ 20,000,000
Total Estimated Cost		\$ 37,650,000		\$ 4,400,000	\$ 5,650,000	\$ 650,000	\$ 650,000	\$ 5,650,000	\$ 20,650,000

REVENUE SOURCES									
Wastewater Fund		\$ 4,150,000		\$ 900,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000
Ecology Grant/Loan		\$ 6,000,000		\$ 1,000,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -
Rural Development		\$ 27,500,000		\$ 2,500,000	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 20,000,000
Total Estimated Revenue		\$ 37,650,000		\$ 4,400,000	\$ 5,650,000	\$ 650,000	\$ 650,000	\$ 5,650,000	\$ 20,650,000

Balance Difference		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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WATER SYSTEM PROJECTS									
Project	Description	Estimated Total Project Cost	Funding Source	2027	2028	2029	2030	2031	2032
Conservation Drought Planning	Develop drought plan focusing on water system	\$ 50,000	Icicle Strategy	\$ 50,000					



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Icicle Road Watermain	Upgrades Icicle Rd main repair inc installing valves.	\$ 250,000	Water Fund	\$ 250,000					
Wellfield Improvements	Install a VFD for Well No. 1	\$ 100,000	Water Fund	\$ 100,000					
Water Plant Improvements	Minor repairs including contact chamber, flume to filter cells.	\$ 250,000	Water Fund	\$ 250,000					
Leak Detection Program	Distribution System Leak Detection. Determine worst areas in City's distribution system.	\$ 400,000	Water Fund	\$ 100,000	\$ 300,000				
Control System/Telemetry Upgrades	Reservoirs, booster station, and water plant	\$ 250,000	Water Fund	\$ 250,000					
Icicle Resort Backflow	Install backflow for Icicle Village Resort	\$ 100,000	Water Fund	\$ 100,000					
Water System Improvements	Commercial/Div to WRRRI	\$ 200,000	Water Fund	\$ 200,000					
Icicle Reservoir Trans Line	Replace transmission line from Icicle Rd to the Icicle Ridge reservoir valve.	\$ 100,000	Water Fund	\$ 100,000					
Security Cameras	Install security cameras at water treatment sites: intake, plant, well field, reservoirs, booster pump station, etc.	\$ 60,000	Water Fund		\$ 60,000				
Water System Improvements	Benton St (from Mill to Prospect)	\$ 750,000	Water Fund		\$ 750,000				
Wellfield Improvements	Well No. 3 Improvements	\$ 300,000	Water Fund		\$ 300,000				
East Leavenworth Road Water Transmission Main Replacement	Reconstruct the existing transmission main on East Leavenworth Road	\$ 5,200,000	PWB Loan		\$ 200,000	\$ 2,000,000	\$ 3,000,000		
Front Street Watermain Improvements	Upsize existing water main to address fire flow deficiencies. Approximately 800 LF of main from 8th to between 9th and 10th Streets	\$ 880,000	Water Fund	\$ 80,000	\$ 200,000	\$ 600,000			
Water Distribution System Improvements: Integrated Capital Improvement Plan	Replace undersized and/or failing watermains throughout the water distribution system	\$ 3,600,000	Water Fund	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
Commercial Street Watermain Improvements	Upsize existing water main to address fire flow deficiencies - Div Str to 14th	\$ 2,000,000	DWSRF Loan		\$ 2,000,000				
Water System Improvements	Ski Hill Dr (from Pine St to Commercial St)	\$ 2,000,000	Water Fund		\$ 2,000,000				
Water System Improvements	Evans St (from Ski Hill to Orchard St)	\$ 1,000,000	Water Fund			\$ 1,000,000			
Water Plant Improvements	Two options: 10-15M	\$ 10,000,000	Rural Development				\$ 2,500,000	\$ 7,500,000	
Commercial St Transmission Main -	Mill St to 3rd St	\$ 1,500,000	Water Fund				\$ 1,500,000		
Water System Improvements	Evans St (from Ski Hill to Orchard St)	\$ 1,000,000	Water Fund				\$ 1,000,000		
Icicle Road Watermain	Wellfield to East Leavenworth Road	\$ 5,000,000	Water Fund				\$ 5,000,000		
Water System Improvements	Central Avenue (from Whitman St to Evans St)	\$ 250,000	Water Fund				\$ 250,000		
Icicle Road Watermain	East Leavenworth Road to WTP	\$ 10,000,000	DWSRF Loan					\$ 10,000,000	
Bridge Crossing Seismic	US2 and Icicle Bridges	\$ 150,000	Water Fund					\$ 150,000	
Control System Improvements	Upgrade WTP/Well control systems	\$ 250,000	Water Fund					\$ 250,000	
Icicle Ridge Reservoir Seismic Improvements	Seismic and General Repairs	\$ 500,000	Water Fund					\$ 500,000	
Backflow Prevention Improvements	City wide intalls of backflow prevention devices	\$ 600,000	Water Fund	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Valve Replacmenets	Yearly Replacement	\$ 150,000	Water Fund	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Total Estimated Cost		\$ 46,890,000		\$ 2,205,000	\$ 6,535,000	\$ 4,325,000	\$ 13,975,000	\$ 19,125,000	\$ 725,000

REVENUE SOURCES									
DWSRF Loan	\$ 12,000,000		\$ -	\$ 2,000,000	\$ -	\$ -	\$ 10,000,000	\$ -	
FEMA Grant	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
General Fund (Tubing Fees)	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Icicle Stretegy	\$ 50,000		\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	
PWB Loan	\$ 5,200,000		\$ -	\$ 200,000	\$ 2,000,000	\$ 3,000,000	\$ -	\$ -	
Rural Development	\$ 10,000,000		\$ -	\$ -	\$ -	\$ 2,500,000	\$ 7,500,000	\$ -	
Water Fund	\$ 19,640,000		\$ 2,155,000	\$ 4,335,000	\$ 2,325,000	\$ 8,475,000	\$ 1,625,000	\$ 725,000	
Total Estimated Revenue	\$ 46,890,000		\$ 2,205,000	\$ 6,535,000	\$ 4,325,000	\$ 13,975,000	\$ 19,125,000	\$ 725,000	

Balance Difference	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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STORM SYSTEM PROJECTS



City of Leavenworth
2027 - 2032 Capital Improvement Plan
 Updated: May, 2026

Project	Description	Estimated Total Project Cost	Funding Source	2027	2028	2029	2030	2031	2032
Alpensee - Cascade High School	Preliminary engineering report only. Chumstick Road: Replace 84 LF of 18" diameter pipe with 30" diameter pipe	\$ 50,000	Stormwater Fund	\$ 50,000					
Stormwater Planning	Update Stormwater Plan - consider snow impacts, update projects and code amendments	\$ 100,000	General Fund		\$ 100,000				
Downtown East	Commercial Ave: Division to 14th - slip line 1159 LF of 18" pipe	\$ 250,000	Stormwater Fund			\$ 250,000			
Ski Hill - Basin BS-4D	Whitman Street - slip line 829LF of 18" pipe	\$ 150,000	Stormwater Fund				\$ 150,000		
Total Estimated Cost		\$ 550,000		\$ 50,000	\$ 100,000	\$ 250,000	\$ 150,000	\$ -	\$ -

REVENUE SOURCES									
General Fund	\$ 100,000		\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Fund	\$ 450,000		\$ 50,000	\$ -	\$ 250,000	\$ 150,000	\$ -	\$ -	\$ -
Total Estimated Revenue	\$ 550,000		\$ 50,000	\$ 100,000	\$ 250,000	\$ 150,000	\$ -	\$ -	\$ -

Balance Difference	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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PARK IMPROVEMENTS

Project	Description	Estimated Total Project Cost	Funding Source	2027	2028	2029	2030	2031	2032
Waterfront Park Irrigation	Replace irrigation System	\$ 100,000	General Fund	\$ 100,000					
Lions Club Park Pavilion	Construct new pavilion	\$ 300,000	General Fund	\$ 300,000					
Waterfront Park	Additional Parking	\$ 250,000	Parking Fund	\$ 50,000	\$ 200,000				
Waterfront Park	Install restroom facility along trail system near Barn Beach Reserve - vaulted facility (estimate 500-600,000 full facility)	\$ 110,000	Lodging Tax	\$ 110,000					
Pump Track Wall	Add new wall feature to pump track	\$ 50,000	General Fund		\$ 50,000				
Icicle Bridge Parking Lot Improvements	Reduce bank erosion, ADA access to the river, maintaining access to the well fields, reevaluating parking, vault toilet	\$ 800,000	General Fund	\$ 120,000	\$ 680,000				
City Park Master Plan	Master plan for all City parks to determine improvements to be made including pedestrian improvements, park connectivity, structure replacement, expansion opportunities	\$ 250,000	General Fund	\$ 125,000	\$ 125,000				
Osborn Park New Water Source	Add new 2" irrigation line and double-check for park to separate service from the School District.	\$ 40,000	General Fund	\$ 40,000					
P'squosa Heritage Site	Heritage site/ada improvements to battlement site	\$ 1,500,000	General Fund		\$ 250,000	\$ 1,250,000			
Enchantment Park Playground Equipment	New equipment at enchantment park	\$ 1,000,000	General Fund				\$ 100,000	\$ 900,000	
Pocket Park Development	Poplar Street new residential pocket - planning only	\$ 175,000	General Fund				\$ 175,000		
Total Estimated Cost		\$ 4,575,000		\$ 845,000	\$ 1,305,000	\$ 1,250,000	\$ 275,000	\$ 900,000	\$ -

REVENUE SOURCES									
Parking Fund	\$ 250,000		\$ 50,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -
General Fund	\$ 4,215,000		\$ 685,000	\$ 1,105,000	\$ 1,250,000	\$ 275,000	\$ 900,000	\$ -	\$ -
Lodging Tax	\$ 110,000		\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Fund	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Revenue	\$ 4,575,000		\$ 845,000	\$ 1,305,000	\$ 1,250,000	\$ 275,000	\$ 900,000	\$ -	\$ -

Balance Difference	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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STREET IMPROVEMENTS



City of Leavenworth
2027 - 2032 Capital Improvement Plan
 Updated: May, 2026

Project	Description	Estimated Total Project Cost	Funding Source	2027	2028	2029	2030	2031	2032
Front Street Pedestian Plaza	Renovate front street including front street park, pavers, royal lady plaza, utilities, etc.	\$ 60,000,000	Lodging Tax	\$ 5,000,000	\$ 10,000,000	\$ 25,000,000	\$ 10,000,000	\$ 10,000,000	
Front Street: Interim Solutions	Address pavement and sidewalk cracking prior to Front Street reconstruction	\$ 200,000	Lodging Tax	\$ 200,000					
Ski Hill Drive Active Transportation Improvements Phase 2	Construct pedestrian facilities and bicycle lanes from Evans Street to Pine Street	\$ 1,100,000	Street Fund	\$ 1,100,000					
City-Wide Tourist Wayfinding Signs	Replace existing wayfinding signs	\$ 150,000	Lodging Tax	\$ 150,000					
Icicle Road Roundabout Gateway	Art and landscaping in splitter/center islands of roundabout	\$ 150,000	Lodging Tax	\$ 150,000					
Residential Street Restoration Program	Asphalt Overlays for Scholze Street - Commercial to Enchantment Way; Benton Street - Ski Hill to Evans; Commercial Street - Division to 14th; Joseph Street	\$ 360,000	Street Fund	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Residential Sidewalk Restoration Program	Repair sidewalks, install new sidewalks, provide ADA access to sidewalks City Wide.	\$ 240,000	Street Fund	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
City Wide Rd Repair	City wide chip seal including road repairs	\$ 1,500,000	TIB	\$ 1,500,000					
Sherbourne/Evans - widening	Widen Evans Street for vehicles traveling around curve. Upgrade ADA access and sidewalks.	\$ 300,000	TIB	\$ 300,000					
Autumn Strasse - Ph II	Construction of phase II of Autumn Strasse road including 10' multi use trail. This will connect Chumstick Hwy to Titus Road	\$ 3,500,000	CDTC STBG	\$ 500,000	\$ 3,000,000				
US 2 Highway Tree Replacement	Remove and replace existing trees and associated tree wells, reevaluate and potentially reconstruct irrigation system, reconstruct sidewalk	\$ 360,000	Lodging Tax	\$ 120,000	\$ 120,000	\$ 120,000			
Osborne Vicinity Sidewalk Extension/Repairs	Central, Birch, Orchard St Sidewalks	\$ 1,000,000	TIB			\$ 150,000	\$ 850,000		
Ward Strasse/Riverbend Intersection Improvement Planning	Study to determine improvements to intersection	\$ 50,000	Street Fund			\$ 50,000			
Ward Strasse Sidewalk Extension	Complete sidewalk gaps between Zelt Strasse and US 2	\$ 120,000	Street Fund			\$ 120,000			
Bike Lane - Front St to 9th St	Install missing segmenet of eastbound bike lane. This will require removal of on-street parking/loading zones.	\$ 200,000	CDTC STBG			\$ 200,000			
Commercial Street - 3rd to 8th Sidewalk Safety Improvements	Construct protective structure for sidewalk snow removal operators	\$ 150,000	Street Fund			\$ 150,000			
US2/Mill Street	Install Ped signal, install 30' missing sidewalk	\$ 900,000	TIB			\$ 900,000			
US2/Ski Hill	Install Ped signal, crosswalk, additional sidewalk	\$ 900,000	TIB			\$ 900,000			
E LW Rd and Duncan Rd - sidewalk	construct missing sidewalk segment on US2	\$ 1,000,000	CDTC STBG				\$ 200,000	\$ 800,000	
Sidewalk Addition Commercial & Scholze	Construction of new sidewalk to extend existing sidewalk to entrance to Enchantment Park	\$ 800,000	TIB				\$ 200,000	\$ 600,000	
Orchard Street & Sidewalk Addition	Reconstruct Orchard St, add sidewalk, and replace water main from Evans to Pine St.	\$ 1,712,000	TIB				\$ 200,000	\$ 1,512,000	
Pine Street Phase II - development	Titus Road to Chumstick Hwy: street construction, sidewalk, stormwater, waterline and sewer; Chumstick and Fir Street intersection resolution	\$ 6,000,000	CDTC STBG				\$ 2,500,000	\$ 3,500,000	
Scholze Street Reconstruction Project	Rebuild Scholze St between Enchantenmet Park Way and Joseph St., approx 1000' of road.	\$ 1,000,000	TIB				\$ 150,000	\$ 850,000	
Mine/Mill St Improvements	Pedestrian/bicycle facilities, pavement improvements, etc	\$ 1,000,000	TIB					\$ 150,000	\$ 850,000
Total Estimated Cost		\$ 82,692,000		\$ 9,120,000	\$ 13,220,000	\$ 27,690,000	\$ 14,200,000	\$ 17,512,000	\$ 950,000

REVENUE SOURCES									
CDTC STBG	\$ 10,700,000.00		\$ 500,000	\$ 3,000,000	\$ 200,000	\$ 2,700,000	\$ 4,300,000	\$ -	
TIB	\$ 9,112,000.00		\$ 1,800,000	\$ -	\$ 1,950,000	\$ 1,400,000	\$ 3,112,000	\$ 850,000	



Street Fund	\$ 2,020,000.00		\$ 1,200,000	\$ 100,000	\$ 420,000	\$ 100,000	\$ 100,000	\$ 100,000
Lodging Tax	\$ 60,860,000.00		\$ 5,620,000	\$ 10,120,000	\$ 25,120,000	\$ 10,000,000	\$ 10,000,000	\$ -
Total Estimated Revenue	\$ 82,692,000.00		\$ 9,120,000.00	\$ 13,220,000.00	\$ 27,690,000.00	\$ 14,200,000.00	\$ 17,512,000.00	\$ 950,000.00

Balance Difference	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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PARKING LOT IMPROVEMENTS

Project	Description	Estimated Total Project Cost	Funding Source	2027	2028	2029	2030	2031	2032
Parking Study Improvements	Way finding signs	\$ 100,000	Parking Fund	\$ 100,000					
Parking Garage	Parking structure to increase parking capacity	\$ 45,000,000	Parking Fund	\$ 2,500,000	\$ 42,500,000				
Total Estimated Cost		\$ 45,100,000		\$ 2,600,000	\$ 42,500,000	\$ -	\$ -	\$ -	\$ -

REVENUE SOURCES

Parking Fund	\$ 45,100,000		\$ 2,600,000	\$ 42,500,000	\$ -	\$ -	\$ -	\$ -
TBD	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Revenue	\$ 45,100,000		\$ 2,600,000	\$ 42,500,000	\$ -	\$ -	\$ -	\$ -
Balance Difference	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

GRAND TOTAL OF ALL PROJECTS	\$ 289,427,000		\$ 19,930,000	\$ 70,010,000	\$ 38,665,000	\$ 54,450,000	\$ 49,047,000	\$ 57,325,000
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