

Exhibit D**Kewalo Basin Net Shed Avoided Cost with Kupu Lease****Annual Cos****Hard Costs**

Iwi Site Maintenance (Kolowalu Park, Mother Waldron Park, etc.)		\$10,000
Ilalo St. Medians Landscaping		\$23,560
Park Supplemental Maintenance/ Landscaping As Needed on Other HCDA Properties		\$25,000
		\$58,560

Estimated Staff Costs

Net Shed Management (Based on Kupu's operating costs for Net Shed)		\$68,312
Kewalo Basin Park Support/ Community Relations	0.25 FTE	\$12,500
		\$80,812

Kewalo Basin Park Maintenance

Security Contractor		\$72,240
Janitorial Contractor		\$166,224
Stored Property Contractor		\$46,148
Cleanup Crew		\$88,357
Landscaping Contractor		\$183,996
Park Dumpsters		\$9,830
		\$566,795

\$566,795 annual cost/ 44.51 acres = \$12,734.10 per acre

Kewalo Basin Park = 5.2 acres = \$66,217.34 annually in soft costs

Total Avoided Costs = \$205,589 annually