

Pulehunii Community Development District (PCDD)

Status Update – March 2026

Brief Introduction to PCDD

- State-led planning effort focused on coordinating future use of underutilized public lands.
- On June 27, 2022, Act 190 (Gov. Msg No 1291) enabled the redevelopment, renovation, and improvement of these lands in a coordinated manner to support recreational, residential, educational, industrial, governmental, and commercial uses as part of an integrated community environment.
- The Pulehunui Community District Development encompasses approximately 988 acres.
- Infrastructure to support the district's vision to relocate the Maui Correctional Center and the development of a judiciary complex.
- The third Hawaii State Veterans Home is also expected to be developed in the district.

Brief Introduction to PCDD

Project Location Map

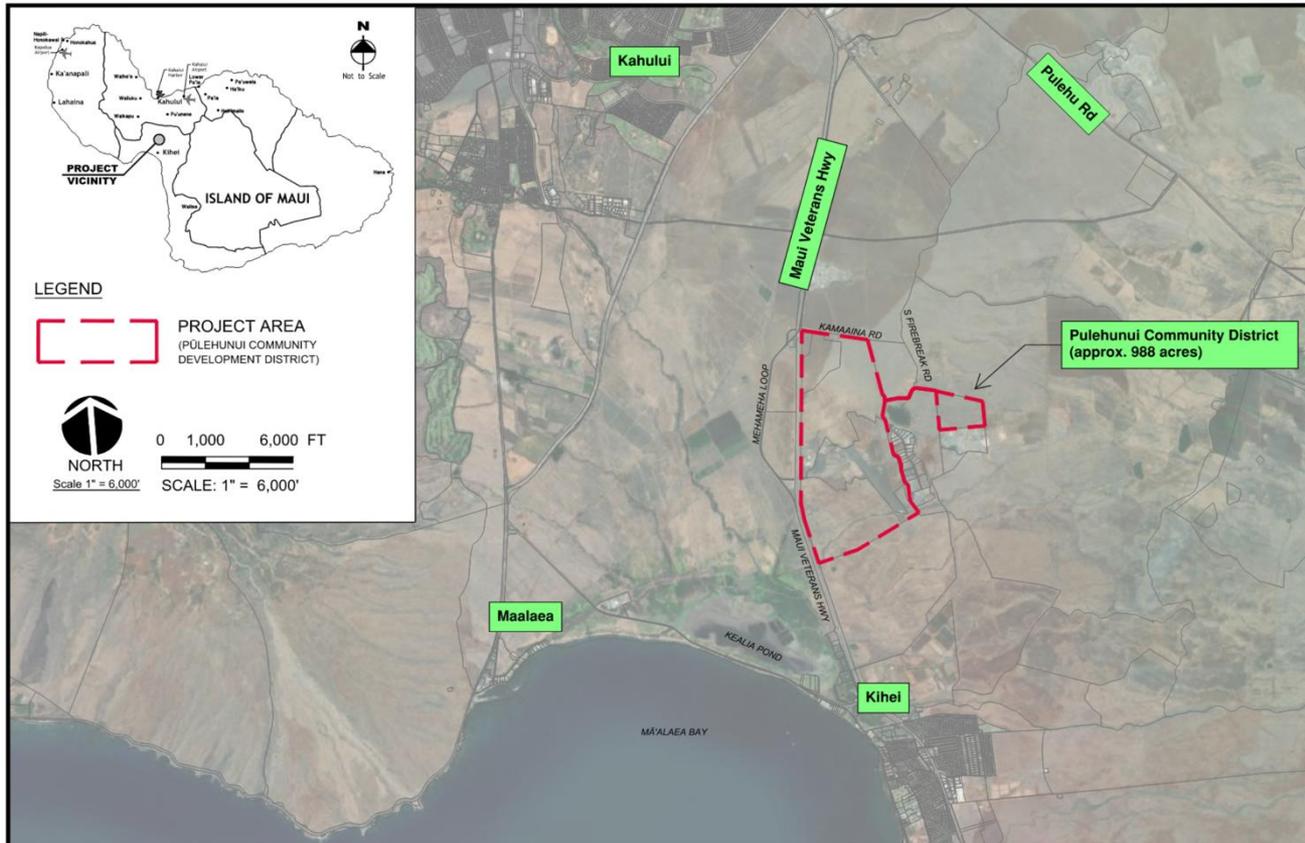


FIGURE 1-1
PROJECT LOCATION MAP

PŪLEHUNUI, MAUI, HAWAII



Brief Introduction to PCDD

TMK Parcels (Owner/Managing Agency)

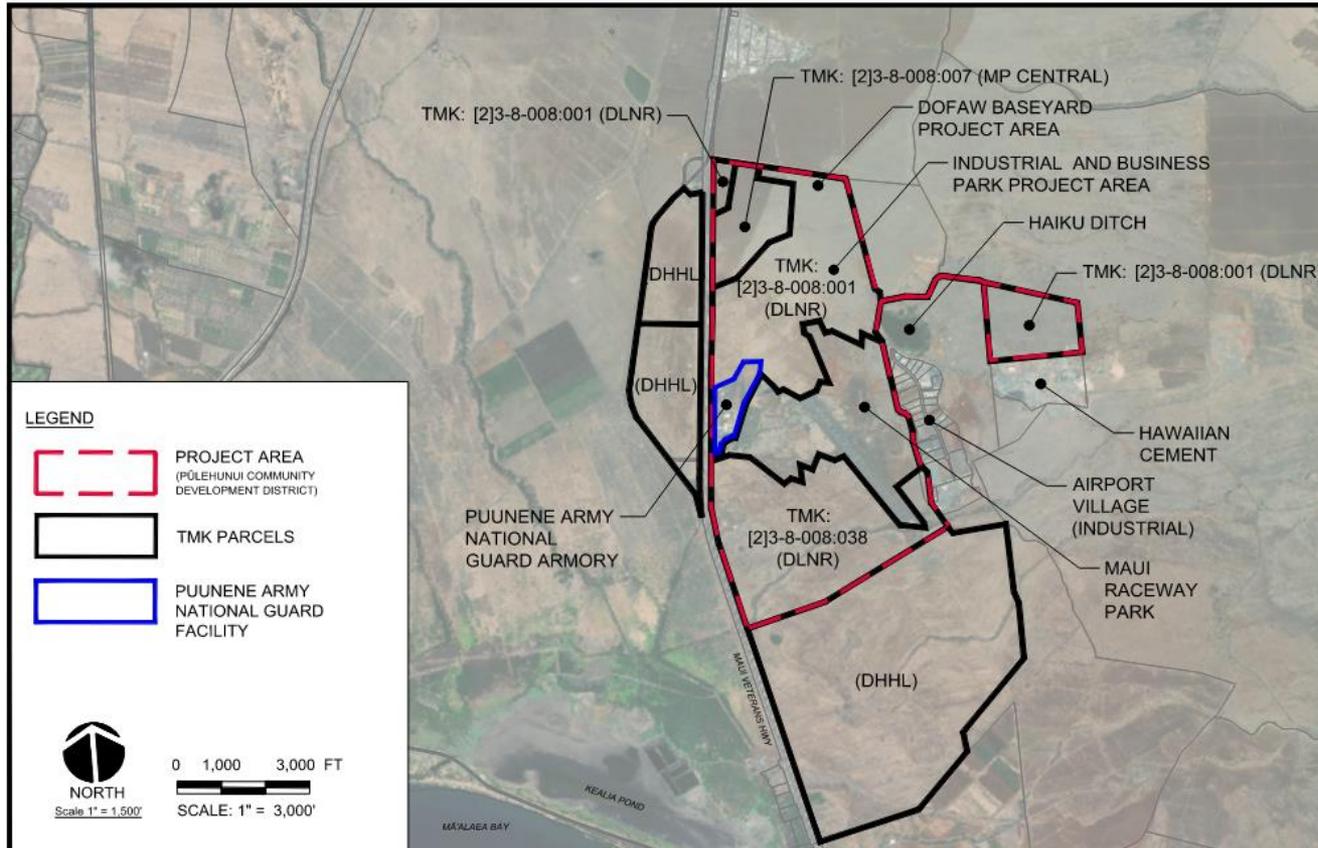


FIGURE 1-3
EXISTING AND SURROUNDING USES



PŪLEHUNUI, MAUI, HAWAII

Role

Hawaii Community Development Authority (HCDA) is designated as the local redevelopment agency for the Pulehunui Community Development District.

- Leading and coordinating planning, development, and infrastructure efforts within the district.
- Ensuring development activities are consistent with State and County plans, environmental laws, and cultural and historic preservation requirements.
- Planning and coordinating public facilities to support district development policies.
- Securing and administering state and federal funding, including grants and financing, to carry out authorized planning, design, construction, and maintenance activities.
- Providing governance and oversight through a district specific board composition that includes State officials, cultural expertise, and community representatives.

Design Build RFP

- Procurement Timeline
 - RFP Issued: September 20, 2023
 - DB Team Contracted: May 9, 2024
 - NTP: June 17, 2024
- Contract Summary
 - Amount: \$60M (Min \$48M Allocated to Construction)
 - Duration: 3 years plus 2 – 1 year extensions
- Purpose
 - Advance early-phase planning and establish the foundation for infrastructure implementation.
 - This contract represents an initial step to advance the project. Full implementation will require subsequent phases and additional funding.

Where Are We Now

- Time – Project is in the late planning and assessment phase, with foundational analyses underway to support future decision making.
- Cost – Efforts to date have focused on completing planning studies and reports within the approved scope and budget.
- Deliverables to Date:
 - Communication Plan (Draft) - Submitted May 2025
 - Planning Assessment Report (Final) - Submitted Feb 2026
 - Infrastructure Master Plan (Final) - Submitted Feb 2026

Work Done To Date – Communication Plan

- Communication Plan – In Progress
 - Summary/Purpose
 - Started to lay the framework to understand the Stakeholders and the required Outreach program.
 - Key Takeaways
 - Communication objectives, messaging, and coordination methods are established.
 - Ensures engagement is transparent, culturally respectful and timely.

Work Done To Date – Planning Assessment Report

- Planning Assessment Report
 - Summary of Deliverable
 - Establishes baseline conditions for land use, infrastructure, environment, and regulations to inform future planning.
 - Key Takeaways
 - Water remains a key challenge for future development
 - Wastewater was a concern in the prior planning for development in this area, but County of Maui is in the process of Planning, Design and Construction of a new Wastewater Treatment Facility that is expected to be complete in 2030.
 - Establishes a foundation for informed stakeholder participation and decision making.

Work Done To Date – Infrastructure Master Plan

- Infrastructure Master Plan

- Summary of Deliverable

- Provides a comprehensive framework for the development, management, and maintenance of infrastructure asset.

- Key Takeaways

- Overall Costs (Approximate Preliminary Order of Magnitude Construction Cost Estimate)

Roadway and Access	\$96,350,000
Storm Drainage System	\$94,565,000
Sanitary Sewer System	\$40,677,000
Water Supply System	\$122,604,500
Electrical Supply Distribution System	\$119,282,000
Non-Potable Water System	\$112,001,000
Total:	\$585,479,500

Work Done To Date - Suggested Next Steps Under this Contract

- INTERA Proposal Amendment
 - Additional Hydrogeological assessment work
- Request for R-1 Water Assessment
 - Assess the potential use of R-1 recycled water
- Two potential Construction projects (options) that could be considered under this contract:
 - Option 1:
 - Road A – Roadway and Electrical Improvements
 - Estimated Construction Cost: \$39,080,700
 - Option 2:
 - Road M – Roadway and Electrical Improvements
 - Estimated Construction Costs: \$45,483,200

Work Done To Date - Suggested Next Steps Under this Contract

Option 1: Road A – Roadway and Electrical Improvements

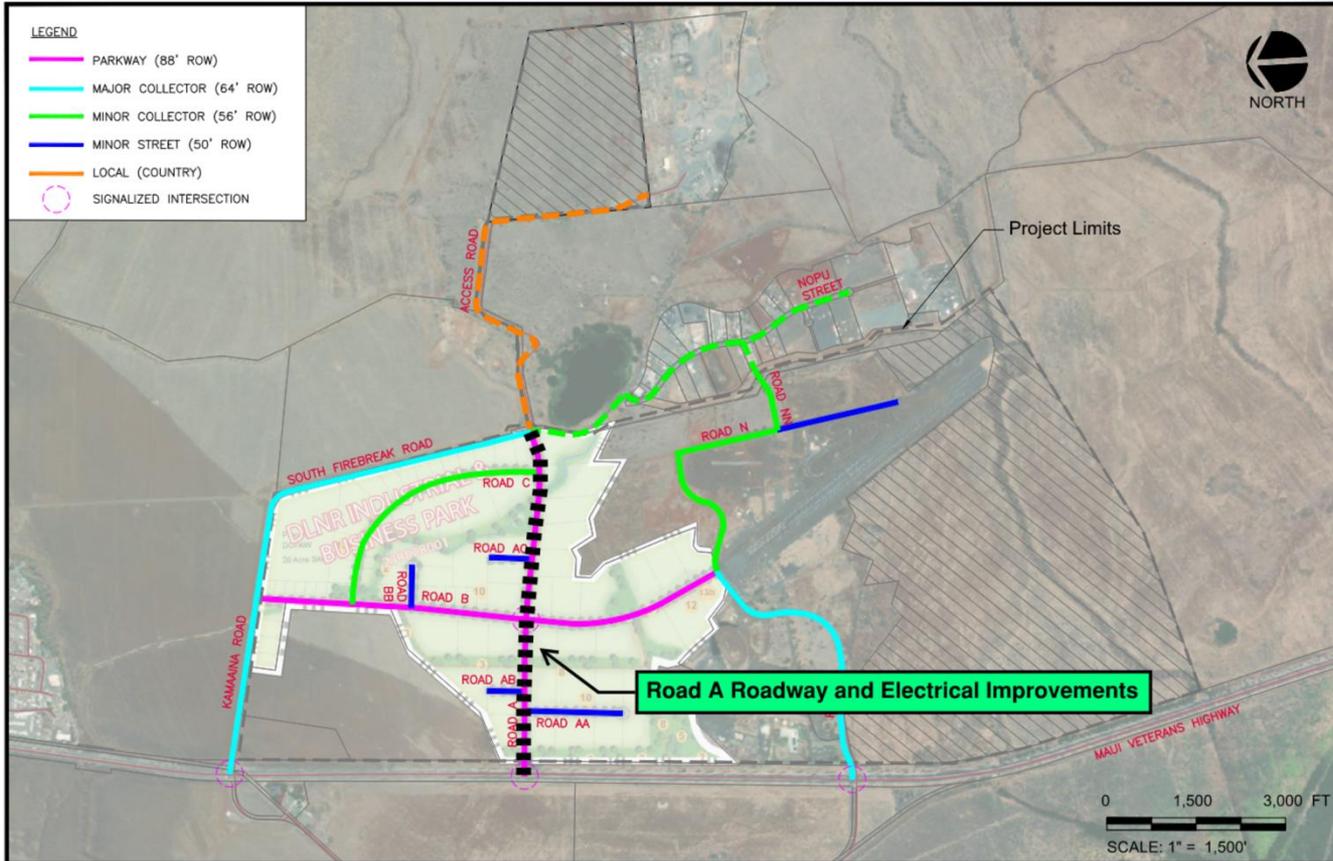


FIGURE 3-1
ROADWAY MASTER PLAN

PULEHUNUI, MAUI, HAWAII

Work Done To Date - Suggested Next Steps Under this Contract

Option 2: Road M – Roadway and Electrical Improvements

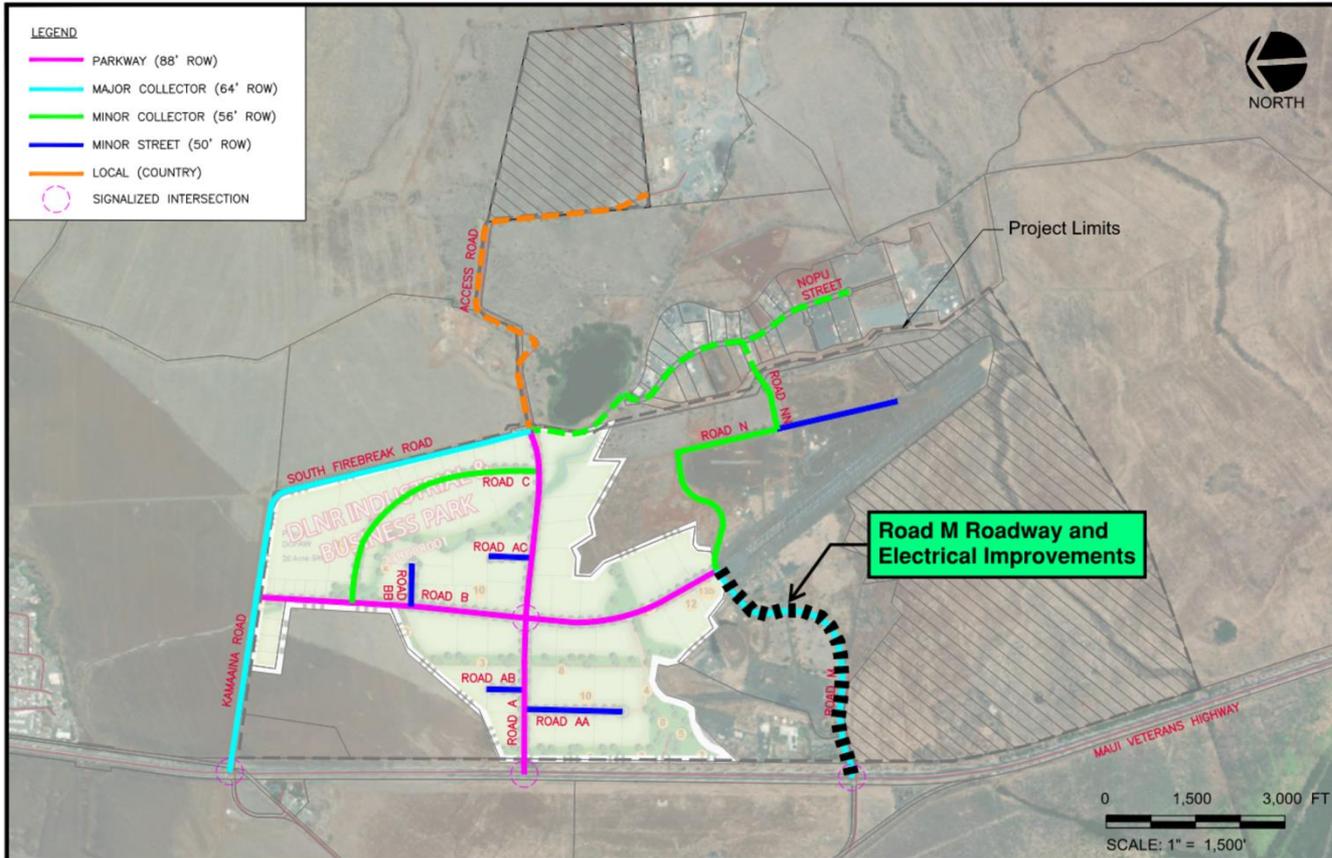


FIGURE 3-1
ROADWAY MASTER PLAN

PULEHUNUI, MAUI, HAWAII

Next Steps

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