BEFORE THE HEARING EXAMINER
CITY OF SEATTLE

In re Proposed Final Assessment Roll for Local Improvement District No. 6751 ("Waterfront LID") Parcel Nos.: 6094670010; 6094670020; 6094670030; 6094680050; 0660000740; 0660000708; 2285130010; 6792120010; 6195000030; 0942000430; 6792120020; 7683890010; 1976200070; 1976200075; 1976200076; 7666202465; 7666202345; 1975700365; 0696000015; 1974700175; 1117080020; 1975700235; 0696000055; 0660000540 0660000545; 066000-0575; 2538831460; 2538831480; 0939000240; 1974600025; 1974600035	Case Nos. CWF-0318, 0410, 0411, 0412, 0413, 0414, 0415, 0416, 0417, 0418, 0420, 0421, 0422, 0423, 0425, 0426, 0427, 0429, 0430, 0431, 0432, 0433, 0434, 0435, 0436, 0437, 0438, 0439, 0440, 0441 **DECLARATION OF RICHARD SHIROYAMA**

I, Richard Shiroyama, declare as follows:

1. I have personal knowledge of the facts stated below and am competent testify regarding the same.

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2. I am the Project Controls Manager for Hainline. Hainline provides construction project management, scheduling and analysis. I have more than 25 years of experience in the construction industry and more than 20 years of experience in complex construction scheduling and schedule analysis.

3. I am a registered professional engineer (PE) in the State of Washington and have provided expert witness analysis and testimony on a wide array of construction projects. My curriculum vitae is attached. (Attachment A).

4. I reviewed publicly available documents pertaining to the Waterfront Seattle projects, including the following:

- Bid documents for the Waterfront Seattle Alaskan Way – Elliott Way (S. King St. to Bell St.) Improvement project issued by the City of Seattle, dated November 27, 2018.
- Request for Qualifications and Project Approach (RFQ/PA) documents for the Waterfront Seattle Overlook Walk Project issued by the City of Seattle, dated August 18, 2018.
- Summary of Final Special Benefit/Proportionate Assessment Study for Waterfront Seattle Project Local Improvement District (LID), authored by ABS Valuation, dated November 18, 2019.
- Washington State Standard Hydraulic Project permit application for the City of Seattle Waterfront Park and Pier 63 Reconstruction Project submitted by the Seattle Department of Transportation, dated February 19, 2020.

5. Based on the information contained in these documents I estimated the construction duration for each project, as well as the estimated construction notice to

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proceed (NTP) date in order for the project to complete by the end of 2024 (see table below).

Project	General Scope	Estimated Construction Duration	Comments	Estimated NTP Date to Complete by 12/31/2024
Waterfront Promenade	Public open space along Alaskan Way	Project has started. Estimated completion is July 2023.	Promenade is part of the Alaskan Way/Elliott Ave corridor project. The Promenade portion is the final phase of construction.	Not applicable, project has started.
Overlook Walk	Pedestrian bridge and park	Anticipated start is January 2021 with completion in December 2022.	Project overlaps with the Alaskan Way/Elliott Ave corridor project.	1/1/2023
Pioneer Square	Surface improvements	15 to 18 months		7/1/2023
Pike/Pine Corridor	Surface improvements	24 to 28 months		9/1/2022
Union Street	Elevated walkway and elevator	10 to 12 months		1/1/2024
Pier 58	New waterfront park	20 to 25 months	Reasonable likelihood that work is impacted by at least one (1) fish window work restriction.	11/1/2022

6. The estimated NTP dates are based on the City of Seattle's ability to both manage and provide adequate cash flow for the Pike/Pine Corridor, Pioneer Square, Union Street, and Pier 58 projects simultaneously. If either the contract/project management or the cash flow have limitations, the NTP date would have to be brought forward to compensate.

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7. I also reviewed several documents produced by the City of Seattle Office of the Waterfront that shed light on the City's estimated construction schedule for these projects. These documents include:

- Waterfront Seattle 2017 Work Plan, dated February 16, 2017.
- Waterfront Update and Construction Preview, dated January 22, 2018.
- Waterfront 2019 Work Plan, dated March 6, 2019.
- Waterfront Seattle Public Assets and Native Communities Committee, Seattle City Council, dated February 2, 2020.

8. These documents clearly show that for planning purposes the City of Seattle consistently estimated completion of the Waterfront Seattle project program in 2023.

- In 2017, the City estimated completion of the program in the first quarter of 2023
- In 2018, the City estimated completion of the program in the second quarter of 2023
- In 2019, the City estimated completion of the program in the third quarter of 2023

9. Based on the most current information I have reviewed, the City now projects completion of the Waterfront Seattle projects program in the first quarter of 2024. In fact, for the LID evaluation analysis the City instructed its appraiser to assume a 2024 completion for the program.

10. In addition to the consistent slippage of the Waterfront Seattle program completion over the last several years, the overlap of the projects (see table below) is also of concern.

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WF Seattle Report Date	First WF Seattle Project To Complete	Last WF Seattle Project To Complete	Variance
2/16/2017	East/West Connections[1] March 2022	Waterfront Promenade March 2023	12 months
1/22/2018	East/West Connections June 2022	Waterfront Park (Pier 58) June 2023	12 months
3/6/2019	East/West Connections Overlook Walk December 2022	Waterfront Promenade Waterfront Park (Pier 58) September 2023	9 months
2/6/2020	East/West Connections October 2023	Waterfront Promenade Overlook Walk Waterfront Park (Pier 58) February 2024	4 months

11. Three years ago, the City projected completion of the Waterfront Seattle projects over the course of a calendar year. Currently, they are projecting completion of the projects within four months of each other, with the largest three projects finishing at the same time. This stacking of the program schedule in this manner leads to an increased risk of further program slippage caused by resource limitations, including project/contract administration staff and cash flow.

[1] Bell Street, Union Street, Pioneer Square Street Improvements, Pike and Pine Streetscape Improvements

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I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed at Burien, Washington, on April 15, 2020.

Richard Shiroyama

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