

**ARLINGTON COUNTY, VIRGINIA  
OFFICE OF THE PURCHASING AGENT  
2100 CLARENDON BOULEVARD, SUITE 500  
ARLINGTON, VIRGINIA 22201**

**NOTICE OF CONTRACT AMENDMENT**

<b>TO:</b> JBGS/TRS, L.L.C., 2345 Crystal Dr. Arlington, VA 22202	<b>DATE ISSUED:</b>	<u>July 22, 2020</u>
	<b>CONTRACT NO:</b>	<u>21-DES-PPEA-279</u>
	<b>CONTRACT TITLE:</b>	<u>Design and Construction of a new east entrance to the Crystal City Metrorail Station</u>
	<b>AMENDMENT NO:</b>	<u>1</u>

**THIS IS A NOTICE OF A CONTRACT AMENDMENT AND NOT AN ORDER. NO WORK IS AUTHORIZED UNTIL THE VENDOR RECEIVES A VALID COUNTY PURCHASE ORDER ENCUMBERING CONTRACT FUNDS.**

The contract documents consist of the terms and conditions of AGREEMENT No. 21-DES-PPEA-279 including any attachments or amendments thereto.

**EFFECTIVE DATE:** Immediately  
**EXPIRES:** November 30, 2023  
**RENEWALS:** No Renewals Remaining  
**COMMODITY CODE(S):** 90900  
**LIVING WAGE:** N

**ATTACHMENTS:**  
AMENDMENT No. 1

**EMPLOYEES NOT TO BENEFIT:**  
**NO COUNTY EMPLOYEE SHALL RECEIVE ANY SHARE OR BENEFIT OF THIS CONTRACT NOT AVAILABLE TO THE GENERAL PUBLIC.**

**VENDOR CONTACT:** Jay Corbalis, Vice President **VENDOR TEL. NO.:** (240) 333-7704

**EMAIL ADDRESS:** [jcorbalis@jbgsmith.com](mailto:jcorbalis@jbgsmith.com)

**COUNTY CONTACT:** Dennis Leach, DES-Transportation and Development **COUNTY TEL. NO.:** (703) 228-0588

**COUNTY CONTACT EMAIL:** [dleach@arlingtonva.us](mailto:dleach@arlingtonva.us)

**ARLINGTON COUNTY, VIRGINIA  
AGREEMENT NO. 21-DES-PPEA-279  
AMENDMENT NUMBER 1**

This Amendment Number 1 is made on June 28, 2021, and amends Agreement Number 21-DES-PPEA-279 (“Main Agreement”) dated July 22, 2020, between CESC Square, L.L.C., a subsidiary of JBG Smith Properties LP (“Contractor”) and the County Board of Arlington County, Virginia (“County”).

The County and the Contractor agree to amend the main agreement called for under the Main Interim Agreement by hereby adding the Support of Excavation (SOE) design to include supplements to Exhibit A- Scope of Services and Exhibit B – Compensation for a **period of one hundred fifty (150) calendar days from the Notice to Proceed (NTP) issued by the County:**

**1. AUDIT is hereby modified to include the following:**

The Purchasing Agent may require the Developer to demonstrate that it has the necessary facilities, ability, and financial resources to comply with the Contract and furnish the service, material or goods specified herein in a satisfactory manner at any time during the term of this Contract.

**2. Notices is hereby modified to replace Stephen Maclsaac, County Attorney contact information with the following:**

With a copy to:           County Attorney  
                                  Arlington County  
                                  2100 Clarendon Blvd., Suite 403  
                                  Arlington, VA 22201

**3. Exhibit A – Scope of Services is hereby modified to incorporate the attached supplement Exhibit A – Scope of Services and the additional tasks and deliverables.**

**Task 1: Support of Excavation (SOE) Design**

Develop the SOE design including development of the structural design, supporting calculations and construction drawings for submission to the County and to WMATA for review and approval. Material specifications and other procedures relevant to the SOE will be included in the General Notes of the construction drawings.

**Task 2: Comment Review Matrix**

The Developer shall submit two in-progress SOE design packages to the County and WMATA for review and comment: SOE Design Package No. 1 and SOE Design Package No. 2. The Developer shall address comments received from the County and WMATA. The Developer shall develop a comment review matrix to record and resolve comments received by the County. WMATA to the County will approved the comment resolution. The Developer shall submit a final SOE Design Package for the County and WMATA approval.

**Deliverables:**

1. SOE Design Package No. 1 including design drawings and supporting calculations
2. SOW Design Package No. 2 including design drawings and supporting calculations

- 3. Final SOE Design including design drawings and supporting calculations
- 4. Preparation and documentation of two coordination meetings with the County and WMATA to discuss SOE Design Package No. 1 and SOE Design Package No. 2
- 5. Final Comment Review Matrix.

**Period of Performance:**

The Developer shall complete the SOE design within 150 calendar days from NTP.

- 4. **Exhibit A – Scope of Services** is hereby modified to incorporate the attached supplement Exhibit B – Compensation, for the additional work described above.

All other terms and conditions of the Main Agreement remain in effect.

WITNESS these signatures:

THE COUNTY BOARD OF ARLINGTON  
COUNTY, VIRGINIA

JBGS/TRS, L.L.C.

AUTHORIZED DocuSigned by:  
SIGNATURE: *Mark Schwartz*  
3B97A255DD9741F...

AUTHORIZED *Kevin Reynolds*  
SIGNATURE: \_\_\_\_\_

NAME: MARK SCHWARTZ  
TITLE: COUNTY MANAGER

NAME: KAI REYNOLDS Authorized Signatory  
TITLE: CHIEF DEVELOPMENT OFFICER

DATE: 7/9/2021

DATE: 7/7/2021

# EAST ENTRANCE

## **Interim Agreement Amendment No. 1 – Support of Excavation Final Design Services**

Crystal City Metrorail Station  
East Entrance Project

VERSION 1: MAY 27, 2021



# JBG SMITH

May 27, 2021

E. Robin McElhenny  
Transit Capital Program Manager  
Arlington County Department of Environmental Services  
Division of Transportation  
2100 Clarendon Boulevard, Suite 900  
Arlington, VA 22201

**Re: Crystal City Metro Station East Entrance Interim Agreement: Amendment to perform Support of Excavation Final Design**

Dear Ms. McElhenny:

Enclosed to this letter, please find the JBG SMITH Team's request for an amendment to the Interim Agreement (IA) dated July 22, 2020. The purpose of this amendment is to perform the project Support of Excavation (SOE) Final Design. The Scope of Services for the IA didn't include design of the SOE because it was assumed that it would be an early design task during the Comprehensive Agreement Phase. However, after several meetings with WMATA, it the SOE approval process was identified as much longer than anticipated. In order to minimize schedule impacts, the County would like to advance the SOE design during the IA Phase.

This proposed amendment includes the following attachments:

- Exhibit A: Scope of Services
- Exhibit B: Compensation

Please don't hesitate to let us know if you have any questions or need any additional information.

Respectfully,

Jay Corbalis  
Vice President, Public Affairs  
jcorbalis@jbgsmith.com

cc: Dara Soum

Crystal City Metrorail Station  
EAST ENTRANCE

A. Scope of  
Services



**Crystal City Metrorail Station East Entrance Project**  
**JBG SMITH INTERIM AGREEMENT AMENDMENT**  
**EXHIBIT A – SCOPE OF SERVICES**

## **Introduction**

With the understanding that WMATA's JDAC review process could have a significant impact on the future Comprehensive Agreement Design-Build (D-B) Phase schedule, it is recommended to advance the design of the support of excavation (SOE) beyond that currently planned in the Interim Agreement.

The preliminary ground surface elevation varies from EL. 36 at the 18th Street to EL. 44 at the southern edge of the existing underground station. Planned elevation of the new mezzanine is approximately EL. 9 (or EL 7 when accounting for a 2' thick slab allowance) and the south side elevator pit side will be approximately EL 3 (or EL 1 when accounting for a 2' thick slab allowance). Based on the current station platform elevation, the planned elevation of the new platform is estimated to be EL. -2 (or EL -4 when accounting for a 2' thick slab allowance) and the elevator pits along the north side adjacent to the station will be approximately EL -8 (or EL -10 when accounting for a 2' thick slab allowance). The main excavation depths are estimated as follows:

- › Mezzanine: 37 ft (EL 44 minus EL 7)
- › South Side Elevator Pit: 35 ft (EL 36 minus EL 1)
- › Platform: 48 ft (EL 44 minus EL -4)
- › North Side Elevator Pit: 54 ft (EL 44 minus EL -10)
- › Street Access Stairway at East: varies from 0 ft to 32 ft

The new entrance structure will tie into the existing station at two locations. The opening at the new mezzanine level will be approximately 12 ft wide, and the opening at the existing platform level will be approximately 6 ft wide. We estimate that there will be approximately 5 ft between the existing station vault structure wall and the proposed new east entrance structure wall.

## **12.10 Support of Excavation**

The JBGS Team will advance Support of Excavation (SOE) to approximately 100% design completion with the development of structural design and supporting construction drawings for submission to WMATA for review through the JDAC process. Material specifications and other procedures relevant to the SOE will be included in the General Notes. The JBGS Team will submit up to two (2) rounds of submittals for Arlington County and WMATA review, with the plans being revised each time to address comments received.

## **Assumptions/Exclusions**

1. WMATA will provide loads as the basis of the design and the loading criteria for the existing structure.
2. A soldier pile and lagging wall system is acceptable to WMATA for use as the SOE system as previously discussed with them, particularly adjacent to the existing Station.
3. Structural and/or analysis of existing station is excluded from this scope as the focus is entirely on the SOE system.
4. A vibration and construction monitoring program is excluded from this scope as that is more appropriate for the Comprehensive Agreement D-B Phase.



Crystal City Metrorail Station  
EAST ENTRANCE

# B. Compensation >





**Crystal City Metrorail Station East Entrance Project**  
**JBG SMITH TEAM INTERIM AGREEMENT - EXHIBIT B COMPENSATION FOR**  
**SUPPORT OF EXCAVATION DESIGN (AMENDMENT 1 SUMMARY)**

Total Costs per Task		
Tasks	Hours	Cost
JBGS Management Costs	0	\$ -
Project Mgt., Team Meetings, Workshops, Alternatives Evaluation	0	\$ -
County & WMATA Coordination and Partnering Meetings	0	\$ -
Public Involvement	0	\$ -
Agency and Stakeholder Coordination	0	\$ -
Utility Coordination	0	\$ -
Quality Management	0	\$ -
Environmental Documentation	0	\$ -
Cultural Resources	0	\$ -
Phase I Environmental Site Assessment	0	\$ -
Geotechnical Engineering	\$ -	\$ -
Survey and Subsurface Utility Engineering (see expenses)	0	\$ -
<b>Station Design (Amendment No. 1 SOE Design)</b>	<b>318</b>	<b>\$ 56,770.00</b>
Station Architecture	0	\$ -
Construction Services	0	\$ -
<b>Expenses (Amendment No. 1 SOE Design)</b>		<b>\$ 730.00</b>
<b>Totals =</b>	<b>318</b>	<b>\$ 57,500.00</b>
<b>OPTIONAL TASK (need for services to be determined by County &amp; WMATA)</b>		
Emergency Ventilation/Smoke Management	0	\$ -
<b>OPTIONAL TASK (need for services to be determined by County &amp; WMATA)</b>		
Design-Build Bridging Documents	0	\$ -
<b>OPTIONAL TASK (need for facility to be determined by County)</b>		
Co-Location Office Space for Project Team, County, and WMATA staff	0	\$ -
<u>Note:</u> co-location need and cost will be re-evaluated with County at a later date depending on project needs and available space.		

**Crystal City Metrorail Station East Entrance Project**  
**JBG SMITH TEAM INTERIM AGREEMENT - EXHIBIT B COMPENSATION FOR SUPPORT OF EXCAVATION DESIGN (AMENDMENT 1 LABOR)**

SOE Fee Estimate							
JBG SMITH Team - Crystal City Metrorail Station East Entrance Project	Project Manager	Deputy Project Manager	Senior Engineer	SOE Engineer	Administrative Support	Subtotal Hours by Task	Subtotal Costs by Task
	\$ 300.00	\$ 225.00	\$ 180.00	\$ 140.00	\$ 80.00		
<b>SOE Design</b>							
Design Development	4	12	16	50		82	\$ 13,780.00
Drawing Development	4	24	8	32		68	\$ 12,520.00
Submittals	4	12	8	24		48	\$ 8,700.00
Comment Responses	4	8	8	24	4	48	\$ 8,120.00
<b>Subtotal Hours by Labor Category =</b>	<b>16</b>	<b>56</b>	<b>40</b>	<b>130</b>	<b>4</b>	<b>246</b>	
<b>Subtotal Costs by Labor Category =</b>	<b>\$ 4,800.00</b>	<b>\$ 12,600.00</b>	<b>\$ 7,200.00</b>	<b>\$ 18,200.00</b>	<b>\$ 320.00</b>		<b>\$ 43,120.00</b>
<b>County and WMATA Team Meetings</b>							
WMATA Comment Resolution Meeting #1 (preparation, facilitation, follow-up notes)	4	6	4	8	2	24	\$ 4,550.00
WMATA Comment Resolution Meeting #2 (preparation, facilitation, follow-up notes)	4	6	4	8	2	24	\$ 4,550.00
Miscellaneous coordination meetings (preparation, facilitation, follow-up notes)	4	6	4	8	2	24	\$ 4,550.00
<b>Subtotal Hours by Labor Category =</b>	<b>12</b>	<b>18</b>	<b>12</b>	<b>24</b>	<b>6</b>	<b>72</b>	
<b>Subtotal Costs by Labor Category =</b>	<b>\$ 3,600.00</b>	<b>\$ 4,050.00</b>	<b>\$ 2,160.00</b>	<b>\$ 3,360.00</b>	<b>\$ 480.00</b>		<b>\$ 13,650.00</b>
<b>Grand Totals =</b>	<b>\$ 8,400.00</b>	<b>\$ 16,650.00</b>	<b>\$ 9,360.00</b>	<b>\$ 21,560.00</b>	<b>\$ 800.00</b>	<b>318</b>	
						<b>Subtotal labor =</b>	<b>\$56,770.00</b>
						<b>Miscellaneous expenses =</b>	<b>\$730.00</b>
						<b>Grand total =</b>	<b>\$57,500.00</b>

**Crystal City Metrorail Station East Entrance Project**  
**JBG SMITH TEAM INTERIM AGREEMENT - EXHIBIT B COMPENSATION FOR SUPPORT OF**  
**EXCAVATION DESIGN (AMENDMENT 1 EXPENSES)**

Direct Expenses				
Description	No.	Unit	Cost per Unit	Subtotal
Mileage	150	miles	\$ 0.58	\$ 87.00
Local Transportation (Metrorail/Uber)	10	Roundtrip	\$ 10.00	\$ 100.00
Reproduction (8.5" x 11")	350	copy/print	\$ 0.12	\$ 42.00
Reproduction (8.5" x 11" - color)	150	copy/print	\$ 1.00	\$ 150.00
Reproduction (11" x 17" color)	250	copy/print	\$ 0.12	\$ 30.00
Advertisements, associated costs	0	EA	\$ 300.00	\$ -
Full-Size Plots	40	6 SF sheet	\$ 3.00	\$ 120.00
Public Meeting Boards	0	EA	\$ 50.00	\$ -
Mail/Postage/Courier	0	Lump Sum	\$ 1,505.00	\$ -
Permitting fees	0	EA	\$ 500.00	\$ -
Purchase of maps/similar documents	0	EA	\$ 1,000.00	\$ -
Subsurface Utilities - Level B Designation	0	EA	\$ 22,500.00	\$ -
Misc. expenses as requested	1	Lump Sum	\$ 201.00	\$ 201.00
				<b>\$ 730.00</b>
<b>Total Direct Expenses =</b>				<b>\$ 730.00</b>