

機場捷運林口站 (A9) 土地開發 案共開大樓共構捷運設施點交

Hand-Over Inspection of the Co-Develop Buildings and Co-Construct MRT Facilities for the TIAA MRT Linkou Station (A9) Land Development Project



● 機場捷運林口站 (A9) 共開大樓透視圖

「臺灣桃園國際機場聯外捷運系統建設計畫林口站 (A9) 土地開發案」位於新北市林口區文化三路與八德路交口東北側，屬林口特定區計畫之捷運系統用地，面積約 4,914 平方公尺。本開發案與冠德建設股份有限公司於 100 年 4 月 12 日完成簽約，以「TOD 概念、綠色建築、新生活型態」為目標，塑造人性化住宅空間，發展以綠色環境規劃為考量並兼顧精緻品味與居住質感的新時代建築，將居住、購物、休閒、交通集結於一屋。將興建地上 16 層、地下 4 層之住商大樓，總樓地板面積約 3.56 萬平方公尺；其中地上 1~4 層為商場，地上 5~16 層為住宅，B4~4F 部分工程與捷運林口站共構。本案已於 101 年 5 月 18 日通過新北市都市設計審議，並於 9 月 5 日取得建照。

為利本案共開大樓與捷運林口站出入口共構部分工程點交由冠德建設公司接續施工，本局配合該公司需求，協調機場捷運 DE02 標細部設計及施工監造顧問辦理各工項變更及改善作業。點交前就確認建築、結構、水電環控應辦事項共召開 9 次協調會，就共開大樓 B4 至 3 樓各樓層持續辦理工程點交前之追蹤改善。並於 102 年 1 月 17 日下午由本局鍾副總工程司主持本案點交會勘會議，由冠德建設公司、本局總顧問 (中興工程)、監造顧問 (林同棧工程公司)、施工承商 (工信工程公司)、本局捷工處 (林口工務所)，於機場捷運林口站現地，就共開大樓共構捷運設施進行會勘，移交現況空間內所有 RC 結構物，並將筏基礎減壓及觀測系統、電氣、給排水、消防、環控系統等點交冠德公司接續施作。🌍

The "TIAA MRT Linkou Station (A9) Land Development Project" is located at the northeastern side of the intersection between the Wenhua 3rd Road and Bade Road in Linkou Hsiang of New Taipei City. As part of the land for MRT in the Linkou Designated District, it occupies an area of about 4,914 square meters. The contract for this development project was signed with the Kindom Construction Co., Ltd. on April 12th, 2011. It is designed with the goals of adopting "Transit-Oriented Development (TOD) concept, green building, and new life style" to mold human-oriented residential space, and to develop a modern architecture that accommodates both the considerations of green environment planning and delicate living taste. A 16-story high residential and commercial building with 4 basement floors will be built that incorporates the functions of residence, shopping, recreation, and transportation. The total floor space is about 35,600 square meters. Floors 1 to 4 are shopping malls, and floors 5 to 16 are for residence. Part of B4 to 4F floors are co-construct project with MRT Linkou Station. This project was approved by the urban design review of the New Taipei City on May 18th, 2012 and the construction permit was obtained on September 5th.

To facilitate the completion of the co-construct project of the co-develop building and the exit and entrance of the MRT Linkou Station, the hand-over inspection was conducted with the continued construction by Kindom Construction. To comply with Kindom Construction's requirements for on-going construction, BOHSR coordinated with the detail design of the TIAA MRT DE02 tender and the construction supervision consultant to handle needed project changes and improvement operations. Nine coordination meetings were held prior to the hand-over inspection to confirm the required tasks in architecture, structure, E&M services, and the heat, ventilation & air-conditioning (HVAC) systems, for the tracked improvement items for each of the co-develop building floor from B4 to the 3rd. A hand-over joint investigation meeting, presided over by deputy chief engineer Chung of BOHSR, was held on January 17th, 2013 with attendance by representatives from Kindom Construction, BOHSR general consultant (Sinotech Engineering Consultants, Ltd.), supervision consultant (T.Y.Lin Taiwan Consulting Engineers, Inc.), construction vendor (Kung Sing Engineering Corp. – KSECO), and BOHSR Engineering Office (Linkou construction branch). The joint investigation of the co-develop building and co-construct MRT facilities was conducted at the MRT Linkou station. The RC structures on site were transferred to Kindom Construction, as well as the raft foundation decompression and monitoring system, electric, water supply and drainage, fire protection, and HVAC systems were handed over to Kindom for its continued construction. 🌍