

GWANGGYO CENTRAL PLAZA

INTERNATIONAL
DESIGN COMPETITION

Competition Brief



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Chapter 1. Design Competition Overview

1. Competition Overview

1.1 Purpose of Competition

The vision for Gwanggyo Central Plaza is to complete the public realm of Gwanggyo New Town by connecting the proposed plaza to Suwon Convention Center and Gyeonggi Garden through the underground walkway and a pedestrian bridge. Gwanggyo Central Plaza will serve as the cultural epicenter attracting both local inhabitants and international visitors.

- 1) **Cultural Epicenter** : The central plaza is set to be established as a significant "cultural and artistic icon" that can stimulate cultural and recreational activities while promoting the local economy by connecting to surrounding cities and districts.
- 2) **Quality of Place** : The proposed plaza must provide high-quality public space for people to enjoy all year round by incorporating indoor gardens, underground cultural facilities, and an aboveground plaza.
- 3) **Easy Access and Efficient Movement** : Pedestrian access and movement of the Gwanggyo Central Plaza will be improved by creating a pedestrian bridge to Gyeonggi Garden and an underground walkway to Gwanggyo Central Station and Lake Park.
- 4) **Design Creativity** : Designers must propose a symbolic icon that attracts local residents and global tourists. The ultimate goal of the design competition is to bring back life to the center of Gwanggyo New Town by introducing a landmark of an urban plaza, underground garden, and cultural facility.

1.2 Competition Overview

- 1) Official name of Competition : Design Competition for Gwanggyo Central Plaza
- 2) Hosting Organization : Gyeonggi Housing & Urban Development Corporation
(hereinafter referred to as 'GH' or 'Hosting organization')
- 3) Competition Method : International design competition
- 4) Scope of Competition (project)
 - (1) Site location: Iui-dong, Yeongtong-gu, Suwon-si, Gyeonggi-do
(15 parcel of the Gwanggyo Housing Site Development District)
 - (2) Lot Area: 11,455m²
 - (3) Scale of Project
 - Gross Floor Area : 12,655m² (within ±3%)

- Road (pedestrian road [overpass]): B = 4.5m / L = 120m
- Road (underground road [underground public pedestrian pathway]): A = 2,005m² (within ±3%)

※ "A" is limited to the area of "underground public pedestrian pathway" that use cultural facilities and underground public walkway.

(4) Main use : Urban planning facilities per Korean local code

- Above grade : Public open space, roads (pedestrian paths [overpasses])
- Below grade : Cultural facilities, roads (underground road [underground public pedestrian pathway])
- Buildings : Cultural and Assembly Facilities, Sports Facilities, Class 1 Neighborhood Living Facilities per Korean local code

(5) Parking : 105% of legal parking spaces required per Korean local code (subject to change based on future traffic impact assessment)

5) Organizing and Supervision

- (1) This project shall be implemented and organized by the Gyeonggi Housing and Urban Corporation.
- (2) The hosting organization shall organize all the works related to this design competition and implement all measures based on the results of the design competition.

6) Design service period : 450 days from the date of contract signing (including holidays)

※ The design service period is based on the Gyeonggi Housing and Urban Development Corporation business plan schedule and is subject to be adjusted when the project schedule changes

7) Competition Period : 70 days from the date of announcement (including holidays)

8) Estimated Construction Cost

- (1) Construction Cost : KRW 57,723,458,000 (including VAT)

[Construction cost by type]

Type	Construction Scope	Construction Cost (KRW)
Architecture	Central plaza within the land border	35,695,486,000 (incl. VAT)
Civil	Road (pedestrian walkways (overpasses), Underground Road (underground public pedestrian pathway)	17,694,181,000 (incl. VAT)
Landscape	Central plaza and indoor gardens	4,333,791,000 (incl. VAT)

- (2) The construction cost presented above is based on the total construction cost for architecture, landscape, civil engineering, MEPI equipment, telecommunications, fire protection, waste disposal, etc.
- (3) The project shall be planned in compliance with the construction budget listed above, and shall be managed not to exceed the construction budget until the time of construction commencement. (Must fulfill the task instructions and special conditions of the service contract)

9) Estimated Design Fee Budget

(1) Design Service Fee Budget : KRW 3,581,416,000 (VAT included)

[Design scope and design cost]

Type	Design scope	Design Cost (KRW)
Architecture	Central plaza within a land border	2,716,401,000 (incl. VAT)
Civil	Road (pedestrian walkways (overpasses), Underground Road (underground public pedestrian pathway))	673,423,000 (incl. VAT)
Landscape	Central plaza and indoor gardens	191,592,000 (incl. VAT)

※ The above design service fee includes all the scopes specified in 'Design Major Tasks' and will be reduced based on the rate of non-compliance.

10) Competition Management

(1) Design Competition Management Committee

- The Management Committee plays an operational management, competition brief review, and advisory role during the competition phase.
- The Management Committee oversees and supervises the registration, Q&A, and submission of entries for the design competition.
- Competition Management Committee Members

NO.	Name	Affiliation	Notes
1	Chung-yeon Won	Department of Architecture, Korea Univ.	Management Committee Chair
2	Jae-min Lee	Department of Architecture, Ulsan Univ.	
3	Jae-young Lee	School of Architecture, Hongik Univ.	
4	Jung-ah Lee	Division of Environmental Science & Ecological Engineering, Korea Univ.	
5	Jee-hyung Han	Department of Architecture, Ajou Univ.	

(2) GH Department in charge of design competition

- GH Department in charge of the design competition : Gwanggyo Business Department, GH Land Project Group
- Contact : 031-8012-7527,7603

(3) Design Competition Management Company

- The Management Company will provide administrative and support services for the entire competition.
- Design Competition Management Company : Design Oasis Co.

(4) Official website of the Gwanggyo Central Plaza Construction Project Competition (hereinafter referred to as the "website")

- <http://Gwanggyo-plaza.com>
- All matters related to the design competition of this project will be noticed through the official website.

1) Language and Units Used

- (1) Official Languages : Korean, English
- (2) Official Units: SI Metric system
- (3) Official Languages : The competition manual is written and distributed in Korean and English, and if there is any discrepancy in translation between Korean and English, Korean shall supersede.
- (4) Participants' submission materials shall be in English and may be accompanied by Korean.

2. Competition Schedule and Method

2.1 Competition Method: General Design Competition (International Design Competition)

- 1) In accordance with 「Guidelines for Operation of Architectural Design Competition」 (Ministry of Land, Infrastructure and Transport Notice No. 2023-180, '23.3.30), it is conducted as a general design competition.
- 2) The winner of this competition will not be able to participate in the 'Construction Drawing Phase Technology Proposal Bidding' based on Article 127 of the Enforcement Decree of the Act on Contracts with Local Governments No. 2.
- 3) Winners must proactively cooperate for related tasks such as handing over data to the contractor (including accompanying designer) selected according to the Article 127 No. 2.

2.2 Competition Schedule

Category	Competition Schedule	Notes
Announcement	'23. 4. 27. (Thu)	Announced on the website
On-Site briefing	-	Provided as online materials
Inquiry Period	'23. 5. 2. (Tue) ~ 5. 9. (Tue)	Query on the website
Inquiry Response	'23. 5. 16. (Tue)	Compiled replies on the website
Registration	'23. 4. 27. (Thu) ~ 23. 5. 16. (Tue) 16:00	Register on the website
Submission	'23. 7. 5. (Wed) 10:00 ~ 16:00	To be noticed on the website
Technical Review	'23. 7. 12. (Wed)	-
Competition Jury Review (1st, 2nd)	(1st) '23. 7. 25. (Tue) / (2nd) '23. 7. 26. (Wed)	-
Winner Announcement	After the judging announcement	Announced on the website
Submission Material Return		Announced on the website

※ The schedule is subject to change due to GH, and will be announced on the official website

if it changes.

- ※ Submitted proposals may be reviewed through two stages, depending on the number of submissions received. Detailed plans will be announced later.
- ※ All dates and times are based on South Korea time (Seoul, GMT+9:00).

2.3 Announcement: 2023. 4. 27.(Thu), KONEPS, Homepage

2.4 Registration : 2023. 4. 27.(Thu) ~ 5. 16(Tue) 16:00

1) Registration Method

- (1) Registration is only available through the official website (<http://Gwanggyo-plaza.com>)
- (2) After accessing the homepage, follow the instructions and enter the required information to complete the registration. A unique identification number ("PIN") consisting of two alphabets and five Arabic numerals will be assigned upon registration to distinguish participants and submissions during the contest period.

3) Important Notes

- (1) Change of registered information is only allowed during the registration period, not allowed after the registration period expires.
- (2) By registering for the design competition, the participant agrees to be bound by all the provisions of the competition brief with no objection.

2.5 Resources

Item	Contents	Notes
Competition Brief	Korean, English	
Scope Definition	Korean, English (summary)	
Site Plan, Floorplan, Sections, Structural Plans of Adjacent buildings		
Floorplan and cross section of Sin Bundang subway Line		
Adjacent roadway infrastructure drawings (water, sewer, and sanitary sewer plans and cross-sections)		
MD PLAN		
Field Guide	Drone Video, 360 VR, -Including pedestrian-only road (overpass) connection location	
Land Use Data		
District Masterplan Resources		

- ※ The above materials are available for download through the official website.

- ※ Competition brief shall prevail if there is any discrepancy between materials provided through the official website and the competition brief.

2.6 On-site briefing : Provided as online materials (refer to the website)

2.7 Inquiry Period : 2023. 5. 2.(Tue) ~ 2023. 5. 9.(Tue)

- 1) During the inquiry period, inquiries can only be submitted through the website, and inquiries via email or telephone will not be accepted.
- 2) Inquiries may be submitted either in Korean or English

2.8 Inquiry Response : 2023. 5. 16.(Tue)

- 1) Response to inquiries will be provided on the website for all participants, and individual replies will not be made.
- 2) Response to inquiries are provided both in English and Korean.
- 3) Response to inquiries shall be considered as additions or modifications to the Design Competition brief.
- 4) Inquiries not related to the Design Competition may not be answered.

2.9 Submission : 2023. 7. 5.(Wed) 10:00 ~ 16:00

- 1) First Round Submission (on-site submission)
 - (1) Location : to be announced on the official website before the submission date
 - (2) Date : 2023. 7. 5. (Wed) 10:00 ~ 16:00
 - (3) Submission Materials
 - A) Design Panel : 4 sheets A1(841mm*594mm), digital file (USB)
 - B) Design Description : 20 copies (within 20 pages, excluding cover, but including T.O.C. and slip sheet), digital file (USB)
 - C) Image : Representative image, bird-eye view, perspective view, etc. in digital format (USB)
 - D) Forms and required documents : digital file (USB)
 - E) USB with above contents : 1 piece
- 2) Second Round Submission
 - (1) Target : Participants selected for second round review by competition jury (will be announced on the official website and notified individually after first round review)
 - (2) Date : 2023. 7. 26. (Wed)

※ Participants for the second round review will be announced on the website immediately after the first round review (2023. 7. 25.)

(3) Submission Materials

A) Presentation digital file (USB) : USB 1 piece

- 3) The first round of submissions must be submitted directly by the applicant or a delegate appointed by the applicant, and all submissions must be received within the designated time. (Submissions received after the deadline will be disqualified.)
- 4) Otherwise, refer to Chapter 3 Submission Documents and Writing Standards.
- 5) If an erroneous file is submitted, the management committee may disqualify the submission for "failure to comply with submission deadlines." However, if the submission is damaged due to reasons beyond identification, the hosting organization may request to re-submit, and the competition participant who received the request must re-submit the same material without any modification.

3. Eligibility and Restrictions

3.1 Eligibility

- 1) Domestic and international architectural, landscape, and urban professionals can participate, and up to five people (individuals or corporations) can apply jointly.
- 2) Participants with foreign licensees may not participate solely, but may participate jointly with a Korean architect licensee as a representative.
- 3) When organizing a joint application, participants must organize to meet both ① and ② specified below.
 - ① Those who hold an architect's license pursuant to Article 7 of the [Architects Act] as of the date of the announcement and have registered an architect's office pursuant to Article 23 of the same Act and do not have any disqualification under relevant laws and regulations
 - ② A company that has registered for engineering business in the construction sector (road, airport, urban planning, structure, soil/geology, landscape) pursuant to Article 21 of the [Engineering Industry Promotion Act], or a company that has registered to open an engineering firm in the construction sector (road, airport, urban planning, landscape, civil engineering structure, soil, and foundation) pursuant to Article 6 of the Engineers Act, and does not have any disqualifying reasons under relevant laws.
- 4) Multiple registrations are strictly prohibited. A person(individuals or corporations) registered as a representative or a co-applicant is not allowed to participate in another team.
- 5) Members of the design competition management committee, jurors, technical jurors, or their immediate family members are not eligible to participate in this competition.
- 6) Employees of organizations or companies to which the member of the design competition management committee, jurors, technical jurors are not eligible to participate in this competition.
- 7) If a person (individuals or corporations) who violates the above qualifications registers

to participate, the competition organizer and competition administrator may reject the registration.

- 8) From the time of the service contract to the completion of the contract, if the winner of the design competition does not have the following qualifications shall form a joint contract (shared performance method) with a person (individuals or corporations) qualified under each relevant Korean law. In this case, the professional with qualification shall be a representative of the joint recipient.

Type	Eligibility Criteria	Remarks
Electrical	A company that has registered a professional design business (type 1) or a comprehensive design business pursuant to Article 14 of the Electric Power Technology Management Act, or a company that has registered to open an engineering firm in the construction sector (building electrical equipment) pursuant to Article 6 of the Technical History Act.	
Firefighting	A company that has registered as a specialized fire protection facility design business by the Fire Protection Facilities Construction Business	
Telecomm- unication	A company that has been registered an engineering business in the information and communication sector (information and communication) pursuant to Article 21 of the Engineering Industry Promotion Act or a company that has registered the opening of an information and communication sector (information and communication) engineering office pursuant to Article 6 of the Technology History Act.	
Geological Survey	Pursuant to Article 2 of the Small and Medium Enterprises Promotion and Market Development Act, as a small and medium-sized enterprise holding a direct production verification certificate under Article 9 of the same Act [Product Name: Geological Survey and Exploration, Detailed Product Name: Geological Research and Survey Service (Commodity Classification Number: 8115179901)], and as a company that is required to file a construction (soil/geology) engineering business report under Article 21 of the Engineering Industry Promotion Act or to register a construction (soil/geology) technical office under Article 6 of the Architectural Act.	Joint application (joint execution method) is not allowed

3.2 Eligibility Restrictions

- 1) An entity is not allowed to register nor submit multiple entries for this design competition (other GH competitions may be allowed for entry). After the submission of the work, the composition of the joint procurement body cannot be changed, and its members cannot participate in other joint procurement bodies of this project. However, if it is difficult to fulfill the contract due to bankruptcy or other reasons after the contract is concluded, the entity may discuss changes with GH.
- 2) As of the final registration deadline for the design competition, those who are subject to disqualification reasons under relevant laws and regulations, such as registration cancellation, suspension, closure, business suspension, and other similar administrative sanctions under Article 28 of the Architectural Act and Article 30-3 of the same Act, cannot participate.
- 3) If any violation of the eligibility criteria is discovered after the announcement of the winning entry, the winning status shall be invalidated before the contract is concluded.

If any violation is discovered after the contract has been concluded, the contract shall be invalidated (with the refund of any down payments and installments), and the relevant laws and regulations regarding business delays shall be enforced. In the case of honorable mention winners, their award shall be invalidated, and they may be held civilly or criminally liable.

- 4) The responsibilities and rights related to joint applications are governed by relevant regulations such as the "Act on Contracts Entered into by Local Governments", the "Construction Technology Promotion Act", and the "Ministry of Public Administration and Security Regulations."

4. Competition Jury Design Review

4.1 Technical Review

- 1) GH staff will review legal regulations and guidelines, as well as any major violations, and report the results to the competition jury committee for evaluation.
- 2) Technical review will be performed by relevant construction professionals and external experts.

4.2 Composition of Competition Jury

- 1) Competition Jury Committee shall consist of six jurors and two alternate jurors.
- 2) Alternate jurors shall be selected separately in anticipation of disqualification, objection, or recusal of jurors.

4.3 Judge Roster : 6 judges and 2 alternates

Type	Name	Affiliation	Fields	Notes
Judge	Patrick Berger	Patrick Berger architects	Architecture	International
	Niall Kirkwood	Harvard University	Landscape	International
	Albert Giralt	RPBW Architecture	Architecture	International
	Tae-man Kim	HAEAHN Architecture	Architecture	-
	Seung-su Shin	DESIGNGROUP OZ	Architecture	-
	Eun-yung Park	Joongbu University	Landscape	-
Alternate	Yoon-hee Lee	Ewha Womans University	Architecture	-
	Gyeong-jin Ahn	Konkuk University	Landscape	-

4.4 Design Review Procedure

- 1) The chairperson of the competition jury committee is elected by the members of the committee at the initial meeting.
- 2) The competition jury committee will receive an evaluation report on the technical review results and makes a decision for disqualification or evaluation reflection through discussion.
- 3) The competition jury committee must have sufficient discussions on the submitted entries and each member of the committee must prepare an evaluation report indicating both strengths and areas for improvement.
- 4) If a competition jury committee member cannot attend the opening of the committee, they will lose their qualification and the alternate member will take over.
- 5) The submitted work which falls under the following criteria can be disqualified by the competition jury committee's decision regardless of the competition jury review process, and even if it is discovered later, the award can be canceled by the decision of the competition jury committee.
 - (1) Submitting more than one work
 - (2) Violation of the anonymity of the work
 - (3) Applicant is not eligible according to the eligibility criteria or if false information is found
 - (4) In case of prior contact with the competition juror of the design competition
 - (5) In case of misconduct or illegal actions by staff members (including retirees) during the competition review process. ※ See Appendix 1 and Appendix 2
 - (6) In case of prior explanation or reports on misconduct or illegal actions by evaluation-related personnel.
 - (7) In case of disqualification by the competition jury committee.
(Undisclosed matters discovered during the technical evaluation can also result in disqualification after the decision of the competition jury committee through a vote.)"
- 6) If more than 6 entries are received, the competition jury committee may decide to perform two round review procedure, and the first round of competition jury review will be decided by the voting system after sufficient discussion among the jurors. However, if five or fewer entries are submitted, the competition jury review will be conducted on the first round review day.
- 7) The second round review, in which the selected works after the first round review are presented and evaluated in person, will be held on a pre-announced day as follows.
 - ※ The number of submissions for the second round of competition jury review will be finalized by the first round of competition jury review
 - (1) The presentation of the design proposal will be conducted in person, and the presenter will be limited to two or fewer designers who have been employed before the announcement of the competition and involved are in competition.
 - ※ International participants can proceed with non-face-to-face presentation, and translation support will be provided if necessary.

- ※ The two individuals participating in the presentation must submit relevant supporting documents such as a power of attorney, proof of employment, and identification, etc.
- (2) The second round competition jury review participant will present the work in PT format. 10 minutes for presentation and 20 minutes for Q&A, subject to change depending on the number of participating entries.
 - ※ Translators are available upon request for international participants, and the application process will be announced on the official website at a later date.
- (3) The presentation shall be prepared in PPT or PDF format and shall consist of only the contents of the submitted blueprints and design manuals. Videos are not allowed, but slideshows and animations in the PPT itself are allowed.
- (4) The winning entries and honorable mentions will be decided by full discussion and voting based on the PT presentation and Q&A
- 8) All processes of competition jury review and discussions may be recorded in accordance with relevant laws and regulations, and the competition jury review process may be disclosed. When disclosing, the contents (schedule, etc) of the disclosure shall be announced in advance.

4.5 Judging Results Announcement

- 1) For fair and responsible judging, the judging results and evaluation reasons for each judge will be disclosed on the official website under the jurors' names.

5. Design Evaluation Criteria

5.1 Key Evaluation Points for Gwanggyo Central Plaza

Part	Key Point	Details	Note
Design creativity	Symbolism and artistry	<ul style="list-style-type: none"> ■ The role of the central plaza as Gwanggyo's representative public space, its relationship to the surrounding urban context, and the spatial arrangement of underground infrastructure ■ Plan for a sense of place and identity for the plaza as the centerpiece of the neighborhood. ■ Attractive and collective space planning by introducing original concepts to connect with Gyeonggi Convergence Town, Suwon Convention Center, and surrounding commercial buildings ■ Harmonizing stories and plans for each space of the Walk Line (Gyeonggi Convergence Town ~ Suwon Convention Center) ■ Harmony with architecture, landscaping, and civil engineering, and appropriateness of color and material plans 	

Part	Key Point	Details	Note
Architectural Planning	Layout and Circulation	<ul style="list-style-type: none"> ■ Spatial arrangement of indoor gardens, exercise facilities (play facilities), and exhibition spaces that are used by citizens in the underground, even though they are public facilities ■ Harmonious arrangements with Gyeonggi Convergence Town, Suwon Convention Center, surrounding shopping districts, and pedestrian-friendly planning and designs that can increase awareness as a major pedestrian pathway in the center of Gwanggyo ■ Feasibility of site condition analysis and neighborhood analysis ■ Appropriateness of layout, land use, and space utilization ■ Plan for separating pedestrian and rest areas in the plaza ■ Plan major and minor entrances and exits according to the basement plan ■ Adequacy of indoor and outdoor space, break areas, and walking plans 	
	Floorplan and Section Planning	<ul style="list-style-type: none"> ■ Zoning plans for indoor gardens, sports facilities (playgrounds), neighborhoods, and common area ■ Implementation of playgrounds and space planning with flexibility ■ Vertical and horizontal travel plan feasibility ■ Efficient core planning 	
	Environmental friendly Concept	<ul style="list-style-type: none"> ■ Plan for energy conservation, greenhouse gas reduction, and eco-friendly elements ■ New and renewable energy application plan ■ Appropriateness of applying infrastructure such as air conditioning system ■ Feasibility of efficient energy management and operation plans ■ Sunlight and ventilation planning for basement spaces 	
	Sustainability	<ul style="list-style-type: none"> ■ Build sustainable public spaces to revitalize neighborhoods ■ Provide inclusive, safe, and universally accessible green and public space 	
Landscape Planning	Plaza Planning Creativity	<ul style="list-style-type: none"> ■ Creativity of the introduction concept and feasibility of the plan ■ Appropriateness of space planning and harmony with surroundings ■ The appropriateness of the placement of pathways and facilities ■ Compatibility with various experience functions (culture, play, relaxation) 	
	Indoor Garden Plan	<ul style="list-style-type: none"> ■ Connection to the surrounding space and appropriateness of the plan ■ Feature fidelity and plan feasibility 	
Civil Planning	Structure Plan	<ul style="list-style-type: none"> ■ Rational structural design and structural beauty of future underpasses and pedestrian walkways (overpasses) ■ Affordability and construction ability of structural plans 	
	Safety	<ul style="list-style-type: none"> ■ Stability and durability of the structure plan ■ Consideration plan for railroad safety on the Shinbundang Line 	

※ The selection of winning and prize-winning entries will be made through sufficient discussions and voting by the competition jury committee based on the evaluation criteria.

6. Selection of winning works and rewards

6.1 If two or more works are not received, the competition will be re-announced.

6.2 If the results of the competition jury review do not meet the purpose of the competition or if there are reasons such as inadequate quality, the selection of winning entries may not be made or the number of winning works may be reduced through the deliberation of the competition jury committee.

6.3 Number of Winning Entries and Rewards

- 1) Winner : The winner is granted the qualification to perform design services.
- 2) Other Awardees : Other winners are determined by the judging committee within 4 people, and compensation will be paid as follows.
 - (1) 4 people : The budget will be distributed in the order of the highest scores in the competition, with 40%, 30%, 20%, and 10% given to the candidates, respectively.
 - (2) 3 people : The budget will be distributed in the order of the highest scores in the competition, with 40%, 30%, and 20% given to the candidates, respectively.
 - (3) 2 people : The budget will be distributed in the order of the highest scores in the competition, with 40% and 30% given to the candidates, respectively.
 - (4) 1 person : pay three-tenths of the budget
- 3) Budget for compensation : KRW 100,000,000 (compensation includes VAT)
 - ※ In case of a joint application, the compensation fee shall be paid to the representative architect.

6.4 In the following cases, the design service rights granted to the winner may be transferred to the next best entry or the company that submitted the best entry, and in this case, the award money of the service rights transferee must be returned to the organizer.

- 1) Winner forfeits the basic and implementation rights to the contract.
- 2) Any disqualification or invalidation factors are discovered after the selection of the winner.
- 3) Winner cancels registration, takes leave, goes out of business, or is forced to cease business operations, resulting in a lack of legal requirements necessary for basic and implementation designs.
- 4) Winner delays the conclusion of the contract without proper justification.

7. Additional information

7.1 Return of Entries and Copyright

- 1) Submissions must be original and not infringe on anyone's copyright.
- 2) The participant (team) is responsible for any infringement of the copyright of others, and the award may be canceled if the copyright of others is infringed.
- 3) The copyright of the submitted work belongs to the participant and the ownership and use rights belong to the hosting organization. In addition, the hosting organization may use all contents such as pictures, drawings, etc. of the competition for publication, exhibition, promotion, etc. by reproduction, exhibition, distribution, and creation of secondary works, and for this purpose, the participant must submit the [Exhibition and Promotion Use Agreement] [Form 7].
- 4) The copyright of the winning entry and all submissions shall be subject to the copyright laws of the Republic of Korea.
- 5) The date for returning the works after the competition jury review will be set and notified individually. At this time, the participant must actively cooperate, and the participant shall bear the costs incurred by returning the work after the judgment and taking it out after the exhibition installation.
- 6) Works not returned within the return period will be handled by GH at its discretion, and the participant may not object to this under any circumstances.

7.2 The Obligations of the Winner

- 1) The winner shall modify and supplement various related drawings according to changes in the master plan, enactment and revision of related laws and regulations, construction requirements, building permits, and deliberation results.
- 2) The winner of the competition must reflect any changes required by the jury or the ordering agency, such as supplementary requirements or modifications, in the design process.
- 3) The winner of the competition is obliged to conclude a design contract with the hosting organization for the relevant project. However, if the hosting organization cannot fulfill the service for the project due to unavoidable circumstances, they shall pay compensation of no less than the competition prize.
- 4) The design fee includes all costs related to the overall service for the project, including building consultation (permission) and related services, all review and certification expenses, pre-design survey work (soil survey, surveying), traffic impact analysis, and submission of other materials required or requested by the ordering agency. However, each certification fee is not included.
- 5) If the project is delayed due to various consultations during the design process, related procedures (technical consultations, building consultations, etc), and the hosting

organization's situation, the task period can be extended with the approval of the hosting organization.

- 6) The winner of the competition must comply with this guideline, and the hosting organization may request design modifications, changes, or supplementary work as necessary during the design process, which the designer must follow unless there are special reasons.
- 7) Regarding the design economy review (Design VE), the winner of the competition must provide materials and perform tasks related to revision design in accordance with the "Implementation Guidelines for Design Economy Review."
- 8) The winner of the competition must perform tasks related to various reviews, building permits, etc. to explain the design content, supplement materials (sketches, etc), report, participate in meetings, and prepare materials in accordance with the planned schedule for the project.
- 9) If the winner of the competition neglects the pre-survey work in performing the "design service," causing a significant increase in construction costs or confirming an exaggeration or false fact, the contract (qualification) may be terminated and administrative measures may be taken.
- 10) The winner of the competition must actively cooperate in providing all materials related to the design of the Gwanggyo Central Plaza project when the contractor creates a final design document based on the proposed content after the actual design proposal bidding.
- 11) If the hosting organization's operation policy changes, requiring adjustment or partial modification of the design content, the winner of the competition must comply.
- 12) After completing the design, the winner of the competition must create sketches, perspectives, internal perspectives, etc. based on the final design documents and produce the final model for submission.

7.4 Caveats

- 1) The decision to disqualify a proposal belongs to the authority of the competition jury committee, and no objection can be made to the result.
- 2) The applicant shall plan legally in accordance with all relevant laws and regulations.
- 3) The participating technicians listed in the task performance plan submitted by the winner when performing the service shall not be replaced arbitrarily without the approval of the organizing body. (In case of unavoidable replacement, the qualifications and experience must be equal to or higher than the original prospective participant).

- 4) If the design is suspended due to changes in business conditions, the design fee may be settled by mutual agreement between the contractors.
 - (1) After starting the project: Actual expenses can be settled.
 - (2) Before starting the project: Settlement can be made through mutual agreement within the range of compensation for the award-winning work.
- 5) By submitting an entry to the design competition, the applicant is deemed to approve the contents of this manual.
- 6) If there is any objection or difference of opinion regarding this manual, it shall be decided by mutual consultation.
- 7) The service is a joint design supervision between "Gyeonggi Housing & Urban Development Corporation" and "Suwon City", and a change in the organizing body may occur with the completion of the Gwanggyo District residential land development project. The winner shall respond to this when the contract is transferred. (Gyeonggi Housing & Urban Development Corporation → Suwon City)

Chapter 2. Design Competition Guidelines

1. Project Background

1.1 Background

- 1) Development Plan for Gwanggyo District Land Development Project was approved in 2005.12. ('05.12)
 - (1) Construction of administrative complex cities and self-sufficient new cities through the location of large-scale administration and high-tech industries
 - (2) Contributing to the stability and welfare of people's residential life through the planning of new residential complexes to alleviate land shortage in the metropolitan area
 - (3) Promoting the development of Suwon and Yongin by creating urban spaces and eco-friendly urban environments that can secure urban centers
- 2) Pedestrian network was proposed through overpass bridges and an underground walkway was proposed in the central areas of Gwanggyo
 - (1) Establishment of a pedestrian axis connecting Gwanggyo Techno Valley to Gwanggyo Central Station, Gyeonggi Convergence Town, Central Plaza, Suwon Convention Center, and Lake Park.
 - (2) Revitalization of the Central Plaza by building a three-dimensional pedestrian axis with pedestrian-only roads (overpasses) and underground roads (underground public sidewalk facilities) and planning for convenient access.
- 3) The new Central Plaza will attract residents and visitors to Gwanggyo New Town and promote economic development.
 - (1) Providing a place for citizens to rest and relax by creating complex cultural spaces such as parks, culture, and amenities.
 - (2) Revitalizing local commercial districts by attracting citizens and visitors through the introduction of landmark facilities, etc.
- 4) Create a symbolic icon for Gyeonggi Province
 - (1) Create a landmark Gwanggyo central plaza with symbolism, creativity, and artistry to create a space that anyone can use freely.
 - (2) The underground space will be created as a space where families can enjoy cultural experiences and leisure without distinction between young and old, so that it can become the center of Gwanggyo.

1.2 Demands and Expectations

- 1) Cultural Epicenter : The central plaza is set to be established as a significant "cultural and artistic icon" that can stimulate cultural and recreational activities while promoting the local economy by connecting to surrounding cities and districts.
- 2) Quality of Place : The proposed plaza must provide high-quality public space for

people to enjoy all year round by incorporating indoor gardens, underground cultural facilities, and an aboveground plaza.

- 3) Easy Access and Efficient Movement : Pedestrian access and movement of the Gwanggyo Central Plaza will be improved by creating a pedestrian bridge to Gyeonggi Garden and an underground walkway to Gwanggyo Central Station and Lake Park.
- 4) Design Creativity : Designers must propose a symbolic icon that attracts local residents and global tourists. The ultimate goal of the design competition is to bring back life to the center of Gwanggyo New Town by introducing a landmark of an urban plaza, underground garden, and cultural facility.

2. Local Context

2.1 Site Location and Regional Access

- 1) The project site is located in Yongtong-gu, Suwon-si and Suji-gu, Yongin-si, adjacent to Yeongdong Expressway (Dongsuwon IC), Yongin Seoul Expressway (Gwanggyo-sanghyeon IC), and National Highway 43, making it easily accessible from all areas in Gyeonggi-do.
- 2) Excellent access to public transportation with Gwanggyo Jungang Station (Bus Transfer Center) on the Shinbundang Line.
- 3) The Bus Transfer Center operates airport buses and local buses to Gangnam Station, Seoul Station, and Gyeonggi-do (Ansan, Goyang, etc.).

2.2 District Context and Characteristics

- 1) The project site is located at the center of Gwanggyo New Town, where major infrastructure supports the site including a transportation hub, large-scale sales facilities (residential complexes) and apartment buildings surrounding the project site.
- 2) The project site is surrounded by office buildings and sales facilities such as Hillstate, L'Port IPark, and Lotte Outlet (Gwanggyo Central Purgio City), as well as large-scale apartment buildings such as e-Pyeonghansang (1,970 units) and Gwanggyo Jayeon& Hillstate (1,764 units).
- 3) Gwanggyo Techno Valley and Gyeonggi Convergence Town (Gyeonggi Provincial Office, Gyeonggi Provincial Assembly, Gyeonggi Provincial Office of Education, Gyeonggi Library, Bank of Korea Gyeonggi Headquarters, Gyeonggi Housing and Urban Corporation Office, Complex Facilities Building, Gyeonggi Credit Guarantee Foundation Office, etc.
- 4) The Suwon Convention Center, Galleria Department Store, and Gwanggyo Lake Park are located in the southeastern part of the Gwanggyo New Town, and a legal town centered on courts such as the Suwon High Court is located within 1.5 km to the east.

2.3 CBD Center Street Development

※ The proposals to comply with Gwanggyo District Unit Plan

- 1) Article 5 of Chapter 1 of the Guidelines for the Implementation of the Gwanggyo District Unit Plan stipulates the CBD Center Street.
 - (1) ⑥ "Central pedestrian axis" refers to the symbolic pedestrian street of Gwanggyo New Town that promotes the revitalization of the center and the vitality of the city, and forms a pedestrian connection between the main functions of the city center and the access and visual corridor to the waterfront of the Woncheon Reservoir.
 - (2) ⑧ "Central Business District (C.B.D.)" refers to a district where public or office-oriented business buildings are concentrated to promote mutual benefits, and to secure the centrality of the new city through efficient land use and the creation of symbolic landscapes to serve as the CBD Core of the Gwanggyo New Town.
- 2) Maintain a connection to adjacent buildings in CBD
 - (1) The main facilities surrounding the CBD are mixed-use facilities with retail facilities on the lower floors and residential facilities on the upper floors, including Avenuefrance (Summit Place), World Square (Gwanggyo Purgio), Lotte Outlets (Gwanggyo Central Purgio), L'Port IPark, Gwanggyo Lakeview Tower, and Galleria Department Store.
 - (2) Center Square is located in the heart of Gwanggyo New Town, connecting the bus transfer center of Gwanggyo Jungang Station on the Shinbundang Line to the CBD's central pedestrian axis, World square - AvenueFrance - Gyeonggi Convergence Town - Gwanggyo Central Plaza - Suwon Convention Center - Gwanggyo Lake Park

2.4 Master Plan Requirements

- 1) All proposals are required to comply with the following plans that the district government established.
 - (1) Development Plan and Implementation Plan for Gwanggyo District Land Development Project
 - (2) Gwanggyo District Urban Management Plan and District Level Plan

3. Project Site

3.1 Site Overview

- 1) Site location: Lee Yi-dong, Yeongtong-gu, Suwon-si, Gyeonggi-do (Part of Gwanggyo Residential Development Area public open space 15)
- 2) Land area : 11,455m²
- 3) Site boundary : Scope of work
 - (1) Gross floor area : 12,655m² (within ±3%)
 - (2) Pedestrian Bridge : Approximate Width = 4.5m / Approximate Length = 120m

- (3) Underground walkway accessed by public] : A(approximate floor area) = 2,005m²
(within ±3%)
- ※ "A" is limited to the area of "underground walkways and underpasses" that use cultural facilities and underground public sidewalk facilities.
- 4) Primary Land Use Category : Urban planning facility
- Ground Level : Public open spaces, passage (pedestrian paths)
 - Underground Level : cultural facilities, passage (underpasses [underground walkway]), parking lots
 - Buildings: Cultural and Assembly Facilities, sports facilities, Class 1 Neighborhood Facilities
- 5) Project period : 2022 ~ 2027 (scheduled)
- 6) Collaborators : Gyeonggi-do, Suwon-si, Yongin-si, and Gyeonggi-do Housing and Urban Corporation
- 7) City Management Plan Decision (Change) Regarding Buildings and Other Matters
- Gwangyo District Unit Plan public open space (Public 15)
- (1) Article 33 of Chapter 6, Public Buildings and Other Facility Land, of the Guidelines for the Implementation of the District Unit Plan of the Gwangyo District stipulates public open space (Public 15).
- (2) The construction plan of underground facilities shall be planned in accordance with the following urban management planning decision documents.
- a) For efficient utilization of underground space, a three-dimensional plan can be established and reflected for Type 1 neighborhood living facilities, cultural and assembly facilities, and sports facilities.
 - b) Facilities for permitted uses shall be constructed on the basement level only.
- (3) Pedestrian and vehicle routes shall be planned in accordance with the following urban management plan decision (change) regulations and other matters.
- a) Underground and above-ground spaces in public open spaces can be created to allow entry and exit from Convention 1, Central commercial district 1 (pedestrian only), General commercial area 6, and Public office 4 (convergence 5) for three-dimensional connection of vehicles and pedestrians between facilities, and vehicle circulation routes for entering and exiting underground parking lots are planned using Convention 1 for smooth traffic flow.

Plan Number	Location	Categories	Planning details
Public 15	Public 15 Part of Yi-dong 207-4 (Only applies to the underground section of the Public open space)	Purpose	To efficiently utilize the underground space, a three-dimensional plan can be established and reflected, including Class 1 neighborhood living facilities, cultural and assembly facilities, and sports facilities.
		Height (Floors)	Facilities for permitted uses shall be constructed at ground level only.
		Miscellaneous Notes	Underground and above-ground spaces in public open spaces can be created to allow entry and exit from Convention 1, Central commercial district 1 (pedestrian only), General commercial area 6, and Public office 4 (convergence 5) for three-dimensional linkage of vehicles and pedestrians between facilities, and vehicle circulation lines for entering and exiting underground parking lots can be planned using Convention 1 for smooth traffic flow. *Not possible to plan using Public office 4 (Convergence 5).

8) Location and cross-sectional concepts

- (1) When planning pedestrian bridge (overpasses) and underpasses (underground public walkway), refer to the following concept diagrams: plan and cross-section.

4. Design Requirements

4.1 Planning Principles

- 1) Creatively design and plan symbolic, memorial, and artistic landmark spaces representing Gwanggyo, centered on pedestrian walkways (overpass), central plazas, and indoor gardens.
- 2) Enhance regional symbolism and commemoration through sculptures in the central plaza, so that it can become a landmark of Gyeonggi-do beyond Gwanggyo and Suwon.
- 3) Demonstrate creativity in designing a landmark design that creates a new symbol for the bridge and considers the structural safety of the pedestrian walkways (overpass) at the same time.
- 4) Propose iconic and creative spaces that extend the green space of the above-ground plaza into the underground to increase gathering power while improving the underground environment.
- 5) Propose experiential, hands-on learning, interactive programs for kids, young adults, and seniors.

※ Sports facilities (playground), exhibition facilities, and neighborhood living facilities are not included in the detailed design and interior plans because the detailed space will be planned by the operator in the future.

4.2 Design Criteria

- 1) For the main focus of the design, refer to the Design Evaluation Criteria (Main Focus and Evaluation Criteria for the Evaluation of the Central Plaza of the Light Bridge).
- 2) Otherwise, refer to the relevant planning and evaluation criteria, and consider the following.
 - (1) In the arrangement of indoor gardens, sports facilities, exhibition spaces, etc. in underground spaces, various space concepts are needed to induce active participation of citizens.
 - (2) In order to function as a major pedestrian line and contribute to the creation of an integrated spatial environment with surrounding facilities, the local conditions and surroundings should be taken into account, and related plans should be reflected, but differentiated spatial design directions should be provided through interpretation.
 - (3) The Green New Deal is emerging as a policy tool to address climate change and energy issues. In this situation, it is necessary to specifically reflect eco-friendly concepts and plan to increase energy independence as much as possible.

4.3 Program Guidelines

- 1) Ground Level
 - (1) Plazas (PLAY GROUND), pedestrian walkways (Overpasses)
 - (2) A public resting and walking space open to all, a playground where anyone can run around, and a central plaza for play, experience, and relaxation by installing monumental facilities.
 - (3) Create a safe and convenient walking environment from Gwanggyo Central Station to Lake Park through a continuous pedestrian road (overpass) between Gyeonggi Convergence Town and Central Plaza, and plan it as a pedestrian road (overpass) that becomes a new landmark of Gwanggyo.
 - ※ The pedestrian road (overpass) is planned in the form of a slope from the upper level of the Gyeonggi Convergence Town(Gyeonggi Garden) to the ground level of the center plaza, and requires review of interfering facilities and structures within the Stadium site.
 - (4) Propose a circulation strategy for connecting the Suwon Convention Center from the surface to the underground underpass (underground public sidewalk facility).
- 2) Basement 1 Level
 - (1) Indoor gardens, amenities, neighborhood living facilities, and underpasses (underground public walkway)
 - (2) Propose an indoor garden with cultural space for pedestrians and visitors.
 - (3) Arranging support facilities and amenities for visitors and creating rest areas (indoor gardens, cultural facilities, cafeterias, etc.)

3) Basement 2 Level

- (1) Sports facilities (amusement facilities), cultural and assembly facilities, neighborhood living facilities, underpasses (underground walkway), parking lots
- (2) Introduce a small scale indoor theme park, paid indoor playground, winter garden, or other program for residents to supplement Gwanggyo New Town.
- (3) Propose an underpass (underground walkway)
 - Pedestrian and vehicular traffic connection must be proposed between Central Plaza and Suwon Convention Center
- (4) Create a parking space
 - 105% of legal parking (subject to change based on future traffic impact assessment)

4.4 Floor Area Requirements

1) Required floor area

By Floor	Detail	Area(m ²)		Contents
		In public	Sidewalks/Driveways	
Ground	1st floor	450	-	Doorway, pedestrian walkway (overpass):B=4.5m/L=120m
Underground	B1	3,015	360	Indoor garden (400m ²), exhibition facility (330m ²), operation management office, underpass (underground public sidewalk facility)
	B2	9,200	975	Sports facility (3,300m ²), neighborhood living facility (300m ²), underpass (underground public sidewalk facility), parking space
	B3	-	670	Underpasses (underground public sidewalks)
Total		12,655	2,005	
		Floor area	Area	

※ The above floor area is for the purpose of establishing the basic plan, and the floor area and floor zoning can be proposed freely.

2) Required space program

Categories	Detail	Area (m ²)		Note
		In public	Sidewalks/Driveways	
Leasable Area	Sports facilities (Playgrounds)	3,300	-	Themed attractions
	Cultural and Assembly Facilities (Exhibit Hall)	330	-	
	Class 1 Neighborhood Living Facilities	300	-	
	Subtotal	3,930	-	
Public	Underground walkway, indoor gardens, restrooms, corridors, stairs, mechanical and electrical rooms, parking lots, etc.	8,725	-	Indoor garden 400m ²
Misc	Underpasses (underground walkway)	-	2,005	
Total		12,655	2,005	
		Floor area	Area	

- ※ The program of "detailed spaces" in the table above is required, and the designer can plan additional spaces as needed. However, the total planned area must be within the range of $\pm 3\%$ of the reference gross floor area and area.
- ※ The area of "detailed space" can be changed by the designer as a guideline, and as a simple example, it can be freely configured according to the internal layout. (However, the area of the sports facility can be changed within $\pm 3\%$ and the area of the neighborhood living facility can be changed within -3% . Also, the indoor garden space can be divided).
- ※ In the above table, "within public open space" means inside the site boundary line, and "sidewalk/roadway" means an underground road (underground public sidewalk facility) that crosses under the city planning road outside the site boundary line.
- ※ Facility space, basement space, etc. can be comprehensively planned between facilities.
- ※ The center plaza can be organically planned in conjunction with the surrounding shopping districts and organized as a space that attracts customers.

5. Detailed Design Guidelines

5.1 Overall Design Goals

- 1) At the time of submission of the design, it shall be in accordance with the relevant laws and regulations (including legislative forecasts) such as the Rules on the Determination, Structure and Installation Standards of Urban and County Planning Facilities and the Building Code.
- 2) Propose a circulation strategy to facilitate efficient vehicle entry and exit and pedestrian movement, and plan for convenient and safe use by the disabled and elderly.
- 3) Use economical and eco-friendly materials, but consider durability, safety, construction ability, and ease of maintenance.
- 4) Exterior shading facilities can be actively utilized in the design phase for eco-friendly construction.
- 5) If structures (e.g. photovoltaic facilities) are installed to meet legal standards such as renewable energy utilization and zero energy, they shall be installed in harmony with the central plaza and clearly expressed in bird's eye view, perspective view, and corresponding drawings.
- 6) Make the central plaza a pleasant rest area with appropriate landscape elements (can be included in the floor area).
- 7) Propose architectural plan, detailed space arrangement, and interior design are coordinated (linking the indoor garden with the landscaping facilities of the central plaza, connecting the horizontal and vertical movements of the pedestrian overpass, etc.
- 8) Propose an architectural plan coordinated with mechanical, electrical, information and communication, IBS, fire protection, landscape, civil engineering, and other facilities.

- 9) Each unit space shall consider natural light and ventilation as much as possible in accordance with its function and use.
- 10) The floor height shall be sufficient for the functions of each use, and shall be higher than the height considering mechanical facilities, electrical facilities, structural systems, and maintenance aspects.
- 11) The space for sports facilities (playground) may be proposed by the designer.
- 12) Plan to minimize energy losses, such as thermal bridges on the building envelope.
- 13) Since the primary facility is located underground, active natural lighting should be applied by planning sunken windows, skylights, light ducts, etc.
- 14) As the primary facility is located in underground, the design should propose an air conditioning system to prevent condensation on underground walls, natural lighting, natural ventilation, and double walls.
- 15) A flood prevention plan shall be established for underground spaces.

5.2 Space Planning Goals

- 1) Indoor gardens, playground, and neighborhood amenity are effectively divided but connected seamlessly.
- 2) Propose a way to find a strategy for users to understand the internal space and easy for staff to service (quick indoor situation, shortest walking distance).
 - (1) A route plan that does not intersect with automobile lanes and goods delivery lanes and considers the mobility impaired.
 - (2) Plan entrances and exits that take into account underground spaces and evacuation routes in case of emergency.
- 3) Considering the characteristics of users, separate conflicting functions and complementary functions by placing them adjacent to each other and dividing the space by floor and function.
- 4) Locate elevators based on the movement of users and goods.
- 5) Provide a flexible plan which can facilitate future additions and changes.
- 6) Athletic facilities (playgrounds) will be leased to separate operator, therefore, the planning of playground required maximum flexibility.
- 7) The governing body of central plaza will propose a plan for pedestrian connection between Gyeonggi Convergence Town and adjacent commercial facilities (Lotte Outlet Gwanggyo, Gwanggyo Jungang Station, Hillstate Gwanggyo, L'Fort I-Park). And the new plan must facilitate the connection.
- 8) As part of post-COVID-19 response, consider securing mechanical ventilation or ventilation windows to prevent contaminated air from entering and spreading in common areas.

5.3 Design Goals by Sector

1) Site Planning

- (1) Propose a site plan in consideration of the transportation system and surrounding land use plan considering Gyeonggi Convergence Town, Suwon Convention Center, and surrounding buildings, and ensure that the pedestrian road (overpass) and underground road (underground public sidewalk facility) connecting Gyeonggi Convergence Town to Suwon Convention Center through the central plaza, the pedestrian and service movement plan, parking plan, and central plaza plan are reasonable and economic.
- (2) The site plan shall be optimally designed in consideration of the features of the site, the function of each room, and the environment.
- (3) Outdoor spaces should be planned to function as plazas and be visually and spatially connected to underground spaces.
- (4) Propose a site plan to reflect the form and flow of buildings around the central plaza, the flow of people, and transportation facilities, it is planned to connect the entrances and exits of Gyeonggi Convergence Town and adjacent commercial facilities (Lotte Outlet Gwanggyo, Gwanggyo Jungang Station, Hillstate Gwanggyo, L'Fort I-Park). from the ground.
- (5) The ground floor of the central plaza shall be open according to the surrounding building form so that the exterior space can be activated in connection with the lower floors of the buildings around the adjacent commercial space.
- (6) The site plan is required to comply with the 'ground floor fire vehicle entry movement plan', but plan it so that it does not interfere with the entry of fire vehicles and firefighting activities.
- (7) Propose pedestrian walkways (overpasses), underpasses (underground public sidewalk facilities), etc. in accordance with the district unit planning guidelines.
- (8) The exterior walls of the basement level shall be sufficiently set back from the property line in consideration of surrounding structures and conditions.
 - ※ Underground structure planning considering Article 45 of the Railway Safety Act (Restrictions on Activities in Railway Protection Zones)
 - The underground road (underground public sidewalk facility) connecting the central plaza and Suwon Convention Center is separated from the Shinbundang Line to ensure that there are no problems with the railway safety evaluation.
- (9) A pedestrian bridge (overpass) connects Gyeonggi Convergence Town's Gyeonggi Garden (upper DA of the underground parking lot) to the central plaza, and is designed to be an iconic landmark.
 - ※ The designer can propose the width, length, linearity, etc. of the pedestrian overpass (pedestrian bridge), but it must be designed in consideration of the structural review, such as how to block the DA-side air supply noise and the load.
- (10) The site plan must connect the pedestrian overpass with the central plaza, indoor garden, and sunken structure to create a unified design as a single landmark.

- (11) Explore the optimal location of entrances to adjacent facilities, floor levels, and front space utilization to plan various facilities such as sunken, landscaping, and exhaust towers in appropriate locations.
- (12) The exposed structures including air intake towers, stairwells, elevators, etc. should be considered for landscape and visibility.
- (13) The site plan must facilitate the pedestrian connection on the ground floor of the center square by providing an appropriate lighting strategy which could vary by the season or time of day.
 - ※ The light and heat emitted by the lights should be planned so as not to damage people or nearby commercial properties, and the brightness of the object should be determined by considering the reflectivity and ambient light.
- (14) The site plan must be flexible enough to incorporate the future connection of underground roads between Gyeonggi Convergence Town, Central Plaza, and Suwon Convention Center (for the purpose of sharing parking lots), it is necessary to create an underground passage connection (connection box) in Central Plaza (toward Gyeonggi Convergence Town).

2) Outdoor Design Goals

- (1) Create an open and pleasant public space with easy access from the surrounding area and adjacent facilities.
 - a) Plan the exterior space by considering pedestrian accessibility and the status of neighboring residential complexes and retail facilities.
 - b) For the main plaza on the ground, plan detailed facilities considering seasonal outdoor activities.
 - c) Propose a landscape design strategy for passive and active landscape features(ponds, lawn plazas, etc.) by actively linking them with indoor gardens.
- (2) Propose a cost-effective construction method (minimizing cuts and fill).

3) Outdoor Circulation Goals

- (1) Propose an underground walkway (underground public sidewalk facilities) by considering the condition of current underground infrastructure.
- (2) Since civil drainage pipes, etc. are located on top of the underpass (underground public sidewalk facility), and identification lines are located on the bottom, the plan should be planned through technical review reflecting the results of the current survey.
- (3) Propose a service circulation strategy of supplies and equipment in and out, trash disposal, and service and maintenance.
- (4) Create a comfortable walking environment and ensure the continuity of walking lines by comprehensively reviewing the above- and below-ground conditions of surrounding public facilities and project sites.
- (5) Propose a vertical movement plan that naturally leads from the plaza walkway of Gyeonggi Convergence Town to the Gyeonggi Garden, Sunken in the central plaza, and underground sports facilities (playgrounds).

- (6) Propose a “way finding” strategy to facilitate access at various levels in the surrounding area, such as commercial facilities, residential complexes, etc.
 - (7) Propose a planting strategies that provides a comfortable walking environment regardless of season and weather (street trees, shade trees, etc.)
 - (8) Propose a traffic strategy to reduce traffic congestion around the site.
- 4) Design Goals for Floor Plan and Cross-section
- (1) The basement of the central plaza is for families to enjoy culture and leisure, with natural light and ventilation.
 - (2) Each facility shall be planned in such a way that they are independent of each other but have organic linkages in operation and management.
 - (3) For athletic facilities (playgrounds), appropriate floor and ceiling heights shall be proposed based on the characteristics of the primary use.
 - (4) Create a comprehensive plan that spatially connects the indoor gardens to the main plaza and Sunken at ground level.
- 5) Building Elevation Design Goals
- (1) The exterior of the building shall be harmonized with the surrounding environment and landscape, and shall secure the recognition of the central plaza.
 - (2) Exterior walls shall be designed to minimize the effects of heat loss, noise, etc. but shall be designed in consideration of the opening and closing area to allow sufficient natural ventilation even when the air conditioning equipment is not in operation.
 - (3) Consider a passive design strategy to utilize renewable sources such as sunlight, daylight, and rainwater management. The windows for daylight should be completely separated from ventilation fans, duct connections, etc.
- 6) Landscape Design Goals
- (1) The central plaza should be planned as a space for viewing, enjoying, and relaxing.
 - (2) Landscape Design must reflect the surrounding environment in connection with buildings, parking lots, etc. after a careful review of legal requirements.
 - (3) Landscape Design must reflect the surrounding elevations, and appropriate drainage for grading and planting.
- (7) Civil Engineering Goals
- (1) Plans shall be prepared in accordance with these guidelines, but in the preliminary survey stage, the site status (local conditions, future plans, street network plans, drainage conditions, structure status, etc) shall be investigated in detail, including the nearby terrain, and a status map shall be prepared and the necessary data for plan design shall be provided.
 - (2) Pedestrian walkways (overpasses) and underground public sidewalk facilities shall be planned in consideration of the utility of the facility, stability of the structure, and economy.
 - (3) Comply with general civil engineering design laws and guidelines and reflect them in the design, and thoroughly investigate the surrounding conditions to prevent

damage to neighboring buildings and facilities due to earthwork, review the safety, and have a professional engineer confirm the measures and reflect them in the design.

- (4) When designing an earth flow wall, it should be planned as a facility with as much rigidity as possible in consideration of groundwater level conditions, and measurement facilities should be installed and operated on surrounding facilities during the construction period.
- (5) In order to prevent vibration from blasting, etc. from affecting neighboring facilities, excavation methods such as vibrationless blasting shall be applied.
- (6) The detailed plan related to roads and road accessory facilities shall be separately negotiated with the relevant departments when implementing the project.
- (7) When installing an underground pedestrian walkway, plan drainage treatment by reviewing the gradient relationship with the elevation status of the sewer pipe to be connected to prevent flooding and backflow.

5.4 Design Goals for Individual Uses

1) Athletic Facilities (Playgrounds)

- (1) Plan the facility to facilitate a family-friendly experience, and plan for maximum flexibility so that it can be renewed periodically.
- (2) Indoor facilities are designed and built for maximum flexibility because the operator can bring the necessary element (mechanical, electrical, fire, and communication) after completion.

2) Indoor Garden

- (1) Plan to connect external and internal spaces so that internal activities can be extended to the outside.
- (2) It should be planned as an environment where natural light from the outside flows directly or indirectly, but artificial light can also be allowed according to the detailed space layout of each room.
- (3) Indoor gardens shall be arranged in consideration of visual connection and continuity with detailed spaces and rest areas (including public spaces) for each room.
- (4) Plants should be selected in consideration of the maintenance of the indoor garden (plant growth rate, light intensity, humidity conditions, etc.).
- (5) Provide specific plans for plant appreciation, rest and conversation areas, and green spaces.
- (6) The Sunken of the Indoor Garden shall be created as a three-dimensional space connecting the upper part of the central plaza and the basement, including a vertical pathway.

3) Exhibition

- (1) The exhibition space should be designed with lighting for exhibition illumination, consideration of rails for the installation of exhibits, and variable planning to accommodate

different contents.

- (2) Create an exhibition space so that it can be operated in conjunction with the exhibition facilities of the Gyeonggi-do Library and events at the Suwon Convention Center.
- (3) Create an exhibition space and archive workshop.

4) Neighborhood Amenity

- (1) The location of neighborhood amenity shall be arranged in consideration of the convenience of using the central plaza, and shall be planned in consideration of synergy and not in conflict with surrounding commercial facilities.
- (2) Plan in consideration of the connection with the plazas and pedestrian areas of Gyeonggi Convergence Town, but plan for variability to respond to future changes in function.
- (3) These will be leased.

5) Center Square

- (1) Propose a square for various activities such as cultural and artistic performances, exhibitions, and festivals, and consider the infrastructure (electricity, communication, water, etc) and equipment transportation routes to support them.
- (2) Explore ideas to activate the plaza and propose an implementation strategy.
- (3) Restrooms, information centers, etc. for the visitors using the plaza shall be located only underground.

6) Pedestrian walkways (overpasses)

- (1) A pedestrian overpass connecting Gyeonggi Convergence Town and the central plaza is planned to have symbolism and artistry that can become a landmark of Gwanggyo.
- (2) The width and length of the pedestrian overpass are freely proposed by the designer, with no restrictions on shape, width, length, etc. within the financial resources provided.
 ※ The installation location in Gyeonggi Convergence Town must be observed.
 (Refer to 2.5 Provided Materials)
- (3) Pedestrian overpasses (pedestrian bridges) shall be designed with a concise structure and planned in consideration of stability and construction ability.
- (4) Pedestrian roads (overpasses) shall be planned to comply with the ecological area ratio of Gyeonggi Convergence Town as much as possible and to minimize the impact on the plaza and pedestrian mall project sites.
- (5) Pedestrian walkways (overpasses) should be planned in consideration of the surrounding landscape so that they can be easily recognized at night.

7) Underpasses (underground public walkway)

- (1) Locate the underground path to minimize the travel distance of users to the central plaza.
- (2) Designer can propose a travelator in the pedestrian passage connecting the central plaza and Suwon Convention Center Plaza. In addition, various wall designs, media

art walls, etc. can be added to increase the attractiveness of pedestrians.

- (3) Plan underpasses and infrastructure for entering and exiting the underground parking lot in the central plaza at the Suwon Convention Center so that they do not interfere with subway line operation.
- (4) Propose a circulation strategy for users to enter and exit the central plaza.
- (5) Underground public sidewalk facilities should be planned in conjunction with retail, exhibition, and public space to promote walking.
- (6) When designing an underground passage (underground public sidewalk facility), the underground parking lot passage and underground sidewalk should be planned in a public space or within the Suwon Convention Center site so that they do not intersect in close proximity to Gwanggyo Jungang-ro and Shinbundang Line.

8) Operations and Management Office

- (1) Locate office space after careful consideration of work efficiency, etc.
- (2) Consider a variable wall plan with excellent sound insulation to secure the variability and flexibility of the interior space in consideration of changes in the function of each room and changes in space demand due to the needs of users.
- (3) The office shall be designed to create an office environment suitable for OA work, including a space that allows employees to maintain their privacy, and a rest area (restroom with sink and storage space).
- (4) Conference rooms should be planned to accommodate various types of meetings.
- (5) In the case of split use, each room should be fully equipped with IT elements such as A/V equipment and wireless Internet, and individually adjusted for cooling, heating, and lighting.
- (6) Communication equipment and server rooms should be secured as areas with controlled access by outsiders, and the space should be designed in consideration of electrical firefighting facilities and equipment (electricity, noise, temperature, humidity, etc.).

9) Public Lounge

- (1) Propose an open plan strategy for multi-purpose spaces that can be divided or consolidated as needed.
- (2) Plan for cafeteria-style tables and chairs to be appropriately sized and ventilated.
- (3) Plan a space for various posting and information functions, storage of goods, etc.
- (4) Provide plenty of outdoor recreational space to connect with nature.

10) Lobby/Information

- (1) Plan the space in a way that does not interfere with citizen use and allows for a variety of guidance.
- (2) Set up information functions that take into account people with disabilities, and consider spaces for rest, waiting, administrative functions, etc.
- (3) Plan for exhibitions and events, and arrange the space so that neighboring spaces are not inconvenienced by noise.

11) Parking Lot

- (1) The underground parking lot is a section where vehicles are prohibited from entering and exiting the parking lot in its entirety according to the Public open space (Public 15) in the "District Unit Plan Decision (Change) Map on Buildings and Other Matters" of the Gwanggyo District Unit Plan, Chapter 6, Public Buildings and Other Facilities Land, Article 33 of the Gwanggyo District Unit Plan. However, planning using Public office 4 (Con 5) is not possible, so plan using Convention 1.
- (2) The underground parking lot will be located on the second floor of the basement and is planned to facilitate smooth vehicle access between the Suwon Convention Center and the main square.
- (3) It must be a reasonable plan in consideration of the parking lot law and building law, traffic impact analysis and improvement measures, and sufficient consideration must be given to safety facilities, guidance facilities, and information facilities.
- (4) The calculation of parking spaces shall be in accordance with the Suwon City Parking Lot Ordinance and shall be planned to satisfy the legal number of parking spaces in the center square.
- (5) The parking lot is planned to be installed as a self-supporting expandable type (2.6M×5.2M) in principle (including light vehicle, women's, pregnant women's, disabled parking, and electric vehicle charging facilities), but the size may be partially adjusted within the scope of the Parking Lot Act.
- (5) Parking areas and infrastructure for environmentally friendly vehicles shall be established in accordance with the Ordinance for the Promotion of the Supply and Use of Environmentally Friendly Vehicles in Gyeonggi Province.

12) Public Area

- (1) Entrances and exits to buildings shall be equipped with a windproof room and a structure that does not interfere with evacuation in the event of a fire or other emergency. However, entrances directly connected to pedestrian walkways [overpasses] can be freely planned.
- (2) All entrances shall be properly sloped in front of the entrance and equipped with adequate drainage to prevent stormwater runoff during heavy rains.
- (3) All entrances and exits to the outside shall be equipped with security devices, and the operation of the security devices shall be operable from the integrated control room.
- (4) Parking and charging facilities for smart mobility (electric quick boards, electric bicycles, etc) shall be placed in convenient locations for use (such as outside spaces on the ground floor).
- (5) Separate restrooms for people with disabilities from those for men and women, but introduce the concept of family restrooms so that children, the elderly, pregnant women, people with disabilities, and their caregivers can also use them.
- (6) Careful consideration should be given to the design of elevators or escalators near major and minor entrances and stairways for a comfortable walking environment.

13) MEP

- (1) Plan to actively introduce natural energy to minimize mechanical ventilation, lighting, etc.
- (2) Plans for mechanical, electrical, generator, and UPS rooms shall be secured and designed according to the size and function of the facility.
- (3) Operate an integrated control room to take immediate action in the event of equipment malfunctions, fire alarms, etc. and plan and secure an appropriate area for CCTV monitoring.
- (4) Security lights and street lights shall be installed in accordance with the 「Ordinance on the Installation and Management of Road Lighting in Suwon City」, and when installing a panel, a two-way automatic flasher circuit shall be installed to enable graded control of two or more circuits.

5.5 Other notes

- 1) When required programs or rooms are missing, designers should suggest space program changes and include them in the plan.
- 2) The proposal is required to comply with ADA or barrier-free living environment certification (BF, general grade or higher), green building certification (excellent grade or higher), and zero energy (grade 5).
- 3) Accommodations for people with disabilities are installed at or above the level of applicable laws and are planned with maximum safety and convenience in mind.
- 4) The proposal is required to meet crime prevention through environmental design guidelines.
- 5) The project must be equipped with high-speed information and communication certification grade 1, renewable energy ratio of 32% or more.
- 6) The project is required 100% a LED lighting standard.
- 7) The ecological floor area ratio and rooftop greening shall comply with the guidelines for ecological district planning (eco-friendly planning) in the "Gwanggyo District Plan" [Appendix 20].
- 8) The submitted design must comply with the Architectural Act, the Act on the Planning and Use of National Land, the Act on the Promotion of Real Estate Development, the Act on Indoor Air Quality Management of Multi-Use Facilities, etc, "Gwanggyo District Unit Plan Implementation Guidelines, Decision Memorandum, and Decision Sheet, Standard Guidelines for Rationalization of Energy Use in Public Institutions, Guidelines for Renewable Energy Introduction, Suwon City Parking Ordinance, and other related laws and regulations, and if there are separate facility standards, they must comply with the facility standards.

Chapter 3. Submission Materials and Rules

1. Submission

1.1 Submissions for all entries

- 1) Date : 2023. 7. 5(Wed) 10:00 ~ 16:00
- 2) Location : To be announced on the official website
- 3) Notes
 - (1) Submissions cannot be accepted after the specified time, and cannot be modified, changed, or supplemented after submission.
 - (2) Entries without the application form will not be accepted.
 - (3) In the case of a joint application, the submission must include the forms applicable to the joint application participants.
 - (4) When submitting a copy, it must be stamped with the corporate seal of the original.
 - (5) The required documents submitted must not contain personal information such as social security numbers. Personal information such as resident registration numbers that must be displayed as shown in the example below.
(Example: Social Security number is 700101-1*****)
- ※ If any of the registered companies decide to withdraw their participation before submitting their works, please submit a waiver of participation form [Form 9]

1.2 Submission for Finalists

- 1) Submission candidates: Applicants selected as the finalist for second stage review
- 2) Date : 2023. 7. 26. (Wed)
- 3) Notes
 - (1) Following the announcement of the first stage of review results, the list of the applicants who have been selected to proceed to the second stage of review will be published on the official website.
 - (2) Applicants selected for the second stage of review should submit a presentation (USB) on the day of the second stage review. For the details of submissions, please refer to Chapter 2 Submission Guidelines (1.5. Types of Submission Materials).

1.3 Anonymity

- 1) All entries must remain anonymous until the final judging decision is made.
- 2) Participants should not disclose their submissions through online media until the winner is selected to ensure fair judging.

1.4 Placement of PIN

- 1) Participants must indicate on all submission materials a random PIN consisting of 2 alphabets and 5 numbers assigned to them upon registration through the website. This PIN will be issued upon registration and should be used for all submission materials, and will be used for announcements, etc.
- 2) On the design panel, place the PIN on the upper right corner of the back and the board number on the lower right corner.
- 3) On the design manual and other submission documents, indicate the PIN according to the prescribed format.

1.5 Submission Materials

1) Design Report

Stage	Item	Size	Scale	No.	Remarks
1st	Design Report	A3 Size (420×297)	See Section 2.4	20 Copies	- Maximum 20 pages (excl. cover) - 20 Hard copies, and digital file (USB)
	Design Panel	A1 Size (841×594)	See Section 2.3	4	- 4 A1 drawing panels - Digital file (USB)
	Image	jpg, 300dpi	-	-	- Representative image, bird-eye view, interior/exterior perspectives - Digital file (USB)
	USB	-	-	1	With PIN
2nd	Presentation	PPT or PDF	-	1	Digital file (USB) Finalist to be announced on the website)

2) Submission Documents

Category	Content
Submission Documents	<p> 【Form 1】 Application Form 【Form 2】 Design Competition Entry Submission Form 【Form 3】 Representative Appointment Agreement (for joint entries only) 【Form 4】 Joint Procurement Standard Agreement (for joint entries only) 【Form 5】 Declaration of Signature Impression ※ incl. one copy of corporate seal certificate 【Form 6】 Power of attorney and employment certificate (if submitted by substitute) 【Form 7】 Consent form for exhibition and promotion use 【Form 8】 Affidavit of compliance with design competition guidelines - Architectural office registration certificate, 1 copy. - Architect's license certificate, 1 copy each. - Certificate for engineering activities, technical qualifications, and registration certificates for technical service offices, 1 copy each. - Small and medium-sized enterprise confirmation certificate, and the direct production confirmation certificate (for Civil survey), 1 copy each. - Business registration certificate, 1 copy. - Administrative disposition certificate, 1 copy. ※ In case of representative and joint participation of architects, all participating companies should be included, and if a copy is submitted, the company's seal should be stamped with "fact and superior are not discriminated" on the document. The date of the design competition announcement is the reference date. ※ Signed documents should be scanned and submitted as a PDF file. </p>

2. Rules for Submission Materials

2.1 General Rules

- 1) Accurately place north arrow and scale for all drawings used in the design manual and design panels.
 - (1) When multiple drawings with different scales are arranged on a single sheet, indicate the orientation and scale for each drawing.
 - (2) Site plan and floor plan: Scale and orientation indication
 - (3) Elevation and section: Scale indication
- 2) Colors can be used for both Design Reports and
 - ※ Diagrams and descriptions other than renderings can be proposed without limitations.
- 3) Indicate only the main program room's names on the plan.
- 4) All submission documents shall be marked in English (Korean may be provided in parallel), using Arabic numerals, and using the metric system (with area expressed to two decimal places).
- 5) The page numbering of the submission reports (excluding the panels) shall be indicated only by Arabic numbers with a line mark (-1-, -2-) in the middle bottom of the page, and no other information such as the project name shall be indicated.
- 6) The cover of the design report shall be prepared using **【Form 10】**. For other submitted documents, use a legible font.
- 7) If necessary for the design, additional contents may be added even if they are not specified in this guideline.

2.2 Presentation Material (Finalists)

- 1) Use only the contents included in the initial submission materials.
- 2) Prepare 10 minute PPT or PDF presentation (No page limit).
- 3) After the completion of the first-stage review, the official website will announce the finalists for the second stage.
- 4) On the day of presentation, the chosen finalists are required to submit their presentation file (USB)

2.3 Preparation of Presentation Panels (total 4 panels)

- 1) All drawings must be A1 size (841mm x 594mm) with the longer side being horizontal. They must be submitted with a 10mm foam board attached without borders to ensure they can stand freely during the review process.
- 2) Drawing Scale for panels should be as follows:
 - Site plan : 1/400

- Floor plan : 1/600 (recommended)
 - Elevation and Cross-sections : 1/400 (recommended)
- 3) Other than the scales for the specified drawings, designers can use other scales for the unspecified drawings. The orientation of site plan and floor plan should be such that the Suwon Convention Center is located to the right of side of the plan, with the north-east direction at the top.
 - 4) The top right corner of the back of each submitted drawing should be labeled with a PIN, and the bottom right corner should be labeled with the drawing number.

2.4 Design Report (total 20 copies)

- 1) Size : A3 (W420mm×H297mm)
 - 2) Drawings included in the design report must adhere to the below requirement and cannot be arbitrarily scaled
 - (1) Site Plan : 1/800
 - (2) Floor plan : 1/600
 - (3) Elevation and Section : 1/600
 - 3) Cover : Avoid additional information other than noted in **【Form 10】**
 - 4) Number of Pages: Maximum 20 pages (excluding cover, table of contents, and pagination)
 - 5) Describe specific proposals for overall planning, context analysis, basic concept, land use, circulation, architectural design, and landscape design, etc.
 - 6) Emphasize details that were not indicated in the design panels for review.
 - 7) Contents and Order:
 - (1) Project summary and floor area table **【Form 11】**
 - (2) Overall Design Concept
 - (3) Site analysis
 - (4) Architectural Design (Site Plan, Partial site plans, floor plan, section, elevation, etc.)
 - (5) Building Materials
 - (6) Landscape and external space planning (including access to transportation, etc.)
 - (7) Civil engineering, pedestrian-only road (pedestrian overpass) plan, underground passage (underground public walkway)
 - (8) Structural and Building Systems (mechanical, electrical)
 - (9) Detailed use and area table for each floor **【Form 12】**
 - (10) Relevant Code and Regulation report **【Form 13】**
 - (11) Rough order of magnitude estimate of construction cost **【Form 14】**
- ※ While the design report must contain the above-mentioned (1)~(11) elements, the specific order and contents can be organized freely

2.5 USB

- 1) Ensure that the design panels, design report, bird's eye and perspective rendering images, project summary, and detailed area table are saved and submitted in the file format specified in the table below
- 2) The electronic file must be identical to the printed original and should not include any markings that could reveal the entrant's identity
- 3) Requirements for electronic file formats

Submission	Size	Quality	File Type	File Name
Design Panel 1	A1	150dpi	JPEG	PANEL-1
Design Panel 2	A1	150dpi	JPEG	PANEL-1
Design Panel 3	A1	150dpi	JPEG	PANEL-1
Design Panel 4	A1	150dpi	JPEG	PANEL-1
Combined Design Panel	A1×4	150dpi	JPEG	PANEL-1234
Design Report	A3	High quality printing	PDF	DESCRIPTION
Perspective Image	-	Printable Size	JPEG or PNG	IMAGE
Project Summary and detailed project area table	A4	High quality printing	PDF	SUMMARY

Rules for Disqualification for pre-contacting and juries and similar Misconduct

1. Disqualification Criteria

Disqualification Criteria	Remarks
Contacting the juries prior to the submission	Current competition
Contacting the jury candidates	1 year from the date of the disqualification decision
If an employee (including a retired employee) of the firm engages in a corrupt or illegal act related to the competition	2 years from the date of the disqualification decision

2. Disqualification procedure

- A. If an applicant is found to be eligible for disqualification, the judging committee will decide to disqualify them before the judging process begins
- B. Regardless of whether the firm was aware of the misconduct and misconduct of its employees, the firm shall be subject to a disqualification
- C. Same applies to disqualification of participating companies in case of joint bidding

Rules for Disqualification for reporting pre-contacting juries and similar Misconduct

1. Disqualification Criteria

Disqualification Criteria	Note
Contacting the juries prior to the submission	Current Competition
Reporting of contacting the jury or related parties	Ineligible for one year from the date of the disqualification decision
Misconduct of the reviewer in connection with the competition	Ineligible for 2 years from the date of the disqualification decision

2. Disqualification procedure

- A. The reporting period shall be from the date of the competition announcement until the start of the review period.
- B. The applicant will be disqualified for disqualifying behavior, regardless of whether they were aware of it or not
- C. Same applies to disqualification of participating companies in case of joint bidding
- D. If the reported individual is a judge, they shall be excluded from the judging process

List of Forms

- 【 Form 1 】 Application Form
- 【 Form 2 】 Design Competition Entry Form
- 【 Form 3 】 Representative Appointment Form
- 【 Form 4 】 Standard Joint Venture Agreement
- 【 Form 5 】 Seal Registration Certificate
- 【 Form 6 】 Power of Attorney
- 【 Form 7 】 Agreement for Exhibition and Promotion Use
- 【 Form 8 】 Compliance Agreement for Design Competition Guidelines
- 【 Form 9 】 Waiver of Participation Agreement
- 【 Form 10 】 Cover Page of Design Description
- 【 Form 11 】 Summary of Building and Floor Area Table
- 【 Form 12 】 Detailed Use and Area Table by Floor
- 【 Form 13 】 Review of Relevant Regulations Document
- 【 Form 14 】 Approximate Cost Estimate Document

<h2 style="margin: 0;">Application Form</h2>				
※ Unique Identification Number		Obtain a unique identification number from the official website, fill it out, and register the scanned file		
Representative	Business name		Business license number	
	Name of representative.		Date of birth	
	Address		Phone Number(FAX)	
	E-mail			
Co-applicant	Business name		Business license number	
	Address		Phone Number(FAX)	
Co-applicant	Business name		Business license number	
	Address		Phone Number(FAX)	
<p>We hereby apply to participate in the Preliminary and Execution Design Competition for Gwanggyo Central Plaza hosted by Gyeonggi Housing and Urban Corporation, agreeing to comply with the competition guidelines and regulations.</p> <p>Attached: Registration documents (see public announcement for details)</p> <div style="text-align: center; margin-top: 20px;"> 20 Year Month Date </div> <div style="text-align: center; margin-top: 20px;"> Applicant : (Signature) (Representative) </div> <p style="text-align: center; margin-top: 20px;">To the CEO of Gyeonggi Housing & Urban Development Corporation</p>				

Application Receipt				
※ Application registration number				Receiver
Business name		Business license number		
Representative name		Date of birth		
Address		Telephone number(FAX)		

【Form 2】

Design Competition Entry Form

Unique Identification Number		(Number assigned when registering an entry, consisting of 2 alphabets and 5 numbers)		
Representative Design Office	Business name		Phone number	
	Representative		Date of birth	
	Location	(Zip)	E - mail	
<p>I am submitting a proposal for the "Preliminary and Execution Design Competition for Gwanggyo Central Plaza" competition hosted by the Gyeonggi Urban Innovation Corporation.</p> <p>Attached are: 1. Application form for submission 2. Required document, Type 1.</p> <p style="text-align: center; margin-top: 20px;"> 20 Year Month Date </p> <p style="text-align: right; margin-top: 20px;"> Applicant : _____ (Signature) </p> <p style="text-align: center; margin-top: 20px;">To the CEO of Gyeonggi Housing & Urban Development Corporation</p>				

Design Competition Entry Form				
Submission number				Receiver
Submissions	<input type="checkbox"/> Entry Application Form <input type="checkbox"/> Design Statement <input type="checkbox"/> Design Drawings <input type="checkbox"/> USB <input type="checkbox"/> Required Documents (Power of Attorney and proof of employment, etc.)			
Name of Architectural Office		Phone number (FAX)		Entry Date:
Chief Architect		Date of birth		

Representative Appointment Document

☐ **Appointment of Representative**

- ① Affiliation : Phone number :
② Name : (Date of birth :)
③ Architect license number :

We hereby delegate all authority related to the 『Preliminary and Execution Design Competition for Gwanggyo Central Plaza』 conducted by Gyeonggi Housing and Urban Corporation, to the representative appointed under the unanimous agreement of all joint representatives (applicants).

20 Year Month Date

☐ **Co-applicant**

Affiliation : Chief Architect : (Signature)
Affiliation : Chief Architect : (Signature)

To the CEO of Gyeonggi Housing & Urban Development Corporation

※ If there are two or more registered architects in one architectural office or if two or more architectural offices submit a work together, one representative must be appointed.

[Form 4]

Standard Joint Venture Agreement (Joint Execution Method)

Article 1 (Purpose) This agreement stipulates that the members of a joint venture consortium will jointly perform contracts for the following construction, goods, or services by mobilizing their financial, managerial, technical, personnel, and equipment resources in accordance with their investment ratios, including planning, bidding, and construction.

1. Contract Name :
2. Contract Amount :
3. Ordering Agency :

Article 2 (Joint Venture Consortium) The name of the joint venture consortium, the location of the business office, and the representative are as follows:

1. Name : ○○○
2. Address of the Head Office :
3. Name of the Representative :

Article 3 (Members of Joint Venture Consortium) ① The members of the joint venture consortium are as follows

1. ○○○Company(Representative : Address :)
2. ○○○Company(Representative : Address :)

② The representative of the joint venture consortium is ○○○

③ The representative of the joint venture consortium represents the joint venture consortium to the ordering agency and third parties and has the authority to manage the assets of the joint venture consortium and claim payment.

Article 4 (Validity Period)

This agreement takes effect upon the signatures and seals of the parties and is terminated upon the completion of the relevant contract. However, the validity of this agreement shall remain in force as long as the rights and obligations related to the relevant contract remain in effect with the ordering agency or third parties.

Article 5 (Obligations) The members of the joint venture consortium promise to use all necessary knowledge and technology based on diligence, hard work, and good faith to perform the purpose set forth in Article 1.

Article 6 (Liability) The members of the joint venture consortium are jointly liable for the performance of the contract with the ordering agency.

Article 7 (Subcontracting) When a part of the members of the joint venture consortium intends to enter into a subcontracting contract, they must obtain the consent of the other members.

Article 8 (Trading Account) The advance payment, milestone payment, and other payments shall be made to the following accounts in accordance with the provisions of Section 3, Chapter 7 of the Operating Guidelines for Joint Contracts of the Ministry of Public Administration and Security:

1. ○○○ Company (Joint Venture Consortium Representative): ○○ Bank, Account No. ○○○, Account Name: ○○○
2. ○○○ Company: ○○ Bank, Account No. ○○○, Account Name: ○○○

Article 9 (Investment Ratios of Members) ① The investment ratio of each member shall be as follows:

1. ○○○: %
2. ○○○: %

② The investment ratios in paragraph 1 may be changed if any of the following apply. However, a member cannot transfer all of its investment shares to another member when changing the investment ratios.

1. When the contract amount increases or decreases due to changes in the contract content with the ordering agency.
2. When a member of the consortium experiences bankruptcy, dissolution, default, or other difficulties in fulfilling the contract according to the original agreement, and the members of the consortium jointly request a change in the contribution ratio.

③ Investment other than cash shall be evaluated based on their market value, and the members shall agree on the valuation.

Article 10 (Distribution of Profit and Loss) When a profit or loss arises after the contract has been fulfilled, it shall be distributed or shared according to the ratio set forth in Article 9.

Article 10-2 (Sharing of Costs) ① The members shall share the subcontracted amount, material cost, labor cost, and other expenses incurred in fulfilling this contract in accordance with their contribution ratios.

② The consortium members may separately agree on the payment time, method, and other matters related to the expenses each member is responsible for.

③ If a consortium member fails to pay the costs under paragraph 1, the accumulated amount equivalent to the unpaid amount shall be deposited into the joint account of the consortium members and be paid to the member upon completion of payment.

④ If a member fails to pay the contribution for more than three times, the other members may obtain the consent of the ordering agency and remove the member. However, the number of times a member can be removed due to non-payment may be determined differently with the consent of the ordering agency, depending on the payment cycle.

Article 11 (Limitations on Transfer of Rights and Obligations) A member may not transfer their rights and obligations under this agreement to a third party.

Article 12 (Measures for Early Withdrawal) ① Except in the following cases, a consortium member may not withdraw until the bidding and the completion of the contract. However, if a member falls under item 3, another member must take withdrawal measures.

1. When all members of the consortium and the ordering agency agree.

【Form 5】

Seal Registration Certificate

Signature Seal	Personal Information
	Company Name : Address : Representative :

This seal is the seal used by the above-mentioned person, and it will be used for the overall work related to the basic and detailed design for the 『**Preliminary and Execution Design Competition for Gwanggyo Central Plaza**』 design competition. The person affirms that they will take full legal responsibility for any consequences resulting from the use of this seal and hereby submits the seal certificate for use.

Attachment: One (1) Certificate of Corporate Seal Impression. End.

20 Year Month Date

Company Name :

Address :

Representative : (signature)

To the CEO of Gyeonggi Housing & Urban Development Corporation

Power of Attorney

☐ **Authorized Representative (Proxy)**

- ① Affiliation : (Position & Title :)
② Name : (Date of birth :)
③ Address :

I appoint the above-named individual as my authorized representative for all matters related to the 『Preliminary and Execution Design Competition for Gwanggyo Central Plaza』 being carried out by the Gyeonggi Housing and Urban Corporation and delegate all powers to him/her.

☐ **Appointee**

- ① Affiliation : Phone number :
② Position :
③ Name : (Date of birth :)
④ Address :

※ Attachment: Employment certificate for the authorized representative. 1 copy

20 Year Month Date

Appointer : (Signature)

To the CEO of Gyeonggi Housing & Urban Development Corporation

Agreement for Exhibition and Promotion Use

"We agree that our company has no objection to the use of the winning and award-winning works for exhibition and promotion purposes by the organizer after the announcement of the winners of the Preliminary and Execution Design Competition for Gwanggyo Central Plaza."

Applicant (Representative)	Company Name		Representative	(signature)
Co-applicant	Company Name		Representative	(signature)
Co-applicant	Company Name		Representative	(signature)
Co-applicant	Company Name		Representative	(signature)
Co-applicant	Company Name		Representative	(signature)

20 Year Month Date

To the CEO of Gyeonggi Housing & Urban Development Corporation

【Form 8】

Compliance Agreement for Design Competition Guidelines

"We pledge to comply with the competition guidelines, provided materials, and related regulations in relation to the 『Preliminary and Execution Design Competition for Gwanggyo Central Plaza』 sponsored by Gyeonggi Housing and Urban Corporation, and to faithfully fulfill the submission, evaluation, and copyright related to the submitted works. We also affirm that we will bear any disadvantage resulting from violation of regulations or non-performance, and will abide by the decision of your corporation, and submit this in writing.

20 Year Month Date

Company Name :

Address :

Representative : _____ (Signature)

To the CEO of Gyeonggi Housing & Urban Development Corporation

【Form 9】

Waiver of Participation Agreement

(To be filled and kept by the applicant)

Unique Identification Number	(Number assigned when registering an entry, consisting of 2 alphabets and 5 numbers)		
Applicant (for individual applicant) or Representative (for joint applicants)		Phone Number	
		E-mail	

I, (applicant's name), hereby confirm that I withdraw my application for the 'Preliminary and Execution Design Competition for Gwanggyo Central Plaza' being conducted by the Gyeonggi Urban Innovation Corporation, and I will not raise any objections related to this decision.

20 Year Month Date

Representative : (signature)

Co-applicant : (signature)

Co-applicant : _____ (signature)

Co-applicant : (signature)

To the CEO of Gyeonggi Housing & Urban Development Corporation

※ Required documents: 1 copy of Corporate Seal Registration Certificate (for the representative applicant), etc.

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Design Competition for Gwanggyo Central Plaza

-Design Description-

2023. 00. 00.

Detailed Use and Area Table by Floor

Categories		Design Detail	Note	
Design Overview	Name			
	Site Location			
	Site Area	m ²		
	Building Area	m ²		
	Gross Floor Area	Total	m ²	
		Basement Floors	m ²	
		Ground Floors	m ²	
	Main Structure			
	Main Use			
	Building Coverage Ratio	%		
	Floor Area Ratio	%		
	Number of Floors	Basement /Ground		
	Maximum Height	m		
	Elevator			
	Facilities Overview			
External Finishing				
Exterior Window Area	m ² (Window-to-wall ratio: %)			
Parking Lot Overview	Total	※ Please specify the number of parking spaces for disabled/handicapped, large-sized vehicles, and expanded parking spaces.	Legal basis for calculation of required numbers to be indicated	
	Indoor Parking			
	Outdoor parking			
Landscape Overview	Landscape Area		- Applicable to legal standards - The calculation basis is indicated in the design description.	
	Ecological Footprint Ratio			
Renewable Energy Ratio	Total	%(kw)	- Renewable energy application rate for expected energy consumption	
	Solar Power	%(kw)		
	Solar Heat	%(kw)		
	Geothermal	%(kw)		
	Other	%(kw)		

Detailed Use and Area Table by Floor

Floor	Purpose	Area (m²)	Note
Total			
	Subtotal		
	Subtotal		
	Subtotal		
	Subtotal		
	Subtotal		

【Form 13】

Review of Relevant Regulations Document

[illegible]

Approximate Cost Estimate Document

Item	Specifica- tion	Unit	Quantity	Material Cost	Labor Cost	Expense	Total	Note (Composition Ratio)
Construction work								
Civil Engineering work								
Mechanical work								
Landscape work								
Electrical work								
Communicatio n work								
Interior work								
Other work								
Overhead costs (calculated by ratio)								
Total								