

**深圳建筑产业生态智谷总部基地
一期城市设计与建筑设计总承包国际招
标**

**International Tendering for Phase I Urban Design
and Architectural Design General Contracting of
Shenzhen Construction Industry Ecological &
Intelligent Valley Headquarters Base**

**资格预审文件
Prequalification Document**

主办方：深圳市龙岗区人民政府

Host: Longgang District People's Government of Shenzhen Municipality

招标人：深圳市龙岗区城市建设投资集团有限公司

Tenderer: Shenzhen Longgang City Construction Investment Group Co.,

Ltd

2022.4

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投标人须知前附表

INSTRUCTION TABLE

| 序号 No. | 名称 Name | 规定 Regulations |
|-----------|--------------------------|---|
| 1 | 项目名称 Project name | 深圳建筑产业生态智谷总部基地一期城市设计与建筑设计总承包 Phase I Urban Design and Architectural Design General Contracting of Shenzhen Construction Industry Ecological & Intelligent Valley Headquarters Base |
| 2 | 招标人 Tenderer | 深圳市龙岗区城市建设投资集团有限公司 Shenzhen Longgang City Construction Investment Group Co., Ltd. |
| 3 | 项目概况 Project overview | <p>深圳建筑产业生态智谷拟按“1+1”即“总部基地”+“产业基地”空间布局的模式进行开发建设。深圳建筑产业生态智谷将以绿色生态为指导，立体复合和空间共享为核心理念，致力于打造有鲜明绿色特征、集生产、生活、生态为一体的城市活力空间，并突出展现绿色低碳和生态化特质。</p> <p>Shenzhen Construction Industry Ecological & Intelligent Valley plans to have “1+1” construction model, i.e. spatial layout of headquarters base + industrial base. Guided by green ecology, the Ecological & Intelligent Valley will take three-dimensional composite and space sharing as the core concept, create an urban vitality space with distinct green features and integrating production, life and ecology, and showcase the characteristics of being green, low carbon and ecological.</p> <p>生态智谷总部基地围绕现有技术优势布局以智能建造、智慧建筑、碳中和建筑为主的三大产业集群，关注产业生态圈构建所必须的六大中心：企业总部集聚、智能数字创新、建筑标准制定、绿色低碳示范、智慧建筑创新、科技展示交易。以创新型业务领域带动行业内外企业发展，领航数字产业化新蓝海，形成绿色低碳城市示范区，支撑性要素齐全的建筑企业总部汇聚地，引领未来深圳市千亿级建筑产业集群，带动本地经济跨越式增长。</p> <p>The Ecological & Intelligent Valley Headquarters Base focuses on the existing technological advantages to deploy three major industrial clusters of intelligent construction, smart buildings and carbon neutral buildings. It attaches importance to the six centers essential for the industry ecosystem construction: corporate headquarters agglomeration, intelligent digital innovation, building standard formulation, green and low-carbon</p> |

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| | | <p>demonstration, smart building innovation, and technology exhibition and trading. Drive the internal and external industry development with innovative business fields, lead the new blue ocean of digital industrialization, form a green and low-carbon city demonstration area and headquarter converging place of construction enterprises with complete supporting elements, lead the future 100 billion-level construction industry cluster of Shenzhen City, and drive the local economic growth by leaps and bounds.</p> <p>本次招标项目为生态智谷的总部基地，是生态智谷的核心组成部分，位于深圳市龙岗区大运国际科教城中，距离龙岗中心约 10 分钟车程，距离罗湖口岸、深圳北站约 30-40 分钟车程，宝安国际机场、会展中心约 1 个小时车程。</p> <p>This tender project is the headquarters base of Ecological & Intelligent Valley, being the core component of the Valley. Located in the middle of Universiade International Science and Education City, Longgang District of Shenzhen City, it is about 10min drive from Longgang center, 30-40min drive from Luohu Border and Shenzhen North Railway Station, and about 1hr drive from Shenzhen Baoan International Airport and Convention & Exhibition Center.</p> <p>具体内容详见设计任务书介绍。</p> <p>Refer to Design Brief for details.</p> |
| 4 | 资金来源 Source of fund | <p>100%国有资金</p> <p>100% state owned investment</p> |
| 5 | 招标方式 Tender method | <p>本次招标采取公开报名+资格预审的形式，分为三个阶段：第一阶段-报名及资格预审；第二阶段-设计竞标；第三阶段-定标。具体规则详见“四、招标规则”</p> <p>Open application + prequalification is adopted for this tender. This tender includes three stages: Application and prequalification, Design competition, and Bid award. Refer to “IV. Competition Rules” for detailed rules.</p> |
| 6 | 招标内容 Tender content | <p>本项目中标单位工作分为两个阶段：第一阶段：27.8公顷范围内的城市设计方案深化，第二阶段：总部基地一期4.6公顷（暂定）范围内的建筑设计总承包，包括但不限于：概念设计（含投资匡算编制）、方案设计（含投资估算编制）、初步设计（含初步设计概算编制）、施工图设计（含所有专项设计、深化设计或二次设计）、预算配合、施工过程配合服务、竣工图编制、质保期内存在整改时配合提供相关设计文件及文件范畴内的相关咨询等</p> <p>The work of the bid winner of this project is divided into two stages: the first stage: urban design scheme development within the scope of 27.8ha, the</p> |

| 序号 No. | 名称 Name | 规定 Regulations |
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| | | <p>second stage: general contracting of architectural design within the scope of 4.6ha (tentative) Headquarters Base Phase I, including but not limited to: conceptual design (including investment rough estimation), schematic design (including investment estimation), design development (including project cost estimation), construction drawing design (including all specialty designs, design development or secondary design), budget cooperation, cooperation service during the construction, as-built drawing preparation, cooperation in providing relevant design documents and relevant consultation within the scope of documents when modification or rectification is needed during the warranty period, etc.</p> <p>设计要求：详见设计任务书。</p> <p>Design requirements: See Design Brief for details.</p> |
| 7 | 落标补偿费 Compensation fee for unsuccessful bidders | <p>1. 入围单位在提交了符合设计任务书要求的成果文件后，将获得相应的落标补偿费。</p> <p>Shortlisted agency will get corresponding compensation fee for unsuccessful bidding after submitting deliverables meeting the requirements of Design Brief.</p> <p>2. 进入定标环节但未中标的两名中标候选人，每家将获得落标补偿费160万元。</p> <p>The two winning candidates that are shortlisted into the bid award stage but fail to win will get compensation fee of RMB1.60 million each.</p> <p>3. 进入方案投标阶段，但未进入定标阶段的两家单位，每家将获得落标补偿费120万元。</p> <p>The two agencies shortlisted into the design competition stage but failing to enter the bid award stage will get compensation fee of RMB1.20 million each.</p> |
| 8 | 设计费 Design fee | <p>1. 按照已完成的社会投资备案金额测算，本项目设计费报价上限暂定为<u>3664.37</u>万元（含增值税）。入围第二阶段的投标人须按照招标文件要求报价，投标报价不得超过设计费控制价。</p> <p>1. The quotation upper limit of the project design fee is tentatively <u>RMB36.6437</u> million yuan (including VAT) calculated based on the completed social investment filing amount. The bidders shortlisted into the second stage need to make quotation as per requirements of the Tender Document, with quoting price not exceeding the control price of the design fee.</p> <p>2. 重大提醒 Important reminder</p> <p>（1）该项目规划指标为暂定，不排除建筑方案因规划指标变化进行多次反复修改，甚至终止，中标人需无条件配合，直至方案设计顺利通过政府主管部门审批，请各投标人充分考虑此风险，合理进行投标报价。相关费用已含在总报价中，不再做调整。如若项目终止，项目支付费用按项目所处阶段按支付结点结算。</p> <p>（1）The planning indicators of this project are tentative, and we do not exclude the possibility that the architectural scheme will be repeatedly revised or even terminated due to changes in the planning indicators. The bid winner needs to cooperate unconditionally until the schematic design is successfully approved</p> |

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| | | <p>by the competent government authorities. Bidders need to fully consider this risk and make reasonable bid quotation, the relevant costs have been included in the total quotation, and no more price adjustments will be made. If the project is terminated, the project payment will be settled according to the stage of the project and based on the payment milestone.</p> <p>(2) 项目建设费用为暂定，后续项目投资可能发生较大变化，请各投标人充分考虑此因素，进行投标并报价。具体合同签订价将以最终经审批的可研及最终投资备案金额计算后为准。</p> <p>(2) The construction cost of the project is tentative, and the subsequent project investment may change greatly. All bidders are requested to fully consider this factor and make bidding and quotation. The specific contract signing price will be calculated based on the final approved feasibility study and the final investment filing amount.</p> |
| 9 | 资格预审申请条件 Prequalification application requirements | <p>1. 中国境内外合法注册的具有独立法人资格的设计公司均可报名。</p> <p>2. 申请人需具备:工程设计建筑行业（建筑工程）专业甲级及以上资质；</p> <p>3、允许联合体参与投标，组成联合体的单位最多不超过 4 家，联合体参与的需由具备工程设计建筑行业（建筑工程）专业甲级及以上资质的单位作为牵头人；</p> <p>4. 联合体成员不得再单独或以其他名义与其他设计单位组成联合体参与报名，联合体合作方需签署合法有效的《联合体协议》，明确联合体各方的权益份额、工作内容和工作量；</p> <p>5. 不接受个人或个人组合的报名；</p> <p>6. 项目负责人：国家注册一级建筑师资格，必须是牵头单位员工。</p> <p>1. The design company that is an independent legal entity registered legally inside and outside China can apply.</p> <p>2. The applicant must have Grade A qualification of the engineering design construction industry (construction engineering);</p> <p>3. Consortium is permitted. One consortium shall include no more than 4 members. For consortium, the leading member must be the one with Grade A qualification of the engineering design construction industry (construction engineering).</p> <p>4. Each member of the consortium shall not further apply alone or participate by joining another consortium in another name. The consortium members shall sign the legal and valid Consortium Agreement and specify the work distribution, share of rights and interests of each member.</p> |

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| | | <p>5. Individual or team of individuals will not be accepted.</p> <p>6. Project leader: Qualified for national first-class registered architect and must be the employee of the leading member.</p> <p>重要提醒: Important Notes:</p> <p>具有建筑智能建造新技术、新材料、绿色节能、低碳建筑等方面的设计经验的设计单位将优先考虑。</p> <p>Priority will be given to design agency with design experience of intelligent construction new technology, new materials, green and energy conservation, low-carbon buildings, etc.</p> |
| 10 | 资格预审申请文件组成 Composition of prequalification application documents | <p>资格预审申请文件包含公司介绍及资质证明文件、业绩、设计团队介绍、概念提案等，详见第七章 7.1 资格预审申请文件的组成</p> <p>The prequalification application documents include company introduction and qualification documents, achievements, design team introduction, draft concept, etc. Refer to 7.1 Composition of prequalification application documents of Chapter VII for details.</p> |
| 11 | 获取资格预审文件方式 Acquisition of Prequalification Document | <p>资格预审文件自行在“深圳公共资源交易网-招标公告”下载。 (http://www.szggzy.com/jyxx/jsgc/zbagg2)</p> <p>Please download Prequalification Document at “Shenzhen Public Resources Transaction Center Website - Tender Announcement” (http://www.szggzy.com/jyxx/jsgc/zbagg2)</p> |
| 12 | 资格预审申请文件递交截止时间及方式 Submission deadline and method of prequalification application document | <p>截止时间: 北京时间 <u>2022 年 5 月 23 日 18 时 00 分</u> (详见深圳公共资源交易网-招标公告)</p> <p>递交方式: 资格预审申请文件以纸质文件形式递交, 现场递交地点: 中国深圳市福田区振华路 8 号设计大厦二楼, 逾期将不予受理。</p> <p>Deadline: 18:00 of May 23, 2022 Beijing Time (See Shenzhen Public Resources Transaction Center Website - Tender Announcement for details)</p> <p>Submission method: The prequalification application documents shall be submitted in paper form. On-site submission venue: 2/F, Design Building, No. 8 Zhenhua Road, Futian District, Shenzhen City, China. Overdue submission will not be accepted.</p> <p>注: 联系人: 郑工, 电话: 18566782232</p> <p>Note: Contact: Engineer Zheng. Tel: 18566782232</p> |

| 序号 No. | 名称 Name | 规定 Regulations |
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| 13 | <p>投标人对资格预审文件的质疑期限、方式</p> <p>Query deadline and method of applicant on Prequalification Document</p> | <p>质疑截止时间：北京时间 2022 年 5 月 18 日 18 时 00 分详见深圳公共资源交易网-招标公告</p> <p>提交疑问的方式：在“深圳公共资源交易网”提交，或将质疑文件扫描件（加盖公章，接受电子签章）和电子版（.doc 格式）<u>提交至电子邮箱 competition@ehow.net.cn</u>。邮件发送后，请联系：郑工，电话：18566782232</p> <p>Deadline of query: 18:00 of May 18, 2022 Beijing Time. See Shenzhen Public Resources Transaction Center Website – Tender Announcement for details</p> <p>Method of submitting questions: Applicant submits questions on Shenzhen Public Resources Transaction Center Website, or sends the scanned copy of questions (affixed with official seal, e-stamping accepted) and electronic file (.doc) to email address: competition@ehow.net.cn. After sending email, please contact Engineer Zheng. Tel: 18566782232</p> |
| 14 | <p>招标人对资格预审文件的澄清或修改、答疑的期限、方式</p> <p>Deadline and method for Tenderer to clarify, modify or answer questions regarding Prequalification Document</p> | <p>招标人澄清或修改、答疑截止时间：2022 年 5 月 20 日 18:00（详见深圳公共资源交易网-招标公告）</p> <p>投标人获取资格预审文件答疑或补遗的方式：</p> <p>投标人自行在“深圳公共资源交易网-招标公告”上本项目公告原发布页面获取答疑及补遗文件。</p> <p>Deadline for Tenderer to clarify, modify or answer questions: 18:00 of May 20, 2022. See Shenzhen Public Resources Transaction Center Website – Tender Announcement for details.</p> <p>Method for applicant to get the Supplementary and Q&A Document of the Prequalification Document:</p> <p>Applicant can get the Supplementary and Q&A Document from the release page of the project announcement from “Shenzhen Public Resources Transaction Center Website – Tender Announcement”</p> <p>(http://www.szggzy.com/jyxx/jsgc/zbhg2)</p> |
| 15 | <p>否决性条款</p> <p>Veto clause</p> | <p>具体见本项目资格预审文件“九、其他”第 9.1 条。</p> <p>See Article 8.1 of VIII. Miscellaneous of the Prequalification Document of this project.</p> |
| 16 | <p>其他</p> <p>Others</p> | <p>1、投标申请人（包括联合体牵头单位、联合体成员单位）提前办理网上企业信息登记。录入公司名称时请注意需与营业执照名称保持完全一致，包括字母大小写、空格、特殊符号等。</p> <p>1. Bidding applicants (including the leading member and members of the consortium) should go through the online company information registration in advance. When entering the company name, please note that it must be exactly the same as the name on the business license, including uppercase and</p> |

| 序号 No. | 名称 Name | 规定 Regulations |
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| | | <p>lowercase letters, space, special symbol, etc.</p> <p>2、项目名称为暂定名，后续以项目命名批复为准。 2. Project name is tentative, subject to the final project name approval.</p> <p>3、项目建设费用为暂定，后续项目投资可能发生较大变化，请各投标人充分考虑此因素，进行投标并报价。具体合同签订价将以最终经审批的可研及最终投资备案金额计算后为准。 3. The construction cost of the project is tentative, and the subsequent project investment may change greatly. All bidders are requested to fully consider this factor and make bidding and quotation. The specific contract signing price will be calculated based on the final approved feasibility study and the final investment filing amount.</p> <p>4、后续针对本项目招标人可能设立项目公司，中标人应根据要求无条件配合签订补充协议变更委托主体。 4. The Tenderer for this project may set up a project company later on, and the winning bidder should unconditionally cooperate with the signing of a supplementary agreement to change the entrusting entity as required.</p> <p>5、风险提示：本项目目前规划指标暂未稳定，后续可能因规划及用地指标变化造成设计方案调整，中标人需无条件配合设计调整工作，请各投标人充分考虑此风险，合理进行投标报价。 5. Risk warning: The current planning indicators of this project are not yet stabilized. In the future, the design scheme may be adjusted due to changes in planning and land use indicators. The winning bidder needs to cooperate with the design adjustment work unconditionally. All bidders are requested to fully consider this risk and make reasonable bidding and quotation.</p> |

一、组织机构 ORGANIZERS

主办方：深圳市龙岗区人民政府

Host: Longgang District People' s Government of Shenzhen Municipality

招标人 **Tenderee**

深圳市龙岗区城市建设投资集团有限公司

Shenzhen Longgang City Construction Investment Group Co., Ltd.

招标咨询单位 **Tender consultant**

深圳市一和雅韵建筑咨询有限公司

Shenzhen Ehow R&D Center

咨询邮箱 **Advisory email**

competition@ehow.net.cn

咨询电话 **Contact**

郑工：+86-18566782232 （北京时间周一至周五 9:00-12:00， 14:00-18:00）

Engineer Zheng: +86-18566782232 （Monday - Friday 9:00-12:00, 14:00-18:00 Beijing Time）

二、项目概况 PROJECT OVERVIEW

2.1 项目概况 Project Overview

见前附表第 3 项

Refer to Item 3 of the above table.

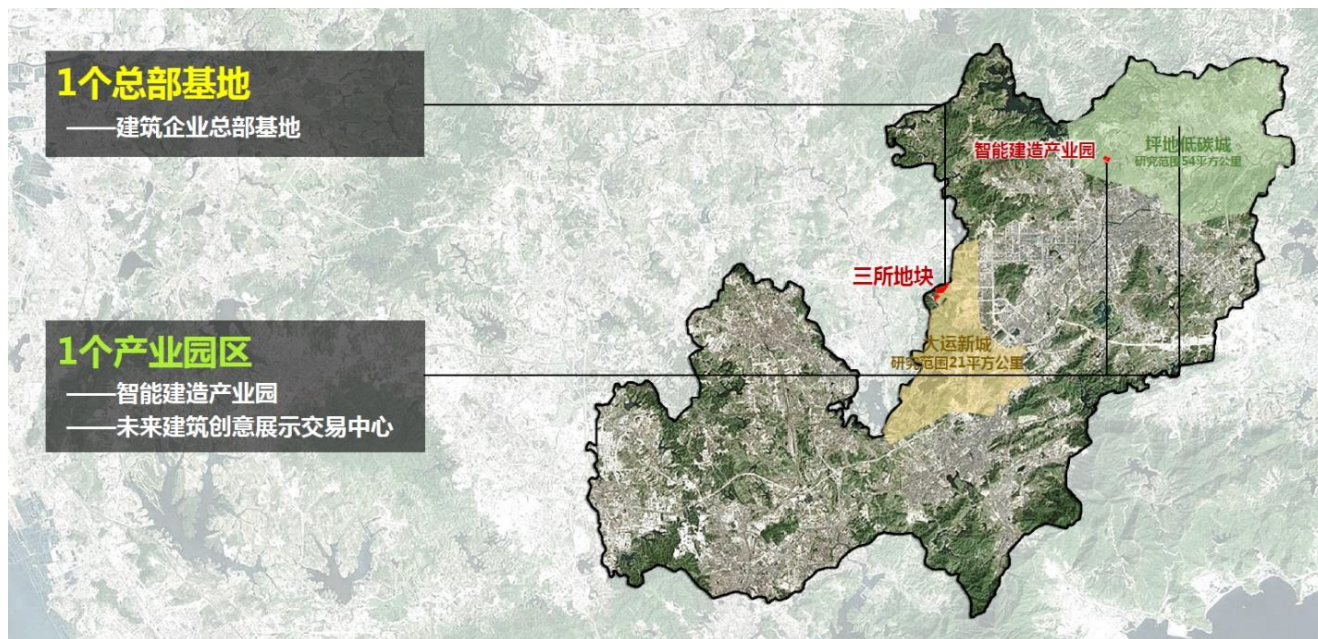


图 1-1 项目用地位置

Fig. 1-1 Project Land Location

2.2 招标范围 Scope of Tendering

1、竞标阶段工作内容 Work content at design competition stage

(1) 城市设计：研究范围为 74.6 公顷的城市设计，其中总部基地约 27.8 公顷。

(1) Urban design: Urban design within 74.6ha scope of study, including about 27.8ha Headquarters Base.

(2) 概念建筑设计：总部基地一期 4.6 公顷（暂定）的概念建筑设计。

(2) Conceptual architectural design: Conceptual architectural design of 4.6ha (tentative) Headquarters Base Phase I.

(3) 技术实施专项研究：为本项目制定合理的技术路线组合并制定全周期实施策略，为后续设计深化和施工、设备和材料的选择提供参考。

(3) Technology implementation special study: Formulate a reasonable combination of technical routes and a full-cycle implementation strategy for this project, and provide reference for

subsequent design development, construction, and equipment and material selection.

2、中标单位工作内容 Work content of bid winner

(1) 27.8 公顷范围内的城市设计深化工作：

(1) Urban design development within the scope of 27.8ha;

(2) 4.6 公顷（暂定）范围内工程设计总承包，包括但不限于概念设计（含投资匡算编制）、方案设计（含投资估算编制）、初步设计（含初步设计概算编制）、施工图设计（含所有专项设计、深化设计或二次设计）、预算配合、施工过程配合服务、竣工图编制、质保期内存在整改时配合提供相关设计文件及文件范畴内的相关咨询等。

(2) General contracting of engineering design within the scope of 4.6ha (tentative), including but not limited to: conceptual design (including investment rough estimation), schematic design (including investment estimation), design development (including project cost estimation), construction drawing design (including all specialty designs, design development or secondary design), budget cooperation, cooperation service during the construction, as-built drawing preparation, cooperation in providing relevant design documents and relevant consultation within the scope of documents when modification or rectification is needed during the warranty period, etc.

该范围为生态智谷总部基地一期。在保证地块位置、总体形状不变的基础上，总部基地一期最终边界可结合设计方案局部进行微调。

This scope is Headquarters Base Phase I of Ecological & Intelligent Valley. On the basis of keeping the location of the plot and the overall shape unchanged, the final boundary of the Headquarters Base Phase I can be fine-tuned locally based on the design scheme.



图 1-2 城市设计范围

Fig. 1-2 Urban design scope



图 1-3: 概念建筑设计范围示意图

Fig. 1-3 Schematics of conceptual architectural design scope

三、资格预审申请条件 PREQUALIFICATION APPLICATION REQUIREMENTS

3.1 中国境内外合法注册的具有独立法人资格的设计公司均可报名；

3.1 The design company that is an independent legal entity registered legally inside and outside China can apply;

3.2 申请人需具备:工程设计建筑行业（建筑工程）专业甲级及以上资质；

3.2 The applicant must have Grade A qualification of the engineering design construction industry (construction engineering);

3.3 本项目接受联合体投标，以联合体投标的合作方需符合以下要求：

3.3 Consortium is accepted in this project, and the members of the consortium need to meet the following requirements:

3.3.1 联合体成员不得超过 4 名，联合体参与的需由具备工程设计建筑行业（建筑工程）专业甲级及以上资质的单位作为牵头人；

3.3.1 There shall be no more than 4 consortium members. For consortium, the leading member must be the one with Grade A qualification of the engineering design construction industry (construction engineering).

3.3.2 联合体成员不得再单独或以其他名义与其他设计单位组成其他联合体参与报名。

3.3.2 Each member of the consortium shall not further apply alone or join another consortium with other applicants to apply.

3.3.3 联合体合作方需签署合法有效的《联合体协议》，明确投标阶段联合体各方的权益份额、工作内容和工作量。

3.3.3 The consortium members need to sign legal and valid Consortium Agreement, specifying the work distribution and share of rights and interests during bidding stage.

3.4 本项目不接受个人或个人组合的报名。

3.4 Application of individuals and teams of individuals is not accepted.

3.5 项目负责人：国家注册一级建筑师资格，必须是牵头单位员工。

3.5 Project leader: Qualified for national first-class registered architect and must be the employee of the leading member.

重要提醒：Important Notes:

具有建筑智能建造新技术、新材料、绿色节能、低碳建筑等方面的设计经验的设计单位将优先考虑。

Priority will be given to design agency with design experience of intelligent construction new technology, new materials, green and energy conservation, low-carbon buildings, etc.

四、招标规则 COMPETITION RULES

本次招标分为三个阶段：第一阶段-资格预审；第二阶段-设计竞标；第三阶段-定标。

This competition includes three stages: Prequalification, Design competition, and Bid award.

4.1 第一阶段-资格预审

4.1 1st Stage – Prequalification

4.1.1 资格预审申请文件要求：投标人需提交资格申请文件，主要包含公司介绍及资质证明文件、业绩、设计团队介绍、概念提案等。具体见本项目资格预审文件“七、资格预审申请文件”。

4.1.1 Requirements for prequalification application document: The applicant needs to submit prequalification application document, mainly including company profile and qualification supporting documents, achievements, design team introduction, draft concept, etc. See “VII. Prequalification Application Document” for detail.

4.1.2 资格预审阶段的招标流程

4.1.2 Competition Process at Prequalification Stage

（1）由招标人依法组建资格预审委员会，由具有建筑、城市设计、绿色建筑等专业背景的专家及招标人代表 5 人及以上组成。

(1) The prequalification committee shall be established by the Tenderer according to the law, which is composed of 5 or more experts with professional backgrounds in architecture, urban design, green building, etc. and Tenderer representatives.

（2）资格预审委员会对投标人所提交的资格预审申请文件进行综合评审，采用记名投票、逐轮淘汰的方法确定 5 家入围投标人（无排序）和 2 名备选投标人（有排序）；

（2） The prequalification committee will make comprehensive review on the prequalification application documents submitted by the applicants. Through open-ballot and round-by-round elimination voting, determine 5 shortlisted bidders (without ranking) and 2 alternative bidders (with ranking);

（3）若递交《投标确认函》的投标人因不可抗力因素中途退出或最终放弃招标，招标人有权拒绝该投标人参加招标人其他任何建设项目的投标或招标。

（3） If any applicant that has submitted the *Competition Participation Confirmation* withdraws or eventually gives up the competition due to factors other than force majeure, the Tenderer shall have the right to refuse it to participate in bidding or competition of any other projects organized by the Tenderer.

（4）不接受入围投标人以外的设计单位参加投标(依序替补进入第二阶段的备选投标人除外)。

(4) Design agencies other than shortlisted bidders will not be accepted to participate in the bidding (except for alternative bidders which successively enter the second stage as substitutes).

4.2 第二阶段-设计竞标阶段

4.2 2nd Stage – Design Competition

4.2.1 设计竞标阶段招标工作内容主要包含：

4.2.1 The work content at the design competition stage mainly includes:

1. 成果需包含（1）74.6 公顷范围内的城市设计（2） 4.6 公顷范围的概念建筑方案设计；（3）技术实施专项研究：为本项目制定合理的技术路线组合并制定全周期实施策略，投标方案成果内容详见设计任务书。

1. The deliverables shall include (1) the urban design within the scope of 74.6ha; (2) conceptual architectural schematic design within the scope of 4.6ha; (3) technology implementation special study: formulate a reasonable combination of technical routes and a full-cycle implementation strategy for this project. Please refer to the Design Brief for the contents of the deliverables.

2. 成果要求

2. Requirements for deliverables

- （1）方案设计文本 8 份，其中正本 1 份，副本 7 份，幅面为 A3 横版，装订成册（软皮纸封面，简装）；
- （1）8 sets of scheme design books, including 1 original and 7 copies, A3 specification, horizontal layout, bound into volume (soft paper front cover, simple packaging)
- （2）设计展板 1 套，A1 竖版展板不少于 6 张；
- （2）1 set of display board, A1 vertical layout, no less than 6 boards
- （3）多媒体不超过 10 分钟，mpeg4 格式，中文配音，中英文字幕；
- （3）1 set of multimedia file, no more than 10 min, mpeg4 format, narration in Chinese, with Chinese and English subtitle;
- （4）建筑模型 2 个，具体比例详见任务书要求。

(4) 2 physical models. See Design Brief for scale details.

注：所有方案设计成果均采用明标形式。以上所有工作内容以第二阶段方案设计阶段公布的招标文件为准。

Note: All design deliverables will be in the form of open bid. All the above contents are subject to the Tender Document released at the second stage – design competition.

4.2.2 设计竞标阶段招标流程

4.2.2 Competition process at the design competition stage

- （1）通过资格预审产生的共 5 家入围投标人进入本阶段（第二阶段-设计竞标阶段）；
- （1）A total of 5 applicants will be shortlisted through prequalification to enter this stage (2nd stage – design competition stage);
- （2）5 家入围投标人提交符合设计任务书要求的设计成果文件,每家只允许提交一个方案；
- （2）5 shortlisted bidders submit the deliverables that fulfill the requirements of Design Brief, and each applicant can only submit one scheme.
- （3）招标人依法组建评标委员会，对投标方案进行评审。采用记名投票法（逐轮淘汰），投票选出不排序的前三名并提出优化意见。
- （3）The Tenderer shall establish a scheme review committee according to the law to review the schemes. The committee will adopt open-ballot voting method (round by round elimination) to select 3 winning schemes (without ranking), giving optimization suggestions.

4.3 第三阶段-定标

4.3 3rd Stage – Bid Award

4.3.1 由招标人组建定标委员会，采用直接票决法，根据评标委员会的意见，在前三名投标人中确定一名中标人，中标人将获得本项目设计合同（无落标补偿费）。

The Tenderer will set up a bid award committee that will adopt direct voting. From the top three bidders, one winner will be decided according to the opinions of the bid review committee. The winner will be awarded the design contract for this project (without compensation fee).

4.3.2 如前三名方案均达不到任务书要求，或前期规划条件发生重大变化，招标人保留终止招标活动的权利，投标人按名次获得相应的奖金和设计补偿费，本次招标活动终止。

4.3.2 If the top three schemes fail to meet the requirements of the Design Brief, or the preliminary planning conditions have undergone major changes, the Tenderer reserves the right to terminate the bid activities. The bidders will get the corresponding bonus and compensation fee based on their ranking, and the tender activity will be terminated.

五、落标补偿费 COMPENSATION FEE

5.1 未中标的入围单位在提交了符合设计任务书要求的成果文件后，将获得相应的落标补偿费。

5.1 The unsuccessful shortlisted agencies will get corresponding compensation fee after submitting deliverables meeting the requirements of Design Brief.

5.2 落标补偿费分配表

5.2 Allocation table of compensation fee

| 名次 Ranking | 落标补偿费（元人民币）(含税) Compensation fee (RMB) (including tax) | |
|--|---|---|
| 第一名 1st place | 授予合同 Awarded with the contract | 未授予合同 Not awarded with contract 300 万元（含 27.8 公顷城市设计深化费用）RMB3 million (including urban design development fee within 27.8ha) |
| 未中标的另 2 家单位 The other two unsuccessful bidders | 160 万/名 RMB1.60 million each | |
| 进入方案投标阶段，但未进入定标阶段的 2 家单位 2 bidders shortlisted into the design competition stage but failing to enter the bid award stage | 120 万/名 RMB1.20 million each | |

5.3 相关费用支付

5.3 Payment

招标人与入围单位签订落标补偿协议，由招标人支付。本次招标落标补偿费均以人民币结算，所获费用产生的任何税金由投标人自理，应提供符合招标人要求的中国国内完税发票。国外投标人若无法使用本机构帐户收取人民币的，则由投标人通过第三方国内账户代收款项，并由该第三方向招标人开具符合招标人要求的发票，由此产生的任何税费由投标人自理。

如招标人未授予合同，则方案排名第一的投标人需与招标人签订协议，在完成 27.8 公顷范围内的城市设计深化工作并提交相关工作成果后，招标人支付相应补偿费用。

The Tenderer will sign compensation agreement for unsuccessful bidding with shortlisted agencies, and the payment will be made by the Tenderer. All the compensation fees are settled in RMB, and any taxes incurred from

the fees shall be borne by the bidder, who shall provide domestic tax invoices in China that meet the requirements of the Tenderer. If a foreign design agency cannot collect RMB via its account, it can collect the money through the Chinese account of the third party, and the third party shall issue invoices to the tenderer that meet the tenderer's requirements, and any taxes arising therefrom shall be borne by the tenderer

If the Tenderer doesn't award any contract, the first-place bidder of the scheme will need to sign the agreement with the Tenderer. After it completes the urban design development within the scope of 27.8ha and submits the relevant deliverables, the Tenderer will pay the relevant compensation fee.

5.4 其他

5.4 Miscellaneous

(1) 投标人参加本次投标的所有费用（含差旅住宿费）均自行承担。

(1) All expenses (including travel and accommodation expenses) for participating in the tender shall be borne by the design agencies themselves.

(2) 如评标委员会认为投标人提交的成果文件未达到本次招标设计工作深度及要求的，招标人将不予支付其落标补偿费。

(2) If the jury deems that the deliverables submitted by the bidders do not meet the design extent and requirements of the Tender, the Tenderer will not pay the compensation fee.

六、设计费 DESIGN FEE

6.1 设计费

6.1 Design Fee

按照已完成的社会投资备案金额测算，本项目设计费报价上限暂定为 3664.37 万元（含增值税）。入围第二阶段的投标人须按照招标文件要求报价，投标报价不得超过设计费控制价。

The quotation upper limit of the project design fee is tentatively RMB36.6437 million yuan (including VAT) calculated based on the completed social investment filing amount. The bidders shortlisted into the second stage need to make quotation as per requirements of the Tender Document, with quoting price not exceeding the control price of the design fee.

6.2 重大提醒：

6.2 Important Reminder

该项目规划指标为暂定，不排除建筑方案因规划指标变化进行多次反复修改，甚至终止，中标人需无条件配合，直至方案设计顺利通过政府主管部门审批，相关费用已含在总报价中。如若项目终止，项目支付费用按项目所处阶段支付结点进行结算。

The planning indicators of this project are tentative, and we do not exclude the possibility that the architectural scheme will be repeatedly revised or even terminated due to changes in the planning indicators. The bid winner needs to cooperate unconditionally until the schematic design is successfully approved by the competent government authorities, the relevant costs have been included in the total quotation. If the project is terminated, the project payment will be settled according to the stage of the project and based on the payment milestone.

七、资格预审申请文件 PREQUALIFICATION APPLICATION DOCUMENT

为便于投标人通过资格预审阶段，并在此之后进入第二阶段-设计竞标阶段，投标人的全部资料必须真实准确、详细和直观，以便招标人做出有依据的判断，证明其满足资格预审文件要求，能有效地履行设计义务。

To successfully pass the prequalification and enter the second stage – design competition, all the materials of the applicant must be true, accurate, detailed and straightforward so that the Tenderee can make judgment with evidence, proving the applicant meets the requirement of the Prequalification Document and is capable of effectively fulfilling the design obligation.

投标人必须按以下要求编制资格预审申请文件，同时在编制目录时对应页码。

The applicant must prepare the prequalification application document as per following requirements, indicating the corresponding page number when compiling the table of contents.

7.1 资格预审申请文件的组成

7.1 Composition of Prequalification Application Document

资格预审申请文件由报名文件和概念提案两部分组成

The prequalification application documents consist of two parts: application document and draft concept.

7.1.1 报名文件包含公司介绍及资质证明文件、业绩、设计团队介绍、设计服务保障措施等。

The application document covers company profile and qualification supporting documents, achievement, design team introduction, design service assurance measures, etc.

投标人按照以下顺序编制报名文件，并制作目录，报名文件格式详见附件一。

The applicant can prepare the application document with table of contents in the following sequence. See Attachment 1 for the format of application document.

1. 投标申请书：加盖公章和签字，联合体投标的需加盖联合体所有成员公章和签字。
1. Application Form: Affixed with official seal and signed, all members of consortium should apply their official seals and sign.
2. 联合体协议（如需）：联合体合作方需签署合法有效的《联合体协议》，明确投标阶段联合体各方的权益份额、工作内容和工作量。加盖联合体所有成员公章和签字。
2. Consortium Agreement (if needed): The consortium members shall sign the legal and valid Consortium Agreement and specify the work distribution and share of rights and interests during the bidding stage, affixed with official stamp and signature of all members of consortium.
3. 法定代表人身份证明文件，加盖公章。附法定代表人身份证明复印件，联合体各方需单独提供。
3. Certificate of legal representative, official stamp, enclosed with copy of ID certificate of the legal representative, and consortium members need to provide such information separately.
4. 法定代表人授权委托书（如有）：加盖公章和签字。附被委托人身份证明复印件，联合体各方可授权同一人。
4. Power of Attorney of Legal Representative (if any): official stamp and signed, enclosed with copy of ID certificate of the authorized representative. Consortium members can authorize the same person.
5. 有效的营业执照（或商业登记证明）复印件，加盖公章。联合体各方均需提供，加盖所对应的公司公章。
5. Photocopy of the Valid Business License (or business registration certificate) with official stamp. Consortium members need to provide such information separately, affixed with their respective company seal.
6. 企业相关资质证明文件复印件（如有），加盖公章。联合体各方均可提供，加盖所对应的公司公章。
6. Photocopy of the Relevant Qualification Documents of the Company (if any), with official stamp. Consortium members could provide such information separately, affixed with their respective company seal.
7. 投标人基本情况表：含报名情况一览表（按照附件一中表格内的“填写说明”清晰填写），投标人（联

合体)简介、公司规模(总公司及相关投标分公司相关专业人数等信息),相关项目经验简述。联合体各方均需单独填写并提供相关复印件,加盖所对应的公司公章。

7. Basic Information of the Applicant: Including List of Application Information (follow the “Filling instructions” in Attachment 1, and fill out the form clearly), brief introduction of the applicant (consortium), company size (information such as number of staffs in relevant disciplines in the head office and relevant branch office applying to the competition), and brief description of relevant project experience. Each consortium member should fill in the form separately and provide corresponding photocopies with official stamp.

8. 投标人同类项目业绩:

8. Achievements of applicant in similar projects

(1) 提供 2017 年 1 月 1 日至公告截止之日为止(以合同签订时间为准)同类型的产业园区城市设计、绿色低碳类型的建筑设计业绩(在建或已竣工),业绩应充分体现投标人的水平、能力、创意。

(1) Submit the urban design achievements of the industrial park of similar type and size and architectural schematic design achievements of green and dual carbon type buildings that are under construction or completed from January 1, 2017 to the announcement deadline (subject to the contract signing date), which shall fully reflect the applicant's level, capability and creativity.

(2) 投标人业绩总数不超过 5 项(所有联合体单位共同提供 5 项),超过 5 项的,只取前 5 项。业绩证明材料:

(2) The total achievements of applicant shall not exceed 5 (all consortium members jointly provide 5 achievements). If it's more than 5, only first 5 are taken. Supporting document of the achievement:

项目名称、规模(总建筑面积)、甲方信息、设计内容、主要效果图或建成照片、项目实施情况(如有),设计合同关键页扫描件(应能体现合同名称、设计内容及规模、设计阶段、参与的设计内容、合同签订时间、合同签章页)。

Project name, scale (gross floor area), client's information, design content, main renderings or photo of completed project, project implementation information (if any), scanned copy of key pages of the design contract (showing contract name, design content and scale, design stage, design content involved, date of contract signing, signatory page of the contract).

(3) 所获奖项(如有,只须提供所获最高级别奖项,总数不超过 3 项,超过 3 项的,只取前 3 项(获奖时间可放宽至 2012 年 1 月 1 日以来))。

(3) Awards obtained (if any. Just provide highest-level award, with no more than 3 awards in total. If more than 3, only take the first 3. Awarding time can start from January 1, 2012).

9. 设计人员总表: 该表需明确团队成员及分工(格式见附件一中表格)

9. Summary table of design personnel: This table needs to specify the team members and work division (See Attachment 1 for the format of the table)

10. 拟派本项目首席设计师、项目负责人、主创设计师情况及业绩表:

10. Information and achievements of the proposed chief designer, project leader and principal designers

(1) 投标人须指定项目首席设计师 1 名(联合体单位共同指派 1 名)、项目负责人 1 名(联合体单位共同指派 1 名,需在相关报名单位中任职满三年)需具有中国一级注册建筑师资质、主创设计师(联合体单位共同指派)不超过 5 名。主创设计师中需有一名绿色低碳专业背景。

(1) The applicant needs to appoint 1 chief designer (consortium jointly appoints 1), 1 project leader (consortium jointly appoints 1, who needs to work in the relevant application company for at least 3 years) qualified for national first-class registered architect in China, and no more than 5 principal designers (jointly appointed by the consortium). One of the principal designers needs to have green and low carbon professional background.

(2) 首席设计师人、项目负责人、主创设计师应具有所在国家或地区建筑相关行业协会或机构颁发的合法执业资格证明文件。提供 2017 年 1 月 1 日以来担任过同类型园区、建筑设计的首席设计师人、项目负责人、主创设计师的业绩，每人业绩数量不超过 3 项，超过 3 项的，只取前 3 项。类似业绩证明材料：

(2) The chief designer, project leader and principal designers shall have legitimate practicing qualification document issued by the relevant construction industrial association or institution at the country or region concerned. Provide the achievements of the chief designer, project leader and principal designers in similar park and architectural design projects since January 1, 2017, with no more than 3 achievements for each person. If more than 3, only take the first 3. Supporting document of the similar achievements:

① 项目名称、规模（总建筑面积）、甲方信息、设计时间、设计内容、主要效果图或建成照片；

① Project name, scale (gross floor area), client's information, design time, design content, main renderings or photo of completion;

② 类似业绩所获国家级或国外相应级别专业奖项（如有，只需提供所获最高级别奖项，获奖时间可放宽至 2012 年 1 月 1 日至今）；

② Professional award of the similar achievements at national or corresponding international level (if any. Only provide the highest-level award. The awarding time can start from January 1, 2012);

③ 个人所获行业、国家、国际奖项或荣誉（如有，荣誉证书、获奖证书，总数不超过 3 项，超过 3 项的，只取前 3 项）。

③ Personal industrial, national and international awards or honors (if any, certificates of honor and award. No more than 3, if more than 3, only take the first 3).

(3) 首席设计师、项目负责人、及其他主创设计师须直接参与设计全过程，且须作为直接汇报人进行答疑和成果汇报。后续项目招标及实施过程中除因不可抗力外，不可更换首席设计师、项目负责人及主创设计师；如确需更换人员，需书面与招标人详细确认更换情况并取得招标人书面同意。如联合体投标，需标明人员所属的联合体成员单位。

(3) Chief designer, project leader and principal designers must directly participate in the whole design process and give answers and make presentation as the direct presenters. They cannot be changed in the subsequent project competition and implementation process unless due to force majeure; if indeed the person has to be changed, it must communicate in written form with the Tenderer to confirm the change information and get the written consent from the Tenderer. The consortium needs to indicate which consortium member that these people belong to.

11. 设计服务保障措施

11. Design service assurance measures

7.1.2 概念提案的内容要求：

7.1.2 Requirements for content of draft concept

1、阐述对本项目定位及设计条件的理解；对规划难点的解读和策略；空间布局如何应对考虑未来的变化和发展；符合地域性和整体环境的空间形态策略；针对相关技术在本项目的实施性策略；

1. Elaborate the understanding of the project positioning and design conditions; interpretation and strategies of planning challenges; how to deal with future changes and development in spatial layout; spatial form strategies in line with regional and overall environment; implementation strategies of related technologies in this project;

2、重点关注的项目的后期落地、技术保障实施策略，以及联合体设计总包管理的策略和能力，并对相关方面提出建议；

2. Focus on the later implementation of the project, the technical support implementation strategy, and the strategy and ability of the consortium design general contracting management, and make suggestions on relevant aspects;

3、概念提案深度和表现形式不限。

3. There is no restriction on extent and expression form of the draft concept.

7.2 资格预审具体评价要素详见《资格预审评审参考表 Prequalification Review Reference Table》

7.2 See Prequalification Review Reference Table for specific evaluation elements of the prequalification.

7.3 资格预审申请文件的形式及提交要求

7.3 Form and Submission Requirements of Prequalification Application Document

7.3.1 编辑语言：文件内容提供中文表述，如为外文应提供中文表述并以中文为准。

7.3.1 Language: The documents shall be provided in Chinese. If it's in foreign language, then Chinese version shall be provided, and Chinese version shall prevail.

7.3.2 资格预审申请文件数量及形式：

7.3.2 Quantity and form of prequalification application document:

（1）上述 7.1.1 的报名文件内容按顺序装订成册，并列目录。采用 A4 尺寸，提交 1 份正本及 6 份副本，正本须加盖公章（鲜章或电子章）或签字；副本可为正本复印件。正本、副本内容不一致的，以正本为准。应遵循环保原则，避免硬质包装，页数不得超过 100 页纸（可双面打印）

(1) The contents of the application documents mentioned in 7.1.1 above shall be bound into volume in order and listed with table of contents. In A4 size, submit 1 original and 6 copies. The original must be stamped with an official seal (fresh seal or electronic seal) or signed; the copy can be a photocopy of the original. If the contents of the original and the copy are inconsistent, the original shall prevail. Environmental protection principle shall be followed, rigid packaging shall be avoided, and the number of pages shall not exceed 100 pages (double-sided printing allowed)

（2）概念提案采用 A3 尺寸，横板装订，提交 1 份正本及 6 份副本，正本须加盖公章（联合体加盖牵头单位公章），页数不超过 10 页纸（可双面打印）。

(2) The draft concept is in A3 size, bound horizontally, and submit 1 original and 6 copies. The original must be stamped with the official seal (with the official seal of the leading member for consortium), and the number of pages shall not exceed 10 pages (double-sided printing allowed).

（3）电子文件：U 盘 1 份，含以上文件的电子文档（正本盖章扫描件、word 文件）。发送电子文档至此邮箱：competition@ehow.net.cn;

(3) Electronic file, 1 USB Disk, including the electronic file of the above documents (scanned copy of the stamped original, word file). Send electronic file to this email address: competition@ehow.net.cn;

（4）密封要求：资格预审报名文件、概念提案及电子文件(U盘)应单独封装，并统一密封在一个包装袋内，在密封袋上注明“深圳建筑产业生态智谷总部基地一期城市设计与建筑设计总承包国际招标”、“投标人名称”。

(4) Sealing requirements: Prequalification application documents, draft concept and electronic documents(USB Disk) shall be separately packaged and sealed together in one packaging bag, marked with “International Tendering for Phase I Urban Design and Architectural Design General Contracting of Shenzhen Construction Industry Ecological & Intelligent Valley Headquarters Base” and “Bidder’ s Name” on the sealed bag.

7.3.3 资格预审文件递交截止日期

7.3.3 Deadline of prequalification application documents submission

(1) 投标人应在资格预审文件在 2022 年 5 月 23 日 18:00 前将资格预审文件送至：深圳市福田区振华路 8 号设计大厦二楼深圳公共资源交易集团窗口。递交截止时间如有调整以最新公告通知的为准。

(1) The bidder shall send the prequalification application documents to the window of Shenzhen Public Resources Transaction Group at 2nd Floor, Design Building, No. 8 Zhenhua Road, Futian District, Shenzhen City, before 18:00 on May 23, 2022. If the submission deadline is adjusted, the latest announcement notice shall prevail.

(2) 招标人可通过修改招标文件酌情延长投标截止日期，在此情况下，招标人和投标人受资格预审截止日期制约的所有权利和义务均应延迟至新的截止日期。

(2) The Tenderer may, at its discretion, extend the deadline for bidding by amending the Tender Document, in which case all the rights and obligations of the Tenderer and the bidder subject to the prequalification deadline shall be postponed to the new deadline.

(3) 招标人在截止时间以后收到的资格预审文件视为无效。

(3) The prequalification application documents received by the Tenderer after the deadline shall be deemed invalid.

7.4 特别要求

7.4 Special Requirements

7.4.1 投标人应对在资格预审申请文件中提交的各项资料的真实性、合法性、有效性负责，并负有提供原件以备招标人核查的义务；如投标人不能按招标人的要求提供原件，招标人有权取消投标人的投标或获奖资格。招标人在奖金发放前或签订合同前任何时间发现投标人提供虚假文件或涉嫌造假的，均有权取消投标人的投标或获奖资格。招标人将提请建设行政主管部门或有关行政管理部门查处。一旦查实将严格按照法律法规作出处理，并有权拒绝其在招标人负责建设的其它项目中投标。

7.4.1 Applicant shall be responsible for the authenticity, legality and validity of its prequalification application document, and has the obligation to provide originals for verification by the Tenderer. The Tenderer has the right to disqualify the applicant for competition or bonus if the applicant fails to provide the originals requested by the Tenderer. If the Tenderer finds the applicant provides false document or is suspicious of falsification at any time before paying the bonus or signing the contract, it will have the right to disqualify the applicant for competition or bonus. The Tenderer will submit to the construction administrative authorities or relevant administrative authorities for investigation. It will be handled in strict accordance with the laws and regulations once verified, and the Tenderer has the right to reject such applicant to participate in any other projects organized by the Tenderer.

7.4.2 资格预审阶段专家评审结束后，招标人将对 5 家入围投标人（无排序）及 2 家备选投标人（有排序）提供的资格预审申请文件（业绩部分）在深圳公共资源交易网进行公示，请投标申请人务必按照要求如实填报、提供相应的证明材料，并对其真实性负责。

7.4.2 After the expert review at the prequalification stage, the Tenderer will make public notice of the prequalification application documents (about achievements) of 5 shortlisted bidders (without ranking) and 2 alternative applicants (with ranking) at Shenzhen Public Resources Transaction Center Website. The applicant must follow the requirement to fill in the form truthfully and provide the relevant supporting documents, and be

responsible for their authenticity.

八、 招标日程表 TENDER SCHEDULE

| 时间 Time | | 事项 Item |
|--|--|---|
| 第一阶段-报名 及资格预审 1 st stage - Application and prequalification | 2022 年 4 月 28 日/April 27, 2022 | 发布正式公告及接受报名 /Issue official announcement and accept application |
| | 2022 年 5 月 23 日 18: 00 前 /Before 18:00 of May 23, 2022 | 资格预审资料提交截至/Deadline for submitting prequalification documents |
| | 2022 年 5 月 25 日(暂定)/May 25, 2022 (tentative) | 公布资格预审结果, 通知入围投标人开展设计 工作 Announce prequalification results, notify shortlisted bidders to start the design |
| 第二阶段-设计 竞标 2nd stage - Design competition | 2022 年 5 月 30 日(暂定) /May 30, 2022 (tentative) | 踏勘答疑会/Site survey and Q & A meeting |
| | 2022 年 6 月 24 日(暂定) /June 24, 2022 | 中期汇报/Interim presentation |
| | 2022 年 7 月 29 日(暂定) 15: 00 前/Before 15:00 of July 29, 2022 (tentative) | 投标人递交成果文件(提交地址届时通知) /Bidder submits deliverables (address to be notified later) |
| | 2022 年 8 月 4 日(暂定) /August 4, 2022 (tentative) (tentative) | 方案评审会/Scheme review meeting |
| 第三阶段-定标 3rd stage - Bid award | 2022 年 8 月 15 日(暂定) / August 15, 2022 (tentative) | 定标会/公布中标单位 Bid award meeting / announce the bid winner |

注： 以上时间为北京时间，招标人保留更改日程表的权利，如有更改，将提前三日通知。

Note: The above time is Beijing Time. The Tenderer reserves the right to change the schedule. In case of change, notice will be given three days beforehand.

九、其他 MISCELLANEOUS

9.1 否决性条款

9.1 Veto Clause

9.1.1 资格预审申请文件提交时间不符合本资格预审文件规定的，招标人将不予受理。

9.1.1 If the time of delivery of the prequalification application documents do not meet the provisions herein, the Tenderer will not accept such documents.

9.1.2 资格预审申请文件有下列情形之一的，招标符合性审查不合格：

9.1.2 If the prequalification application documents are under one of the following circumstances, the related applicant will fail the compliance review:

(1) 组成联合体投标的未提交联合体协议书的；

(1) Participates in the competition as consortium but doesn't submit the consortium agreement;

(2) 相互间有直接控股关系或法定代表人为同一人的两个或两个以上的法人分开提交资格预审申请文件的；

(2) Prequalification application documents are submitted by two or more legal persons separately who have a direct shareholding relationship with each other or whose legal representatives are one same person;

(3) 参加联合体的各成员以自己的名义单独投标，或同时参加两个或两个以上的联合体投标；

(3) The member of consortium also participates in the competition in its own name or is involved in two or more than two consortiums for the competition;

(4) 资格预审委员会 2/3 以上成员认为投标人提供的资料存在虚假情况的。

(4) Over 2/3 members of the prequalification committee think the documents provided by the applicant are false.

9.2 知识产权及相关法律

9.2 Intellectual Property and Relevant Laws

9.2.1 所有参与招标的设计成果在评审后不退回投标人。

9.2.1 No design deliverables in this competition will be returned to the design agencies after the review.

9.2.2 中标设计方案的知识产权为招标人在本项目内独占使用，具体知识产权条款以附件设计合同的相关约定为准。

9.2.2 The intellectual property of the winner's design scheme will be exclusively used by the Tenderer for this project, and the specific intellectual property clauses are subject to the relevant agreements in the design contract.

9.2.3 未中标人提交的项目成果文件的知识产权归投标人所有。

9.2.3 The intellectual property of the project deliverables submitted by the unsuccessful bidder shall belong to the bidder.

9.2.4 招标人有权在公布评标结果后，通过传播媒介、专业杂志、书刊或其他形式无偿使用所有成果文件进行评价、展示、宣传招标成果。

9.2.4 At the end of review and after the review result is announced, the Tenderer will have the right to use all the deliverables free of charge through media, specialized magazines, professional books and periodicals or other forms so as to evaluate, display and promote the competition achievements.

9.2.5 招标人保留对前三名成果提出进行优化的权利。

9.2.5 The Tenderer reserves the right to request top three bidders for design result optimization.

9.2.6 投标人应保证设计成果中所有内容均为投标人原创，不得侵犯第三者知识产权。如发生侵权行为，将由涉及侵权的投标人自行承担一切法律后果，招标人有权追究侵权人的相应的法律责任，取消其参与本次招标的资格，要求退回或不予支付涉嫌侵权的投标人的相关费用并采取合理方式消除因此产生的负面影响。

9.2.6 The bidder shall ensure all the contents of the design deliverables are original, without infringing the intellectual property of the third party. In case of infringement, the bidder involved will undertake all legal consequences itself. The Tenderer has the right to investigate the violator's corresponding legal responsibility, disqualify it from this competition, and request to refund or not pay relevant fees to the violating bidder and take reasonable actions to mitigate the negative impact therefrom.

9.2.7 投标人从招标人及获得的与本项目有关或因本项目产生的所有文件、项目数据、技术秘密，工作方案、会议资料、相关协议、补遗资料等，无论以何种形式或载于何种载体，无论在披露时是否以口头、图像或以书面方式表明，皆具有保密性，投标人对此承担无限期的保密义务。

9.2.7 All the documents, project data, technical secret, work plan, meeting documents, relevant agreements, supplementary documents obtained by bidder from the Tenderer, related to this project or generated from this project, in whichever form or media, whether disclosed in verbal, image or written form, are confidential. The bidder shall take unlimited obligation of confidentiality.

9.2.8 未公布最终评审结果之前，投标人未征得招标人的许可，不得以任何方式披露、公开或展示设计成果或将设计成果允许任何第三方以任何形式使用，否则将依法追究其相应法律责任，并取消其参与本次招标的资格。

9.2.8 Before announcing the final review result, without permission of the Tenderer, the bidder can't disclose or display in any form the design result or allow any third party to use it in any form; otherwise, it will be held legally responsible and be disqualified for this competition.

9.2.9 本次招标及涉及的知识产权相关问题均适用中华人民共和国法律（港澳台地区的法律除外）。

9.2.9 The intellectual property issues related to this competition shall be governed by the laws of the People's Republic of China (except for the laws in Hong Kong, Macao and Taiwan).

9.3 争议解决

9.3 Dispute Settlement

本招标过程中若发生争议，双方应友好协商解决。若协商不成时，可以采用诉讼方式，在招标人所在地法院提起诉讼。

Both parties shall friendly negotiate to settle any disputes during the competition. If the negotiation fails, litigation can be adopted, which will be filed at the local court where the Tenderer is located.

9.4 不正当竞争与纪律监督

9.4 Supervision over Unfair Competition and Discipline

9.4.1 严禁投标人向参与评审的有关人员行贿，使其泄露一切与评审工作相关的信息。

9.4.1 Applicants are prohibited from offering bribes to relevant personnel who participate in the scheme review to result in them to divulge all information relevant to the scheme review.

9.4.2 投标人在招标过程中严禁互相串通、结盟，损害招标的公正性，或以任何方式影响其他投标人参与正当招标。

9.4.2 During the competition, applicants are prohibited from collusion, alliance or any other behaviors that harm the fairness of the competition or affecting other applicants' participation in fair competition in any way.

9.4.3 如发现投标人有上述不正当竞争行为，取消其投标资格或获奖资格。

9.4.3 Any applicant found to have any unfair competition behavior mentioned above will be disqualified from participation or award.

9.5 语言及计量单位

9.5 Language and Unit of Measurement

9.5.1 语言

9.5.1 Language

与此次招标活动有关的由招标人发布的所有文件、往来通知、函件均应提供中英文表述，并以中文为准。投标人的往来通知、函件和投标成果文件为非中文的，应同时提供中文翻译文，以中文译文为准。

For all documents, notices and correspondences related to this competition issued by the Tenderer, they shall be provided in both Chinese and English, and Chinese version shall prevail. For all notices, correspondences and competition deliverables of the applicants, Chinese translation shall be provided if the content of the documents is not in Chinese, and Chinese translation shall prevail.

9.5.2 计量单位

9.5.2 Unit of measurement

除国家相关标准及资格预审文件中的设计任务书另有规定外，招标成果文件使用的度量单位，均采用中华人民共和国法定计量单位。

Units of measurement used in the competition deliverables shall be the legal units of measurement of the People's Republic of China unless otherwise provided for in relevant standards of China and the Design Brief of the Prequalification Document.

9.6 其他要求

9.6 Other Requirements

9.6.1 招标人保留更改活动日程安排的权利。

9.6.1 The Tenderer reserves the right to change the schedule of activities.

9.6.2 招标人不对评审过程以及未能胜出原因作出任何解释，同时亦不退还招标成果文件。投标人不得向评审委员会成员或其他有关人员索问评审过程的情况和材料。

9.6.2 The Tenderer will not give any explanation regarding the review process and the reason for failure in the competition, nor will it return the competition deliverables. The applicant shall not ask the review committee members or other relevant personnel about the review process and materials.

9.6.3 如因不可抗力原因，招标人在落标补偿费发放前的任何时候有权作出宣布取消招标行为，招标人没有

义务对投标人可能产生的费用予以补偿。

9.6.3 Before the compensation is paid, in case of force majeure, the Tenderer has the right to announce to cancel the competition at any time without the obligation to compensate the applicants for any expenses possibly incurred.

9.6.4 资格预审文件及答疑补遗、修改（补充）函件内容均以书面明确的内容为准。当资格预审文件、答疑补遗、修改（补充）函件内容相互矛盾时，以最后发出的为准。

9.6.4 The contents of the Prequalification Document, the Supplementary and Q&A Document, and the modification (supplementary) letters shall be subject to the contents expressed in writing. When the contents of the Prequalification Document, the Supplementary and Q&A Document, and the modification (supplementary) letters are contradictory, the latest version shall prevail.

9.6.5 投标人必须确保其首席设计师和项目负责人始终参与本设计工作；境外投标人应确保有境外机构的人员参与、签名和加盖境外机构印章。

9.6.5 Applicant shall ensure its project leader and chief designer always participating in the design; overseas design agency shall ensure its personnel participating, signing and affixing its official seal.

9.6.6 投标人参加现场踏勘活动、答疑和专家评审会时需自带翻译（如需）。

9.6.6 Applicants shall bring interpreters (if needed) when attending the site survey, Q&A session, and expert review meeting.

9.6.7 参加本次招标活动的投标人均视为承认本资格预审文件所有内容。

9.6.7 Design applicants that participate in this competition will be deemed as acknowledging all content of this Prequalification Document.

十、特别提示 SPECIAL NOTICE

10.1 企业信息登记

10.1 Company information registration

根据深圳公共资源交易网后续程序的管理要求,提交资格预审申请文件前,投标人(包括联合体牵头单位和联合体成员单位)须办理网上企业信息登记。完成登记的投标人,请及时将“深圳市电子招投标交易平台-企业信息登记”带有“已完成”页面截图(必须包含组织机构代码)+企业编号(如有)发送到 competition@ehow.net.cn。录入公司名称时请注意需与此次招标提交的营业执照名称保持完全一致,包括语言、简繁体、大小写、空格、符号等。

As per management requirement of subsequent procedures of Shenzhen Public Resources Transaction Service Network, the applicant (including the consortium leading member and members of consortium) MUST have the online company information registration before the prequalification application document submission deadline. After completing the registration, please take a screenshot of the “Shenzhen electronic bidding & trading platform-Company Information Registration” webpage which has the icon of “Completed” (the screenshot must include the Organization Code) + the company number (if any) and send it to competition@ehow.net.cn. When inputting the company name, please keep it completely SAME as the name on the business license (submitted for this competition), including language, simplified Chinese or Traditional Chinese, upper or lower case, space, symbol, etc.

深圳公共资源交易网

Shenzhen Public Resources Transaction Service Center

网上办理地址: <https://www.szjsjy.com.cn:8001/jy-toubiao/>

Registration website: <https://www.szjsjy.com.cn:8001/jy-toubiao/>

咨询电话: +86-0755-83785155; +86-0755-83787822

Advisory Tel: +86-0755-83785155; +86-0755-83787822

第一步:点击“确定”

Step 1: Click “OK”



第二步 :点击“我要登记”

Step 2: Click “I want to register”



第三步 :进行“企业信息登记”，完成后点击“登记并登录”。

Step 3: Carry out “company information registration” and click “register and log in” after completion.

第四步: 进入跳转页面，继续“企业信息登记”。

Step 4: Enter the redirected page and continue on “company information registration”.

下滑选择企业类型，完成相应内容填写后，点击“保存”并“提交”。

Scroll down to select company type. After completing the relevant content, click “save” and “submit”

深圳市电子招标投标交易平台

企业信息登记

Save Submit

内地企业

详情请看下一张图片
For details please refer to the next image.

主体类型: ☐ 招标人 ☐ 投标人 企业类型:

企业名称: 深圳市筑梦公社应用美术设计有限公司

组织机构代码 (或社会信用代码) 第9位至第17位: ("组织机构代码共9位, 其中不能包含"-")

企业证照号: (营业执照号、事业单位法人登记证书号等证件号码)

企业设立时间:

法定代表人姓名: 法定代表人联系电话:

深圳市电子招标投标交易平台

企业信息登记

Save Submit

内地企业
国外企业/港澳台企业
内地个人
国外个人/港澳台个人
其它团体

Mainland enterprise
Foreign enterprise/Enterprise in Hong Kong, Macau or Taiwan
Mainland individual
Foreign enterprise/Enterprise in Hong Kong, Macau or Taiwan
Other groups

主体类型: ☐ 招标人 ☐ 投标人 企业类型:

企业名称: 深圳市筑梦公社应用美术设计有限公司

组织机构代码 (或社会信用代码) 第9位至第17位: ("组织机构代码共9位, 其中不能包含"-")

企业证照号: (营业执照号、事业单位法人登记证书号等证件号码)

企业设立时间:

法定代表人姓名: 法定代表人联系电话:

将带有“已完成”页面截图（必须包含组织机构代码）+企业编号（如有）发送到 competition@ehow.net.cn

Take a screenshot of the complete webpage which has the icon of “Completed” (the screenshot must include the Organization Code) + the company number (if any) and send it to competition@ehow.net.cn.

深圳市电子招标投标交易平台

我的投标

企业信息登记

基本信息

国外企业/港澳台企业

状态: 通过

校验意见:

温馨提示: 所有上传文件必须是有效证件或资料的原件扫描件, 必须是JPG、BMP等图片格式文件。文件名请按证件类型+正面或反面来命名文件, 例如: 身份证-正面, 身份证-反面, 营业执照, 组织机构代码证, 执业资格证, 注册证等, 您所提供的内幕及附件信息将在深圳市建设工程交易服务网进行公示, 接受公众监督, 请如实填写。

主体类型: ☒ 投标人 ☐ 招标人

企业名称: 组织机构代码 (或社会信用代码第9位至第17位) (虚拟):

设立时间:

法定代表人姓名: 法定代表人身份证号或其他有效证件号:

法定代表人联系电话: 法定代表人手机号码:

企业国籍: 企业类型:

信息申报责任人: 手机号码:

联系地址: 电子邮箱:

| 序号 | 文件名 | 创建时间 | 操作 |
|----|-----|------|----|
| 1 | | | 删除 |
| 2 | | | 删除 |
| 3 | | | 删除 |
| 4 | | | 删除 |

企业有效证件附件:

10.2 资料索取 Material Acquisition

1、招标任务书索取: 请意向报名单位发送邮件至 competition@ehow.net.cn 索取招标任务书和航拍视频, 邮件主题注明: 索取深圳建筑产业生态智谷项目招标任务书和航拍视频。招标咨询单位将发送招标任务书和航拍视频链接至该邮箱。

1. Acquisition of tendering design brief: The interested applicant can send email to competition@ehow.net.cn to acquire the tendering design brief and aerial video, with email subject line indicated with: getting tendering design brief and aerial video of Shenzhen Construction Industry Ecological & Intelligent Valley Project. The tendering consultant will send the design brief and aerial video link via email reply.

2、资格预审文件自行在“深圳公共资源交易网-招标公告”下载。

(<http://www.szggzy.com/jyxx/jsgc/zb主2>)

Please download Prequalification Document at “Shenzhen Public Resources Transaction Center Website – Tender Announcement”

(<http://www.szggzy.com/jyxx/jsgc/zb主2>)

同时请关注深圳市城市设计促进中心网站的公告 Meanwhile, please follow the announcement at the website of Shenzhen Center for Design

(<http://www.szdesigncenter.com>)

资格预审评审参考表 Prequalification Review Reference Table

| 类别 Category | 评审要点 Key review points | 建议参考权重 Recommended reference weight |
|--|--|--|
| 一、投标人业绩 Achievements of applicant in similar projects | <p>投标人（联合体）业绩要求： Requirements for achievements of applicant (consortium)</p> <p>1. 提供 2017 年 1 月 1 日至公告截止之日为止（以合同签订时间为准）同类型、规模的产业园区城市设计、绿色双碳类型的建筑设计业绩（在建或已竣工）,业绩应充分体现投标人的水平、能力、创意。</p> <p>1. Submit the urban design achievements of the industrial park of similar type and size and architectural schematic design achievements of green and dual carbon type buildings that are under construction or completed from January 1, 2017 to the announcement deadline (subject to the contract signing date), which shall fully reflect the applicant's level, capability and creativity.</p> <p>2. 业绩总数不超过 5 个，超过 5 项的，只取前 5 项。</p> <p>2. The total achievements shall not exceed 5. If it's more than 5, only first 5 are taken.</p> <p>3. 业绩证明材料： Supporting document of the achievement:</p> <p>项目名称、规模（总建筑面积）、参与的设计内容、主要效果图及总图或照片、设计合同关键页扫描件(应能体现合同名称、设计内容及规模、设计阶段、参与的设计内容、合同签订时间、合同签章页);</p> <p>Project name, scale (gross floor area), design content, main renderings, master plan or photo, scanned copy of key pages of the design contract (showing contract name, design content and scale, design stage, design content involved, date of contract signing, signatory page of the contract).</p> <p>4. 所获奖项（如有，只须提供所获最高级别奖项，总数不超过 3 项，超过 3 项的，只取前 3 项，获奖时间可放宽至 2012 年 1 月 1 日至今）。</p> <p>4. Awards obtained for above achievements (if any. Just provide highest-level award, with no more than 3 awards in total. If more than 3, only take the first 3. Awarding time can start from January 1, 2012).</p> | 20% |
| 二、投标人设计团队 Strength of design team | <p>（一）首席设计师提供所在国家或地区建筑相关行业协会或机构颁发的合法执业资格证明文件（如有）；</p> <p>(I) The chief designer shall provide legitimate practicing qualification document issued by the relevant construction industrial association or institution at the country or region concerned (if any);</p> | 20% |

| | | | |
|---|--|---|-----|
| <p>首席设计师(1名)、项目负责人1名、主创设计师不超过5名</p> <p>Chief designer (1), project leader (1), no more than 5 principal designers</p> | | <p>(二) 首席设计师 1 名, 超过 1 名的, 只取前 1 名; 项目负责人 1 名, 超过 1 名的, 只取前 1 名; 主创设计师不超过 5 名, 超过 5 名的, 只取前 5 名</p> <p>(II) 1 chief designer, if more than 1, only take the first 1; 1 project leader, if more than 1, only take the first 1; no more than 5 principal designers, if more than 5, only take the first 5.</p> <p>(三) 提供首席设计师、项目负责人、主创设计师应具有类似项目经验, 每个设计师业绩总数不超过 3 项, 超过 3 项的, 只取前 3 项。相关证明材料:</p> <p>(III) Provide the achievements of the chief designer, project leader and principal designers in similar projects, with no more than 3 achievements for each designer. If more than 3, only take the first 3. Relevant supporting documents:</p> <p>1.项目名称、规模(总建筑面积)、甲方信息、设计时间、参与的设计内容及主要效果图及总图或照片;</p> <p>1. Project name, scale (gross floor area), client's information, design time, design content, main renderings and master plan or photo;</p> <p>2.类似业绩所获国家级或国外相应级别专业奖项(如有, 只需提供所获最高级别奖项, 获奖时间可放宽至 2012 年 1 月 1 日至今);</p> <p>2. Professional award of the similar achievements at national or corresponding international level (if any. Only provide the highest-level award. The awarding time can start from January 1, 2012);</p> <p>3.个人所获行业国家或国际奖项或荣誉(如有, 荣誉证书、获奖证书, 总数不超过 3 项, 超过 3 项的, 只取前 3 项)。</p> <p>3. Personal industrial, national and international awards or honors (if any, certificates of honor and award. No more than 3, if more than 3, only take the first 3).</p> | |
| <p>三、联合体构成</p> <p>Composition of consortium</p> | | <p>1. 联合体分工是否合理、清晰</p> <p>1. Whether the consortium work division is reasonable and clear</p> <p>2. 联合体构成是否强强联合、优势互补</p> <p>2. Whether the consortium is a strong alliance, with members complementary to each other</p> | 15% |
| <p>四、概念提案</p> <p>Draft concept</p> | <p>一、城市设计</p> <p>Urban design (20%)</p> | <p>1、对项目定位的理解是否准确。Whether the understanding on project positioning is accurate.</p> <p>2. 对规划难点的解决策略。Strategies to resolve planning challenges.</p> <p>3. 功能布局/空间弹性/基地可持续发展策略。Functional layout/space resilience/site sustainability strategies.</p> <p>4. 符合地域性和整体环境的空间形态策略。Spatial form strategies in line with regional and overall environment.</p> | 45% |
| | <p>二、专项技术策略</p> <p>Special technology strategy (25%)</p> | <p>1、相关技术策略阐述 Elaboration of relevant technology strategies</p> <p>2、全流程实施性策略: 工期、建造可行性、总包管理策略和工作计划等 Full process implementation strategies: Construction period and feasibility, general contracting management strategy, work plan, etc.</p> | |

说明 Notes:

1. 资格预审委员会将对公司业绩、设计团队实力、概念提案进行综合评审。

1. The prequalification committee will make comprehensive review on the company achievements, strength of design team and draft concept.

2. 以上项目负责人、首席设计师、主创设计师均为拟参与本项目最终人员。

2. The above project leader, chief designer and principal designers are the proposed final personnel involved in this project.