

**CEC 中国电子**

# 中国电子深圳湾总部基地项目 建筑方案设计公开招标

Tender for Architectural Scheme Design of  
Shenzhen Bay Headquarters Base Project of China  
Electronics Corporation



## 招标文件 Tender Document

招标人：中国电子有限公司  
Client: China Electronics Corporation

咨询单位：深圳市一和雅韵建筑咨询有限公司  
Consulting: Shenzhen Ehow R&D Center



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# 第一部分 投标须知

## PART I Tender Notes

### 一、项目说明 Project Overview

1.1 项目名称：中国电子深圳湾总部基地项目

1.1 Project Name: Architectural Scheme Design of Shenzhen Bay Headquarters Base Project of China Electronics Corporation

1.2 招标人：中国电子有限公司

1.2 Client: China Electronics Corporation

1.3 招标咨询顾问单位：深圳市一和雅韵建筑咨询有限公司

1.3 Organizer: Shenzhen Ehow R&D Center

1.4 监督单位：深圳市规划和自然资源局

1.4 Supervision: Urban Planning and Natural Resources Bureau of Shenzhen Municipality

1.5 项目概况

1.5 Project Brief

<b>工程名称</b> Project name	中国电子深圳湾总部基地 Shenzhen Bay Headquarters Base Project of China Electronics Corporation
<b>建设地点</b> Site	深圳市南山区沙河街道深圳湾超级总部基地 Super headquarters base, Shahe Road, Nanshan District, Shenzhen
<b>建设规模</b> Size	总用地面积 27114.16 平方米（其中建设用地面积 25126.36 平方米，道路用地 1987.8 平方米）。 The total land area is 27114.16 square meters (including the construction land area of 25126.36 square meters and the road land of 1987.8 square meters).
<b>建安成本</b> Investment	18 亿元 RMB 1.8 billion
<b>建设周期</b> Construction period	36 个月 36 months

1.6 深圳湾超级总部区域介绍

1.6 Brief of Shenzhen Bay Super Headquarters Base

深圳湾总部基地片区为滨海大道、深湾一路、深湾五路、白石三道、白石路所围合的区域，总用地面积 117.40 公顷，建设规模总量为 450 万~550 万平方米（不包括公共服务设施和交通市政设施）。

The Shenzhen Bay Super Headquarters Base is enclosed by Binhai Avenue, Shenwan No.1 Road, Shenwan No.5 Road, Baishi No.3 Road and Baishi Road with a total land area of 117.40 hectares, and the scale of construction is 4.5-5.5 million square meters.

本片区地处深圳湾滨海地区，周边汇聚了深港西部通道口岸、在营地下轨道交通 2、9、11 号线、深圳湾公园、红树林保护区、华侨城内湖湿地、华侨城主题景区、大沙河及沙河

高尔夫等城市功能要素的组合，以其得天独厚的资源禀赋成为环深圳湾地区（深圳一侧）未来最有效和价值最高的土地。

Located in the coastal area of Shenzhen Bay, it is also surrounded by various urban functional elements, such as the Shenzhen-Hong Kong Western Corridor, Metro Line 2, Line 9 and Line 11, Shenzhen Bay Park, Mangrove Reserve, OCT Inner Lake Wetland, OCT Scenic Area, Dasha River and Shahe Golf. Such a unique resource endowment makes it the most effective and valuable land in the future in Shenzhen Bay Area (Shenzhen side).

发展目标： 超级总部基地是城市在全球经济产业链条中最终级地位的典型代表，是未来深圳发展成为世界城市的一个增长极。规划依托超级区位优势，吸引超级经济功能，打造超级城市形象，使之成为提供体验深圳滨海新生活方式的城市地区。

Development objective : The Super Headquarters Base is a typical representative of the city's final status in the global economic industrial chain, and is a growth pole for Shenzhen to become a world-class city in the future. Relying on the super location, the Plan is to attract super economic strengths to erect a super city image, that is, to make the area a model of new coastal lifestyle in Shenzhen.

功能导向： 以各行业门类的产业链最顶端的总部办公为主导功能，辅以服务于总部基地的国际会议、展览、文化传播、信息交互及商业、公寓等功能。

The functional orientation : It will be mainly used for the headquarter office of leading enterprises in each industry chain and supplemented by the international conference, exhibition, cultural communication, information interaction and business, apartment and other functions for the headquarters base.

发展策略： 规划秉持“深圳湾云城市”这一核心理念，打造基于智慧城市和立体城市，虚拟空间与实体空间高度合一的未来城市典范，完型深圳湾，构建世界级滨海城市天际线。

Development strategy : In line with the core concept of “Shenzhen Bay Cloud City”, it will build a model of future cities which, based on smart cities and three-dimensional cities, reach a high cohesion of virtual space and physical space, and will complete the layout of Shenzhen Bay to form a world-class coastal city skyline.

#### 1.7 招标范围：

##### 1.7 Scope of tender:

本次招标将确定本项目的建筑方案，中标设计单位将负责红线范围内的建筑方案设计、进行方案深化、立面的初步设计、景观方案概念设计、室内方案概念设计、灯光方案概念设计、对各顾问工作中涉及方案效果的审控、及施工配合，对现场效果的审核把控。

The tender will determine the architectural scheme of this project. The Winning Bidder will be responsible for architectural scheme design within the red line, scheme deepening, the preliminary facade design, the conceptual design of the landscape scheme, the indoor scheme and the lighting scheme, review and

control on scheme effects involved in each consultant's work, the construction cooperation, and the review and control on the site effects.

## 二、招标规则 Tender Rules

本次招标工作分为四个阶段进行：第一阶段为报名阶段；第二阶段为概念方案评审阶段；第三阶段为方案深化与方案评审阶段；第四阶段为方案优化与定标阶段。

This tender will proceed in four stages: the first stage is the application stage; the second stage is the conceptual scheme review stage; the third stage is the scheme deepening and joint scheme review stage; the fourth stage is the scheme optimization and bid awarding stage.

### 2.1 第一阶段——报名阶段

#### 2.1 Stage 1 Application

##### 2.1.1 报名条件 Application

1) 本次招标采用公开报名的方式，境内外具有相关设计经验的独立注册的设计机构均可报名参加。在报名阶段不设资质限制。不接受个人及个人组合的报名。

The tender will be open to the public and those independent registered companies who have relevant design experiences can register for it. No individual application or individual combination is accepted.

2) 本次招标允许设计机构组成设计联合体。联合体成员不得超过2个。联合体各方不得再单独以自己名义，或者与另外的设计机构组成联合体重复报名参加，也不得以顾问的形式参加本次投标；

Joint design participation is allowed with no more than 2 members. And member of the joint design group can't apply for the tender alone or joint the other team, or participate as the consultant.

3) 参与本次投标的设计人员应为该设计机构的在册人员。首席设计师须由主持过多个同类型项目的人员担任，必须直接参与投标全过程，且须按评审要求汇报投标方案。为了保证项目设计人员对中国地区背景和相关要求的准确理解，项目设计人员中应至少有一名通晓汉语的人士；

Designers participating in this competition must be registered personnel of the firm. The chief designer must be those who have presided over several similar projects and must be involved in the entire design. In order to make sure that the project designers have a correct understanding of the background of China and relevant requirements, it should also involve at least 1 teammate with proficient Chinese language skills.

4) 报名的设计单位根据招标文件要求提交报名资料及概念方案。

The application design organizations should provide application data and conceptual scheme as required by the Tender Document.

##### 2.1.2 报名文件的组成 Application Document

###### 2.1.2.1 报名文件 Application Document

1) 报名表（详见附件1）；

Application Form;

2 ) 公司简介

Company profile;

3) 有效的营业执照 (或商业登记证明) 复印件;

Business license (Duplicate; affixed with company seal);

4) 企业资质证明文件 (如有);

Qualification certifications or professional awards (Duplicate; affixed with company seal);

5) 报名单位或主创设计师近 5 年类似项目证明文件 (类似项目不超过 5 个), 并提供以下证明材料:

Information on similar projects (no more than 5) of the company and the chief designer shall include:

a) 优胜奖或中标通知书或设计合同盖章签字页复印件;

Photocopy of the Bid Winning Notification Letter or the stamped page of the design contract;

b) 设计作品的相关照片 (完工项目) 或效果图 (在建项目);

As-built photos of the completed projects and renderings of the projects under construction;

c) 设计作品的委托方的有效办公电话及联系人等相关证明材料。

Valid contact of the project clients.

注: 如果主创人员在 5 年内变更设计单位, 而其相关业绩在原设计单位完成的, 需注明且说明在原设计团队中参与的工作内容, 并提供联系人。

NOTES: If the chief designers change their job within 5 years, and the achievements provided were completed in the former company, it needs to specify his detailed work and provide valid contact of the project.

6) 本项目主创设计师及设计团队情况介绍, 需提供: 主创设计师及设计团队人员简介、个人职业资质证明文件;

Provide a profile of the design team and chief designer for the project. Provide necessary qualification documents of each team member.

7) 法人代表证明、法人代表授权委托书 (原件, 加盖公章或签字)、委托人身份证 (复印件, 加盖公章);

Certification of legal representative, and power of attorney from legal representative (Original; affixed with company seal), and ID card of the authorized person (Duplicate; affixed with company seal);

8) 以设计联合体名义报名的应提交所有联合体设计机构共同签署的“设计联合体协议书” (详见附件 4), 并明确牵头设计的主体单位 (正本, 加盖公章);

Joint design group should submit the Joint Design Agreement jointly signed by all the members, and specify the leading party (affixed with company seal or signature);

9) 其他投标单位认为有必要提供的材料。

Other information that is deemed helpful by the design firms.

☆投标申请人如为联合体，成员单位需分别提供上述资料、填写报名表；以上所有资料均需加盖单位公章或签字。

☆For the joint design group, members should submit the above information separately. All the information should be signed or stamped.

### 2.1.2.2 概念方案设计

#### 2.1.2.2 Conceptual scheme design

设计内容要求：

Design content requirements:

概念方案设计，注重表达方案的设计思路、理念和创意。设计要求和产品要求以设计任务书为准。

The conceptual scheme design should focus on the expression of the design thought, philosophy, and creativity. The design requirements and product requirements are subject to the Design Brief.

设计成果要求：总页数建议不超过 25 页，不少于 15 页

Design deliverables requirements: The total pages are suggested to be not more than 25 and not less than 15.

1) 文本需包含以下内容：

1) The text should include the following content:

a) 城市设计专篇：

a) Urban design chapter:

- 对本任务书中“城市设计要点”的解读与调整建议

Interpretation of the “Key Points for Urban Design” in this Brief and adjustment suggestions therefor

- 对企业总部项目与城市空间、城市生活相结合的设计创新思考

Design innovation on the combination of the enterprise headquarters project and urban space and city life

b) 规划设计图纸

b) Planning and design drawings

- 彩色总体规划方案平面图：明确场地的区域位置，表达建筑规划与路网考虑、建筑物的出入口位置、层数与设计标高等。

Color master plan: Make clear the site location, express the considerations about construction planning and road network, and show the entrance and exit positions, floors, and design elevations of buildings, etc.

- 功能分区与产品业态分布图：根据业主提供的业态配比要求，明确各功能分区，产品排布，明确各业态之间的人流分析，包括地下业态与各地块之间的人流导向分析等。

Functional zoning and product format distribution diagram: Make clear each function zone and product arrangement, and analyze the pedestrian flow between the formats (including analysis of

pedestrian flow guiding between underground formats and plots, etc.) according to the format matching requirements provided by the Client.

- 道路交通组织分析图：体现人行与车行流线，明确人车关系；体现主要出入口的位置；对用地已有道路进行功能定位；核实停车方式与数量要求的可行性；根据道路设计宽度，示意性表达路网分级。

Road traffic organization analysis diagram: Show the pedestrian and vehicular flow lines, and make clear the relationship between people and vehicles; show the main entrance and exit positions; conduct function positioning for the existing roads of the land; verify the feasibility of parking methods and quantity requirements; schematically express the road network levels according to the design widths of roads.

- 地下空间设计图：通过效果图等方式表达地下空间的设计理念。

Underground space design diagram: Express the design philosophy of the underground space through renderings, etc.

- 其他必要的分析图。

Other necessary analysis diagrams

c) 建筑设计图纸：

c) Architectural design drawings:

- 建筑单体平面图：体现各功能建筑主要平面布置。

Individual building plans: Show the main layout of each functional building

- 各单体建筑主要彩色立面图

Main color elevation of each individual building

d) 景观设计：

d) Landscape design:

- 景观总平面图：表达绿化、水系、广场、道路及建筑入口之间的平面布置关系

Master plan of landscapes: Express the plane layout relationships of the greening, water system, plaza, road, and building entrance

- 典型景观效果性草图

Rendering sketch of typical landscape

e) 建筑效果图：

e) Architectural renderings:

- 主要建筑和空间应提交不少于 6 张彩色展示效果图，包含至少 1 张鸟瞰图和 1 张夜景效果图。

Provide at least 6 color renderings for main buildings and spaces, including at least 1 aerial view and 1 night scene rendering.

f) 建筑结构设计及消防设计论证

f) Demonstration of architectural structure design and fire protection



design

- 投标单位在提供方案的同时须提供与之相匹配的可行的结构方案，其结构方案要从经济性、施工可行性等多个方面予以考虑

Bidders should provide a feasible structural scheme that matches the conceptual scheme they provide, and should consider their structural scheme from perspectives of economy and construction feasibility, etc.

- 消防设计必须满足国家和地方相关强制性规范的要求。

Fire protection design must meet requirements of relevant mandatory specifications of the state and locality.

2) 工作模型：需要提供 1: 500——1: 1000 的工作模型

2) Working model: Provide one 1:500-1:1,000 working model

3) 仿真模型：提供 3DMAX 建筑模型和材质贴图等城市仿真电子文件，在报名截止前以邮件形式提交：competition@ehow.net.cn。具体格式要求请见附件 6 仿真文件格式要求。

3) Simulation model: Provide urban simulation electronic files including 3DMAX building model and texture mapping, etc., and submit them to competition@ehow.net.cn by the application deadline. Refer to Attachment 6 Simulation File Format Requirements for the specific format requirements.

### 2.1.3 报名文件的编制

#### 2.1.3 Edition of Application Documents

1) 以上文件内容装订成册，并列目录。文本 A4 尺寸，加盖公章（如为设计联合体，则联合体成员单位均须加盖公章或签字），提交 9 份。

All the contents mentioned above should be bound with a catalog, A4 size, 9 copies with official stamp or signature on.

2) 提交的文件应遵循环保原则，文本双面打印，避免过度包装，不超过 80 张纸。

The deliverable should follow the principle of environmental protection and avoid excessive packaging, the design text should print on both sides, no more than 80 pages.

3) 报名文件的精简版（电子文件-PPT 格式）发送到 competition@ehow.net.cn，精简版的具体要求如下：

Submitted with the booklets, and sent the qualification document in express edition to competition@ehow.net.cn.

a) 内容包括单位简介及主创人员（3 张）、重点项目 3 个配效果图（3 张），概念方案（15-25 张），整个幻灯片页数不超过 35 张；

The total number of slides is no more than 35 pages, of which 3 slides are for company profile and design team, 3 slides for key project experience and 15-25 slides for concept proposal.

b) 高清 PPT 格式，无需提交纸质版，需在报名截止日前发送至 competition@ehow.net.cn。

It should be high definition PPT format and should be sent to competition@ehow.net.cn before the deadline.

4) 以上文件的电子文档均须拷贝到 2 个 U 盘提交 (报名文件 PDF、3D MAX 建筑模型和材质贴图等城市仿真电子文件、精简版-PPT)。

All the contents mentioned should be burned into 2 memory sticks.

#### 2.1.4 报名文件的递交

#### 2.1.4 Delivery of Application Documents

投标单位须将上述要求的资料于 2019 年 3 月 11 日 15:00 前送往广东省深圳市南山区打石二路万科云城设计公社-万创建筑设计顾问有限公司, 收件人: 杨工, 联系电话: 86-13798542803。招标人在截止时间以后收到的报名文件, 将拒绝并退回给申请人。

The applicants should submit the above material to Wan Chuang architectural design consultant Co., Ltd., Design Commune, Vanke Cloud City, Dashi Road 2, Nanshan District, Shenzhen within 15:00, March 11, 2019. Receiver: Ms. Yang, Tel: 86-13798542803. The overdue deliverables will be returned.

### 2.2 第二阶段——概念方案评审

#### 2.2 Stage 2 Scheme Review

##### 2.2.1 概念方案评审原则 / 细则

##### 2.2.1 Scheme Review Principles

1) 政府主管部门将依法组建概念方案评审委员会, 成员为 9 人, 由 7 名专家 (专业为城市规划、建筑设计等) 及 2 名招标人代表组成。

The government department in charge will set up the scheme review jury accordingly. It will be made up by 7 well-known experts and 2 client representatives.

2) 概念方案评审委员会由评审主席主持评审工作, 评审主席通过推举产生, 在评审中与其他成员有同等表决权; 具体评审细则由概念方案评审委员会确定。

The chairman of the jury will chair the review and share the same right as the other jurors. Detailed review rules will be decided by the jurors.

3) 概念方案评审原则 (仅供委员会参考, 委员会可根据预审实际情况做适当调整):

Scheme Review Principles (The following terms is for reference only, detailed rules will be decided by the jury)

评审内容 Review Terms	评审原则 Review Principles		评分标准 Scoring Criteria	
公司与主创业绩 Achievements of Company and Main Designers	1. 规模 Scale	具有国内外 10 万平方米以上、具有 3 种业态以上已经建成或正在实施的综合体项目设计经验。 Experience in design of domestic and foreign complexes beyond 100,000 square meters and used for over 3 kinds of	30%	30%

		commercial activities, no matter they are completed or under construction.		
	2. 高度 Height	具有国内外 150 米及以上已经建成或正在实施的城市设计及超高层建筑设计经验。 Experience in design of urban landscape and super high-rise buildings which are over 150m high, completed or under construction, at home and abroad.	10%	
		具有国内外 50-150 米已经建成或正在实施的城市设计及超高层建筑设计经验。 Experience in design of urban landscape and super high-rise buildings which are 50-150m high, completed or under construction, at home and abroad.	20%	
	3. 绿色 Green	已实施的办公、文化或酒店项目获得 LEED、BREEAM、DGNB、HQE 等国际标准的绿色认证。 The in-operation office buildings, cultural or hotel projects obtain international green certifications such as LEED, BREEAM, DGNB, HQE, etc.	40%	
奖项及荣誉 Awards & Honors	1. 公司或公司成员获得国际重大设计类奖项或入围 Company or company staff wins or nominated for major international design awards	例如: 普利兹克建筑奖、密斯·凡·德罗欧洲当代建筑奖、阿卡汗建筑奖、WAF 世界建筑节奖、德国红点设计大奖、RIBA 斯特林奖、RIBA 皇家建筑师金牌奖等 E.g.: Pritzker Architecture Prize, Mies van der Rohe Prize, Aga Khan Award for Architecture, World Architecture Festival prize, Reddot Design Award from	40%	20%

		Germany, RIBA Stirling Prize, RIBA Gold Medal Prize, etc.		
	2. 公司负责人或主创担任国际重大奖项评委或担任国际知名建筑师协会重要成员 Person in charge of the company or main designer acts as the judge for major international awards or a key member of famous international architects association	例如：普利兹克奖评委、WAF 世界建筑节奖评委、英国皇家建筑师协会重要成员、美国建筑师协会重要成员、荷兰建筑师协会重要成员等。 E.g.: Judge for Pritzker Architecture Prize, judge for World Architecture Festival prize; key member of Royal Institute of British Architects (RIBA), American Institute of Architects (AIA), or Netherlands Architecture Institute (NAI), etc.	40%	
	3. 公司或主创作品参加国际重大展览 Company or main designer shows works at major international exhibitions	例如：威尼斯双年展、世博会等国际重大展览 E.g.: La Biennale di Venezia, World Expo, etc.	20%	
概念方案 Conceptual Proposal	1. 方案的设计思路、理念和创意 Design concept, ideas and originality of the scheme.		50%	50%
	2. 对任务书中“城市设计要点”内容的解读与调整建议，对企业总部项目与城市空间、城市生活相结合的设计创新。 Understanding and adjustment proposals to key points of urban design in Design Specification, design innovation of the Vanke Center combined with urban space and city life.		10%	
	3. 对任务书中“产品组成与指标说明”的响应 Respond to "Description of Product Composition & Indicators".		20%	

<p>4. 设计深度包含对业态、产品及功能的组合分析 Design depth involves the combinatorial analysis of commercial activities, products and functions.</p>	<p>20%</p>	
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4) 概念方案评审办法

Conceptual scheme review measures

由概念方案评审委员会对报名单位的公司资格、业绩、拟投入项目的团队、概念方案等资料进行评审（资料要求详见 2.1.2 报名文件组成），采用记名投票，根据报名情况按票数多少、逐轮淘汰的办法评选出前 6-10 名投标单位并给予相应的设计补偿费。排名前 5 名的投标单位将入围进入方案深化与方案评审阶段，同时评选出 1-2 家备选设计单位（须排序），如有入围投标单位退出投标，则备选设计单位依序替补。

The conceptual scheme review committee will review data of the applicants such as company qualifications, achievements, and team to input for the project (refer to 2.1.2 Composition of Application Documents for the data requirements), and select the top 6-10 bidders by open ballot and through the measure of elimination round by round according to number of votes and give the corresponding design compensation. The top 5 bidders will enter the scheme deepening and joint scheme review stage, and 1-2 standby design organizations (sequenced) will be selected, which will be selected as per sequence if any of the shortlisted bidders exits.

2.2.2 《投标确认函》的递交

2.2.2 Delivery of the Participation Confirmation Letter

1) 5 家入围投标人应按时提交《投标确认函》（见附件）。

The 5 name listed competitors should submit the Participation Confirmation Letter on time.

2) 若递交《投标确认函》的投标单位因非不可抗力因素中途退出或最终放弃投标，招标单位有权在今后拒绝该设计单位参加其他任何工程的竞赛或投标。

After submitting the Participation Confirmation Letter, if any competitor has withdrawn eventually due to non-force majeure, the organizers have the right to refuse their participation in any other project.

2.3 第三阶段——方案深化与方案评审

2.3 Third Stage—Scheme Deepening and Joint Scheme Review

2.3.1 5 家入围投标单位须按照招标任务书中成果文件要求继续深化方案，时间约为一个月，深化程度以达到方案评审会的要求为准。在深化过程中，投标单位需要给招标方进行中期汇报，超总总师团队等技术单位也可对投标团队的方案给予不超过 2 次的技术指导。

2.3.1 The 5 shortlisted bidders should continue to deepen their scheme according to the deliverables requirements in the Design Brief for about one month, with the depth subject to requirements of the joint scheme review meeting; they should make mid-term presentation to the Tenderee during the deepening process. Technical units such as Shenzhen Bay Super Base Construction Headquarters Office,

should also give technical guidance to the bidding team's scheme for no more than two times.

2.3.2 5家入围投标单位提交符合招标任务书要求的成果文件，按照招标任务书中成果文件要求的内容和数量，在截标时间前提交到指定地点（具体提交地点届时提前通知），逾期将不能参加方案评审，作无效投标文件处理（详见 第九条 成果文件的有效性）。每家投标单位只允许提交一份设计成果。

2.3.2 The 5 competitors should submit the deliverables according to the design brief. The scheme should be submitted to the appointed place within the deadline. Overdue submission will be deemed as invalid. Each competitor can submit one scheme only.

2.3.3 政府主管部门依法组建方案评审委员会，成员由5名专家（专业为城市规划、建筑设计等）及2名招标人代表组成。

2.3.3 The government department in charge will set up the Qualification jury accordingly. It will be made up by 5 well-known experts and 2 client representatives.

2.3.4 方案评审委员会由评审主席主持评审工作。在评审中与其他成员有同等表决权；具体评审细则由方案评审委员会确定。

2.3.4 The chairman of the jury will chair the review and share the same right as the other jurors. Detailed review rules will be decided by the jurors.

2.3.5 方案评审办法：

方案评审委员会采用逐轮淘汰的记名投票法，专家充分讨论，投票选出排序的前3名中标候选人进入方案优化与定标阶段。方案评审委员会、深圳湾超级总部基地开发建设指挥部办公室、深圳市规划和自然资源局须同时对这3名投标方案提出优化意见。

2.3.5 Scheme review method:

Scheme review jurors will fully discuss all the deliverables and select the top 3 winners through open vote and provide advice for optimization. The Jury, Shenzhen Bay Super Base Construction Headquarters Office and Urban Planning and Natural Resources Bureau of Shenzhen Municipality should also make suggestions on the optimization of the top 3 schemes.

2.3.6 方案评审原则

2.3.6 Scheme Review Principles

评委会将根据以下原则进行评审：

The Scheme Review will be reviewed by the following principles:

- 符合国家及深圳市有关法律、法规、规范；  
In line with relevant laws, regulations and norms of China and Shenzhen;
- 符合超级总部区域的城市设计要求；  
In line with the requirements of the urban design of the super headquarters base;
- 符合招标文件和设计任务书要求；  
In line with the requirements of the design brief;

- 方案的创新性、原创性；  
Innovation and originality of the scheme;
- 绿色建筑、节能、经济的材料及技术的应用；  
Application of green, energy saving and economy saving material and technology;
- 设计单位的组织实施能力（通过方案本身判断）。  
Organization and implementation capacity of the competitor by the judge of their scheme.

2.3.7 本次招标须提交的具体成果内容请参照设计任务书-成果要求。所有提交的有效成果文件（规定数量的展板、文本图册、沙盘模型及多媒体演示文件）均须展示。本轮竞标采用**明标**的方式进行评审，即 5 家入围投标单位进行现场汇报（须由**投标人的主创设计师**汇报方案并回答评委的疑问）。评审过程中发现的问题和产生的纠纷，由评委会讨论并由评委会主席裁决。

2.3.7 All the competitors will give a presentation (including display boards, design texts, models and PPT etc.) by the chief designer on their schemes and answer questions of the jurors. Any problems and disputes arising during the review will be discussed by the jury and verdict by the chairman.

2.3.8 如方案评审委员会一致认为投标人提交的成果文件未达到深圳市对深圳湾超级总部基地的招标设计方案品质要求的，方案评审委员会有权决定是否继续本次招投标工作或其他要求。招标人将依据方案评审委员会的决定执行后续工作。

2.3.8 If the jury agrees that all the competitors' deliverables haven't reached the design requirements of the super headquarters base of Shenzhen, the jury has the right to decide whether to continue the tender or not or put forward other relevant requirements. And the client should follow the jury's decision to continue the follow-ups.

## 2.4 第四阶段——方案优化与定标阶段

### 2.4 Forth Stage—Scheme Optimization and Bid Awarding

2.4.1 招标人保留按评审意见要求前 3 名中标候选人对其设计成果进一步优化的权利。

2.4.1 The Tenderer reserves the right to require the top 3 candidates of successful bidder to further optimize their design deliverables according to opinions of the review committee.

2.4.2 招标人依法组建定标委员会，成员由 9 名或以上的单数人员组成。

2.4.2 The client sets up the jury accordingly with no less than 9 jurors (the number of jurors should be singular).

2.4.3 定标原则：

中标候选人的方案经规划复核后，定标委员会对方案评审委员会推荐的前 3 名中标候选人的投标文件进行评审，采用票决定标法确定 1 名中标人。中标单位与招标单位签订《建筑方案设计合同》。如因中标候选人的原因（如中标候选人放弃中标资格、因不可抗力不能履行合同、或被查实存在影响中标结果的违法行为等情形），不符合中标条件的，招标人可以与另一名中标候选人进行合同谈判，以确定中标人。

After urban plan review of the top 3 schemes, the client will organize a jury accordingly to decide the winner through open vote. The final winner will be awarded of the design contract of the project. If the winner gives up the contract for personal reasons, the client will negotiate the contract with the other candidate.

### 三、招标日程安排（暂定）Tender Schedule

时间 Time		事项 Items
<b>第一阶段</b> <b>报名阶段</b> First Stage Application （期间有春节假期，报名周期增加10天） (During the Spring Festival holidays, the application increased by 10 days)	2019年1月31日 January 31, 2019	发布正式公告及接受报名 Notice of the tender and application
	2019年3月11日15:00前 Before 15:00, March 11, 2019	报名资料及概念方案提交截止 Deadline of application
<b>第二阶段</b> <b>概念方案</b> <b>评审阶段</b> Second Stage Conceptual Scheme Review	2019年3月15日 March 15, 2019	概念方案评审会 Conceptual scheme review
	2019年3月15日 March 15, 2019	公布概念方案评审结果 Notice of the scheme review result
<b>第三阶段</b> <b>方案深化与</b> <b>方案评审</b> Third Stage Scheme Deepening and Joint Scheme Review	2019年3月20日 March 20, 2019	项目介绍答疑会； 入围的投标人递交《投标确认函》 Q&A meeting and submit the Participation Confirmation Letter
	2019年3月20日-2019年4月19日 March 20-April 19, 2019	书面答疑（通过邮件或者传真的形式） Q&A through email or fax
	2019年4月23日12:00前 （暂定） Before 12:00, April 23, 2019	投标单位递交成果文件 （提交地址届时通知） Deadline for deliverables



	2019年4月25日(暂定) April 25, 2019	方案评审会 Scheme review
第四阶段-方案优化 与定标阶段  Fourth Stage Scheme Optimization and Bid Awarding	2019年4月26日 -2019年5月27日 April 26-May 27, 2019	中标候选人进行方案优化 Optimize the design deliverables
	2019年6月12日 June 12, 2019	定标会 Decide of the winner
	2019年6月18日 June 18, 2019	公布中标单位 Notice of the result

备注：所有时间均以北京时间为准，招标人保留因业主经营或政府工作安排调整日程安排的权利。如有变动，将提前3天通知。

Notes: All the time mentioned is Beijing time. The client preserves the right to adjust the schedule. If there is any changes, the notice will be informed three days ahead.

#### 四、奖金和设计补偿费 Bonus and Compensation

4.1 设计补偿费：第一名至第五名分别获得40万元人民币，第六名至第十名（如有）将分别获得20万元人民币。

4.1 Design compensation: the top 5 will separately obtain RMB 400,000, and the top 6-10 (if any) will separately obtain RMB 200,000.

4.2 本次招标评选出前3名中标候选人，定标委员会从中确定1名中标人，中标人将获得本项目的建筑方案设计合同，另外两名中标候选人将再获得奖金20万元人民币。

4.2 The bid award committee will determine one successful bidder from the top 3 candidates of successful bidder. The successful bidder will be awarded the architectural scheme design contract of the project, and the other 2 candidates of successful bidder will further obtain RMB 200,000 bonus.

4.3 奖金及设计补偿费为含税费用，投标人应提供符合招标人要求的中国境内完税发票。设计补偿费将在概念方案评审结果公示后开始办理支付手续，奖金将在最终中标结果公示结束后开始办理支付手续。

4.3 All related expenses such as the travelling expense will be covered by the participants themselves. Compensation start to be paid after the notice of the result of conceptual scheme review. Bonus start to be paid after the notice of the winner.

4.4 投标人投标产生的所有费用均自行承担。

4.4 All related expenses such as the travelling expense will be covered by the participants themselves.

#### 五、设计费 Design fee

投标单位依据建筑方案进行报价，总价不超过2500万元人民币（包含前期获得的40万人民币）。具体内容包括：中标设计单位将负责红线范围内的建筑方案设计、进行方案深化、

立面的初步设计、灯光方案概念设计、景观方案的概念设计以及室内方案概念设计、对各顾问工作中涉及方案效果的审控、施工配合，对现场效果的审核把控。招标人将根据国家有关收费标准与中标候选人进行商务谈判，并以最终实际谈判价格签订设计合同。招标人支付的费用均含税，投标单位应提供中国境内完税发票；如为境外公司且无法提供中国境内完税发票，则相应税点由合同总价内扣除。

The Bidder makes a quotation according to the architectural scheme, and the total price shall not exceed RMB 25 million(Including RMB 400,000 obtained in the previous period). Specific contents include: the Winning Bidder will be responsible for architectural scheme design within the red line, scheme deepening, the preliminary facade design, the conceptual design of the lighting scheme, the landscape scheme and indoor scheme, review and control on scheme effects involved in each consultant's work, the construction cooperation, and the review and control on the spot effects. The Tenderer will conduct business negotiations with the bid winning candidate according to relevant national charging standards, and sign a design contract at the final price as agreed in actual negotiation. Tax is included for the fees paid by the Tenderer. The Bidder shall provide the domestic duty-paid invoice; if the Bidder is an overseas company and cannot provide the domestic duty-paid invoice, corresponding tax points shall be deducted from the total contract price.

报价文件一式二份（格式见附件5 商务报价表），加盖公章，需单独密封，随成果文件一并提交。此报价文件不作为方案评审的依据。招标人将根据国家有关收费标准与中标人进行商务谈判，并以最终实际谈判价格签订设计合同。

The quotation document is in duplicate (see Attachment 5 - Commercial Quotation Sheet for the format), affixed with the official seal, sealed separately and submitted with the result document. This quotation document is not used as a basis for review of the scheme. The Tenderer will conduct business negotiations with the Winning Bidder according to relevant national charging standards, and sign the design contract at the final price as agreed in actual negotiation.

## **六、成果文件有效性 Validity**

6.1 投标人提交的成果文件应符合中华人民共和国以及深圳市的有关城市规划与设计规范标准的规定，满足设计任务书成果要求。

6.1 The deliverables submitted by the participants shall conform to the provisions of the relevant standards for urban planning and design of the People's Republic of China and Shenzhen, and meet the requirements of the design brief.

6.2 设计单位提交的成果文件若被评审委员会一致认定为设计水平低下，内容粗制滥造，或严重不符合设计单位正常水平，其相关设计成果将被视为无效。无效文件由招标单位作废标处理，招标单位将不予支付设计补偿费。相关设计单位将被记入招标行政主管部门的非诚信名单，招标行政主管部门保留今后拒绝该投标单位参加片区内其他项目的竞赛或招标的权

利。

6.2 If the deliverables of the competitor is uniformly recognized by the jury as low-level design (rough content or can't match the normal level of the competitor), the deliverables will be defined as invalid. Invalid file shall be nullified by the client and the competitor won't get any compensation. Besides, the relevant competitor will be credited to the list of non-integrity of the bid governing department, and the governing department reserves the right to refuse the participation of the competitor in any other projects.

6.3 所有成果文件如若被 2/3 以上的评审委员会成员认为有下列情况之一的，将被视为无效。无效文件由招标人作报废处理，招标人将不予支付设计补偿费。

6.3 If 2/3 of the jurors consider any of the deliverables have the following situations, it will be treated as invalid.

1) 提交成果文件截止日后，擅自更改设计内容的；

Content of deliverables that is changed after submission;

2) 未按要求签署和递交《投标确认函》的；

Participation Confirmation Letter isn't submitted as required;

3) 成果文件逾期送达的；

Overdue deliverables;

4) 未按《招标文件》要求填写，内容不全，未响应招标任务书实质性要求和条件，经方案评审委员会评审未通过的；

Do not meet the requirements and terms in the Design Brief, lacking content, and hasn't been passed by the jury;

5) 成果文件非原创、已经发表过或经 2/3 以上评委认为与其他同类作品雷同的。

The submitted scheme is not originally created, or has been published, or is verified similar to other schemes by over 2/3 of members of jury committee.

6.4 出现以下情形之一的，招标人有权否决全部招标，终止本项目招标活动：

6.4 If any of the following circumstances takes place, the client has the right to terminate the tender:

1) 符合条件的投标单位或作出实质响应的投标单位不足三家的；

The number of qualified participants is less than three;

2) 招标任务因故取消的；

The tender is canceled due to force majeure;

3) 出现影响招标公平、公正的违法、违规行为的。

Illegal behaviors appear that affect the fairness and justice of the tender.

## 七、知识产权及相关法律 Intellectual Property

7.1 由招标人提供的资料、软件和其他物品，其所有权（包括版权）等合法权益归招标人。未经招标人书面同意，投标人不得擅自使用或交由任何第三方使用前述资料、软件和其他物品，否则，投标人应承担由此产生的所有责任并赔偿甲方因此遭受的所有损失。

7.1 All documents provided by the Organizer to participants (including texts, drawings, and electronic data) are exposed to copyright protection. Without

authorization, any person is prohibited to duplicate, amend, distribute, disclose, lend or transfer the contents of relevant materials. Otherwise, one should bear related legal liabilities.

7.2 投标人保证提交给招标人的策划设计图纸、相关文件、资料、方案等项目成果（包括中期和最终成果）以及实现该成果所使用的必要方法不侵犯招标人和任何第三方的合法权益（包括但不限于专利权、商标、著作权、厂商标识、服务标记、商业秘密、公民的肖像权等），否则，投标人应承担由此产生的所有责任并赔偿招标人因此遭受的所有损失。

7.2 All submitted schemes must be originally created by the related participants and are not allowed to cover any material infringing the intellectual property right of any third party. Otherwise, the participation qualification will be abolished, and the infringing party shall undertake all legal responsibilities.

7.3 投标人根据本协议中约定向招标人提交的项目成果文件的著作权归投标人所有，招标人和组织单位有权使用投标成果文件进行出版、展览，并通过媒体、杂志、专业书刊或其他形式介绍、展示及评价投标成果文件。

7.3 The client or the organizer is entitled to use the design schemes without further payment, such as introducing, displaying and appraising the design schemes through media, professional magazines, books or other form after announcing the evaluation result.

7.4 本次招标活动受中华人民共和国法律管辖，投标工作和所有投标成果文件适用中国法律。若投标人对招标程序或结果有异议，可向招标人提出质询，或向招标行政主管部门投诉。

7.4 This tender is governed by the laws of the People's Republic of China, and all the tender work and deliverable documents shall be governed by Chinese law. If the competitor has any objection to the tender procedure or result, he may make a claim to the client or to the administrative department in charge.

## **八、保密原则 Confidentiality**

8.1 公开发布信息后，直到授予中标单位《设计合同》为止，凡属于对招标文件的审查、评价和比较的有关资料以及中标人的推荐情况、与评审有关的其他任何情况均应严格保密；任何有关的信息和资料均不得向投标人或上述工作无关的人员泄露。

8.1 After the release of the tender, before the award of the winning contract, all relevant information concerning the review, clarification, evaluation and comparison of the tender, the recommendation of the winning candidates or any other circumstances relating to the review shall be kept strictly confidential. All the above information shall not be leaked to the competitors or personnel unrelated.

8.2 招标人、组织单位及评审专家在收到设计单位提交的成果文件后，应做好相应的保密工作。评审活动结束前任何人员或机构未经招标人或政府有关部门许可，都不得以任何方式披露、公开或展示成果文件，否则将追究其相关法律责任。

8.2 After receiving the deliverables from the competitors, the clients, organizers or jurors should be responsible for the corresponding confidential work. Without the permission of the clients or organizer any person or

institution is prohibited to disclose, publicize or display the design schemes in any form before the scheme review is completed. Otherwise, one will bear related legal liabilities.

8.3 在成果文件的评审和比较、中标候选人推荐以及授予合同的过程中，投标人如试图向招标人和评审小组施加影响的任何行为，都将会导致取消其成果文件的评定。

8.3 During the jury meeting or decide of the winner, if the competitor tries to impact or bribe the client or the jury, he won't be disqualified from the tender.

## 九、争议解决 Dispute Resolution

本招标相关文件、合同履行中若发生争议，双方应友好协商解决；协商不成时，向招标单位所在地人民法院提起诉讼。

Once disputes occur, both parties shall negotiate first. If fails, both parties shall agree to submit the issue to the Local People's Court for arbitration in accordance with its rules. The arbitration shall be the final verdict binding on both parties.

## 十、不正当竞争与纪律监督 Supervision on Unfair Tender and Discipline

10.1 严禁投标人向参与招标、评审的有关人员行贿，使其泄露一切与招标、评标工作相关的信息。

10.1 The participants are strictly forbidden to bribe relevant personnel to disclose all the information related to the tender appraisal.

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

10.2 The participants are prohibited from collusion, alliances or any other behaviors that influence the fairness of the tender.

10.3 如发现投标单位有上述不正当竞争行为，取消其投标资格或中标资格，并记入规划主管部门的诚信名单。

10.3 If any participant is founded with any improper behaviors mentioned above, he will be disqualified from the tender and be recorded in the blacklist of the governing department.

10.4 若投标人的投标行为出现《中华人民共和国招标投标法》、《中华人民共和国招标投标法实施条例》及项目服务所在地的相关法律法规规章规定列明的违法违规情形的，招标人及评审小组有权对相应投标人做出不良记录，并有权在今后拒绝该投标人参加招标人其他任何项目服务的竞赛或招标。

10.4 If any competitor infringes any implementation regulations of the Bidding Law of People's Republic of China or the relevant local laws or regulations, the client and the jury team have the right to record the bad behavior of the competitors and the right to refuse the competitor to participate in any other tender.

10.5 招标文件及其所有附件的知识产权均归属于招标人，投标人未经招标人许可，不得以任何理由外泄，否则，招标人有权追究投标人侵权的法律责任。

10.5 The intellectual property of the tender files and all attachments belongs

to the client. Without permission, the competitors shall not spread for any reason. Otherwise, the client has to right to charge the competitor for the infringement.

## **十一、语言及计量单位 Languages and Measurement**

### **11.1 语言 Languages**

与招投标活动有关的所有往来通知、函件和成果文件均应使用中文或者英文。投标单位的成果文件应同时提供中文和英文两种语言，如果英文和中文有出入，以中文文本为准。

All the documents such as the notices, letters or deliverables related to the tender should be in both Chinese and English and Chinese version will prevail.

### **11.2 计量单位 Measurement**

除国家相关标准及招标文件中的技术要求另有规定外，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。

In addition to relevant national standards and technical requirements of the tender file, the deliverables should use legal measurement units of the People's Republic of China.

## **十二、其他 Miscellaneous**

### **12.1 未中标解释**

#### **12.1 Rights to preserve the right of explanation**

中标单位确定后，招标人不对未胜出投标人就评审过程以及未能胜出原因作出任何解释，同时亦不退还成果文件。未中标人不得向评审小组人员或其他有关人员索问评审过程的情况和材料。

Once the winner has been decided, the clients or organizers won't give any explanation to the failing competitors on the assessment process or the reasons for failure. And their deliverables won't be returned. The failing competitors shall not ask the assessment team or other relevant personnel to inquire about the circumstances or materials of the assessment.

### **12.2 拒绝专利索赔或补偿的权利**

#### **12.2 Rights to reject the claims for patent compensation**

无论投标人是否中标，均不得以专利权、商标权或工业设计权等知识产权为由向招标人提出任何索赔或补偿的要求。

Regardless of winning or losing, the competitors shall not make any claim to the client for intellectual property such as patent right, trademark right or industrial design right.

### **12.3 招标人保留更改活动日程安排的权力。如有改动，将至少提前3天通知。**

12.3 he client has the right to adjust the tender agenda. And it will be noted at least 3 days ahead if there is change.

### **12.4 招标单位有权要求投标或中标人按政府规划修改设计成果。如要求修改，将至少提前3天通知。**

12.4 The client preserves the right to require the competitors to adjust their schemes according to the urban plan of the government and it will be noted 3 days ahead.

12.5 招标文件、招标文件澄清（答疑）纪要、招标文件修改（补充）函件内容均以书面明确的内容为准。当招标文件、澄清（答疑）纪要、修改（补充）函件内容相互矛盾时，以最后发出的为准。

12.5 The written version of the Tender file, Q & A minutes of the tender file, supplement letters shall prevail. If there is any contradictory between these files, the final issue shall prevail.

12.6 确保其项目负责人和主要设计人员始终参与本设计工作；境外设计单位应确保有境外单位的人员参与、签名和加盖境外单位印章。

12.6 The competitors should guarantee the participation of the project leader and major designers in the whole design. As for overseas companies, they shall ensure the foreign architects' participation, their signatures and company's stamp.

12.7 设计机构参加现场踏勘活动、答疑和方案评审会时需自带翻译。

12.7 The foreign competitors should bring their own translator for any meeting related to the tender.

12.8 招标文件的解释权属于招标人。

12.8 The clients or organizers reserves the rights for the interpretation of this tender and its related documents. The Chinese interpretation shall prevail.

12.9 参加本次招标活动的投标人均视为承认本招标文件所有内容。

12.9 The competitors participating in this tender are deemed to recognize this tender and its related documents.

### **十三、 资料索取 Inquiry of Information**

招标信息查询网址 [www.szdesigncenter.org](http://www.szdesigncenter.org)

Please visit the following website for more information on the tender:

[www.szdesigncenter.org](http://www.szdesigncenter.org)

### **十四、 联系方式 Contact**

联系人 Contact person: 杨工 Limmy

联系电话 Tel: 13798542803

邮箱 Email: [competition@ehow.net.cn](mailto:competition@ehow.net.cn)

## 第二部分 设计任务书

### Part II Design Brief

#### 一、 中国电子有限公司简介

##### I. Introduction to China Electronics Corporation

中国电子信息产业集团有限公司（简称“中国电子”）成立于1989年5月。1995年，获原电子工业部进一步授权，经营管理部属所有企业的国有资产。2000年，成为中央直接管理的国有重要骨干企业。

China Electronics Corporation (hereinafter referred to as "CEC") was established in May 1989. In 1995, it was further authorized by the former Ministry of Electronics Industry to operate, manage and allocate the state-owned assets of all enterprises. In 2000, it became a key state-owned enterprise directly managed by the central government.

中国电子是中国最大的国有综合性电子信息企业集团，连续8年位列世界500强企业。中国电子致力于打造网络安全和信息化产业国家队，以网络安全作为核心主业和核心能力，主营业务涵盖网络安全、新型显示、集成电路、高新电子、信息服务等国家战略性、基础性、先导性电子信息产业领域。

CEC is the largest state-owned comprehensive electronic information enterprise group in China and ranks among the Fortune Global 500 for eight consecutive years. It is committed to building a national team for network security and information industry, with network security as its core business and core competence. Its main business covers network security, new display, integrated circuits, high-tech electronics, information services and other national strategic, fundamental and leading electronic information industries.

中国电子是国内领先的自主可控软硬件产品及信息安全服务提供者，拥有从操作系统、中间件、数据库、安全产品到应用系统的可控软件产业链，形成从安全咨询、系统集成、安全运维全生命周期的信息安全服务体系。

As a leading service provider for independent controllable software and hardware product and information security in China, CEC has a controllable software industry chain from operating system, middleware, database, security products to application systems, forming a lifecycle information security service system covering security consulting, system integration and security operation.

中国电子是全球领先的LCD产品综合研发制造商和供应商，液晶显示器制造服务全球第一，液晶电视制造位居全球前列。



CEC is a world-leading manufacturer and supplier for integrated R&D of LCD products and number one in LCD manufacturing, and ranks top in manufacturing of LCD TV.

中国电子是国内领先的集成电路研发、设计、制造整体解决方案供应商，国内统一涵盖设计、制造、封装、测试、EDA 工具和工艺研发等集成电路完整产业链的企业。

CEC is a leading solution provider for R&D, design and manufacturing of integrated circuit in China, and a domestic enterprise covering a complete industrial chain such as design, manufacturing, packaging, testing, EDA tools and process development for integrated circuit.

中国电子是国内一流的电子信息产品贸易与服务提供者，高科技、创新型产业园区的建设者和运营者，海外电子信息化工程及服务建设者和电子信息产业金融创新平台。

CEC is a first-class domestic trader and service provider for electronic information products, a builder and operator of high-tech and innovative industrial parks, an overseas electronic information engineering and service builder, and a financial innovation platform for the electronic information industry.

## 二. 城市地理、气候及文化

### II. Geography, climate and culture

深圳是中国南部海滨城市，毗邻香港。位于北回归线以南，东经 113° 46' 至 114° 37'，北纬 22° 27' 至 22° 52'。地处广东省南部，珠江口东岸，东临大亚湾和大鹏湾；西濒珠江口和伶仃洋；南边深圳河与香港相连；北部与东莞、惠州两城市接壤。辽阔海域连接南海及太平洋。全市总面积 1991 平方公里，常住人口 1190 多万。

Shenzhen which is adjacent to Hong Kong is a coastal city in southern China. Located in the south of the Tropic of Cancer, east longitude 113° 46' to 114° 37' and north latitude 22° 27' to 22° 52', it is situated in the south of Guangdong Province and on the east coast of the Pearl River Estuary and faces Daya Bay and Dapeng Bay in the east, and the Pearl River Estuary and Lingdingyang in the west. It is connected to Hong Kong through Shenzhen River in the south; borders Dongguan and Huizhou in the north. The vast maritime territory connects the South China Sea and the Pacific Ocean. It covers a total area of 1991m<sup>2</sup> with a resident population of over 11.9 million.

深圳属亚热带海洋性气候区，气候温和，雨量充沛，日照时间长。年平均气温为 23.7° C, 最高气温为 36.6° C , 最低气温为 1.4° C , 无霜期为 355 天。年日照时数 1975.0 个小时，太阳年辐射量 5225 兆焦耳/平方米，年平均相对湿度 72.3%。每年 5 至 9 月为雨季，年平均降雨量为 1608.1 毫米。常年主导风向为东南偏东风，夏秋两季偶有台风，平均每年受热带气旋（台风）影响 4~5 次。

Shenzhen is located in the subtropical maritime climate zone with a mild climate, abundant rainfall and long sunshine time. Its annual average temperature is 23.7°C, the maximum temperature is 36.6°C, the minimum temperature is 1.4°C, and the frost-free period is 355 days. The annual sunshine duration is 1975.0

hours, the annual solar radiation is 5225 MJ/m<sup>2</sup>, and the annual average relative humidity is 72.3%. The rainy season is from May to September every year, and the annual average rainfall is 1608.1mm. The prevailing wind blows from the east-southeast. There are occasional typhoons in summer and autumn, and it is affected by tropical cyclones (typhoons) for an average of 4 to 5 times per year.

### 三. 用地概况及周边情况:

#### III. Land use overview and surrounding areas:

##### 3.1 深圳湾超级总部基地概况:

##### 3.1 Overview of the Shenzhen Bay Super Headquarters Base:

深圳湾超级总部基地为滨海大道、深湾一路、深湾五路、白石三道、白石路所围合的区域,总用地面积 117.40 公顷。本片区地处深圳湾滨海地区,周边汇聚了深港西部通道口岸、轨道 2、9、11 号线、深圳湾公园、红树林保护区、华侨城内湖湿地、华侨城主题景区、大沙河及沙河高尔夫等城市功能要素的组合,以其得天独厚的资源禀赋成为环深圳湾地区(深圳一侧)未来最有效和价值最高的土地。所有土地开发和用地建设必须符合高标准建设要求。

Shenzhen Bay Super Headquarters Base is an area surrounded by Binhai Avenue, Shenwan 1st Road, Shenwan 5th Road, Baishi 3rd Road and Baishi Road and covers a total land area of 117.40 hectares. It is located in the coastal area of Shenzhen Bay, and has Shenzhen-Hong Kong Western Corridor Port, Metro Line 2, 9 and 11, Shenzhen Bay Park, Mangrove Reserve, Overseas Chinese Town (hereinafter referred to as OCT) Wetland Park, OCT Theme Scenic Area, Dasha River and Sand River Golf Club around. Its unique resource endowment makes it an area with the most effective and valuable land surrounding the Shenzhen Bay area (Shenzhen side) in the future. All land development and construction must meet the high standard for construction.

##### 3.2 本片区的发展目标:

##### 3.2 Development goals:

超级总部基地是城市在全球经济产业链条中最终级地位的典型代表,是未来深圳发展成为世界城市的一个功能中心。规划依托超级区位优势,吸引超级经济功能,打造超级城市形象,使之成为提供体验深圳滨海新生活方式的城市地区;展现城市社会面貌与建设标准的核心地区;同时也将成为应对深圳市文化创新和新经济需求的平台与深圳参与区域和城市间竞合的有效载体。

The Super Headquarters Base is a typical representative of Shenzhen's final status in global economic industrial chain, and a functional center for Shenzhen to become a world city in the future. Relying on advantages of the super location, it attracts super economic functions and creates a super-city image, making it an urban area to experience the new lifestyle of coastal area of Shenzhen, and a core area to demonstrate Shenzhen's social outlook and construction standards. At the same time, it will also become a platform to meet Shenzhen's cultural innovation and new economic needs and an effective carrier for Shenzhen to

participate in regional and intercity competition.

### 3.3 本片区的功能导向：

#### 3.3 Function orientation:

以各行业门类的产业链最顶端的总部办公为主导功能，辅以服务于总部基地的国际会议、展览、文化传播、信息交互及商业、公寓等功能。

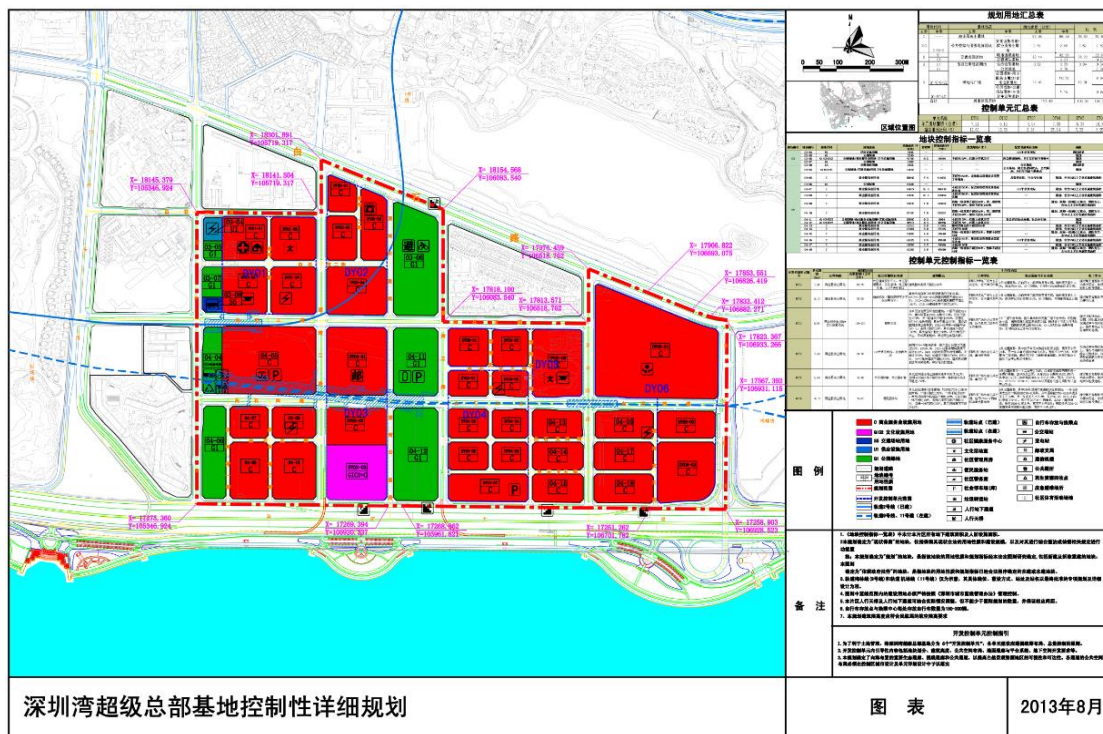
Take the headquarters office on top of the industry chain of various industries as the dominant function, supplemented by international conferences, exhibitions, cultural communication, information exchange and business and apartment and other functions serving the headquarters base.

### 3.4 本片区的发展策略：

#### 3.4 Development strategy:

规划秉持“深圳湾云城市”这一核心理念，打造基于智慧城市和立体城市，虚拟空间与实体空间高度合一的未来城市典范，完型深圳湾，构建世界级滨海城市天际线。

The scheme, adhering to the core concept of “Shenzhen Bay Cloud City”, builds a future city model highly integrating the virtual and physical space based on the smart city and Great City, brings Shenzhen Bay to a whole and constructs a world-class coastal city skyline.



## 四. 项目概况

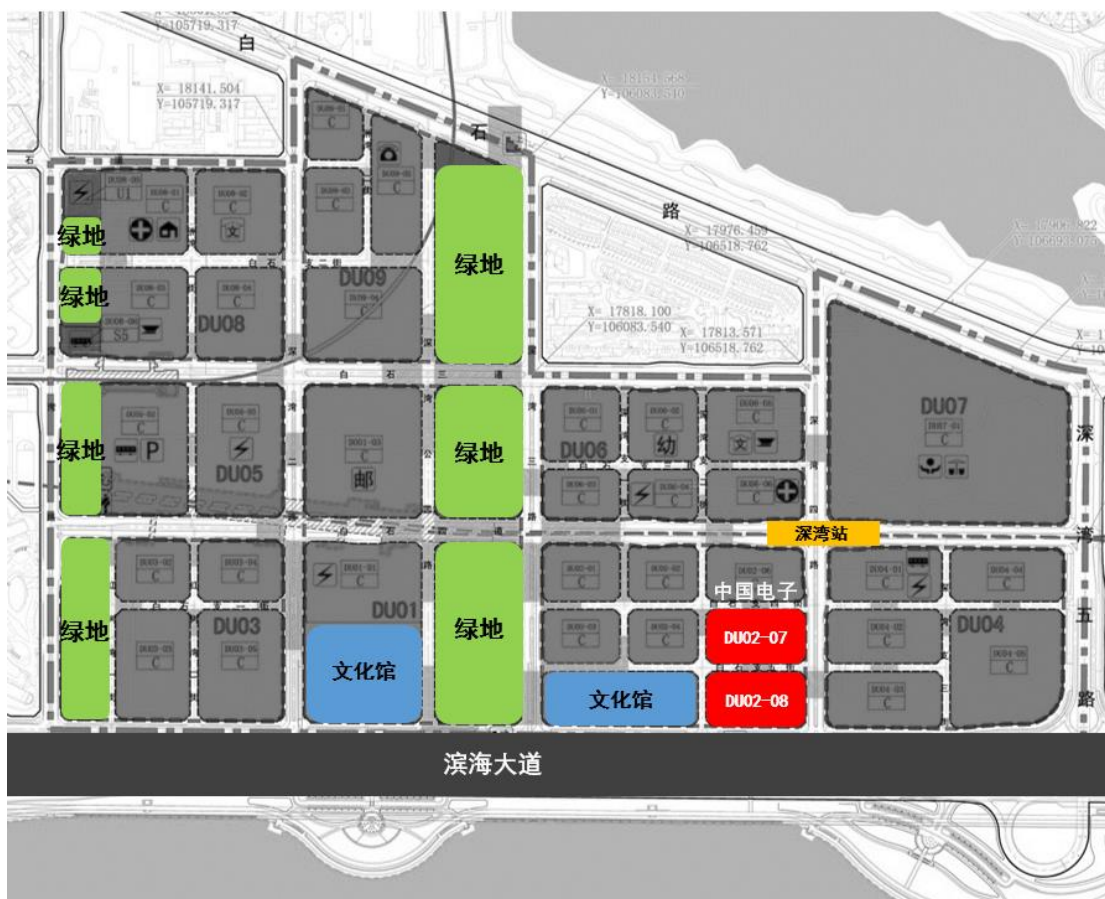
### IV. Project overview

#### 4.1 项目区位

#### 4.1 Project location

项目地处深圳市南山区，区位优势，是未来深圳重要的办公区域，政府对该区域的规划和未来发展高度重视。本项目建设用地为 DU02-07、DU02-08 地块，南邻滨海大道，眺望大海，视野开阔，景色怡人；北邻地铁 9 号线深湾站，交通便利，区位优势明显。

The project is located in Nanshan District, Shenzhen City. With an advantageous location, it is an important office area in Shenzhen in the future. The government attaches great importance to the planning and future development of the area. The construction land of this project is Plot DU02-07 and Plot DU02-08, which are adjacent to Binhai Avenue and look to the sea in the south with wide view and beautiful scenery, and are close to Shenwan Station of Metro Line 9 in the north. Therefore, it has convenient transportation and obvious location advantages.



## 4.2 项目定位

### 4.2 Project positioning

中国电子深圳湾超级总部定位于具备城市名片效应的超级总部建筑。整个建筑将站在未来的视角，塑造超级城市形象，突出深圳城市及 CEC 企业的个性与设计灵魂，将智慧城市与立体城市相融合，充分体现 CEC 的高科技企业形象，项目建成后将成为深圳的地标建筑。

Shenzhen Bay Super Headquarters of CEC is positioned at a super headquarters building with city card effects. The entire building will shape a supercity image in the future perspective, highlight the personality and design soul of Shenzhen City and CEC enterprises, integrate the smart city with the Great City and fully reflect the high-tech corporate image of CEC. It will become Shenzhen's landmark building after completion.

## 4.3 设计理念

### 4.3 Design concept

在深圳湾超级总部基地片区中，中国电子深圳湾超级总部的两个地块要整体考虑，整体形象标准统一、协调。在超总片区，CEC 深圳湾超级总部的方案不是凭借高度成为地标，而是需要充分理解 CEC 总部在国内、国际的行业地位和影响，根据 CEC 的企业文化和企业特点，来设计和打造这个专属 CEC、体现 CEC 元素，独一无二的总部，以它的独特魅力来成为总部地标。

In the Shenzhen Bay Super Headquarters Base area, the two plots of Shenzhen Bay Super Headquarters of CEC should be considered as a whole, with the overall image standards unified and coordinated. In the Super Headquarters area, the Shenzhen Bay Super Headquarters scheme of CEC does not rely on its height to become a landmark. However, the headquarter which exclusively belongs to CEC, reflects the CEC elements and is unique shall be designed and created on the basis of its corporate culture and corporate characteristics and fully understanding the domestic and international industry status of CEC headquarter, and become the headquarters landmark with its unique charm.

设计上应分析和借鉴全球领先的 IT 企业总部的设计经验，以先进的设计理念和技术手段，将物联网、智慧城市、立体城市相融合，打造出先进的、国际化的超级办公总部。结合超级总部办公的总体定位，创造出独特的具有深圳滨海气质的城市空间。

The design experience for headquarters of the world-leading IT enterprise shall be analyzed and learnt from. The Internet of Things, smart city and Great City shall be integrated with advanced design concepts and technical means, to create an advanced and international super-office headquarters. A unique urban space with coastal temperament of Shenzhen shall be created combining with the overall positioning of the Super Headquarters office.

## 五. 规划设计要点:

### V. Key planning and design points:

DU02-07			
		总用地面积 (m <sup>2</sup> )/Total land area (m <sup>2</sup> )	12466
		总建筑面积 (m <sup>2</sup> )/Total floor area (m <sup>2</sup> )	93200
		容积率/Plot ratio	7.48
其中 /Include	地上 Above-ground	办公/Office (m <sup>2</sup> )	84780
		商业/Commercial (m <sup>2</sup> )	2500
		文化设施/Cultural facility (m <sup>2</sup> )	2700
		物业服务/Property service (m <sup>2</sup> )	320
	地下 Underground	商业/Commercial (m <sup>2</sup> )	1500
		配套办公用房/Supporting office space (m <sup>2</sup> )	1400
		塔楼高度/Tower height (m)	西塔≤120 东塔≤100
DU02-08			

总用地面积 (m2)/Total land area (m2)			12660
总建筑面积 (m2)/Total floor area (m2)			66800
容积率/Plot ratio			5.28
其中 /Include	地上 Above-ground	办公/ Office (m2)	41800
		商业/ Commercial (m2)	4500
		酒店/ Hotel (m <sup>2</sup> )	12000
		文化设施/ Cultural facility (m <sup>2</sup> )	5000
	地下 Underground	商业/ Commercial (m <sup>2</sup> )	2500
配套办公用房/ Supporting office space (m <sup>2</sup> )		1000	
塔楼高度/ Tower height (m)			塔楼≤60

### 5.1 用地情况:

#### 5.1 Land use:

为商业服务业用地，总用地面积 27114.16 平方米（其中建设用地面积 25126.36 平方米，道路用地 1987.8 平方米）。

It is a land for the commercial and service industry, with a total land area of 27,114.16m<sup>2</sup> (including 25,126.36 m<sup>2</sup> construction land and 1987.8 m<sup>2</sup> land for roads).

### 5.2 主要控制指标:

#### 5.2 Main control index:

##### 5.2.1 建筑容积率≤6.12 ;

5.2.1 The plot ratio is equal to or less than 6.12;

地下车库、设备用房、民防设施、公共交通不计容积率。

The underground garages, equipment room, civil defense facilities and public transportation are not included in the plot ratio calculation.

##### 5.2.2 建筑限高≤120 米（项目限高须配合落实深圳湾超级总部基地城市设计深化成果要求，相关建筑限高以最新核发的《建设用地规划许可证》为准）。

5.2.2 The building height restriction is less than or equal to 120m (the project height restriction must coordinate in implementing the urban detailed design results of the Super Headquarters Base. Relevant building height restriction is subject to the latest Land Use Permit).

##### 5.2.3 总规定建筑面积 160000 平方米（地上规定建筑面 153600 平方米，地下规定建筑面积 6400 平方米）。其中，DU02-07 地块：地上规定建筑面积 90300 平方米（其中办公 84780 平方米，商业 2500 平方米，文化设施用房 2700 平方米，物业服务用房 320 平方米）；地下规定建筑面积 2900 平方米（其中商业 1500 平方米，配套办公用房 1400 平方米）。DU02-08 地块：地上规定建筑面积 63300 平方米（其中办公 41800 平方米，商业 4500 平方米，酒店 12000 平方米，文化设施用房 5000 平方米）；地下规定建筑面积 3500 平方米（其中商业 2500 平方米，配套办公用房 1000 平方米）。

5.2.3 The total floor area is 160,000m<sup>2</sup> (ground floor area: 153,600m<sup>2</sup>,

underground floor area: 6,400m<sup>2</sup>). Among them, Plot DU02-07: the ground floor area: 90,300m<sup>2</sup> (including 84,780m<sup>2</sup> of office area, 2,500m<sup>2</sup> of commercial space, 2,700m<sup>2</sup> of room for cultural facilities, 320m<sup>2</sup> of property service room); the underground floor area is 2,900m<sup>2</sup> (including 1,500m<sup>2</sup> of commercial space and 1,400m<sup>2</sup> of supporting office space). Plot DU02-08: The ground floor area is 63,300m<sup>2</sup> (including 4,1800m<sup>2</sup> of office space, 4,500m<sup>2</sup> of commercial space, 12,000m<sup>2</sup> of hotel, and 5,000m<sup>2</sup> of cultural facility room); the underground floor area is 3,500m<sup>2</sup> (including 2,500m<sup>2</sup> of commercial space, 1000m<sup>2</sup> of supporting office space).

DU02-07、DU02-08 的建设规模可在两个地块间适当调剂，各地块调剂总量不超过其建筑量的 10%。

The construction scale of Plot DU02-07 and Plot DU02-08 can be appropriately adjusted, and the total adjustment amount of each plot does not exceed 10% of its construction volume.

5.2.4 本宗地项目建成后，自用 60%面积，可对外销售 40%面积。可销售的面积包含：52000 平方米办公，4500 平方米地面商业，2500 平方米地下商业可按规定销售，5000 平方米文化设施限整体转让。

5.2.4 After completion of the project, 60% of the area will be for private use, and 40% of the area will be for sale. The saleable area: 52,000m<sup>2</sup> of office space, 4,500m<sup>2</sup> of ground commerce and 2,500m<sup>2</sup> of underground commerce can be for sale according to regulations, and 5,000m<sup>2</sup> of cultural facilities can only be transferred as a whole.

### 5.3 建筑退红线要求:

#### 5.3 Red line setback requirements:

5.3.1 地上退红线要求: DU02-07 地块西侧、南侧和北侧 $\geq 9$ 米，东侧 $\geq 12$ 米；DU02-08 地块西侧和北侧 $\geq 9$ 米，南侧 $\geq 20$ 米，东侧 $\geq 12$ 米。

5.3.1 Ground red line setback requirements: greater than or equal to 9m in the west, south and north of Plot DU02-07, greater than or equal to 12m in the west of Plot DU02-07; greater than or equal to 9m in the west and north, 20m in the south and 12m in the east of Plot DU02-08.

5.3.2 地下空间退红线要求: 用地红线各侧均 $\geq 3$ 米，所有内部管线及相关设施须在本地块红线内布置。

5.3.2 Underground red line setback requirements: greater than or equal to 3m on all sides of the red line of land. All internal pipelines and related facilities must be arranged in the red line of the plot.

## 六. 城市设计要点:

### VI. Key urban design points:

以城市设计要点内容为基础和参考，鼓励在方案设计过程中进行深化与优化。

Based on and referring to the contents of key urban design points, we encourage deepening and optimization in the design process.

## **6.1 建筑空间布局:**

### **6.1 Architectural space layout:**

6.1.1 建筑限高: DU02-07 地块西侧塔楼 $\leq$ 120 米、东侧塔楼 $\leq$ 100 米; DU02-08 地块塔楼 $\leq$ 60 米(塔楼高度、位置须按照城市设计空间控制图要求布置), 用地范围内裙房 $\leq$ 30 米。项目限高须配合落实深圳湾超级总部基地城市设计深化成果要求, 相关建筑限高以最新核发的《建设用地规划许可证》为准)

6.1.1 Building height restriction: the tower to the west of Plot DU02-07 is less than or equal to 120m, the tower to the east of Plot DU02-07 is less than or equal to 100m; the tower of Plot DU02-08 is less than or equal to 60m, and the podium in the land use area is less than or equal to 30m. (The urban detailed design of the Super Headquarters Base shall be implemented for project height restriction, and relevant building height restriction shall be subject to the latest Land Use Permit)

6.1.2 红线内建筑须与周边二层平台系统协调一致, 首层高度不超过 6.5 米(容积率不计入核减)。

6.1.2 The buildings within the red line shall be consistent with surrounding two-story platform system, and the height of the first floor shall not exceed 6.5 m (the plot ratio is not included in the approved reduction area).

6.1.3 建筑覆盖率 $\leq$ 60%

6.1.3 The building coverage is less than or equal to 60%

6.1.4 文化设施每处不小于 2000 平方米, 应方便市民到达并对公众开放。

6.1.4 Each area covered by cultural facilities should be no less than 2,000m<sup>2</sup> and should be accessible and open to the public.

## **6.2 地面公共空间:**

### **6.2 Ground public space:**

6.2.1 DU02-08 地块南侧设置不小于 2900 平方米的公共绿地, 并保证开敞、纳入城市慢行系统。

6.2.1 No less than 2,900m<sup>2</sup> of public green space opened and incorporated into the urban slow traffic system will be arranged in the south of Plot DU02-08.

6.2.2 项目用地西侧沿深湾支二街、DU02-07 北侧沿规划白石支四街、DU02-07 南侧和 DU02-08 北侧沿规划白石支五街后退用地红线 2.5 米范围内, 需提供地面以下 0.5 米、地面以上 4 米范围作为公共空间, 无偿、无条件配合政府建设市政人行道、自行车道及绿化等市政设施。

6.2.2 The project site goes along Shenwanzhi 2nd Street on the west side. Plot DU02-07 goes along the planned Baishizhi 4th Street on the north



side, the south side of Plot DU02-07 and the north side of Plot DU02-08 go along the Baishizhi 5th Street and are within 2.5m of the red line. A public space 0.5m below the ground and 4m above the ground shall be provided free of charge and unconditionally for the government to build municipal sidewalks, cycle track and green area and other municipal facilities.

### **6.3 地下空间:**

#### **6.3 Underground space:**

- 6.3.1 根据滨海大道的下穿规划，考虑地下车行与人行系统的规划，及车行与下穿的滨海大道的连接，人行系统与轨道交通的连接。
- 6.3.1 According to the scheme for underpass of Binhai Avenue, consider the planning for underground traffic and pedestrian system, connecting the traffic to the underpass Binhai Avenue, and the pedestrian system to the rail transit.
- 6.3.2 地下空间利用应在满足市政管线覆土厚度和海绵城市建设要求的前提下，可由用地单位整体开发建设。
- 6.3.2 The underground space can be developed as a whole by the land unit on the premise of meeting the thickness of covering soil of the municipal pipelines and the construction of the sponge city.
- 6.3.3 在 DU02-07、DU02-08 地块内设置南北向（北侧连接 DU02-06 地块和轨道站点，南侧连接通往滨海大道南侧）的地下公共人行通道（净宽不小于 8 米）；需在 DU02-08 地块内设置东西向（连通 DU02-08 和 DU02-05）的地下公共人行通道（净宽不小于 6 米）。
- 6.3.3 Set a north-south underground pedestrian passageway (not less than 8m in net width) in Plot DU02-07 and Plot DU02-08 (connect Plot DU02-06 and the railway station in the north, and Binhai Avenue in the south); set an east-west underground pedestrian passageway (not less than 6m in net width) in Plot DU02-08 (connecting DU02-08 and DU02-05).
- 6.3.4 需在 DU02-07 地块地下二层考虑与白石支四街地下道路的衔接，并在地块内部设置地下落客区和地下大堂等设施。
- 6.3.4 It is necessary to connect with the underground road of Baishizhi 4th Street on B2 of Plot DU02-07, and provide underground drop-off area, lobby and other facilities in Plot DU02-07.

### **6.4 二层平台系统:**

#### **6.4 Two-story platform system:**

- 6.4.1 需在 DU02-07 地块中部设置南北向联通 DU02-06 地块和 DU02-08 地块的二层空中花园平台（宽度不小于 15 米），跨越白石支五街处空中空中花园平台宽度不小于 30 米；需预留 DU02-07 与 DU02-06 地块（宽度不小于 15 米）、DU02-07 与

DU02-04 地块（宽度不小于 20 米）、DU02-08 与 DU04-03（宽度不小于 20 米）的二层空中花园平台接口。

- 6.4.1 A two-story sky garden platform (not less than 15m in width) connecting Plot DU02-06 and Plot DU02-08 in north-south direction should be set in the middle of Plot DU02-07. The width of the sky garden platform across the Baishizhi 5th Street is not less than 30m. The two-story sky garden platform interface for Plot DU02-07 and Plot DU02-06 (not less than 15m in width), Plot DU02-07 and Plot DU02-04 (not less than 20m in width), Plot DU02-08 and Plot DU04-03 (not less than 20m in width) shall be reserved.
- 6.4.2 空中花园平台下方通道净空不小于 5 米
- 6.4.2 The passageway clearance below the sky garden platform is not less than 5m
- 6.4.3 需在建筑内部设置对外连接空中花园平台系统的二层公共人行通道（宽度不小于 6 米），通道标高与空中花园标高一致。
- 6.4.3 A two-story pedestrian passageway (not less than 6m in width) connected to the sky garden platform system is required inside the building, and the passageway elevation is consistent with that of the sky garden.

## 6.5 市政设施及其他要求:

### 6.5 Municipal facilities and other requirements:

- 6.5.1 车行出入口：DU02-07 地块设置在东侧、西侧和北侧，DU02-08 地块设置在西侧和北侧。
- 6.5.1 Traffic entrance and exit: the east, west and north to Plot DU02-07, and the west and north to Plot DU02-08.
- 6.5.2 规划配置 400 辆停车位，配置 700 辆自行车停车位。
- 6.5.2 It is planned to provide 400 parking spaces for vehicles and 700 parking spaces for bicycles.
- 6.5.3 其它应满足《深圳湾超级总部基地空间控制图》、《深圳市城市规划标准与准则》及相关规范要求。
- 6.5.3 Others should meet the Space Control Chart of Shenzhen Bay Super Headquarters Base, Shenzhen Urban Planning Standards and Guidelines and related specifications.

## 6.6 备注要求:

### 6.6 Remarks:

- 6.6.1 该项目应依据《深圳湾超级总部基地控制性详细规划》及深圳湾超级总部基地城市设计相关要求进行方案设计招投标，并在后续开发建设中无条件配合落实相关城市设计深化成果要求，涉及对本许可证中相关城市设计要求作调整的，无需变

更本用地规划许可证，在工程规划许可环节予以落实即可。

- 6.6.1 The schematic design and bidding of this project should be carried out based on Control Detailed Planning of Shenzhen Bay Super Headquarters Base and related requirements for urban design of Shenzhen Bay Super Headquarters Base. Related requirements for deepened urban design shall be unconditionally implemented in subsequent development and construction. Where related urban design requirements involved in this permit shall be adjusted, there is no need to change the land use permit, and the requirements can be implemented in the project planning and permission section.
- 6.6.2 为满足市政管线敷设需要，地下公共人行通道覆土深度应按《深圳市市政道路下管线空间深度预控研究》控制，同时涉及综合管廊建设须征求南山区重点办意见。
- 6.6.2 In order to meet the demands of laying municipal pipelines, the covered depth of the underground pedestrian passageway should be controlled according to Study on Pre-Control over Pipeline Space and Depth under Shenzhen Municipal Road. Advice of the Key Engineering Management Office of Nanshan District shall be consulted for construction of the underground pipe gallery.
- 6.6.3 项目开发建设应结合《深圳市海绵城市建设专项规划及实施方案》、《深圳市海绵城市规划要点和审查细则》和《南山区海绵城市专项规划》落实海绵城市相关要求，本项目雨水年径流总量控制率不应低于 60%（南山区重点片区海绵城市详细规划经批准后，相关控制要求以该详细规划为准）。
- 6.6.3 Based on *Special Planning and Implementation Plan for Construction of Shenzhen Sponge City, Rules for Key Planning Points and Review of Shenzhen Sponge City and Special Planning for Sponge City in Nanshan District*, related requirements for the sponge city shall be implemented for project development and construction. The control rate of annual rainfall runoff volume of this project should not be lower than 60% (after the detailed scheme for the sponge city in the key area of Nanshan District is approved, relevant control requirements shall be subject to the detailed scheme).
- 6.6.4 本项目停车场均应预留设置充电桩的条件，充电桩配置比例不低于停车泊位总数的 10%。
- 6.6.4 The parking lot of this project should reserve the condition for installing the charging piles. The proportion of charging piles is not less than 10% of total parking spaces.
- 6.6.5 地下人行通道、二层花园平台及建筑外部二层公共人行通道应 24 小时对公众开放，接口位置应与先期建设的其他项目统筹协调，并在建筑设计方案审查前征求南山区重点办意见；建筑内部二层公共人行通道开放时间不小于 16 小时。

- 6.6.5 The underground pedestrian passageway, the two-story garden platform and the two-story pedestrian passageway outside the building shall be open to the public 24 hours a day. The interface location shall be consistent with other projects constructed in advance, and the Key Engineering Management Office of Nanshan District shall be consulted before the architectural design scheme is reviewed. The two-story pedestrian passageway inside the building shall be open to the public for not less than 16 hours.
- 6.6.6 建设用地工程规划许可前须取得航管部门的书面批复意见。
- 6.6.6 The written approval of the aviation administration department shall be obtained before the permission for project planning of the construction land is obtained.
- 6.6.7 地块涉及地铁规划控制保护区，为确保地铁工程安全，项目在制定建筑设计及实施方案时均应征得地铁建设运营单位的书面同意意见；用地范围内地上、地下凡涉及轨道交通设施所占有的空间，只能作为轨道交通用途使用，产权归轨道建设项目的使用权人。
- 6.6.7 The plot involves the subway planning control and protection zone. In order to ensure the safety of the subway engineering, the written consent of the subway construction and operation unit shall be obtained when working out the architectural design and implementation scheme for the project; the above-ground and underground areas within the scope of land needed which involve the rail traffic facilities can only be used for rail traffic purpose, and the property rights belong to the user of the track construction project.
- 6.6.8 用地范围内市政道路由用地单位建设后无偿移交政府，产权归政府。
- 6.6.8 The municipal roads within the scope of land needed shall be constructed by the land unit and then handed over to the government free of charge, and the property rights shall belong to the government.

## 6.7 城市设计要求

### 6.7 Urban design requirements

对《深圳湾超级总部基地控制性详细规划》内相关城市设计要求进行深入解读和细化，结合深圳湾超级总部基地这一定位增加项目地块针对性和实施性更强的城市设计研究内容。根据项目定位要求和功能设施构成，结合超级总部基地的环境景观资源特征，通过更具未来前瞻性的视角，对基地的整体空间形态，建筑形体布局以及环境景观意向进行融入区域的统筹设计研究，注重与周边已建、在建或未建项目协调设计。

Deeply interpret and refine relevant urban design requirements in Control Detailed Planning of Shenzhen Bay Super Headquarters Base. Based on the positioning of Shenzhen Bay Super Headquarters Base, increase targeted and more practical urban design research content against the project plot.

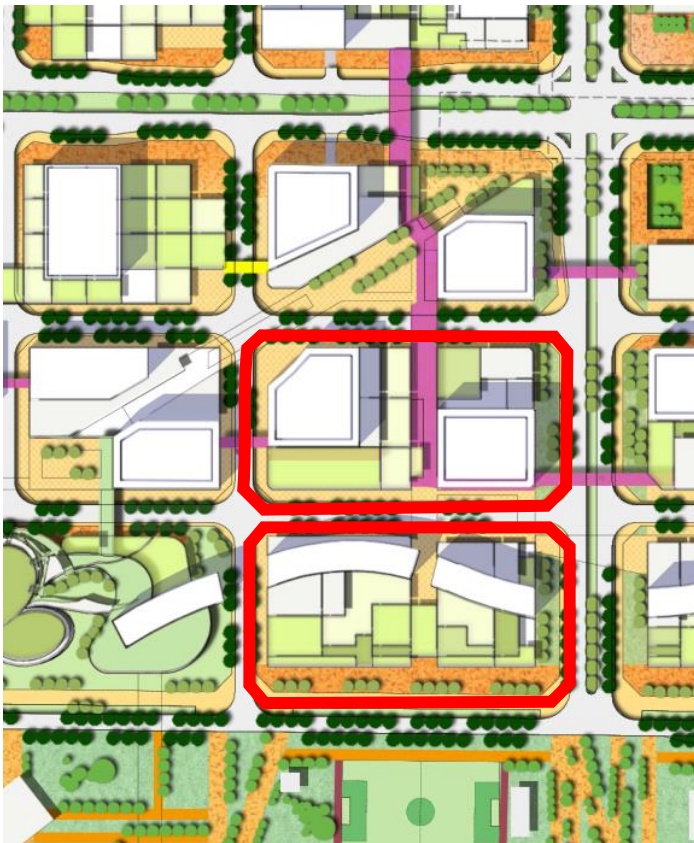
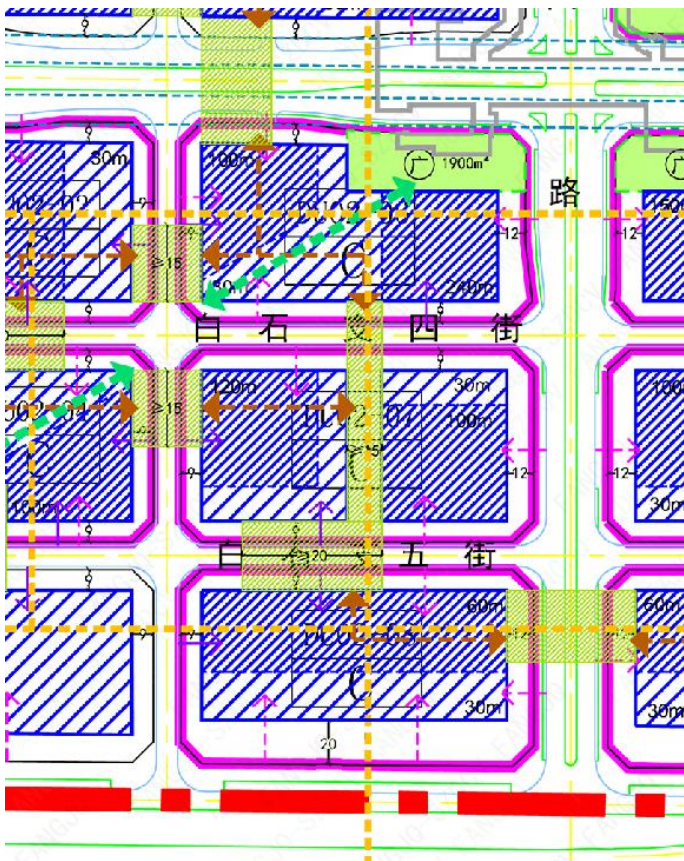
According to the project positioning and composition of functional facilities and combining with the characteristics of the environmental landscape resources of the Super Headquarters Base, design and study the overall spatial form of the base, architectural layout and environmental landscape as a whole to integrate with surrounding area through a more forward-looking perspective. Pay attention to matching the design with surrounding projects that have been built, under construction or unbuilt.

该项目设计应改变仅从建筑设计角度考虑问题的传统思维方式，倡导从城市设计层面进行建筑设计的一体化设计理念，从城市空间塑造的高度进行设计，以提升项目的经济效益，并获得更为优质、整体的城市空间和建筑形象。重点设计项目地块近人尺度的街道系统与开放空间场所、统筹优化场地内外的交通组织关系、协调地下空间、二层系统与周边开发地块衔接的预留可能性、突出建筑设计方案纳入超级总部基地后的城市天际线与山海景观视线通廊等要素分析。

The design of this project should change the traditional way of thinking which consider problems only from the perspective of architectural design, advocate the integrated design concept of conducting architectural design from the urban design level. Carry out design from an urban space shaping viewpoint to enhance the economic benefits of the project and obtain high-quality and integral urban space and architectural image. Mainly design the approachable street system and open space of the project plot, optimize the traffic organization relationship inside and outside the site, coordinate the possibility of the underground space and the two-story system connecting with surrounding development plots, and highlight the analysis on city skyline, mountain and sea landscape sight-gallery and other elements after the architectural design scheme is incorporated into the Super Headquarters Base.

**附图：空间控制图则（在方案过程中，适当深化、优化）**

**Attached drawing: Space control plan (appropriate deepening and optimization in the process of the scheme)**



七. 产品组成与指标说明:

VII. Product composition and index description:

7.1 总体业态规划:

## 7.1 Overall planning for business format:

DU02-07 与 DU02-08 两个地块的业态总体遵循西边业态自持，东边业态销售的规划逻辑。

The business format of Plot DU02-07 and Plot DU02-08 generally follows the planning logic of western business format being held and eastern business format for sale.

## 7.2 指标说明:

### 7.2 Index description:

本宗地项目建成后，自用 60%面积，可对外销售 40%面积。

After completion of the parcel project, 60% of the area is for private use and 40% of the area is for sale.

	自持面积 (m <sup>2</sup> ) (60%) Private use area (m <sup>2</sup> ) (60%)	销售面积 (m <sup>2</sup> ) (40%) Area for sale (m <sup>2</sup> ) (40%)
合计 Total	96000	64000
	自用办公: 30000 Private use office: 30000 持有办公: 44580 Held for office: 44580 酒店: 12000 Hotel: 12000 文化设施: 2700 Cultural facilities: 2700 地上商业: 2500 Ground commerce: 2500 地下商业: 1500 Underground business: 1500 地下办公配套: 2400 Underground office package: 2400 物业管理用房: 320 Property management space: 320	办公: 52000 Office: 52000 地上商业: 4500 Ground business: 4500 文化设施: 5000 (限整体转让) Cultural facilities: 5000 (transferred as a whole) 地下商业: 2500 Underground commerce: 2500

## 7.2 经营业务

### 7.2 Business

#### 7.2.1 中国电子总部

##### 7.2.1 Headquarters of CEC

中国电子总部设置于 DU02-07 地块西面。建筑面积为 30000 平米，位于塔楼的最顶部，为办公指标。CEC 总部位于的整栋楼均为自持物业，甲级标准写字楼。层高为 4.5 米，楼栋底部不设置商业，且市政公共连廊不和此楼相连，要求产权独立。CEC 总部必须有独立的入

口、独立的流线、管理独立与清晰。

CEC is headquartered in the west of Plot DU02-07. Its floor area is 30,000m<sup>2</sup>. Being located at the top of the tower is an office index. The entire building where CEC is headquartered is a self-owned property and Class A office building. The floor height is 4.5m, and there is no commercial area at the bottom of the building. This building is not connected to the municipal public corridor, and it has independent property right. The headquarter of CEC must have independent entrances and flows, and be managed independently and clearly.

整栋楼必须给予较为优质的环境资源，并设计企业专属的共享空间。设计要求体现 CEC 的企业文化和特点，要求绿色认证级别不低于 LEED 铂金级。

The whole building must be provided with relatively high-quality environmental resources, and an exclusive shared space for enterprises shall be designed to for it. The design shall reflect the corporate culture and characteristics of CEC, and the green certification level shall not be lower than LEED Platinum.

### 7.2.2 自持办公

#### 7.2.2 Self-owned office

甲级标准写字楼。属于 CEC 的经营性自持物业，总建筑面积为 44580 平方米，层高为 4.5 米。应合理分配面积，每栋楼要求产权独立，流线独立且专属，管理独立与清晰。主要面向的客群为新一代信息技术、软件及互联网等科技类、金融服务及专业服务类企业，建议每个管理单元面积为 1 万平方米至 2 万平方米。要求持有办公的绿色认证级别不低于 LEED 铂金级。

It is a Class A office building. It belongs to CEC's self-owned commercial property with a total floor area of 44,580m<sup>2</sup> and a floor height of 4.5m. The area should be allocated reasonably. Each building shall have independent property rights, independent and exclusive flow and independent and clear management. The target customer is the new generation of information technology, software and Internet and other technology enterprises, and financial services and professional services enterprises. It is recommended that each management unit cover an area of 10,000m<sup>2</sup> to 20,000m<sup>2</sup>. The green certification level of the self-owned office is required to be not lower than the LEED Platinum.

### 7.2.3 自持酒店：

#### 7.2.3 Self-owned hotel:

属于 CEC 的经营性自持物业，建筑面积为 12000 平方米，层高 4.2 米。要求设计为独栋建筑，作为企业办事处驻点办公、会务等自用功能区域。流线独立且专属，管理独立与清晰。建议标准间面积为 60 平方米至 70 平方米，可灵活组合为 1-3 间卧室的套房，考虑前台、简餐、健身房等配套空间，但需精减配套空间的面积。

It belongs to CEC's self-owed commercial property with a floor area of 12,000m<sup>2</sup> and a floor height of 4.2m. It is required to be designed as a stand-



alone building for handling official business, holding conferences, etc. The flow is independent and exclusive, with independent and clear management. It is recommended that the standard room cover an area of 60m<sup>2</sup> to 70m<sup>2</sup> and can be flexibly combined into a suite with 1-3 bedroom(s), with the front desk, cafeteria, gym and other related spaces taken into consideration. But the area of related spaces needs to be reduced.

#### **7.2.4 自持商业:**

#### **7.2.4 Self-owed commerce:**

自持商业的面积为4000平方米,分别为地上商业2500平方米,地下商业1500平方米。商业核心客群为总部基地的办公人群,次要客群为地铁的穿梭客群及北面深圳湾公园的游客。

The self-owned commerce covers an area of 4,000m<sup>2</sup>, 2,500m<sup>2</sup> above the ground and 1,500m<sup>2</sup> under the ground. The core customer is the employees of the headquarters base, and the secondary customer is the commuting customer of the subway and the tourists of Shenzhen Bay Park in the north.

商业业态以餐饮为主,满足周边商务白领日常快餐、聚餐、商务宴请的需求;辅以咖啡茶饮为代表的休闲轻餐、银行、零售、便利店、花店、洗衣、美容、健身等配套业态。

The business format is mainly catering, meeting the needs of daily fast food, dinner and business banquet of surrounding white collars; supplemented with simple meal represented by coffee and tea, banks, retail store, convenient store, flower shops, laundry, beauty, fitness and other formats.

建议形态为开放街区,地上商业与地下商业相联通,以预留外摆空间的方式来提升商业附加价值。

The open block is recommended, where the above-ground business is connected to the underground business. The business added value is increased by reserving the outside space.

#### **7.2.5 车库:**

#### **7.2.5 Garage:**

建议地下车库不超过地下三层。CEC总部的车位要求有独立管理的停车区域。其中地下停车需要包含人防面积,人防面积按1.1万平米计。车库可接受机械停车的方式,建议考虑地面做机械停车的预留加载空间。

It is recommended that the underground garage not exceed three floors underground. Parking spaces at CEC headquarters are required to be independently managed parking area. The underground parking lot shall include the civil air defense area, which is calculated as 11,000m<sup>2</sup>. The garage can accept mechanical parking. It is recommended to that a loading space for mechanical parking be reserved on the ground.

## 7.2.6 公共空间:

### 7.2.6 Public space:

#### (1) 公共空间建议分为三个层次:

The public space is recommended to be divided into three levels:

- 城市共享空间, 例如骑楼空间, 地块之间连通的开敞平台, 以及商业外摆等空间。

Urban shared space, such as the arcade space, open platform connecting the plots, commercial outside space and other spaces.

- 全项目共享空间, 例如架空层大堂, 或者连廊、通道等核增面积空间。

All project shared space, such as the lobby of the empty space, or the corridor, passage and other increased space after review.

- 业态内共享空间, 例如利用透空规则设置中庭等创新空间。

Shared space within the business format. For example, set up an atrium and other innovation spaces based on the principle of permeability.

#### (2) 公共空间各层次的设计建议:

Recommendations on design of the public space at all levels:

- 建议城市共享空间体现开放的理念和通达的交通效率。

It is suggested that the urban shared space reflect the open concept and the accessible traffic efficiency.

- 建议项目共享空间结合一定的功能设置, 可利用空中空间打造, 并代表 CEC 的企业文化特质, 如运动、生态、多元等。

It is recommended that the project shared space be combined with certain functional settings, and can be built with the air space and represent the corporate cultural traits of CEC, such as sports, ecology and diversity.

- 建议业态内共享空间体现出未来的使用价值。

It is suggested that the shared space within the business format reflect the future use value.

## 7.3 即售业务

### 7.3 Business ready for sale

#### 7.3.1 可售办公:

##### 7.3.1 Office available for sale:

建筑面积为 52000 平方米, 层高为 4.5 米。应合理分配面积, 建议每栋楼要有独立的产权证。

The floor area is 52,000m<sup>2</sup> and the floor height is 4.5m. The area should be allocated reasonably, and it is recommended that each building have an independent property certificate.

注: 独立产权证的要求: 按照《深圳市建筑设计规划》的计算要求, 此建筑的面积可与其它业态建筑的面积完全切分, 并有独立的管理系统(包含但不限于: 主要出

入口、疏散出入口、机电系统设备、地下商业及其它相关配套)。

Note: Requirements for independent property certificate: According to the calculation requirements of Planning for Shenzhen Architectural Design, the area of this building can be completely separated from that of other business format buildings, and there is an independent management system (including but not limited to: main entrances and exits, evacuation exit and entrance, electromechanical system equipment, underground commerce and other related facilities).

### 7.3.2 可售商业:

#### 7.3.2 Salable commercial space:

可售商业的面积为7000平方米，分别为地上商业4500平方米，地下商业2500平方米。销售方式可为散售或经营型整售。商业核心客群为总部基地的办公人群，次要客群为地铁的穿梭客群及北面深圳湾公园的游客。

The salable commercial space covers an area of 7000m<sup>2</sup>, 4500m<sup>2</sup> above the ground and 2500m<sup>2</sup> under the ground. It can be sold fractionally or commercially as a whole. The core customer is the employees of the headquarters base, and the secondary customer is the commuting customer of the subway and the tourists of Shenzhen Bay Park in the north.

商业业态以餐饮为主，满足周边商务白领日常快餐、聚餐、商务宴请的需求；辅以咖啡茶饮为代表的休闲轻餐、银行、零售、便利店、花店、洗衣、美容、健身等配套业态。

The business format is mainly catering, meeting the needs of daily fast food, dinner and business banquet of surrounding white collars; supplemented with simple meal represented by coffee and tea, banks, retail store, convenient store, flower shops, laundry, beauty, fitness and other formats.

建议形态为开放街区，地上商业与地下商业相联通，以预留外摆空间的方式来提升商业附加价值。

The open block is recommended, where the above-ground commerce is connected to the underground commerce. It is recommended to increase the business added value by reserving the outside space.

### 7.3.3 文化设施:

#### 7.3.3 Cultural facility:

建筑面积为5000平方米，限整体转让，位置建议放置在DU02-08地块的滨海沿线，且优先以小独栋的建筑形态进行考虑，每处面积不小于2000平方米，应方便市民到达并对公众开放。

The cultural facility covers an area of 5000m<sup>2</sup> and can only be transferred as a whole. It is recommended to locate the cultural facility along the

coast of Plot DU02-08. The architectural form of small stand-alone buildings which cover an area not less than 2000m<sup>2</sup> shall be prioritized. The cultural facility shall be accessible to citizens and open to the public.

## 八. 设计原则:

### VIII. Design principle:

执行程度: 必须>要求>建议

Execution level: must > requested > suggested

#### 8.1 “必须”满足的原则:

##### 8.1 Principles that “must” be met:

###### 8.1.1 关于规划指标、面积、层高的要求必须满足

8.1.1 Requirements for the planning indexes, area and floor height must be met

###### 8.1.2 关于地面、二层平台、地下公共空间的设计要求必须满足

8.1.2 Design requirements for the ground, two-story platform and underground public space must be met

###### 8.1.3 整个地块的规划为西边自持物业、东边为销售物业。

8.1.3 The planning of the entire plot is the self-owned property in the west and the property for sales in the east.

###### 8.1.4 中国电子总部设置于 DU02-07 地块西面。位于塔楼的最顶部，必须有独立的入口、独立的流线、管理独立与清晰。CEC 总部位于的整栋楼均为自持物业，楼栋底部不设置商业，且市政公共连廊不和此楼相连，要求产权独立。给予 CEC 总部较为优质的环境资源，并设计企业专属的共享空间。

8.1.4 CEC is headquartered in the west of Plot DU02-07. Located at the top of the tower, it must have independent entrances and flows, as well as independent and clear management. The entire building where CEC is headquartered is a self-owned property, and there is no commercial area at the bottom of the building. This building is not connected to the municipal public corridor, and has independent property right. The entire building must be provided with relatively high-quality environmental resources, and an exclusive shared space for enterprises shall be designed to for it.

###### 8.1.5 酒店要求设计为独栋建筑，作为企业办事处驻点办公、会务等自用功能区域，精简配套空间。要求流线独立且专属，管理独立与清晰。

8.1.5 It is required to be designed as a stand-alone building for handling official business, holding conferences, etc. The flow is independent and exclusive, with independent and clear management. The flow is required to be independent and exclusive, and it shall be managed independently and clearly.

## 8.2 “要求”满足的原则:

### 8.2 The principle “required” to be met:

8.2.1 DU02-07 与 DU02-08 两块用地要求对整体形象统一设计考虑

8.2.1 Overall image of Plot DU02-07 and Plot DU02-08 is required to be designed and considered uniformly

8.2.2 CEC 总部与自持办公要求为甲级标准写字楼，绿色认证级别不低于 LEED 铂金级；

8.2.2 CEC headquarters and the self-owned office are required to be Class A office building, with a green certification level not lower than the LEED Platinum;

8.2.3 CEC 总部要求有独立管理的停车区域。

8.2.3 CEC Headquarters shall have an independently managed parking area.

8.2.4 自持办公要求有独立的入口、独立的流线、管理独立与清晰。

8.2.4 The Self-owned office shall have independent entrances and flows, and be managed independently and clearly.

## 8.3 “建议”满足的原则:

### 8.3 Principles “recommended” to be met:

8.3.1 自持办公建议每个管理单元面积为 1 万平米至 2 万平方米。

8.3.1 For self-owned office, it is recommended that each management unit cover an area of 10,000m<sup>2</sup> to 20,000m<sup>2</sup>.

8.3.2 商业建议形态为开放街区，地上商业与地下商业相联通。建议通过预留外摆空间的方式来提升商业附加价值。

8.3.2 The open block is recommended, where the above-ground commerce is connected to the underground commerce. It is recommended to increase the business added value by reserving the outside space.

8.3.3 酒店式公寓的标准间面积为 60 平方米至 70 平方米，可灵活组合为 1-3 间卧室的套房。

8.3.3 The standard room of the serviced apartment covers an area of 60m<sup>2</sup> to 70m<sup>2</sup> and can be flexibly combined into a suite with 1-3 bedroom(s).

8.3.4 整体转让的文化设施位置建议放置在 DU02-08 地块的滨海沿线，优先以小独栋的建筑形态进行考虑。

8.3.4 The cultural facility which can only be transferred as a whole is recommended to be located along the coast of Plot DU02-08. The architectural form of small stand-alone buildings shall be prioritized.

8.3.5 车库可接受机械停车的方式，建议考虑地面做机械停车的预留加载空间。

8.3.5 The garage can accept mechanical parking. It is recommended to that a loading space for mechanical parking be reserved on the ground.

8.3.6 公共空间建议分为三个层次，充分利用透空的规则创造价值独特的建筑空间。

8.3.6 The public space is recommended to be divided into three levels, in order to create architectural spaces with unique value based on the principle

of permeability.

#### 8.4 独立产权的做法:

#### 8.4 The practice of independent property rights:

- 优先 — 独立楼栋，即完全独立的系统；  
Prioritized - Stand-alone building, namely a completely independent system;
- 其次 — 面积可公摊，但管理及流线独立；  
Secondly - The area can be equally shared, but the management and flow are independent;
- 不能 — 按照深圳测绘规则无法切分面积的则视为不独立。  
Prohibited - It is deemed as non-independence if the area cannot be divided according to Shenzhen surveying and mapping rules.

### 九. 设计依据:

#### IX. Design basis:

##### 9.1 规划设计依据，设计工作应依据以下文件开展:

##### 9.1 The design should be carried out according to the following documents on the planning design basis:

- 项目用地方案图  
Project land schematic drawing
- 《建设用地规划许可证》  
Land Use Permit
- 《深圳湾超级总部基地控制性详细规划》  
Control Detailed Planning of Shenzhen Bay Super Headquarters Base
- 《深圳市城市规划标准与准则》  
Shenzhen Urban Planning Standards and Guidelines
- 《深圳市建筑设计规则》  
Rules for Shenzhen Architectural Design
- 《建筑设计防火规范》  
Architectural Design Code for Fire Protection
- 《深圳市市政道路下管线空间深度预控研究》  
Study on Pre-Control over Pipeline Space and Depth under Shenzhen Municipal Road
- 《海绵城市建设技术指南——低影响开发雨水系统构建(试行)》  
Technical Guidelines for Building Sponge City - The Construction of Low Impact Development Rainwater System (Trial Implementation)
- 国家及深圳市现行的相关建筑设计规范、标准、法律、法规、规章及政府文件规定。  
Relevant current codes, standards, laws, regulations, rules and government documents on architectural design in China and Shenzhen.

## 十. 设计成果要求

### X. Design result requirements

投标单位应提交一个建筑设计方案。设计成果应满足建设部《建筑工程设计文件编制深度规定》中方案设计文件的内容和深度要求。投标单位在提供方案的同时须提供与之相匹配的可行的结构方案，其结构方案要从经济性、施工可行性等多个方面予以考虑；消防设计必须满足国家和地方相关强制性规范的要求。设计成果内容一律采用中英文形式，计量单位均采用中华人民共和国法定计量单位。

The bidder should submit an architectural design scheme. The design results shall meet the requirements of Regulations on Compiling the Documents of Architectural Engineering Design of the Ministry of Construction on contents and depth of the architectural design documents. The bidder shall provide a feasible structural scheme matching the architectural design scheme. The structural scheme shall be considered from economy, construction feasibility and other aspects. The fire protection design must meet the requirements of relevant national and local mandatory rules. The content of the design results shall be in both Chinese and English, and in unit of measure specified by the People's Republic of China.

#### 10.1 城市设计专篇：

##### 10.1 Urban design:

###### 10.1.1 对“城市设计要点”的解读与调整建议

###### 10.1.1 Interpretation and suggestions on adjusting “key urban design points”

#### 10.2 规划设计图纸

##### 10.2 Planning design drawings

###### 10.2.1 彩色总体规划方案平面图：明确场地的区域位置，表达建筑规划与路网考虑、建筑物的出入口位置、层数与设计标高等。

###### 10.2.1 The color plan of the overall design scheme: Specify the location of the site, show the architectural plan and take the road network, the entrance and exit location of the building, the number of floors and the design elevation into consideration.

###### 10.2.2 功能分区与产品业态分布图：根据业主提供的业态配比要求，明确各功能分区，产品排布，明确各业态之间的人流分析，包括地下业态与各地块之间的人流导向分析等。

###### 10.2.2 Functional zoning and product format distribution map: According to the business format ratio provided by the owner, specify the functional zoning, product layout, and the flow of people analysis between the business formats, including the underground business format and the flow of people orientation analysis between the plots.

###### 10.2.3 道路交通组织分析图：体现人行与车行流线，明确人车关系；体现主要出入口的位置；对用地已有道路进行功能定位；核实停车方式与数量要求的可行性；根据道路

设计宽度，示意性表达路网分级。

- 10.2.3 Road traffic organization analysis chart: Embody the pedestrian and traffic flows, specify the relationship between pedestrian and vehicles; reflect the location of main entrances and exits; functionally locate the existing roads; verify the feasibility of parking methods and quantity requirements; based on the design width of the road, schematically show the road network grading.
- 10.2.4 城市系统空间分析图：包括立体交通、地下空间、公共空间，景观空间系统分析。
- 10.2.4 Spatial analysis diagram of urban system: including system analysis of the three-dimensional traffic, underground space, public space and landscape space.
- 10.2.5 规划竖向分析图：总体场地剖面示意（横、纵向共计至少 2 个）。
- 10.2.5 Vertical analysis diagram of the plan: Diagrammatic cross-section of the overall site (at least 2 diagrams in both horizontal and vertical directions).
- 10.2.6 城市视野空间分析图：主要视野景观通廊、滨海城市天际线、沿主干道界面分析，多角度的全面展示临街效果。
- 10.2.6 Urban visual space analysis diagram: The main visual landscape corridor, coastal city skyline, interface analysis along the main road, comprehensive display of the frontage effect from multiple angles.
- 10.2.7 其他必要的分析图。
- 10.2.7 Other necessary analysis diagram.

### 10.3 建筑设计图纸：

#### 10.3 Architectural design drawings:

- 10.3.1 建筑单体平面图：体现各功能建筑主要平面布置、朝向、核心筒布置，表达单体进深与开间尺寸等内容，包含不限于：地下各层平面、地上各层平面（包括设备避难层、顶层平面图等）。
- 10.3.1 Individual building plan: Reflect the main plain layout, orientation and core tube arrangement of each functional building, and show the depth of single building and the standard width of a room, including but not limited to: underground floor plan, above-ground floor plan (including the equipment refuge storey and top floor plan, etc.).
- 10.3.2 建筑效果图：主要建筑单体每套方案应提交不少于 6 张彩色展示效果图，包含至少 1 张鸟瞰图和 1 张夜景效果图。
- 10.3.2 Architectural renderings: No less than 6 color renderings shall be submitted in each set of plan for single building, including at least one aerial view and 1 nightscape presentation.
- 10.3.3 各单体建筑主要彩色立面图、剖面图。
- 10.3.3 Main colored elevation view and sectional view of each single building.



- 10.3.4 单体建筑材料的运用分析图，鼓励对新型建筑材料特别是立面新材料的运用
- 10.3.4 Application Analysis Chart of Monomer Building Materials: Encourage the use of new building materials, especially new facade materials

#### 10.4 设计说明

#### 10.4 Design description

#### 10.5 景观设计:

#### 10.5 Landscape design:

##### 10.5.1 用地特征及景观现状分析图

10.5.1 Analysis diagram of land use characteristics and landscape status

##### 10.5.2 景观总平面图：表达绿化、水系、广场、道路及建筑入口之间的平面布置关系

10.5.2 General plan of landscape: Show the plane layout relationship between afforestation, water system, square, road and building entrance

##### 10.5.3 景观交通分析图：表达车、人、节点与绿地的交通流线组织关系

10.5.3 Landscape and traffic analysis diagram: Show the traffic flow relationship between vehicle, people, nodes and green spaces

##### 10.5.4 视线分析及空间分析图

10.5.4 View and spatial analysis diagram

##### 10.5.5 典型景观效果性草图

10.5.5 Typical landscape effect sketch

#### 10.6 建筑结构设计及消防设计

#### 10.6 Architectural structure design and fire protection design

10.6.1 投标单位在提供方案的同时须提供与之相匹配的可行的结构方案，其结构方案要从经济性、施工可行性等多个方面予以考虑

10.6.1 The Bidder shall provide a feasible structural scheme matching the architectural design scheme. The structural scheme shall be considered from economy, construction feasibility and other aspects.

10.6.2 消防设计必须满足国家和地方相关强制性规范的要求。

10.6.2 The fire protection design must meet the requirements of relevant national and local mandatory rules.

#### 10.7 电子文件:

#### 10.7 Electronic document:

10.7.1 多媒体演示软件（格式为.mp4），自动播放的时间不超过 10 分钟，字幕字体大小应在 50 英寸投影在 10 米的距离，以及 20 英寸的显示器上足以清晰辨识。由于文字字号和画面构图的原因，不建议简单使用方案册的电子文件版本作为汇报演示文件。

10.7.1 Autoplay time of the multimedia demo file (mp4) is no more than 10min,

the subtitle font should be 50 inches in size and projected on a 20-inch display 10m away, on which it shall be clearly identified. Due to the font size and picture composition, it is not recommended to simply use the electronic document of the scheme as a demo file.

10.7.2 文本文件和展示图版的电子文件（PDF 格式或 JPG 格式）。JPG 格式的图像文件的长边不小于 4000dpi。

10.7.2 The electronic document (PDF or JPG) of text files and display view. The long edge of the JPG image file is not less than 4000dpi.

10.7.3 主要图纸的 DWG 格式文件（AutoCAD 2004 或以上版本），并提供在 DWG 格式文件中使用的非 AutoCAD 自带字库中的字体的字库文件；3DMAX 建筑模型和材质贴图电子文件。

10.7.3 DWG files of major drawings (AutoCAD 2004 or above) shall be provided with font file not included in AutoCAD built-in fonts; 3DMAX architectural models and texture mapping electronic files.

10.7.4 提供 3DMAX 建筑模型和材质贴图等城市仿真电子文件,并于**截标 5 天前**以邮件形式提交: competition@ehow.net.cn。具体格式要求请见附件 6 仿真文件格式要求。

10.7.4 Provide and submit the 3DMAX architectural models, texture maps and other urban simulation electronic files by email to competition@ehow.net.cn **5 days before the tender closing date.** Please refer to Attachment 6 - Requirements on Simulation File Format for specific requirements on format.

10.7.5 汇报 PPT: ppt 汇报文件或多媒体演示文件

10.7.5 Presentation PPT: ppt report file or multimedia demo file

10.7.6 建筑工程投资估算书

10.7.6 Construction engineering investment estimate

## 10.8 实体模型:

### 10.8 Solid model:

10.8.1 模型比例为 1:500。

10.8.1 The model scale is 1:500.

## 10.9 文本制作及成果格式要求:

### 10.9 Requirements on text preparation and results format:

10.9.1 以上文件均应装订成 A3 图册,向招标单位提交 10 份(一正九副,设计文本正本单独包装,并在密封袋及设计文本扉页上注明项目名称、投标单位名称加盖公章)。

10.9.1 The above documents shall be bound into the A3 albums, and 10 copies shall be submitted to the bid inviting unit (one original and nine copies, the original design document is separately packaged, with the name of

the project and the bidder marked and the official seal affixed on the title page of the design document).

10.9.2 总图、彩色效果图均应制作成展板，展板尺寸不小于 A1 规格，彩色图纸精度不得低于 A1 标准，一套 5 张，图板请附有排列顺序的说明或序号。请尽量避免同时在同一展板的左上角和右上角 50mm 见方的区域出现重要的文字或图示，可能利用某一位置张贴方案编号；

10.9.2 The general drawing and color renderings shall be made into posters, the size of which shall not be less than A1. The accuracy of color drawings shall not be lower than the A1 standard. A set consists of 5 color drawings. The drawing board shall be attached with description on the order or with serial number. Please try to avoid important texts or graphics within 50mm square in the upper left and right corner of the same poster, either of which can be used for posting the scheme number;

10.9.3 投标单位须提供与其所递交的设计图册及图纸内容一致的电子 u 盘 2 套：全部设计成果须制作成电子文件，汇报文本 PDF 文件及多媒体演示文件，建筑工程投资估算书、3DMAX 建筑模型和材质贴图等城市仿真电子文件。

10.9.3 The bidder must provide 2 sets of U disks consistent with the design documents and drawings it submits: all design results must be made into electronic documents, report PDF files and multimedia demo files, construction engineering investment estimate, 3DMAX building models, texture maps and other urban simulation electronic files.

## 十一. 设计任务书附件

### XI. Attachments of the design brief

11.1 用地红线图 (dwg 文件、宗地图)

11.1 Red line map for the land (dwg, parcel map)

11.2 《建设用地规划许可证》

11.2 Land Use Permit

11.3 《深圳湾超级总部基地控制性详细规划》

11.3 Control Detailed Planning of Shenzhen Bay Super Headquarters Base

11.4 《深圳市城市规划标准与准则》(2014 版)

11.4 Shenzhen Urban Planning Standards and Guidelines (2014 Edition)

11.5 《深圳市建筑设计规则》(2019 版)

11.5 Rules for Shenzhen Architectural Design (2019 Edition)

## 第三部分 招标文件附件

### Part III Annexes

附件1 报名表 - 中国电子深圳湾总部基地项目建筑设计公开招标

Annex 1 Application Form of the Tender for Architectural Scheme Design of Shenzhen Bay Headquarters Base Project of CEC

#### A、投标人基本情况 Basis Information of the Participants

1	公司注册名称 Company name	
2	公司详细资料 Company details	
	国家或地区 Country & city	
	法定代表人 Legal representative	
	常驻地址 Address	
	电话 Tel	
	传真 Fax	
	网址 Website	
	电子邮箱 Email	
	公司成立日期 Founding Date	
	设计资格的种类/级别 Design qualification / level	
3	本项目联系人 Contact for the project	
	姓名 Name	
	头衔和职务 Title & Position	
	电话 Tel	
	传真 Fax	
	电子邮箱 Email	
	通信地址及邮政编码 Address & postcode	

## B、公司同类型项目设计经验 Similar Experience

填写要求 Requirements :

- 1、简述项目名称、地点、所承担的设计内容及项目规模。  
Brief of the project name, place, responsible design and project size.
- 2、项目完成情况和获奖情况。  
Completion and award of the project.
- 3、招标人情况和招标人联系方式（通讯地址、电话、传真和电子邮件）。  
Clients' contacts
- 4、主要参加人（设计师）的姓名、职务、作用及责任分工。  
Major designers' name, position and role.

项目 1 Project 1

项目 2 Project 2

项目 3 Project 3

项目 4 Project 4

项目 5 Project 5

**C、本项目中拟出任的主要设计人员 Major designers**

姓名 Name	
学历、学位及专业特长 Education, degree and majors	
详细任职历史（自现职开始） Work experience	
获得国内或国际奖项 Awards	
设计经验 Design experience	
项目名称 Project Name	
项目规模、特点及性质 Project size and features	

项目名称 Project Name	
项目规模、特点及性质 Project size and features	
项目名称 Project Name	
项目规模、特点及性质 Project size and features	
拟在本项目中承担的职责及任务 Responsible work in the project	

#### D、签字盖章 Stamp

<p>我谨代表前述申请参加本次投标的设计公司（设计联合体）声明：本表各页，加盖公章为记，所填一切内容属实，并同时在此授权本次招标组织者在其认为适当的时间和场合公开、使用有关信息。</p> <p>On behalf of the company to participate in the design tender, I make this statement: every page of the table, with official seal for the note, all the contents filled is true, and at the same time authorized the tender organizer to publicize relevant information in appropriate time and occasion.</p>	
<p>填表人姓名 Name</p> <p>_____</p> <p>公司法人代表 Legal Representative</p> <p>_____</p> <p>日期 Date</p> <p>_____</p>	

附件 2 法定代表人资格证明书 (参考备用)

Annex 2 Certificate of Qualifications of Legal Representative (For Reference)

单位名称:

Company name:

地址:

Address:

姓名:            性别:            年龄:            职务:

Name:            Sex:            Age:            Title:

\_\_\_\_\_ 系 \_\_\_\_\_ 的法定代表人。为维护的项目, 签署中国电子深圳湾总部基地项目建筑方案设计公开招标的投标文件、进行合同投标、签署合同和处理与之有关的一切事务。

特此证明!

\_\_\_\_\_ is the legal representative of \_\_\_\_\_. For the project maintained, the representative takes charge of signing the tender documents for the Tender for Architectural Scheme Design of Shenzhen Bay Headquarters Base Project of CEC, bidding for the contract, signing contracts and handling all relevant matters.

投标单位 (盖章):

Bidder (seal)

日期: 年月日

Date:

说明: 1. 本证明书要求投标人提供加盖公章后的原件方为有效。

Notes: 1. Only the original bearing public seal of the certificate submitted by the bidder is valid.

2. 须提供法定代表人的身份证复印件 (附后)。

2. Hard copy of legal representative's identity card shall be provided (later attached).



### 附件 3 法定代表人授权书（参考备用）

#### Annex 3 Power of Attorney of the Legal Representative (For Reference)

致 中国电子有限公司：

To China Electronics Corporation:

（投标人全称） 法定代表人 （姓名、职务） 授权 （被授权代表姓名、职务） 为本公司合法代理人，参加贵司组织的 （项目名称） 项目的招标活动，代表本公司处理投标活动中的一切事宜。包括但不限于：投标、谈判、签约等。投标单位代表在投标过程中所签署的一切文件和处理与之有关的一切事务，本公司均予以认可并对此承担责任。投标单位代表无转委托。特此授权。

The legal representative (name and title) of (full name of the bidder) hereby authorizes (the name and title of the authorized representative) as the Company's lawful agent to participate in the bidding activity for the project (project name) organized by you respected company, and to handle all matters in the bidding activity on behalf of our company, including but not limited to bidding, negotiation, contract signing, etc. Our company will acknowledge all documents signed and all relevant matters handled by the bidder's representative during the bidding process, and will undertake responsibilities for all these. The bidder's representative does not have the right of sub-entrustment.

本授权书于\_\_年\_\_月\_\_日签字生效,特此声明。

It is specially stated here that the power of attorney was signed and took effect on \_\_\_\_\_(date).

被授权人：

职务：

Authorized representative: Title:

联系电话：

手机：

Telephone:

Mobile Phone:

身份证号码：

ID No.:

投标单位（盖章）：

Bidding company (seal):

法定代表人（签名）：

Legal representative (signature):

被授权人（签名）：

Authorized representative (signature):

说明：1. 本授权委托书要求投标单位提供有代理人签字、法定代表人的签字（或盖私章）和加盖公章后的原件方为有效；

Notes: 1. The power of attorney shall be submitted in the form of original bearing the signature (or personal seal) of agent and legal representative and the public seal of the company;

2. 提供代理人的身份证复印件（附后）。

2. The hard copy of the agent's identity card shall be provided (later attached).

## 附件 4 设计联合体协议书（如需）

### Annex 4 Joint Design Agreement

## 设计联合体协议书

### Joint Design Agreement

1. 本设计联合体声明：自愿参加中国电子深圳湾总部基地项目建筑方案设计公开招标（下称本项目）。现就有关事宜订立协议，协议（包括但不限于）如下内容：

The joint design group announcement: We voluntarily enter for the Tender for Architectural Scheme Design of Shenzhen Bay Headquarters Base Project of CEC. And regarding this issue, we make an agreement here that will cover the following terms:

- 1.1 设计联合体授权设计联合体代表人对设计联合体各成员的资质等级、业务能力、工作业绩等资料进行统一汇总后由设计代表人一并提交招标人，设计联合体代表人所提交的资质等级、业务能力、工作业绩等资料代表了设计联合体各成员的真实情况。

The lead member should gather and process all the documents of the joint members such as the company qualification, ability performance proofs and other data, and submit to the clients together. The submittals of the lead member represent the actual circumstances of the joint members.

- 1.2 投标工作由设计联合体代表人负责；设计联合体代表人合法代表设计联合体各成员提交并签署投标成果文件；设计联合体代表人在投标中的所有承诺均代表了设计联合体各成员。

The lead member of the joint group will be responsible for the bidding work. And the legal representatives of each member will be responsible for the signature and submission of the tender. And all the commitment of the lead member is on behalf of the joint design group.

- 1.3 设计联合体获胜后，设计联合体成员共同与招标人签定合同书，切实执行一切合同文件，签署的合同协议书对设计联合体每一成员均具法律约束力。

After winning the tender, the members should jointly sign the contract with the clients and carry out all the contract terms. This agreement signed by each member is legally binding.

- 1.4 设计联合体获胜后，设计联合体代表人合法代表设计联合体各成员提交和接收相关的资料、信息及指示，并处理与之有关的一切事务。

After winning the tender, each group member should submit and receive all related data, information and instructions and handle all the affairs related.

- 1.5 设计联合体成员在本项目合作中密切配合、尽职尽责，双方优质高效地完成各自负责的工作内容。

The members should closely cooperation and fully take each one's responsibility for the quality and efficiency of the project.

2. 本协议书自签署之日起生效，本协议书一式\*份，送交招标人一份，设计联合体成员各一份。

This agreement will take effect on signing. It will be \*copies, one for the client, one for each group member.

3. 附加条款（若有）

Additional terms (if there is)

4. 设计联合体成员单位一览表 Member List

设计联合体成员单位名称 Name of the joint group				
资质情况 Qualifications				
在设计联合体中的权益份额(%) Share holdings in the joint group				
在设计联合体中拟承担的工作内容和工作量 Work division of the group				
拟配备主要人员的名单 Name list of the main participants				

注：可根据联合体成员数量进行调整。

Notes: number of the joint group members can be adjusted.

设计联合体代表人单位：（盖章）

Lead member of the joint group (stamp here):

法定代表人或授权代表：（签字）

Legal representative or authorized representative (sign here):

设计联合体成员单位：（盖章）

Member of the joint group (stamp here):

法定代表人或授权代表：（签字）

Legal representative or authorized representative (sign here):

（可增加 Add more if needed）

（说明：设计联合体协议中应约定各成员在投标阶段所占有的权益份额、拟承担的工作内容、工作分工及担负的责任。设计联合体协议中应明确中标后的设计合同须由设计联合体各成员单位加盖公章，并由各成员单位的法定代表人或合法授权代表签字。设计联合体全体成员对招标人负有单独和连带的责任。）

(Notes: All these items such as the share holdings of each party, the division of work, responsibility should be appointed in the agreement. The agreement should also specify that the design contract must be together signed by all the group members if winning the tender. All members of the joint design group have individual and joint liability for the clients)

附件 5 商务报价表

Annex 5 Quotation Form

中国电子深圳湾总部基地项目设计服务费 投标报价表

Quotation for the Architectural Scheme Design of Shenzhen Bay

Headquarters Base Project of CEC

项目名称 Project Name	中国电子深圳湾总部基地项目建筑设计 Architectural Scheme Design of Shenzhen Bay Headquarters Base Project of CEC
报价依据 Quotation Basis	详见第二部分《设计任务书》 See the Design Brief
报价金额 (含增值税) (元人民币) Quotation fee RMB (include tax)	
备注 Notes	

备注 Note:

1. 所有报价均含税并以人民币为单位。
1. All the fee includes tax and use the currency unit of RMB.
2. 请严格按本表的形式报价，否则视为无效。
2. Please strictly follow the quotation form.

序号 NO.	项目内容 Quotation Items	总价 (元) Fee (RMB)	备注 Notes
1			
2			
.....			
投标总价 (元) In total (RMB)			

注：所有价格应按“招标文件”中规定的货币单

Note: Use the currency unit required in the Tender Document.

投标人 (盖章) Official stamp:

法定代表人或授权代理人 (签字) Official signature :

## 附件 6 仿真文件格式要求

### Annex 6 Format Requirements of Simulation Files

#### 要求各投标单位提供仿真相关资料:

#### Relevant simulation technology materials required to provide by each bidder:

一、要求各投标单位提供 2009 版或 2010 版 3dmax 模型原始文件和相贴图材质、同时提供每栋建筑的四个立面效果图格式为 JPG, 像素在 5000 左右、每个方案的总平面格式为 JPG, 像素在 5000 左右。

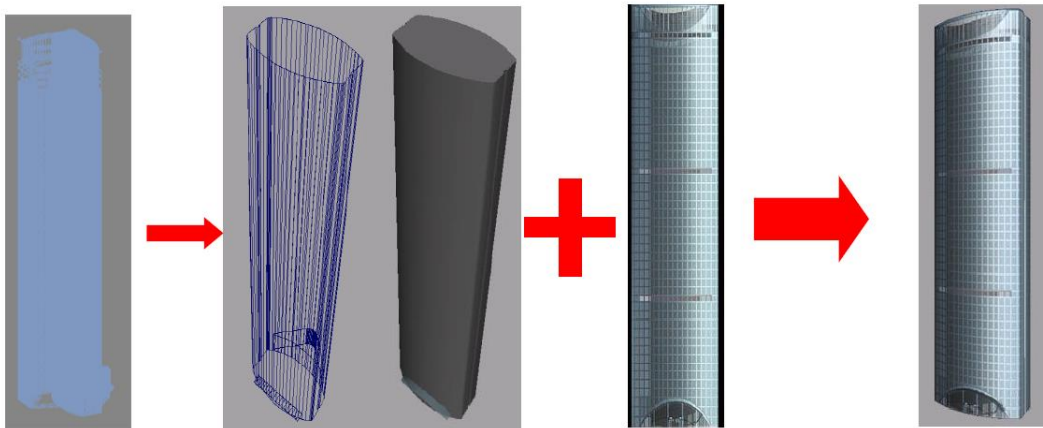
I. Each bidder shall provide original documents of 3DMAX model (2009 or 2010 version) and the materials of relevant textures, and meanwhile, provide the rendering drawings in the format of JPG of four elevations of every building, with pixel of around 5000. The general plan of each scheme is JPG, with pixel of around 5000.

二、提供简化模型, 包括各建筑立面纹理和总平面图的简化模型, 简化模型不能共面, 建筑总面数在 100 到 10000 面之间。

II. Provide simplified models, including the simplified models of elevation texture and general plan of each building. No co-plane is allowed for simplified models, and total building planes shall be of from 100 to 10000.

附：模型简化示意图：

Attachment: Schematic diagram of model



原复杂模型简化的模型立面纹理需提供的用于（几十万个面）（几十个面）（原来模型渲染生成）仿真制作的模型

The elevation texture of the models simplified from original complicated models shall provide for the simulated models (of hundreds of thousands of planes) (tens of planes) (generated from the rendering of original models).

附件 7 设计补偿费支付协议

Attachment 7 Agreement for Payment of Design Compensation Fee

中国电子深圳湾总部基地项目建筑方案设计公开招标

Tender for Architectural Scheme Design of Shenzhen Bay Headquarters Base

Project of CEC

设计补偿费支付协议

Agreement for Payment of Design Compensation Fee

甲方(全称): 中国电子有限公司

Party A (full name): China Electronics Corporation

法定代表人:

Legal representative:

地址:

Address:

乙方(全称):

Party B (full name):

法定代表人:

Legal representative:

地址:

Address:

丙方(全称): 深圳市万科发展有限公司

Party C (full name): Shenzhen Vanke Real Estate Service Co., Ltd.

法定代表人: 辜庆永

Legal representative: Gu Qingyong

地址: 深圳市福田区皇岗路 5003 号

Address: No. 5003 Huanggang Road, Futian District, Shenzhen City

甲方于 2019 年 1 月组织的“中国电子深圳湾总部基地项目建筑方案设计公开招标”现已评选出前三名中标候选人,乙方已成功提交符合招标文件要求及设计补偿费标准的设计方案。根据《中华人民共和国合同法》、《中华人民共和国著作权法》以及该招标文件中关于设计补偿费的有关规定,甲乙丙三方经协商,就甲方向乙方支付设计补偿费事宜达成一致,约定如下。

The “Tender for Architectural Scheme Design of Shenzhen Bay Headquarters Base Project of CEC” organized by Party A in January 2019 has now selected the top three bid winning candidates. Party B has successfully submitted the design



scheme meeting the requirements of the tender documents and standards of the design compensation fees. According to Contract Law of the People's Republic of China, Copyright Law of the People's Republic of China and relevant provisions on the design compensation fee in the tender document, Party A, Party B and Party C have reached an agreement on paying the design compensation fee by Party A to Party B as follows.

## **第一条 乙方获设计补偿费资格**

### **Article 1 Qualification of Party B to receive the design compensation fee**

1.1 乙方成功报名参加由甲方组织的“中国电子深圳湾总部基地项目建筑方案设计公开招标”活动，并已成功提交符合招标文件要求及设计补偿费标准的设计方案。

1.1 Party B has successfully registered in the “Tender for Architectural Scheme Design of Shenzhen Bay Headquarters Base Project of CEC” organized by Party A, and submitted the design scheme meeting the requirements of the tender documents and standards of the design compensation fees.

1.2 若乙方不符合“中国电子深圳湾总部基地项目建筑方案设计公开招标”入围投标人的资格要求，或在报名文件、成果文件中有作假、违规行为，一经核实，即取消乙方的获设计补偿费资格，甲方有权向乙方追回已经支付的设计补偿费，同时，如因此给甲方造成直接经济损失的，甲方有权要求乙方支付赔偿金。

1.2 If Party B does not meet the qualification requirements of being shortlisted for the “Tender for Architectural Scheme Design of Shenzhen Bay Headquarters Base Project of CEC”, or has illegal behavior in the registration documents and result documents, its qualification to receive the design compensation fee will be canceled once the above-mentioned illegal behavior is verified. Party A has the right to recover the already paid design compensation fees from Party B. At the same time, Party A is entitled to request Party B to pay compensation for any direct economic losses caused to it thereof.

## **第二条 设计补偿费金额及支付方式**

### **Article 2 Amount and payment of the design compensation fee**

2.1 本协议项下，甲方应向乙方支付的设计补偿费总额（含税）为：大写：人民币肆拾万元整，小写：¥400,000.00。该设计补偿费金额已包含乙方的方案设计费、成果文件制作费（展板、文本图册、模型及演示文件等）、现场方案汇报费、设计方案授权使用费等费用，除此之外，甲方无须向乙方另行支付任何费用。

2.1 The total design compensation fee (tax included) that Party A shall pay to Party B under this Agreement is: RMB four hundred thousand yuan totally (in words), ¥400,000.00 (in figure). The design compensation fee includes Party B's scheme design fee, result document preparation fee (display board, text atlas, model and demo file, etc.), spot scheme reporting fee, design scheme authorization fee, etc. Party A is not required to pay any additional fees to Party B except the above-mentioned fees.

2.2 本协议签订之日起，甲方在收到乙方的请款函及载明相应金额的正式发票后于当月

或次月甲方对公付款日，一次性付清设计补偿费。如未及时收到发票，则甲方付款时间相应顺延。

2.2 From the date of signing this Agreement, Party A shall pay the design compensation fee in one lump sum to Party B's corporate account in the same month or the following month after receiving the letter of request and the official invoice with corresponding amount from Party B. If the invoice is not received in time, Party A's payment time will be postponed accordingly.

2.3 乙方为收款方，并负责提供符合甲方当地税务主管机关要求的相应金额合法有效的发票。甲方按本合同约定向乙方支付本协议项下设计补偿费即为履行本协议付款义务。

2.3 As the payee, Party B is responsible for providing legal and valid invoices of corresponding amount that meet the requirements of local competent tax authority of Party A. Party A shall, in accordance with this Contract, pay Party B the design compensation fee under this Agreement, i.e. performing the payment obligations of this Agreement.

2.4 乙方确保向甲方提供的如下账户资料详细、准确，因乙方原因造成甲方不能及时付款或不能付款的，一切责任由乙方承担：

2.4 Party B ensures that the following account information provided to Party A is detailed and accurate. If Party A fails to make timely payment or cannot make payments due to Party B's reasons, Party B shall bear all responsibilities:

开户名：

Account name:

开户行：

Opening bank:

账号：

Account No.:

### **第三条 双方责任**

#### **Article III Responsibility**

3.1 本次招标活动所有设计成果的著作权归乙方所有，除著作权外的其他知识产权归甲方所有。所有成果文件在评审后不退还乙方。甲方在支付乙方奖金或设计补偿费后，有权使用任一方案中的合理要素。甲方有权使用乙方设计方案，包括但不限于：

3.1 The copyright of all design in this Tender belongs to Party B, and other intellectual property rights other than the copyright belong to Party A. All result documents will not be returned to Party B after review. Party A has the right to use the reasonable elements of any scheme after paying Party B the bonus or design compensation fees. Party A has the right to use Party B's design scheme, including but not limited to:

3.1.1 公开展示展览或通过传媒、视频照片、专业杂志、书刊、沙盘或其他形式介绍、展示及评价设计方案。

3.1.1 Publicly display and exhibit the design scheme, or introduce, display and evaluate the design scheme through media, video & photos, magazines, books,

sandboxes or other forms.

3.1.2 有权根据甲方的实际需求，就该投标设计方案进行部分使用、修改和采纳；或授权中标单位就该投标设计方案进行部分使用、修改和采纳。乙方不对设计方案的部分使用、修改后的成果承担责任。

3.1.2 Have the right to partially use, modify and adopt the bidding design scheme according to Party A' s actual needs; or authorize the Winning Bidder to partially use, modify and adopt the bidding design scheme. Party B will not be responsible for the partial use and modified results of the design scheme.

3.1.3 有权为完成本项目设计工作，在合理范围内以其他方式使用投标设计方案。

3.1.3 Have the right to use the bidding design scheme in other ways within the reasonable range for completing the design of this project.

3.2 任何第三方涉嫌侵犯设计方案的知识产权或其他权利，乙方应在发现之日起十五个工作日内书面通知甲方，同时采取包括但不限于发送警告函、启动行政或司法保护程序等措施，以有效地阻止侵权行为的继续发生。

3.2 In the event that any third party is suspected of infringing the intellectual property rights or other rights of the design scheme, Party B shall notify Party A in writing within fifteen working days since the date in which such infringement is found, and take such measures as including but not limited to sending a warning letter, initiating administrative or judicial protection procedures, etc. to effectively prevent continued infringement.

3.3 乙方应保证其准备或提交给甲方的全部成果文件（包括阶段性和最终性成果）及乙方为实现该成果所使用的必要方法不会违反法律法规规定，不会侵犯任何第三人的合法权利（包括但不限于著作权、商标权、专利权、专有技术或商业秘密），甲方在使用上述成果文件的过程中不会遭受行政处罚、承担侵权责任或被第三人提出异议或权利主张、产生其他不良影响，否则乙方应立即负责解决，消除不良影响，承担由此产生的费用及给甲方造成的全部损失。对于前述纠纷事项，甲方亦有权直接自行处理（包括但不限于采用和解、诉讼、仲裁等方式），甲方自行处理的，乙方应承担甲方因此产生的全部损失（包括但不限于甲方因此而支付的赔偿金、诉讼费、律师费、调查费等）。除此之外，乙方还应向甲方支付设计费总额 20%的违约金作为品牌损失费，甲方有权直接在应付乙方款项中扣除上述应由乙方承担的费用及违约金，乙方不持任何异议。同时，甲方有权选择解除本合同或要求乙方在限定期限内提供替代成果文件。甲方选择解除本合同的，乙方应返还甲方已支付的所有费用并应赔偿甲方因此所受到的损失；甲方选择要求乙方限期提供替代成果文件的，乙方应按期完成，同时承担延期交付成果文件的违约责任。

3.3 Party B shall ensure that all the result documents (including the periodical and final results) prepared or submitted to Party A and necessary methods adopted by Party B for achieving the results will not violate the laws and regulations, nor infringe the legal rights (including but not limited to copyright, trademark, patent, know-how or trade secrets) of any third party. Party A will not be subject to the imposition of administrative penalties, bear tort liability or be objected or claimed for rights by a third party or

cause other adverse effects in the process of using the above-mentioned result documents. Otherwise Party B shall solve the problem immediately, eliminate the adverse effects and bear the expenses incurred thereof and total losses caused to Party A. Party A also has the right to directly deal with the above disputes (including but not limited to settlement, litigation and arbitration, etc.). If Party A settles the disputes by itself, Party B shall bear all losses caused to Party A (including but not limited to compensation, legal costs, attorney fees and investigation fees, etc. paid by Party A). In addition, Party B shall also pay Party A liquidated damages of 20% of the total design fee as the brand loss fee. Party A shall have the right to directly deduct the above-mentioned expenses and liquidated damages borne by Party B from the fund payable to Party B, and Party B shall not have any objection. At the same time, Party A has the right to terminate this Agreement or require Party B to provide alternative result documents within a limited period of time. If Party A chooses to terminate this Contract, Party B shall return all costs paid by Party A and compensate Party A for the losses. If Party A chooses to request Party B to provide alternative result documents within a limited period of time, Party B shall do so on time and undertake the liability for deferred delivery of the result document.

3.4 乙方了解在与甲方合作过程中所获得或知悉的关于甲方的信息包括项目信息、技术图纸、资料、经营信息、人力资源、本合同所涉及的设计/研究内容、设计/研究成果等所有未公开之信息为甲方的商业秘密，应严守其秘密性。未经甲方事先书面同意，乙方不得将甲方商业秘密或甲方提供给乙方的技术资料、图纸等用于履行本合同之外的其他用途。乙方上述保密义务的期限，从乙方知悉该资料或信息之日起，直至公众可通过合法途径获得、知悉相关资料、信息之日止。乙方违反本条约定，应向甲方支付设计费总额 20% 的违约金，给甲方造成损失的，还应当赔偿甲方因此受到的全部损失。本条约定的保密义务不因本合同的变更、解除、终止而受影响。

3.4 Party B understands that Party A's information including project information, technical drawings, materials, business information, human resources, design/research content involved in this Contract, design/research results and other information that is not made public it obtains or knows during cooperation with Party A is Party A's trade secrets and should be kept secret. Party B shall, without prior written consent of Party A, not use Party A's trade secrets or the technical information and drawings provided by Party A to Party B for other purposes than this Agreement. The time limit for Party B to keep the above-mentioned information confidential shall start from the date on which Party B acquire the information to the date on which the public can obtain and know relevant information legally. If Party B violates the provisions of this article, it shall pay Party A 20% of the total design fee as liquidated damages. If any loss is caused to Party A, it shall also compensate Party A for all losses. The confidentiality obligations stipulated in this article shall not be affected by

modification, dissolution or termination of this Agreement.

3.5 乙方认可甲方此次公开招标的公平性和公正性,对本次公开招标的全部规定,包括但不限于报名、方案评审、设计补偿费的金额及发放无异议。

3.5 Party B recognizes the fairness and impartiality of Party A's public tender, and has no objection to all provisions of this tender, including but not limited to registration, scheme review, amount and granting of the design compensation fee.

#### **第四条 其他事宜**

#### **Article IV Other matters**

4.1 本协议如有未尽事宜,由三方协商后签订书面补充协议,补充协议经三方法定代表人或授权代表签字盖章后与本协议具有同等法律效力。

4.1 A written supplementary agreement shall be signed by the three parties through negotiation for any matter not covered in this Agreement. The supplementary agreement shall have the same legal effect as this Agreement after being signed and sealed by the legal or authorized representatives of the three parties.

4.2 因本协议履行或协议本身发生的争议或纠纷,三方应友好协商解决,协商不成,各方均可向深圳市南山区人民法院起诉。

4.2 Disputes arising from performance of this Agreement or the agreement itself shall be settled by the three parties through friendly negotiation. If the negotiation fails, all parties may file a lawsuit in the People's Court at Nanshan District, Shenzhen.

4.3 有关本协议的任何纠纷均适用中华人民共和国(大陆地区)法律。

4.3 Any dispute related to this Agreement shall be governed by the laws of the People's Republic of China (Mainland China).

4.4 本协议自各方法定代表人或授权代表签字(或盖章),并加盖公章或合同专用章之日起生效。本合同一式伍份,甲方执叁份,乙方执壹份,丙方执壹份,均具有同等法律效力。

4.4 This Agreement becomes effective on the date of being signed (or sealed) by the legal or authorized representatives of the parties and affixed with the official seal or special seal for contractual uses. This Agreement is in quintuplicate, three copies for Party A, one copy for Party B and one copy for Party C, and all copies have the same legal effect.

4.5 本协议签订于广东省深圳市。

4.5 This Agreement is signed in Shenzhen, Guangdong Province.

(以下无正文)

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(本页为签字页)

(This page is a signature page)

甲方名称 (盖章): 地址:

Name of Party A (seal): Address:

法定代表人 (签名或盖章):

Legal representative (signature or seal):

委托代理人 (签名或盖章):

Entrusted agent (signature or seal):

联系人:

Contact:

电话:

Tel.:

传真:

Fax:

开户银行:

Opening bank:

银行账号:

Bank account:

\_\_\_\_\_年\_\_月\_\_日

MM\_\_DD\_\_YYYY\_\_

乙方名称 (盖章):

Name of Party B (seal):

地址:

Address:

法定代表人/董事 (签名或盖章):

Legal representative/Director (signature or seal):

委托代理人 (签名或盖章):

Entrusted agent (signature or seal):

联系人:

Contact:

电话:

Tel.:

传真:

Fax:

开户银行:

Opening bank:

银行账号:

Bank account:

\_\_\_\_\_年\_\_月\_\_日

MM\_\_DD\_\_YYYY\_\_

丙方名称 (盖章):

Name of Party C (seal):

地址:

Address:

法定代表人/董事 (签名或盖章):

Legal representative/Director (signature or seal):

委托代理人 (签名或盖章):

Entrusted agent (signature or seal):

联系人:

Contact:

电话:

Tel.:

传真:

Fax:

开户银行:

Opening bank:

银行账号:

Bank account:

\_\_\_\_\_年\_\_\_\_月\_\_\_\_日

MM\_\_DD\_\_YYYY\_\_

附件 8 奖金支付协议

Attachment 8 Bonus Payment Agreement

中国电子深圳湾总部基地项目建筑方案设计公开招标

Tender for Architectural Scheme Design of Shenzhen Bay Headquarters Base

Project of CEC

奖金支付协议

Bonus Payment Agreement

甲方(全称): 中国电子有限公司

Party A (full name): China Electronics Corporation

法定代表人:

Legal representative:

地址:

Address:

乙方(全称):

Party B (full name):

法定代表人:

Legal representative:

地址:

Address:

丙方(全称): 深圳市万科发展有限公司

Party C (full name): Shenzhen Vanke Real Estate Service Co., Ltd.

法定代表人: 辜庆永

Legal representative: Gu Qingyong

地址: 深圳市福田区皇岗路 5003 号

Address: No. 5003 Huanggang Road, Futian District, Shenzhen City

甲方于 2019 年 1 月组织的“中国电子深圳湾总部基地项目建筑方案设计公开招标”现已评出中标单位并发布了中标通知书,乙方已成功提交符合招标文件要求及奖金标准的设计方案。根据《中华人民共和国合同法》、《中华人民共和国著作权法》以及该招标文件中关于奖金的有关规定,甲乙丙三方经协商,就甲方向乙方支付奖金事宜达成一致,约定如下。

The “Tender for Architectural Scheme Design of Shenzhen Bay Headquarters Base Project of CEC” organized by Party A in January 2019 has now selected the



Winning Bidder and a bid-winning notification has been issued. Party B has successfully submitted the design scheme meeting the requirements of the tender document and the bonus standards. According to *Contract Law of the People's Republic of China*, *Copyright Law of the People's Republic of China* and relevant provisions on the bonus in the tender document, Party A, Party B and Party C have reached an agreement on paying the bonus by Party A to Party B as follows.

## **第一条 乙方获奖金资格**

### **Article I Qualification of Party B for the bonus**

1.1 乙方成功报名参加由甲方组织的“中国电子深圳湾总部基地项目建筑方案设计公开招标”活动，并已成功提交符合招标文件要求及奖金标准的设计方案。

1.1 Party B has successfully registered in the “Tender for Architectural Scheme Design of Shenzhen Bay Headquarters Base Project of CEC” organized by Party A, and submitted the design scheme meeting the requirements of the tender document and the bonus standards.

1.2 若乙方不符合“中国电子深圳湾总部基地项目建筑方案设计公开招标”入围投标人的资格要求，或在报名文件、成果文件中有作假、违规行为，一经核实，即取消乙方的获奖金资格，甲方有权向乙方追回已经支付的奖金，同时，如因此给甲方造成直接经济损失的，甲方有权要求乙方支付赔偿金。

1.2 If Party B does not meet the qualification requirements of being shortlisted for the “Tender for Architectural Scheme Design of Shenzhen Bay Headquarters Base Project of CEC”, or has illegal behavior in the registration documents and result documents, its qualification to receive the bonus will be canceled once the above-mentioned illegal behavior is verified. Party A has the right to recover the already paid bonus from Party B. At the same time, Party A is entitled to request Party B to pay compensation for any direct economic losses caused to it thereof.

## **第二条 奖金金额及支付方式**

### **Article II Bonus amount and payment method**

2.1 本协议项下，甲方应向乙方支付的奖金总额(含税)为：大写：人民币贰拾万元整，小写：¥200,000.00。该奖金金额已包含乙方的方案设计费、成果文件制作费(展板、文本图册、模型及演示文件等)、现场方案汇报费、设计方案授权使用费等费用，除此之外，甲方无须向乙方另行支付任何费用。

2.1 The total bonus (tax included) that Party A shall pay to Party B under this Agreement is: RMB two hundred thousand yuan totally (in words), ¥200,000.00 (in figure). The bonus includes Party B's scheme design fee, result document preparation fee (display board, text atlas, model and demo file, etc.), spot scheme reporting fee, design scheme authorization fee, etc. Party A is not required to pay any additional fees to Party B except the above-mentioned fees.

2.2 本协议签订之日起，甲方在收到乙方的请款函及载明相应金额的正式发票后于当月或次月甲方对公付款日，一次性付清奖金。如未及时收到发票，则甲方付款时间相应顺延。

2.2 From the date of signing this Agreement, Party A shall pay the bonus in one lump sum to Party B's corporate account in the same month or the following month after receiving the letter of request and the official invoice with corresponding amount from Party B. If the invoice is not received in time, Party A's payment time will be postponed accordingly.

2.3 乙方为收款方, 并负责提供符合甲方当地税务主管机关要求的相应金额合法有效的发票。甲方按本合同约定向乙方支付本协议项下奖金即为履行本协议付款义务。

2.3 As the payee, Party B is responsible for providing legal and valid invoices of corresponding amount that meet the requirements of local competent tax authority of Party A. Party A shall, in accordance with this Contract, pay Party B the bonus under this Agreement, i.e. performing the payment obligations of this Agreement.

2.4 乙方确保向甲方提供的如下账户资料详细、准确, 因乙方原因造成甲方不能及时付款或不能付款的, 一切责任由乙方承担:

2.4 Party B ensures that the following account information provided to Party A is detailed and accurate. If Party A fails to make timely payment or cannot make payments due to Party B's reasons, Party B shall bear all responsibilities:

开户名:

Account name:

开户行:

Opening bank:

账号:

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### **第三条 双方责任**

#### **Article III Responsibility**

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3.1 The copyright of all design in this Tender belongs to Party B, and other intellectual property rights other than the copyright belong to Party A. All result documents will not be returned to Party B after review. Party A has the right to use the reasonable elements of any scheme after paying Party B the bonus. Party A has the right to use Party B's design scheme, including but not limited to:

3.1.1 公开展示展览或通过传媒、视频照片、专业杂志、书刊、沙盘或其他形式介绍、展示及评价设计方案。

3.1.1 Publicly display and exhibit the design scheme, or introduce, display and evaluate the design scheme through media, video & photos, magazines, books, sandboxes or other forms.

3.1.2 有权根据甲方的实际需求, 就该投标设计方案进行部分使用、修改和采纳; 或授

权中标单位就该投标设计方案进行部分使用、修改和采纳。乙方不对设计方案的部分使用、修改后的成果承担责任。

3.1.2 Have the right to partially use, modify and adopt the bidding design scheme according to Party A' s actual needs; or authorize the Winning Bidder to partially use, modify and adopt the bidding design scheme. Party B will not be responsible for the partial use and modified results of the design scheme.

3.1.3 有权为完成本项目设计工作，在合理范围内以其他方式使用投标设计方案。

3.1.3 Have the right to use the bidding design scheme in other ways within the reasonable range for completing the design of this project.

3.2 任何第三方涉嫌侵犯设计方案的知识产权或其他权利，乙方应在发现之日起十五个工作日内书面通知甲方，同时采取包括但不限于发送警告函、启动行政或司法保护程序等措施，以有效地阻止侵权行为的继续发生。

3.2 In the event that any third party is suspected of infringing the intellectual property rights or other rights of the design scheme, Party B shall notify Party A in writing within fifteen working days since the date in which such infringement is found, and take such measures as including but not limited to sending a warning letter, initiating administrative or judicial protection procedures, etc. to effectively prevent continued infringement.

3.3 乙方应保证其准备或提交给甲方的全部成果文件（包括阶段性和最终性成果）及乙方为实现该成果所使用的必要方法不会违反法律法规规定，不会侵犯任何第三人的合法权利（包括但不限于著作权、商标权、专利权、专有技术或商业秘密），甲方在使用上述成果文件的过程中不会遭受行政处罚、承担侵权责任或被第三人提出异议或权利主张、产生其他不良影响，否则乙方应立即负责解决，消除不良影响，承担由此产生的费用及给甲方造成的全部损失。对于前述纠纷事项，甲方亦有权直接自行处理（包括但不限于采用和解、诉讼、仲裁等方式），甲方自行处理的，乙方应承担甲方因此产生的全部损失（包括但不限于甲方因此而支付的赔偿金、诉讼费、律师费、调查费等）。除此之外，乙方还应向甲方支付设计费总额 20%的违约金作为品牌损失费，甲方有权直接在应付乙方款项中扣除上述应由乙方承担的费用及违约金，乙方不持任何异议。同时，甲方有权选择解除本合同或要求乙方在限定期限内提供替代成果文件。甲方选择解除本合同的，乙方应返还甲方已支付的所有费用并应赔偿甲方因此所受到的损失；甲方选择要求乙方限期提供替代成果文件的，乙方应按期完成，同时承担延期交付成果文件的违约责任。

3.3 Party B shall ensure that all the result documents (including the periodical and final results) prepared or submitted to Party A and necessary methods adopted by Party B for achieving the results will not violate the laws and regulations, nor infringe the legal rights (including but not limited to copyright, trademark, patent, know-how or trade secrets) of any third party. Party A will not be subject to the imposition of administrative penalties, bear tort liability or be objected or claimed for rights by a third party or cause other adverse effects in the process of using the above-mentioned result documents. Otherwise Party B shall solve the problem immediately, eliminate the

adverse effects and bear the expenses incurred thereof and total losses caused to Party A. Party A also has the right to directly deal with the above disputes (including but not limited to settlement, litigation and arbitration, etc.). If Party A settles the disputes by itself, Party B shall bear all losses caused to Party A (including but not limited to compensation, legal costs, attorney fees and investigation fees, etc. paid by Party A). In addition, Party B shall also pay Party A liquidated damages of 20% of the total design fee as the brand loss fee. Party A shall have the right to directly deduct the above-mentioned expenses and liquidated damages borne by Party B from the fund payable to Party B, and Party B shall not have any objection. At the same time, Party A has the right to terminate this Contract or require Party B to provide alternative result documents within a limited period of time. If Party A chooses to terminate this Contract, Party B shall return all costs paid by Party A and compensate Party A for the losses. If Party A chooses to request Party B to provide alternative result documents within a limited period of time, Party B shall do so on time and undertake the liability for deferred delivery of the result document.

3.4 乙方了解在与甲方合作过程中所获得或知悉的关于甲方的信息包括项目信息、技术图纸、资料、经营信息、人力资源、本合同所涉及的设计/研究内容、设计/研究成果等所有未公开之信息为甲方的商业秘密，应严守其秘密性。未经甲方事先书面同意，乙方不得将甲方商业秘密或甲方提供给乙方的技术资料、图纸等用于履行本合同之外的其他用途。乙方上述保密义务的期限，从乙方知悉该资料或信息之日起，直至公众可通过合法途径获得、知悉相关资料、信息之日止。乙方违反本条约定，应向甲方支付设计费总额 20% 的违约金，给甲方造成损失的，还应当赔偿甲方因此受到的全部损失。本条约定的保密义务不因本合同的变更、解除、终止而受影响。

3.4 Party B understands that Party A's information including project information, technical drawings, materials, business information, human resources, design/research content involved in this Contract, design/research results and other information that is not made public it obtains or knows during cooperation with Party A is Party A's trade secrets and should be kept secret. Party B shall, without prior written consent of Party A, not use Party A's trade secrets or the technical information and drawings provided by Party A to Party B for other purposes than this Agreement. The time limit for Party B to keep the above-mentioned information confidential shall start from the date on which Party B acquire the information to the date on which the public can obtain and know relevant information legally. If Party B violates the provisions of this article, it shall pay Party A 20% of the total design fee as a liquidated damages. If any loss is caused to Party A, it shall also compensate Party A for all losses. The confidentiality obligations stipulated in this article shall not be affected by modification, dissolution or termination of this Agreement.

3.5 乙方认可甲方此次公开招标的公平性和公正性，对本次公开招标的全部规定，包括

但不限于报名、方案评审、奖金的金额及发放无异议。

3.5 Party B recognizes the fairness and impartiality of Party A's public tender, and has no objection to all provisions of this tender, including but not limited to registration, scheme review, amount and granting of the bonus.

#### 第四条 其他事宜

##### Article IV Other matters

4.1 本协议如有未尽事宜，由三方协商后签订书面补充协议，补充协议经三方法定代表人或授权代表签字盖章后与本协议具有同等法律效力。

4.1 A written supplementary agreement shall be signed by the three parties through negotiation for any matter not covered in this Agreement. The supplementary agreement shall have the same legal effect as this Agreement after being signed and sealed by the legal or authorized representatives of the three parties.

4.2 因本协议履行或协议本身发生的争议或纠纷，三方应友好协商解决，协商不成，各方均可向深圳市南山区人民法院起诉。

4.2 Disputes arising from performance of this Agreement or the agreement itself shall be settled by the three parties through friendly negotiation. If the negotiation fails, all parties may file a lawsuit in the People's Court at Nanshan District, Shenzhen.

4.3 有关本协议的任何纠纷均适用中华人民共和国（大陆地区）法律。

4.3 Any dispute related to this Agreement shall be governed by the laws of the People's Republic of China (Mainland China).

4.4 本协议自各方法定代表人或授权代表签字（或盖章），并加盖公章或合同专用章之日起生效。本合同一式伍份，甲方执叁份，乙方执壹份，丙方执壹份，均具有同等法律效力。

4.4 This Agreement becomes effective on the date of being signed (or sealed) by the legal or authorized representatives of the parties and affixed with the official seal or special seal for contractual uses. This Agreement is in quintuplicate, three copies for Party A, one copy for Party B and one copy for Party C, and all copies have the same legal effect.

4.5 本协议签订于广东省深圳市。

4.5 This Agreement is signed in Shenzhen, Guangdong Province.

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甲方名称 (盖章): 地址:

Name of Party A (seal): Address:

法定代表人 (签名或盖章):

Legal representative (signature or seal):

委托代理人 (签名或盖章):

Entrusted agent (signature or seal):

联系人:

Contact:

电话:

Tel.:

传真:

Fax:

开户银行:

Opening bank:

银行账号:

Bank account:

\_\_\_\_\_年\_\_月\_\_日

MM\_\_DD\_\_YYYY\_\_

乙方名称 (盖章):

Name of Party B (seal):

地址:

Address:

法定代表人/董事 (签名或盖章):

Legal representative/Director (signature or seal):

委托代理人 (签名或盖章):

Entrusted agent (signature or seal):

联系人:

Contact:

电话:

Tel.:

传真:

Fax:

开户银行:

Opening bank:

银行账号:

Bank account:

\_\_\_\_\_年\_\_月\_\_日

MM\_\_DD\_\_YYYY\_\_

丙方名称（盖章）：

Name of Party C (seal)：

地址：

Address：

法定代表人/董事（签名或盖章）：

Legal representative/Director (signature or seal)：

委托代理人（签名或盖章）：

Entrusted agent (signature or seal)：

联系人：

Contact：

电话：

Tel.：

传真：

Fax：

开户银行：

Opening bank：

银行账号：

Bank account：

\_\_\_\_\_年\_\_\_\_月\_\_\_\_日

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