

中投证券大厦项目建筑方案设计顾问
公开招标
**Open Bidding for Architectural Design of
China Investment Securities Building Project**
招标文件
Tender Document

招标人/业主：中国中金财富证券有限公司

Tenderer/Owner: CHINA CICC WEALTH MANAGEMENT SECURITIES COMPANY
LIMITED

2019 年 12 月

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第一部分 投标须知

Part I Notes for Bidders

一、项目说明

I. Project Description

1.1 项目名称：中投证券大厦项目建筑设计

1.1 Project name: China Investment Securities Building Project

1.2 招标人/业主：中国中金财富证券有限公司

1.2 Tenderer/Owner: CHINA CICC WEALTH MANAGEMENT SECURITIES COMPANY LIMITED

代建人：华润（深圳）有限公司

Construction Agent: CHINA RESOURCES(SHENZHEN) CO.,LTD

虽然招标人为业主，但基于业主与代建人之间根据代建合同确定的代建关系，业主委托代建人进行全过程管理，就本项目所涉建筑设计招标、签约及履约事宜，均由代建人负责实施并承担各项义务责任（包括但不限于支付设计补偿费、处理招投标过程中的投诉、异议等）。

Although the Tenderer is constituted by the Owner, based on the construction agency relationships between the Owner and Construction Agent determined according to the construction agency contract, the Owner entrusts the Construction Agent to manage the whole process, the Construction Agent is responsible for implementing the tender for architectural design, contracting and contract performance involved in the project and shall undertake various obligations and responsibilities (including but not limited to paying the design compensation and handling the complaints and objections in the tender and bidding process, etc.).

1.3 监督单位：深圳市规划和自然资源局南山管理局

1.3 Supervisor: Nanshan Office of Planning and Natural Resources Bureau of Shenzhen Municipality

1.4 项目概况

1.4 Project overview

工程名称 Project name	中投证券大厦项目建筑设计 China Investment Securities Building Project
建设地点 Construction site	深圳市南山区后海中心区 Houhai Central Area, Nanshan District, Shenzhen
建设规模 Construction scale	总用地面积 4336.83 平方米，建设用地面积 4336.83 平方米，计规建筑面积 58000 平方米，其中办公 49300 平方米，商业 8700 平方米，建筑限高 150 米。 The total land area is 4,336.83m ² , the construction land area is 4,336.83m ² ,

	the floor area included in the floor area ratio (FAR) calculation is 58,000m ² , including 49,300m ² for office and 8,700m ² for commerce, and the building height limit is 150m.
建设周期 Construction period	5 年 5 years

1.5 项目区域介绍

1.5 Introduction of project area

本项目位于深圳市南山区后海中心区，中心路以东，科苑大道以西，海德三道以南，海德二道以北，西侧与工商银行用地相邻，地理位置得天独厚。

Located in Houhai Central Area, Nanshan District, Shenzhen City, the project is to the east of Zhongxin Road, west of Keyuan Avenue, south of Haide Third Avenue and north of Haide Second Avenue and adjacent to the land of Industrial and Commercial Bank of China on its west side, with an advantageous geographic location.

1.6 设计范围

1.6 Scope of design

中投证券大厦项目（用地红线范围如下图）规划与建筑设计研究，包括但不限于总平面、建筑平面、外立面、建筑入口与外部场地衔接、内部重要节点空间等设计。

The planning and architectural design research on China Investment Securities Building Project (with the boundary line of land as shown in the following figure) includes but is not limited to the design of the master plan, floor plan, external façade, connections between building entrances and external sites, and important internal node spaces, etc.



1.7 招标内容:

1.7 Content of tender:

本次招标内容为中投证券大厦项目建筑设计工作。中标单位设计工作服务范围应包括:建筑概念设计、建筑方案设计、建筑扩初设计、建筑施工图设计配合及施工过程配合、提供设计技术交底等工作,并要求配合其他专业专项设计等工作(包括但不限于以下内容:园林景观设计、灯光设计、标识系统设计、幕墙设计、室内二次装修设计等)及招标文件(含设计合同,下同)规定的其他工作内容。(具体成果要求参见第二部分《中投证券大厦项目建筑设计任务书》)

The content of this tender is the architectural design of China Investment Securities Building Project. The design work service scope of the bid winner shall include the conceptual architectural design, architectural scheme design, architectural design development, architectural working drawing design cooperation, construction cooperation, provision of design technical disclosure, cooperation with the special designs of other disciplines (including but not limited to the followings: landscape design, lighting design, sign system design, curtain wall design, and interior re-decoration design, etc.), and other work contents stipulated in the Tender Document (including the Design Contract, same below). (See Part II *Design Brief on the Architectural Design of China Investment Securities Building Project* for the specific requirements for deliverables)

二、招标规则

II. Tender Rules

本次招标工作分为三个阶段进行:第一阶段为报名及资格预审阶段;第二阶段为方案评审阶段;第三阶段为定标阶段。

The tender will be carried out in 3 stages: Stage 1 Application & Prequalification, Stage 2 Scheme Design & Review, and Stage 3 Determination of Bid Winner.

2.1 第一阶段——报名及资格预审阶段

2.1 Stage 1 Application & Prequalification

2.1.1 报名条件

2.1.1 Application requirements

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,获得知名建筑设计奖项的具有入围优先权。不接受联合体及个人组合的报名。

1. The tender will be open to the public, and all independent registered design institutions with relevant design experience at home and abroad can apply. The bidder who have won prestigious architectural design awards have the priority to be shortlisted. The registration of consortium and team of individuals will not be accepted.

2、具有以下设计经验的投标单位,将被优先考虑:

2. Bidders with the following design experience will be preferred:

1) 类似的超高层办公建筑方案设计能力及实践经验;

1) Schematic design capacity and practical experience in similar super high-rise office buildings;

2) 类似的商业建筑方案设计经验;

2) Schematic design experience in similar commercial buildings;

3) 多业态组合项目的方案设计经验;

3) Schematic design experience in multi-business-format projects;

4) 公司获得知名建筑设计奖项, 包括普利兹克奖、MIPIM、密斯凡德罗奖、斯特林大奖、RIBA 国际奖、亚洲建筑师协会建筑奖、鲁班奖、梁思成奖等。

4) The Company has won a number of prestigious architectural design awards, including Pritzker Architecture Prize, MIPIM, Mies van der Rohe Award, Stirling Prize, RIBA International Award, ARCASIA Award for Architecture, Luban Prize for Construction Project and Liang Sicheng Architecture Prize, etc.

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。设计师团队要求人员固定, 如需更换主要设计人员, 须经过招标人的事先书面同意。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;

3. The designers participating in the tender shall be registered personnel of the design institute. Chief Designer shall be a person who has held several projects of the same type, shall be directly involved in the whole bidding process, and make scheme presentation as per review requirements. The designer team is required to have fixed personnel, and the need to replace any main designer must be consented to by the Tenderer in writing in advance. In order to ensure that the project designers have an accurate understanding of the regional background of China and the related requirements, there should be at least one project designers fluent in Chinese;

4、报名的投标人根据招标文件要求提交报名资料。

4. Registered bidders shall submit the application information as required by the tender document.

2.1.2 资格预审文件的组成

2.1.2 Composition of prequalification documents

1) 报名表 (详见附件 1);

1) Application form (see details in Annex 1);

2) 公司简介;

2) Company profile;

3) 有效的营业执照 (或商业登记证明) 复印件;

3) Copies of valid business license (or commercial registration certificate);

4) 企业资质证明文件 (如有);

4) Enterprise qualification documents (if any);

5) 报名单位近 10 年 (按竣工时间计算) 类似项目证明文件 (不超过 5 个), 并提供以下证明材料:

5) Supporting documents (no more than 5 documents) of similar projects of the applicant in past 10 years (based on the time of completion), as well as the following evidentiary materials:

a) 中标通知书或设计合同盖章签字页复印件 (竞赛获奖不计算在内);

a) Copies of the seal and signature page of the Letter of Bid Award Notification or Design Contract (excluding competition awards);

b) 设计作品的相关照片（完工项目）或效果图（在建项目）；

b) Relevant photos (as-built projects) or renderings (projects under construction) of design works;

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。

c) Relevant evidentiary materials such as valid office phone and contact person of the entrusting party of the design works.

6) 本项目主创设计师及设计团队情况介绍（主创设计师及设计团队人员简介、个人职业资质证明文件），主创设计师近 10 年（按竣工时间计算）类似项目业绩（不超过 5 个，竞赛获奖不计算在内）；

6) Introduction to chief designers and the design team of the project (introduction to chief designers and the design team and qualification documents of each designer), achievements of similar projects (no more than 5 projects, excluding competition awards) of chief designers in the past 10 years (based on the time of completion);

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。

Note: If a chief designer changed his or her job within past 5 years, and the achievements provided were completed in the former design company, it is necessary for the designer to specify his or her detailed work and provide valid contact of the project.

7) 法定代表人证明、法定代表人授权委托书（原件，加盖公章或签字）、被授权人身份证（复印件，加盖公章）；

7) Certificate of Legal Representative, Power of Attorney of Legal Representative (original, which is affixed with official seal or signature), ID card of the entrusting party (copy, which is affixed with official seal);

8) 公司获得知名建筑设计奖项的说明及证明文件，包括普利兹克奖、MIPIM、密斯 凡德罗奖、斯特林大奖、RIBA 国际奖、亚洲建筑师协会建筑奖、鲁班奖、梁思成奖等。

8) Description and supporting documents of the Company winning prestigious architectural design awards, including Pritzker Architecture Prize, MIPIM, Mies van der Rohe Award, Stirling Prize, RIBA International Award, ARCASIA Award for Architecture, Luban Prize for Construction Project and Liang Sicheng Architecture Prize, etc.

9) 其他投标单位认为有必要提供的材料。

9) Other materials that are deemed necessary by the Bidder.

2.1.3 资格预审的编制

2.1.3 Preparation of prequalification

1、报名文件：采用 A4 尺寸，双面打印，页数控制在 50 张纸内（即 100 页，不包括封面），简装，软皮封面装订成册，并附目录（详见附件 1）。

1. Application documents: Application documents shall be printed in A4 size on both sides with a maximum 50 sheets of paper (that is 100 pages, excluding cover), which shall be bound together in

book form with simple binding and soft cover, attached with table of contents (see Annex 1 for details).

2、数量：报名文件提供 1 份正本 6 份副本，正本须加盖投标单位签章，副本可以使用电子章。

2. Quantity: Application document shall be provided in one original and six copies. The original shall be affixed with the signature and seal of the Bidder, while copies may be affixed with electronic seal.

3、以上文件的电子文档均须在提交截止时间前发送至以下邮箱 competition@eden-ad.com，并拷贝到 2 个 U 盘提交（包含报名文件 PDF 及 Word 文件）。

3. All the electronic documents of the above documents shall be mailed to competition@eden-ad.com below before the submission deadline, and shall be copied to 2 USB disks for submission (including the registration documents in PDF and Word formats).

☆ 以上所有资料均需确保真实有效，如在资格预审中发现报名文件存在不实的虚假情况，招标人将取消其报名资格，并保留进一步追究的权利。

☆ All the above information shall be authentic and valid. In case of any false application documents found in prequalification, the Tenderer shall disqualify the Bidder and reserve the right to further investigate.

2.1.4 资格预审文件的递交

投标单位须将上述要求的资料于 2020 年 1 月 21 日 15:00 前送往广东省深圳市南山区大冲一路 18 号华润置地大厦 E 座 4 楼，收件人：路洁婷，联系电话：86-13682340464。报名资料以最终收到的纸质资料为准。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 Bidder shall send the above-mentioned information to F4, Block E, CR Land Building, No. 18, Dachong 1st Road, Nanshan District, Shenzhen City, Guangdong Province before 15:00 on January 21, 2020 (recipient: Ms. Lu; contact number: 86-13682340464). Application materials shall be subject to the paper materials finally received. The overdue deliverables will be returned.

2.1.5 资格预审原则 / 细则

2.1.5 Prequalification principles/rules

1、政府主管部门将依法组建资格预审委员会，成员为 7 人，由 5 名专家（专业为建筑设计、城市规划等）及 2 名招标人代表组成。

1. The government department in charge will set up the Prequalification Committee according to law with 7 members, including 5 experts (in urban planning and architectural design, etc.) and 2 tenderer representatives.

2、资格预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；具体评审细则由资格预审委员会确定。

2. The Chairman of the Prequalification Committee, who is elected through recommendation, will chair the review and share the same right as the other members during the review. Detailed review rules will be determined by the Prequalification Committee.

3、资格预审原则：

3. Prequalification principles:

1) 主创的业绩：主创个人建筑设计经验超过 10 年，主持过的超高层写字楼、商业或多业态组合型项目方案设计经验。

1) Achievements of the chief designer: The chief designer shall possess more than 10 years of architectural design experience and the experience of leading the schematic design of super high-rise office building or commercial or multi-business-format project.

2) 公司及团队在业内有影响力的类似项目方案设计经验。

2) The Company and the team have the experience in designing schemes for similar influential projects in the industry;

3) 奖项：公司获得知名建筑设计奖项，包括普利兹克奖、MIPIM、密斯凡德罗奖、斯特林大奖、RIBA 国际奖、亚洲建筑师协会建筑奖、鲁班奖、梁思成奖等。

3) Awards: The Company has won prestigious architectural design awards, including Pritzker Architecture Prize, MIPIM, Mies van der Rohe Award, Stirling Prize, RIBA International Award, ARCASIA Award for Architecture, Luban Prize for Construction Project and Liang Sicheng Architecture Prize, etc.

4、资格预审细则

4. Prequalification rules

由资格预审委员会对报名单位的公司资格、业绩、拟投入项目的团队等资料进行综合评审，采用逐轮淘汰、记名投票的方法，评选出前 5 名的投标单位入围进入第二阶段-方案评审阶段，同时评选出 2 家备选投标人（须排序），如有入围投标单位退出投标，则备选投标人依序替补。

The Prequalification Committee shall conduct a comprehensive review of the information of applicants, such as company qualification, performance and team of the proposed project. It shall adopt the method of elimination round by round and open ballot to select top 5 bidders to enter the second stage, i.e. stage of scheme review, and select 2 alternative bidders (with ranking). Where any shortlisted bidder quits bidding, the alternative bidders shall substitute in sequence.

2.1.6 《投标确认函》的递交

2.1.6 Submission of the *Confirmation Letter of Bidding*

1) 5 家入围投标人应按时提交《投标确认函》（见附件 4）。

1) Five shortlisted bidders shall submit the *Confirmation Letter of Bidding* (see Annex 4) 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，招标人有权在今后拒绝该投标人参加招标人其他任何工程的竞赛或招标。

2) If any bidder submitting the *Confirmation Letter of Bidding* quits or finally gives up bidding due to non-force majeure, the Tenderer has the right to refuse the bidder to participate in the competition or tender of any other project of the Tenderer in the future.

2.1.7 设计合同文本及《中投证券大厦项目设计任务书（概念至扩初阶段）》将在第一阶段结束后提供给入围投标人。

2.1.7 The Design Contract text and the *Design Brief on the Architectural Design of China Investment Securities Building Project (Concept to Design Development Stage)* will be provided to

the shortlisted bidders after the end of Stage 1.

2.2 第二阶段——方案评审阶段

2.2 Stage 2 Scheme Review

2.2.1 政府主管部门依法组建方案评审委员会，成员由 7 名专家（专业为建筑设计、城市规划、城市交通、环境景观等）及 2 名招标人代表组成。

2.2.1 The government department in charge will set up the Scheme Review Committee according to law with 7 experts (in urban planning, architectural design, urban transport and environmental landscape, etc.) and 2 tenderer representatives.

2.2.2 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。

2.2.2 The Chairman of the Scheme Review Committee will chair the review and share the same right as the other members during the review. Detailed review rules will be determined by the Scheme Review Committee.

2.2.3 方案评审原则

2.2.3 Scheme review principles

评委会将根据以下原则进行评审：

The Scheme Review Committee will review in accordance with the following principles:

（1）设计理念能够契合项目整体愿景——具有国际一流金融投行形象的企业名片、总部企业办公的品质标杆、粤港澳大湾区的经营典范。

(1) The design philosophy is in line with the overall vision of the project—an international business card of enterprises, a quality benchmark of headquarters enterprise office building, and an example of operations in the Guangdong-Hong Kong-Macao Greater Bay Area.

（2）设计策略能够体现项目整体定位——开发注重品质、功能强大的“小而精”项目。

(2) The design strategy can reflect the overall positioning of the project—a “small but exquisite” project that focuses on the quality and has powerful functions.

（3）概念方案能够符合前海中心区城市设计需求，结合新中金发展战略搭建金融、专业服务于新兴产业跨界合作的战略创新平台，促进价值实现和多方共赢。

(3) The conceptual scheme can meet the urban design requirements of Houhai Central Area and, in combination with the New CICC development strategy, set up a financial and strategic innovation platform that specially serves the crossover cooperation of emerging industries, to promote value realization and multi-win.

2.2.4 方案评审细则：

2.2.4 Scheme review rules:

1、方案评审委员会采用逐轮淘汰的记名投票法，专家经过充分讨论，投票选出不排序的前 2 名中标候选人进入定标阶段。

1. The Scheme Review Committee will adopt the open ballot method of elimination round by round. After full discussion, experts will vote to select the top 2 successful candidates without ranking to enter the stage of determination of bid winner.

2、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（须由投标单位

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. This round of bidding is reviewed in the form of **public bidding**, that is, 5 shortlisted bidders will make site presentation (**chief designers of the bidder** shall report the scheme and answer the questions of the jury). Any problem and dispute arising during the review shall be discussed by the Review Committee and decided by the Chairman.

2.2.5 成果文件提交要求

2.2.5 Requirements for the submission of deliverables

1、本次招标须提交的设计成果文件包括技术标成果文件及商务标文件。5 家入围单位须在截标时间前将所有成果文件提交到指定地点(具体提交地点届时提前通知),逾期将不能参加方案评审,作无效处理(详见六、成果文件有效性)。所有提交的有效技术标成果文件(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。

1. The design deliverables to be submitted in the tender include the technical bid deliverables and commercial bid documents. Five shortlisted bidders shall submit all deliverables to the designated place before the deadline for bid submission (the specific place shall be notified in advance at the scheduled time). If they fail to participate in the scheme review within the time limit, the deliverables will be invalidated (see VI. Validity of deliverables). All the valid technical bid deliverables submitted (specified number of display boards, text booklet, sandbox models and multimedia demonstration documents) shall be displayed.

2、技术标成果文件内容,请参照第二部分《中投证券大厦项目建筑设计任务书》方案评审阶段成果要求。

2. Please refer to Part II *Design Brief on the Architectural Design of China Investment Securities Building Project* for the content of technical bid deliverables.

3、商务标文件请严格按附件的报价清单格式(格式见附件 5 商务标文件),对本项目后续设计工作的设计费用报价,不得修改表格格式,一式二份。只允许投标人一次报价,报价表须单独包装密封,并在包装骑缝加盖公司章。商务标随成果文件一并提交,但商务标不作为方案评审的内容。

3. Please quote the design cost of the follow-up design work of the project in strict accordance with the format of the attached quotation list (see Annex 5 Commercial Bid Document for format). The format of the form shall not be modified, and the form shall be in duplicate. The Bidder is only allowed to offer once, and the quotation list shall be separately packed and sealed, and affixed with company seal on the package perforation. The commercial bid shall be submitted together with the deliverables, but it shall not be regarded as the content of the scheme review.

4、每家入围单位只允许提交一份成果。

4. Each shortlisted bidder is only allowed to submit one scheme.

2.3 第三阶段——定标阶段

2.3 Stage 3 Determination of Bid Winner

2.3.1 招标人依法组建定标委员会,成员由 7 名或以上的单数人员组成。

2.3.1 The Tenderer shall set up the Bid Winner Determination Committee according to law, which shall be composed of seven or more odd members.

2.3.2 定标原则:

2.3.2 Bid winner determination principles:

1、定标委员会对方案评审委员会推荐的前 2 名中标候选人的成果文件进行评审，在充分尊重评审委员专业评审结果的基础上，根据商务标开标结果，结合造价、工期、技术等因素，对前 2 名进行排序，经复核城市规划或城市设计后，最终由招标人按审批程序确定中标单位。

1. The Bid Winner Determination Committee shall review the deliverables of the top 2 successful candidates recommended by the Scheme Review Committee. On the basis of fully respecting the professional review results of the Review Committee, according to the bid opening results of the commercial bid and combined with factors such as cost, time limit and technology, the top 2 successful candidates shall be ranked. After the review of urban planning or urban design, the Tenderer shall finally determine the bid winner according to the review procedures.

2、中标单位将与代建人签订《建筑设计合同》。如中标单位放弃中标资格、与代建人在商务谈判中未达成一致等无法签订合同的；或非因代建人原因不能履行合同、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，代建人可以与另一名中标候选人进行合同谈判，以确定中标人。

2. The bid winner will sign the *Architectural Design Contract* with the Construction Agent. If the bid winner gives up the qualification for winning the bid, fails to sign the contract due to the failure to reach an agreement with the Construction Agent in the business negotiation, etc., fails to perform the contract not due to reasons of the Construction Agent or is found to have any illegal act, etc. that have affected the bid winning results and make it not meet the bid winning conditions, the Construction Agent may conduct the contract negotiation with another successful candidate to determine the bid winner.

三、招标日程安排（暂定）

III. Tender Schedule (tentative)

时间 Time		事项 Item
第一阶段 报名及 资格预审阶段 Stage 1 Application & Prequalification	2020 年 01 月 07 日（暂定） January 7, 2020 (tentative)	发布正式公告及接受报名 Notice of the tender and application
	2020 年 1 月 21 日 15:00 前 （暂定） Before 15:00 on January 21, 2020 (tentative)	资格预审资料提交截止 Deadline of application
	2020 年 2 月 12 日（暂定） February 12, 2020 (tentative)	资格预审会 Prequalification review meeting
	2020 年 2 月 13 日（暂定）	公布资格预审结果

	February 13, 2020 (tentative)	Notice of prequalification result
第二阶段 方案评审阶段 Stage 2 Scheme Review	2020 年 2 月 17 日 (暂定) February 17, 2020 (tentative)	入围的投标单位递交《投标确认函》 Submission of <i>Confirmation Letter of Bidding</i> by shortlisted bidders
	2020 年 2 月 17 日 -2020 年 3 月 20 日 (暂定) February 17, 2020-March 20, 2020 (tentative)	书面答疑 (通过邮件或者传真的形式) Written Q&A (in the form of e-mail or fax)
	2020 年 3 月 4 日 (暂定) March 4, 2020 (tentative)	中期汇报 Interim presentation
	2020 年 3 月 30 日 15:00 前 (暂定) Before 15:00 on March 30, 2020 (tentative)	递交成果文件 (提交地址届时通知) Submission of deliverables (address for submission will be notified later)
	2020 年 4 月 8 日 (暂定) April 4, 2020 (tentative)	方案评审会 Scheme review meeting
第三阶段 定标阶段 Stage 3 Determination of Bid Winner	2020 年 4 月 14 日 (暂定) April 14, 2020 (tentative)	定标会 Determination of bid winner
	2020 年 4 月 15 日 (暂定) April 15, 2020 (tentative)	公布中标单位 Notice of bid winner

备注:

Remark:

1、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。

1. All the time mentioned is Beijing time. The Tenderer reserves the right to adjust the schedule according to Client operation or government arrangement. In case of any change, the notice will be informed three days in advance.

2、设计过程中，每两周将分别和各设计单位进行一次视频会议，沟通研讨最新设计进展；中期汇报时将统一补充输入设计限制条件。

2. A video conference will be held separately with each design agency every two weeks in the design process, to communicate about and discuss the latest design progress; the design restrictions will be uniformly supplemented and entered during the interim presentation.

四、设计补偿费

IV. Bonus and design compensation

4.1 设计补偿费：除中标单位外，其余未中标的入围投标人提交的成果文件符合设计任务书成果要求的，将分别获得设计补偿费 100 万元人民币。

4.1 Design compensation: Except the bid winner, other unsuccessful shortlisted bidders will be given a design compensation of RMB 1 million if their deliverables meet the deliverable requirements in the design brief.

4.2 设计补偿费包括了税金、设计文本、图板、多媒体光盘等需提供的资料的制作费、现场踏勘、方案汇报及相关事项的差旅等所有费用，除此之外，入围投标人不得向代建人主张其他费用。

4.2 The design compensation includes taxes, production cost of information required for design texts, display boards and multimedia demonstration documents, site survey cost, scheme reporting cost, traveling expense and other expenses. In addition, shortlisted candidates shall not claim other expenses from the Construction Agent.

4.3 设计补偿费在评审结果公布后 90 个日历天内由代建人一次性支付。获得补偿费的投标人在申请支付前均应提供合法有效的税务发票（境内投标人须提供增值税专用发票）。就获得补偿费的境外投标人应向中华人民共和国境内缴纳的税收或者行政收费，由代建人代扣代缴，并从补偿费金额中扣除。

4.3 The design compensation will be paid by the Construction Agent in a lump sum within 90 calendar days after the review results are published. The bidders entitled to the compensation shall provide legal and valid tax invoices (domestic bidders shall provide the special value-added tax invoice) before they apply for the payment. The taxes or administrative charges that shall be paid in the People's Republic of China by the foreign bidders entitled to the compensation will be withheld by the Construction Agent from the compensation.

五、设计费

V. Design Fee

1、投标单位依据建筑方案及招标文件进行报价，详见第一部分投标须知第 1.7 款。

1. Bidders shall make quotations according to their architectural scheme and the Tender Document. See 1.7 of Part I Notes for Bidders for the details.

2、代建人将根据招标文件与中标候选人进行商务谈判，并由代建人和中标人签订设计合同，设计费的支付执行设计合同的约定。

2. The Construction Agent will conduct business negotiations with successful candidates according to the Tender Document and sign the Design Contract with the bid winner, with the payment of the design fee subject to the Design Contract.

3、在设计合同签订前，代建人有权要求中标单位根据招标人及政府主管部门的最终意见进行一次方案修改完善工作（修改时间一个自然月内），相关费用已包括在报价中。

3. Before signing the Design Contract, the Construction Agent has the right to require the bid winner

to modify and improve the scheme (the modification time is less than one natural month) according to the final comments of the Tenderer and the government department in charge, and the related fee shall be included in the quotation.

六、成果文件有效性

VI. Validity of deliverables

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，并满足招标设计任务书成果要求。

6.1 The deliverables submitted by the Bidder shall comply with the provisions of the relevant urban planning and design standards of the People's Republic of China and Shenzhen, and meet the deliverable requirements of the design brief.

6.2 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，代建人将不予支付设计补偿费。

6.2 All deliverables will be deemed invalid if they are deemed by more than 2/3 of the review committee to have one of the following conditions. Invalid documents shall be discarded by the Tenderer, and the Construction Agent shall not pay the design compensation.

1) 提交成果文件截止日后，擅自更改设计内容的；

1) Where the design content is changed without authorization after the deadline for the submission of deliverables;

2) 未按要求签署和递交《投标确认函》的；

2) Where the *Confirmation Letter of Bidding* is not signed and submitted as required;

3) 成果文件逾期送达的；

3) Where the deliverables are served after the deadline;

4) 未按招标文件要求填写，内容不全，未响应设计任务书实质性要求和条件，被评审委员会一致认定为设计水平低下，内容粗制滥造，或严重不符合投标人正常水平，经方案评审委员会评审未通过的；

4) Where the content is not filled in accordance with the *Tender Document* and is not complete, fails to respond to the essential requirements and conditions of the design brief, unanimously deemed as low design level by the Review Committee, the content is rough or seriously inconsistent with the Bidder's normal level and fails to pass the review of the Scheme Review Committee;

☆ 相关投标人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单位参加片区内其他项目的竞赛或招标的权利。

☆ Relevant bidder will be put on the dishonest list of the competent department of bidding administration, which reserves the right to refuse the bidder to participate in the competition or bidding of other projects in the area in the future.

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。

5) Where the deliverables are not original, have been published or are deemed by more than 2/3 judges to be similar with other similar works.

6.3 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：

6.3 In case of any of the following circumstances, the Tenderer has the right to reject all tenders and terminate the bidding activities of the project:

- 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；
1) Where there are less than three qualified bidders or bidders that respond substantially;
- 2) 招标任务因故取消的；
2) Where the tendering task is canceled for some reason;
- 3) 出现影响招标公平、公正的违法、违规行为的。
3) Where there is any illegal or violating act that affects the fairness and impartiality of the tender.

七、知识产权及相关法律

VII. Intellectual property and relevant laws

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）等合法权益归业主。未经业主书面同意，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招标人因此遭受的所有损失。

7.1 The ownership (including copyright) and other lawful rights and interests of the materials, software and other items provided by the Tenderer will belong to the Tenderer. Without the written consent of the owner, the Bidder shall not use or hand over to any third party to use the aforesaid materials, software and other items. Otherwise, the Bidder shall bear all liabilities arising therefrom and compensate the Tenderer for all losses incurred thereby.

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 Planning and design drawings that the Bidder ensures to submit to the Tenderer, relevant documents, materials, schemes and other project deliverables (including mid-term and final deliverables) and the necessary methods used to achieve the deliverables shall not infringe upon the legitimate rights and interests of the Tenderer and any third party (including but not limited to patent right, trademark, copyright, manufacturer logo, service mark, trade secret, civil right of portrait, etc.). Otherwise, the Bidder shall bear all liabilities arising therefrom and compensate the Tenderer for all losses incurred thereby.

7.3 未中标的投标人提交的项目成果文件的著作权归投标人所有，但业主有权无偿使用其成果文件进行出版、展览，并通过媒体、杂志、专业书刊或其他形式介绍、展示及评价其成果文件。

7.3 The copyright of the project deliverables submitted by the unsuccessful bidder shall belong to the bidder, but the owner and the organizer have the right to use the deliverables for free for publication and exhibition, and introduce, display and evaluate the deliverables through media, magazine, professional books and periodicals or in other forms.

7.4 本次招标活动受中华人民共和国法律管辖，招标工作和所有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，可向代建人提出质询，或向招标行政主管部门投诉。

7.4 The bidding activity shall be governed by the laws of the People's Republic of China, and Chinese laws shall be applicable to the bidding work and all deliverables. If the Bidder has any objection to the bidding procedure or result, it may raise an inquiry to the Construction Agent or lodge a complaint to the competent department of bidding administration.

八、保密原则

VIII. Confidentiality

8.1 公开发布信息后，直到授予中标单位签订设计合同为止，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 *Design 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 bidders or personnel unrelated.

8.2 招标人、组织单位及评审专家在收到投标人提交的成果文件后，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 Upon receipt of the deliverables from the bidders, the Tenderer, organizer or review experts shall be responsible for the corresponding confidential work. Without the permission of the Tenderer 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, it shall 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 In the process of deliverable review and comparison and recommendation and award of contract by the successful candidates, any behavior of the Bidder with attempt to exert influence on the Tenderer and the Review Group will cause the Bidder to cancel the evaluation of its deliverables.

九、争议解决

IX. Dispute Resolution

本招标相关文件、合同履行中若发生争议，基于业主与代建人之间根据代建合同确定的代建关系，应由中标单位和代建人友好协商解决；协商不成时，向项目所在地有管辖权的人民法院提起诉讼。

Based on the construction agency relationships between the Owner and Construction Agent in the construction agency contract, any dispute in connection with the related documents of this tender or in the contract performance shall be settled by the bid winner and Construction Agent through friendly negotiations; if the negotiations fail, a lawsuit shall be brought to the people's court having

jurisdiction where the project is located.

十、不正当竞争与纪律监督

X. 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、评审工作相关的信息。

10.1 The bidders are strictly forbidden to bribe relevant personnel to disclose all the information related to bidding and review.

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 bidders 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 bidder is found to have any improper behaviors mentioned above, he or she 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 bidding behavior of the bidder infringes upon any implementation regulations of the *Bidding Law of People's Republic of China, Regulations for the Implementation of the Bidding Law of the People's Republic of China* and the relevant local laws or regulations, the Tenderer and the Review group have the right to record the bad behavior of the corresponding bidder, and have the right to refuse the bidder to participate in the competition or tender of any other project service of the Tenderer in the future.

10.5 招标文件及其所有附件的知识产权均归属于业主，除公开发布的文件外，投标人未经业主许可，不得以任何理由外泄，否则，业主有权追究投标人侵权的法律责任。

10.5 The intellectual property of the tender document and all annexes shall belong to the owner. Except for the publicly released documents, the Bidder shall not disclose the information without the permission of the owner for any reason. Otherwise, the owner has the right to investigate the legal liability of the Bidder for infringement.

十一、语言及计量单位

XI. Language and unit of measurement

11.1 语言

11.1 Language

与招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中外文，不得完全采用中文以外的其它文字。如果外文和中文有出入，以中文为准。

All notices, correspondences and deliverables related to the bidding activities shall be in Chinese or foreign languages and shall not be entirely in languages other than Chinese. In case of any discrepancy between the foreign language and the Chinese language, the Chinese version shall prevail.

11.2 计量单位

11.2 Unit of 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。

Unless otherwise specified in the relevant national standards and the technical requirements in the tender documents, the units of measurement used in the deliverables shall be the legal units of measurement of the People's Republic of China.

十二、其他

XII. Miscellaneous

12.1 未中标解释

12.1 Explanation of losing a tender

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。

After the bid winner is determined, the Tenderer will not give any explanation to the unsuccessful bidders about the review process and the reasons for losing the tender, and will not return the deliverables. Unsuccessful bidders shall not ask members or other relevant personnel of the Review Group for information and materials about the review process.

12.2 拒绝专利索赔或补偿的权利

12.2 Right to reject patent claims or 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 not, bidders shall not make any claim or compensation to the Tenderer on the grounds of intellectual property rights 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 The Tenderer reserves the right to change tender agenda. Changes (in case of any) will be notified at least 3 days in advance.

12.4 招标人有权要求投标人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 Tenderer has the right to request the bidders or the bid winner to modify the design schemes according to the urban plan of the government, which will be notified at least 3 days in advance.

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 content of the tender document, the minutes of clarification (Q&A) of the tender document and the letter of modification (supplement) of the tender document shall be subject to the written and explicit content. In case of any conflict between the tender document, clarification (Q&A) minutes and revision (supplement) correspondences, the final issue shall prevail.

12.6 中标单位应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 Bidders shall guarantee the participation of their project leader and chief designers in the whole design. As for overseas companies, they shall ensure the foreign architects' participation, their signatures and company's stamp.

12.7 设计机构参加方案评审会时需自带翻译。

12.7 Design institutions shall bring their own translator at the meeting of scheme review.

12.8 招标文件的解释权属于招标人。

12.8 The Tenderer reserves the right for the interpretation of the tender document.

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 Bidders participating in the tender shall be deemed to have recognized all content of the tender document.

十三、 资料索取

XIII. Inquiry of Information

招标信息查询网址: www.szdesigncenter.org

Please visit the following website for more information on the tender: www.szdesigncenter.org

招标资料请点击链接下载:

Please click the link to download the information:

十四、 联系方式

XIV. Contact

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第二部分 设计任务书

Part II Design Brief

中投证券大厦项目建筑设计任务书

Design Brief on the Architectural Design of China

Investment Securities Building Project

编制公司：华润（深圳）有限公司

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一、项目概况

I. Project Overview

1. 项目区位 Project Location

本项目位于深圳市南山区后海中心区，中心路以东，科苑大道以西，海德三道以南，海德二道以北，西侧与工商银行用地相邻，地理位置得天独厚。

Located in Houhai Central Area, Nanshan District, Shenzhen City, the project is to the east of Zhongxin Road, west of Keyuan Avenue, south of Haide Third Avenue and north of Haide Second Avenue and adjacent to the land of Industrial and Commercial Bank of China on its west side, with an advantageous geographic location.

- 距福田中心区约 12.1 公里，距罗湖金融区 18.1 公里；
- About 12.1km from Futian CBD and 18.1km from Luohu CFD;
- 位于南山后海中心区，紧邻深圳湾项目；
- Located in Houhai Central Area, Nanshan District, next to Shenzhen Bay Project;
- 距宝安主城区约 7.3 公里；
- About 7.3km from downtown Bao'an;
- 距深圳湾口岸约 1.6 公里；
- About 1.6km from Shenzhen Bay Port;
- 距蛇口港约 5.4 公里（通往香港、澳门）。
- About 5.4km from Shekou Port (to Hong Kong and Macao)

2. 交通条件 Traffic Conditions

- 城市交通脉络
- Urban traffic network
 - 北临海德三道；
 - Adjacent to Haide Third Avenue to the north;
 - 西临中心路；
 - Adjacent to Zhongxin Road to the west;
 - 南临海德二道；

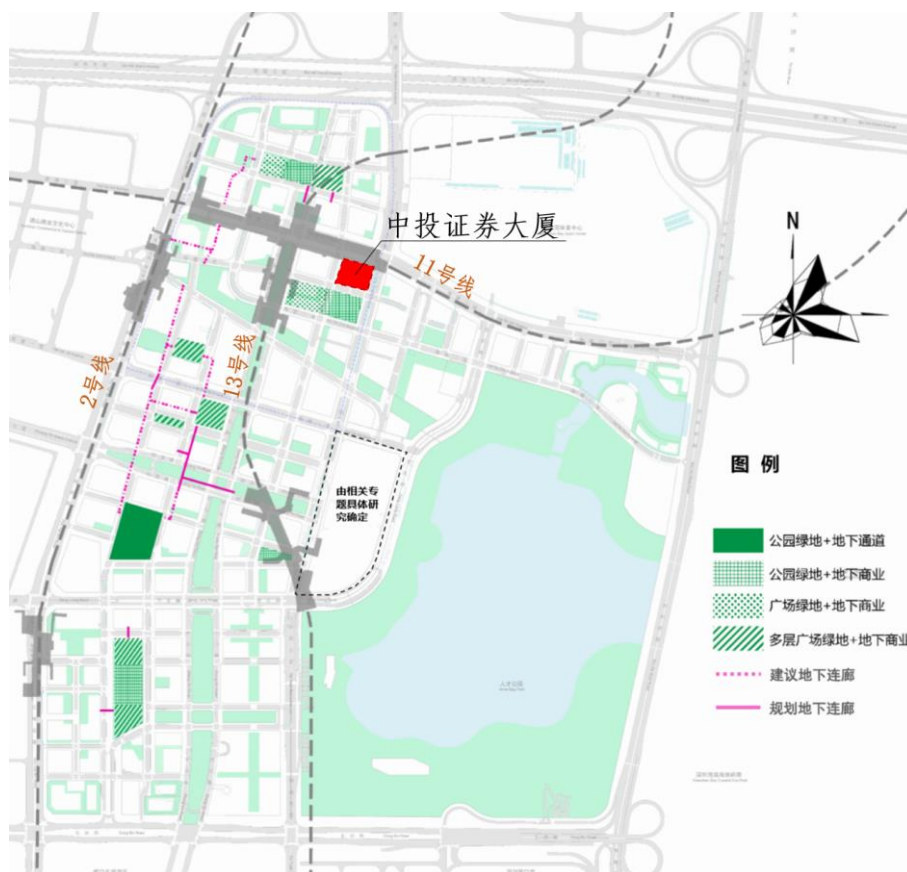
- Adjacent to Haide Second Avenue to the south;
- 东临科苑大道，距沙河西路不到 1 公里。
- Adjacent to Keyuan Avenue to the east, less than 1km from Shahe West Road



- 轨道交通系统
- Rail transit system

项目用地北侧紧靠 11 号线、西侧紧邻地铁 2 号线后海站、13 号线建设中。

The project land is next to Metro Line 11 to the north and Houhai Station of Metro Line 2, and Line 13 under construction to the west.



➤ 公共交通系统

➤ Public transport system

紧邻地块的“华润深圳湾站”和“卓越后海中心站”现共有 11 条公交线路经过。

11 buses stop at the adjacent China Resources Shenzhen Bay Station and Excellence Houtai Center Station.

➤ 私家车交通系统

➤ Private car transport system

地块北侧距滨海大道不足 0.5 公里、西侧距南海大道 1.6 公里、东侧距沙

河西路不足 1 公里、南侧距东滨路 1.2 公里。自驾车可通过这四条城市主、次干道顺畅的进入项目地块。

The north side of the plot is less than 0.5km from Binhai Avenue, the west side thereof is 1.6km from Nanhai Avenue, the east side thereof is less than 1km from Shehe West Road, and the south side thereof is 1.2km from Dongbin Road. Private cars can smoothly reach the project plot via those four urban trunk/secondary trunk roads.

3. 景观环境 Landscape Environment

地块周边拥有良好的景观环境资源：

There are good landscape environment resources around the plot:

- 北侧目之所及为“沙河”及“名商”高尔夫球场，远眺深圳大学和荔香公园景观。
- On the north side, “Sand River” and “Noble Merchant” golf courses are within sight, and Shenzhen University and Lixiang Park landscape can be viewed distantly;
- 西侧距离 3 公里位置有南山公园景观片区；
- On the west side, it is 3km from Nanshan Park landscape area;
- 地块东南侧近邻深圳湾公园，地块内有良好的观海视野。
- The southeast side of the plot is near Shenzhen Bay Park, and there is a good view of the sea from within the plot.

4. 周边项目及设施——宏观 Projects and Facilities Around from the Macroscopic Perspective

地块位于南山后海中心区，是途径港深西部通道的重要节点。得益于良好的区位条件，地块周边拥有较好的配套设施。

The plot is located in Houhai Central Area, Nanshan District, an important node for reaching Hong Kong-Shenzhen Western Corridor. Owing to the good locational conditions, there are good supporting facilities around the plot.

5. 周边项目及设施——微观 **Projects and Facilities Around from the Microcosmic Perspective**

地块周边 1 公里范围内有深圳湾体育中心、深圳湾国际商业中心、南山区第二外国语学校、28 个公交站点、地铁站点等各类配套设施。

Supporting facilities within 1km range around the plot include Shenzhen Bay Sports Center, Shenzhen Bay International Commercial Center, Second Foreign Language School of Nanshan, 28 bus stations, and metro stations, etc.

6. 地块现状 **Current Condition of the Plot**

项目地块形状规整，地势相对平坦。

The project plot is in an orderly shape and has a relatively flat terrain.

二、项目定位 **II. Project Positioning**

1. 项目整体定位为：Overall Positioning of the Project:

借助前海中心区国际创新门户之势，开发注重品质、功能强大优质的“小而精”项目，区别与前海及深圳市场的主要竞争对手，并且依托业主及开发运营商的运营实力，成为：

Seize the opportunity of Houhai Central Area's building of international innovation portal, develop a “small but exquisite” project that focuses on the quality, has powerful functions and is different from main competitors in Houhai and Shenzhen markets, and rely on the operational strength of the owner and development operator to become:

- 具有国际形象的企业名片；
- An international business card of enterprises;
- 总部企业办公的品质标杆；
- A quality benchmark of headquarters enterprise office building;
- 粤港澳大湾区的经营典范。
- An example of operations in the Guangdong-Hong Kong-Macao Greater Bay Area.

2. 开发目标：Development Goals:

- 带动国际化金融企业及粤港澳大湾区领先金融机构汇聚后海，助力后海金融商务总部经济区腾飞；
- Drive international financial enterprises and the leading financial institutions in the Guangdong-Hong Kong-Macao Greater Bay Area to gather in Houhai, to boost Houhai Financial and Commercial Headquarters Economic Area to take off;
- 遵循开放、灵活、高效理念的建筑设计使项目成为后海片区标志性的办公楼建筑；
- Build the project into a landmark office building in Houhai Area by following the architectural design philosophy of openness, flexibility and high efficiency;
- 搭建金融、专业服务于新兴产业跨界合作的战略创新平台，促进价值实现和多方共赢；
- Set up a financial and strategic innovation platform that specially serves the crossover cooperation of emerging industries, to promote value realization and multi-win;
- Officeeasy 创新运营带来丰富多元的职场人文新体验，体现以人为本的企业文化。
- Bring rich and diverse new cultural experiences of workplaces and show the people-oriented corporate culture through the innovative Officeeasy.

3. 功能定位：Function Positioning:

- 结合新中金发展战略，变后海非金融公司集聚地的劣势为优势，实现高品质运营和差异化服务；
- Turn the disadvantage of Houhai not being a gathering place of financial companies into an advantage in combination with the New CICC development strategy, to achieve high-quality operations and differentiated services;
- 结合后海中心区城市设计，利用周边配套资源，与周边高科技合作伙

伴配合，进行公司文化建设和品牌宣传，凝聚人气，吸引金融机构入驻；

- Carry out corporate culture construction and brand publicity in combination with the urban design of Houhai Central Area and by using supporting resources around and cooperating with high-tech partners around, to gather popularity and attract financial institutions to enter;
- 适当融入金融创新、城市会客厅、中金学院、城市图书馆、产业论坛、互动社区等概念，使成为新中金的 Knowledge Campus 和“高端金融及产业生态圈聚变地”。
- Appropriately integrate concepts such as financial innovation, urban living room, CICC academy, city library, industry forum, and interactive community, to make the place New CICC's Knowledge Campus and “where high-end finance and industry ecosystem fuse with each other”.

4. 限额要求：Requirements for Limits:

中投证券大厦项目产品定位参考华润置地写字楼产品线 T 档，具体限额要求投标人在投标过程中可向代建人请求进一步澄清。

Refer to the Grade T office building product line of CR Land for the product positioning of China Investment Securities Building Project. Bidders can request from the Construction Agent the further clarification on the specific requirements for limits in the bidding process.

5. 绿建要求：Requirements for Green Building:

美国绿色建筑协会 LEED 认证金级。

U.S. Green Building Council LEED Gold Rating

三、设计范围

III. Scope of Design

中投证券大厦项目位于后海中心区，项目东邻华润深圳湾国际商业中心，华润（深圳）有限公司 CHINA RESOURCES(SHENZHEN) CO.,LTD
深圳市深南东路 5001 号华润大厦 14 楼 14/F,China Resources Buiding,No.5001,Shennan Road East,Shenzhen,China
电话 Tel: (755) 8266-8277 传真 Fax: (755) 8266-8839 网址 Http: www.crcsz.com

东南侧瞭望深圳人才公园，东北侧紧靠深圳湾体育中心，周边分布多个世界级企业中国 500 强总部大厦。中投证券大厦项目（用地红线范围如下图）规划与建筑设计研究，包括但不限于总平面、建筑平面、外立面、建筑入口与外部场地衔接、内部重要节点空间等设计。

Located in Houhai Central Area, China Investment Securities Building Project is adjacent to China Resources Shenzhen Bay International Commercial Center to the east, overlooks Shenzhen Talent Park to the southeast and is next to Shenzhen Bay Sports Center to the northeast, with the headquarters buildings of many world-class enterprises and China top 500 enterprises around. The planning and architectural design research on China Investment Securities Building Project (with the boundary line of land as shown in the following figure) includes but is not limited to the design of the master plan, floor plan, external façade, connections between building entrances and external sites, and important internal node spaces, etc.



经济技术指标

Economic and technical indicators

		规划指标 Planning indicator	备注 Remarks
总用地面积 Total land area		4336.83 平方米 4,336.83m ²	-
其中 Including	建设用地面积 Construction land area	4336.83 平方米 4,336.83m ²	-
	绿地面积 Green space area	0 平方米 0m ²	-
	道路用地面积 Road land area	0 平方米 0m ²	-

规定建筑面积 Stipulated floor area		58000 平方米 58,000m ²	此为计规建筑面积 This is the floor area included in the floor area ratio (FAR) calculation
其中 Including	办公 Office	49300 平方米 49,300m ²	含物业管理用房 120 平方米 Including the property management room of 120m ²
	商业 Commerce	8700 平方米 8,700m ²	-
建筑容积率 FAR		≤13.37	-
建筑覆盖率 Building coverage		-	-
建筑间距 Building interval		满足“深标”及相关规范要求 Meeting the requirements of Shenzhen Urban Planning Standards and Guidelines and relevant specifications	
建筑限高 Building height limit		≤150 米 ≤150m	布置于西北侧,至少 50%立面周长直接落地 Arranged on the northwest side, with at least 50% of the façade perimeter directly on the ground
裙房限高 Podium height limit		18 米 18m	-
机动车停车位 Motor vehicle parking space		211 辆 211 spaces	-
其他规划要求		1. 地块建设均采用贴线建设, 贴线率不小于 80%;	

Other requirements	<p>planning</p> <p>The plot construction adopts near-line construction, with the near-line rate of not less than 80%;</p> <p>2. 建筑覆盖率不低于 90%;</p> <p>The building coverage is not less than 90%;</p> <p>3. 塔楼布设于用地西北侧，并至少 50%的里面周长直接落地;</p> <p>The tower is arranged in the northwest part of the land, with at least 50% of the façade perimeter directly on the ground;</p> <p>4. 建筑东侧和南侧留设首层内缩步行空间（建议高 6 米深 8 米）;</p> <p>First-floor setback pedestrian spaces shall be reserved and set in the east and south parts of the building (recommended height of 6m and depth of 8m);</p> <p>5. 需留设地下接口与南侧空间枢纽相接;</p> <p>An underground interface shall be reserved and set, for the connection with the south side space hub;</p> <p>6. 需预留与北侧轨道地下通道及东侧轨道站点的接口，同时应尽量保证在地块内设置轨道出入口及风亭等设施;</p> <p>Interfaces with the underground passage of the rail on the north side and the station of the rail on the east side shall be reserved, and rail entrance and exit and facilities such as ventilation pavilion shall be set within the plot as far as possible;</p> <p>7. 其他应满足《深圳市城市规划标准与准则》，《深圳市城市设计标准与准则》（试行）及相关规范要求;</p> <p>Other aspects shall meet the requirements of <i>Shenzhen Urban Planning Standards and Guidelines</i>, <i>Shenzhen Urban Design Standards and Guidelines (for Trial Implementation)</i> and related specifications;</p> <p>8. 项目北侧和东侧与地铁在地下相连通，连通部分的设计工作亦属于设计服务范围（设计顾问责任分工见设计合同），相关费用已包括在签约合同价中，代建人不再额外支付。</p> <p>The north part and east part of the project are</p>
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	connected with the metro underground, and the design of the connection part also falls within the design service scope (see the design contract for the responsibilities of the design consultant), with the related fee already included in the contract price and not to be separately paid by the Construction Agent.
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注:

Note:

根据本项目《建设用地规划许可证》所列指标及一般项目经验, 本项目总建筑面积(包括计规建筑面积和非计规建筑面积)通常可达 76,000 平方米。投标人在报价时应充分考虑该预估数量。

According to the indicators listed in the *Construction Land Planning Permit* of the project and general project experience, the total floor area (including the floor areas included and not included in the FAR calculation) of the project can normally reach 76,000m² which bidders shall fully consider at the time of quotation.

四、项目设计要求

IV. Project Design Requirements

1. 说明 Description

本设计要求是代建人和业主从项目市场定位出发而提出的设计参考意见, 而非不能调整的刚性指标。设计单位可以根据自己对项目和地块的理解和认识, 充分发挥各自的优势和主观能动性, 设计出富有创意的优秀作品。本任务书中未尽事宜可在设计过程中由各方商榷解决方案, 最终由业主确认。设计任务书的解释权归业主所有。

The design requirements are put forward by the Construction Agent and owner based on the market positioning of the project and are for the reference of design instead of rigid indicators that cannot be adjusted. Design agencies can give full play to respective advantages and subjective initiative according to their understanding of the project and plot, to design creative excellent works. For

matters not covered herein, the parties can discuss the solutions in the design process, which shall eventually be confirmed by the owner. The owner reserves the right for the interpretation of the Design Brief.

2. 一般性要求 General Requirements

- 1) 城市设计要求：结合前海中心区城市设计，积极考虑与周边地块功能的衔接和对于地下人流的对接和延伸服务，充分考虑与现状地铁线路和远景规划线路连接的可能性；考虑与前海中心区二层连廊系统连接预留的可能性；考虑与西南侧和南侧中心服务地块在公共空间对接二层系统方面的呼应关系；考虑与南侧公共绿地的联系与呼应，具体要求参照《<南山前海中心区城市设计>地块规划设计要点说明（D区/D11）》。

Urban design requirements: In combination with the urban design of Houhai Central Area, actively consider the connections with functions of plots around and the connection with and extension of underground pedestrian flow and fully consider the possibility of reserving connections with existing metro lines and planned lines in the future; consider the possibility of reserving connections with the second-floor corridor system of Houhai Central Area; consider the echoing with the central service plots on the southwest and south sides in terms of second-floor system connections of public spaces; consider the link and echoing with the public green space on the south side. Refer to *Description of Plot Planning and Design Points of Nanshan Houhai Central Area Urban Design (Area D/D11)* for the specific requirements.

- 2) 建筑风格、平立面设计要求：应以现代简约为原则，要求建筑风格新颖、独特，昭示性强。应在保证良好采光的基础上合理控制玻璃幕墙面积。平面设计需功能合理、经济适用，追求尽可能高的楼层使用率。

Architectural style and plan and façade design requirements: Follow the principle of modern simplicity, with the architectural style required to be novel, unique, and highly iconic. Reasonably control the glass curtain wall area on the premise of guaranteeing good daylighting. The plan design shall be economically affordable with reasonable functions and seek the floor utilization that is as high

as possible.

- 3) 竖向设计要求：在已明确项目水平面标高、周边道路标高及建筑防水要求的前提下，提出合理的竖向设计。

Vertical design requirements: Propose a reasonable vertical design on the premise of making clear the project's horizontal plane elevation, the elevation of roads around, and building waterproof requirements.

- 4) 景观环境设计要求：应与景观环境设计紧密结合，整体考虑，明确广场、道路等与建筑的关系，考虑建筑立体绿化及公共开放空间，创造舒适宜人的外部环境。

Landscape environment design requirements: Work closely with the landscape environment design discipline, give overall consideration, make clear the relationships between the square and road, etc. and the building, consider the three-dimensional greening and public open spaces of the building, and create a comfortable and pleasant external environment.

- 5) 交通设计要求：合理组织人流、物流、车流等水平、垂直交通。

Traffic design requirements: Reasonably organize horizontal and vertical transportation such as pedestrian flow, cargo flow, and vehicular flow.

具体如下：

The specific requirements are as follows:

- 满足消防规范要求；
- Meet fire protection specification requirements;
- 满足无障碍设计规范要求；
- Meet accessibility design specification requirements;
- 地下室出入口及与周边道路衔接合理；
- Reasonably connect the basement entrance and exit and roads around;
- 满足停车位要求；
- Meet the parking space requirements;
- 与地铁站、公交站、出租车站、社会车辆临时停车、停车场出入口等公共交通的接驳。
- Consider the connections with the metro station, bus station, taxi station,

temporary public parking lot, and parking lot entrance and exit, etc.

- 6) 绿色建筑、循环经济相关要求：设计应以节能、环保为原则，力求低消耗、低排放和高效率。以通过美国 LEED 绿色建筑金级认证为设计标准。

Green building and circular economy requirements: The design shall follow the principle of energy conservation and environmental protection and strive for low consumption, low emission, and high efficiency. The building is required to receive U.S. Green Building Council LEED Gold Rating.

- 7) 机电专业设计要求：合理综合考虑室内外管网的布置，打造技术先进的写字楼智能化应用系统。

Electromechanical design requirements: Reasonably and overall consider the arrangement of the indoor and outdoor pipe networks and build an intelligent application system with advanced technology for the office building.

- 8) 气候气象：深圳地处北回归线以南，属亚热带海洋性气候，气候温和，雨量充沛，日照时间长。夏无酷暑，时间长达 6 个月。春秋冬三季气候温暖，无寒冷之忧。年平均气温为 22.3℃，最高气温为 36.6℃，最低气温为 1.4℃，无霜期为 355 天。应充分考虑气象气候对规划设计的影响。

Climate and meteorology: Shenzhen is located in the south of the Tropic of Cancer and belongs to the subtropical maritime climate zone with a mild climate, abundant rainfall and long sunshine hours. Its summer has no intense heat and lasts for 6 months. Its spring, autumn and winter are warm. The annual average temperature is 22.3℃, the maximum temperature is 36.6℃, the minimum temperature is 1.4℃, and the frost-free period is 355 days. Sufficient consideration shall be given to the influences of the climate and meteorology on the planning and design.

3. 特殊要求 Special Requirements

- 1) 行政卫生间：设在各层，有独立使用权限；

Executive washroom: To be set on each floor, with independent use permissions;

- 2) 备餐间和高管餐厅：设在商务会议楼层，提供 VIP 会务用餐，兼会议服务，建议在大楼高段；

Pantry and executive dining room: To be set on the business conference floor, to provide VIP meeting dinner and meeting service, which are recommended to be set on the high floor of the building;

- 3) 多功能会议室：位于商务会议楼层，两层高的阶梯大型多功能会议室，可用于员工大会、新闻发布等。建议在大楼高区。由于可能需要满足其他设计需求，建议容纳人数适当调低，但不低于 300 人；

Multifunctional meeting room: To be located on the business conference floor, which is a large multifunctional lecture hall/meeting room of two-storey high to be used for staff meetings and press conferences, etc. and recommended to be set on the high floor of the building; the capacity is recommended to be appropriately lowered but not less than 300 people, owing to other design requirements that might occur;

- 4) 员工餐厅 1：厨房：建议灵活设置。当周边配套环境完备或有急需时，可以转为办公或其他用途。当作为员工餐厅使用时，建议可做几个不同用餐的分区，区分中式/西式/清真、套餐、点餐等的同时，可用于办公讨论。规模人数会适当调整。具体设置楼层需要设计论证；

Staff canteen 1: The kitchen is recommended to be set flexibly and can be transformed into an office or other purposes when the supporting facilities around are complete or there are urgent needs. When used as a staff canteen, the kitchen is recommended to be divided into several zones for different dining purposes, to differentiate Chinese/Western-style/Muslim food, set meals, and meal ordering, etc. and also be used for discussions on the work. The scale and capacity can be appropriately adjusted, and the specific floor needs to be demonstrated by the design;

- 5) 员工餐厅 2：建议按照外来人员实际需求，保留一定灵活性，未来可做外来人员办公；

Staff canteen 2: It is recommended to be designed according to the actual needs of foreign personnel and reserved with some flexibility; it can be used as the office for foreign personnel in the future;

- 6) 楼层可拆卸楼板：每层设置 2 处可拆卸楼板，以便将来随时在需要楼层间

做内部楼梯，甚至设置局域空中花园；

Removable floor slab: 2 positions of removable floor slab shall be set on each floor for constructing internal stairs between floors or even local hanging garden at any time in the future;

- 7) 数据中心：设置数据中心及配套设备区，建议设置在裙房，净高 $\geq 6\text{m}$ ，约 2000 平米使用面积，约 200 个机柜；高架地板高度 0.9 米，建议考虑高架地板采用沉降方式，高架地板地面与楼层地面处于同一平面；蓄电池区域楼板承重达到 1.6 吨 / 平方米，其他区域达到 800KG / 平方米；配套的柴油发电机组与冷水机组独立设置，与大楼办公不共用。

Data center: A data center and supporting equipment area is recommended to be set in the podium, with a clear height of $\geq 6\text{m}$, about $2,000\text{m}^2$ available for use, and about 200 racks; the raised floor is 0.9m high and is recommended to use the sinking method to become on the same plane with the storey floor; the bearing of the slabs in the battery area shall reach $1.6\text{t}/\text{m}^2$ and that in other areas shall reach $800\text{kg}/\text{m}^2$; the supporting diesel generator set and water-cooled chiller shall be set independently and not shared with the office area of the building.

- 8) 餐饮、银行配套；

Supporting catering and bank facilities;

- 9) 营业部；

Business department;

- 10) 专用交易楼层：1) 能支持复杂交易业务（每张交易台有大量交易终端，因此需超高的架空地板（250mm）和承重要求（ $4+1\text{Kpa}$ ）），2) 且对交易稳定性要求极高（UPS 供电、24 小时空调），3) 最高安保和无死角监控级别；4) 可内视的客户参观和会谈区。建议在高区和低区各设置一层交易楼层（交易层净高 $\geq 3.3\text{m}$ ）；

Dedicated trading floor: 1) It shall be able to support complex trading business (each trading desk will require a large number of trading terminals, therefore, ultrahigh raised floor (250mm) and bearing requirements ($4+1\text{Kpa}$) are needed); 2) It shall meet the ultrahigh trade stability requirements (UPS, air-conditioning around the clock); 3) It shall meet the highest security and dead-angle-free

monitoring levels; 4) There shall be a client visiting and talking area where the inside can be seen. The trading floor is recommended to be set separately on a high and low floor (with the trading floor clear height of $\geq 3.3\text{m}$);

- 11) 标准层：净高 3~3.15m 允许情况下尽可能高，标准层面积 $\geq 1500\text{ m}^2$ ；高架地板 150~200mm；楼板承重(活载荷)：3+1Kpa；核心筒四周 4 米范围内 8Kpa；幕墙至核心筒进深为无柱空间；

Standard floor: The clear height shall be 3~3.15m and as high as possible if permitted, and the area shall be $\geq 1,500\text{ m}^2$; the elevated floor shall be 150~200mm high; the bearing (live load) of the slab shall be 3+1Kpa and that within 4m range around the core tube shall be 8Kpa; the depth from the curtain wall to core tube shall be a pillarless space;

- 12) 典型办公平面布置：根据设计方案提出典型办公平面（尤其是低区租客区）分隔，要求布置灵活，适应多种办公需求；

Typical office plane layout: Propose the typical office plane separation (especially in the tenant area on low floors) according to the design scheme, which is required to be flexibly arranged to meet various office requirements;

- 13) 员工位和经理间：1) 员工位桌面尺寸 - 1.6m x 0.75m； 2) 经理房间-靠核心筒-12 m^2 ； 3) 经理房间-靠窗-16 m^2 ；

Employee's office space and manager's office: 1) Desk size of employee's office space - 1.6m x 0.75m; 2) Manager's office-close to core tube-12 m^2 ; 3) Manager's office-by the window-16 m^2 ;

- 14) 其他需求：效益最大化、支出最小化，争取提升净资产收益率。

Other requirements: Maximize the benefits, minimize the expenditures, and strive to increase the return on equity.

- 15) 保安室及处突室：位置方便，供保安休息、装备存储、处突等

Security room and emergency handling room: The positions shall be convenient; they are provided for the resting of security personnel, storage of equipment, and handling of emergencies, etc.

4. 安防设计要求 Security Design Requirements

1) 安防系统构成

Security system composition

安防系统包括门禁、监控、防盗、停车管理、一卡通、访客管理、闸机控制、巡更、梯控、楼宇路障、防爆检测等。

The security system includes the access control, monitoring, burglary prevention, parking management, one-card solution, visitor management, gate machine control, patrol, elevator control, building barricade, and explosion detection, etc.

a) 视频监控系统

Video monitoring system

- 系统采用网络架构，前端为网络摄像机(IPC)，机房安装网络录像机(NVR)，安保机房安装管理平台(VMS)，中控室(监控中心)进行集中视频显示及切换、控制。
- The system shall use a network architecture, with the front end being internet protocol cameras (IPC), the machine room installed with network video recorders (NVR), the security machine room installed with a video management system (VMS) and the central control room (monitoring center) centrally displaying, switching and controlling the videos.
- 所有录像保存周期满足 24 小时*90 天，25 帧/秒，分辨率不低于 130 万像素标准。
- All videos shall be kept for a period of 24h*90d as per 25FPS and resolution of not less than 1.30 million pixels.
- 系统具有与其他系统联动(如入侵报警、出入口控制等)的接口。当其他系统向视频系统给出联动信号时，系统能按照预定工作模式，进行切换、显示等。
- The system shall have interfaces for linking with other systems (such as intrusion alarm, and entrance and exit control). When other systems send linkage signals to the video monitoring system, the latter can switch and display them according to the predetermined working pattern.

- 部分重要点位考虑智能（AI）摄像机，进入人脸识别、行为检测等功能。
- Consider AI cameras in some important positions, for face recognition and behavior detection, etc.
- 部分高挑空空间部署全景高清摄像机，进行全景无死角高清监控覆盖功能。
- Deploy panoramic HD cameras for some high atrium spaces, to conduct panoramic HD monitoring without dead angle.
- 系统需要预留接口，北京的总控中心安装视频客户端进行远程操控。
- The system shall be reserved with an interface for installing the video client so that the master control center in Beijing can conduct remote operation and control.

注：以上未列事宜，按常规设计考虑。

Note: Matters not listed above shall be considered according to the conventional design.

b) 门禁控制系统

Access control system

- 门禁系统采用网络化、分布式系统，控制器支持 TCP/IP 协议。
- The access control system shall be a networked and distributed system with the controllers supporting TCP/IP.
- 门禁卡采用非接触式 IC 智能卡，符合 ISO 14443A 标准。
- The access control card shall be a contactless intelligent IC card that meets the ISO 14443A standard.
- 系统支持电子地图、报警颜色区分、防反传、报表导出（Excel）功能。
- The system shall support electronic map, color differentiation of alarms, anti-passback, and report form (Excel) export.
- 单控制器需支持持卡人 50000 以上，单控制器数据存储不低于 50000 条。

- A single controller shall support a capacity of more than 50,000 cardholders and store not less than 50,000 pieces of data.
- 系统需要预留接口，北京的总控中心安装门禁客户端进行远程操控。
- The system shall be reserved with an interface for installing the access control client so that the master control center in Beijing can conduct remote operation and control.

注：以上未列事宜，按常规设计考虑。

Note: Matters not listed above shall be considered according to the conventional design.

c) 大堂闸机通道控制

Lobby gate machine control

- 闸机通道控制可以采用门禁卡或者人脸识别进行控制。
- The gate machine control can use access control card or face recognition control.
- 闸机系统的控制部分与门禁控制系统控制器兼容。
- The control part of the gate machine system shall be compatible with the controller of the access control system.
- 闸机控制系统需要具备“防尾随”功能。
- The gate machine control system shall have the anti-trailing function.

d) 一卡通系统

One-card solution system

- 一卡通以门禁 IC 卡为介质，扩展相关功能。
- The one-card solution shall use the access control IC card as the medium to extend the related functions.
- 包括门禁、停车、餐厅、内部消费、闸机、梯控等。
- The system can be used in access control, parking, canteen, internal consumption, gate machine, and elevator control, etc.

e) 停车管理系统

Parking management system

包括一卡通用、车牌识别、智能引导、车位显示、反向寻车等功能。

It shall include functions such as one-card solution, license plate recognition, intelligent guidance, parking space display, and reverse vehicle tracking, etc.

f) 访客管理系统

Visitor management system

可通过微信公众号或 APP 进行预约。

Visitors can make appointments via the WeChat official account or APP.

可现场登记发卡、现场拍照等方式来实现访客出入的管理。

The system can achieve visitor access management through onsite registration and card issuing, and onsite photo taking, etc.

具有访客人证核验功能。

It has the function of verifying visitors and their certificates.

具有访客黑名单功能。

It has the visitor blacklist function.

具有后台集中联网管理、数据统计功能。

It has the functions of backstage networking management and data statistics.

g) 安防控制中心

Security control center

- 监控中心应有保证自身安全的防护措施和进行内外联络的通讯手段。
- The monitoring center shall have protective measures that guarantee its security and means of communication for internal and external contact.
- 设置紧急报警装置和留有向上一级（本地及北京）接处理中心报警的通信接口。
- Set emergency alarm devices and reserve communication interfaces for giving alarms to the upper-level (locality and Beijing) handling centers.
- 控制中心的大屏幕优选采用小间距 LED 拼接屏幕，支持多种信号源、灵活操控。

- The big screen of the control center shall be preferably a screen spliced by LEDs with small spacing, which supports multiple signal sources and is flexible to operate.

h) 分机房及总机房

Machine room and security machine room

- 各个楼层的分机房（安装门禁系统的控制器、录像机等设备）可与 IT 共用。
- The machine room (installed with the access control system controller and video recorder, etc.) on each floor can be shared with IT facilities.
- 安防总机房（部署门禁服务器、存储备份、显示等）需独立，与监控中心相邻。
- The security machine room (deployed with the access control server, storage backup, and display, etc.) shall be independent and adjacent to the monitoring center.

i) 防盗报警系统

Burglar alarm system

按常规设计考虑，符合当地公安部门要求。

It shall be considered according to the conventional design and meet the requirements of the local public security department.

j) 电子巡更系统

Electronic patrol system

按常规设计考虑。

It shall be considered according to the conventional design.

k) 电梯控制系统

Elevator control system

按常规设计考虑。

It shall be considered according to the conventional design.

l) 楼宇路障系统

Building barricade system

电动升降柱，进行楼宇周边物理保护。

Electric lifting columns shall be used to provide physical protection to the building perimeter.

m) 防爆检测系统

Explosion detection system

大堂入口，进行防爆、安检设计考虑。

Consider the anti-explosion and security check design for the lobby entrance.

2) 其他说明

Others

- 闸机及部分区域的门禁控制系统可考虑人脸识别进行出入控制。
- Face recognition can be considered for the gate machines and the access control system of some areas for purposes of access control.
- 部分重点区域，可部署带 AI 功能的摄像机，进行智能分析。
- Cameras with AI functions can be deployed in some key areas for intelligent analysis.
- 门禁系统除了门卡介质，可以考虑 Mobile Access 模式进行移动授权。
- Besides door cards, Mobile Access mode can be considered for the access control system for purposes of mobile authorization.

五、（方案评审阶段）成果要求

V. Requirements for Deliverables (Scheme Review Stage)

1、设计评判要点 Design Review Points

见第一部分《投标须知》第 2.2.3 项方案评审原则。

See 2.2.3 Scheme Review Principles in Part I *Notes for Bidders*.

2、成果内容要求 Requirements for Deliverables Contents

1) 设计说明及经济技术指标

Design description and economic and technical indicators

- 2) 鸟瞰图不少于 2 张
Aerial views of not less than 2
- 3) 总平面渲染图
Master plan rendering
- 4) 总平面图 (CAD)
Master plan (CAD)
- 5) 场地剖面图
Site section
- 6) 彩色平面设计草图
Color plan design sketch
- 7) 造价估算
Cost estimation
- 8) 材料建议
Material suggestions
- 9) 初步分析图
Preliminary analysis diagrams
 - a) 用地分析图
Land analysis diagram
 - b) 功能分区示意图 / 业态分析及布置图
Function zoning diagram/business format analysis and layout
 - c) 典型单体平面示意图
Schematic plan of the typical single building
 - d) 建筑形态分析图
Architectural form analysis diagram
 - e) 内部货流交通流线分析图

Internal cargo flow analysis diagram

- f) 停车、车流动线分析图

Parking and vehicular flow analysis diagram

- g) 内部人流分析图

Internal pedestrian flow analysis diagram

- h) 竖向交通分析图

Vertical transportation analysis diagram

- i) 空间序列及景观轴线分析图

Space sequence and landscape axis analysis diagram

- j) 水体及绿化系统示意图

Water body and greening system diagram

- k) 重点部位建筑景观意念示意图

Conceptual diagram of the building landscape of key parts

- l) 建筑轮廓线（天际线图）

Building contour (skyline diagram)

- m) 消防分析图

Fire protection analysis diagram

- n) 景观视线分析图

Sight analysis diagram of landscape

- o) 日照分析图

Sunlight analysis diagram

- p) 其他必要的分析图

Other necessary analysis diagrams

10) 建筑模型

Building model

- a) 整体区域模型，包含中国华润大厦、深圳湾万象城、深圳湾体育中心等，比例 1: 1000 。

The model of the whole area, including China Resources Tower, MixC Shenzhen Bay, and Shenzhen Bay Sports Center, etc., with the scale of 1:1000;

- b) 建筑单体模型，比例 1: 300 。

Single building model, with the scale of 1:300;

- c) 其他表达设计概念的相关图纸文件（效果图总数量不少于 8 张）

Other related drawing documents to express the design concept (with a total number of renderings of not less than 8)

3、成果规格与数量要求 Requirements for Deliverables Specifications and Quantity

- 1) 概念设计方案文本：

Text of the conceptual design scheme:

A3 规格，装订成本，一式 15 份，无篇幅限制要求，采用双面软胶装的规格进行打印订装；

In A3 size, bound, in 15 copies, no length limitation, adopted the double-sided soft binding;

A0 展板 ≤ 5 张；

A0 display board, ≤ 5 boards;

- 2) 三维数字化模型文件：

3D digital model files:

- a) 仿真 3dmax 格式（具体文件格式详见附件）；

Simulation 3DMAX format (see the attachment for the detailed file

format);

b) skp 或 rhino 格式

skp or rhino format

3) 现场汇报演示文件：PPT 或 PDF 格式；

Onsite presentation file: In PPT or PDF format;

4) 电子文件：U 盘及光盘各 1 份，含设计策略报告（PPT、doc 文件或可编辑的 PDF 文件）、CAD 图纸（包括总平面图、建筑各层平面图等图纸的 DWG 文件）、评审展示用图（A0，300DPI 的 JPG 或 PDF 文件）、三维数字化模型文件（仿真 3dmax 格式及 skp/rhino 格式）、现场汇报演示文件（PPT 或 PDF 文件）等；

Electronic files: Respective 1 USB flash drive and CD, including the design strategy report (in PPT, doc, or editable PDF), CAD drawings (including the master plan and building floor plans, etc. in DWG), presentation drawings for the review (A0 size, JPG in 300DPI or PDF), 3D digital model file (simulation 3DMAX or skp/rhino format), and onsite presentation file (PPT or PDF), etc.

六、定标后各阶段设计要求

VI. Design Requirements for Each Stage after Bid Award

方案评审定标后，中标单位负责继续按第一部分《投标须知》第 1.7 款的要求完成本项目设计工作，具体成果要求参见《中投证券大厦项目建筑设计任务书（概念至扩初阶段）》。

After bid award, the bid winner shall continue to complete the design of the project according to the requirements in 1.7 of Part I *Notes for Bidders*. See *Design Brief on the Architectural Design of China Investment Securities Building Project (Concept to*

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Design Development Stage) for the specific requirements for deliverables.

七、其它

VII. Miscellaneous

以上所有设计成果文字须采用中外双语，中文外文内容如有出入以中文为准。

All the above deliverables must use both Chinese and English, and any inconsistency between the Chinese and English contents shall be subject to the Chinese contents.

设计机构须遵守中华人民共和国及地方政府和部门颁布的有关商业秘密保护的法律法规和管理规定，对招标人提供的技术、经济资料及有关信息予以保密。未经招标人书面允许，投标人不得向第三人泄露、转让招标人提供的技术、经济资料及有关信息，不得将投标人获得的招标人有关资料与信息用于本次咨询设计以外的其他用途。如违反上述要求给招标人造成损失的，须赔偿招标人因此所遭受的全部损失。

Design agencies must comply with the laws and regulations and administrative provisions issued by the People's Republic of China and local government and department on trade secret protection and keep confidential the technical and economic data and related information provided by the Tenderer. Without the written permission of the Tenderer, bidders shall not divulge or transfer to third parties the said data and related information or use the obtained data and information for purposes other than the design in the consultation, otherwise, they shall compensate the Tenderer for all the losses suffered therefrom, if any.

本任务书中未尽事宜及招标人可能进行的设计调整要求等可在设计过程中由代建人与投标人商榷解决方案，最终由代建人和业主书面确认，此部分与本设计任务书具有同等效力。

For matters not covered herein and the design adjustments and requirements, etc. that may be made by the Tenderee, the Construction Agent and bidders shall discuss the solutions in the design process, which shall eventually be confirmed by the Construction Agent and owner in writing and have the same effect as the Design Brief.

八、附件

VIII. Attachments

1、图纸资料 Drawings and Documents

中投证券大厦项目建筑设计（方案评审阶段）任务书附件清单 List of Attachments of Design Brief on the Architectural Design of China Investment Securities Building Project (Scheme Review Stage)	
01 上位规划 Master planning	《南山后海中心区城市设计实施评估与深化设计》 <i>Nanshan Houhai Central Area Urban Design Implementation Assessment and Detailed Design</i>
	后海中心区用地性质图.dwg <i>Houhai Central Area Land Nature Diagram.dwg</i>
	后海中心区空间控制图.dwg <i>Houhai Central Area Space Control Diagram.dwg</i>
	后海中心区地下空间图.dwg <i>Houhai Central Area Underground Space Diagram.dwg</i>
	《南山后海中心区城市设计》地块规划设计要点说明（D区、D11） <i>Description of Plot Planning and Design Points of Nanshan Houhai Central Area Urban Design (Area D/D11)</i>
02 规范 Specification	《深圳市城市规划标准与准则》（2018局部修订版） <i>Shenzhen Urban Planning Standards and Guidelines (2018 Revision)</i>
	《深圳市建筑设计规则 2019》 <i>Architectural Design Rules of Shenzhen City 2019</i>
03 其他 Others	Officeeasy 润商务介绍（供参考） <i>Officeeasy Introduction (for reference only)</i>

2、仿真文件格式要求 **Format Requirements of Simulation Files**

要求各投标单位提供仿真相关技术资料：

Bidders are required to provide the simulation-related technical data:

- a) 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。

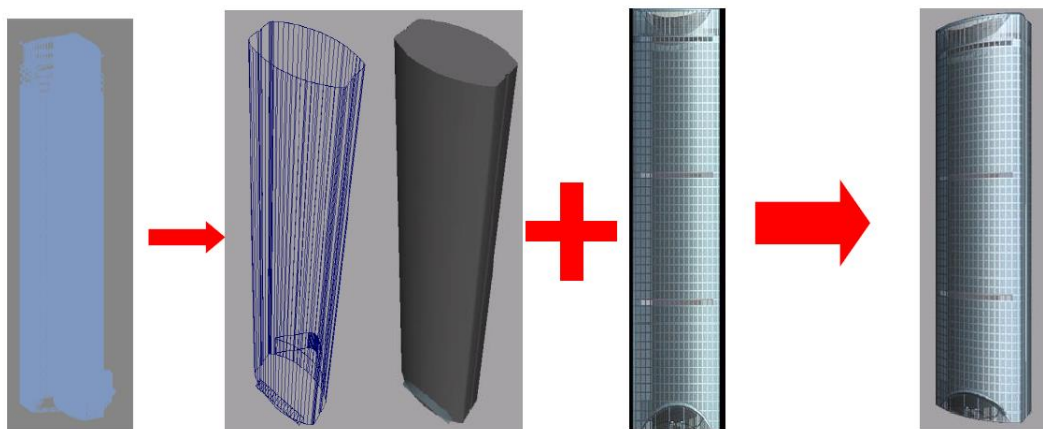
Bidders shall provide original documents of the 3DMAX model (2009 or 2010 version) and the materials of relevant textures, and meanwhile, provide the renderings in the format of JPG of four facades of each building, with about 5,000 pixels. The master plan of each scheme shall be in JPG, with about 5,000 pixels.

- b) 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。

Provide simplified models, including the simplified models of façade texture and master plan of each building. No co-plane is allowed for simplified models, and total building planes shall be between 100 and 10,000.

附：模型简化示意图：

Attachment: Simplified model diagram:



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）仿真制做的模型。

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

第三部分 附件资料

Part III Annexes

附件 1 报名表 - 中投证券大厦项目建筑设计公开招标

Annex 1 Application Form—Open Bidding for Architectural Design of China Investment Securities Building Project

报名表简表（注：本表请保持与报名文件内容一致）

Simplified Application Form (Note: Please keep the contents of this form consistent with the contents of the application documents)

公司注册名称 Registered company name	国家 或地区 Country or region	公司类似业绩 (5 个以内) Company achievements of similar projects (within 5)	主创团队名单 List of the team of chief designers	主创团队业绩 (5 个以内) Achievements of the team of chief designers (within 5)	主创设计师奖项/荣 誉 (5 个以内) Awards/honors of chief designers (within 5)	项目联系人 联系电话及邮箱 Contact person, contact number and e- mail of the project

A、投标单位基本情况

A. Basic information of bidder

1	公司注册名称 Company registered name	
	公司详细资料 Company details	
2	国家或地区 Country of region	
	法定代表人 Legal representative	
	常驻地址 Permanent address	
	电话 Tel	
	传真 Fax	
	网址 Website	
	电子邮箱 Email	
	公司成立日期 Date of establishment	
	设计资格的种类/级别 Category/grade of design qualification	
	本项目联系人 Contact person for this project	
3	姓名 Name	
	头衔和职务 Title and post	
	电话 Tel	
	传真 Fax	
	电子邮箱 Email	
	通信地址及邮政编码 Mailing address and postal code	

B、公司同类型项目设计经验（不超过 5 个）

B. Company design experience in similar projects (no more than 5)

<p>填写要求：</p> <p>Requirements:</p> <p>1、简述项目名称、地点、所承担的设计内容及项目规模。</p> <p>1. Brief of the project name, place, responsible design and project size</p> <p>2、项目完成情况和获奖情况。</p> <p>2. Completion and award of the project.</p> <p>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）。</p> <p>3. Information about the Tenderer and contact information of the Tenderer (mailing address, telephone, fax and e-mail).</p> <p>4、主要参加人（设计师）的姓名、职务、作用及责任分工。</p> <p>4. Name, position, role and division of responsibility of main participants (designers).</p>
<p>项目 1</p> <p>Project 1</p>
<p> </p>
<p>项目 2</p> <p>Project 2</p>
<p> </p>
<p>项目 3</p> <p>Project 3</p>

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

C. Chief designers of the project

姓名 Name	
学历、学位及专业特长 Education , degree and specialty	

详细任职历史（自现职开始） Work experience (since current position)	
获得国内或国际奖项 Domestic or international awards	
设计经验（不超过 5 个） Design experience (no more than 5)	
项目名称 Project name	
项目规模、特点及性质 Project size, characteristics and nature	
项目名称 Project name	
项目规模、特点及性质 Project size, characteristics and nature	
项目名称 Project name	
项目规模、特点及性质 Project size, characteristics and nature	
项目名称 Project name	
项目规模、特点及性质 Project size, characteristics and nature	
项目名称 Project name	

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

D、签字盖章

D. Signature and seal

<p>我谨代表前述申请参加本次投标的设计公司声明：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。 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>公司法定代表人 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：_____系
的法定代表人。

特此证明！

It is hereby certified as follows:

Name: _____ Sex: _____ Age: _____ Title: _____ is the legal representative of
_____.

投标单位（盖章）：

Bidder (seal)

日期：_____年_____月_____日

Date: MM/DD/YY

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。

2. 须提供法定代表人的身份证复印件（附后）。

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

2. Hard copy of legal representative's identity card shall be provided (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
To

（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，参加贵司组织的中投证券大厦项目建筑设计公开招标项目的招标活动，代表本公司处理招标活动中的一切事宜。包括但不限于：投标、谈判、签约等。投标人代表在招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。投标人代表无转委托权。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 (Open Bidding for Architectural Design of China Investment Securities Building Project) organized by you respected company, and to handle all matters in the bidding activity on behalf of the Company, including but not limited to bidding, negotiation, contract signing, etc. The 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 is signed and takes effect on _____ (date).

被授权人:	职务:
Authorized representative:	Title:
联系电话:	手机:
Contact number:	Mobile phone:
身份证号码:	
ID number:	
投标单位（盖章）:	
Bidder (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；

2. 提供代理人的身份证复印件（附后）。

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

附件 4 投标确认函

Annex 4 Confirmation Letter of Bidding

投 标 确 认 函

Confirmation Letter of Bidding

致

To

我方在此确认参加中投证券大厦项目建筑设计公开招标活动，我方承诺遵守本次招标活动的一切规则，并同意和承诺如下事项：

The Company hereby confirms that it will participate in the Open Bidding for Architectural Design of China Investment Securities Building Project, and undertakes that it will comply with all rules of the bidding activities and agree and undertake the following matters:

1. 我方承诺按照招标文件中的要求按时提交设计成果。

1. The Company undertakes to submit design schemes on time in accordance with the requirements of the tender document.

2. 我方承诺按照《投标确认函》所承诺的提交的主创设计人员将全程参与设计竞标阶段的设计工作（附投标单位主创设计人员名单及工作分配表）。

2. The Company undertakes that the chief designers that submit design schemes as promised in the *Confirmation Letter of Bidding* will participate entirely in the design in the design bidding stage (attached with the list of chief designers and work assignments form of the bidder).

3. 我方承诺按照设计竞标阶段设计任务书要求的深度完成设计成果。

3. The Company undertakes to fully complete the design schemes in accordance with the design brief requirements in the design bidding stage.

4. 我方保证提交的设计成果内容无任何虚假、未侵犯他人知识产权。若评标过程中查出有虚假，同意作无效投标文件处理并取消参赛资格。若中标之后查出有虚假，同意废除中标资格接受处罚，承担因侵犯他人知识产权而由此引起的全部法律责任和经济责任。

4. The Company ensures that the submitted design schemes are free from any false information or infringement upon intellectual property rights. If any false information is found during bid evaluation, it agrees to be invalidated and disqualified for the competition. If any false information is found after winning the bid, it agrees to be disqualified for winning the bid, and bear all legal and

华润（深圳）有限公司 CHINA RESOURCES(SHENZHEN) CO.,LTD

深圳市深南东路 5001 号华润大厦 14 楼 14/F,China Resources Buiding,No.5001,Shennan Road East,Shenzhen,China

电话 Tel: (755) 8266-8277 传真 Fax: (755) 8266-8839 网址 Http: www.crcsz.com

economic responsibilities caused by the infringement upon intellectual property rights of others.

5. 如我方中标，我方将按照《投标确认函》所承诺的设计人员组建项目设计组，完成本项目的全部设计工作。如未经主办方书面同意更换项目设计组成员，招标人有权取消我方的中标资格或单方面终止合同，由此给招标人造成的损失由我方承担。

5. If the Company wins the bid, it will set up a project design team according to the designers promised in the *Confirmation Letter of Bidding* and complete all the design work of the project. If members of the project design team are replaced without the written consent of the sponsor, the Tenderer has the right to disqualify the Company for winning the bid or unilaterally terminate the contract, and the losses caused thereby to the Tenderer shall be borne by the Company itself.

在正式委托合同签署并生效之前，贵方的《招标公告》、《招标文件》、《投标确认函》和《中标通知书》将成为约束我方和代建人的合同文件的组成部分。

Before the formal entrustment contract is signed and takes effect, your *Tender Notice*, *Tender Document*, *Confirmation Letter of Bidding* and *Letter of Acceptance* will become an integral part of the contract document binding both parties.

为方便联系，我方指派_____（先生/女士）出任本次投标工作联系人。联系电话：_____，邮箱：_____

For the convenience of contact, the Company appoints (Mr./Ms.) _____ as the contact person of the bidding activities. Contact number: _____, E-mail: _____.

特此函告！

The notice is hereby given!

附：投标单位主创设计人员名单及工作分配表

Annex: List of Chief Designers and Work Assignment Form of the Bidder

序号 S.N.	主创人员名单 List of chief designers	拟承担的工作内容 Work assignment
1		
2		
3		
...		

单位名称（加盖公章）：

Company name (affixed with official seal):

主创设计师（签字）：

Chief designer (signature):

法人代表或委托人（签字）：

Legal representative or principal (signature):

地址：

Address:

电话：

Telephone:

传真：

Fax:

日期：

Date:

附件 5 商务标文件（商务标文件将在第一阶段报名及资格预审阶段结束后提供给入围投标人）

Annex 5 Commercial Bid Document (this document will be provided to the shortlisted bidders after the end of Stage 1 Application & Prequalification)