

Shenzhen Longgang District
Enlightenment Xiexin Science and
Technology Park Project Phase 4

Tender document for architectural
design scheme

Organizer: Shenzhen Longgang District Enlightenment

Xiexin Science and Technology Park Development Co., Ltd.

(Seal)



Supervision unit: Longgang Administration Bureau of

Shenzhen Municipal Planning and Natural Resources Bureau

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Tender information

1. Project Overview

1.1 project background:

The project is located in the core area of Dayun New City (one of the four major new cities in Shenzhen) , about 5 km from the center of Longgang District, adjacent to Dayun Stadium, east to the Shenzhen-hong Kong International Center under construction, south to Dayunshan Park and International College Station, the north echoes the life service supporting area and the Tian 'an digital city, the overseas student pioneering park and other industrial projects.

1.2 project positioning:

The overall orientation of this project is an influential international industry benchmark project with headquarter R & D, Industry R & D, Innovation R & D, high-end talents living and starting businesses, perfect supporting system and full of vitality, and for Shenzhen Longgang Dayun District to create an international image of the city. The four phases to be designed are the only super-high-rise building in the project and the most important landmark building in the project.

1.3 perimeter and location traffic

The northeast side of the whole project (phases I to IV) is the Shenzhen Sports School and Longgang Police Station, the southeast side is the main venue of the Universiade, the south side is the Dayunshan Park, and the west side is close to the entrance and exit of the Yanlong Avenue Expressway, to the north is Central China Normal University. Four of them are industrial promotion center on the East Side, Dayunshan Park on the south side, phase

I apartments on the west side, and Phase I R & D building on the north side.
(see Figure 1)



图一：项目周边状况

1.4 Lot Red Line and area

The site is generally divided into three blocks for development. The first phase of the project in Block 1 has been completed. The second and third phases of the project in Block 2 and 3 are in progress, of which phase 2.1 was completed in late December 2019. The design scope for the project phase four, located in the neighborhood of a unit, in addition to phase one of the part.

.1 site conditions:

The general use of the project land is: General Industrial Land + commercial service land + Urban Road Land + Park green space. The total floor area of the building, which includes r & D rooms, business apartments, commercial and other supporting facilities, is 583096 square meters,

taking into account the floor area ratio. The project is divided into three blocks for development. The project located in Block 2(8-17 blocks) is designed as R & D House, business apartment and commercial building. Of these, 8(commercial apartments) , 9(r & D buildings) will be completed in the second phase of the project and 10-17 in the third phase of the project, which is scheduled to be

completed by the end of March 2022. Phase II of the project (18-22 buildings) in Kai Fong 3 is designed as R & D Room, business apartment, commercial and other supporting facilities (Community Health Service Center, Community Management Room, community service room, garbage station, public toilet, small charging station, cultural activity room) . The project is scheduled for completion at the end of 2021 in December.

Phase I of the project is designed as apartment, R & D Room and commercial completed. This design scope is phase IV of the project. It is located in Block I, except Phase I.

Nature of land use: a type of industrial land + business service land + public green space (M1 + C + G)

The total site area of the project is 192738 square meters, the design scope is located in block 01-03 of block 01-03 of the neighborhood, the construction site area is 9048 square meters.



2. Mode and rules of tender

- 1) This tender is for the design of planning and construction scheme. The tender is by invitation + Open application.
- 2) The evaluation of the bidding scheme shall be conducted by means of hidden bidding, and the best winning scheme shall be selected. The design unit of the scheme shall be the winning bidder, the tenderer will sign the “Four-phase project design contract” with the winning bidder (please refer to the appendix of this bidding document for details) .
- 3) There are three or more qualified bidding schemes to participate in bid opening and evaluation, which means effective bid opening and evaluation. If there are less than three applicants who meet the registration requirements, the bidding unit will terminate the bidding activity and organize the bidding again.

4) After the tenderer has signed up according to the time and method stipulated in this document, the tenderer shall give the relevant bidding documents. If the tenderer does not organize on-site reconnaissance, the tenderer shall organize on its own to conduct reconnaissance.

3. Schedule

(all times shown below are subject to China Standard Time)

Time		Matter
Related arrangements	2021 20 July 12:00 to 2 August 12:00	During the registration period, the design units participating in the bidding shall submit their enquiry questions by fax, email, etc. . The tenderer will give a reply as soon as possible, and at least one working day before the deadline
	2021 16 Sep 12:00 am	Submission of tender proposal by the tenderer
	2021 24 Sep	Scheme review
	2021 30 Sep	Announcement of the outcome of the scheme evaluation

4. Registration requirements and registration documents

1) All domestic and international design units are eligible to apply.

Individuals and individual groups will not be accepted.

- 2) The design personnel participating in this tender activity shall be the main personnel of the design unit, and the chief designer responsible for the project shall be directly involved in the whole design process.
- 3) The applicant should have design experience of 150 meters or above Super high-rise building without limitation of design qualification.

5. Requirements for tender documents

- 1) The bid documents submitted must conform to the relevant urban planning and design codes and standards of China and Shenzhen Municipality, and meet the requirements of the "Content and form of the results" in the "Design Task Book for the fourth phase of bidding", the expression must be complete, clear and accurate
- 2) Each design unit based on the requirements of the design task, can only submit a proposal. Participating tenderers must submit design documents anonymously, the tenderer shall not mark the name of the tenderer or any other symbol or mark that can identify the tenderer and the designer in any design outcome (including text documents, graphic documents, display drawing models, etc.) submitted for evaluation.
- 3) All bidding documents must be delivered on time and in one lump sum, and the tenderee shall issue a receipt for acceptance.
- 4) The final planning and design results submitted by the successful tenderer must meet the requirements of Article 5.1 of this tender document and the content, depth and results of the "Contract for architectural design of Shenzhen Longgang District Edification Xiexin Science and Technology Park Phase IV, Project".
- 5) The bidding documents shall be submitted to the organizer before the deadline, whichever is the actual date of receipt. Late will be regarded

as abstention, and shall not participate in the tender activities of the follow-up evaluation.

6. Scheme review

1) The evaluation committee is composed of five members, including four experts in the background of the planning and construction industry and one representative of the tenderer. The specific rules for the review shall be determined by the review committee

2) The evaluation committee shall be presided over by the leader of the evaluation team, who shall be elected and shall have the same voting rights as other members in the evaluation.

3) Scheme review principles

① Comply with the relevant laws, regulations and norms of the state and Shenzhen Municipality.

② Meet the requirements of the tender: urban planning, positioning requirements, environmental protection, urban design, architectural design, land use function, land development model, space form and construction by stages.

③ Focus on the innovation, originality, overall coordination of the program, as well as technical and economic rationality, structural and economic rationality, Operability and other requirements.

④ Practical, economic, beautiful, environmental.

⑤ According to the principle of cost control, the project investment estimate shall not exceed the investment limit stipulated in the bidding documents.

7. Tender Award and design compensation

1) The position of the tenderers shall be ranked according to the

comprehensive score. First is the winning bidder, the winning bidder won the project design contract (the tentative total contract price of about RMB 3 million yuan, with the notification of winning the bid and the contract agreement shall prevail) , no award and compensation; The second winner received a compensation of 300,000 yuan, the third winner received a compensation of 200,000 yuan, the fourth and fifth winner received a compensation of 50,000 yuan, no other design units awards and compensation.

- 2) All expenses incurred in participating in this tender, including design fees, and all taxes incurred shall be borne by the tenderer.

8. Effectiveness of the outcome document

If all tender documents are considered by more than two thirds of the members of the evaluation committee under any of the following circumstances, the bidding documents shall be deemed to be invalid (the invalid bidding documents shall be retrieved by the design unit of the specific bid within 10 days after receiving the notice, and the invalid bidding documents that are overdue shall be discarded by the tenderee) .

- 1) The name and organizational structure of the tenderer indicated in the bid outcome document are materially different from those of the applicant for pre-qualification.
- 2) Where the bid outcome document is delivered after the deadline.
- 3) Altering the design content without authorization after the specified deadline in the submission of the bid outcome document.
- 4) If the relevant documents are not submitted in accordance with the requirements of the design mission statement, the contents are incomplete, and the substantive requirements and conditions of the design mission statement are not met, the relevant

documents are ultimately not adopted after the evaluation and approval by the Programme Review Committee.

- 5) The bid result document is not original, has been published or is considered by more than 2/3 of the judges to be identical with other similar works.

9. Copyright and related laws

- 1) The design unit participating in the bidding shall have the copyright of all the outcome documents submitted for this bidding activity, but all the outcome documents of the bidding shall not be returned to the design unit after evaluation; After the winning bidder and the tenderer have signed the “Shenzhen Longgang District Enlightenment Xiexin Science and Technology Park Phase IV, project architectural design contract”, the design work shall be completed in accordance with the provisions of the contract, and after the tenderer has paid the Design Fee, the copyright and related rights and interests of the design results shall be owned by the tenderer.
- 2) The tenderer shall have the right to publish and display all the bidding outcome documents free of charge and to introduce, display and evaluate the bidding outcome documents through the media, professional magazines, professional periodicals or other forms, the design units participating in the bidding shall have the right of signature on the bidding outcome documents submitted by them.
- 3) The content of all the bidding documents shall be the original of the design unit participating in the bidding, and shall not contain any material that infringes the intellectual property rights of the third party. In case of infringement, the infringing party shall be disqualified from participating in the bidding activity, and the infringing party shall bear all legal liabilities.

- 4) All the basic technical data (words, drawings, electronic data, etc.) provided by the tenderer to the Design Unit shall be protected by copyright. No person shall, without authorization, reproduce, adapt, distribute, publish, lend, transfer or in any other way disclose or use the above-mentioned technology-based information, or shall bear the relevant legal liability.
- 5) Applicable Law: this international tender shall be governed by the laws of the Law of the People' s Republic of China (excluding the laws of the Hong Kong Special Administrative Region, the Macao special administrative region and Taiwan, or "The laws of China") , chinese laws shall apply to the bidding work and all he bidding documents.

10. Other points to note

- 1) All documents related to this bidding activity shall be in Chinese format.
- 2) The tenderer reserves the right to change the schedule of the event. Any changes will be notified 5 days in advance.
- 3) The design units participating in this bidding activity shall be deemed to recognize all the contents of this document and be bound by the contents of this document voluntarily.
- 4) The winning bidder shall revise and improve the scheme according to the opinions of the scheme review committee (before the scheme design contract is signed) , and assist in the completion of the scheme report and construction, and ensure that the project leader and key designers are always involved in the design work. If the overseas winning bidder has no domestic qualification, the tenderer shall appoint the following construction drawing unit to report the construction plan, and the overseas company shall cooperate accordingly.

The power of interpretation of this document shall be vested in the tenderer.

11. Access to information

Related information can be downloaded from the website of Shenzhen

Urban Design Promotion Center: www.szdesigncenter.org

12. Contact

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