平安汽融大厦建设项目

暂定名

PING AN AUTO FINANCE BUILDING CONSTRUCTION PROJECT (TENTATIVE NAME)

建筑方案设计公开招标

OPEN TENDER FOR ARCHITECTURAL SCHEME DESIGN

招标文件

TENDER DOCUMENT

平安银行股份有限公司汽车消费金融中心
Automotive Consumer Finance Centre of Ping An Bank Co., Ltd.

2022.10

平安汽融大厦建设项目（暂定名）
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Automotive Consumer Finance Centre of Ping An Bank Co., Ltd.

2022 年 10 月

October/2022

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第一部分：招标须知

Section 1: Instructions for Tender

一、项目说明

I. Project description

1.1 项目名称：平安汽融大厦项目（暂定名）

1.1 Project name: Ping An Auto Finance Building Project(Tentative Name)

1.2 招标人： 平安银行股份有限公司汽车消费金融中心

1.2 Tenderee: Automotive Consumer Finance Centre of Ping An Bank Co., Ltd.

1.3 项目概况

1.3 Project overview

深圳市的城市建设始自罗湖区，逐渐向西发展。自90年代起，福田区开始成为深圳市重点开发和建设的中心城区，是深圳市委、市政府所在地。目标建设成为深圳市的行政、文化、信息、国际展览和商务中心。

Initiating from Luohu District, the urban construction in Shenzhen has expanded westwards gradually. Since the 1990s, Shenzhen has focused development and construction on Futian District, where the CPC Shenzhen Municipal Committee and Shenzhen Municipal People's Government are located, in a bid to build it into the administrative, cultural, information, international exhibition and commercial hub of Shenzhen.

平安汽融大厦建设项目位于深圳市福田中心区B116-0032地块，益田路与福华四路交汇处。项目所在的福田中心区，是深圳现时成熟的CBD，也是深圳市政府所在地。深圳城市中轴线穿越CBD中央并串联一系列的绿色开放空间，而项目地块则位于中轴线以西纵轴线上。

Ping An Auto Finance Building Construction Project is located at plot B116-0032 at the intersection of Yitian Road and Fuhua 4th Road, Futian central area, Shenzhen. As the Project's location, Futian central area is a well-established central business district (CBD) of the city, as well as home to Shenzhen Municipal People's Government. The Project's plot is located on the longitudinal axis to the west of the central axis of Shenzhen City, which passes through the centre of CBD and links a series of green open spaces.

1.4 招标范围：

1.4 Tender scope:

本次招标将确定本项目建筑方案，中标单位将负责完成项目的建筑方案设计（方案到报建深度，其中建筑部分达到扩初深度） 及后续设计及其它需要配合的工作等。建筑师需把控方案最终效果的落地和呈现，对其他顾问团队工作中涉及方案效果的内容进行审核，对施工现场涉及方案效果的内容进行把控，包含不限于图纸审核、材料样板确认及现场巡检等。

The Tender will determine the Project's architectural scheme, with the winner responsible for completing the Project's architectural scheme

design (the scheme should reach depth of construction application, in which the architectural part reaches developed preliminary depth), the subsequent design and other work that needs its cooperation. The architect needs to control the implementation and presentation of the scheme's final effect, review the contents related to the scheme's effect in the work of other consultant teams, and control the contents related to the scheme's effect on the construction site, including but not limited to the review of drawings, confirmation of material samples, on-site patrol &inspection, etc.

二、招标规则

II. Tender rules

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。

1) The Tender adopts the approach of open application. All design agencies with relevant design experience at home and abroad may apply for participation.

2）本次招标不允许设计机构组成设计联合体。

2) The Tender doesn't allow consortiums formed by design agencies .

3）不接受个人及个人组合的报名。

3) The application of individuals and individual groups is not accepted.

三、报名要求

III. Application requirements

1）国际知名设计事务所，擅长超高层或综合体类的复杂项目，参与负责过超高层建筑设计项目；

1) Applicants are internationally renowned design firms good at complicated projects such as super high-rise or complex, with experience in participating in and taking charge of super high-rise building design projects;

2）公司声誉：曾获得国内外设计奖项，**(提供奖项扫描件并加盖投标人公司公章)**；

2) Company reputation: Applicants have won design awards at home and abroad **(with scanned copies of awards provided and the official seals of bidder affixed)**;

3）公司业绩：在国内外有影响力的城市具有项目实践经验和成功案例，拥有丰富超高层公建项目计经验。投标企业具有类似项目规模的建筑设计项目业绩 **(以合同签订日期为准，合同原件扫描件并加盖投标人公司公章)**；

3) Company performance: Applicants have project practice experience and successful cases in influential cities at home and abroad, with rich experience in super high-rise public construction projects. The bidding enterprises have achievements in architectural design projects on similar project scale **(subject to the date of contract signing, with**

scanned copy of the original contract and official seal of bidder affixed);

4）主创设计师业绩和经验：需为知名设计师或公司合伙人，主创设计师必须直接参与项目全周期过程，对项目最终落地性及效果负责；**(需提供主创设计师主要作品集)**

4) Performance and experience of the chief designer: The chief designer must be a well-known designer or the company's partner, and must directly participate in the process and be responsible for the final implementation and effect of the project; **(main work collection of the chief designer should be provided)**

5）项目团队要求：团队成员具有丰富设计经验且团队稳定；需要在国内设有稳定的事务所办公地点，且国内办事处人员需不少于 10 人。项目负责人必须具备 10 年以上超高层建筑设计经验。**(需提供项目负责人主要作品集)**

5) Project team requirements: A stable team consists of members with rich design experience; it is required to have a stable domestic office, and the number of staff in the domestic office should not be less than 10. Project leader must have more than 10 years of experience in super high-rise building design. **(Main works of the project leader should be provided)**

为了保证项目团队人员对中国地区深圳和相关要求的准确理解，项目团队人员中应至少有 1 名通晓汉语的人士。

To ensure an accurate understanding of Shenzhen in China and relevant requirements, the project team should include at least 1 member

with proficient Chinese language skills.

四、投标文件要求

IV. Requirements of bidding documents

1.提交的投标文件必须符合中国以及深圳市有关城市规划与设计规范标准的规定，满足《招标设计任务书》“投标设计成果要求”的要求，表达必须做到完整、清晰、准确；

1. The bidding documents submitted must comply with the regulations of China and Shenzhen on urban planning and design specifications and standards, meet the "Requirements for Bidding Deliverables" in the *Tender Design Brief* with complete, explicit and accurate expression;

2.每家设计单位基于规则指标相关内容的要求下，只能报送一个方案。投标单位不得在提交评审的任何设计成果（包括文本文件、图形文件等）中标注参加投标单位的名称或者其他可以辨认参加投标单位及设计人身份的符号、标记；

2. Each design unit could only submit one scheme based on related requirement of rules and indicators-related contents. Bidders must not mark their names or other symbols and signs indicating identifications of bidders and designers in any deliverables (including text files, graphic files, etc.) submitted for review;

3.所有投标文件必须按时一次性交齐；投标人应将商务文件【包括二本正本及二本副本】单独密封，技术文件【包括二本正本及八本副本】单独密封，未密封及盖章的投标文件将不予签收。投标文件内外密封袋上须写明以下内容：

3. All bidding documents must be submitted in a timely and one-time manner; bidders should seal the business documents (including two originals and two copies) separately, and the technical documents (including two originals and eight copies) separately. The unsealed and unstamped bidding documents will not be signed and accepted. The following contents must be marked clearly on the inner and outer sealing bags of the bidding document:

(a)写明公司名称和地址

(a) The company's name and address

(b)注明下列识别标志：

(b) The following identification marks:

项目名称；

Project name

投标人名称；

Name of the bidder;

投标人地址及邮编；

Address and postal code of the bidder;

(c)2022 年 11 月 15 日 9 点开标，此时间以前不得开封。

(c) The document must not be unsealed before bid opening at 9:00 on November 15, 2022.

(d)所有投标文件的内外层密封袋的各封口处均应贴上封条，并在各封条的骑缝处同时加盖投标人公章。

(d) Each seal of the inner and outer sealing bags of all bidding documents should be affixed with sealing strip, with the bidder's official seal affixed on each seal strip in a cross-page manner.

4.投标单位须将上述要求的资料于 2022 年 11 月 11 日 17:00 点前送往 深圳市福田报税区桃花路 28 号普洛斯中宝物流大厦 4F，收件人：郑工，联系电话：+86-18126316869。主办方在截止时间以后收到的投标文件，将拒绝并退回给申请人。

4. Bidders must send the above required materials to F4, GLP Zhongbao Logistics Building, 28 Taohua Road, Futian FTZ, Shenzhen before 17:00 on November 11, 2022, recipient: Mr./Ms. Zhen, tel: +86-18126316869. Bidding documents received by the Host after the deadline will be rejected and returned to the applicants.

五、招标日程安排

V. Bidding schedule

时间 Time	**事项 Matter**
公开招标及预审（第一阶段） **Open** Tender **and pre-qualification (Stage I)**	

公示 **Publicity**	2022 年 10 月 21 日 10 时- 2022 年 10 月 31 日 17 时 10:00, October 21, 2022 - 17:00, October 31, 2022	发布正式公告及接受报名 Issue of official announcement and reception of application
	2022 年 10 月 25 日 17 时 17:00, October 25, 2022 （暂定/Tentatively）	书面提疑（通过邮件） Questions in writing (via e-mail)
	2022 年 10 月 28 日 17 时 17:00, October 28, 2022 （暂定/Tentatively）	答疑回复截止 Deadline for Q&A
概念方案预审 **Pre-review of conceptual scheme**	2022 年 11 月 1 日-2022 年 11 月 11 日 17 时 November 1, 2022 - 17:00, November 11, 2022 （暂定/Tentatively）	提交概念方案文件 Submission of conceptual scheme documents
	2022 年 11 月 15 日 November 15, 2022 （暂定/Tentatively）	召开概念方案评审并发布结果 Holding of conceptual scheme review and result release
方案设计及评审会（第二阶段） **Scheme design and review meeting (Stage II)**		
方案设计阶段 **Scheme design stages**	2022 年 11 月–16 日-2022 年 12 月 16 日 November 16, 2022 - December 16, 2022 （暂定/Tentatively）	深化概念方案设计阶段 Stage of developing conceptual scheme design
提交方案设计成果	2022 年 12 月 16 日 17 时 17:00, December 16, 2022	提交投标方案文件 Submission of bidding scheme

Submission of scheme deliverables	（暂定/Tentatively）	documents
评审 Review	2022 年 12 月 20 日 December 20, 2022 （暂定/Tentatively）	专家评审，确定中标人 Confirmation of winner through expert review
	2022 年 12 月 30 日 December 30, 2022 （暂定/Tentatively）	公布中标人 Announcement of winner

注：1.所有时间均以北京时间为准，招标人保留调整日程安排的权利。

Note: 1. All time is subject to Beijing time, and the Tenderee reserves the right to adjust the schedule.

2.受疫情、不可抗力影响导致的时间变化将另行通知。

2. Time changes caused by COVID-19 pandemic and force majeure will be notified separately.

六、方案评审原则 / 细则

VI. Scheme review principles/detailed rules

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

6.1 The Tenderee sets up a scheme review jury according to law, which consists of 5 experts (specializing in urban planning, architectural

design, etc.) and 2 representatives of the Tenderee.

6.2 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。

6.2 The scheme review jury is presided over by the review chairman for review work, who shares the same voting rights as other members in the review; the detailed review rules are determined by the scheme review jury.

6.3 本次招标分为两个阶段。第一阶段概念评审，方案评审专家委员会对所有投标人提交的概念方案成果文件进行评审并选取前六名进行下一轮汇报，同时评选出 2 家备选投标人（须排序），如有入围投标人退出投标，则备选投标人依序替补。如果第一轮未选中的投标人自愿进入第二轮，只有中标后获得设计合同，未中标则无任何补偿。第二阶段方案评审，在前六名中进行排名，并推荐前二名投标人进入定标程序，同时对前二名投标人的方案提出优化意见。

6.3 The Tender is divided into two stages. In the first stage of concept review, the scheme review expert jury will review the conceptual scheme deliverables submitted by all bidders and select the top six bidders for the next round of report. At the same time, two alternative bidders will be selected (ranked). Shortlisted bidders who withdraw from the bidding will be substituted by the alternative bidders in order. If the bidders who fail to be selected in the first round voluntarily enter the second round, they will not be compensated unless they are awarded the design contract after

winning the bid. In the second stage of scheme review, the top six bidders ranks and the top two bidders are recommended to the bid selection procedures, and will be provided with optimization suggestions on their schemes.

6.4 方案评审原则

6.4 Scheme review principles

评委会将根据以下原则进行评审：

The review jury will review according to the following principles:

- 符合国家及深圳市有关法律、法规、规范；

  Compliance with relevant national and Shenzhen laws, regulations and norms.

- 符合招标文件和设计任务书要求；

  Compliance with the requirements of the bidding documents and Design Brief;

- 方案的创新性、原创性；

  Innovation and originality of the scheme;

- 绿色建筑、节能、经济的材料及技术的应用；

  Application of green building, energy-saving and economical materials and technologies;

6.5 本次招标须提交的具体成果内容请参照设计任务书-成果要求。所有提交的有效成果文件（规定数量的展板、文本图册、模型及多媒体演示文件）均须展示。本轮竞标由投标人进行现场汇报（须由

投标人的主创设计师汇报方案并回答评委的疑问)。如遇到疫情等不可抗力因素影响，经提前协商可接受线上+线下汇报形式。评审过程中发现的问题和产生的纠纷，由评审委员会商讨决策。

6.5 For the specific deliverables to be submitted to the Tender, please refer to the Design Brief - Requirements for Deliverables. All submitted effective deliverables (specified number of exhibition boards, text drawings, models and multimedia presentation documents) must be displayed. During this round of bidding, bidders will give reports on site (the chief designers of bidders must report schemes and answer the questions of the jurors). In case of force majeure factors such as the pandemic, online+in-person reporting could be accepted after negotiation in advance. Problems identified during the review and disputes arising therefrom will be discussed and decided by the review jury.

6.6 方案评审办法：方案评审专家委员会采用记名投票法，专家充分讨论，投票选出前两名。

6.6 Scheme review method: The scheme review expert jury adopts disclosed ballot, with experts voting to select the top two bidders after thorough discussion.

6.7 方案评审结果

6.7 Scheme review results

方案评审委员会推荐前两名投标人进入定标程序，确定中标单位，签订《设计合同》。

The scheme review jury recommends the top two bidders to the bid selection procedures, where the winner will be confirmed to sign the *Design Contract*.

如方案评审委员会认为投标人提交的成果文件未达到本次招标设计工作深度及要求的，招标人将不予支付设计补偿费。

If the scheme review jury considers that the deliverables submitted by a bidder fail to meet the depth and requirements of the Tender design work, the Tenderee will not pay the design compensation.

七、奖金和设计补偿费

VII. Bonus and design compensation fee

本次招标由评审委员会按程序对机构提交的方案设计成果进行评审，并选出前六名资质、设计深度满足招标要求的设计机构，对其进行如下奖金奖励（含税总价）：

During the Tender, the review jury will review the scheme deliverables submitted by agencies following the procedures, and select the top six design agencies with qualification and design depth meeting the Tender requirements, who will be offered the following bonuses (total price including tax):

7.1 本次招标评选出的前两名，第一名中标，并获得设计合同，第二名将获得奖金人民币捌拾万元整（小写¥800,000.00 元）；如不是第一名中标，第一名将获得奖金人民币壹佰伍拾万整（小写¥1500,000.00 元）。

7.1 Between the top two bidders selected in the Tender, if the first-place bidder wins the bid and is awarded the design contract, the second-place bidder will receive a bonus of RMB eight hundred thousand yuan only (RMB 800,000.00 yuan in figures); if winner is not the first-place bidder, the first-place bidder will receive a bonus of RMB one million five hundred thousand yuan only (RMB 1,500,000.00 yuan in figures).

7.2 第三至第六(4名):人民币伍拾万元整(小写¥500,000.00元);

7.2 The third-place to the sixth-place (4): RMB five hundred thousand yuan only (RMB 500,000.00 yuan in figures);

7.3 设计补偿费为含税总价，投标人应提供符合招标人要求的中国境内完税发票。设计补偿费用在最终投标结果公示结束后开始办理支付手续。

7.3 The design compensation fee is the total price including tax. Bidders should provide the tax invoices in China as required by the Tenderee. The payment procedures for design compensation fee will be handled after the announcement of final bidding results.

7.4 投标人投标产生的所有费用均自行承担。

7.4 Bidders bear all the costs incurred in bidding on their own.

八、设计费

VIII. Design fee

投标人依据建筑设计方案及扩初设计合同内容进行报价，暂定设计费总价不超过1500万元人民币（含税总价）。主办方将根据国家有

关收费标准及具体工作范围与优胜设计机构进行商务谈判，最终以实际谈判价格签订合同。报价文件一式四份（格式见**附件 4 商务报价表**），加盖公章，需单独密封，随成果文件一并提交。

The bidder gives a quotation in accordance with the architectural design scheme and the contents of developed preliminary design contract, and the total provisional design fee must not exceed RMB 15 million yuan (total price including tax). The Host will conduct commercial negotiation with the winning design agency according to relevant national charging standards and specific scope of work, and finally sign the contract at the actual negotiation price. The quotation document is in quadruplicate (see **Appendix 4 Business Quotation Form** for the format), affixed with the official seal, sealed separately, and submitted together with the deliverables.

九、成果文件有效性

IX. Validity of deliverables

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

9.1 Design deliverables submitted by the bidder should conform to regulations concerning urban planning and normative design standards of the People's Republic of China and Shenzhen City, and meet the deliverables and depth requirements in the Design Brief.

9.2 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。无效文件由主办方作报废处理：

9.2 All deliverables will be deemed invalid in case of any of the following circumstances considered by more than two-thirds of the review jurors. Invalid documents will be scrapped by the Host.

1) 提交成果文件截止日后，擅自更改设计内容的；

1) After submission deadline of deliverables, the content of deliverables is altered without authorization;

2) 成果文件逾期送达的；

2) Deliverables are delivered after the deadline;

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

3) Documents are not filled in according to the requirements of *Tender Documents*, have incomplete content, and fail to respond to the Tender Brief's substantive requirements and conditions, resulting in failure to pass the review of the scheme review jury;

4) 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。

4) Deliverables are not original, have been published or are considered identical to other works by more than two-thirds of jurors.

9.3 出现以下情形之一的，招标人有权否决全部招标，废止项目服务活动：

9.3 Under any of the following circumstances, the Tenderee is entitled to veto the entire Tender and abolish project service activities:

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) There are less than three bidders that are qualified or that have made substantial response;

2) 招标任务因故取消的；

2) The Tender 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) Violations of laws and regulations that affect the fairness and impartiality of the Tender have occurred.

十、知识产权及相关法律

X. Intellectual property rights and related laws

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

10.1 The legitimate rights and interests such as the proprietary rights (including copyright) of the materials, software and other items provided by the Tenderee belong to Party A. Without written consent of the Tenderee, bidders must not use or submit the aforementioned materials, software and other items to any third party. Otherwise, the bidders should bear all the liabilities arising therefrom and compensate the Tenderee for all losses incurred thereby.

10.2 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。

10.2 The design agencies should guarantee that the planning and design drawings, related documents, materials, plans and other project deliverables (including the interim and final deliverables) submitted to the solicitor and the necessary methods used to achieve the deliverables do not infringe the lawful rights and interests (including but not limited to patents, trademarks, copyrights, service marks, trade secrets, citizens' right to portrait, etc.) of the Tenderee and any third party. Otherwise, the design agencies should bear all the liabilities arising therefrom and compensate the Tenderee for all losses incurred thereby.

10.3 投标人根据本协议中约定向招标人提交的项目成果文件的著作权归【招标人与投标人双方共有】，投标人经招标人同意享有参与评奖、宣传、著述专业论文、对提交给招标人的项目成果文件署名的权利。

10.3 The copyright of the Project's deliverables submitted by the bidder to the Tenderee according to the Agreement is [jointly owned by the Tenderee and the bidder], and the bidder is entitled to participate in award evaluation, publicity, write professional papers, and sign the Project's deliverables submitted to the Tenderee with the consent of the Tenderee.

十一、保密原则

XI. Confidentiality principle

11.1 公开发布信息后，直到授予中标单位《设计合同》为止，凡

属于对招标文件的审查、澄清、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。

11.1 After the public release of the information, until the award of *Design Contract* for winner, the relevant information pertaining to the review, clarification, evaluation and comparison of the tender documents, the recommendation of winner, as well as any other circumstances related to the review should be kept strictly confidential; any relevant information or materials must not be disclosed to the bidders or persons unrelated to the above work.

11.2 招标人、组织单位及评审专家在收到设计单位提交的成果文件后，应做好相应的保密工作。评审活动结束前任何人员或机构未经主办方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。

11.2 After receiving the deliverables submitted by the design units, the Tenderee, organizer and review experts should ensure the corresponding confidential work. Any personnel or agency must not disclose, make public or display the deliverables by any means without the permission of the Host or relevant government departments before the end of the review activities, otherwise the relevant legal responsibilities will be investigated.

11.3 在成果文件的评审和比较、中标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。

11.3 During the review and comparison of deliverables, recommendation of winner and award of the contract, any behavior of a bidder trying to exert influence on the Tenderee and the jury will lead to the cancellation of the evaluation of its deliverables.

十二、争议解决

XII. Dispute resolution

本招标相关文件、合同履行中若发生争议，双方应友好协商解决；协商不成时，采用仲裁方式解决争议，仲裁机构为深圳仲裁委员会。

In the event of any dispute arising from the relevant documents of the Tender and contract performance, both parties should settle the dispute through friendly negotiation; if the negotiation fails, the dispute should be settled via arbitration with Shenzhen Arbitration Commission as the arbitral body.

十三、不正当竞争与纪律监督

XIII. Unfair competition and disciplinary supervision

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

13.1 The bidder is strictly prohibited from bribing relevant personnel involved in the Tender and review, and making the latter leak any information related to the work of the Tender and bid evaluation.

13.2 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。

13.2 During the Tender, the bidder is strictly prohibited from collusion or alliance with each other to jeopardize the fairness of tendering and bidding, or influencing other bidders' participation in the legitimate Tender by any means.

13.3 如发现投标人有上述不正当竞争行为，取消其投标资格或中标资格。

13.3 If the bidder is found to have the above-mentioned unfair competition behavior, it will be disqualified from bidding or winning the bid.

13.4 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作不良记录，并有权在今后拒绝该投标人参加其他招标人任何项目服务的投标。

13.4 In case of any violation of laws and regulations specified in the *Bidding Law of the People's Republic of China*, the *Regulation on the Implementation of the Bidding Law of the People's Republic of China* and the relevant laws, regulations and rules of the place where the Project services are located, the Tenderee and jury are entitled to make an adverse record of the corresponding bidder, and to reject the bidder's participation

in the bidding of any project services of other tenderees in the future.

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

13.5 The intellectual property rights of bidding documents and all its appendices are owned by the Host, and the bidder must not disclose them for any reason without the permission of the Host, otherwise, the Tenderee is entitled to investigate and ascertain legal liabilities of the bidder for infringement.

十四、语言及计量单位

XIV. Language and units of measurement

14.1 语言

14.1 Language

与招投标活动有关的所有往来通知、函件和成果文件均应使用中文。投标人的成果文件为非中文的，应同时提供中文翻译文，并以中文文本为准。

All notices, correspondence and deliverables related to rendering and bidding activities should be in Chinese. In case of non-Chinese deliverables of any bidder, the Chinese translation should be provided at the same time, and the Chinese version shall prevail.

14.2 计量单位

14.2 Units 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。

Except otherwise stipulated by the relevant national standards and the technical requirements in the tender documents, the measuring units in the deliverables invariably adopt the legal measuring units of the People's Republic of China.

十五、其他

XV. Others

15.1 未中标解释

15.1 Explanation of unsuccessful bidding

中标单位确定后，招标人不对未胜出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 winner is determined, the Tenderee will not make any explanation on the review process and the reasons for the failure of the unselected bidders and will not return the deliverables. The bidders who fail to win must not ask members of the review jury or other relevant personnel about the process or for any materials of the review process.

15.2 拒绝专利索赔或补偿的权利

15.2 Right to reject patent claim 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。

No matter whether the bidders are selected, they must not raise requirements of any claim or compensation to the Tenderee on the grounds of intellectual property such as patent right, trademark right or industry design right, etc.

15.3 招标人保留更改活动日程安排的权力。如有改动，将至少提前七天通知。

15.3 The Tenderee reserves the right to alter the schedule of activities. Any changes will be notified at least seven days in advance.

15.4 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。

15.4 The tender documents, clarification (Q&A) minutes of the tender documents, and modification (supplement) letters of the tender documents are invariably subject to the explicit contents in writing. When the tender documents, clarification (Q&A) minutes, and revision (supplement) letters are contradictory, the final issuance shall prevail.

15.5 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。

15.5 The bidder should ensure that its project leader and main designers will always participate in the design work; overseas design units should ensure participation and signatures of personnel from overseas units, with seals of the overseas units affixed.

15.6 在下列原则基础进行后续《设计合同》的条款的谈判：

15.6 Subsequent negotiations on the terms of the *Design Contract* will be conducted on the basis of the following principles:

1）投标人须安排合理配合人次，满足项目各阶段会议及现场服务的需求。

1) The bidder should arrange person times reasonably to meet requirements of meetings and on-site services at all stages of the Project.

2）项目整体及各设计阶段均不支付预付款。

2) No advance payment will be made for the Project overall and in each design stage.

3）招标人按本合同规定支付每一阶段设计费用的情况下，双方共同拥有投标人提交的相应阶段设计文件的版权及使用权。双方均有权在项目上行使对前述设计文件享有版权的各项权利。

3) Under the condition that the Tenderee pays the design fee of each stage according to the provisions of the Contract, both parties jointly own the copyright and use right of the design documents of the corresponding stage submitted by the bidder. Both parties are entitled to exercise the rights of copyright in the aforementioned design documents on the Project.

15.7 招标文件的解释权属于招标人。

15.7 The right to interpret the tender documents belongs to the Tenderee.

15.8 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。

15.8 All bidders participating in the Tender will be deemed as

acknowledging all the contents of the tender documents.

十六、 资料索取：

XVI. Material acquisition:

招标信息查询网址 www.szdesigncenter.org

Tender information inquiry website www.szdesigncenter.org

十七、 联系方式

XVII. Contact information

联系人：郑工，胡工

Contact: Mr./Ms. Zheng, Mr./Ms. Hu

联系电话： +86-18126316869、+86-13772496198

Tel: +86-18126316869, +86-13772496198

（北京时间周一至周五 9:00—12:00，14:00-18:00）(9:00-12:00, 14:00-18:00 Beijing time Monday to Friday)

邮箱： 同步发送以下邮箱

Mailbox: Sent to the following mailboxes synchronously

邮箱 1：EX-HULIANG374@pingan.com.cn

Mailbox1: EX-HULIANG374@pingan.com.cn

邮箱 2：competiton@ehow.net.cn

Mailbox2: competiton@ehow.net.cn

邮箱 3：Preshu02@outlook.com

Mailbox3: Preshu02@outlook.com

第二部分　招标任务书

Section 2 Tender Brief

1 项目基本情况

Basic Profile of the Project

1.1 公司简介

1.1 Company profile

1.1.1平安集团概况

1.1.1 Overview to Ping An Group

中国平安保险(集团)股份有限公司于 1988 年诞生于深圳蛇口，是中国第一家股份制保险企业，至今已发展成为融保险、银行、投资等金融业务为一体的整合、紧密、多元的综合金融服务集团。公司为香港联合交易所主板及上海证券交易所两地上市公司。

Incorporated in Shekou, Shenzhen in 1988, Ping An Insurance (Group) Company of China, Ltd. is the first joint-stock insurance enterprise in China, and has now evolved into an integrated, compact and diversified comprehensive financial service group blending insurance, banking, investment and other financial businesses. The Company is listed on the Main Board of the Stock Exchange of Hong Kong Limited and Shanghai Stock Exchange.

1.1.2平安银行概况

1.1.2 A snapshot of Ping An Bank

平安银行是一家总部设在深圳的全国性股份制商业银行（SZ000001）。其前身深圳发展银行是中国内地首家公开上市的全国性股份制银行。中国平安及其控股子公司平安寿险为本行控股股东。截至 2021 年末，本集团在职员工共 40,651 人（含派遣人员），通过 109 家分行、1177 家营业机构为客户提供多种金融服务。

Ping An Bank is a national joint-stock commercial bank (SZ000001) headquartered in Shenzhen. Its predecessor, Shenzhen Development Bank,

was the first national joint-stock bank publicly listed in mainland China. Ping An and its controlling subsidiary Ping An Life Insurance of China are the controlling shareholders of the Bank. As of the end of 2021, the Group has 40,651 on-job employees (including dispatched personnel), providing customers with a variety of financial services through 109 branches and 1,177 operating agencies.

平安银行主页：

https://ebank.pingan.com.cn/ir#/pc/index.html/home/about/profile

1.1.3平安银行股份有限公司汽车消费金融中心概况

1.1.3 A glimpse of Automotive Consumer Finance Centre of Ping An Bank Co., Ltd.

平安银行汽车消费金融中心前身为平安银行汽车金融事业部，总部设在深圳，持有银行业第一张汽车金融牌照。自 2002 年至今，汽车消费金融中心在个人汽车金融领域持续深耕，已建立了先进的流程制度和科技系统，并积累了丰富的专业人才队伍和风险经验数据。2012 年，平安银行汽融事业部正式成为总行垂直管理和独立考核的利润中心，在全国统一的操作规范和系统控制下，实行集中审批、集中出账、集中贷后管理。2018 年 11 月 20 日，汽车消费金融中心获得中国银保监会筹建批复，并于 2019 年 7 月 22 日获批开业。

The Automotive Consumer Finance Centre of Ping An Bank Co., Ltd., formerly known as the Automotive Finance Business Department of Ping An Bank, is headquartered in Shenzhen and holds the first auto finance license in the banking industry. Having engaged in the field of personal auto finance since 2002, the Automotive Consumer Finance Centre has established advanced process institutions and technological systems, and accumulated a wealth of professional talent and rich risk experience data. In 2012, the Automotive Finance Business Department of Ping An Bank officially became the profit centre under vertical management and independent assessment of the head office. Following the unified national

operating conditions and systematic control, it implements centralized approval, centralized disbursement and centralized post-loan management. On November 20, 2018, the Automotive Consumer Finance Centre was approved by China Banking and Insurance Regulatory Commission (CBIRC) for preparation and establishment, with its opening approved on July 22, 2019.

1.1.4平安不动产概况

1.1.4 A brief introduction to Ping An Real Estate

平安不动产有限公司是中国平安保险（集团）股份有限公司下属子公司，为中国平安旗下专业的不动产投资、开发、管理平台，业务涵盖开发投资、商业地产、工业物流、策略及海外投资、养生度假、金融产品、城市发展等领域。

Ping An Real Estate Co., Ltd., a subsidiary of Ping An Insurance (Group) Company of China, Ltd., is a specialized real estate investment, development and management platform under Ping An Insurance (Group) Company of China, Ltd. Its businesses cover development investment, commercial real estate, industrial logistics, strategy and overseas investment, health preservation and resort, financial products, urban development and other fields.

1.2 项目背景

1.2 Project background

深圳市的城市建设始自罗湖区，逐渐向西发展。自90年代起，福田区开始成为深圳市重点开发和建设的中心城区，是深圳市委、市政府所在地。目标建设成为深圳市的行政、文化、信息、国际展览和商务中心。连接上述三个主要城市的高铁站也位于福田中心区。

Starting from Luohu District, the urban construction in Shenzhen has expanded westwards gradually. Since the 1990s, Shenzhen has focused development and construction on Futian District, where the CPC Shenzhen

Municipal Committee and Shenzhen Municipal People's Government are located, in a bid to build it into the administrative, cultural, information, international exhibition and commercial hub of Shenzhen. The high-speed railway station connecting the above three major cities is also located in the Futian central area.

B116-0032地块位于福田中心区，北侧为平安财险大厦、平安金融中心南塔、平安金融中心北塔，项目自身定位力求延续平安一系列建筑群体对卓越品质的追求，将进一步提升本地区乃至深圳市的形象。建筑需要满足与平安建筑群体的呼应与整体设计以及预留空中连廊接口与南侧地块、东侧会展中心连接，进一步提升中心区的城市环境与连接性。

Plot B116-0032 is located in the central area of Futian, with Ping An Property & Casualty Insurance Building, Ping An Finance Centre South Tower and Ping An Finance Centre North Tower to the north. With its self-positioning striving to renew the pursuit of excellence by a series of Ping An architectural complexes, the Project will further enhance the image of the area and Shenzhen at large. The building needs to echo with overall design of the Ping An architectural complex, and reserve the air corridor interface to connect with the south plot and the east exhibition centre, so as to further improve the urban environment and connectivity of the central area.

1.3 项目概况

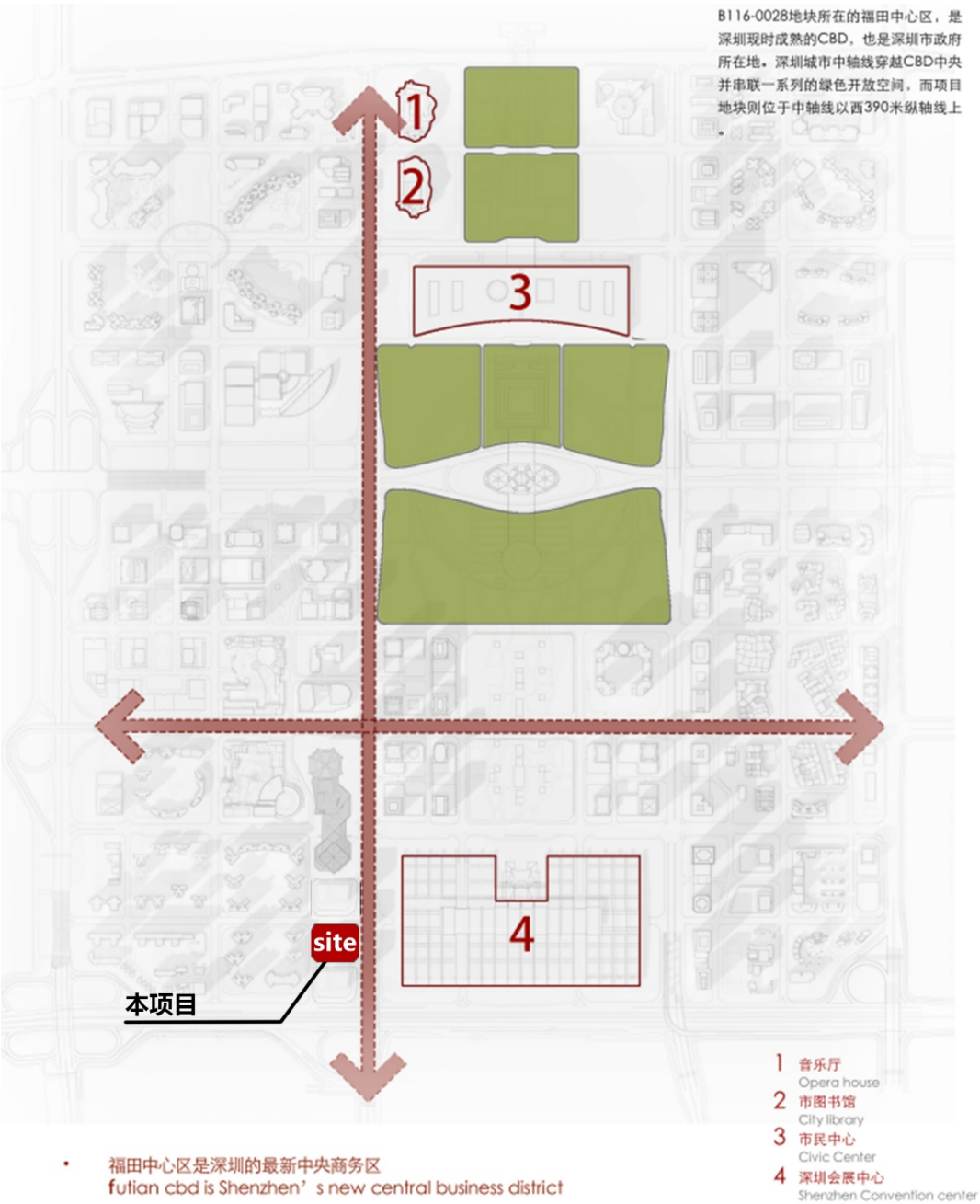
1.3 Project overview

1.3.1项目区位与现状

1.3.1 Project location and current status

平安汽融大厦建设项目位于深圳市福田中心区 B116-0032 地块，益田路与福华四路交汇处。项目所在的福田中心区，是深圳现时成熟的 CBD，也是深圳市政府所在地。深圳城市中轴线穿越 CBD 中央并串联一系列的绿色开放空间，而项目地块则位于中轴线以西 390 米纵轴线上。

Ping An Auto Finance Building Construction Project is located at plot B116-0032 at the intersection of Yitian Road and Fuhua 4th Road, Futian Central District, Shenzhen. As the Project's location, Futian Central District is a well-established central business district (CBD) of the city, as well as seat of Shenzhen Municipal People's Government. The Project's plot is located on the longitudinal axis 390 meters to the west of the central axis of Shenzhen City, which passes through the centre of CBD and links a series of green open spaces.



本项目地块为已平整的荒地，没有需要搬迁的永久建筑物，不会因为地块的原因而影响到项目的开发周期。

The Project's plot is a leveled wasteland without permanent buildings to be relocated, so the Project's development cycle will not be affected by the plot.

1.3.2周边环境及交通

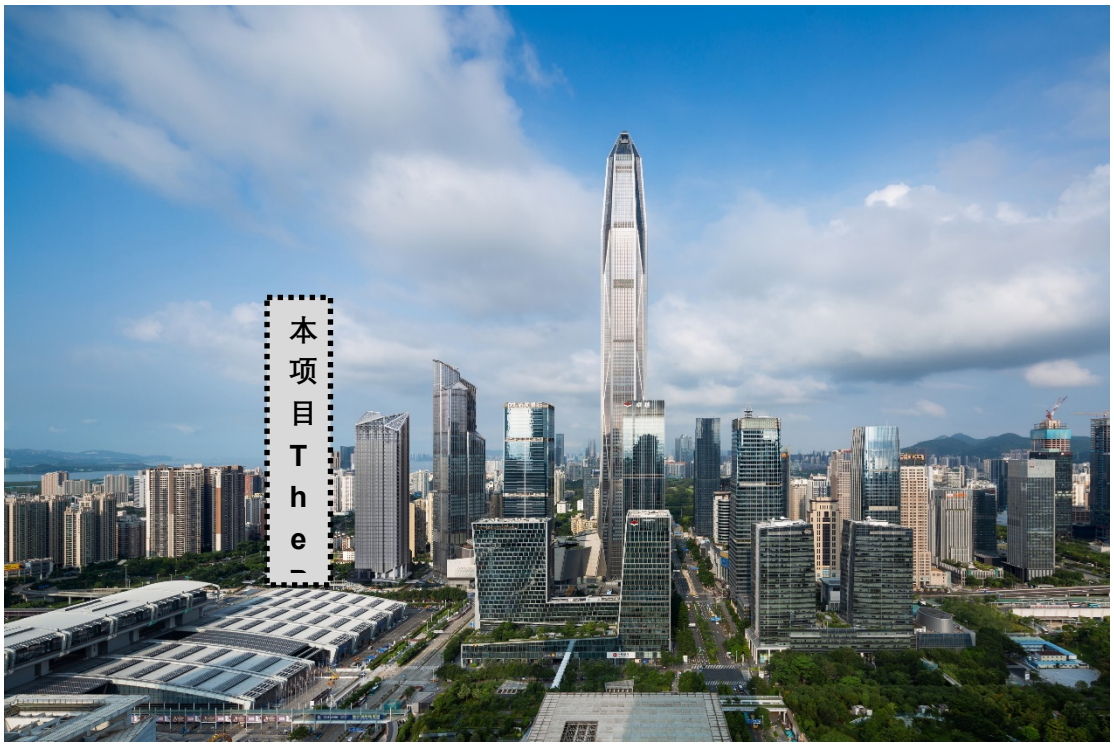
1.3.2 Ambient environment and transportation

1. 周边环境

1. Ambient environment

平安汽融大厦是一个超高层办公业态项目。项目地块北侧依次为平安财险大厦、平安金融中心南塔、平安金融中心北塔。西北侧与星河国际住宅小区相邻，东侧为深圳市大型的会议展览设施—深圳会展中心，南侧为待开发出让土地，本地块应预留与南侧的地下通道接口。周边环境集商业、办公、文化会展为一体，环境优越，交通便利

Ping An Auto Finance Building is a super high-rise office business format project. On the north side of the Project's plot, there are successively Ping An Property & Casualty Insurance Building, Ping An Finance Centre South Tower and Ping An Finance Centre North Tower. The Project's plot is adjacent to Xinghe International Residential Community to the northwest, with Shenzhen Convention & Exhibition Centre, a large-scale conference and exhibition facility in Shenzhen to the east and land to be developed and transferred to the south. An underground channel interface with the south side should be reserved in the plot. The ambient environment integrates business, office and cultural exhibition, with a superior setting and convenient transportation.



2. 周边交通

2. Ambient transportation

本项目位于深圳 CBD 中心区，场地周边的建筑已基本建成并投入使用，场地周边的市政道路也已全部新建完成并投入使用，交通便捷。

The Project is located in central area of Shenzhen CBD. Buildings around the site have been basically constructed and put into use. Ambient municipal roads have also been completed and placed in service. The transportation is convenient.

1） 良好的立体交通主干网络

1) Sound three-dimensional transportation arterial network

项目周边道路均为城市主干道，东西向有深南大道，滨河大道作为城市交通主轴，由东到西连接深圳 4 个行政区，南北向有新洲路和益田路，串联深圳主轴线上的行政区及商务区。项目紧邻地铁一号线购物公园站及广深港高铁站，具有良好的立体交通网络。

The Project is surrounded by urban main roads. East-west Shennan Avenue and Binhe Avenue, as main axes of urban traffic, connect the four

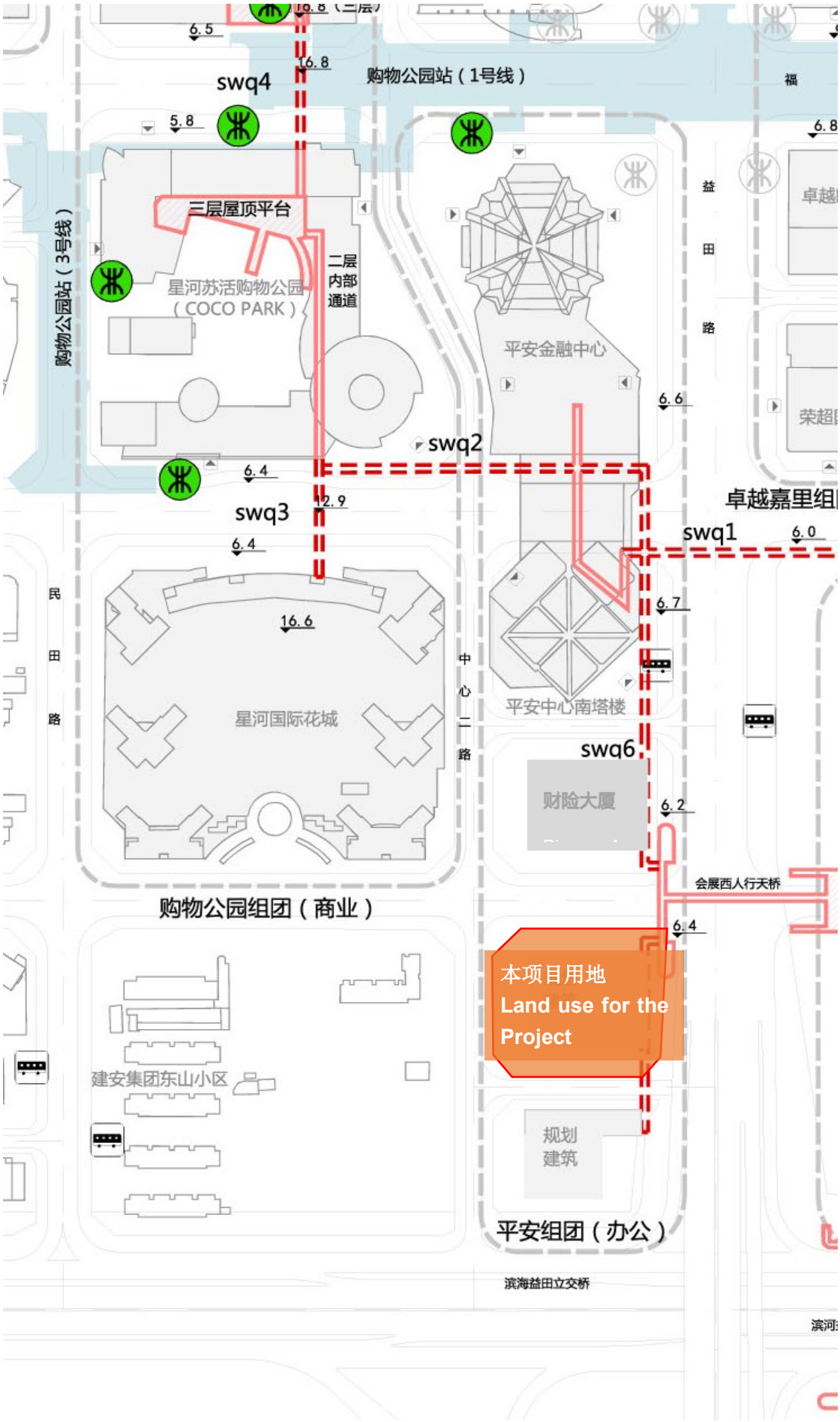
administrative districts of Shenzhen from east to west, and north-south Xinzhou Road and Yitian Road link the administrative districts and business districts on the main axis of Shenzhen. Adjacent to Metro Line 1 Shopping Park Station and Guangzhou–Shenzhen–Hong Kong Express Rail Link Station, the Project boasts good three-dimensional transportation network.

2）中心区内部道路已接近饱和，微循环受到一定限制

2) Due to nearly saturated internal roads in the central area, the microcirculation is limited to a certain extent

项目周边的次级干道及分支道路比如：福华路，福华三路，中心二路等，由于道路等级低，伴随中心区写字楼群，平安金融中心北塔、南塔等项目的建成，未来周边各条道路将面临交通拥堵的挑战。

The secondary main roads and branch roads around the Project including Fuhua Road, Fuhua 3rd Road, and Zhongxin 2nd Road, etc. Due to low road levels, with the completion of projects such as the complex of office buildings in the central area, Ping An Finance Centre North Tower and South Tower, etc., the surrounding roads will be facing the challenge of traffic congestion in the future.


swq4
购物公园站（1号线）
三层屋顶平台
二层内部通道
星河苏活购物公园（COCO PARK）
购物公园站（3号线）
平安金融中心
swq2
swq3
swq1
卓越嘉里组
星河国际花城
平安中心南塔楼
swq6
财险大厦
会展西人行天桥
购物公园组团（商业）
本项目用地
Land use for the Project
建安集团东山小区
规划建筑
平安组团（办公）
滨海益田立交桥
益田路
中心二路
民田路

2 上层次规划设计要求

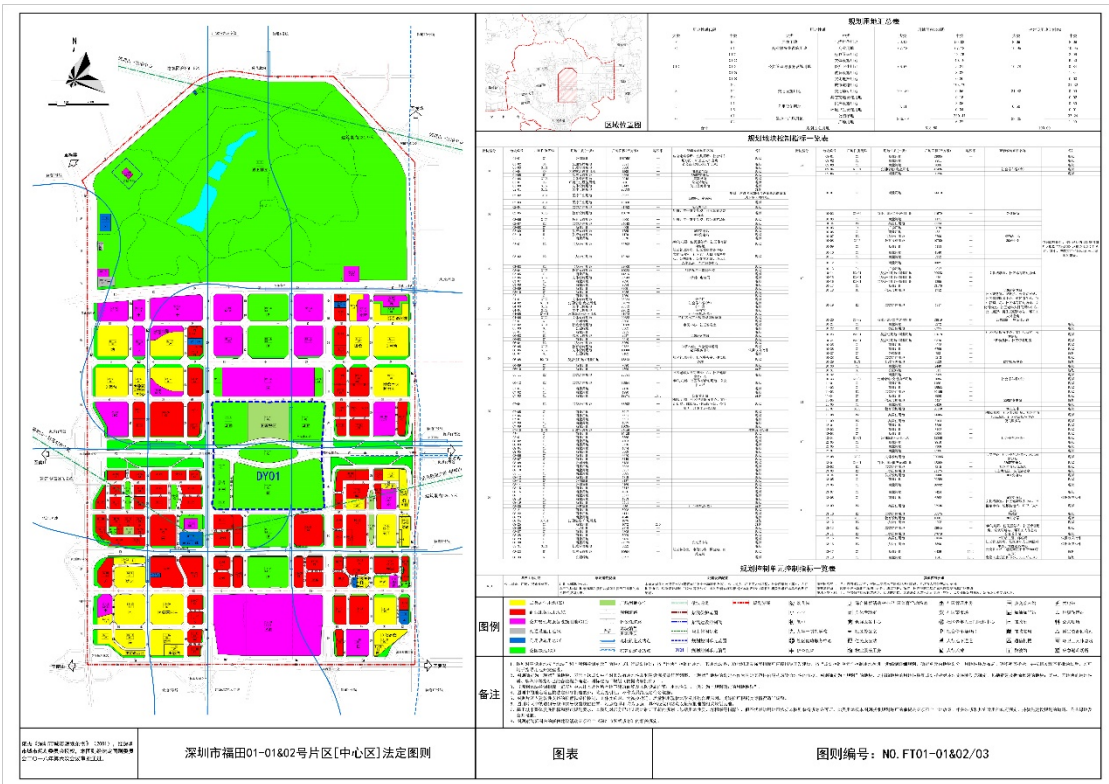
Superior-level planning and design requirements

2.1 法定图则

2.1 Statutory plan

本次设计招标范围为 13-17 商业地块，本项目总用地面积 6428.98 ㎡，规定建筑面积 96430 ㎡，其中办公 93910 ㎡；公交首末站 2000 ㎡；社区警务室 100 ㎡；母婴室 20 ㎡；汇聚机房 200 ㎡。

The scope of the design tender covers 13-17 commercial plots. The Project's total land area is 6,428.98 m^2, and specified building area is 96,430 m^2, including 93,910 m^2 for office; 2,000 m^2 for original and terminal bus stations; 100 m^2 for community police room; 20 m^2 for mother and baby room; and 200 m^2 for convergence machine room.



2.2 片区定位和发展目标

2.2 Regional positioning and development goals

1） 发展目标是：加强用地功能复合，引导城市形象重塑，建设充满活力的中央活动区。

1) Development goals: Strengthen the composite functions of land use, guide the reshaping of the city image, and build a dynamic central activity area.

2） 片区功能定位：体现国际性城市功能的中心商务区、枢纽中心以及深圳的行政、文化中心。

2) Regional function positioning: The CBD, hub centre, and administrative and cultural centre of Shenzhen that embody the functions of an international city.

2.3 福田中心区城市设计历程及对本案总体设计要求

2.3 Urban design history of Futian central area and overall design requirements for the Project

2.3.1福田中心区城市设计历程

2.3.1 Urban design history of Futian central area

本案地处福田 CBD，设计应符合福田中心区城市设计要求（包括公共空间、地上连廊、地下通道等城市设计要求）

The Project is located in Futian CBD, and the design should meet the urban design requirements of Futian central area (including the urban design requirements of public space, above-the-ground corridor, underground passage, etc.)

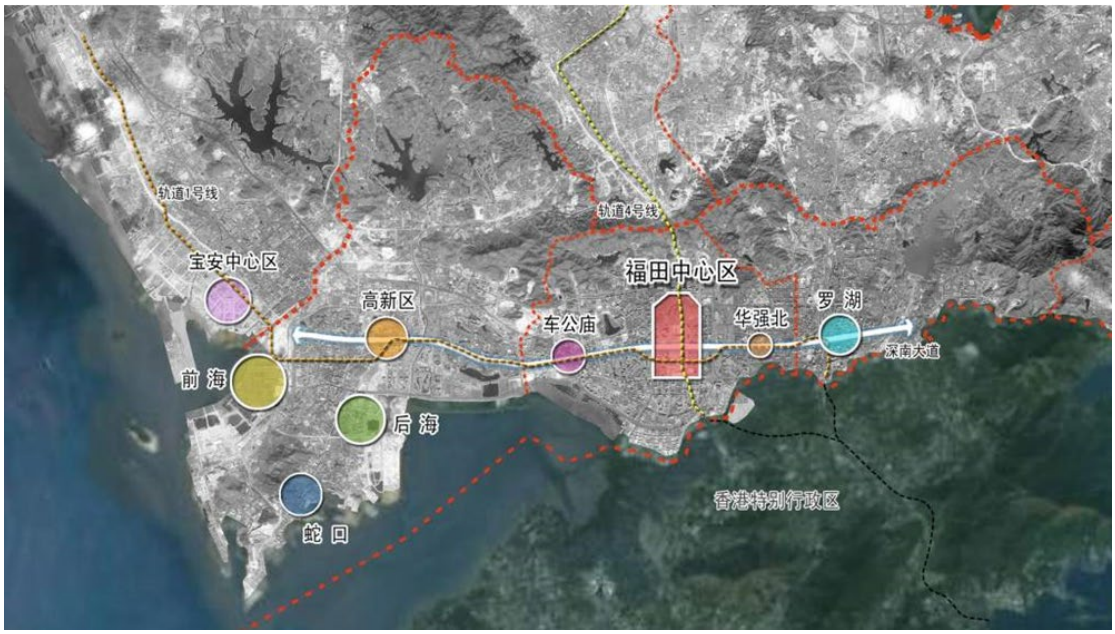
福田中心区位于特区中部的福田区，又称“深圳市中心区”。1998 年市政府将莲花山公园划入福田中心区，由彩田路、滨河大道、新洲路、莲花路四周构成，总用地面积约 6 平方公里。

Located in Futian District in the middle of the Special Economic Zone,

Futian central area is also known as "central district of Shenzhen." In 1998, Shenzhen Municipal People's Government added Lianhuashan Park into Futian central area, which consists of Caitian Road, Binhe Avenue, Xinzhou Road and Lianhua Road, with a total land area of about 6 square kilometers.

深圳经历了多中心组团的城市结构演变：

Shenzhen has experienced the evolution of multi-centre and clustered urban structure:



深圳中心区三十五年城市规划与实践历程：

35 years of urban planning and practice journey in central area of Shenzhen:

1995 年福田中心区规划总图（深规院设计）：

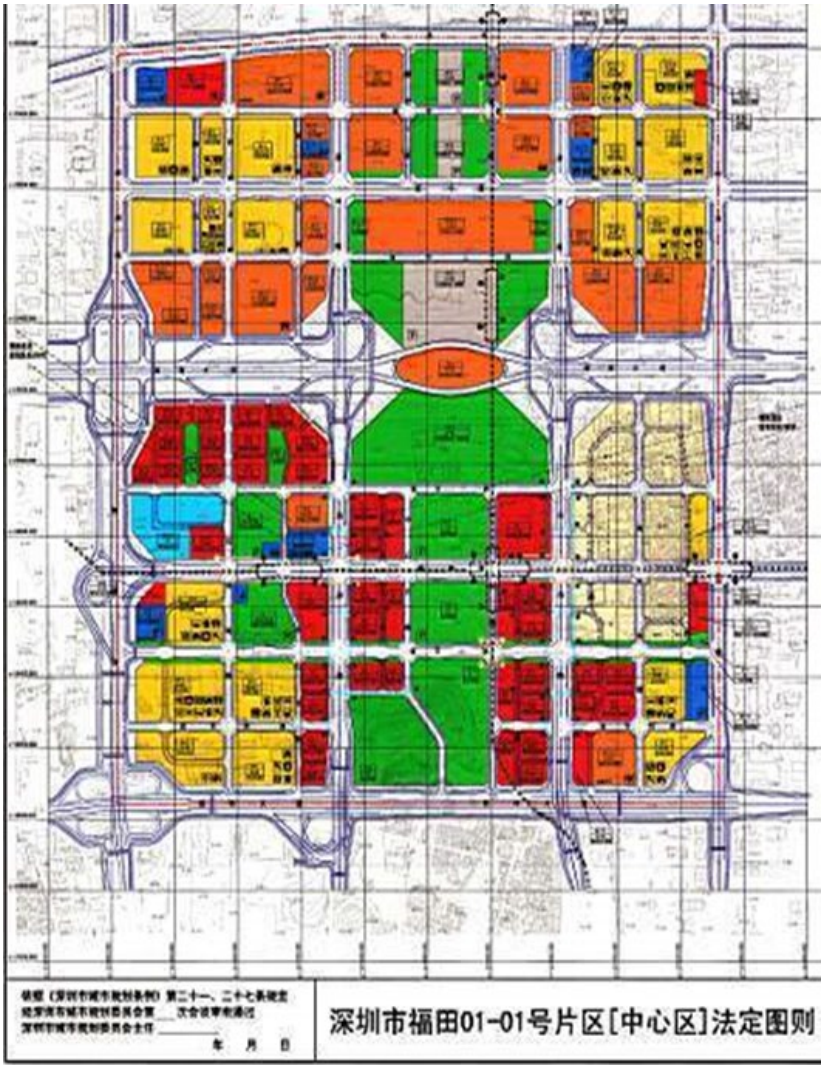
Master Plan of Futian central area in 1995 (designed by Urban Planning & Design Institute of Shenzhen (UPDIS):

1996 年福田中心区国际咨询优选方案（美国李名仪建筑师事务所设计）

Preferred scheme of international consultation of Futian central area in 1996 (designed by Lee Timchula Architects)

2000 年 1 月批准的中心区法定图则（第 1 版）

Statutory plan of central area approved in January 2000 (Version 1)



福田中心区作为以金融为主的 CBD、行政文化中心和交通枢纽中心，公共空间结构和天际轮廓线已经形成，竣工面积已达到 90%以上；中心区 CBD 虽精心规划，但是快速发展留下了错综复杂的城市问题，例如商业连续性有限、公共空间建设滞后等。

As the CBD, administrative and cultural centre and transportation hub highlighting finance, Futian central area has formed public space structure and skyline, with the completed area exceeding 90%; although the CBD in the central area is well planned, the rapid development has left complicated urban problems, such as limited commercial continuity and lagged public

space construction.

面临这样的局面，福田区政府以供给侧结构性改革为主线，携手市规划和自然资源局强强联合，市规划和自然资源局福田管理局启动“福田中心区城市公共计划”，以中心区二层步行连廊系统再造为契机，以公共利益为前提，以专业技术为手段，最终实现提升沿线物业价值、改善空间环境品质品味的目标。

Faced with such a situation, the Futian District Government, taking the supply side structural reform as the main line, has joined hands with the Planning and Natural Resources Bureau of Shenzhen Municipality. Futian Administration under the Bureau launched the "Futian Central Area Urban Public Initiative", with reconstruction of the two-story pedestrian corridor system in the central area as the opportunity, public interest as the prerequisite, and specialized technologies as the means, in order to achieve the final goals of enhancing the property value along the line and improving the quality and class of the space environment.

2.3.2福田中心区城市设计对本案总体设计要求

2.3.2 Overall design requirements for the Project of urban design of Futian central area

本案设计应该应符合深圳市福田中心区的法定图则（草案）（详见深圳市规划和自然资源局网站 http://www.szpl.gov.cn）的要求，方案涉及城市设计、安全消防、环保、园林绿化、人防、抗震、防洪排涝、电力、交通等问题，应符合深圳市各专项规划（详见深圳市规划和自然资源局网站 http://www.szpl.gov.cn）要求。

The Project's design should conform to the statutory plan (draft) of Futian central area, Shenzhen (see the website of Shenzhen's Planning and Natural Resources Bureau: http://www.szpl.gov.cn for details). The scheme involves urban design, safety and fire protection, environmental protection, landscaping and greening, civil air defense, earthquake resistance, flood control and drainage, electricity, transportation and other issues, and should meet requirements of various special plans of Shenzhen (see the detail on the website of Shenzhen's Planning and Natural Resources Bureau: http://www.szpl.gov.cn for details).

按照福田中心区总体城市设计，作为深圳金融中心的整体形象展现，在整体形象和个性之间，本方案设计与周边建筑之间，城市空间与建筑实体之间，建立良好的平衡关系。注意与周边建筑的衔接、呼应、完善。并充分考虑金融业主强调的稳重、实用、美观等气度的要求。以及福田中心区应具备高尚格调和品味。以**《福田中心区空中步行连廊详细规划图》**为依据，方案应体现以下原则：

According to the overall urban design of Futian central area, as the overall image of Shenzhen Financial Centre, it strives to build a sound balance between overall image and personality, between design of the scheme and surrounding buildings, and between urban space and architectural entities. Attention should be paid to connection, correspondence and improvement with ambient buildings. The requirements of stability, practicality and aesthetics emphasized by financial owners should be fully considered. Moreover, Futian central area should be in a noble and classy style. Based on the ***Detailed Planning of the Air Walking Corridor in Futian Central Area***, the scheme should reflect the following principles:

1）**人车分流：**

1) Separation of pedestrians and vehicles:

行人自由漫步于城市空间，同时提高车行交通效率，实现车行和步行系统的和谐。

Pedestrians stroll in the urban space, with efficiency of vehicle traffic improved at the same time, so as to achieve the harmony between vehicle and pedestrian systems.

2）**最大利用空中连廊提供绝佳的城市观景平台：**

2) Maximize the use of the air corridor to provide an excellent urban view platform:

空中连廊将行人的视线提高，空间导视更直观，即便于行人辨别方向，又可欣赏城市风景。

The air corridor elevates the line of sight of pedestrians. And with more intuitive space guidance, pedestrians can identify directions easily, and enjoy the city scenery.

3）充分利用空中连廊提供的立体空间：

3) Make full use of the three-dimensional space provided by the air corridor:

空中连廊将分散的公共服务设施、城市公共空间及商业办公建筑等连接城网络，形成了休闲、娱乐、教育、购物、交流和交通集散的立体场所。

The air corridor connects scattered public service facilities, urban public space and commercial office buildings into an urban network, forming a three-dimensional place for leisure, entertainment, education, shopping, communication and transportation distribution.

规划展望

Planning outlook

居住在这座城市的居民与游玩参观的游客都可以在福田中心区空中连廊系统自由自在地漫步。

Residents living in this city and visitors can stroll freely in the air corridor system in the central area of Futian.

望天上云卷云舒，看地上花开花谢。观万家灯火广厦，感世间笑语欢歌。（具体详见附件三）

They could gaze at the moving clouds, blossoming flowers, glittering skyscrapers and feel the joy of the world. (See Appendix III for details)

4）对标国际，瞄准一流，打造未来城市新名片。

4) Benchmark the world, strive to be first-class, and create a new business card for the future city.

开放空间和行人空间组织：关注片区系统化的步行系统和城市肌理的组织，公共空间的系统组织以及其连接性。尤其关注和促成肌理层的城市公共开放空间，避免形成内向、私有化、虚假、集中的景观性绿化，而代之以连续、开放的公共空间系统。

Open space and pedestrian space organization: pay attention to the systematic pedestrian system and urban fabric organization of the area, the systematic organization of public space and its connectivity. Pay special attention to and promote the urban public open space of fabric layer, avoid the formation of inward, privatized, false and centralized landscape greening, and replace it with a continuous and open public space system.

3 项目规划指标及规划要求

Project planning indicators and planning requirements

（一）规划指标

（1） Planning indicators

本项目计规定容积率的建筑面积不超过 96430 平方米，其中：办公 93910 平方米、公交首末站 2000 平方米、物业服务用房 200 平方米、社区警务室 100 平方米、母婴室 20 平方米、汇聚机房 200 平方米。地下车库、设备用房不计容积率。规划指标见下：

The floor area of the Project with plot ratio calculated is not more than 96,430 square meters, including 93,910 square meters for office, 2,000 square meters for original and terminal bus stations, 200 square meters for property service rooms, 100 square meters for community police rooms, 20 square meters for mother and baby room, and 200 square meters for convergence machine rooms. The underground garage and equipment room are not included for the plot ratio. The planning indicators are as follows:

项目 **Item**	指标 **Indicator**	备注 **Remarks**
用地面积（m^2） **Land area (m^2)**	6428.98	
总建筑面积（m^2） **Gross floor area (m^2)**	-	以设计方案为准 Subject to the design scheme

项目 **Item**				指标 **Indicator**	备注 **Remarks**
其中 **Wherein**	计规定容积率的建筑面积（m^2） **Floor area (m^2) of specified plot ratio**			96430	
	其中 **including**	其中 **including**	办公 **Office**	93910	
			公交首末站 **Original/terminal station of public transportation**	2000	
			物业服务用房 **Property service room**	200	
			社区警务室 **Community police room**	100	
			母婴室 **Mother and baby room**	20	
			汇聚机房 Convergence	200	

项目 **Item**				指标 **Indicator**	备注 **Remarks**
			machine room		
		地上核增建筑面积 **Added floor area on the ground**		按实际 **According to actual situation**	
	不计容积率建筑面积 **Floor area excluding plot ratio**			地下核增建筑面积 **Underground floor area added**	以设计方案为准 Subject to the design scheme
规定容积率 **Specified plot ratio**				≤15	
建筑密度 **Lot Coverage**				≤50%	
绿地率 **Greening rate**				-	需满足深圳市建筑设计规则要求 Meet the meet the requirements

项目 **Item**	指标 **Indicator**	备注 **Remarks**
		of Shenzhen Architectural Design Rules
建筑总高度（m） **Total building height (m)**	-	以设计方案为准 Subject to the design scheme
停车位（个） **Parking space (No.)**	290～480	

（二）总体布局及建筑退红线要求

（2） General layout and building red line requirements

1.建筑覆盖率：≤50%。

1. Building coverage: ≤ 50%.

2.建筑高度：超高层，具体建筑高度在开展建筑设计招标后研究确定。

2. Building height: Super high-rise. The specific building height will be determined after the architectural design tender.

3.建筑间距：满足深标及相关规范要求。

3. Building spacing: Meet the requirements of Shenzhen standards and relevant specifications.

4.建筑退线：各边一级退线≥6 米，二级退线≥9 米。

4. Building setback: Level I setback ≥ 6m, Level II setback ≥ 9m on each side.

5.公共开放空间：地块内东北角提供不小于 500 平方米的公共开放空间，宜结合空中连廊统筹考虑。

5. Public open space: No less than 500 square meters of public open space should be provided in the northeast corner of the plot, which should be considered in combination with the air corridor.

6.连廊：地块应根据《深圳市福田中心区空中连廊详细规划》建设二层连廊，并预留空中连廊接口与南侧地块、东侧会展中心连接，并在东北角新建直梯。

6. Corridors: The plot should build a second-floor corridor according to the *Detailed Planning of Air Corridor in Futian Central Area, Shenzhen*, and reserve air corridor interfaces to connect with the southern plot and the eastern convention and exhibition centre, and build a new vertical stairway in the northeast corner.

7.社区警务室、母婴室等各类公共配套设施原则上均须布置在一、二楼。

7. In principle, all kinds of public supporting facilities such as community police room, mother and baby room must be arranged on the first and second floors.

8.车辆出入口原则开设在地块西侧、南侧城市支路上，并满足出入口开设相关规范要求，若因地块尺寸限制等因素无法按标准开设，需开展交通影响评价进行充分论证。

8. In principle, the vehicle entrance and exit should be set on the west and south urban branch roads of the plot, and should meet the requirements of relevant specifications. If the entrance and exit cannot be set up according to the standards due to the plot size constraints and other factors, the traffic impact assessment should be carried out for full demonstration.

9.机动车泊位数：290～480 辆，停车场（库）建设须按停车位数量的 30%配建充电桩，剩余停车位应全部预留充电设施建设安装

条件。

9. Parking spaces for motor vehicles: 290~480. Charging piles should be set up according to 30% of the parking space for the construction of parking lots (garages). The remaining parking spaces should be reserved for the construction and installation of charging facilities.

10.本项目应预留与南侧地块的地下通道接口。地下通道应满足以下条件：①允许该项目设置不多于两条地下通道连接南侧地块；②道路地下空间覆土深度不小于 5.0 米，每个地下通道净宽不大于 4.0 米，地下通道净空不大于 3.0 米；③道路红线内不允许设置桩基。

10. the Project should reserve an underground passage interface with the south plot. The underground passage should meet the following conditions: ① the Project is allowed to set no more than two underground passages to connect with the south plot; ② The covering depth of the road underground space should not be less than 5.0 meters, the clear width of each underground passage should not be more than 4.0 meters, and the clearance of the underground passage should not be more than 3.0 meters; ③ Pile foundations are not allowed to be set within the redline of the road.

11.本宗地应合理安排周边交通布局，畅通人行与车行流线，保障公交首末站出入需求，公交首末站建筑方案及布局以交通主管部门意见为准。

11. The ambient transportation layout of the land plot should be reasonably arranged, the pedestrian and vehicle lines of movement should remain unimpeded, and the entry and exit requirements of the original and terminal bus stations should be guaranteed. The architectural scheme and layout of the original and terminal bus stations should be subject to the opinions of the transportation authorities.

12.本项目须满足建筑方案设计优选制度相关规定。

12. The Project must meet the relevant provisions of the architectural scheme design optimization system.

（三）其他要求：

（3） Other requirements:

1.本宗地进入广深港客运专线轨道安全保护区，用地单位需与轨道建设运营单位就本项目方案设计成果进行充分沟通，并在办理该地块《建设工程桩基础报建证明书》《建设工程规划许可证》前须取得轨道建设运营单位的书面同意意见。

1. This land plot enters the track safety protection zone of Guangzhou-Shenzhen-Hong Kong Passenger Transport Dedicated Line, the land user should fully communicate with the track construction and operation unit on the design results of the Project scheme, and obtain the written consent of the track construction and operation unit before handling the *Application Certificate for Construction of Pile Foundation of Construction Project* and the *License for Construction Project Planning* of this land plot.

2.其它未注明事项应满足《深圳市城市规划标准与准则》、绿色建筑、装配式建筑、海绵城市及相关技术规范的要求，具体以《建设用地规划许可证》及相关行政审批为准。

2. Other unspecified items should meet *Shenzhen Urban Planning Standards and Guidelines*, requirements of green buildings, prefabricated buildings, sponge cities and relevant technical specifications, and the details should be subject to the *Construction Land Planning License* and relevant administrative approval.

（四）本宗地项目建成后，应遵守如下产权要求：

（4） After the completion of the plot Project, the following property rights should be observed:

1.办公、物业服务用房产权归平安，具体要求如下：

1. The property right of office and property service rooms belongs to Ping An, and the specific requirements are as follows:

（1）办公 93910 平方米自用，全出让年期内不得转让、出租。

(1) 93,910 square meters of office space is for self-use, and cannot be transferred or leased within the full transfer year.

（2）物业服务用房 200 平方米不得出租、分割、转让、抵押，不得变更用途。

(2) The 200 square meters of property service room should not be leased, divided, transferred, mortgaged, or used for other purposes.

2.公交首末站 2000 平方米、社区警务室 100 平方米、母婴室 20 平方米、汇聚机房 200 平方米产权归福田区政府，平安建成后按规定向福田区政府物业管理中心无偿移交，产权登记在福田区政府物业管理中心名下。

2. The property right of 2,000 square meters of the original and terminal bus station, 100 square meters of the community police room, 20 square meters of the mother and baby room, and 200 square meters of the convergence machine room belong to the Futian District Government. After the safe completion, the property right will be transferred to the Futian District Government Property Management Centre free of charge, and registered under the name of the Futian District Government Property Management Centre.

4 建筑设计要求

Requirements

4.1 设计依据

Design basis

本项目建筑规划除依据国家性建筑设计规范、建筑消防规范、地区性建筑规划要求（含建筑红线文本）、办公建筑设计规范外，特别注意建筑方案的规划与设计遵循如下设计要求：

In addition to the national building design specifications, building fire protection specifications, regional building planning requirements (including building property line text), and office building design specifications, the architectural planning of the Project pays special attention to the following design requirements for the planning and design of architectural schemes:

1. 《福田中心区城市设计》

1. *Urban Design of Futian Central Area*

2. 《用地规划许可证》

2. *Land Use Planning License*

3. 《深圳市城市规划标准与准则》

3. *Shenzhen Urban Planning Standards and Guidelines*

4. 《深圳市建筑设计规则》

4. *Shenzhen Architectural Design Rules*

5. 《深圳市房屋建筑面积测绘技术规范》 SZJG-22-2015

5. *Shenzhen Technical Code for Floor Area Surveying and Mapping* SZJG-22-2015

6. 《电动汽车充电基础设施建设技术规程》DBJ/T 15-150-2018 备案号 J 14511-2019

6. *Technical Specification for Electric Vehicle Charging Infrastructure Construction* DBJ/T 15-150-2018 Filing No. J 14511-2019

7. 《办公建筑设计规则》JGJ/67-2019

7. *Design Rules for Office Buildings* JGJ/67-20 19

8. 《建筑设计防火规范》（2018 年版本） GB50016-2014

8. *Code for Fire Protection Design of Buildings* (2018 version) GB50016-2014

9. 《汽车库、修车库、停车场设计防火规范》 GB50067-2014

9. *Code for Fire Protection Design of Garage, Repair Shop and Parking Lot* (GB50067-2014)

10.《人民防空地下室设计规范》（GB50038-2019）

10. *Code for Design of Civil Air Defense Basement* (GB50038-2019)

11.《建筑工程设计文件编制深度规定》（建质[2016]247 号）

11. *Regulations on Preparation Depth of Architectural Engineering Design Documents* (JZ [2016] No. 247)

12.《公共建筑节能设计标准》（GB50189-2015）;

12. *Design Standard for Energy Efficiency of Public Buildings* (GB50189-2015);

13.《民用建筑设计通用统一标准》（GB50352-2019）。

13. *General Unified Standard for Design of Civil Buildings* (GB50352-2019).

4.2 设计理念

Design Concept

4.2.1概念要素

Concept elements

1.文化底蕴：聚焦平安“专业·价值”文化，彰显平安底蕴和宏伟战略；

1. Cultural background: Focus on the "Professional·Value" culture of Ping An, and highlight the details and grand strategy of Ping An;

2.科技元素：把握科技前沿，植入前沿“信息、科技、智能”元素；

2. Technological elements: Grasp the frontier of technology, and implant the frontier elements of "information, technology and intelligence";

3.生态理念：契合国家政策，贯彻最新“绿色、低碳、环保”理念；

3. Ecological concept: In line with national policies, implement the latest concept of "green, low-carbon and environmental protection";

4.形象气质：围绕建筑美学，展示“优雅、挺拔、灵动”建筑美感；

4. Image presence: Display the "elegant, majestic and flexible" architectural beauty around architectural aesthetics;

5.互联和谐：互联互通、融为一体，紧扣、呼应周边环境，拉近与平安南北塔、平安财险大厦建筑群体、周边城市交通及街道与人的亲近感，品味人与自然和谐，彰显平安灵魂；

5. Interconnectivity and harmony: Interconnectivity and integration, closely linked with and echo to the surrounding environment, bring closer building groups of Ping An Finance Centre North and South Towers, Ping An Property and Casualty Insurance Building, the transportation and

streets of surrounding cities, with harmony between man and nature, and the soul of Ping An;

6.个性需求：着眼于未来发展、工作生活便利场景等。

6. Personalized needs: Focus on future development, convenient working and living scenes, etc.

4.2.2整体设计

Overall design

国际一流的智慧型高品质商务建筑，为终端用户提供优质服务，成为标志性建筑。建筑设计应与深圳市中心区环境有机协调，包括城市底图、公共空间系统、人行车行系统、轨道交通系统等，**应特别注意利用项目周边的景观及建筑物与之相协调，与现有的 PAFC 建筑群体进行整体设计，协调形式。立面设计应结合北塔、南塔及平安财险大厦地块的设计风格及特点，布局合理，满足规划要求，造型富有创意，空间丰富、立意新颖，使之与平安南北塔、平安财险大厦一起成为深圳 CBD 标志性建筑群，形成福田中心区独特的城市天际线。**

The world-class smart high-quality business building provides high-quality services for end users and becomes a landmark building. The architectural design should be organically coordinated with the environment of the central area of Shenzhen, including the urban context, public space system, pedestrian and vehicle motion system, rail transit system, etc. **Special attention should be paid to the use of the landscape and buildings around the Project to coordinate with it, and the overall design and coordination form should be carried out on the basis of the existing PAFC building groups. The elevation design should combine the design style and characteristics of the North Tower, South Tower and Ping An Property and Casualty Building, with reasonable layout, meeting the planning requirements, creative styling, rich space and novel conception, so that it, together with Ping An Finance Centre North and Towers and Ping An Property and Casualty Building, will**

become a landmark building group in Shenzhen CBD and an unique urban skyline in Futian Central Area.

4.2.3绿色节能、可持续发展

Green, energy saving and sustainable development

坚持以人为本、绿色健康理念，充分考虑大城市生态环境因素的影响，将周边环境与本项目建筑自身之间的不利影响降至最低。大厦的建设必须充分体现节能意识，尽可能采用包括先进成熟配套的新技术、新材料、智能化等多项措施，在外维护结构、空调系统和控制、智能照明、生活污水处理、厨房污水、厨房油烟、厨房垃圾、办公垃圾处理等方面减少能源消耗，提供能源利用效率，节省业主建设运行费用，**满足绿建三星标准要求，将本项目建设成为低碳、节能、绿色、生态的综合体建筑。**

Adhere to the people-oriented, green and healthy concept, fully consider the impact of ecological environment factors in metropolis, and minimize the adverse impact between the surrounding environment and the building itself of the Project. The construction of the building must fully reflect the energy-saving awareness, adopt as many measures as possible, including advanced and proven supporting new technologies, new materials, intelligence etc., to reduce energy consumption in external maintenance structure, air-conditioning system and control, intelligent lighting, domestic sewage treatment, kitchen sewage, kitchen fume, kitchen waste, office waste treatment, etc., provide energy utilization efficiency, and save the owner's construction and operation costs, **meet the requirements of three-star green building standards, and build the Project into a low-carbon, energy-saving, green and ecological complex.**

4.2.4以人为本

People oriented

本项目作为核心地段的重要办公建筑体，应该充分考虑各类型使用者的各种需求，为之提供周全、便捷的人性化服务。组织好各类型使用者的水平及竖向交通流线，提高可达性及便易性。要保证建筑物内高舒适度的环境，有效控制室内的空气质量、噪音等级及室内热环境等，保持空气的清新、洁净。**力求营造典雅舒适、安全便捷、尺度宜人并别具特色的场所空间与可持续发展的人居环境。服务城市，服务市民。**

As a key office building in the core area, the Project should fully consider the needs of all types of users and provide comprehensive and convenient user-friendly services. Organize the horizontal and vertical transportation movement lines of all types of users to improve accessibility and convenience. It is necessary to ensure a high comfort environment in the building, effectively control the indoor air quality, noise level and indoor thermal environment, and keep the air fr

esh and clean. **Strive to create elegant, comfortable, safe, convenient, pleasant and distinctive site space and sustainable living environment. Serve the city and the citizens.**

4.2.5智能高效

Intelligent and efficient

智能化系统作为整个大厦的“大脑”，是体现大厦现代化、先进性的重要因素，必须在高智能、高集成水准上达到世界先进的智能建筑水平，为大厦的使用者提供一个安全、高效和便利的办公空间。**把握科技前沿，植入科技信息，打造智能化的现代高端办公体。**

As the "brain" of the entire building, the intelligent system is an important factor to reflect the modernization and advancedness of the building. It must reach the world's advanced intelligent building level in

terms of high intelligence and high integration degree to provide users of the building with a safe, efficient and convenient office space. **Grasp the frontier technology, implant technological information, and create an intelligent modern high-end office complex.**

4.3 造价控制

Cost control

本项目总建安为 **12** 亿元，设计单位应严格控制造价，进行限额设计，开展性价比分析，按设计进度提供造价分析和设计估算，以分析决策。

The total construction and installation of the Project is **1.2** billion yuan. The design unit should strictly control the cost, carry out design according to quota, carry out cost performance analysis, and provide cost analysis and design estimation according to the design schedule for analysis and decision-making.

4.4 总体布置

General layout

项目北侧为平安财险大厦、平安金融中心南塔、平安金融中心北塔，整体力求延续平安一系列建筑群体对卓越品质的追求，进一步提升本地区乃至深圳市的形象。建筑需要满足与平安建筑群体的呼应与整体设计以及预留空中连廊接口与南侧地块、东侧会展中心连接，进一步提升中心区的城市环境与连接性。

The north side of the Project is Ping An Property and Casualty Insurance Building, the Ping An Finance Centre South Tower, and the Ping An Finance Centre North Tower. Overall, it strives to continue the pursuit of Ping An's architectural group series, and further enhance the image of

the area and even Shenzhen. The building needs to echo with overall design of the Ping An architectural complex, and reserve the air corridor interface to connect with the south plot and the east exhibition centre, so as to further improve the urban environment and connectivity of the central area.

4.5 功能要求

Functional requirements

本项目业态包含办公 93910 平方米、物业服务用房 200 平方米、公交首末站 2000 平方米、社区警务室 100 平方米、母婴室 20 平方米、汇聚机房 200 平方米产。各功能区应布局合理，既各得其所又相互融合，减少相互干扰且联系方便。

The business format of the Project includes 93,910 square meters of office space, 200 square meters of property service room, 2,000 square meters of original and terminal bus stations, 100 square meters of community police room, 20 square meters of mother and baby room, and 200 square meters of convergence machine room. Each functional zone should be reasonably arranged, both functional and mutually integrated, so as to reduce interference and facilitate contact.

应处理好地上地下空间的协调关系，合理安排停车，保证使用安全，管理便捷。整体设计须满足规划要点要求。

The coordination between the above-the-ground and underground space should be handled properly, and the parking should be arranged reasonably to ensure safe use and convenient management. The overall design must meet the requirements of key planning points.

4.6 地下空间

Underground space

根据配建停车需求，本项目机动车泊位数：290～480 辆，停车场（库）建设须按停车位数量的 30%配建充电桩，剩余停车位应全部预留充电设施建设安装条件。

According to the counterpart parking construction demand, the number of parking spaces for motor vehicles in the Project is 290-480. Charging piles must be equipped according to 30% of the number of parking spaces, and the remaining parking spaces should be reserved for the construction and installation of charging facilities.

本项目应预留与南侧地块的地下通道接口。地下通道应满足以下条件：①允许该项目设置不多于两条地下通道连接南侧地块；②道路地下空间覆土深度不小于 5.0 米，每个地下通道净宽不大于 4.0 米，地下通道净空不大于 3.0 米；③道路红线内不允许设置桩基。

The Project should reserve an underground passage interface with the south plot. The underground passage should meet the following conditions: ① the Project is allowed to set no more than two underground passages to connect with the south plot; ② The covering depth of the road underground space should not be less than 5.0 meters, the clear width of each underground passage should not be more than 4.0 meters, and the clearance of the underground passage should not be more than 3.0 meters; ③ Pile foundations are not allowed to be set within the redline of the road.

4.7 交通组织

Traffic organization

应根据市政交通和塔楼的需求布置出入口，合理组织机动车交通、人行交通、后勤流线等，同时充分考虑高峰时段交通组织。

The entrances and exits should be arranged according to the needs of municipal transportation and tower buildings, and the motor vehicle traffic, pedestrian traffic, logistics line of movement, etc. should be reasonably organized. Meanwhile, the traffic organization in peak hours should be fully considered.

车辆出入口原则开设在地块西侧、南侧城市支路上，并满足出入口开设相关规范要求，若因地块尺寸限制等因素无法按标准开设，需开展交通影响评价进行充分论证。

In principle, vehicle entrances and exits should be set on the urban branch roads on the west and south sides of the plot, and should meet the specification requirements of setting up entrances and exits. If the entrances and exits fail to be set up according to standards due to plot size constraints and other factors, traffic impact assessment should be carried out for full demonstration.

合理安排周边交通布局，畅通人行与车行流线，保障公交首末站出入需求，公交首末站建筑方案及布局以交通主管部门意见为准。

Reasonably arrange the surrounding traffic layout, make movement lines of pedestrians and vehicles unimpeded, and ensure the entry and exit

demand of the original and terminal bus stations. The architectural scheme and layout of the original and terminal bus stations should be subject to the opinions of the traffic authorities.

4.8 流线组织

Organization of movement lines

应针对塔楼办公与各类公配功能不同的需求，如办公流线，后勤流线、公交首末站及社区警卫室流线等。合理组织建筑内部的内部、外部水平和垂直交通流线。

It should meet the different requirements of tower office and various publicly equipped functions, such as office line of movement, logistics line of movement, bus original and terminal stations and community guard room line of movement. Reasonably organize the internal and external horizontal and vertical traffic lines of movement inside the building.

4.9 景观设计

Landscape design

场地景观设计应根据场地使用要求合理进行总体构思、景区划分、景点设置、出入口布置、竖向设计。处理好地面铺装与绿化、水景用地比例及相互关系，并结合活动需要布置各类景观小品。

The site landscape design should reasonably carry out the overall conception, scenic area division, scenic spot setting, entrance and exit layout, and vertical design according to the site use requirements. Handle the proportion and relationship between ground pavement, greening and waterscape land well, and arrange various landscape miniatures according to the needs of activities.

地块内东北角提供不小于 500 平方米的公共开放空间，宜结合空中连廊统筹考虑。

The northeast corner of the plot should provide a public open space of no less than 500 square meters, which should be considered in combination with the air corridor.

4.10 消防设计

Fire protection design

消防登高操作场地应在用地红线内解决，具体要求需满足《建筑设计防火规范》要求。需考虑屋顶消防救援平台。

The fire climbing operation site should be within the red line of the land, and the specific requirements should meet the requirements of *Code for Fire Protection Design of Buildings*. Roof fire rescue platform should be considered.

5 方案设计成果要求

Requirements for design deliverables

5.1 设计内容

Design contents

方案设计将明确各建筑物的位置、出入口、相临距离、高度与层数，明确各功能人车流线，货物流线，水平及竖向交通组织等，初步明确平面形状、各层使用功能分布、结构柱墙位置、柱网尺寸，建筑造型和立面进一步优化，同时包含景观绿化方案。

The scheme design will define the location, entrances and exits, adjacent distance, height and number of floors of each building, the movement lines of people and vehicles, goods, horizontal and vertical traffic organization of each function, preliminarily define the plan shape, the distribution of the use functions of each floor, the location of structural columns and walls, the size of the column grid, further optimize the building shape and elevation, and include the landscape greening scheme.

5.2 最终设计成果

Final design deliverables

5.2.1第一阶段设计成果

Phase I design deliverables

提交成果应包括10本A3格式的文本（2本正本加盖公章，8本副本，最多不超过20页）、相对应的电子文件光盘2份。效果图统一为A1彩色

展板（不超过3张）最终报告采用中文或中英文书写，以中文为准。

The submitted deliverables should include 10 copies in A3 format (2 originals affixed with official seal and 8 copies, no more than 20 pages) and 2 corresponding electronic document CDs. The renderings should be invariably A1 color display boards (no more than 3). The final report should be written in Chinese or English, and the Chinese version shall prevail.

电子文件须提供与设计文本及设计图纸的内容相同的电子文件，其中文本文件采用Microsoft word 的doc文件格式；图纸采用AutoCAD 的DWG 文件格式，并需提供在dwg格式文件中使用的非Auto CAD 自带字库中的字体的字库文件；效果图图形文件采用JPG文件格式。

The electronic documents should be provided with the same contents as the design text and design drawings, and the text documents should adopt the doc file format of Microsoft Word; drawings should be in AutoCAD DWG file format, and font library files of fonts other than those in Auto CAD built-in font library used in dwg format files should be provided; the rendering graphics file adopts JPG file format.

分析图纸可包含：

Analysis drawings include:

1、 总平面布局分析

General layout analysis

2、 周边环境分析

Analysis of surrounding environment

3、 室外场地交通流线分析，包括人车货流动线。

Analysis of traffic movement lines of outdoor site, including movement lines of people, vehicles and goods.

4、 建筑内的垂直及水平交通流线分析

Analysis of vertical and horizontal traffic movement lines in buildings

5、 功能布局分析

Function layout analysis

6、 建筑体量分析

Building volume analysis

图纸文本可包括：

The drawing text includes:

1、 总平面图

General layout plan

2、 建筑物主要平面图

Main plans of building

3、 主要立面图

Main elevation plan

效果图可包括（不超过 3 张）：

The renderings include (no more than 3):

1、 鸟瞰效果图（1 张）

Bird's eye view rendering (1)

2、 沿街立面效果图（1 张）

Street front elevation rendering (1 piece)

3、 灯光夜景效果图（1 张）

Lighting night scene rendering (1 piece)

5.2.2第二阶段设计成果

Phase II design deliverables

第二阶段提交成果应包括10本A3格式的文本（2本正本加盖公章，8本副本）、实体模型、相对应的电子文件光盘2份、效果图统一为A0彩色展板，具体张数详见下文字说明。演示使用PPT格式或多媒体演示文件。最终报告采用中文或中英文书写，以中文为准。

The deliverables submitted in the second phase should include 10 A3 format texts (2 originals affixed with official seal and 8 copies), physical models, 2 corresponding electronic document CDs, and A0 color exhibition boards for renderings. See the following text description for the specific number of pieces. The presentation uses PPT format or multimedia presentation files. The final report should be written in Chinese or Chinese and English, and the Chinese version shall prevail.

电子文件须提供与设计文本及设计图纸的内容相同的电子文件，其中文本文件采用Microsoft word 的doc文件格式；ppt 演示或多媒体

演示文件（方案构思的多媒体演示，长度时间不多于 5 分钟），图纸采用AutoCAD 的DWG 文件格式，并需提供在dwg格式文件中使用的非Auto CAD 自带字库中的字体的字库文件；效果图图形文件采用JPG和3ds max文件格式。

The electronic documents should be provided with the same contents as the design text and design drawings, and the text documents should adopt the doc file format of Microsoft Word; ppt presentation or multimedia presentation file (multimedia presentation of scheme conception, with a length of no more than 5 minutes), drawings should adopt AutoCAD DWG file format, and font library files of fonts other than those in Auto CAD built-in font library used in dwg format files should be provided; the rendering graphics file adopts JPG and 3ds max file formats.

分析图纸应包含：

The analysis drawings should include:

1、 总平面布局分析

General layout analysis

2、 周边环境分析

Analysis of ambient environment

3、 室外场地交通流线分析，包括人车货流动线。

Analysis of traffic movement lines of outdoor site, including movement lines of people, vehicles and goods.

4、 建筑内的垂直及水平交通流线分析

Analysis of vertical and horizontal traffic movement lines in buildings

5、 功能布局分析

Function layout analysis

6、 建筑体量分析

Building volume analysis

7、 视线分析

Sight analysis

8、 景观分析

Landscape analysis

9、 日照分析

Solar Analysis

10、立面选型及材料分析（多方案比选）

Elevation selection and material analysis (comparison and selection among multiple schemes)

11、主要空间节点设计分析

Design and analysis of main space nodes

提供 3DMAX 建筑模型和材质贴图等城市仿真电子文件,并于截标 3 天前以邮件形式提交。具体格式要求请见任务书附件。

Provide 3DMAX building model, material map and other urban simulation electronic files, and submit them by email 3 days before tender closing. See the Appendix of the Design Brief for the specific format

requirements.

图纸文本应包括：

The drawing text should include:

1、 方案设计说明书

ProjectDesign Instruction;

2、 主要经济技术指标

Main economic and technical indicators

3、 总平面图

General layout plan

4、 景观总平面图

General landscape plan

5、 建筑物地下、地上各层及屋顶平面

Plan of underground and above-the-ground floors and roofs of buildings

6、 主要立面图

Main elevation plans

7、 主要剖面图

Main cross-sections

效果图、模型应包括：

Rendering and model should include:

1、 鸟瞰效果图（不少于 1 张）

Bird's eye view rendering (no less than 1)

2、 沿街立面效果图（2 张）

Street front elevation renderings (2)

3、 灯光夜景效果图（不少于 1 张）

Lighting night scene rendering (no less than 1)

4、 主入口立面效果示意图（1~2 张）

Rendering of main entrance elevation effect (1-2)

5、 重要的室内空间效果示意图（2 张）

Rendering of major indoor space effects (2)

展板要求： A1 展板不少于 4 张。

Requirements for exhibition boards: No less than 4 A1 exhibition boards.

模型要求： 实体模型 1：300

Model requirements: Solid model 1:300

招标任务书附件

Tender Brief Appendices

附件一：用地规划许可证与规划设计要点批复表

Appendix I: Approval Form for Land Use Planning License and Key Points of Planning and Design

附件二：b116-0032 宗地图

Appendix II: Map of Plot b116-0032

附件三：深圳市福田中心区空中连廊详细性规划-空中慢行系统规划图

Appendix III: Detailed Planning of Air Corridor in Futian Central Area of Shenzhen - Planning Map of Air Slow Motion System

附件四：主要工作内容

Appendix IV: Main Work Content

第三部分　招标文件附件

Part III Tender Document Appendices

附件 1 报名表 –平安汽融大厦项目建筑方案设计公开招标

Appendix 1 Application Form - Public Tender for Architectural Scheme Design of Ping An Auto Finance Building Project

A、投标人基本情况

A. Basic profile of the bidder

1	公司注册名称 Registered name of the company	
2	公司详细资料 Company details	
	国家或地区 Country or region	
	法定代表人 Legal representative	
	常驻地址 Permanent address	
	电话 Phone	
	传真 Fax	

	网址 Website	
	电子邮箱 Email Email	
	公司成立日期 Date of establishment	
	设计资格的种类/级别 Category/grade of design qualification	
3	本项目联系人 Contact person for the Project	
	姓名 Name	
	头衔和职务 Title and position	
	电话 Phone	
	传真 Fax	
	电子邮箱 Email 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

B. Design experience of similar projects of the company

填写要求 ：

Requirements:

1、 简述项目名称、地点、所承担的设计内容及项目规模。

Briefly describe the project names, locations, design contents and project scales.

2、 项目完成情况和获奖情况。

Project completion and awards.

3、 主办方情况和主办方联系方式（通讯地址、电话、传真和电子邮件）。

Information and contact information of the Host (mailing address, telephone, fax and e-mail).

4、 主要参加人（设计师）的姓名、职务、作用及责任分工。

Names, positions, roles and responsibilities of the main participants (designers).

项目 1

Project 1

项目 2 Project 2
项目 3 Project 3

C、本项目中拟出任的主要设计人员

C. Main designers to be appointed in the Project

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

and specialties	
详细任职历史(自现职开始) Detailed job history (from the current position)	
获得国内或国际奖项 Domestic or international awards	
设计经验 Experience in field of design	
项目名称	

Project name	
项目规模、特点及性质 Project scale, characteristics and nature	
项目名称 Project name	
项目规模、特点及性质 Project scale, characteristics and nature	
项目名称 Project name	
项目规模、特点及性质 Project scale, characteristics and nature	
拟在本项目中承担的职责及任务	

Responsibilities and tasks to be undertaken in the Project	

D、签字盖章

D. Signature and seal

我谨代表前述申请参加本次国际征集的设计公司声明：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 design company mentioned above who applies to participate in this tender, I hereby declare that all contents in the pages of this Form are true, proven by the official seal affixed. Meanwhile, I hereby authorize the tender organizer to disclose and use relevant information on proper time and occasions at its discretion.	
填表人姓名 Name of applicant －－－－－－－－－－－－－－－－ 公司法人代表	

Legal representative of the Company – – – – – – – – – – – – – – 日　　期 Date _____ – – – – – – – – – – – – – – – –	

附件 2 法定代表人资格证明书（参考备用）

Appendix 2 Qualification Certificate of Legal Representative (for reference)

单位名称：_____
Unit Name
地　　址：_____
Adress:
姓名：_____ 性别：_____年龄：_____职务：_____
Name: Gender: Age: Position:

_____系 _____ 的法定代表人。签署平安汽融大厦项目建筑方案设计公开招标的投标文件、进行合同投标、签署合同和处理与之有关的一切事务。

_____is the legal representative of _____.he/she is authorized to sign the bidding documents of public tender for architectural scheme design of Ping An Auto Finance Building Project, conduct contract bidding and signing and handle all matters related thereto.

特此证明！
It is hereby certified!

投标单位（盖章）：
Bidder (seal):

日　期：
年　　月　　日
Date: DD/MM/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。
Notes: 1. This certificate is valid only if the bidder provides the original with **official seal fixed.**

2. 须提供法定代表人的身份证复印件（附后）。
2. A copy of the ID card of the legal representative (attached) must be provided.

附件 3 法定代表人授权书

Appendix 3 Power of Attorney of Legal Representative

致平安银行股份有限公司：

To Ping An Bank Shareholding Co., Ltd,

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

The legal representative (name and title) of (full name of the bidder) authorizes (name and title of the authorized representative) as the legal agent of the Company to participate in the bidding activities of (project name) project organized by your company and handle all matters in the bidding activities on behalf of the Company, including but not limited to: Bidding, negotiation, signing, etc. The Company recognizes and assumes responsibility for all documents signed by the representative of the bidder and all matters related to them during the bidding process. The bidder's representative has no right to delegate. The authorization letter is herein submitted for the above reason.

本授权书于_____年___月____日签字生效,特此声明。

It is hereby declared that this Power of Attorney comes into force upon signature on MM/DD/YYYY.

被授权人：_____ 职务：_____

Authorized person: Position:

联系电话：_____ 手机：_____

Tel.: Mobile phone:

身份证号码：_____

ID No.

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 person (signature):

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

Notes: 1. The Power of Attorney requires the bidder to provide the original with **the signature of the agent, the signature of the legal representative (or private seal affixed) and the official seal affixed;**

2.提供代理人的身份证复印件（附后）。

A copy of the agent's ID card (attached) is provided.

附件 4 商务报价表 -平安汽融大厦项目建筑方案设计公开招标

Appendix 4 Business Quotation Form - Public Tender for Architectural Scheme Design of Ping An Auto Finance Building Project

设计服务费投标报价表

Quotation List of Design Service Fee

项目名称 **Project name**	平安汽融大厦建设项目（暂定名） Ping An Auto Finance Building Project (Tentative Name)
报价依据 **Quotation basis**	详见《平安汽融大厦建设项目（暂定名）招标文件》 For details, please refer to the *Tender Document of Open Tender for Architectural Scheme Design*

报价金额 **Quotation amount** （含增值税） (including VAT) （万元人民币） (10,000 yuan)	
备注 Remarks	

备注:

Note:

所有报价均含税并以人民币为单位。

All quotations are tax inclusive and in RMB.

请严格按本表的形式报价，否则视为无效。

Please quote in strict accordance with this Form, otherwise it will be deemed invalid.

投标人（盖章）：_____

Bidder (Seal):

法定代表人或授权代理人（签字）：_____

Legal representative or authorized agent (signature):