

公园城市示范区国际方案征集资格预审公告

Prequalification Announcement of International Scheme

Solicitation for Park City Pilot Area

上海国际招标有限公司受西岸滨江功能区管委办和徐汇中城功能区管委办（以下简称“征集人”）的共同委托，作为征集代理，就公园城市示范区组织开展国际方案征集活动，欢迎有兴趣参与应征的申请人参加本次征集活动。本次征集将通过公开资格预审的方式从所有申请人中择优选取三名应征人参加后续应征活动。

Shanghai International Tendering Co., Ltd. has been jointly entrusted by the West Bund Functional Area Management Office and the Xuhui Central City Functional Area Management Office (hereinafter referred to as the "Solicitor") to organize an international scheme solicitation for the Park City Pilot Area. We welcome interested applicants to participate in this solicitation. The selection process will involve open prequalification, from which three applicants will be chosen to proceed to the subsequent stages of the solicitation.

1 征集背景 Project Background

市领导实地调研徐汇滨江时指出：徐汇滨江地区是中心城区不可多得战略空间，要坚持国际视野、对标世界一流，精益求精规划好、精雕细琢建设好，统筹做好高水平基础设施、服务配套、职住平衡的大文章。

During Municipal Committee's on-site inspection of West Bund, it is pointed out that The West Bund area is a rare strategic space in the central urban area. We must adhere to an international perspective, benchmark against world-class standards, meticulously plan and construct with great attention to detail, and comprehensively address the major tasks of high-level infrastructure, service facilities, and work-life balance.

上海植物园距离黄浦江直线距离约 500 米，是深入推进“一江一河”战略带动腹地提升的示范性节点，徐汇区实现十四五“两极驱动、东西循环、南北联动”目标的重要枢纽。本次国际方案征集旨在落实市区两级确定的发展战略目标和要求，深刻领会“城市更新，一头连着民生、一头连着发展”要求，以植物园的功能提升和融合发展为契机，以城市更新引领发展转型为路径，推动优质要素的整合、激发创新动力，构建世界一流的核心 CAZ，探索超大城市发展可持续、多样化的实施路径。

Shanghai Botanical Garden is approximately 500 m from the Huangpu River in a straight line. It serves as a demonstration node for advancing the strategy of "One River, One Creek" to drive the development of the hinterland, and is a vital hub for Xuhui District to achieve its 14th Five-Year Plan goal of "Two-Core Drive, East-West Circulation, and North-South Linkage". This solicitation aims to implement the strategic development goals and requirements set by both municipal and district levels. It deeply understands the requirement that "urban renewal connects people's livelihood on one end and development

on the other". Taking the functional enhancement and integrated development of the Botanical Garden as an opportunity, and urban renewal as a path to lead development transformation, it promotes the integration of high-quality elements, stimulates innovative dynamics, constructs a world-class core Central Activity Zone (CAZ), and explores sustainable and diversified implementation paths for the development of megacities.

2 征集范围和内容 Project Scope

本次方案征集基于“公园城市示范区”更新单元范围（植物园周边 8.87 平方公里），在此基础上扩大整体研究范围、聚焦组团设计范围、深化重要节点设计。

This solicitation is based on the scope of the renewal unit of the "Park City Pilot Area" covers 8.87 km² around the Botanical Garden. It aims to expand the overall research area, focus on cluster design, and enhance the design of key nodes.

研究范围：约 17.5 平方公里（瑞江路-龙华港-沪闵路-中环-淀浦河-老沪闵路-外环-黄浦江），统筹考虑植物园周边各项优质资源、发展潜力、城市功能结构的关联性，以便更精准定位、系统性规划、一体化开发。

Study Area: Approximately 17.5 km² from (Ruijiang Road - Longhua Port - Humin Road - Middle Ring Road - Dianpu River - Old Humin Road - Outer Ring Road - Huangpu River). The study area takes into account the quality resources, development potential, and interrelationships of urban functions around the botanical garden. This facilitates precise positioning, planning, and integrated development.

组团设计范围：选取链接南站、黄浦江一线，具备整体开发条件的 3 个组团，形成功能策划、城市设计、景观及公共空间一体化方案。分别是：

- (1) 南站八号组团：用地面积约 71 公顷；
- (2) 中央公园组团：用地面积约 105 公顷；
- (3) 热力秀场组团：用地面积约 54 公顷。

Cluster Design Area: Three clusters have been selected along the Shanghai South Station and Huangpu River frontage, meeting overall development conditions. These clusters will form comprehensive plans for function, urban design, landscape, and public spaces. They are as follows:

- (1) South Station Plot No. 8 (71 hectares)
- (2) Central Park (105 hectares)
- (3) West Bund Dynamic Field (54 hectares).

深化设计节点：聚焦详细设计范围内，对以下六个重要节点进行深化设计：其中①沿植物园节点包含在南站八号组团内；②沿龙吴路、③张家塘两岸、④春申塘两岸三个节点包含在中央公园组团内，⑤淀浦河两岸、⑥热力秀场沿江开放空间两个节点包含在热力秀场组团内。

Detailed design nodes: Focusing on the detailed design scope, six nodes will undergo detailed design:

Node ① (along the botanical garden) is included in the South Station Plot No. 8.

Node ② (along Longwu Road), ③ (both sides of Zhangjiatang), and ④ (both sides of Chunshen Pond) are part of the Central Park Cluster.

Node ⑤ (along Dianpu River) and ⑥ (along the Huangpu River waterfront) are within the West Bund Dynamic Field Cluster.

本次方案征集入围的三名应征人，将共同开展研究范围的征集工作，并按照各自入围的组团及其包含的深化节点分别开展设计征集工作。

The three shortlisted applicants in this solicitation will collaboratively conduct research within the study area and proceed with design work based on their respective clusters and associated deepening design nodes.





征集范围示意图 Diagrams of Project Scope

3 合格申请人资格条件 Requirements of Eligible Applicants

3.1 申请人须具有独立承担民事责任的能力，不接受自然人参与应征。

Applicants must have the ability to bear civil liability independently, and the participation of natural person is not accepted.

3.2 申请人须在其所在国家或地区合法注册，并具有承担本次征集内容相应的经验和能力。

Applicants must be legally registered in their respective countries or regions and possess relevant experience and capabilities for the solicitation content.

3.3 申请人须具有与本次征集内容类似的项目业绩。类似的项目系指战略规划、城市设计和景观概念设计类项目。

Applicants must have similar project performance related to the solicitation content. Similar projects refer to strategic planning, urban design, and landscape conceptual design projects.

3.4 本项目接受联合体，但联合体成员最多不超过三家。联合体的所有成员均须满足本公告第3.1条和第3.2条的要求，联合体综合业绩须满足本公告第3.3条的要求。联合体的组成以提交的资格预审《申请文件》为准。联合体各方不得再以自己名义单独参与本次征集，也不得同时加入参与本次征集的其他联合体，否则，相关《申请文件》均被否决。

The consortium is accepted, but the maximum number of consortium members should not

exceed three. All consortium members must meet the requirements specified in Sections 3.1 and 3.2, and the overall performance of the consortium must meet the requirements in Section 3.3. The composition of the consortium should align with the submitted prequalification application. None of the consortium member may participate individually in this solicitation, nor can they simultaneously join other consortia participating in this solicitation; otherwise, the relevant application documents will be rejected.

4 《资格预审文件》的获取 Acquisition of Prequalification Document

4.1 凡有意参加本次方案征集活动的潜在申请人，请于 2024 年 8 月 12 日 16:00 时至 2024 年 8 月 21 日 16:00 时（北京时间，下同），在上海国际招标有限公司网站（www.shabidding.com，下同）在线领取《资格预审文件》。

All potential Applicants who are interested in participating in this Project can download the Prequalification Document through SITC Website (www.shabidding.com) from 16:00 August 12th, 2024 to 16:00 August 21st, 2024 (Beijing Time, same hereinafter).

4.2 申请人首次使用上海国际招标有限公司网站需要完成注册程序。已注册的申请人可使用已获取的供应商登录名和密码登录并从网站采购公告栏的相应公告中进入，点击右上角“领购”按钮下载《资格预审文件》。征集代理不接受没有在上海国际招标有限公司网站上注册和没有《资格预审文件》下载记录的申请人提交的《申请文件》。如申请人为联合体，无需在《资格预审文件》的获取阶段明确联合体组成。联合体组成以提交的资格预审《申请文件》为准。

Applicants who have never used SITC Website before shall finish the registration process first. Registered Applicants can download the Prequalification Document by clicking the “purchase” button in the corresponding announcement webpage on the purchase bulletin board of SITC Website after logging in. SITC will not accept the Application Documents submitted by the Applicants who have not registered on SITC Website or who have no download records of the Prequalification Document on SITC Website.

4.3 申请人成功领取《资格预审文件》并不意味着其资格条件符合要求。申请人是否符合本公告第 3 条“合格申请人资格条件”由资格预审评审委员会判定。

An Applicant's successful acquisition of the Prequalification Document does not mean that it is eligible for this Project. Whether an Applicant meets the requirements of Article 3 in this Announcement is determined by the Prequalification Jury.

5 资格预审申请文件的提交 Submission of Application Document

5.1 资格预审《申请文件》应以电子文件和纸质文件的形式提交。提交截止时间为 2024 年 8 月 22 日 11:00 时，提交的时间以电子文件上传成功的时间为准。除了在截止时间前成功上传的《申请文件》外，未在截止时间前上传或以其他形式提交的《申请文件》一律不被受理。

The Application Document shall be submitted in both electronic and hard copy formats. The

submission deadline of Application Document is 11:00 August 22nd, 2024, subject to the time when its electronic documents are successfully submitted. Any late submission or submission in any other form will not be accepted.

5.2 电子文件包括全套正本《申请文件》的 PDF 扫描件和 PPT 文件。申请人应在上海国际招标有限公司网站本项目的领购页面下，点击“投标文件”按钮后上传资格预审《申请文件》的电子文件（以.rar 或.zip 形式压缩后上传，请注意无需加密，文件名填写申请人全称即可）。

The electronic documents shall include the scanned copy in PDF of the full set of the original Application Document and the required PPT file. Applicants shall submit Electronic Documents by clicking the “tender document” button on the this Project’s webpage and uploading via on SITC website. (Please do not encrypt the uploaded compressed file in rar. or zip. form, and use the applicant’s full name as the file name)

5.3 申请人应将纸质《申请文件》2套（正本1套、副本1套），以专人送达或邮寄形式提交至征集代理。收件人信息详见第12条“联系方式”。

Applicants shall also submit 2 sets of hard copy of its Applicant Document (clearly mark one as “ORIGINAL”, and the another as “COPY”) to the Solicitation Agency in person or by delivery. See Article 12 for the recipient’s information.

5.4 申请人应当确保其提交的资格预审《申请文件》的电子文件和纸质文件内容一致。当资格预审《申请文件》的电子文件与纸质文件内容不一致时，以电子文件为准。

Applicants shall ensure that the contents of their electronic and hard copy versions of Application Document submitted are consistent. In case of any discrepancy, the electronic documents shall prevail.

6 入围方式 Prequalification

申请人提交了资格预审《申请文件》后，资格预审评审委员会将对申请人进行综合评审和比较，为每个组团各选取一名申请人，共选取三名申请人作为入围的应征人。如任何一个组团的申请人数量正好为一名，资格预审评审委员会将对申请人的身份和资质、申请人的综合实力、主创设计师的资历、设计团队的人员配置等进行是否符合项目要求的判定。如判定符合项目要求，该名申请人直接入围；如判定无符合要求的申请人，征集人保留重新组织资格预审的权利。原则上，一名申请人只会入围参加一个组团的征集活动。

After the submission deadline of Application Document, the Prequalification Jury will conduct a comprehensive review of all Applicants and select one shortlisted applicant for each cluster, resulting in a total of three shortlisted applicants. If any cluster has only one Applicant, the Prequalification Jury will determine whether the Applicant meets the requirements of this Project by reviewing its identity and qualification, comprehensive ability, the qualifications of the chief designers, and the staffing of the design teams, etc. If deemed eligible, the applicant will be directly shortlisted. Otherwise, the Solicitor reserves

the right to reorganize the Prequalification. In Principle, each applicant will participate in the solicitation activities for only one cluster.

7 方案征集费 Scheme Solicitation Fee

7.1 方案评审委员会将对三位入围应征人的最终方案分别进行评审。经方案评审委员会评定其研究范围和组团设计范围的方案符合《设计任务书》要求的，每位入围应征人将各获得方案征集费人民币 400 万元（含税）。经方案评审委员会评定其深化设计节点方案符合《设计任务书》要求的，每位应征人将根据其承担的节点数量，每个节点将各获得方案征集费人民币 100 万元（含税）。

The Scheme Review Committee will evaluate the final schemes submitted by the three shortlisted applicants. If the scheme for the study area and cluster design area meets the requirements set in the Design Program, each shortlisted applicant will receive a scheme solicitation fee of RMB 4 million (including tax). If the detailed design node schemes also meet the requirements, each applicant will receive an additional fee of RMB 1 million (including tax) per node, based on the number of nodes they undertake.

7.2 方案征集费支付方式以征集人和征集代理与入围应征人签署的《方案征集合同》为准。

The payment method for the scheme solicitation fee shall be based on the "Scheme Solicitation Contract" signed by the solicitor, solicitation agent, and shortlisted applicants.

8 征集活动时间安排 Schedule of Solicitation

本次征集活动三个组团在资格预审阶段的日程安排均保持一致，但应征阶段可能视情况略有前后。初步日程安排如下：

The schedules for the three clusters during the prequalification stage will remain consistent, but the solicitation stage may vary slightly depending on the situation. The preliminary schedule is as follows:

| 阶段 Stages | 日期 Date | 事项 Item |
|----------------------------|--|--|
| 资格预审阶段 Prequalification | 2024 年 8 月 12 日 16:00 时 16:00 Aug 12 th , 2024 | 发布资格预审公告 Release of Prequalification Announcement |
| | 2024 年 8 月 12 日 16:00 时至 2024 年 8 月 21 日 16:00 时 From 16:00 Aug 12 th , 2024 to 16:00 Aug 21 st , 2024 | 潜在申请人获取《资格预审文件》 Access open for potential Applicants to acquire Prequalification Document |
| | 2024 年 8 月 22 日 11:00 | 资格预审《申请文件》提交截止 |

| 阶段 Stages | 日期 Date | 事项 Item |
|---|--|---|
| | 时 11:00 Aug 22 nd , 2024 | Deadline for Submission of Application Document |
| | 2024 年 8 月 22 日（暂定） Aug 22 nd , 2024 (tentative) | 组织资格预审评审会并发布资格预审评审结果公告 Prequalification Review Meeting and Announcement of Prequalification Result |
| 应征阶段 （暂定） Solicitation （tentative） | 2024 年 8 月 23 日 Aug 23 rd , 2024 | 组织项目启动会与现场踏勘 Kick-off Meeting and Site Visit |
| | 2024 年 9 月 24-25 日 Sept 24 th to 25 th , 2024 | 组织中期交流会 Midterm Presentation |
| | 2024 年 10 月 21 日 Oct 21 st , 2024 | 方案成果提交 Submission of Final Deliverables |
| | 2024 年 10 月下旬 Late Oct, 2024 | 组织方案评审会 Scheme Review Meeting |

9 公告发布的媒介 Announcement Media

资格预审公告、《资格预审文件》、对资格预审公告和《资格预审文件》的修改或补充（如有）以及资格预审结果公告在以下网站上发布：

The Prequalification Announcement, Prequalification Document, any amendment or supplement of them (if any), and the Announcement of Prequalification Result are published on the following websites:

中国招标投标公共服务平台（www.cebpubservice.com）

上海国际招标有限公司网站（www.shabidding.com）

另外，本项目有关信息还将在“上海国际招标”微信公众号发布。

In addition, the relevant information of this Project will also be released on SITC's official WeChat account.

10 知识产权 Intellectual Property Rights

申请人提交资格预审《申请文件》即视为接受以下知识产权条款。

Once submitting the Application Document, Applicants shall be deemed to have accepted the following terms of the intellectual property rights.

10.1 应征人承诺其拥有其提供服务时编制的所有图纸、说明、电子文档和其它相关文件（以下总称“成果文件”）的合法权利和知识产权。

The Shortlisted Applicant shall guarantee that it has the legal rights and intellectual property rights of all drawings, descriptions, electronic files and other relevant documents (hereinafter referred to as "Deliverables") prepared when it provides services.

10.2 所有由应征人编制的成果文件，其著作权归应征人所有。在付清本公告第7条规定的方案征集费之后，对应成果文件的知识产权归征集人和应征人共有，征集人有权使用、复制、修改及宣传成果文件。各方均不能将成果文件部分或全部地用于本项目之外的其他项目。

The Shortlisted Applicant has the copyright of all its Deliverables. The intellectual property right of the Deliverables is jointly owned by both the Solicitor and the Shortlisted Applicant upon full payment for the Scheme Solicitation Fee defined in Article 错误!未找到引用源。 . The Solicitor has the right to use, copy, revise and publicize the Deliverables. The Deliverables are exclusively for this Project and shall not be used by any party beyond this scope.

10.3 应征人应保证提交的成果文件在中国境内或境外没有且不会侵犯任何其他人的知识产权(包括但不限于著作权、专利权)或专有技术或商业秘密。应征人应保证，如其成果文件使用或包含任何其他人的知识产权或专有技术或商业秘密，应征人已经获得权利人的合法、有效、充分的授权。应征人因侵犯他人知识产权或专有技术或商业秘密所引起的全部法律责任应由应征人承担。

The Shortlisted Applicant shall ensure that its Deliverables does not and will not infringe upon anyone else's intellectual property rights (including but not limited to copyright and patent right) or proprietary technology or trade secrets of any other person within or outside China. The Shortlisted Applicant shall guarantee that if its Deliverables uses or contains the intellectual property rights, proprietary technology or trade secrets of any other person, the Shortlisted Applicant has obtained the legal, effective and sufficient authorization of the rights holder. The Shortlisted Applicant shall be liable for all legal responsibilities arising from its infringement of others' intellectual property rights, proprietary technology or trade secrets.

11 其他 Others

11.1 资格预审公告使用中文和英文书写。当中、英文两种语言的意思表达不一致时，以中文为准。

The Prequalification Announcement is written both in Chinese and English. In case of inconsistency between Chinese and English, Chinese shall prevail.

11.2 申请人在资格预审《申请文件》中所列出的主创设计师须亲自开展本项目的的设计工作，须参加项目启动会与现场踏勘，须进行**成果方案汇报**。因此，请所列出的主创设计师根据征集活动时间安排提前预留时间、做好准备。如因旅行限制原因，主创设计师确实无法赴现场参会的，须在资格预审《申请文件》中进行说明，并承诺将通过视频或电话会议的方式参会。所述情况将在资格预审评审时予以综合考虑。

The chief designer listed in the Application Document must carry out the design work, attend the Kick-off Meeting, participate in Site Visit and present the Deliverables IN PERSON. Therefore, please make well preparation in advance according to the Schedule of

Solicitation. If the chief designer is indeed unable to attend the meetings on site in the event of travel restrictions such as global or regional epidemics, he or she should make an explanation in the Application Document and promise to attend meetings by video or telephone. It will be taken into consideration by the Prequalification Jury.

11.3 本次征集活动及相关文件的最终解释权归征集人所有。

The Solicitor reserves the right of final interpretation of this Project and related documents.

12 联系方式 Contact Information

征集代理：上海国际招标有限公司

Solicitation Agency: Shanghai International Tendering Co., Ltd.

地址：上海市延安西路 358 号美丽园大厦 14 楼

Address: 14 F, 358 Yan An Road (W), Shanghai, China

联系人：张逸舟、毛焯琪

Contact Person: Ms. Yizhou Zhang / Ms. Yeqi Mao

电话 Telephone: 021-32173631、021-32173711

邮箱: zhangyizhou@shabidding.com