

# 温岭市环龙门湖科创带创新转化服务中心建筑概念方案国际征集资格预审公告

International Solicitation Prequalification Announcement of Architectural Conceptual Scheme for Innovation Transformation Service Center of around Longmen Lake Science and Innovation Belt in Wenling

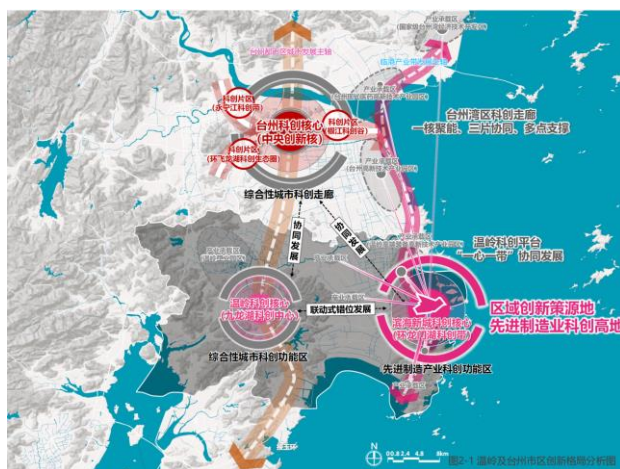
上海国际招标有限公司（以下简称“征集代理”）受温岭市东部控股有限公司（以下简称“征集人”）的委托，作为征集代理，就温岭市环龙门湖科创带创新转化服务中心建筑概念方案组织开展国际征集，欢迎有兴趣参与应征的申请人参加本次征集活动。本次征集将通过公开资格预审的方式从所有申请人中择优选取 5 名应征人参加征集。

Entrusted by Wenling Eastern Holding Co., LTD (“Sponsor”) as the Solicitation Agency, Shanghai International Tendering Co., Ltd. (SITC”) is organizing the Prequalification Document of International Solicitation of Architectural Conceptual Scheme for Innovation Transformation Service Center of around Longmen Lake Science and Innovation Belt in Wenling (“Project”). SITC welcomes all Applicants who are interested in this Project to participate. Through open prequalification, 5 applicants (“Shortlisted Applicants”) will be selected to enter the following Solicitation Stage.

## 1 征集背景 Project Background

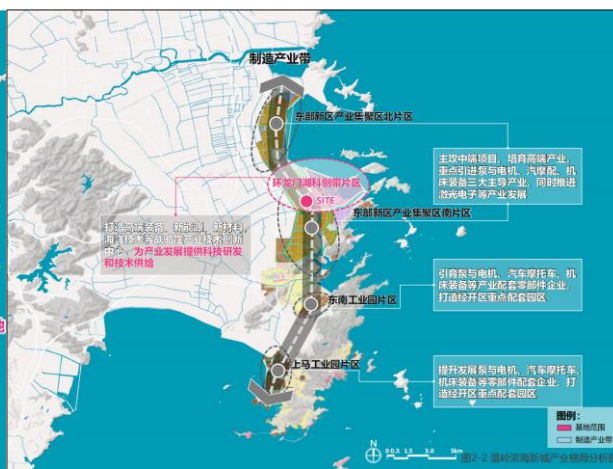
作为温岭市委市政府提出的“两城两湖”之一，以龙门湖为纽带的“滨海新城”需联动经济开发区、松门、石塘协同发展，2035 年达成人口 30 万、规模以上工业产值超千亿的目标，发挥东部滨海新城“地广”优势，重点发展产业功能，成为温岭市“双核引擎”之一。

As one of the "two cities and two lakes" proposed by the Wenling Municipal Committee and Government, the "Binhai New City" linked by Longmen Lake needs to coordinate the economic development zone, Songmen and Shitang, achieves the goal of building a population of 300,000 and gross value of industrial output above 100 billion by 2035, giving full play to the advantages of natural resources in Binhai New City and focusing on industrial development, and become Wenling City's engine in development.



温岭及台州市区创新格局分析图

Analysis of Innovation Pattern in Wenling and Taizhou



温岭市滨海新城产业格局分析图

Analysis of Industrial Pattern in Wenling Binhai New City

环龙门湖科创带位于温岭经济开发区（原东部新区）中部的核心地带，是滨海新城的重要组成部分，面积为 7.8759 平方公里，将成为未来滨海新城先进制造业的科创区和精密制造城核心区的启动区。同时，依托湖海相依、蓝绿交融的优质生态景观资源，成为以生态绿色孕育科技创新、引领未来幸福生活的绿色发展示范区和未来社区示范区。拟通过本项目向全球征集环龙门湖科创带标志性建筑——创新转化服务中心的建筑概念方案，打造温岭科创基地新标杆！

Located in the core area of Wenling Economic Development Zone (formerly the Eastern New Area), Around Longmen Lake Science and Innovation Belt is an important part of Binhai New City, with an area of 7.8759 km<sup>2</sup>, which will become the future science and technology innovation area of Binhai New City advanced manufacturing and the start-up area of precision manufacturing city. At the same time, relying on the high-quality ecological landscape resources, it has become a green development demonstration zone and a future community demonstration zone that breeds scientific and technological innovation and leads a happy life in the future with ecological green. Through this project, we plan to solicit the architectural conceptual scheme of Innovation Transformation Service Center, the landmark building of around Longmen Lake Science and Innovation Belt, to create a new benchmark for Wenling!

## 2 征集范围和内容 Project Scope

本项目基地位于温岭经济开发区环龙门湖科创带 DB150607 地块，东至湖滨路、南至凤翔街、西至碧云路、北至祥云街。

The project is located in the DB150607 block of around Longmen Lake Science and Innovation Belt in Wenling Economic Development Zone, with Hubin Road to the east, Fengxiang Street to the south, Biyun Road to the west and Xiangyun Street to the north.



项目区位图（黑框所示范围）

Project Location



规划用地图

Diagram of Planning Land Use

项目用地面积 22762 平方米，计容总建筑面积不超过 68286 平方米，容积率≤3.0，建筑密度≤50%，绿地率≥20%，建筑限高 100 米，包含总部经济办公楼、创新转化服务中心、酒店、餐厅等功能。

The project covers a land area of 22,762 m<sup>2</sup>, with a total construction area of no more than

68,286 m<sup>2</sup>, plot ratio  $\leq$  3.0, building density  $\leq$  50%, green land rate  $\geq$  20%, building height limit of 100 meters, including the headquarters economic office building, innovation and transformation service center, hotel, restaurant and other functions.

### 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。

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

3.2 申请人须在其国家或地区合法注册，且具有承担本次征集内容相应的设计或设计咨询能力。

An Applicant must be legally registered in its country or region and have the corresponding design or design consulting abilities to undertake the content of this Project.

3.3 申请人须具有与本次征集内容类似的商业办公建筑概念设计业绩。

Applicants must have relevant architectural conceptual design performances of commercial or office buildings similar to this Project.

3.4 本项目不接受联合体。

The Consortium is not accepted in this Project.

### 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4月12日10:00时至2024年4月18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](http://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](http://www.shabidding.com)) from 10:00 April 12<sup>th</sup>, 2024 to 16:00 April 18<sup>th</sup>, 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》。

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 4 月 19 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 Electronic Documents as well as Paper Documents. The submission deadline of Application Document is 11:00 April 19<sup>th</sup>, 2024. The submission time of every Applicant is 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**）。

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.)

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。收件信息详见本公告第 12 条“联系方式”。

Applicants shall also submit 2 sets of Paper Documents of its Applicant Document (clearly mark one as “ORIGINAL”, and the another as “COPY”) by hand or by post to the address listed in Article 12 of this Announcement.

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 Paper Application Document submitted are consistent. In the event of any discrepancy between the Electronic Documents and the Paper Documents, 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，选择 5 名申请人作为入围的应征人。如申请人数量正好为 5 名，资格预审评审委员会将对申请人的身份和资质、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，5 名申请人直接入围；如判定符合要求的申请人不足 5 名，征集人保留重新组织资格预审的权利。如申请人少于 5 名，征集人同样保留

重新组织资格预审的权利。

After the submission deadline of Application Document, the Prequalification Jury will conduct a comprehensive review of all Applicants and select 5 Applicants as Shortlisted Applicants. If there are exactly 5 Applicants, the Prequalification Jury will determine whether these Applicants meet the requirements of this Project by reviewing their identity and qualification, comprehensive ability, the qualifications of the chief designers, and the staffing of the design teams, etc. If it is determined that all 5 Applicants have met the requirements, all 5 applicants will be directly shortlisted; if less than 5 Applicants are determined to have met the requirements, the Sponsor reserves the right to reorganize the Prequalification. If there are fewer than 5 Applicants, the Sponsor also reserves the right to reorganize the Prequalification.

## 7 方案征集费 Scheme Solicitation Fee

7.1 入围应征人在方案评审会结束，并经方案评审委员会评定其方案符合《设计任务书》要求的，将各获得方案征集费人民币 50 万元（含税）。

Among Shortlisted Applicants, those whose deliverables of this Project are evaluated to have met the requirements set in the Design Program by the Scheme Review Committee will receive a Scheme Solicitation Fee of RMB 500,000 (tax included) after the Scheme Review Meeting.

7.2 如经方案评审委员会评定，应征人的方案没有达到《设计任务书》要求的，应由方案评审委员会单独出具书面意见且有半数以上评委签字，具体阐明不符合要求的设计内容以及扣款标准，征集人将根据该书面意见扣减直至不支付该应征人的方案征集费。

If the Scheme Review Committee of the Scheme Review Meeting makes the decision that any Applicant's deliverables of this Project failed to meet the requirements set in the Design Program, the Scheme Review Committee shall provide a written opinion with the signature of more than half of the committee to specify the unqualified contents and the deduction standard. The Sponsor is entitled to deduct a portion or all amount of the Applicant's Scheme Solicitation Fee according to this opinion.

## 8 征集活动时间安排 Schedule of Solicitation

本次征集活动的初步时间安排如下：

Preliminary schedule of this Project is as follows:

阶段 Stage	日期 Dates	事项 Activities
资格 预审 阶段 Prequalification Stage	2024 年 4 月 12 日 10:00 时 10:00 April 12 <sup>th</sup> , 2024	发布资格预审公告 Release of Prequalification Announcement
	2024 年 4 月 12 日 10:00 时至 2024 年 4 月 18 日 16:00 时 From 10:00 April 12 <sup>th</sup> to 16:00 April 18 <sup>th</sup> , 2024	潜在申请人获取《资格预审文件》 Access open for potential Applicants to acquire Prequalification Document

阶段 Stage	日期 Dates	事项 Activities
	2024年4月19日 11:00 时 11:00 April 19 <sup>th</sup> , 2024	资格预审《申请文件》提交截止 Deadline for Submission of Application Document
	2024年4月24日（暂定） April 24 <sup>th</sup> , 2024 (Provisional)	组织资格预审评审会 Prequalification Review Meeting
	2024年4月25日至 2024年4月27日（暂定） April 25 <sup>th</sup> to April 27 <sup>th</sup> , 2024 (Provisional)	公示资格预审结果公告 Announcement of Prequalification Result
应征 阶段 (暂定) Solicitation Stage (Provisional)	2024年4月28日 April 28 <sup>th</sup> , 2024	组织项目启动会与现场踏勘 Kick-off Meeting and Site Visit
	2024年7月1日 July 1 <sup>st</sup> , 2024	最终成果提交 Submission of Final Deliverables
	2024年7月2日 July 2 <sup>nd</sup> , 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](http://www.cebpubservice.com)）

上海国际招标有限公司网站（[www.shabidding.com](http://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 应征人为本项目编制的成果文件系专用于本项目，各方均不得超过此范围使用。

The Deliverables prepared by the Shortlisted Applicant are exclusively for this Project and shall not be used by any party beyond this scope.

10.3 所有由应征人编制的成果文件，其著作权归应征人所有。如项目在方案征集后终止，或征集人聘用其他建筑师来完成方案征集阶段以后的工作，征集人无权使用、复制及修改该成果文件。在征集人向应征人付清本公告第7条定义的方案征集费之后，征集人可对应征人提交的成果文件进行印刷、出版和展览，可通过传播媒介、专业杂志、书刊或其他形式对成果文件进行评价、展示和宣传，但应注明应征人的名称。

The Shortlisted Applicant has the copyright of its Deliverables. If the Project is terminated after the scheme solicitation, or the Sponsor entrusts other architects to complete the work after the solicitation, the Sponsor has no right to use, copy and modify the Deliverables of the Shortlisted Applicant. After the full payment of the Scheme Solicitation Fee defined in Article 7 of the Prequalification Announcement, the Sponsor has the right to print, publish and exhibit the Deliverables and to evaluate, display and publicize the Deliverables through media, professional magazines, book and other forms, but the name of the Shortlisted Applicant shall be indicated.

10.4 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 the 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 owner. 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 凡参加本次资格预审的申请人均被视为同意并接受《资格预审文件》的全部内容及条

款。

All Applicants participating in this prequalification are deemed to agree and accept all the contents and terms of the Prequalification Document.

11.3 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，例如全球或区域流行病疫情等，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.

11.4 本次征集活动及相关文件的最终解释权归征集人。

The Sponsor 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 Contact Person: 毛焯琪、于方

电话 Telephone: 021-32173711、32173622

邮箱 Email: maoyeqi@shabidding.com