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上海交通大学上海高级金融学院空间 发展规划概念方案国际征集 资格预审公告

Prequalification Announcement of International Scheme Solicitation for the Spatial Development Plan of the Shanghai Advanced Institute of Finance at Shanghai Jiao Tong University

上海国际招标有限公司受上海交通大学上海高级金融学院（以下简称“征集人”）的委托，作为征集代理，就上海交通大学上海高级金融学院空间发展规划组织开展概念方案国际征集活动（以下简称“本次征集活动”），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 5 名应征人参加征集。

Entrusted by Shanghai Advanced Institute of Finance, Shanghai Jiao Tong University (“Solicitor”) as the Solicitation Agency, Shanghai International Tendering Co., Ltd. (“SITC”) is organizing the International Scheme Solicitation for the Spatial Development Plan of the Shanghai Advanced Institute of Finance at Shanghai Jiao Tong University (“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

上海交通大学上海高级金融学院自 2009 年成立以来，一直致力于培养具备国际视野和专业技能的高端金融管理人才。随着近年来学生人数的增长及研究活动规模的扩大，现有空间条件已经难以支撑进一步发展的需要，不仅限制了教学质量的提升，也不利于吸引国内外顶尖学者加盟，逐渐成为制约高金进一步发展的瓶颈。

Since its establishment in 2009, the Shanghai Advanced Institute of Finance (SAIF) at Shanghai Jiao Tong University has been dedicated to cultivating high-level financial management talent with international perspectives and professional expertise. However, in recent years, the growth in student enrollment and the expansion of research activities have exceeded the capacity of the existing facilities. This has not only constrained the improvement of teaching quality, but also hindered the ability to attract top domestic and international scholars, gradually becoming a bottleneck restricting SAIF's further development.

为更好地服务于国家金融发展战略目标，加强与上海国际金融中心建设之间的联动效应，同时响应国家关于加强高等教育与科研创新结合的战略部署，实现教学、研究一体化办学模式，征集人拟进行扩建工程，通过本次上海交通大学上海高级金融学院空间发展规划的征集活动，打造具有影响力的地标性商学院建筑，在解决当前存在的空间不足问题的基础上，

支持更加丰富多样的教育模式、促进学术交流与创新思维碰撞、强化高金品牌文化建立和展示，进一步加强人才培养质量、助力实现上海乃至全国金融行业的持续健康发展。

To better align with the national financial development strategies, enhance synergies with the construction of Shanghai as an international financial center, and respond to the national strategic deployment of integrating higher education with research innovation, the Solicitor intends to undertake an expansion project. The aim of this Project is to create an iconic financial institution building, address the current space constraints, support more diverse and enriched educational models, foster academic exchanges and innovation, strengthen SAIF's brand culture, and ultimately enhance the quality of talent development and contribute to the sustainable and healthy growth of the financial industry in Shanghai and across China.

2 征集范围和内容 Project Scope

2.1 项目选址 Project Location

高金大楼选址位于上海交通大学徐汇校区（华山路 1954 号）的 G 地块（如图所示），南临市政道路广元西路，西临地下车库入口，北临浩然高科技大厦，东临学校广元西路校门（广元西路 55 号）。

The SAIF Building is planned to be located on Plot G within the Xuhui Campus of Shanghai Jiao Tong University (No. 1954 Huashan Road). The site is bordered to the south by Guangyuan West Road, a municipal road, to the west by the entrance to an underground parking garage, to the north by the Haoran High-Tech Building, and to the east by the Guangyuan West Road campus gate (No. 55 Guangyuan West Road).

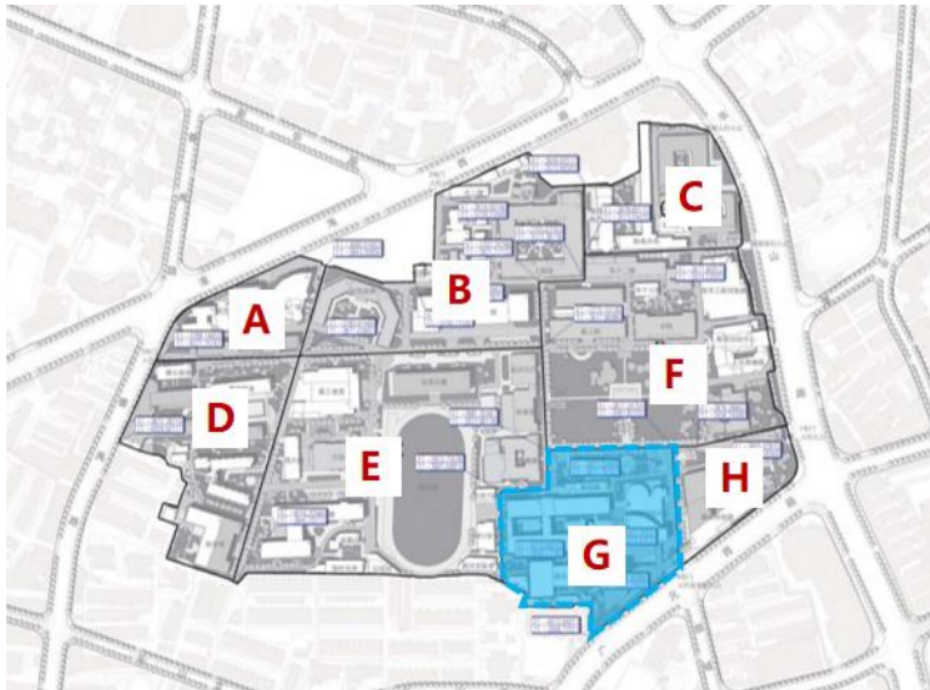


图 1：基地示意图

Figure 1: Site Location

2.2 设计内容 Scope of Design

基地范围内空间规划概念方案。项目拟拆除基地内部分老旧建筑，新建一幢主楼，并在原高压实验室建筑的基础上进行改扩建形成附楼。总建筑面积为 33,000 平方米，其中地上建筑面积约 28,000 平方米，地下建筑面积约 5,000 平方米。

The conceptual spatial plan for the site includes the demolition of certain outdated buildings within the site, the construction of a new main building, and the renovation and expansion of the original high-voltage laboratory building to form an annex. The total construction area is planned to be 33,000 square meters, including approximately 28,000 square meters above ground and 5,000 square meters underground.



图 2：基地范围

Figure 2: The scope of site

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 申请人须具有承担本次征集内容相应的资格及能力：

An Applicant must have the corresponding qualifications and abilities to undertake the content of this Project:

3.2.1 申请人为境内机构的，须具备中华人民共和国住房和城乡建设部核准的建筑行业建筑工程专业设计甲级（或以上）资质证书。

If the Applicant is a domestic institution, it must have the qualification certificate of Class A in

Construction Industry (Construction Engineering) Design (or above) issued by Ministry of Housing and Urban-Rural Development, People's Republic of China

3.2.2 申请人为境外机构的，须在其所在国家或地区合法注册，具有相应设计许可。

If the Applicant is an overseas institution, it must be legally registered in the country or region where it is located and be equipped with corresponding design license.

3.2.3 港、澳、台机构按第 3.2.2 条要求执行。

Applicants from Hong Kong, Macao or Taiwan shall comply with the requirement of Article 3.2.2.

3.2.4 境外机构在境内注册的子公司按第 3.2.1 条要求执行。

Subsidiaries of overseas institutions registered in China shall comply with the requirements outlined in Article 3.2.1.

3.3 申请人须具有与本次征集内容类似教育类空间规划或建筑概念方案设计的项目业绩。

Applicants must have relevant project performances similar to this Project in educational space planning or architectural conceptual design.

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 12 月 4 日 16:00 时至 2024 年 12 月 11 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）在线获取《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 on Dec 4th, 2024 to 16:00 on Dec 11th, 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供应商登录名和密码登录工作台并搜索进入本项目公告页面，点击右上角“获取文件”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 “Obtain” button in the corresponding announcement webpage by searching this Project on the workbench 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 申请人成功获取《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 12 月 11 日 17:00 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 17:00 Dec 11st, 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。申请人应登录上海国际招标有限公司网站，在其工作台点击本项目下“待上传”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 log in SITC website and submit Electronic Documents by clicking the “to be uploaded” button in the Project in the workbench. (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本公告第 12 条地址。

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 on Article 12.

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

6.1 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，以及 2 名申请人作为备选应征人。当正式入围的应征人无法参加后续应征活动时，征集人可根据备选应征人的排名，依次选择备选应征人增补。征集人保留不增补的权利。

After the submission deadline of Application Document, the Prequalification Jury will conduct a

comprehensive review of all Applicants and select 5 Applicants as Shortlisted Applicant and 2 applicants as alternative candidates. If any of the formally Shortlisted Applicants are unable to participate in the subsequent Solicitation Stage, the Solicitor may select alternative candidates in order of ranking to fill the vacancy. The Solicitor reserves the right not to make any replacements.

6.2 如申请人数量正好为 5 名或不足 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。征集人有权决定符合项目要求的申请人全数入围，也保留重新组织资格预审的权利

If there are exactly 5 Applicants or fewer than 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. The Solicitor reserves the right to shortlist all applicants that meet the project requirements and further retains the right to reorganize the Prequalification.

7 征集费用 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 30 万元（含税，下同）。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。

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 300,000.00 (tax included) after the Scheme Review Meeting. If the Scheme Review Committee 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 Solicitor is entitled to deduct a portion or all amount of the Applicant's Scheme Solicitation Fee according to this opinion.

7.2 本次征集活动奖评选出分别排名第一、第二和第三的应征人各 1 名。方案排名第一的应征人将另行获得奖金人民币 50 万元，排名第二的应征人将另行获得奖金 30 万元，排名第三的应征人将另行获得奖金 20 万元。

Shortlisted Applicants will receive the corresponding bonuses according to their rankings. The Applicant whose proposal ranks first will receive a bonus of RMB 500,000.00, the one ranking second will receive a bonus of RMB 300,000.00, and the one ranking third will receive a bonus of RMB 200,000.00.

7.3 应征人应根据征集人的概念方案优化需求（如有）完成相应工作，为此征集人将另行支付优化咨询费人民币 50 万元。

The Shortlisted Applicant shall complete the corresponding work based on the Solicitor's requirements for conceptual proposal optimization (if any). For this, the Solicitor shall separately pay an optimization consulting fee of RMB 500,000.00.

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12月4日16:00时 16:00 Dec 4 th , 2024	发布资格预审公告 Release of Prequalification Announcement
	2024年12月4日16:00时至 2024年12月11日16:00时 From 16:00 Dec 4 th to 16:00 Dec 11 th , 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12月11日17:00时 17:00 Dec 11 th , 2024	资格预审《申请文件》提交截止 Deadline for Submission of Application Document
	2024年12月16日(暂定) Dec 16 th , 2024 (Provisional)	组织资格预审评审会 Prequalification Review Meeting
	2024年12月17日至 2024年12月19日(暂定) Dec 17 th to Dec 19 th , 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12月20日 Dec 20 th , 2024
2025年01月20日 Jan 20 th , 2025		组织第一次中期成果沟通会 First Midterm Presentation
2025年02月13日 Feb. 13 th , 2025		组织第二次中期成果沟通会 Second Midterm Presentation
2025年03月03日 Mar 3 rd , 2025		最终成果提交 Submission of Final Deliverables
2025年03月10日 Mar 10 th , 2025		组织方案评审会 Scheme Review Meeting
2025年03月中旬 Mid March, 2025		发布评审结果通知 Release of Final Review Results

9 公告发布的媒介 Announcement Media

9.1 资格预审公告、对资格预审公告的修改或补充（如有）以及资格预审结果公告在以下

网站上发布:

The Prequalification Announcement, its amendment or supplement (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)

上海高级金融学院网站 (www.saif.sjtu.edu.cn)

上海国际招标有限公司网站 (www.shabidding.com)

9.2 《资格预审文件》、对《资格预审文件》的修改或补充 (如有) 在以下网站上发布:

The Prequalification Document and its amendment or supplement are published on the following websites:

上海国际招标有限公司网站 (www.shabidding.com)

9.3 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.

9.4 本项目为方案征集, 中国招标投标公共服务平台公告中的“招标”应理解为“方案征集”; “招标人”应理解为“征集人”; “招标代理机构”应理解为“征集代理”; “投标人”应理解为“申请人”; “中标人”应理解为“入围应征人”。本项目非工程建设招标项目, 也非政府采购项目, 不适用与上述类型项目相关的法律、法规、规章或规范性文件。

As a scheme solicitation, the term "tendering" in the Announcement on the China Public Procurement and Tendering Service Platform should be understood as "scheme solicitation"; "tenderer" should be understood as "solicitor"; "tendering agency" should be understood as "solicitation agency"; "bidder" should be understood as "applicant"; and "successful bidder" should be understood as "shortlisted applicant". This project is neither a construction tendering project nor a government procurement project, and the laws, regulations, rules or regulatory documents related to the above types of projects are not applicable.

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。应征人在征询征集人意见并得到认可后，可在其官网、社交媒体等平台发布成果文件。

The Shortlisted Applicant has the copyright of its Deliverables. If the Project is terminated after the Project, or the Solicitor entrusts other architects to complete the work after the Project, the Solicitor 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 Solicitor 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. After obtaining the approval from Solicitor, the Applicant may release the Deliverables on its official website, social media and other platforms.

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.

10.5 在征集过程中所有由征集人和征集代理提供的所有资料的知识产权属征集人或相关提资单位所有。应征人仅可以将上述文件用于编制本项目的成果文件之目的。未经前述资料的知识产权所属方的书面许可，应征人不得将相关资料用于其他项目设计或其他目的，也不得将上述文件泄露给任何第三方。

All materials provided by the Solicitor and SITC during the solicitation process are the intellectual property of the Solicitor or the relevant contributing entities. Applicants may use such materials solely for the purpose of preparing the deliverables for this Project. Without prior written consent from the intellectual property owner of the materials, Applicants shall not use the materials for

other project designs or purposes, nor disclose such materials to any third party.

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。如应征人在入围后，提出不接受《资格预审文件》中的内容或条款，征集人保留取消其入围资格的权利。

All Applicants participating in this prequalification are deemed to agree and accept all the contents and terms of the Prequalification Document. If an applicant, after being shortlisted, states that it does not accept the contents or clauses in the Prequalification Document, the Solicitor reserves the right to revoke its shortlisted status.

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 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：毛焯琪、于方

Contact Person: Ms. Mao Yeqi、Ms. Yu Fang

电话 Telephone: 021-32173711、32173622

邮箱 Email: maoyeqi@shabidding.com