

宜宾市翠屏区“金秋茶乡”农文旅基地策划与规划一体化方案征集 资格预审公告

Prequalification Announcement of Scheme Solicitation for Integrated Strategy Planning and Planning of the "Jinqiu Tea Township" Agricultural, Cultural and Tourism Base in Cuiping District, Yibin City

上海国际招标有限公司受宜宾市自然资源和规划局翠屏区分局（“牵头单位”）和宜宾市翠屏区农业发展投资建设有限责任公司（“征集人”）的委托，作为征集代理，就宜宾市翠屏区“金秋茶乡”农文旅基地策划与规划一体化方案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3名应征人参加征集。

Entrusted by Yibin Natural Resources and Planning Bureau Cuiping District Branch and Yibin Cuiping Agricultural Development Investment and Construction Co. LTD (“Sponsor”) as the Solicitation Agency, Shanghai International Tendering Co., Ltd. (“SITC”) is organizing the Scheme Solicitation for Integrated Strategy Planning and Planning for the "Jinqiu Tea Township" Agricultural, Cultural and Tourism Base in Cuiping District, Yibin City (“Project”). SITC welcomes all Applicants who are interested in this Project to participate. Through open prequalification, three applicants (“Shortlisted Applicants”) will be selected to enter the following Solicitation Stage.

1 项目背景 Project Background

2024 年中央一号文件，明确要求学习运用“千村示范、万村整治”工程经验，有力有效推进乡村全面振兴。今年重点是“提升乡村产业发展水平、提升乡村建设水平、提升乡村治理水平”，强化“科技和改革双轮驱动”与“农民增收举措”。

In the No. 1 central document of 2024, it is clearly required to learn and apply the experience of the "Demonstration of Thousand Villages and Renovation of Ten Thousand Villages" project to effectively promote the overall revitalization of the countryside. This year's focus is on “improving the level of rural industrial development, rural construction, and rural governance”, strengthening “the dual drive of technology and reform” and “measures to increase farmers' income”.

四川省提出以“四化同步、城乡融合、五区共兴”为总抓手推进现代化建设。推动新型工业化、信息化、城镇化和农业现代化在时间上同步演进、空间上一体布局、功能上耦合叠加。坚持农业农村优先发展，聚焦打造新时代更高水平的“天府粮仓”，着力构建粮经统筹、农牧并重、种养循环的现代农业体系，把农业大省金字招牌擦得更亮。

Sichuan Province proposes to promote modernization construction with the overall focus on "synchronizing the four modernizations, integrating urban and rural areas, and promoting the development of the five regions". We will promote the synchronous evolution of new

industrialization, informatization, urbanization and agricultural modernization in terms of time, spatial integration, and functional coupling. We will prioritize the development of agriculture and rural areas, focus on building a higher-level "Tianfu granary" in the new era, and strive to build a modern agricultural system that integrates grain and economy, emphasizes agriculture and animal husbandry, and promotes crop and animal husbandry. We will make the golden signboard of a major agricultural province shine brighter.

按照宜宾市、翠屏区优化营商环境建设大会精神，要求加快推动中小微企业创业园、专业楼宇、城市商圈、农文旅基地、科技孵化器五类产业空间发展建设，打造形成覆盖面广、健全完善的市场主体孵化培育体系。加快推动农文旅基地产业空间建设，优化农文旅融合产业结构，促进农业产业高质量发展，高起点策划和规划“金秋茶乡”农文旅基地发展，提升产业能级，促进城乡融合发展。

In accordance with the spirit of the conference on optimizing the business environment construction in Yibin City and Cuiping District, it is required to accelerate the development and construction of five types of industrial spaces: small and medium-sized enterprise entrepreneurship parks, professional buildings, urban commercial districts, agricultural and cultural tourism bases, and technology incubators, and to create a comprehensive and sound market entity incubation and cultivation system with broad coverage. We will accelerate the construction of industrial space for agricultural, cultural and tourism bases, optimize the integrated industrial structure of agricultural, cultural and tourism, promote high-quality development of the agricultural industry, strategic plan and plan the development of the "Jinqiu Tea Township" agricultural, cultural and tourism base from a high starting point, enhance industrial level, and promote urban-rural integration development.

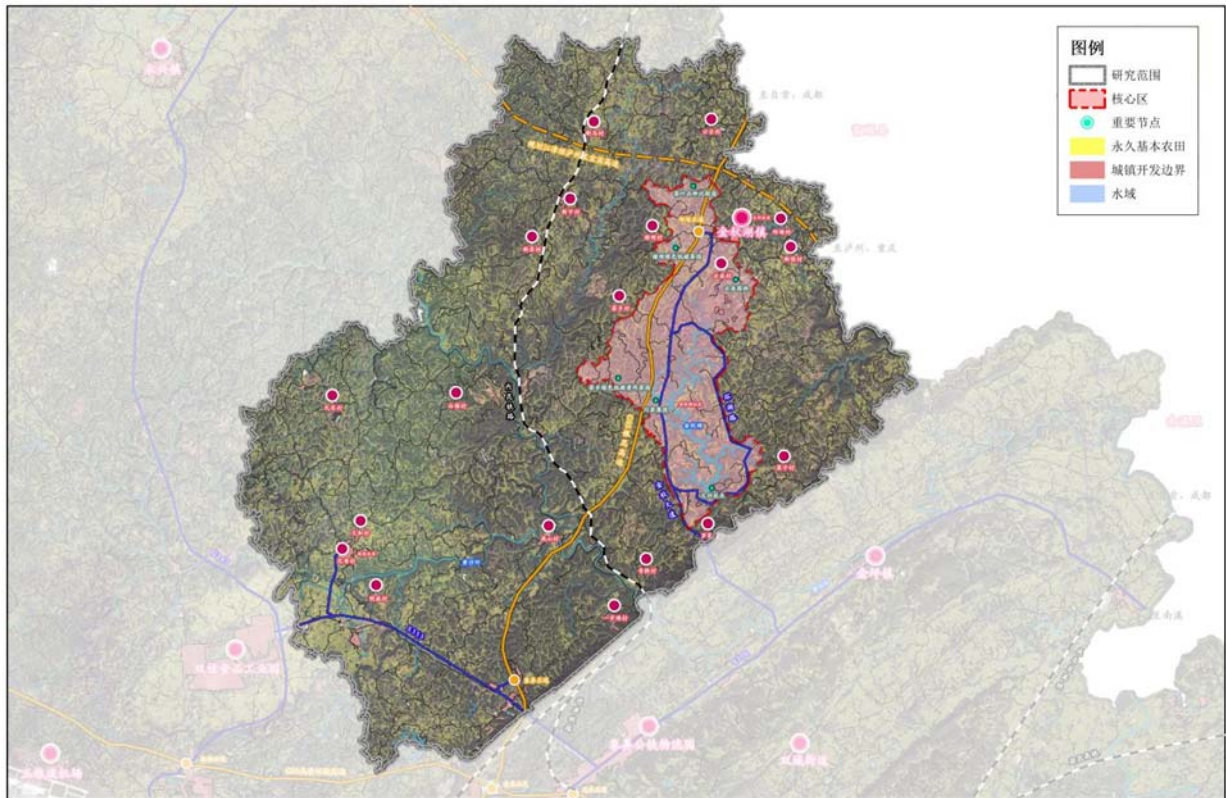
2 征集范围 Project Scope

2.1 项目区位 Project location

本次研究范围约 184.7 平方公里，核心区设计范围面积约 19.67 平方公里（可根据项目实际情况进行局部优化）。项目位于宜宾市翠屏区茶叶现代农业园区，涉及金秋湖镇和金坪镇共 22 个村（社区），G85 银昆高速贯通项目区南北，金秋大道、环湖路连接内部，核心区距宜宾市中心城区约 20 公里，距自贡市中心城区约 40 公里。

The research scope is about 184.7 square kilometers, and the design area of the core area is about 19.67 square kilometers (which can be locally optimized according to the actual situation of the project). The project is located in the Tea Modern Agriculture Park in Cuiping District, Yibin City, involving a total of 22 villages (communities) in Jinqiu Lake Town and Jinping Town. The G85 Yinkun Expressway connects the north and south of the project area, with Jinqiu Avenue and Huanhu Road connecting the interior. The core area is about 20 kilometers away from the central urban area of Yibin and about 40 kilometers away from the central urban area of Zigong.

“金秋茶乡”农文旅基地策划和规划范围示意图



Scope diagram of the the "Jinqiu Tea Township" project

2.2 主要策规要求 Main requirements

2.2.1 区域发展策划;

Strategy planning of regional development;

2.2.2 片区概念规划;

Conceptual planning of the area;

2.2.3 核心区深化设计

Deepening design of the core area:

(1) 公共空间营造;

Public Space creation;

(2) 空间形态与风貌;

Spatial form and style;

(3) 重要节点提升（包括且不限于川茶集团等 6 个节点）。

Improvement of important nodes (including but not limited to 6 nodes such as Sichuan Tea Group).

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 申请人须在其所在国家或地区合法注册，且具有相应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 capacity.

3.3 申请人须具有与本次征集内容类似的策划及规划项目业绩。

Applicants must have relevant project performances in strategy planning and planning similar to this Project..

3.4 本项目接受联合体参与竞争，联合体成员数量不得超过 2 家。联合体每位成员皆需满足本公告第 3.1-3.2 条的要求，联合体综合业绩需满足本公告第 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活动，也不得同时加入参与本次征集活动的其他联合体，否则，相关《申请文件》均被否决。

The Consortium is accepted in this Project. The number of members of the Consortium shall not exceed two. All members of the consortium must meet the requirements of Article 3.1-3.2 of this Announcement , and the overall performance of the Consortium must fulfill the criteria outlined in Article 3.3. The composition of the consortium shall be based on the Application Document submitted. Each member to the Consortium shall not participate in this Solicitation alone in their own name, nor shall they join other Consortia participating in this Solicitation at the same time. Otherwise, the relevant Application Document shall 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 5 月 8 日 16:00 时至 2024 年 5 月 14 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 May 8th, 2024 to 16:00 May 14th, 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》。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. There is no need to clarify the composition of the Consortium at the stage of Prequalification Document Acquisition. The composition of the Consortium shall be specified in its submitted Application Document.

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》应以电子文件的形式提交。提交截止时间为2024年5月15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. The submission deadline of Application Document is 11:00 May 15th, 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 this Project’s webpage and uploading via on SITC website. (Please do not encrypt the uploaded compressed file in rar. or zip. form.)

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3名申请人作为入围的应征人。如申请人数正好为3名，资格预审评审委员会将对申请人的综合实力、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，3名申请人直接入围；如判定符合要求的申请人不足3名，牵头单位和征集人保留重新组织资格预审的权利。如申请人少于3名，牵头单位和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 three Applicants as Shortlisted Applicants. If there are exactly three 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 three Applicants have met the requirements, all three applicants will be directly shortlisted; if less than three Applicants are determined to have met the requirements, the Sponsor reserves the right to reorganize the Prequalification. If there are fewer than three Applicants, the Sponsor also reserves the right to reorganize the Prequalification.

7 方案评审 Scheme Review

7.1 应征阶段的方案评审委员会将由规划设计和策划行业内的专家以及牵头单位或征集人代表（如需）组成。方案评审工作由评审委员会承担。

The Scheme Review Committee of the Solicitation Stage shall consist of experts in the planning, design and strategy planning industry and representatives of the Sponsor (if necessary). The evaluation shall be in charge of the Scheme Review Committee.

7.2 评审委员会将对所有应征人递交的方案进行评审并形成排序建议。牵头单位和征集人将经评审后的应征方案报相关行政主管部门，按程序流程上会确定最终中选方案。

The Scheme Review Committee will appraise and clarify the review comments to all deliverables. The Sponsor will submit the reviewed schemes to the relevant administrative department, and determine the winner according to the procedural process.

8 方案征集费及方案优化费 Scheme Solicitation Fee and Scheme Optimization Fee

8.1 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，第一名将获得方案征集费人民币 130 万元（含税），第二名将获得方案征集费人民币 100 万元（含税），第三名将获得方案征集费人民币 80 万元（含税）。

The Scheme Review Committee will review the Deliverables of the Shortlisted Applicants. If the Deliverables meets the requirements set in the Design Brief, the Applicant will receive the Scheme Solicitation Fee according to the ranking. The Applicant ranks 1st will receive a Scheme Solicitation Fee of RMB1,300,000.00(tax included); the Applicant ranks 2nd will receive a Scheme Solicitation Fee of RMB1,000,000.00(tax included); the Applicant ranks 3rd will receive a Scheme Solicitation Fee of RMB800,000.00(tax included).

8.2 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 makes the decision that any Applicant's deliverables of this Project failed to meet the requirements set in the Design Brief, 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.

8.3 中选的应征人对方案进行优化调整并通过牵头单位和征集人上级单位组织的会议审议，将另行获得方案优化费人民币 80 万元（含税）。

The winner who optimizes and adjusts the scheme which passes through a meeting organized by the superior unit of the Sponsor will receive an additional scheme optimization fee of RMB800,000.00(tax included).

9 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 5 月 8 日 16:00 时 16:00 May 8 th , 2024	发布资格预审公告 Release of Prequalification Announcement
	2024 年 5 月 8 日 16:00 时至 2024 年 5 月 14 日 16:00 时 From 16:00 May 8 th to 16:00 May 14 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 5 月 15 日 11:00 时 11:00 May 15 th , 2024	资格预审《申请文件》提交截止 Deadline for Submission of Application Document
	2024 年 5 月 17 日（暂定） May 17 th , 2024(Provisional)	组织资格预审评审会 Prequalification Review Meeting
	2024 年 5 月 18 日至 2024 年 5 月 20 日（暂定） May 18 th to May 20 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 5 月 21 日 May 21 st , 2024	组织现场踏勘与项目启动会 Site Visit and Kick-off Meeting,
	2024 年 6 月 7 日 June 7 th , 2024	中期视频交流 Interim Online Exchanges
	2024 年 6 月 26 日 June 26 th , 2024	电子方案成果提交 Submission of electronic Scheme Deliverables
	2024 年 6 月 27 日 June 27 th , 2024	实体方案成果提交 Submission of all Deliverables
	2024 年 6 月 28 日 June 28 th , 2024	组织方案评审会 Scheme Review Meeting

10 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.

11 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.

11.1 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.

11.2 本次征集项下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 of this Solicitation are exclusively for this Project and shall not be used by any party beyond this scope.

11.3 所有由应征人编制的成果文件, 在征集人向应征人付清本公告第 8 条定义的方案征集费之后, 除署名权等人身权利以外的所有权和著作权归牵头单位和征集人所有, 应征人仅享有将该设计成果用于自身宣传、评奖、论文撰写、员工职称评定等的权利。

Except for the moral rights such as right of paternity, the ownership and copyright of the Deliverables prepared by the Shortlisted Applicant belongs to the Sponsor upon full payment for the Scheme Solicitation Fee defined in Article 8 of the Prequalification Announcement. The Shortlisted Applicant only has the right to use the Deliverables for self-promotion, award evaluation, paper writing and employee title evaluation.

11.4 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.

11.5 在征集过程中牵头单位和征集人提供的设计基础资料（包括设计图纸、设计资料等）的知识产权属牵头单位和征集人及相关设计单位所有。应征人仅可以将上述文件用于应征设计和编制应征设计文件之目的。未经牵头单位和征集人书面许可，应征人不得将上述文件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。

The intellectual property rights of the basic information (including design drawings, design materials, etc.) provided by the Sponsor during the solicitation process belong to the Sponsor. The Shortlisted Applicant can only use the documents aforementioned for the purpose of designing and compiling the proposal. Without written consent from the Sponsor, The Shortlisted Applicant shall not use the documents aforementioned for other consulting design or other purposes, and shall not disclose the documents aforementioned to any third Party.

12 其他 Others

12.1 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.

12.2 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.

12.3 申请人在资格预审《申请文件》中所列出的主创设计师（最多只可指定2位）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。

The chief designer (up to 2 people can be specified) listed in the Application Document must carry out the design work, attend the Kick-off Meeting and Site Visit and present the Deliverables IN PERSON. Therefore, please make well preparation in advance according to the Schedule of Solicitation.

12.4 本次征集活动及相关文件的最终解释权归牵头单位和征集人。

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

13 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: 14F, 358 Yan An Road (W), Shanghai, China

联系人：栾奕、于方

Contact Person: Mr. Luan Yi / Ms. Yu Fang

电话 Telephone: (021)32173720 / 32173622

邮箱 Email: luanyi@shabidding.com