

ZTE

中兴通讯总部基地项目 建筑设计公开招标

TENDER FOR THE ARCHITECTURAL
DESIGN OF ZTE CENTER

招标文件

TENDER DOCUMENT

2018年5月
MAY, 2018

招标单位: 中兴通讯股份有限公司
Client: Zhongxing Telecommunication Equipment Corporation

咨询单位: 深圳市一和雅韵建筑咨询有限公司
Consulting: Shenzhen Ehow R&D Center

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第一部分投标须知

PART I Tender Notes

一、项目说明 Project Overview

1.1 项目名称: Project Name

中兴通讯总部基地项目建筑设计公开招标

Tender for the Architectural Design of ZTE Headquarters Base Project

1.2 招标单位 Client:

中兴通讯股份有限公司 Zhongxing Telecommunication Equipment Corporation

1.3 咨询顾问单位 Organizer:

深圳市一和雅韵建筑咨询有限公司 Shenzhen Ehow R&D Center

1.4 监督单位 Supervision:

深圳市规划和国土资源委员会（市海洋局）

Urban Planning, Land & Resources Commission of Shenzhen Municipality

1.5 项目概况 Project Brief:

工程名称 Project Name	中兴通讯总部基地项目 ZTE Headquarters Base Project
建设地点 Site	深圳市南山区沙河街道深圳湾超级总部基地 Super headquarters base, Shahe Road, Nanshan District, Shenzhen
建设规模 Size	总用地面积 47730.83 平方米（其中建设用地面积 43167.36 平方米，道路用地 4563.47 平方米）。 The total land area is 47730.83 square meters (including the construction land area of 43167.36 square meters and the road land of 4563.47 square meters)
建安成本 Investment	19 亿元 RMB 1.9 billion
建设周期 Construction period	三年六个月 3.5 years

1.6 深圳湾超级总部区域介绍

Brief of Shenzhen Bay Super Headquarters Base

深圳湾超级总部基地为滨海大道、深湾一路、深湾五路、白石三道、白石路所围合的区

域，总用地面积 117.40 公顷。本片区地处深圳湾滨海地区，周边汇聚了深港西部通道口岸、轨道 2、9、11 号线、深圳湾公园、红树林保护区、华侨城内湖湿地、华侨城主题景区、大沙河及沙河高尔夫等城市功能要素的组合，以其得天独厚的资源禀赋成为环深圳湾地区（深圳一侧）未来最有效和价值最高的土地。所有土地开发和用地建设必须符合高标准建设要求

The Shenzhen Bay Super Headquarters Base is a zone enclosed by Binhai Avenue, Shenwan 1st Road, Shenwan 5th Road, Baishi 3rd Road and Baishi Road with a total land area of 117.40 hectares. This area is located in the coastal area of Shenzhen Bay and surrounded by Shenzhen-Hong Kong Western Passage Port, Rail No. 2, 9 and 11, Shenzhen Bay Park, Mangrove Reserve, OCT Inner Lake Wetland, OCT Theme Scenic Spot, Dasha River and Shahe Golf. With combination of urban functional elements and its unique resource, it will become the most effective and valuable land in the Shenzhen Bay Area (Shenzhen) in the future. All land development and land construction must meet the high standards of construction requirements.

1.7 项目概况 Project overview:

(1) 项目区位 Location of the Project

项目地处深圳市南山区，区位优势，是未来深圳重要的办公区域，政府对该区域的规划和未来发展高度重视，深圳地铁二号、九号、十一号三条地铁线路及城市主要道路滨海大道经过本项目周边，且项目西北侧紧邻地铁九号线深湾站，交通条件良好。

The project is located in Nanshan District, Shenzhen City. This place has excellent geographical location, and will be an important office area of Shenzhen in future. The government pays much attention to the planning for and future development of this area. Shenzhen Metro Lines 2, 9 and 11, and the city's major road Binhai Avenue pass by the surrounding areas of this project, and moreover, the northwest side of this project is close to Shenwan Station of Metro Line 9, so obviously, this place has good transport conditions.

(2) 项目定位 Project orientation

中兴通讯深圳湾超级总部定位于具备城市名片效应的超级总部建筑。整个建筑将站在未来的视角，塑造超级城市形象，突出深圳城市及中兴通讯的个性与设计灵魂，将智慧城市与立体城市相融合，充分体现中兴通讯高科技的企业形象，项目建成后将成为深圳的地标建筑。

ZTE Shenzhen Bay Super Headquarters is oriented to be a super headquarters building having the effect of city name card. The whole building will, from the perspective of the future, build an

image of super city, highlight the individualities and design soul of the city Shenzhen and ZTE, integrate smart city and multi-dimensional city, and sufficiently embody the high-tech enterprise image of ZTE. After being completed, this project will become a landmark building of Shenzhen.

(3) 设计理念 Design philosophy

在深圳湾超级总部基地片区中，中兴通讯深圳湾超级总部的三个地块要整体考虑，整体形象标准统一、协调。在超总片区，中兴通讯深圳湾超级总部的方案不是凭借高度成为地标，而是需要根据中兴的企业文化和企业灵魂，来设计和打造这个专属中兴通讯、体现中兴通讯元素，独一无二的总部，以它的独特魅力来成为总部地标。

In the area of Shenzhen Bay Super Headquarters Base, the three land plots for ZTE Shenzhen Bay Super Headquarters shall be considered on the whole to ensure a standard, uniform and coordinated overall image. In the area of Super Headquarters Base, the scheme for ZTE Shenzhen Bay Super Headquarters is not to become a landmark in virtue of height, but to design and create a unique headquarters which exclusively belongs to ZTE and embodies the elements of ZTE according to the corporate culture and soul of ZTE, and to make it become a headquarters landmark in virtue of its unique charms.

设计上应借鉴国际上的一些成功的城市办公群的设计经验，以先进的设计理念和技术手段，将物联网、智慧城市、立体城市相融合，打造出先进的、国际化的超级办公总部。结合超级总部办公的总体定位，创造出独特的具有深圳滨海气质的城市空间。

The project shall be designed by referring to the design experiences of some successful urban office groups internally, and shall integrate Internet of Things, smart city, and multi-dimensional city with advanced design concepts and technical means, in order to create an advanced and internationalized super office headquarters. In combination with the overall orientation of the super headquarters office, the project shall create a unique urban space with the coastal temperament of Shenzhen.

1.8 招标目的 Tender Goal:

为了引进竞争机制，集思广益地择优选用设计成果，确定更好的设计方案。

Set up the competitive system, in order to draw on collective wisdom and absorb the best design.

1.9 招标范围 Tender Scope:

本次招标将确定本项目的建筑方案，中标设计单位将负责红线范围内的建筑方案设计工作，进行方案深化、立面的初步设计、对各顾问工作中涉及方案效果的审控、及施工配合，对现场效果的审核把控。以及景观方案的概念设计。

The bid winner will be responsible for the planning and design within the red line of land used, the architectural scheme design of this project (for detailed design contents, please refer to the Design Brief), the detailed design of scheme, the preliminary design of elevation, the examination and control on the schematic effect involved in each consultant's work, the cooperation with construction, the examination and control on field effects, and the conceptual design of landscape scheme.

二、招标规则 Tender Rules

2.1 本次招标工作分为三个阶段进行：第一阶段为报名及资格预审阶段；第二阶段为设计竞标阶段；第三个阶段为定标阶段。

The tender will be undertaken by 3 stages: Stage 1 Application & Prequalification, Stage 2 Scheme Design & Review, and Stage 3 Decide of the Winner.

2.2 第一阶段——报名及资格预审

Stage 1 Application & Qualification Review

2.2.1 报名条件 Application

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。在报名阶段不设资质限制。不接受个人及个人组合的报名。

The tender will be open to the public and those independent registered companies who have relevant design experiences can register for it. No individual application or individual combination is accepted.

2) 本次招标允许设计机构组成设计联合体。联合体成员不得超过 2 个。联合体各方不得再单独以自己名义，或者与另外的设计机构组成联合体重复报名参加，也不得以顾问的形式参加本次投标。

Joint design participation is allowed with no more than 2 members. And member of the joint design group can't apply for the tender alone or joint the other team, or participate as the consultant.

3) 报名的设计单位根据招标文件要求提供资格预审材料。

The applicants should submit the prequalification documents in accordance with the tender

document.

2.2.2 资格预审 Qualification Review

1) 政府主管部门将依法组建资格预审委员会，由资格预审委员会对报名单位的公司资格、业绩、拟投入项目的团队、概念提案等资料进行评审（资料要求详见 3.1 资格预审文件组成），根据报名情况确定 8 家入围投标单位进入第二阶段设计竞标阶段，同时选出 2 家备选设计单位。如入围的投标单位退出，则由备选设计单位依序替补。

The government department in charge will set up the Qualification review jury accordingly and the jury will review on the applicants' company qualifications, achievements, design team, concept proposal and etc. (See 3.1 Qualification Document for details.) And they will select 8 name listed competitors for Stage 2 and 2 alternatives in order who will enter the tender by order if any of the 8 competitors quit.

2) 入围投标单位应按时提交《投标确认函》。

The 8 name listed competitors should submit the Participation Confirmation Letter on time.

3) 若递交《投标确认函》的投标单位因非不可抗力因素中途退出或最终放弃投标，招标单位有权在今后拒绝该设计单位参加其他任何工程的竞赛或投标。

After submitting the Participation Confirmation Letter, if any competitor has withdrawn eventually due to non-force majeure, the organizers have the right to refuse their participation in any other project.

4) 不接受入围投标单位以外的设计单位参加（依序替补进入第二阶段的备选竞标单位除外）。

None will be accepted in Stage 2 except the 8 named listed competitors as and the alternatives who will enter by order if any of the 8 named listed competitors quit.

2.3 第二阶段——设计竞标阶段

Stage 2 Scheme Design& Review

1) 入围投标单位提交符合招标任务书要求的成果文件，由方案评审委员会采用记名投票法进行评审，选出方案排序的前二名。

All the competitors should submit the deliverables according to the design brief. And the scheme review jury will select the top 2 winners through open vote.

2) 方案评审委员会向招标单位推荐前二名中标方案进入定标程序，并对前二名方案提出优化意见。

The scheme review jury will select the top 2 winners and provide advice for optimization, and the client will decide the winner later.

3) 每家投标单位允许提交一份设计成果。

Each competitor can submit one scheme only.

4) 招标单位保留按评审委员会意见要求前两名方案竞标单位对其设计成果进一步深化的权利，方案深化时间不超过 3 周。

The client preserves the right to require the top 2 winners to improve their schemes according to the scheme review jury's opinion, the time for scheme improvement should be no more than 3 weeks.

2.4 第三阶段——定标阶段

Stage 3 Decide of the Winner

中标方案经规划复核后，招标单位依法组建定标委员会，采用票决定标法进行评选，在前二名中标方案中确定一名中标方案单位。中标方案单位将获得本项目的《建筑方案设计合同》，未中标的设计单位在提交了符合招标文件要求的设计成果文件后，将获得相应的设计补偿费。

After urban plan review of the top 2 schemes, the client will organize a jury accordingly to decide the winner through open vote. The final winner will be awarded of the design contract of the project, while the other 7 competitors will receive the corresponding design compensation fee after submitting the qualified deliverables.

三、资格预审 Qualification Review

3.1 资格预审文件的组成 Qualification Document:

1) 报名表（见附件 1） Application Form;

2) 公司简介 Company profile;

3) 有效的营业执照（或商业登记证明）复印件;

Business license (Duplicate; affixed with company seal);

4) 企业资质证明文件（如有）;

Qualification certifications or professional awards (Duplicate; affixed with company seal);

5) 报名单位或主创设计师近 5 年类似项目证明文件（类似项目不超过 5 个），并提供以下证明材料:

Information on similar projects (no more than 5) of the company and the chief designer shall include:

a) 优胜奖或中标通知书或设计合同盖章签字页复印件;

Photocopy of the Bid Winning Notification Letter or the stamped page of the design contract;

b) 设计作品的相关照片（完工项目）或效果图（在建项目）;

As-built photos of the completed projects and renderings of the projects under construction;

c) 设计作品的委托方的有效办公电话及联系人等相关证明材料。

Valid contact of the project clients.

注：如果主创人员在 5 年内变更设计单位，而其相关业绩在原设计单位完成的，需注明且说明在原设计团队中参与的工作内容，并提供联系人。

NOTES: If the chief designers change their job within 5 years, and the achievements provided were completed in the former company, it needs to specify his detailed work and provide valid contact of the project.

6) 本项目主创设计师及设计团队情况介绍，需提供：主创设计师及设计团队人员简介、个人职业资质证明文件；

Provide a profile of the design team and chief designer for the project. Provide necessary qualification documents of each team member.

7) 法人代表证明、法人代表授权委托书（原件，加盖公章或签字）、委托人身份证（复印件，加盖公章）；

Certification of legal representative, and power of attorney from legal representative (Original; affixed with company seal), and ID card of the authorized person (Duplicate; affixed with company seal);

8) 以设计联合体名义报名的应提交所有联合体设计机构共同签署的“设计联合体协议书”（详见附件 4），并明确牵头设计的主体单位（正本，加盖公章）；

Joint design group should submit the Joint Design Agreement jointly signed by all the members, and specify the leading party (affixed with company seal or signature);

9) 概念提案，包括对方案草图、深圳湾超级总部基地的城市设计要求的响应、本项目设计任务书的解读以及对建筑单体形体设计的思路等，不超过 10 页（A4 尺寸）；

Concept proposal includes how the project corresponds to the urban plan of Shenzhen Bay

Super Headquarters Base, the interpretation of the design brief as well as the conceptual design of the building shape, within 10 pages (A4 size).

10) 资格预审文件的精简版（电子文件），精简版的具体要求如下：

Qualification document in express edition (electronic document) includes:

a) 内容包括单位简介及主创人员（3 张）、重点项目 3 个配效果图（3 张）、概念提案（5 张），整个幻灯片页数不超过 12 张；

The total number of slides is no more than 12 pages, of which 3 slides are for company profile and design team, 3 slides for key project experience and 5 slides for concept proposal.

b) 高清 PPT 格式，无需提交纸质版，需在报名截止日前发送至 competition@ehow.net.cn。

It should be high definition PPT format and should be sent to competition@ehow.net.cn before the deadline.

11) 其他报名单位认为有必要提供的材料。

Other information that is deemed helpful by the design firms.

☆ 投标申请人如为联合体，成员单位需分别提供上述资料、填写报名表；以上所有资料均需加盖单位公章或签字。

For the joint design group, members should submit the above information separately. All the information should be signed or stamped.

3.2 资格预审文件的编制 Edition of Qualification Documents

1) 以上的内容装订成册，并列目录。文本 A4 尺寸，加盖公章，提交 7 份；

All the contents mentioned above should be bound with a catalog, A4 size, 7 copies with official stamp or signature on.

2) 以上文件的电子文档须拷贝到 1 个 U 盘提交，同时把精简版的报名文件（PPT 格式）发送到 competition@ehow.net.cn。

All the contents mentioned should be burned into 1 memory stick and submitted with the booklets, and sent the qualification document in express edition to competition@ehow.net.cn.

3) 提交的文件应遵循环保原则，避免过度包装，文本双面打印，不超过 60 张纸。

The deliverable should follow the principle of environmental protection and avoid excessive packaging, the design text should print on both sides, no more than 60 pages.

3.3 资格预审文件的递交 Delivery of Qualification Documents

报名单位须将上述要求的资料于 2018 年 6 月 1 日 15:00 点前送往 广东省深圳市南山区打石二路万科云城设计公社-万创建筑设计顾问有限公司，收件人：潘工,联系电话：13823130200。报名单位在截止时间以后收到的资格预审文件，将拒绝并退回给申请人。

The applicants should submit the above material to Wan Chuang architectural design consultant Co., Ltd. , Design Commune, Vanke Cloud City, Dashi Road 2, Nanshan District, Shenzhen within 15:00,May 23,2018. Receiver: Ms. Pan, Tel: 86-13823130200. The overdue deliverables will be returned.

3.4 资格预审原则 / 细则 Qualification Review Principles

3.4.1 政府主管部门依法组建资格预审委员会，成员由 7 人组成，其中 5 名专家及 2 名招标单位代表组成。

The government department in charge will set up the Qualification jury accordingly. It will be made up by 5 well-known experts and 2 client representatives.

3.4.2 资格预审委员会由评审主席主持评审工作，评审主席通过推举产生，在评审中与其他成员有同等表决权；具体评审细则由资格预审委员会确定。

The chairman of the jury will chair the review and share the same right as the other jurors. Detailed review rules will be decided by the jurors.

3.4.3 资格预审原则（仅供参考）

Qualification Review Principles (The following terms is for reference only)

评审内容 Review Terms	评审原则 Review Principles		评分标准 Scoring Criteria	
公司与主创业绩 Achievements of Company and Main Designers	1. 规模 Scale	具有国内外 10 万平方米以上、具有 3 种业态以上已经建成或正在实施的综合体项目设计经验。 Have the experiences in designing complex projects of more than 100,000m2, with over 3 business forms, which have been completed or are under construction at home and abroad.	30%	60%
	2. 高度 Height	具有国内外 150 米及以上已经建成或正在实施的城市设计及高层(含超高层)建筑设计经验。 Have the experiences in urban design and the architectural design of high-rise (including super-high-rise) buildings of	10%	

		150m and higher which have been completed or are under construction at home and abroad.		
		具有国内外 50-150 米高层建筑(含超高层)设计经验。 Have the experiences in the design of 50-150m high-rise (including super-high-rise) buildings at home and abroad.	20%	
	3. 绿色 Green	已实施的办公、文化或酒店项目获得 LEED、BREEAM、DGNB、HQE 等国际标准的绿色认证 The office, cultural or hotel projects already implemented have obtained green certification of international standards like LEED, BREEAM, DGNB, and HQE, etc.	40%	
概念提案 Conceptual Proposal	1. 对本任务书中“城市设计要点”内容的解读与调整建议 Understanding and adjustment proposals to key points of urban design in Design Specification		40%	40%
	2. 对本任务书中“产品组成与指标说明”的响应 Respond to "Description of Product Composition & Indicators"		30%	
	3. 设计深度包含对业态、产品及功能的组合分析 Design depth involves the combinatorial analysis of commercial activities, products and functions		20%	
	4. 对企业总部项目与城市空间、城市生活相结合的设计创新 Design innovation of the Vanke Center combined with urban space and city life		10%	

3.4.4 资格预审办法 Qualification Review Method

资格预审委员会采用记名投票, 根据报名情况按票数多少、逐轮淘汰的办法评选出 8 家入围投标单位, 同时评选出 2 家备选设计单位(须排序), 如有入围投标单位退出投标, 则备选设计单位依序替补。

Use open votes to select 8 competitors to enter Stage 2 as well as 2 alternatives who will enter the tender by order if any of the 8 competitors quit.

四、方案评审 Scheme Review

4.1 方案设计成果文件的提交 Delivery of the Scheme

按照任务书中成果文件要求的内容和数量, 于 2018 年 8 月 12 日 15:00 前提交到指定

地点（地点确定后另行通知），逾期将不能参加方案评审，作无效投标文件处理（详见第九条成果文件的有效性）。

The scheme should be submitted to the appointed place within 15:00, July 30, 2018. Overdue submission will be deemed as invalid.

4.2 政府主管部门依法组建方案评审委员会，共 9 人组成，成员由 7 名专家及 2 名招标单位代表组成。

The government department in charge will set up the scheme review jury accordingly. It will be made up by 7 well-known experts and 2 client representatives.

4.3 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。

The chairman of the jury will chair the review and share the same right as the other jurors. Detailed review rules will be decided by the jurors.

4.4 方案评审专家委员会对竞标单位提交的成果文件进行评审，推荐前二名中标方案的候选单位进入定标程序，同时对这二名投标方案提出优化意见。

The jury will review on the 6 schemes and select the top 2 winners as the candidate winner of the tender, and provide advice for optimization.

4.5 方案评审原则 Scheme Review Principles:

1) 符合国家及深圳市有关法律、法规、规范；

In line with relevant laws, regulations and norms of China and Shenzhen;

2) 符合超级总部区域的城市设计要求；

In line with the requirements of the urban design of the super headquarters base;

3) 符合招标文件和设计任务书要求；

In line with the requirements of the design brief;

4) 方案的创新性、原创性；

Innovation and originality of the scheme;

5) 绿色建筑、节能、经济的材料及技术的应用；

Application of green, energy saving and economy saving material and technology;

6) 设计单位的组织实施能力（通过方案本身判断）。

Organization and implementation capacity of the competitor by the judge of their scheme.

4.6 本次投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、沙盘模型及多媒体演示文件）均须展示。本轮竞标采用明标的方式进行评审，即入围投标单位进行现场汇报（须由投标单位的主创设计师汇报方案并回答评委的疑问）。评审过程中发现的问题和产生的纠纷，由评委会讨论并由评委会主席裁决。

All the competitors will give a presentation (including display boards, design texts, models and PPT etc.) by the chief designer on their schemes and answer questions of the jurors. Any problems and disputes arising during the review will be discussed by the jury and verdict by the chairman.

4.7 方案评审办法 Scheme review method:

方案评审专家委员会采用逐轮淘汰的记名投票法，专家充分讨论，投票选出排序的前两名。

Scheme review jurors will fully discuss all the deliverables and select the top 2 winners through open vote and provide advice for optimization.

4.8 方案评审结果 Review Result

中标方案经规划复核后，招标单位依法组建定标委员会，在前二名中标方案中确定一名中标单位。中标单位与招标单位签订《建筑方案设计合同》。

After urban plan review of the top 2 schemes, the client will organize a jury accordingly to decide the winner through open vote. The final winner will be awarded of the design contract of the project.

如方案评审委员会一致认为投标单位提交的成果文件未达到深圳市对超级总部区域招标设计方案品质的要求，方案评审委员会有权决定是否继续本次招标工作或其他要求，招标单位将依据方案评审委员会的决定执行后续工作。

If the jury agrees that all the competitors' deliverables haven't reached the design requirements of the super headquarters base of Shenzhen, the jury has the right to decide whether to continue the tender or not or put forward other relevant requirements. And the client should follow the jury's decision to continue the follow-ups.

五、定标原则 Principle for the Decide of the Winner

5.1 招标单位依法组建定标委员会，成员由 9 名或以上的单数人员组成。

The client sets up the jury accordingly with no less than 9 jurors (the number of jurors should

be singular).

5.2 定标原则：中标方案经规划复核后，定标委员会对方案评审委员会推荐的前二名中标方案的招标文件进行评审，采用票决定标法确定一名中标单位。如因中标候选人单位的原因（如中标候选人单位放弃中标资格、因不可抗力不能履行合同、或被查实存在影响中标结果的违法行为等情形），不符合中标条件的，招标单位可以与另一名中标候选人单位进行合同谈判，以确定中标单位。

After urban plan review of the top 2 schemes, the client will organize a jury accordingly to decide the winner through open vote. The final winner will be awarded of the design contract of the project. If the winner gives up the contract for personal reasons, the client will negotiate the contract with the other candidate.

六、招标日程安排(暂定) Tender Schedule

时间 Time		事项 Items
第一阶段 报名及资格预审阶段 Stage 1 Application & Qualification	2018.05.18	发布正式公告及接受报名 Notice of the tender and application
	Before 15:00, 2018.06.01	资格预审资料提交截止 Deadline of application
	2018.06.07	资格预审会 Qualification meeting
	2018.06.07	公布资格预审结果 Notice of the Qualification result
第二阶段 设计竞标阶段 (55天) Stage 2 Scheme Design & Review	2018.06.14	项目介绍答疑会； 入围的投标人递交《投标确认函》 Q&A meeting and submit the Participation Confirmation Letter.
	2018.06.14-08.07	答疑周期（通过邮件或者传真的形式） Q&A through email or fax
	Before 15:00, 2018.08.08	投标单位将三维仿真模型电子文件发送到 competition@ehow.net.cn Submit 3D MAX building model to competition@ehow.net.cn

	Before 15:00, 2018.08.12	投标单位递交成果文件（提交地址届时通知） Deadline for deliverables
	2018.08.13	方案评审会 Scheme review
第三阶段 定标阶段 Stage 3 Decide of the Winner	2018.08.21	定标会 Decide of the winner
	2018.08.28	公布中标单位 Notice of the result

★所有时间均以北京时间为准，招标单位保留调整日程安排的权利。如有变动，将提前 3 天通知。

★All the time mentioned is Beijing time. The client preserves the right to adjust the schedule. If there is any changes, the notice will be informed three days ahead.

七、奖金和设计补偿费 Bonus and Compensation

7.1 本次招标评选出前两名中标方案，定标委员会从中确定一名中标单位，中标单位将获得本项目的建筑方案设计合同，另外一名中标方案候选单位则获得奖金 150 万元人民币。

The final winner will be awarded of the contract while the other candidate winner will get RMB1,500,000 as bonus.

7.2 其他投标成果符合招标文件要求的入围参赛单位将分别获得设计补偿费 100 万元人民币。

After submitting the qualified deliverables, the other 6 competitors each will get RMB1,000,000.

7.3 设计补偿费和奖金为税前费用，奖金及设计补偿费在最终中标结果公示结束后开始办理支付手续。

The design compensation and bonus are the amount before tax and will be paid after the notice of the winner.

7.4 投标单位投标产生的所有费用均自行承担。

All related expenses such as the travelling expense will be covered by the participants themselves.

7.5 补偿费与奖金不重复支付。

Non duplication of payment for bonus and compensation.

八、设计费 Design Fee

投标单位依据建筑方案进行报价，总价约 3000 万元人民币。具体内容包括：用地红线内规划设计、本项目的建筑方案设计（具体设计内容详见设计任务书）、方案深化设计、立面初步设计对各顾问工作中涉及方案效果的审控、施工配合、对现场效果的审核把控、以及景观方案的概念设计。

Bidders shall make an offer according to architectural scheme, totally around RMB30 million. The concrete contents include: The planning and design within the red line of land used, the architectural scheme design of this project (for detailed design contents, please refer to the Design Brief), the detailed design of scheme, the preliminary design of elevation, the examination and control on the schematic effect involved in each consultant's work, the cooperation with construction, the examination and control on field effects, and the conceptual design of landscape scheme.

招标单位将根据国家有关收费标准与中标单位进行商务谈判，并以最终实际谈判价格签订建筑方案设计合同。招标单位支付的费用均含税。

The client will conduct the business negotiations with the winner according to the relevant charging standards of China and sign the design contract on the final negotiated price. The negotiated price includes tax and the winner should provide China's duty-paid invoice.

报价文件一式两份（格式见附件 5 商务报价表），加盖公章，需单独密封，随成果文件一并提交。此报价文件不作为方案评审的依据。招标单位将根据国家有关收费标准与中标单位进行商务谈判，并以最终实际谈判价格签订设计合同。

Provide 2 copies of the quotation documents (see Annex 5 Quotation Form), stamped with official seal or signature. It should be packed and sealed separately, submitted together with the deliverables. This offer won't be the basis for the review. The client will conduct business negotiations with the winner according to the relevant charging standard of China, and the contract will be signed on the final negotiated price.

九、成果文件有效 Validity

9.1 投标单位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要求。

The deliverables submitted by the participants shall conform to the provisions of the relevant standards for urban planning and design of the People's Republic of China and Shenzhen, and meet the requirements of the design brief.

9.2 设计单位提交的成果文件若被评审委员会一致认定为设计水平低下，内容粗制滥造，或严重不符合设计单位正常水平，其相关设计成果将被视为无效。无效文件由招标单位作废标处理，招标单位将不予支付设计补偿费。相关设计单位将被记入招标行政主管部门的非诚信名单，招标行政主管部门保留今后拒绝该投标单位参加片区内其他项目的竞赛或招标的权利。

If the deliverables of the competitor is uniformly recognized by the jury as low-level design (rough content or can't match the normal level of the competitor), the deliverables will be defined as invalid. Invalid file shall be nullified by the client and the competitor won't get any compensation. Besides, the relevant competitor will be credited to the list of non-integrity of the bid governing department, and the governing department reserves the right to refuse the participation of the competitor in any other projects.

9.3 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。无效文件由招标单位作废标处理，招标单位将不予支付设计补偿费。

If 2/3 of the jurors consider any of the deliverables have the following situations, it will be treated as invalid.

1) 提交成果文件截止日后，擅自更改设计内容的；

Content of deliverables that is changed after submission;

2) 未按要求签署和递交《投标确认函》的；

Participation Confirmation Letter isn't submitted as required;

3) 成果文件逾期送达的；

Overdue deliverables;

4) 未按《招标文件》要求填写，内容不全或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；

Do not meet the requirements and terms in the Design Brief, lacking content, and hasn't been passed by the jury;

5) 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。

The submitted scheme is not originally created, or has been published, or is verified similar to other schemes by over 2/3 of members of jury committee.

9.4 出现以下情形之一的，招标单位有权否决全部招标，终止本项目招标活动：

If any of the following circumstances takes place, the client has the right to terminate the tender:

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；

The number of qualified participants is less than three;

2) 招标任务因故取消的；

The tender is canceled due to force majeure;

3) 出现影响招标公平、公正的违法、违规行为的。

Illegal behaviors appear that affect the fairness and justice of the tender.

十、知识产权及相关法律 Intellectual Property

10.1 由招标单位提供的资料、软件和其他物品，其所有权（包括版权）等合法权益归招标单位。未经招标单位书面同意，投标单位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，投标单位应承担由此产生的所有责任并赔偿招标单位因此遭受的所有损失。

All documents provided by the Organizer to participants (including texts, drawings, and electronic data) are exposed to copyright protection. Without authorization, any person is prohibited to duplicate, amend, distribute, disclose, lend or transfer the contents of relevant materials. Otherwise, one should bear related legal liabilities.

10.2 投标单位保证提交给招标单位的策划设计图纸、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，投标单位应承担由此产生的所有责任并赔偿招标单位因此遭受的所有损失。

All submitted schemes must be originally created by the related participants and are not allowed to cover any material infringing the intellectual property right of any third party. Otherwise, the participation qualification will be abolished, and the infringing party shall undertake all legal responsibilities.

10.3 投标单位根据本协议中约定向招标单位提交的项目成果文件的著作权归投标单位所有，招标单位有权使用投标成果文件进行出版、展览；并通过媒体、杂志、专业书刊或其他形式介绍、展示及评价投标成果文件。

The client or the organizer is entitled to use the design schemes without further payment, such as introducing, displaying and appraising the design schemes through media, professional magazines, books or other form after announcing the evaluation result.

10.4 本次招标活动受中华人民共和国法律管辖，招标工作和所有投标成果文件适用中国法律。若投标单位对招标程序或结果有异议，可向招标单位提出质询，或向招标行政主管部门投诉。

This tender is governed by the laws of the People's Republic of China, and all the tender work and deliverable documents shall be governed by Chinese law. If the competitor has any objection to the tender procedure or result, he may make a claim to the client or to the administrative department in charge.

十一、保密原则 Confidentiality

11.1 公开发布信息后，直到授予中标单位《建筑方案设计合同》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单位的推荐情况、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单位或上述工作无关的人员泄露。

After the release of the tender, before the award of the winning contract, all relevant information concerning the review, clarification, evaluation and comparison of the tender, the recommendation of the winning candidates or any other circumstances relating to the review shall be kept strictly confidential. All the above information shall not be leaked to the competitors or personnel unrelated.

11.2 招标单位、咨询单位及评审专家在收到投标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招标单位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。

After receiving the deliverables from the competitors, the clients, organizers or jurors should be responsible for the corresponding confidential work. Without the permission of the clients or organizer any person or institution is prohibited to disclose, publicize or display the design schemes in any form before the scheme review is completed. Otherwise, one will bear related legal liabilities.

11.3 在成果文件的评审和比较、中标候选单位推荐以及授予合同的过程中，投标单位如试图向招标单位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。

During the jury meeting or decide of the winner, if the competitor tries to impact or bribe the client or the jury, he won't be disqualified from the tender.

十二、争议解决 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，向招标单位所在地人民法院提起诉讼。

Once disputes occur, both parties shall negotiate first. If fails, both parties shall agree to submit the issue to the People's Court in Shenzhen.

十三、不正当竞争与纪律监督

Supervision on Unfair Tender and Discipline

13.1 严禁投标单位向参与招标、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。

The participants are strictly forbidden to bribe relevant personnel to disclose all the information related to the tender appraisal.

13.2 投标单位在招标过程中严禁互相串通、结盟，损害招标的公正性，或以任何方式影响其他投标单位参与正当竞标。

The participants are prohibited from collusion, alliances or any other behaviors that influence the fairness of the tender.

13.3 如发现投标单位有上述不正当竞争行为，取消其投标资格或中标资格，并记入规划主管部门的诚信名单。

If any participant is founded with any improper behaviors mentioned above, he will be disqualified from the tender and be recorded in the blacklist of the governing department.

13.4 若投标单位的投标行为出现《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，招标单位及评审小组有权对相应投标单位作不良记录，并有权在今后拒绝该投标单位参加招标单位其他任何项目服务的竞赛或招标。

If any competitor infringes any implementation regulations of the Bidding Law of People's Republic of China or the relevant local laws or regulations, the client and the jury team have the

right to record the bad behavior of the competitors and the right to refuse the competitor to participate in any other tender.

13.5 招标文件及其所有附件的知识产权均归属于招标单位，投标单位未经主办单位许可，不得以任何理由外泄，否则，招标单位有权追究投标单位侵权的法律责任。

The intellectual property of the tender files and all attachments belongs to the client. Without permission, the competitors shall not spread for any reason. Otherwise, the client has to right to charge the competitor for the infringement.

十四、语言及计量单位 Languages and Measurement

14.1 语言 Languages

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或者英文。投标单位的成果文件应同时提供中文和英文两种语言，如果英文和中文有出入，以中文文本为准。

All the documents such as the notices, letters or deliverables related to the tender should be in both Chinese and English and Chinese version will prevail.

14.2 计量单位 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。

In addition to relevant national standards and technical requirements of the tender file, the deliverables should use legal measurement units of the People's Republic of China.

十五、其他 Miscellaneous

15.1 未中标解释 Rights to preserve the right of explanation

中标单位确定后，招标单位不对未胜出投标单位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。未中标单位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。

Once the winner has been decided, the clients or organizers won't give any explanation to the failing competitors on the assessment process or the reasons for failure. And their deliverables won't be returned. The failing competitors shall not ask the assessment team or other relevant personnel to inquire about the circumstances or materials of the assessment.

15.2 拒绝专利索赔或补偿的权利

Rights to reject the claims for patent compensation

无论投标单位是否中标，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单位提出任何索赔或补偿的要求。

Regardless of winning or losing, the competitors shall not make any claim to the client for intellectual property such as patent right, trademark right or industrial design right.

15.3 招标单位保留更改活动日程安排的权力。如有改动，将至少提前 3 天通知。

The client has the right to adjust the tender agenda. And it will be noted at least 3 days ahead if there is change.

15.4 招标单位有权要求投标或中标单位按政府规划修改设计成果。如要求修改，将至少提前 3 天通知。

The client preserves the right to require the competitors to adjust their schemes according to the urban plan of the government and it will be noted 3 days ahead.

15.5 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。

The written version of the Tender file, Q & A minutes of the tender file, supplement letters shall prevail. If there is any contradictory between these files, the final issue shall prevail.

15.6 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。

The competitors should guarantee the participation of the project leader and major designers in the whole design. As for overseas companies, they shall ensure the foreign architects' participation, their signatures and company's stamp.

15.7 设计机构参加现场踏勘活动、答疑和专家评审会时需自带翻译。

The foreign competitors should bring their own translator for any meeting related to the tender.

15.8 招标文件的解释权属于招标单位。

The clients or organizers reserves the rights for the interpretation of this tender and its related documents. The Chinese interpretation shall prevail.

15.9 参加本次招标活动的投标单位均视为承认本招标文件所有内容。

The competitors participating in this tender are deemed to recognize this tender and its

related documents.

十六、资料索取 Inquiry of Information:

招标信息查询网址：

Please visit the following website for more information on the tender:

www.szdesigncenter.org

十七、联系方式 Contact:

联系人 Contact person: 杨丽明 Limmy

联系电话 Tel: 13798542803

邮箱 Email: competition@ehow.net.cn

第二部分 设计任务书

Part II Design Brief

一、中兴通讯简介

I. Brief Introduction to ZTE

中兴通讯是全球领先的综合通信解决方案提供商。公司成立于 1985 年，是在香港和深圳两地上市的大型通讯设备公司。公司通过为全球 160 多个国家和地区的电信运营商和企业网客户提供创新技术与产品解决方案，让全世界用户享有语音、数据、多媒体、无线宽带等全方位沟通。

ZTE is a global leading provider of integrated communication solutions. Founded in 1985, ZTE is a large communication equipment company listed in both Hong Kong and Shenzhen. By providing innovative technologies and product solutions for telecom operators and enterprise network customers of more than 160 countries and regions in the world, ZTE makes the world users enjoy overall communication by means of voice, data, multimedia and wireless broad band, etc.

中兴通讯拥有通信业界完整的、端到端的产品线和融合解决方案，通过全系列的无线、有线、业务、终端产品和专业通信服务，灵活满足全球不同运营商和企业网客户的差异化需求以及快速创新的追求。目前，中兴通讯已全面服务于全球主流运营商及企业网客户，智能终端发货量位居美国前四。

ZTE owns complete and end-to-end product lines and integrated solutions in the communication industry, and flexibly meets the differential demands and pursuit after fast innovation of global different operators and enterprise network customers through full series of wireless, wired, businesses, terminal products and professional communication services. At present, ZTE has comprehensively served global mainstream operators and enterprise network customers, and ranks top four in the USA for the shipment volume of intelligent terminals.

中兴通讯坚持以持续技术创新为客户不断创造价值。公司在美国、加拿大、瑞典、中国等地设立全球研发机构，3 万余名国内外研发人员专注于行业技术创新。中兴通讯 PCT 国际专利申请三度居全球首位，位居“全球创新企业 70 强”与“全球 ICT 企业 50 强”。目前中兴通讯拥有 6.9 万余件全球专利申请、已授权专利超过 3 万件，连续 8 年稳居 PCT 国际专利申请全球前三。公司依托分布于全球的 107 个分支机构，凭借不断增强的创新能力、突出的灵活定制能力、日趋完善的交付能力赢得全球客户的信任与合作。

ZTE persists in creating value constantly for customers through sustained technological innovation. The Company has established global research and development institutions in the USA, Canada, Sweden, and China, etc., and it has more than 30,000 domestic and overseas research and development personnel focusing on industrial technology innovation. In terms of application for PCT international patents, ZTE has ranked the first place globally for three times, and it ranks “Global Top 70 Innovation Enterprises” and “Global Top 50 ICT Enterprises”. At present, ZTE has more than 69,000 patents applied for globally and more than 30,000 patents already authorized, and it has stably ranked top three globally for 8 years successively for the PCT international patents applied for. Relying on 107 branches distributed globally, and in virtue of constantly strengthened innovation ability, highlighted flexible custom-making ability, and increasingly perfect delivery ability, ZTE has won the trust and cooperation of global customers.

中兴通讯为联合国全球契约组织成员，坚持在全球范围内贯彻可持续发展理念，实现社会、环境及利益相关者的和谐共生。我们运用通信技术帮助不同地区的人们享有平等的通信自由；我们将“创新、融合、绿色”理念贯穿到整个产品生命周期，以及研发、生产、物流、客户服务等全流程，为实现全球性降低能耗和二氧化碳排放不懈努力。我们还在全球范围内开展社区公益

和救助行动，参加了印尼海啸、海地及汶川地震等重大自然灾害救助，并成立了中国规模最大的“关爱儿童专项基金”。

As a member of the United Nations Global Compact, ZTE has persisted with the implementation of sustainable development concept globally, and realized the harmonious symbiosis of the society, the environment, and stakeholders. We apply communication technologies to help people of different regions enjoy equal freedom of communication. We have made the concepts of “innovation, integration, green” run through the whole life cycle of products, as well as the full process of research and development, production, logistics, and customer service, etc., and have made unremitting efforts for realizing global reduction of energy consumption and CO2 emission. Also, we have developed community commonweal and salvage actions globally, participated in the rescue for serious natural disasters including the tsunami happening in Indonesia, and earthquake happening in Haiti and Wenchuan, etc. and also, we have established the largest-scale “Special Fund for Children” in China.

未来，中兴通讯将继续致力于引领全球通信产业的发展，应对更趋日新月异的挑战

In future, ZTE will continuously dedicate itself to guiding the development of global communication industry, and coping with more ever-changing challenges.

二、城市地理、气候及文化

2. Urban Geography, Climate and Culture

深圳是中国南部海滨城市，毗邻香港。位于北回归线以南，东经 113°46' 至 114°37'，北纬 22°27'至 22°52'。地处广东省南部，珠江口东岸，东临大亚湾和大鹏湾；西濒珠江口和伶仃洋；南边深圳河与香港相连；北部与东莞、惠州两城市接壤。辽阔海域连接南海及太平洋。全市总面积 1991 平方公里，常住人口 1190 多万。

Shenzhen is a coastal city in South China, adjoining Hong Kong. It is located in the south of the Tropic of Cancer and 113°46' to 114°37' east longitude, 22°27' to 22°52' north latitude. It lies in southern Guangdong Province and east side of Pearl River Estuary, facing Daya Gulf and Dapeng Gulf in the east, bordering on Pearl River Estuary and Lingdingyang Bay, connecting Shenzhen River with Hong Kong in the south and adjoining Dongguan and Huizhou. The vast sea connects the South China Sea and the Pacific Ocean. The total area of the city is 1,991 square kilometers, and the permanent population is more than 11.9 million.

深圳属亚热带海洋性气候区，气候温和，雨量充沛，日照时间长。年平均气温为 23.7℃，最高气温为 36.6℃，最低气温为 1.4℃，无霜期为 355 天。年日照时数 1975.0 个小时，太阳年辐射量 5225 兆焦耳/平方米，年平均相对湿度 72.3%。每年 5 至 9 月为雨季，年平均降雨量为 1608.1 毫米。常年主导风向为东南偏东风，夏秋两季偶有台风，平均每年受热带气旋（台风）影响 4~5 次。

Shenzhen is a subtropical maritime climate zone characterized by mild climate, abundant rainfall and long sunshine hours with annual average temperature of 23.7°C, maximum temperature of 36.6°C, minimum temperature of 1.4°C and frost-free period of 355 days. The annual sunshine duration is 1975 hours, the annual solar radiation 5225 MJ/m², and the annual average relative humidity 72.3%. The annual average rainfall is 1608.1 mm with rainy season distributing from May to September. The prevailing wind direction in the year is an east-southeast wind and an occasional typhoon in the summer and autumn. It is affected by tropical cyclones (typhoons) 4 to 5 times a year on average.

三、用地概况及周边情况：

3. Overview of Land Use and Surrounding Conditions:

3.1 深圳湾超级总部基地概况：

3.1 Overview of Shenzhen Bay Super Headquarters Base:

深圳湾超级总部基地为滨海大道、深湾一路、深湾五路、白石三道、白石路所围合的区域，总用地面积 117.40 公顷。本片区地处深圳湾滨海地区，周边汇聚了深港西部通道口岸、轨道 2、9、11 号线、深圳湾公园、红树林保护区、华侨城内湖湿地、华侨城主题景区、大沙河及沙河高尔夫等城市功能要素的组合，以其得天独厚的资源禀赋成为环深圳湾地区（深圳一侧）未来最有效和价值最高的土地。所有土地开发和用地建设必须符合高标准建设要求

The Shenzhen Bay Super Headquarters Base is a zone enclosed by Binhai Avenue, Shenwan 1st Road, Shenwan 5th Road, Baishi 3rd Road and Baishi Road with a total land area of 117.40 hectares. This area is located in the coastal area of Shenzhen Bay and surrounded by Shenzhen-Hong Kong Western Passage Port, Rail No. 2, 9 and 11, Shenzhen Bay Park, Mangrove Reserve, OCT Inner Lake Wetland, OCT Theme Scenic Spot, Dasha River and Shahe Golf. With combination of urban functional elements and its unique resource, it will become the most effective and valuable land in the Shenzhen Bay Area (Shenzhen) in the future. All land development and land construction must meet the high standards of construction requirements.

3.2 本片区的发展目标:

3.2 Development goals of the area:

超级总部基地是城市在全球经济产业链条中最终级地位的典型代表，是未来深圳发展成为世界城市的一个功能中心。规划依托超级区位优势，吸引超级经济功能，打造超级城市形象，使之成为提供体验深圳滨海新生活方式的城市地区；展现城市社会面貌与建设标准的核心地区；同时也将成为应对深圳市文化创新和新经济需求的平台与深圳参与区域和城市间竞合的有效载体。

The Super Headquarters Base is a typical representative of the city's ultimate status in the global economic industrial chain, and a functional center for Shenzhen to become a world city in the future. The plan relies on the advantages of super location, attracts super economic functions, and creates the image of a super city, which makes it the urban area that provides a way of experiencing life in Shenzhen's coast, and the core area showing city's social outlook and construction standards. At the same time, it will also become a platform for cultural innovation and new economic needs in Shenzhen, and an effective carrier for Shenzhen to participate in regional and inter-city competition and cooperation.

3.3 本片区的功能导向:

3.3 The Functional Orientation of the Area:

以各行业门类的产业链最顶端的总部办公为主导功能，辅以服务于总部基地的国际会议、展览、文化传播、信息交互及商业、公寓等功能。

Take the headquarters at the top of the industry chain of various industries as the leading function, supported by international conferences, exhibitions, cultural communication, information exchange, business and apartment and other functions serving the headquarters base.

3.4 本片区的发展策略:

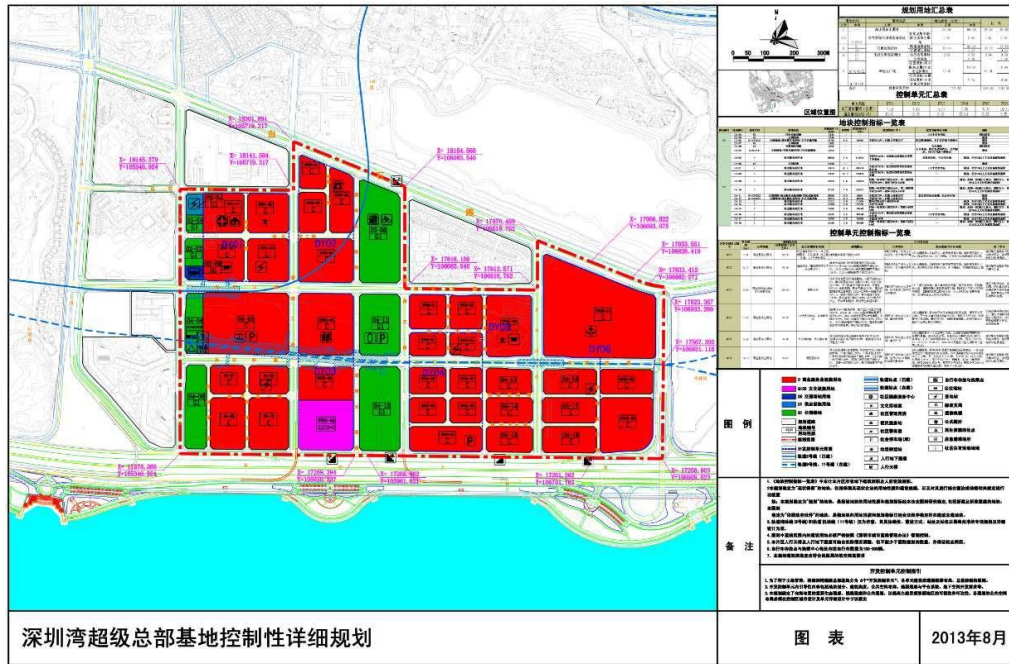
3.4 Development strategies for the area:

规划秉持“深圳湾云城市”这一核心理念，打造基于智慧城市和立体城市，虚拟空间与实体空间高度合一的未来城市典范，完型深圳湾，构建世界级滨海城市天际线

Adhere to the core concept of “Shenzhen Bay Cloud City” to build a model of future cities based on smart cities and three-dimensional cities, where virtual space and physical space are highly

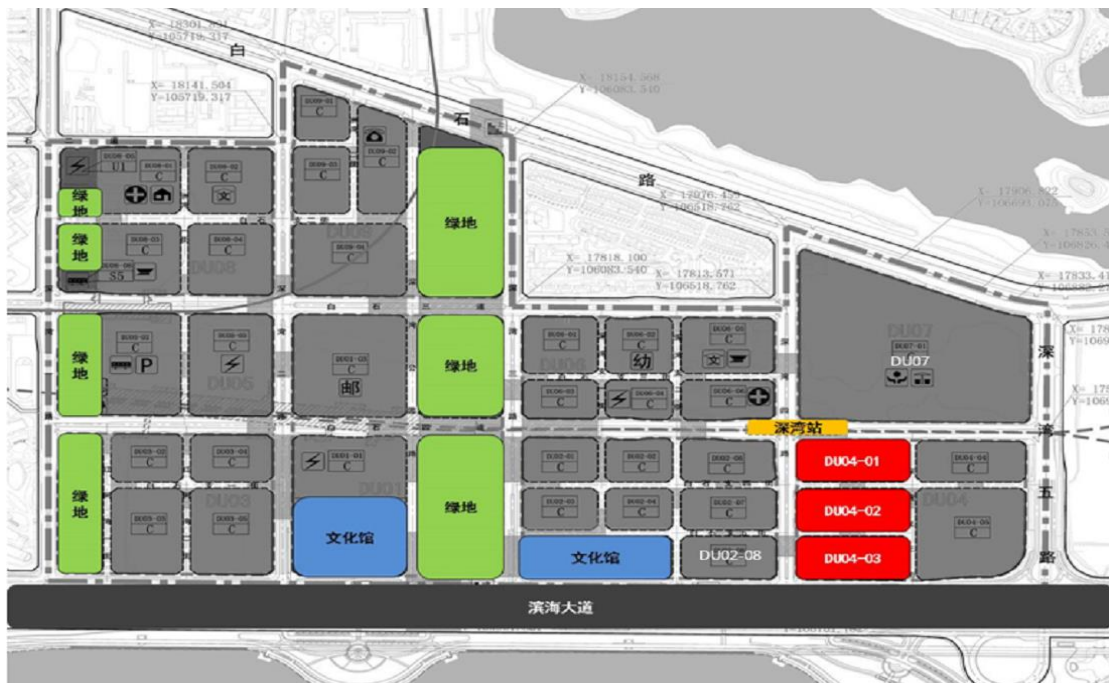
integrated, complete Shenzhen Bay, and build a world-class coastal city skyline.

深圳湾超级总部基地控制性详细规划 Controlling Detailed Planning Chart of Shenzhen Bay



四、项目概况 Project Overview

4.1 项目区位 Project Location



项目地处深圳市南山区，区位优势，是未来深圳重要的办公区域，政府对该区域的规划和未来发展高度重视，深圳地铁二号、九号、十一号三条地铁线路及城市主要道路滨海大道经过本项目周边，且项目西北侧紧邻地铁九号线深湾站，交通条件良好。

The project is located in Nanshan District, Shenzhen City. This place has excellent geographical location, and will be an important office area of Shenzhen in future. The government pays much attention to the planning for and future development of this area. Shenzhen Metro Lines 2, 9 and 11, and the city's major road Binhai Avenue pass by the surrounding areas of this project, and moreover, the northwest side of this project is close to Shenwan Station of Metro Line 9, so obviously, this place has good transport conditions.

4.2 项目定位

4.2 Project Orientation

中兴通讯深圳湾超级总部定位于具备城市名片效应的超级总部建筑。整个建筑将站在未来的视角，塑造超级城市形象，突出深圳城市及中兴通讯的个性与设计灵魂，将智慧城市与立体城市相融合，充分体现中兴通讯高科技的企业形象，项目建成后将成为深圳的地标建筑。

ZTE Shenzhen Bay Super Headquarters is oriented to be a super headquarters building having the effect of city name card. The whole building will, from the perspective of the future, build an image of super city, highlight the individualities and design soul of the city Shenzhen and ZTE, integrate smart city and multi-dimensional city, and sufficiently embody the high-tech enterprise image of ZTE. After being completed, this project will become a landmark building of Shenzhen.

4.3 设计理念

4.3 Design Concept

在深圳湾超级总部基地片区中，中兴通讯深圳湾超级总部的三个地块要整体考虑，整体形象标准统一、协调。在超总片区，中兴通讯深圳湾超级总部的方案不是凭借高度成为地标，而是需要根据中兴的企业文化和企业灵魂，来设计和打造这个专属中兴通讯、体现中兴通讯元素，独一无二的总部，以它的独特魅力来成为总部地标。

In the area of Shenzhen Bay Super Headquarters Base, the three land plots for ZTE Shenzhen Bay Super Headquarters shall be considered on the whole to ensure a standard, uniform and coordinated overall image. In the area of Super Headquarters Base, the scheme for ZTE Shenzhen Bay Super Headquarters is not to become a landmark in virtue of height, but to design and create a unique headquarters which exclusively belongs to ZTE and embodies the elements of ZTE according to the corporate culture and soul of ZTE, and to make it become a headquarters landmark in virtue of its unique charms.

设计上应借鉴国际上的一些成功的城市办公群的设计经验，以先进的设计理念和技术手段，将物联网、智慧城市、立体城市相融合，打造出先进的、国际化的超级办公总部。结合超级总部办公的总体定位，创造出独特的具有深圳滨海气质的城市空间。

The project shall be designed by referring to the design experiences of some successful urban office groups internally, and shall integrate Internet of Things, smart city, and multi-dimensional city with advanced design concepts and technical means, in order to create an advanced and internationalized super office headquarters. In combination with the overall orientation of the super headquarters office, the project shall create a unique urban space with the coastal temperament of Shenzhen.

五、规划设计要点 Planning and Design Points:

DU04-01	
总用地面积/Total Land Area (m ²)	13439

总建筑面积/Total Floor Area (m ²)		63560	
容积率/Plot ratio		4.5	
其中/Include	办公/Office (m ²)		25030
	酒店/Hotel (m ²)		20,000
	公车首末站/Bus Stop(m ²)		4,200
	文化设施/Cultural Facilities (m ²)		3,180
	物业服务/Supporting Property Services		150
	商业/Commerce (m ²)	地上/Above the ground	11,000
	地下/Underground	10,000	
塔楼高度/Tower height (m)		西塔 West tower ≤150 东塔 East tower ≤100	

DU04-02			
总用地面积/Total Land Area (m ²)		14568	
总建筑面积/Total Floor Area (m ²)		58270	
容积率/Ploy ratio		4	
其中/Include	办公/Office (m ²)		50,200
	文化设施/Cultural Facilities (m ²)		2,920
	物业服务/Supporting Property Services		130
	商业/Commerce (m ²)	地上/Above the ground	5,000
	地下/Underground	5,000	
塔楼高度/Tower height (m)		西塔 West tower ≤100 东塔 East tower ≤60	

DU04-03			
总用地面积/Total Land Area (m ²)		15160	
总建筑面积/Total Floor Area (m ²)		53060	
容积率/Plot ratio		3.5	
其中/Include	办公/Office (m ²)		46,290
	文化设施/Cultural Facilities (m ²)		2,660
	物业服务/Supporting Property Services		110
	商业/Commerce (m ²)	地上/Above the ground	4,000
	地下/Underground	--	
塔楼高度/Tower height (m)		塔楼 Towers≤60 一线建筑 First-line buildings ≤30	

5.1 用地情况 Land Used:

用地性质为商业服务业用地，总用地面积 47730.83 平方米（其中建设用地面积 43167.36 平方米，道路用地 4563.47 平方米）。

The land used is for commercial services, and total area of the land used is 47730.83m² (wherein, the area of land used for construction is 43167.36m², and the land used for roads is 4563.47m²).

5.2 主要控制指标:

5.2 Main control indexes

5.2.1 建筑容积率 ≤ 4.05 ; 地下车库、设备用房及公众通道等不计容积率。

5.2.1 FAR of the building: ≤ 4.05 ; underground garage, equipment occupancy and public passages, etc. are not included in FAR calculation.

5.2.2 建筑限高 ≤ 150 米（同时须满足航空限高要求）

5.2.2 Height limit of building ≤ 150 m (simultaneously meeting the requirement of aeronautical height limit)

5.2.3 建筑规模及分项指标:

5.2.3 Building scale and subitem indexes:

总规定建筑面积 189890 平方米（地上规定建筑面积 189890 平方米，地上规定建筑面积 174890 平方米，地下规定建筑面积 15000 平方米）。其中:

Total specified floor area 189890m² (Total specified floor area 189890m², above-ground specified floor area 174890m², and underground specified floor area 15000m²), wherein:

DU04-01 地块: 地上规定建筑面积 63560 平方米（其中办公 25030 平方米，商业 11000 平方米，酒店 20000 平方米，文化设施用房 3180 平方米，物业服务用房 150 平方米、公交首末站 4200 平方米）；地下规定建筑面积 10000 平方米（均为地下商业）。

DU04-01 land plot: Above-ground specified floor area 63560m² (wherein, office 25030m², commerce 11000m², hotel 20000m², cultural facilities occupancy 3180m², property service occupancy 150m², first and last bus stops 4200m²); and underground specified floor area 10000m² (totally underground commerce).

DU04-02 地块: 地上规定建筑面积 58270 平方米（其中办公 50220 平方米，商业 5000 平方米，文化设施用房 2920 平方米，物业服务用房 130 平方米）；地下规定建筑面积 5000 平方米（均为地下商业）。

DU04-02 land plot: Above-ground specified floor area 58270m² (wherein, office 50220m², commerce 5000m², cultural facilities occupancy 2920m², property service occupancy 130m²); and underground specified floor area 5000m² (all underground commerce).

DU04-03 地块: 地上规定建筑面积 53060 平方米(其中办公 46290 平方米(包含展厅 2000 平方米), 商业 4000 平方米, 文化设施用房 2660 平方米, 物业服务用房 110 平方米)。

DU04-03 land plot: Above-ground specified floor area 53060m² (wherein, office 46290m² (including exhibition hall 2000m²), commerce 4000m², cultural facilities occupancy 2660m², property service occupancy 110m²);

DU04-01、DU04-02、DU04-03地块的建设规模可在三个地块间适当调剂，各地块调剂量不超过其建筑量的10%。

The construction scale of DU04-01, DU04-02, and DU04-03 land plots may be properly adjusted among each other, but the adjusted quantity for each land plot shall not exceed 10% of the building quantity on corresponding land plot.

5.2.4 3.5万平方米的商业面积可按规定销售。

5.2.4 The 35,000m² commercial area may be sold as per regulations.

5.3 建筑退红线要求：（以《建设用地规划许可证》为准）

5.3 Requirements on setback of building from red line: (With priority given to the License for Planning of Construction Lands)

5.3.1地上退红线要求：DU04-01地块西侧≥12米，东侧、南侧和北侧≥9米；DU04-02地块西侧≥12米，东侧、南侧和北侧≥9米；DU04-03地块西侧和南侧≥12米，东侧和北侧≥9米。

5.3.1Requirements on setback from red line on ground: for DU04-01, ≥12m at the west side and ≥9m at the east side, south side and north side; for DU04-02, ≥12m at the west side and ≥9m at the east side, south side and north side; for DU04-03, ≥12m at the west side and south side, and ≥9m at the east side and north side.

5.3.2 地下空间退红线要求：用地红线各侧均≥3米，所有内部管线及相关设施须在本地块红线内布置。（以《建设用地规划许可证》为准）

5.3.2 Requirements on setback from red line of underground space: ≥3m at each side of the red line of land used. All internal pipelines and relevant facilities shall be arranged within the red line of corresponding land plot. (With priority given to the License for Planning of Construction Lands)

六. 城市设计要点 Key Points of Urban Design:

6.1 建筑空间布局：

6.1 Spatial Layout of Buildings

6.1.1 建筑限高：DU04-01地块西塔楼≤150米，东塔楼≤100米；DU04-02地块西塔楼≤100米，东塔楼≤60米，DU04-03地块塔楼≤60米，一线建筑≤30（塔楼高度、位置须按照城市空间设计空间控制图要求布置）。裙房≤30米。

6.1.1 Building height limit: for DU04-01, west tower ≤150m and east tower ≤100m; for DU04-02, west tower ≤100m and east tower ≤60m; for DU04-03, tower ≤60m and first-line building ≤30m (the height and location of towers shall be arranged as per the requirements of urban space design control drawings). Podium ≤30m.

6.1.2 红线内建筑建议与周边二层平台系统协调一致，首层高度不超过 6.5 米（容积率不计入核减）。

6.1.2 Buildings within the red line are suggested to be coordinated with the surrounding two-floor platform system, and the height of the first floor shall not exceed 6.5m (not included in decreased area for FAR calculation).

6.1.3 建筑覆盖率≤70%

6.1.3 Building coverage $\leq 70\%$

6.1.4 文化设施每处不小于 1200 平方米，应方便市民到达并对公众开放。可不受商业层高的限制。

6.1.4 Cultural facilities shall cover an area of at least 1200m² respectively, be easy to access by citizens and opened to the public. It may not be restricted by commercial floor height.

6.1.5 整体突出现代滨海城市风貌，建筑立面玻璃/非玻璃的比例建议不超过70/30.北侧沿白石四道近人尺度的裙房建筑结合开放空间形成连续的慢行体验街道界面。

6.1.5 The design shall highlight the features of a modern coastal city on the whole. The proportion of glass curtain wall on building elevation is suggested not to exceed 70/30. The podium building of close-to-people size along Baishisi Road at the north side shall be combined with open space to form a continuous slow-motion experience street interface.

6.2 地面公共空间：

6.2 Ground Public Space

6.2.1 DU04-01地块西北侧设置面积不小于1700平方米的公共绿地，并保证开敞、纳入城市慢行系统。要求结合地铁打造站前广场。

6.2.1 At the northwest side of DU04-01 land plot, a public green space of at least 1700m² shall be set up, ensured to be spacious, and taken into the urban slow-motion system. It is required to create a station square together with metro.

6.2.2 沿白石支四街、白石支五街、深湾支三街后退道路用地红线 2.5 米范围内，需提供地面以下 0.5 米、地面以上 4 米范围作为公共空间，无偿、无条件配合政府建设市政人行道、自行车道及绿化等市政设施。

6.2.2 Within 2.5m red line scope of land for setback of Baishizhisi Street, Baishizhiwu Street and Shenwanzhiyi Street, it is necessary to provide a scope of 0.5m below the ground and 4m above the ground as public space, and give free and unconditional cooperation with the government to construct municipal facilities such as municipal pedestrian, bicycle track and greening, etc.

6.2.3 DU04-01地块车行入口位于地块东侧与南侧；DU-02地块车行入口位于地块北侧和南侧；DU-04-03地块车行入口位于地块北侧。

6.2.3 On DU04-01 land plot, the vehicle entrance is located at the east side and south side of this land plot; on DU04-02 land plot, the vehicle entrance is located at the north side and south side of this land plot; and on DU04-03 land plot, the vehicle entrance is located at the north side of this land plot;

6.3 地下空间：

6.3 Underground Space

6.3.1地下空间利用应在满足市政管线覆土厚度及地下道路覆土厚度要求的前提下，可有用地单位整体开发建设。

6.3.1 In the precondition of meeting the requirements on soil coverage depth of municipal pipelines and underground roads, underground space may be developed and constructed on the whole by the land user.

6.3.2地下二层沿DU04-01地块南侧及DU04-02北侧需考虑预留与白石支四街地下道路的衔接，并在地块内部设置地下落客区和地下大堂等设施；

6.3.2 Along the south side of DU04-01 land plot and the north side of DU04-02 land plot on LB2,

a space shall be reserved for the linkage with the underground road of Baishizhisi Street, and inside the land plot, underground drop-off area and underground lobby, and other facilities shall be set up;

6.3.3 DU04-01地块地下一层、二层以商业等功能为主；DU04-02、DU04-03地块地下一层以商业等功能为主，地下二层及以下以停车及市政设施为主；具体功能分布可结合建筑设计进行局部调整。

6.3.3 LB1 and LB2 of DU04-01 land plot give priority to the functions like commerce, etc.; On DU04-02 and DU04-03 land plots, LB1 gives priority to the functions like commerce, etc., and LB2 and lower levels give priority to parking and municipal facilities; concrete functional distribution may be locally adjusted in combination with architectural design.

6.3.4 结合地下二层落客区及地下大堂设置一条东西向地下人行公共通道连接DU04-01与DU02-06地块、DU04-04地块，设置一条南北向地下人行公共通道连接DU04-01、DU04-02、DU04-03地块和轨道站点，地下人行公共通道净宽不小于8米；需预留DU04-03与DU02-08、DU04-05地块的地下公共人行通道接口，净宽不小于6米，保障地下公共人行通道的系统性和完整性。

6.3.4 In combination with the drop-off area on LB2 and underground lobby, it's necessary to design an east-west underground public pedestrian passage to connect DU04-01 land plot with DU02-06 land plot and DU04-04 land plot; set up a south-north underground public pedestrian passage to connect DU04-01, DU04-02, DU04-03 land plots with rail transit stations, and here, the net width of underground public pedestrian passages shall be at least 8m. Also, it's necessary to reserve an interface (of at least 6m in net width) with the underground public pedestrian passages on DU04-03, DU02-08 and DU04-05 land plots, in order to guarantee the systematicness and integrity of underground public pedestrian passages.

6.4 二层平台系统:

6.4 Second-floor Platform System

6.4.1需在用地内部设置DU04-01与DU04-02地块间设置二层空中花园平台连接宽度不小于20米，预留DU04-01与DU07-01地块（宽度不小于15米）、DU04-02与DU04-03地块（宽度不小于15米），DU04-03与DU02-08地块（宽度不小于15米）的二层空中花园平台接口。

6.4.1 It is necessary to set up a second-floor hanging garden platform with connecting width of at least 20m between DU04-01 and DU04-02 land plots inside the land used, and reserve the second-floor hanging garden platform interfaces on DU04-01 and DU07-01 land plots (at least 15m in width), on DU04-02 and DU04-03 land plots (at least 15m in width) and on DU04-03 and DU02-08 land plots (at least 15m in width).

6.4.2空中花园平台下方通道净空不小于5米。

6.4.2 The clear space of the passage below hanging garden platform is not smaller than 5m.

6.4.3需在建筑内部设置对外连接空中花园平台系统的二层公共人行通道（宽度不小于6米），通道标高与空中花园标高一致。

6.4.3 It is necessary to set up second-floor public pedestrian passage (at least 6m in width) inside buildings to connect external hanging garden platform system. The elevation of the passage shall be consistent with that of the hanging garden.

6.4.4空中花园内应设置连续的遮阳、遮雨公共通道（宽度不小于6米）联系各建筑内部公共人行通道。

6.4.4 The hanging garden shall be set up with a continuous shading and rainproof public passage (at least 6m in width) to connect the public pedestrian passages inside each building.

6.4.5空中花园绿地率不小于25%。平台预留不小于25%~30%的透空率，以满足其下市政道路和人行空间的采光需求。

6.4.5The hanging garden shall have a ratio of green space of at least 25%. The platform reserves a permeability rate of at least 25%~30% to meet the lighting demand of the municipal road and pedestrian space below the platform.

6.5市政设施及其他要求：

6.5 Municipal Facilities and Other Requirements

6.5.1车行出入口：DU04-01地块车行出入口位于地块东侧与南侧；DU04-02地块车行出入口位于地块北侧与南侧；DU04-03地块车行出入口位于地块北侧。

6.5.1 Vehicle entrance and exit: The vehicle entrance and exit on DU04-01 land plot shall be at the east side and south side of this land plot; The vehicle entrance and exit on DU04-02 land plot shall be at the north side and south side of this land plot; and the vehicle entrance and exit on DU04-03 land plot shall be at the north side of this land plot.

6.5.2规划配置500辆停车位，配置800辆自行车位（需独立设置自行车停车区域）。

6.5.2 It is planned to set up 500 vehicle parking spaces and 800 bicycle parking spaces. (bicycle parking area needs to set up separately).

6.5.3其它应满足《深圳湾超级总部基地空间控制图》、《深圳市城市规划标准与准则》及相关规范要求。

6.5.3 Others shall meet the requirements of the Controlling Detailed Planning of Shenzhen Bay Super Headquarters Base, the Shenzhen Urban Planning Standards and Rules, and relevant specifications;

6.6备注要求：

6.6 Remarks

6.6.1该项目应依据《深圳湾超级总部基地控制性详细规划》及深圳湾超级总部基地城市设计相关要求进行方案设计招投标，并在后续开发建设中无条件配合落实相关城市设计深化成果要求，涉及对本许可证中相关城市设计要求作调整的，无需变更本用地规划许可证，在工程规划许可环节予以落实即可。

6.6.1 The project should be invited to tender for design plan according to the Controlling Detailed Planning Chart of Shenzhen Bay Super Headquarters Base and requirements related to its urban design, and unconditionally cooperate and implement relevant urban design intensification requirements in the follow-up development and construction. Those that involve the adjustment of the relevant city design requirements in this permit can be implemented in the process of project planning permission, regardless of changing the land use planning permit.

6.6.2为满足市政管线敷设需要，地下公共人行通道覆土深度应按《深圳市市政道路下管线空间深度预控研究》控制：DU04-01地块北侧与西侧、DU04-02和DU04-03地块西侧为城市次干路，市政管线最小埋深空间预控为道路路面下5.5米；其余相邻道路为城市支路，市政管线最小埋深空间预控为道路路面下4米，同时涉及综合管廊建设须征求南山区重点办意见。

6.6.2 In order to meet the demand on the laying of municipal pipelines, the soil coverage depth of underground public pedestrian passages shall be controlled as per Study on the Depth Precontrol of Pipeline Space below Municipal Roads of Shenzhen: Roads at the west and north sides of DU04-01 land plot and those at the west side of DU04-02 and DU04-03 land plots are urban secondary trunk roads, and the minimum burial depth space of municipal pipelines shall be pre-controlled to be 5.5m under roads; the other neighboring roads are urban branch roads, and the minimum burial depth

space of municipal pipelines shall be pre-controlled to be 4m under roads, and meanwhile, the construction of integrated pipeline corridor is involved, so it is necessary to solicit the opinions of Nanshan District Key Area Planning and Construction Management and Coordination Office.

6.6.3项目开发建设应结合《深圳市海绵城市建设专项规划及实施方案》、《深圳市海绵城市规划要点和审查细则》和《南山区海绵城市专项规划》落实海绵城市相关要求，本项目雨水年径流总量控制率不应低于70%。

6.6.3 The development and construction of the project shall be combined with the Special Planning and Implementation Plan for the Construction of Sponge City in Shenzhen, the Details and Review Rules for the Sponge City Planning in Shenzhen and the Special Planning for the Sponge City in Nanshan District to implement the relevant requirements for the sponge city and its annual runoff total control rate should not be less than 70%;

6.6.4本项目停车场均应预留设置充电桩的条件，充电桩配置比例不低于停车泊位总数的10%；

6.6.4 Charging piles should be reserved in the parking plot of this project, accounting for no less than 10% of the total number of parking berths;

6.6.5地下人行通道、二层花园平台及建筑外部二层人行通道应24小时对公众开放，接口位置应与先期建设的其他项目统筹协调，并在建筑方案审查前征求南山区重点办意见；建筑内部二层公共人行通道开放时间不小于16小时。

6.6.5 The underground walkway, the two-floor garden platform and the two-floor public walkway outside the building shall be open to the public for 24 hours. The interface shall be coordinated with other preliminary constructed projects, and be applied to the Nanshan District Key Office for opinion before the review of the architectural design plan. The opening time of the two-floor public walkway within the building shall not be less than 16 hours;

6.6.6建设用地工程规划许可前须取得航管部门的书面批复意见。

6.6.6 The written approval opinion of the air traffic management department must be obtained before the construction land planning permission;

6.6.7地块涉及地铁规划控制保护区，为确保地铁工程安全，项目在制定建筑设计及实施方案时均应征得地铁建设运营单位的书面同意意见；用地范围内地上、地下凡涉及轨道交通设施所占有的空间，只能作为轨道交通用途使用，产权归轨道建设项目的使用权人。

6.6.7 The land plots are involved in the planning and protection area of subways. In order to ensure the safety of subway projects, the project shall obtain written consent from the metro construction and operation units when formulating the construction design and implementation plan; any space occupied by rail transportation facilities shall only be used for rail transit purpose, and the property right belongs to the right holder of the rail construction project.

6.6.8用地范围内市政道路由用地单位建设后无偿移交政府，产权归政府。

6.6.8 The municipal roads within the scope of land used shall be constructed by the land user and then handed over to the government for free, and the property right of such road is owned by the government.

6.6.9公交首末站的方案设计，建设实施等相关事宜应征求交通主管部门意见。位置须设置在对整个项目影响最小的地方且需考虑噪音、尾气排放等因素。

6.6.9 The matters concerning the schematic design and construction implementation, etc. of the first and last bus stops shall solicit the opinions of the department in charge of transportation. The

stops shall be set up at locations having the minimum influences on the whole project, and the factors shall be considered like noise and tail-gas emission, etc.

6.7 城市设计要求

6.7 Urban Design Requirements

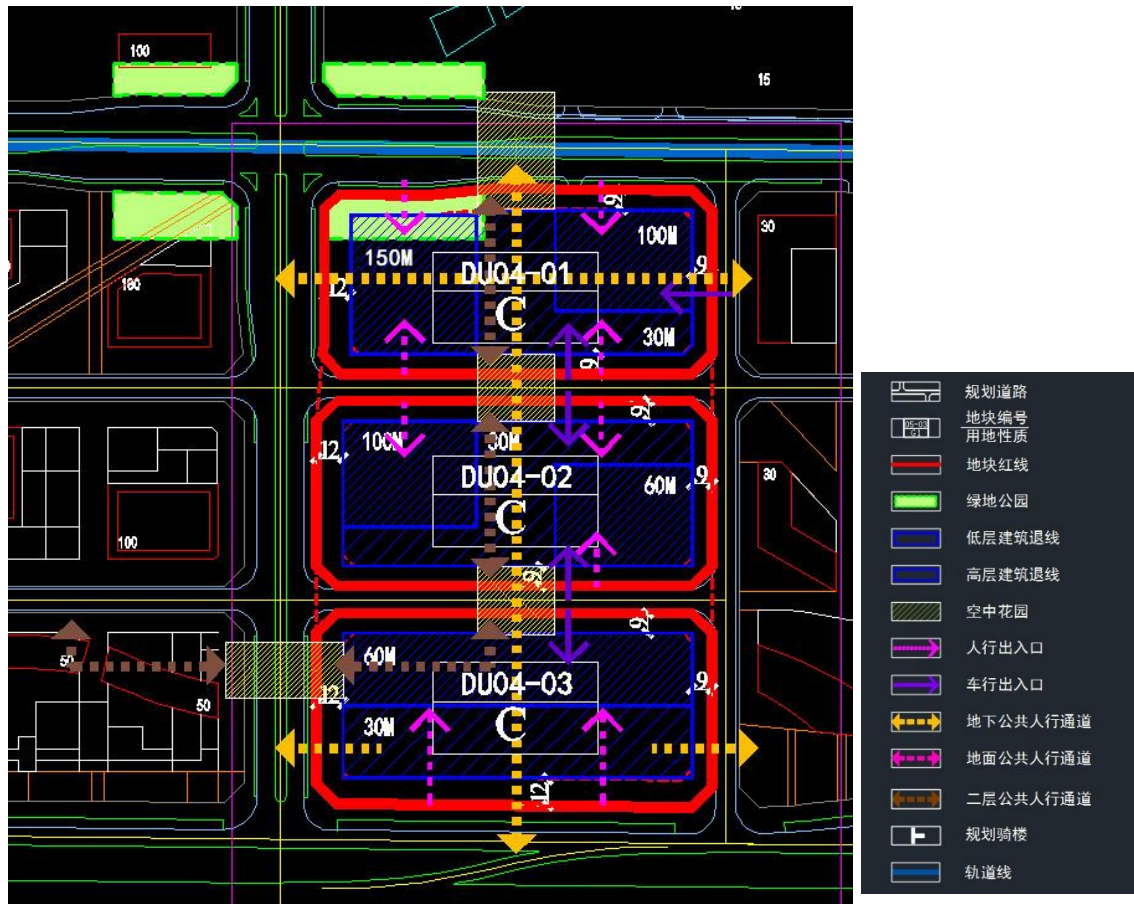
对《深圳湾超级总部基地控制性详细规划》内相关城市设计要求进行深度解读和细化，结合深圳湾超级总部基地这一定位增加项目地块针对性和实施性更强的城市设计研究内容。根据项目定位要求和功能设施构成，结合超级总部基地的环境景观资源特征，通过更具未来前瞻性的视角，对基地的整体空间形态，建筑形体布局以及环境景观意向进行融入区域的统筹设计研究，注重与周边已建、在建或未建项目协调设计。

Further analyze and refine relevant urban design requirements in the Controlling Detailed Planning Chart of Shenzhen Bay Super Headquarters Base and combined with the Shenzhen Bay Super Headquarters base to increase more pertinent and practical contents of urban design research of plot. According to the project positioning requirements and functional facilities, combining with characteristics of environment and landscape resources of the super headquarters base, through a more forward-looking perspective, the overall spatial shape of the base, architecture form layout and environmental landscape intention should integrate with regional plan as a whole design research and the coordinating design with the surrounding built, under or not built projects.

该项目设计应改变仅从建筑设计角度考虑问题的传统思维方式，倡导从城市设计层面进行建筑设计的一体化设计理念，从城市空间塑造的高度进行设计，以提升项目的经济效益，并获得更为优质、整体的城市空间和建筑形象。重点设计项目地块近人尺度的街道系统与开放空间场所、统筹优化场地内外的交通组织关系、协调地下空间、二层系统与周边开发地块衔接的预留可能性、突出建筑设计方案纳入超级总部基地后的城市天际线与山海景观视线通廊等要素分析。

The project design should change the traditional way of thinking that only considers issues from the perspective of architectural design and advocates the integrated design concept for architectural design from urban design and the height of urban space to promote the economic benefits of the project and obtain a better quality and overall urban space and architectural image. The street system closing to people and the open space of the key design project plot, plan as a whole and optimization of the traffic organization relationship inside and outside the site, space and the two-story system with the surrounding development plot, and highlighting the architectural design scheme should be analysis elements of the city skyline and landscape view corridor schemed into super headquarters base.

附图：空间控制图则 Attached Map: Spatial Control Plan



七. 产品组成与指标说明:

7. Description of product composition and specifications:

业务类型 Business Type	产品类型 Product Type	指标属性 Index Attribute	性质 Property	指标 Index (m ²)
中兴通讯总部 ZTE Headquarter	总部办公 Headquarter office building	办公 Office	经营性自持 Operational self- holding	80,000
		文化设施用房 Cultural facilities room		
经营业务 Operational business	自持办公 Self-holding office	办公 Office		50,300
		文化设施用房 Cultural facilities room		
	自营酒店 Self-operated hotel	酒店 Hotel	20,000	
	车库 Garage	不计容 Excluded from FAR calculation		-----

	公共空间 Public space	不计容 Excluded from FAR calculation	共享空间 Shared space	-----
即售业务 Immediate- sale business	商业 commerce		散售或经营型整售 Retail or operation- type as a whole	35,000

7.1中兴通讯集团总部

7.1 Headquarters of ZTE Group

7.1.1用于中兴通信集团总部的办公场所， 建筑面积8万平米。指标包含办公与文化指标。必须给予中兴通讯总部较为优质的环境资源，DU04-03地块除商业外全部为中兴通讯总部使用，其余必须放置于DU04-02地块，原则上按整栋独立使用，要求能够尽快完工，投入使用。室内外空间、流线必须独立且专属，管理独立与清晰。

7.1.1 The office for the headquarters of ZTE Group covers a floor area of 80,000 m². The indexes shall include office and cultural indexes. It is necessary to provide relatively high-quality environmental resources for the ZTE headquarters. The DU04-03 land plot is totally used by the ZTE headquarters except for the commerce. The others must be arranged on DU04-02 land plot, and in principle, whole buildings shall be used independently, and the buildings shall be completed and put into use as soon as possible. Interior and exterior spaces and circulations must be independent and exclusive, and under independent and clear management.

7.1.2层高为4.5米，并在顶层设计高管办公楼层及企业专属的共享空间。

7.1.2 The floor height is 4.5m, and senior executives' office floor and the enterprise's exclusive shared space shall be designed on the top floor.

7.1.3 DU04-03地块大堂面积不小于500平方米，大堂出入口宽敞、高扬，雨棚伸出宽度不小于6米，高度不小于8米（应满足政府相关规范政策）并结合建筑方案设计。一层到三层考虑每层两部自动扶梯（一上一下），每栋楼考虑一部2吨货梯。规划不小于2000平方米的中兴文化展厅及博物馆与大堂连接，又具有一定的独立性；展厅出口附近设置独立会议区。并独立设置不小于2000平方米的IT数据中心机房，预留相应电量及冷量，净高不小于四米。

7.1.3 The lobby on DU04-03 land plot shall cover an area of at least 500 m², and its entrance and exit shall be spacious and high. The rainshed shall have an outstretched width of at least 6m and a height of at least 8m (meeting relevant specifications and policies of the government), and shall be designed in combination with architectural design. For floors 1 to 3, two escalators (one for upstairs and one for downstairs) shall be set up on each floor, and one 2-tonnage cargo elevator shall be considered for each building. ZTE Cultural Exhibition Hall and Museum of at least 2,000 m² shall be planned to connect with the lobby, and shall be ensured to have certain independence; nearby the exit of the exhibition hall, an independent conference area shall be set up. Also, it is necessary to set up an IT data center machine room of at least 2,000 m² independently, and reserve corresponding electricity quantity and cold quantity; and the clearance shall be at least 4m.

7.1.4 DU04-03地块设置员工活动中心，功能需要考虑健身房、泳池、咖啡休息、室内运动球场等。

7.1.4 On DU04-03 land plot, employees' activity center shall be set up by considering the functions like gym, swimming pool, café, and indoor sports court, etc.

7.1.5 DU04-03商业部分指标须与其他功能的流线区分开来，管理独立。

7.1.5 The indexes for commerce part on DU04-03 land plot shall be distinguished from the circulations of other functions, and shall be managed independently.

7.2 经营业务

7.2 Businesses Operated

7.2.1 自持办公

7.2.1 Self-held Office

甲级标准写字楼。属于经营性自持物业，建筑面积为44210平方米，层高为4.5米，指标包含办公与文化指标。主要面向金客群为新一代信息技术、软件及互联网等科技类、金融服务及专业服务类企业。要求产权独立，流线独立且专属，管理独立与清晰。建议每个管理单元面积为1万平米至2万方米。要求持有办公的绿色认证级别不低于LEED金级。

Grade-A standard office building, belonging to self-held property for business operation, covers a floor area of 44210m² and has a floor height of 4.5m, and the indexes include office and cultural indexes. It is mainly oriented at enterprises of technology, financial service and professional service types, like new-generation information technology, software and Internet, etc. The building shall have independent property right, independent and exclusive circulation, independent and clear management. Each management unit is suggested to cover an area of 10,000m² to 20,000m². The green certification level of the office building is at least LEED gold level.

7.2.2 自营酒店

7.2.2 Self-operated hotel

建筑面积为20000平方米。层高4.2米，要求产权独立，流线独立且专属，管理独立与清晰。酒店的产品为万科自营酒店，标准间面积为60平方米至70平方米，可灵活组合为1-3间卧室的套房，考虑健身房、室内桑拿SPA、餐厅（酒吧）、小型商务洽谈及会议室、儿童活动室、休闲洽谈区、健身房等配套空间，并满足独立对外经营的要求。需精减配套空间的面积，不超过总面积的30%。

The hotel covers a floor area of 20,000m² and has a floor height of 4.2m, and is required to have independent property right, independent and exclusive circulation, independent and clear management. The hotel product is Vanke's self-operated hotel, with standard rooms covering an area of 60-70m², which may be flexibly combined into suites containing 1-3 bedrooms. The supporting spaces will be considered, like gym, indoor sauna and SPA, restaurants (bars), small business negotiation and conference rooms, children's activity room, leisure negotiation area, etc., and shall meet the requirements of independent external business operation. The area of supporting spaces shall be reduced to be no more than 30% of the total area.

7.2.3 车库

7.2.3 Garage

建议地下车库不超过地下三层，地下车库的层高为3.6米至3.8米。中兴通讯集团总部的车位要求有独立管理的停车区域。其中地下停车需要包含人防面积，人防面积按1.1万平米计。车库可接受机械停车的方式，建议考虑地面做机械停车的预留加载空间。

Underground garage is suggested to be no more than underground three levels and have a floor height of 3.6m to 3.8m. A parking space under independent management shall be provided for the headquarters of ZTE Group. Wherein, underground parking space shall have civil air defense area, which is calculated as per 11,000m². The garage may accept mechanical parking. It is suggested to consider reserving loading space for mechanical parking on the ground.

7.2.4 公共空间：公共空间为不计容指标且不计规定面积。

7.2.4 Public spaces: FAR index and regulated area are not calculated for public spaces.

公共空间建议分为三个层次：

It is suggested to divide public spaces into three levels:

(1) 城市共享空间，例如骑楼空间，地块之间连通的开敞平台，以及商业外摆等空间。

(1) Urban shared spaces, like sotto portico space, open platform connecting land plots, and alfresco space of commerce, etc.

(2) 全项目共享空间，例如架空层大堂，或者连廊、通道等核增面积空间。

(2) Spaces shared by the whole project, like open floor lobby, or connecting corridor, passage, and other spaces with area verified to increase;

(3) 业态内共享空间，例如利用透空规则设置中庭等创新空间。

(3) Spaces shared by different business forms, such as the innovation spaces like atrium, etc. set up by using permeability rules, etc.;

公共空间各层次的设计建议：

Suggestions on the design of each level in public spaces:

(1) 建议城市共享空间体现开放的理念和通达的交通效率。

(1) Urban shared spaces are suggested to embody open concept and accessible traffic efficiency.

(2) 建议项目共享空间结合一定的功能设置，可利用空中空间打造，并代表中兴通讯的企业文化特质，如科技、生态、多元等。

(2) It is suggested to set up the shared spaces of this project in combination with certain functions, create the shared spaces by using air space. The shared spaces shall represent the characteristics of ZTE's corporate culture, like technology, ecology and diversity, etc.

(3) 建议业态内共享空间体现出未来的使用价值。

(3) The shared spaces inside different forms of business are suggested to embody future utilization value.

7.3 即售商业

7.3 On-sale commerce

商业：建筑面积为35000平方米的商业指标可以进行销售，销售方式可为散售或经营型整售。商业核心客群为总部基地的办公人群，次要客群为地铁的穿梭客群及北面深圳湾公园的游客。

Commerce: The commerce index of 35000m² in floor area may be sold by means of retail or operating wholesale. The core customer group of commerce is the office workers on the headquarters base, and the secondary customer group includes the shuttling customer group taking metros and the tourists of Shenzhen Bay Park at the north side.

商业业态以餐饮为主，满足周边商务白领日常快餐、聚餐、商务宴请的需求；辅以咖啡茶饮为代表的休闲轻餐、银行、零售、便利店、花店、洗衣、美容、健身等配套业态。

The business form of commerce gives priority to restaurant, which could meet the demand of surrounding business workers on daily fast foods, gathering, and business banquet; also, there are supporting business forms, like leisure light foods represented by coffee and tea drinks, as well as bank, retail, convenience shop, flower shop, laundry, beauty salon, fitness, etc.

建议形态为开放街区，南北地块相连通，地上商业与地下商业相联通，要求北地块的地下商业与深湾地铁站相联通，发挥TOD效应，建议通过以独立垂直交通（一拖二或一拖三）组织商业小独栋的建筑形式来提升坪效，以预留外摆空间的方式来提升商业附加价值。

The suggested form is open block. South and north land plots are connected, so are the above-ground commerce and underground commerce. The underground commerce on north land plot is required to connect with Shenwan Metro Station, giving play to TOD effect. It is suggested to raise unit efficiency by means of organizing small commercial buildings through independent vertical transportation (one with two or one with three), and raise the additional value of commerce by means of reserving alfresco space.

八. 设计原则 Design Principles

执行程度：必须>要求>建议

Execution degree: Must > Required > Suggested

8.1“必须”满足的原则：

8.1 Principles that “must” be satisfied

8.1.1关于规划指标、面积、层高的要求必须满足。

8.1.1 The requirements on planning indexes, area and floor height must be satisfied.

8.1.2关于地面、二层平台、地下公共空间的设计要求必须满足。

8.1.2 The requirements on the design of ground, second-floor platform and underground public spaces must be satisfied.

8.1.3酒店部分不允许与写字楼在同一栋，必须独立成栋。

8.1.3 Hotel is not allowed to be in the same building of the office building, and must be an independent building.

8.1.4写字楼不低于5A甲级写字楼标准。

8.1.4 Office building must meet the standard of 5A grade-A office buildings.

8.1.5自持物业与可售物业产权各自独立的经营要求必须满足，可售办公必须要求独立的产权证。

8.1.5 Self-held property and available-for-sale property must meet the requirement of respective independent operation; available-for-sale office building must have independent property right certificate.

8.2“要求”满足的原则：

8.2 Principles that are “required” to satisfy

8.2.1 DU04-01与DU04-02、DU04-03三块用地要求对整体形象统一设计考虑。

8.2.1 The overall image of DU04-01, DU04-02 and DU04-03 land plots is uniformly designed and considered.

8.2.2 DU04-02地块中中兴总部使用的写字楼要求室内外空间、流线尽可能独立且专属，管理独立与清晰。

8.2.2 The interior and exterior spaces and circulations of the office building used by the ZTE headquarters on DU04-02 land plot shall be independent and exclusive and under independent and clear management to the greatest extent.

8.2.3 DU04-03地块要求独立专属管理，商业指标可腾挪至其他地块，如需设置商业，管理

独立与清晰。

8.2.3 DU04-03 land plot is required to have independent and exclusive management, and its commerce index may be transferred to other land plots, and if it is necessary to set up commerce, there shall be independent and clear management.

8.2.4 商业部分尽可能与其他功能的流线区分开来，管理独立。

8.2.4 Commerce part shall be separated from the circulation of other functions and under independent management to the greatest extent.

8.2.5 要求酒店的户型面积范围在60-70平方米，可灵活组合成1-3间卧室的套房。要求户户看海。经营模式为自营，产权独立，流线独立且专属，管理独立与清晰。

8.2.5 The unit types of the hotel are required to cover an area of 60-70m², may be flexibly combined into suites containing 1-3 bedrooms, and could make it available to see sea. The hotel will be self-operated, have independent property right, independent and exclusive circulation, and be under independent and clear management.

8.2.6 要求充分利用地铁站和公交站首末站的优势，实现TOD模式设计

8.2.6 It is required to make the best of the advantages of the first and last metro stations and bus stops to realize TOD model design.

8.3“建议”满足的原则：

8.3 The principles that are “suggested” to satisfy

8.3.1经营型自持写字楼目标客户是5000平方米以上的大客户。建议标准层设计能满足该类用户使用的标准。目标客群为新一代信息技术、软件及互联网等科技类、金融服务及专业服务类企业。

8.3.1 The target customers of self-held office building for business operation are big customers needing more than 5,000m². The design of standard floors is suggested to meet the utilization standards of such users. The target customer group includes enterprises of technology, financial service and professional service types, like new-generation information technology, software and Internet, etc.

8.3.2办公建议以塔楼的建筑形态进行考虑。

8.3.2 It is suggested to consider office buildings in the form of tower.

8.3.3商业建议形态为开放街区，DU04-01与DU04-02地块相联通，地上商业与地下商业相联通，要求北地块的地下商业与深湾地铁站相联通；建议通过以垂直交通组织商业小独栋的建筑形式来提升坪效，以预留外摆空间的方式来提升商业附加价值。

8.3.3 The suggested form of commerce is open block. DU04-01 and DU04-02 land plots are connected, so are the above-ground commerce and underground commerce. The underground commerce on north land plot is required to connect with Shenwan Metro Station, giving play to TOD effect. It is suggested to raise unit efficiency by means of organizing small commercial buildings through independent vertical transportation, and raise the additional value of commerce by means of reserving alfresco space.

8.3.4车库可接受机械停车的方式，建议考虑地面做机械停车的预留加载空间。

8.3.4The garage may accept mechanical parking. It is suggested to consider reserving loading space for mechanical parking on the ground.

8.3.5公共空间建议分为三个层次，充分利用透空的规则创造价值独特的建筑空间。

8.3.5 It is suggested to divide public spaces into three levels, and make the best of air permeability rules to create building spaces with unique value.

8.4独立产权的做法:

8.4 Practice of independent property rights

优先 — 独立楼栋，即完全独立的系统;

Priority – independent buildings, namely completely independent systems;

其次 — 面积可公摊，但管理及流线独立;

Secondary – Area may be amortized, by management and circulation is independent;

不能 — 按照深圳测绘规则无法切分面积的则视为不独立。

Not-allowed – It shall be deemed to be independent if area cannot be split as per Shenzhen Surveying and Mapping Rules.

九. 设计依据 Design basis

规划设计依据，设计工作应依据以下文件开展:

As for the basis of planning and design, the design work shall be developed as per the following documents:

1) 项目用地方案图

Project land plan map

2) 《深圳湾超级总部基地控制性详细规划》

Controlling Detailed Planning Chart of Shenzhen Bay Super Headquarters Base

3) 《深圳市城市规划标准与准则》

Shenzhen Urban Planning Standard and Regulation

4) 《深圳市建筑设计规则》

Rules for Design of Shenzhen Architecture

5) 《建筑设计防火规范》

Code for Fire Protection Design of Buildings

6) 《深圳市市政道路下管线空间深度预控研究》

Study on the Predictive Control of the Space Depth of the Pipeline under the Municipal Roads in Shenzhen City

7) 《海绵城市建设技术指南——低影响开发雨水系统构建(试行)》

Technical Guideline for Construction of Sponge City –Development of Rainwater System Construction with Low Impact (on Trial)

8) 国家及深圳市现行的相关建筑设计规范、标准、法律、法规、规章及政府文件规定。

Existing relevant architectural design specifications, standards, laws, rules, regulations, and governmental documents of China and Shenzhen

十. 设计成果要求

10. Requirements of Design results

投标单位应提交一个建筑设计方案。设计成果应满足建设部《建筑工程设计文件编制深度规定》中方案设计文件的内容和深度要求。设计成果内容一律采用中英文形式，计量单位均采用中华人民共和国法定计量单位。

The client shall submit a proposal for architectural design which shall include results and effects

qualified to the requirements for contents and details of the program design documents in the "Depth of Engineering Design Documentation Requirements" issued by the Ministry of Housing and Urban-Rural Development. The content of the design results shall be written in both Chinese and English, and legal measurement units of the People's Republic of China shall be adopted.

10.1 城市设计专篇:

10.1 Urban Design:

10.1.1 对“城市设计要点”的解读与调整建议

10.1.1 Interpretation and Suggestions on the Adjustment of "Urban Design Essentials"

10.2 规划设计图纸

10.2 Planning and Design Drawings

10.2.1 彩色总体规划方案平面图: 明确场地的区域位置, 表达建筑规划与路网考虑、建筑物的出入口位置、层数与设计标高等。

10.2.1 Colorful Master Planning Layout: it defines the location of the site, showing the considerations of the building plan and road network, the entrance and exit location, the number of floors and the design elevation of the building.

10.2.2 功能分区与产品业态分布图: 根据业主提供的业态配比要求, 明确各功能分区, 产品排布, 明确各业态之间的人流分析, 包括地下业态与各地块之间的人流导向分析等。

10.2.2 Functional zoning and product activity map: according to the activity matching ratio provided by the owners, it defines the various functional zones and product arrangement as well as the flow analysis among activities, including the analysis on the flow direction among the basement activities and other plots.

10.2.3 道路交通组织分析图: 体现人行与车行流线, 明确人车关系; 体现主要出入口的位置; 对用地已有道路进行功能定位; 核实停车方式与数量要求的可行性; 根据道路设计宽度, 示意性表达路网分级。

10.2.3 Road traffic organization diagram: it shows the pedestrian and traffic flow lines, defining the relationship between people and vehicles; the location of the main entrances and exits; functionally indicates existing roads in the site; verifies the feasibility of parking methods and quantity requirements; schematically express the road network rating according to the design width of roads.

10.2.4 城市系统空间分析图: 包括立体交通、地下空间、公共空间, 景观空间系统分析。

10.2.4 Urban system spatial diagram: it includes the analysis on three-dimensional traffic, basement space, public space and landscape space system.

10.2.5 规划竖向分析图: 总体场地剖面示意 (横、纵向共计至少 2个)。

10.2.5 Plan vertical diagram: Schematic diagram of the overall site profile (at least 2 in total in horizontal and vertical directions).

10.2.6 体量强排与日照分析图: 体量强排与日照分析图 (平面图)。

10.2.6 Mass-drainage and solar diagram: Mass-drainage and solar diagram (plan).

10.2.7 城市视野空间分析图: 主要视野景观通廊、滨海城市天际线、沿主干道界面分析, 多角度的全面展示临街效果。

10.2.7 Diagram of Urban Visual Field: it analyzes the main visual landscape corridor, the coastal city skyline and the façade along the arterial road, providing a comprehensive display of street effects from multiple angles.

10.2.8 其他必要的分析图。

10.2.8 Other necessary diagrams.

10.3 建筑设计图纸：

10.3 Architectural Design Drawings:

10.3.1 建筑单体平面图：体现各功能建筑主要平面布置、朝向、核心筒布置，表达单体进深与开间尺寸等内容，包含不限于：地下各层平面、地上各层平面（包括设备避难层、顶层平面图等）。

10.3.1 Monomer Buildings Plan: it shows the main layout, orientation and the layout of core cylinders of each functional building, expressing the depth and opening size of monomer buildings, etc., including but not limited to: basement floor layout, aboveground floor layout (including the equipment refuge floor and top floor plan, etc.).

10.3.2 建筑效果图：主要建筑单体每套方案应提交不少于6张彩色展示效果图，包含至少1张鸟瞰图和1张夜景效果图。

10.3.2 Architectural renderings: Each set of main monomer building shall be provided with no less than 6 colorful renderings, including at least 1 bird's eye view and 1 nighttime rendering.

10.3.3 各单体建筑主要彩色立面图、剖面图。

10.3.3 Main colorful elevation views and sectional views of monomer buildings.

10.4 设计说明

10.4 Description of the design

10.5 景观设计：

10.5 Landscape Design:

10.5.1 用地特征及景观现状分析图

10.5.1 Diagram of land characteristics and current status of landscape

10.5.2 景观总平面图：表达绿化、水系、广场、道路及建筑入口之间的平面布置关系

10.5.2 General Landscape Plan: it expresses the layout relationships among greening, water systems, squares, roads and building entrances.

10.5.3 景观交通分析图：表达车、人、节点与绿地的交通流线组织关系

10.5.3 Landscape Traffic Diagram: it expresses the traffic streamline organization relationships among cars, people, nodes and green field.

10.5.4 视线分析及空间分析图

10.5.4 Sight line and spatial diagram

10.5.5 典型景观效果性草图

10.5.5 Typical landscape effect sketch

10.6 电子文件：

10.6 Electronic files:

10.6.1 多媒体演示软件（格式为.mp4），自动播放的时间不超过 10 分钟,字幕字体大小应在 50 英寸投影在 10 米的距离, 以及 20 英寸的显示器上足以清晰辨识。由于文字字号和画面构图的原因, 不建议简单使用方案册的电子文件版本作为汇报演示文件。

10.6.1 Multimedia presentation software (.mp4) that shall be automatically played for no more than 10 minutes with subtitle font size of 50-inch projected from 10 meters which shall also be clearly

identified in a 20-inch displayer. Due to the font size and image layout, it is not advisable to simply use the electronic file version of the program as a presentation file.

10.6.2 文本文件和展示图版的电子文件（PDF 格式或 JPG 格式）。JPG 格式的图像文件的长边不小于 4000dpi。

10.6.2 Electronic files (PDF or JPG) of text files and presentation pictures. The length of the JPG image file shall be no less than 4000 dpi.

10.6.3 主要图纸的DWG格式文件（AutoCAD 2004 或以上版本），并提供在 DWG格式文件中使用的非 AutoCAD 自带字库中的字体的字库文件；3DMAX 建筑模型和材质贴图电子文件。

10.6.3 DWG files for the main drawings (AutoCAD 2004 or above), and font files for fonts used in DWG format files but not existing in AutoCAD font library; Electronic files of 3DMAX building model and material pictures

10.6.4 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5天前以邮件形式提交: competition@ehow.net.cn。具体格式要求请见附件6 仿真文件格式要求。

10.6.4 The urban simulation electronic files, including 3DMAX architectural models and material mappings, shall be submitted by email in 5 days before the closing date: competition@ehow.net.cn. For concrete format requirements, please refer to Attachment 6 Requirements on Format of Simulation File.

10.6.5 汇报 PPT: ppt汇报文件或多媒体演示文件

10.6.5 Report PPT: PPT report files or multimedia presentation files

10.6.6 建筑工程投资估算书

10.6.6 Letter of Estimation on Building Project Investment

10.7 实体模型:

10.7 Physical model

10.7.1 模型比例为1:500。

10.7.1 Model scale 1:500

10.8 文本制作及成果格式要求:

10.8 Requirements on text making and achievement format

10.8.1 以上文件均应装订成 A3 图册，向招标单位提交 10 份（一一正九副，设计文本正本单独包装，并在密封袋及设计文本扉页上注明项目名称、投标单位名称加盖公章）。

10.8.1 All the above documents shall be bound into A3 Atlas, and shall be submitted to Client in 10 copies (including 1 original and 9 copies. The original of design text shall be packed independently, sealed in bag, and indicated the project name, bidder's name and affixed with bidder's public seal on the head page).

10.8.2 总图、彩色效果图均应制作成展板，展板尺寸统一为A1竖版，一套5张，图板请附有排列顺序的说明或序号。请尽量避免同时在同一展板的左上角和右上角50mm见方的区域出现重要的文字或图示,可能利用某一位置张贴方案编号;

10.8.2 Plot plan and color rendering drawing shall be made into display boards, which shall be vertical and of at least A1 specification, and each set shall contain 5pcs. The board shall be attached with the sequenced description or serial number. Please try to avoid important text or graphical representation in 50mm area at the top left corner and top right corner of a same display board

simultaneously, and if possible, stick scheme number to a position.

10.8.3 电子u盘2套：全部设计成果须制作成电子文件，汇报文本PDF文件及多媒体演示文件，建筑工程投资估算书、3DMAX建筑模型和材质贴图等城市仿真电子文件。

10.8.3 2 sets of Electronic files in U disk: All the design results shall be made into electronic files, including PDF report files and multimedia presentation files, architectural engineering investment estimate book, 3DMAX architectural models and material mappings and other urban simulation electronic files.

十一. 设计任务书附件

11. Attachments to the Design Brief

11.1 用地红线图（dwg文件、宗地图）

Red Line Map of Land Used (dwg file, land plot map)

11.2 《深圳湾超级总部基地控制性详细规划》

Controlling Detailed Planning Chart of Shenzhen Bay Super Headquarters Base

11.3 《深圳市城市规划标准与准则》（2014版）

Shenzhen Urban Planning Standard and Regulation(2014)

11.4 《深圳市建筑设计规则》（2015版）

Rules for Design of Shenzhen Architecture (2015)

第三部分附件资料

Part III Annexes

附件 1 报名表

Annex 1 Application Form

附件 2 法定代表人资格证明书

Annex 2 Certificate of Qualifications of Legal Representative

附件 3 法定代表人授权书

Annex 3 Power of Attorney of the Legal Representative

附件 4 设计联合体协议书

Annex 4 Design Consortium Agreement

附件 5 商务报价表

Annex 5 Commercial Quotation Form

附件 6 仿真文件格式要求

Annex 6 Format Requirements of Simulation Files

附件 1 报名表 -中兴通讯总部基地项目建筑设计公开招标

Annex 1 Application Form of the Tender for the Architectural Design of ZTE Headquarters Base Project

A、投标单位基本情况 Basis Information of the Participants

1	公司注册名称 Company name	
	公司详细资料 Company details	
2	国家或地区 Country & city	
	法定代表人 Legal representative	
	常驻地址 Address	
	电话 Tel	
	传真 Fax	
	网址 Website	
	电子邮箱 Email	
	公司成立日期 Founding Date	
	设计资格的种类/级别 Design qualification / level	
	本项目联系人 Contact for the project	
3	姓名 Name	
	头衔和职务 Title & Position	
	电话 Tel	
	传真 Fax	
	电子邮箱 Email	
	通信地址及邮政编码 Address & postcode	

B、公司同类型项目设计经验 Similar Experience

<p>填写要求 Requirements :</p> <ol style="list-style-type: none"> 1、简述项目名称、地点、所承担的设计内容及项目规模。 Brief of the project name, place, responsible design and project size. 2、项目完成情况和获奖情况。 Completion and award of the project. 3、招标人情况和招标人联系方式（通讯地址、电话、传真和电子邮件）。
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Clients' contacts

- 4、主要参加人（设计师）的姓名、职务、作用及责任分工。
Major designers' name, position and role.

项目 1 Project 1

项目 2 Project 2

项目 3 Project 3

项目 4 Project 4

项目 5 Project 5

C、本项目中拟出任的主要设计人员 Major designers

姓名 Name	
学历、学位及专业 特长 Education , degree and majors	
详细任职历史（自 现职开始） Work experience	

获得国内或国际奖项 Awards	
设计经验 Design experience	
项目名称 Project Name	
项目规模、特点及性质 Project size and features	
项目名称 Project Name	
项目规模、特点及性质 Project size and features	
项目名称 Project Name	
项目规模、特点及性质 Project size and features	
拟在本项目中承担的 职责 及 任务 Responsible work in the project	

D、签字盖章 Stamp

我谨代表前述申请参加本次投标的设计公司（设计联合体）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 company to participate in the design tender, I make this statement: every page of the table, with official seal for the note, all the contents filled is true, and at the same time authorized the tender organizer to publicize relevant information in appropriate time and occasion.

填表人姓名 Name _____ 公司法人代表 Legal Representative _____ 日期 Date _____	
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附件 2 法定代表人资格证明书（参考备用）

Annex 2 Certificate of Qualifications of Legal Representative (For Reference)

单位名称：

Company name

地址：

Address

姓名： 性别： 年龄： 职务：

Name: Sex: Age: Title:

系的法定代表人。为维护的项目，签署中兴通讯总部基地项目建筑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。

特此证明！

_____ is the legal representative of _____. For the project maintained, the representative takes charge of signing the tender documents for the Tender for the Architectural Design of ZTE Headquarters Base Project, bidding for the contract, signing contracts and handling all relevant matters.

投标单位（盖章）：

Bidder (seal)

日期：年月日

Date:

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。

2. 须提供法定代表人的身份证复印件（附后）。

Notes: 1. Only the original bearing public seal of the certificate submitted by the bidder is valid.

2. Hard copy of legal representative's identity card shall be provided (later attached).

附件 3 法定代表人授权书

Annex 3 Power of Attorney of the Legal Representative

致：

To:

(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) hereby authorizes (the name and title of the authorized representative) as the Company's lawful agent to participate in the bidding activity for the project (project name) organized by you respected company, and to handle all matters in the bidding activity on behalf of our company, including but not limited to bidding, negotiation, contract signing, etc. Our company will acknowledge all documents signed and all relevant matters handled by the bidder's representative during the bidding process, and will undertake responsibilities for all these. The bidder's representative does not have the right of sub-entrustment.

本授权书于__年__月__日签字生效,特此声明。

It is specially stated here that the power of attorney was signed and took effect on _____ (date).

被授权人：职务：

Authorized representative: Title:

联系电话：手机：

Telephone: Mobile Phone:

身份证号码：

ID No.:

投标单位（盖章）：

Bidding company (seal):

法定代表人（签名）：

Legal representative (signature):

被授权人（签名）：

Authorized representative (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；

2.提供代理人的身份证复印件（附后）。

Notes: 1. The power of attorney shall be submitted in the form of original bearing the signature (or personal seal) of agent and legal representative and the public seal of the company;

2. The hard copy of the agent's identity card shall be provided (later attached).

附件 4 设计联合体协议书（如需）

Annex 4 Joint Design Agreement

设计联合体协议书

Joint Design Agreement

1. 本设计联合体声明：自愿参加中兴通讯总部基地项目建筑设计公开招标（下称本项目）。现就有关事宜订立协议，协议（包括但不限于）如下内容：

The joint design group announcement: We voluntarily enter for the Tender for the Architectural Design of ZTE Headquarters Base Project. And regarding this issue, we make an agreement here that will cover the following terms:

- 1.1 设计联合体授权设计联合体代表人对设计联合体各成员的资质等级、业务能力、工作业绩等资料进行统一汇总后由设计代表人一并提交招标人，设计联合体代表人所提交的资质等级、业务能力、工作业绩等资料代表了设计联合体各成员的真实情况。

The lead member should gather and process all the documents of the joint members such as the company qualification, ability performance proofs and other data, and submit to the clients together. The submittals of the lead member represent the actual circumstances of the joint members.

- 1.2 投标工作由设计联合体代表人负责；设计联合体代表人合法代表设计联合体各成员提交并签署投标成果文件；设计联合体代表人在投标中的所有承诺均代表了设计联合体各成员。

The lead member of the joint group will be responsible for the bidding work. And the legal representatives of each member will be responsible for the signature and submission of the tender. And all the commitment of the lead member is on behalf of the joint design group.

- 1.3 设计联合体获胜后，设计联合体成员共同与招标人签定合同书，切实执行一切合同文件，签署的合同协议书对设计联合体每一成员均具法律约束力。

After winning the tender, the members should jointly sign the contract with the clients and carry out all the contract terms. This agreement signed by each member is legally binding.

- 1.4 设计联合体获胜后，设计联合体代表人合法代表设计联合体各成员提交和接收相关的资料、信息及指示，并处理与之有关的一切事务。

After winning the tender, each group member should submit and receive all related data, information and instructions and handle all the affairs related.

- 1.5 设计联合体成员在本项目合作中密切配合、尽职尽责，双方优质高效地完成各自负责的工作内容。

The members should closely cooperation and fully take each one's responsibility for the quality and efficiency of the project.

2. 本协议书自签署之日起生效，本协议书一式*份，送交招标人一份，设计联合体成员各一份。

This agreement will take effect on signing. It will be *copies, one for the client, one for each group member.

3. 附加条款（若有）

Additional terms (if there is)

4. 设计联合体成员单位一览表 Member List

设计联合体成员单位名称 Name of the joint group				
资质情况 Qualifications				
在设计联合体中的权益份额(%) Share holdings in the joint group				
在设计联合体中拟承担的工作内容和工作量 Work division of the group				
拟配备主要人员的名单 Name list of the main participants				

注：可根据联合体成员数量进行调整。

Notes: number of the joint group members can be adjusted.

设计联合体代表人单位：（盖章）

Lead member of the joint group (stamp here):

法定代表人或授权代表：（签字）

Legal representative or authorized representative (sign here):

设计联合体成员单位：（盖章）

Member of the joint group (stamp here):

法定代表人或授权代表：（签字）

Legal representative or authorized representative (sign here):

（可增加 Add more if needed）

（说明：设计联合体协议中应约定各成员在投标阶段所占有的权益份额、拟承担的工作内容、工作分工及担负的责任。设计联合体协议中应明确中标后的设计合同须由设计联合体各成员单位加盖公章，并由各成员单位的法定代表

人或合法授权代表签字。设计联合体全体成员对招标人承担连带的责任。)

(Notes: All these items such as the share holdings of each party, the division of work, responsibility should be appointed in the agreement. The agreement should also specify that the design contract must be together signed by all the group members if winning the tender. All members of the joint design group have individual and joint liability for the clients)

附件 5 商务报价表（与设计成果一并提交）

Annex 5 Quotation Form

中兴通讯总部基地项目建筑设计公开招标

设计服务费投标报价表

Quotation for the Architectural Design of

of ZTE Headquarters Base Project

项目名称 Project Name	中兴通讯总部基地项目建筑设计公开招标 the Architectural Design of ZTE Headquarters Base Project
报价依据 Quotation Basis	详见第二部分《设计任务书》 See the Design Brief
报价金额 (含增值税) (元人民币) Quotation fee RMB (include tax)	
备注 Notes	

备注 Note:

所有报价均含税并以人民币为单位。

All the fee includes tax and use the currency unit of RMB.

请严格按本表的形式报价，否则视为无效。

Please strictly follow the quotation form.

序号 NO.	项目内容 Quotation Items	总价（元） Fee(RMB)	备注 Notes
1			
2			
.....			
投标总价（元） In total (RMB)			

注：1.所有价格应按"招标文件"中规定的货币单位

Note: Use the currency unit required in the Tender Document.

投标人（盖章） Official stamp:

法定代表人或授权代理人（签字） Official signature :

附件 6 仿真文件格式要求

Annex6 Format Requirements of Simulation Files

要求各投标单位提供仿真相关资料:

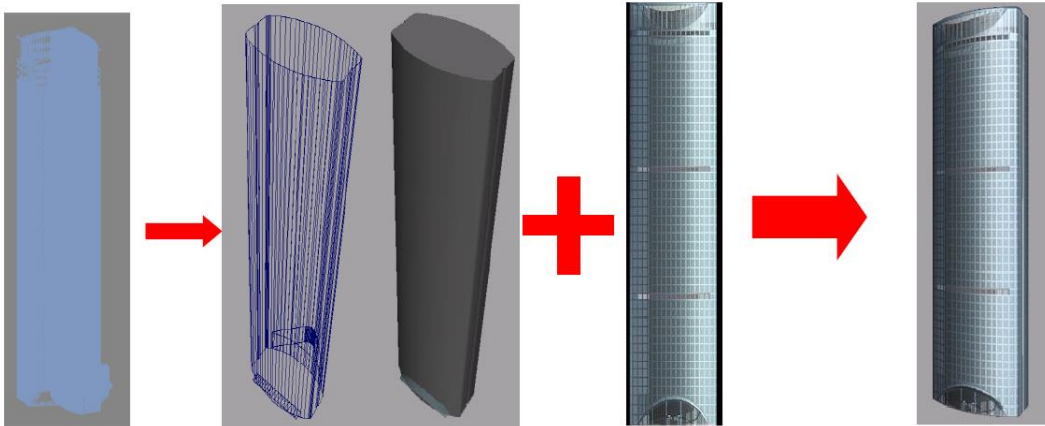
Relevant simulation technology materials required to provide by each bidder

一、要求各投标单位提供 2009 版或 2010 版 3dmax 模型原始文件和相贴图材质、同时提供每栋建筑的四个立面效果图格式为 JPG，像素在 5000 左右、每个方案的总平面图格式为 JPG，像素在 5000 左右。Each bidder shall provide original documents of 3DMAX model (2009 or 2010 version) and the materials of relevant textures, and meanwhile, provide the rendering drawings in the format of JPG of four elevations of every building, with pixel of around 5000. The general plan of each scheme is JPG, with pixel of around 5000.

二、提供简化模型，包括各建筑立面纹理和总平面图的简化模型,简化模型不能共面，建筑总面数在 100 到 10000 面之间。II. Provide simplified models, including the simplified models of elevation texture and general plan of each building. No co-plane is allowed for simplified models, and total building planes shall be of from 100 to 10000.

附：模型简化示意图：

Attachment: Schematic diagram of model



原复杂模型简化的模型立面纹理需提供的用于（几十万个面）（几十个面）（原来模型渲染生成）仿真制做的模型

The elevation texture of the models simplified from original complicated models shall provide for the simulated models (of hundreds of thousands of planes) (tens of planes) (generated from the rendering of original models).