《三江口片区地标地块建筑设计方案》
国际招标公告
Architectural Design Scheme of Landmark Site in Sanjiangkou Area
International Tender Notice

根据福州市政府的相关文件，福州城投集团所属福州市建设发展集团有限公司面向全球开展《三江口片区地标地块建筑设计方案》公开招标（以下简称“本次招标”）。现将相关事项公告如下：

According to the relevant documents of the Fuzhou Municipal Government, Fuzhou Construction Development Group Co., Ltd. affiliated to Fuzhou Urban Construction Investment will conduct a public tender for the "Architectural Design Scheme of Landmark Site in Sanjiangkou Area "(hereinafter referred to as "the tender"). The relevant matters are announced as follows:

一、项目背景

I. Project Background

根据市委市政府工作部署，拟在三江口片区打造现代化国际城市新地标。按照“整合资源、整体规划、统一建设”的工作思路，梳理地块资源条件，拟通过公开征集招标的方式对地标地块择优选定优秀建筑设计方案，实现从城市设计到修建性详细规划设计方案再到建筑概念设计方案的有效衔接，高起点、高标准、高水平地开发建设。

According to the the municipal government work deployment, it is planned to build a new landmark of modern international city in Sanjiangkou area. In accordance with the working idea of "integration of resources, overall planning and unified construction", sorting out the conditions of land parcel resources, excellent architectural design scheme will be selected for landmark through public bidding, so as to realize the effective connection from urban design, detailed construction planning and design solutions to architectural concept design solutions, and develop and construct the site with high starting point, high

standard and high level. The project will be developed and constructed at a high starting point, high standard and high level.

图 1-1：三江口片区鸟瞰图

Figure 1-1: Aerial view of Sanjiangkou area

图 1-2：南侧鸟瞰图

Figure 1-2: Aerial view of the south side

图 1-3：东侧鸟瞰图

Figure 1-3: Aerial view of the east side

图 1-4：东南角鸟瞰图

Figure 1-4: Aerial view of the southeast corner

二、设计范围及内容

II. Design Scope and Content

（一）项目区位

（i）Project location

三江口片区地标地块位于片区东南角，三江交汇之滨西岸，为整个三江口片区开发强度最大、标志性最强的地区，是国际交流交往平台空间承载区。

The landmark site in Sanjiangkou area is located in the southeast corner of the area and on the West Bank of the intersection of the three rivers. It is the area with the largest development intensity and the most iconic in the entire Sanjiangkou area. It is the space bearing area of international exchange platforms.

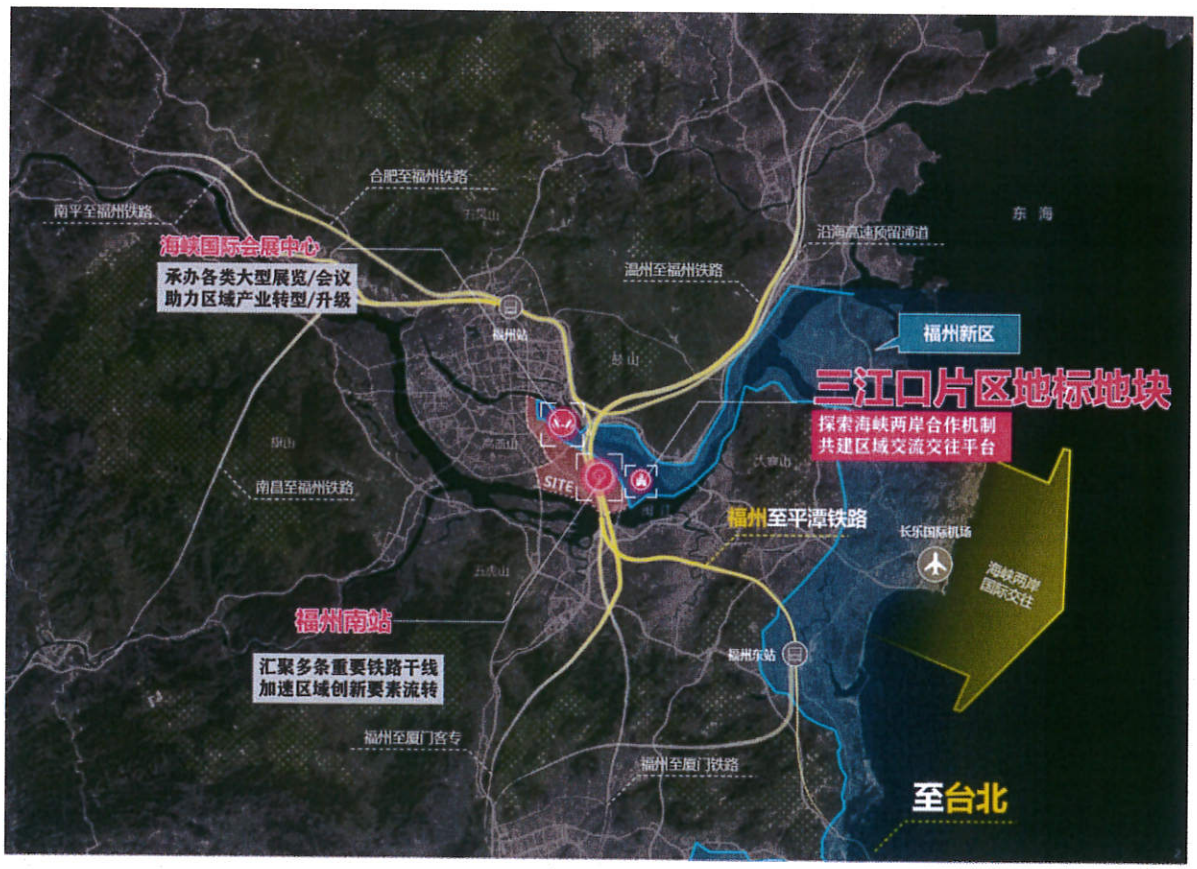

图2-1：三江口片区区位图

Figure 2-1: Location map of Sanjiangkou area

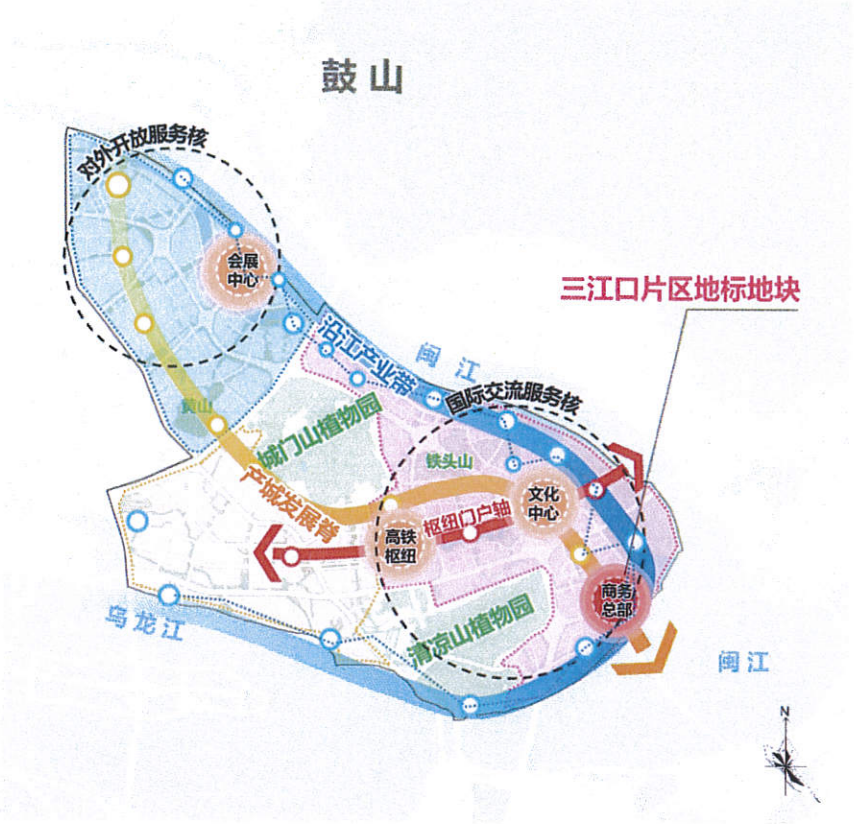

图2-2：项目区位图

Figure 2-2: Project Location Map

图2-3：项目区域位置图

Figure 2-3: Project Area Location Map

（二）地块设计范围及地块主要建设指标

（ii）Site design scope and main construction indicators of the site

设计范围北至三江路，西至新洲路，南、东至闽江，总用地面积约 49.56 公顷；其中，商务商业用地面积 16.44 公顷（247 亩），绿地 10.79 公顷，排水用地 1.10 公顷，道路 14.79 公顷，水域 6.44 公顷。区域内地块共有 19 个地块；其中，规划商务商业用地 12 块，用地面积约 247 亩；绿地 7 块。拟建地上建筑规模约 115.5 万平方米(设计单位可根据自身设计方案对地块划分方式适当调整)，其中总部办公区地上面积约 107.5 万平方米，桥梁综合体（于马杭州河公园内湖上建一座集观景，商业，展示于一体的二至三层跨湖综合体）为 8 万平方米(具体规模设计单位可根据自身设计方案做适当调整)。地下空间规模约 45.1 万平方米。（图 3、图 4、表 1）

The design area extends from Sanjiang Road to the north, Xinzhou Road to the west and Minjiang River to the south and east, with a total land area of about 49.56 hectares; of which, 16.44 hectares (247 mu) are for commercial and business use, 10.79 hectares are for green space, 1.10 hectares are for drainage, 14.79 hectares are for roads and 6.44 hectares are for water. There are 19 sites in the area; of which, 12 sites are planned for business and commercial use, with a site area of approximately 247 mu, and 7 sites for green space. The proposed above-ground building scale is approximately 1.155 million square metres(the plot division can be adjusted appropriately according to the design scheme), of which the above-ground area of the headquarters office is approximately 1.075 million square metres and the bridge complex (a two- to three-storey cross-lake complex with scenic views and commercial facilities on the inner lake of Ma Hangzhou River Park) is 80,000 square metres (the specific scale can be adjusted by the design unit according to its own design scheme). The scale of underground space is about 451,000 square metres. (Figure 3、Figure 4、Table 1)

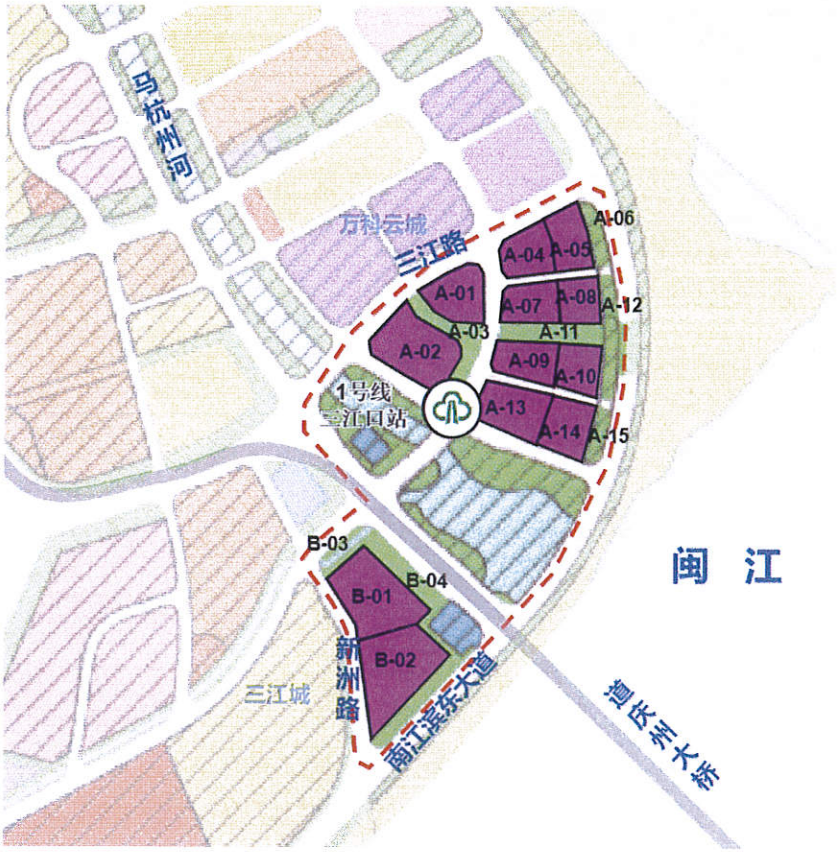

图 3：设计范围

Figure 3: Design Scope

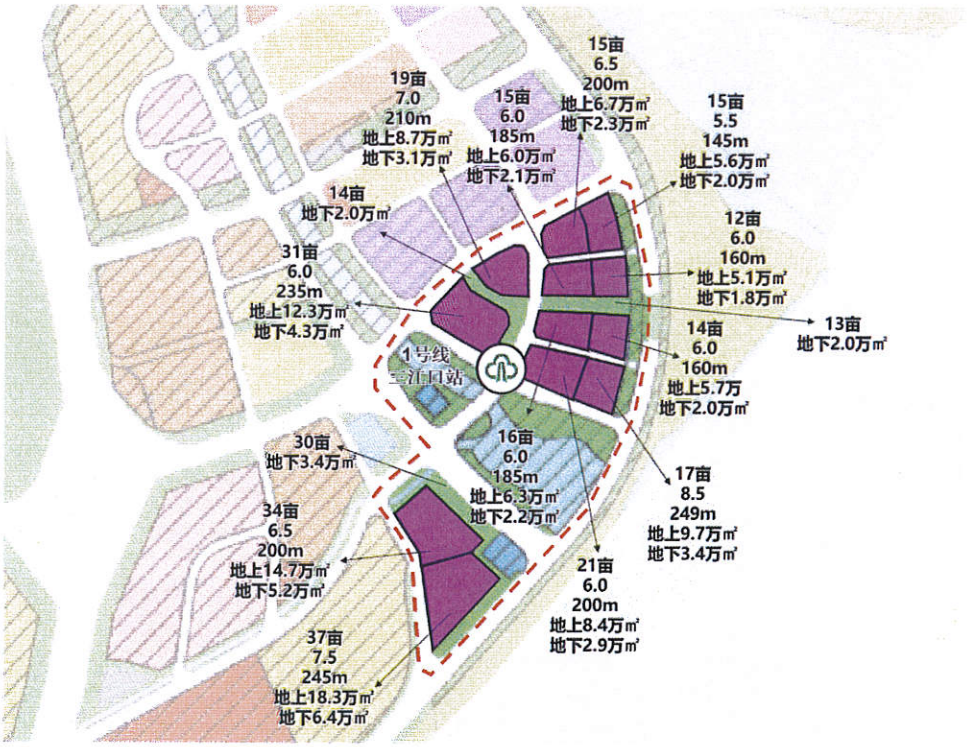

图 4：地标地块范围图

Figure 4:Scope of landmark plot

表 1：地块规划情况

Table 1: Planning of land parcels

地块编号 Site number	用地性质 Site nature	用地面积（㎡） Site area (m^2)	容积率 Plot Ratio	建筑面积（万㎡） Buliding area (million m^2)	建筑限高（m） Building height limit (m)	地下层数 Number of underground floors	地下面积（万㎡） Underground area (million m^2)
A-01	商务用地 Commercial and business land	12453	7	8.7	210	3	3.1
A-02	商务用地 Commercial and business land	20565	6	12.3	235	3	4.3
A-03	公园绿地 Park green space	9596	-	-	-	3	2
A-04	商务用地 Commercial and business land	10305	6.5	6.7	200	3	2.3
A-05	商务用地 Commercial and business land	10161	5.5	5.6	145	3	2
A-06	公园绿地 Park green space	3910	-	-	-	-	-
A-07	商务用地 Commercial and business land	9978	6	6	185	3	2.1
A-08	商务用地 Commercial and business land	8475	6	5.1	160	3	1.8
A-09	商务用地 Commercial and business land	10524	6	6.3	185	3	2.2
A-10	商务用地 Commercial and business land	9476	6	5.7	160	3	2

地块编号 Site number	用地性质 Site nature	用地面积（㎡）Site area (m^2)	容积率 Plot Ratio	建筑面积（万㎡）Buliding area (million m^2)	建筑限高（m）Building height limit (m)	地下层数 Number of underground floors	地下面积（万㎡）Underground area (million m^2)
A-11	公园绿地 Park green space	8796	-	-	-	3	2
A-12	公园绿地 Park green space	7763	-	-	-	-	-
A-13	商务用地 Commercial and business land	13961	6	8.4	200	3	2.9
A-14	商务用地 Commercial and business land	11417	8.5	9.7	249	3	3.4
A-15	公园绿地 Park green space	3350	-	-	-	-	-
B-01	商务用地 Commercial and business land	22690	6.5	14.7	200	3	5.2
B-02	商务用地 Commercial and business land	24434	7.5	18.3	245	3	6.4
B-03	公园绿地 Park green space	1315	-	-	-	-	-
B-04	公园绿地 Park green space	19792	-	-	-	2	3.4
合计 **Total**		218926	-	107.5	-	-	45.1

（三）现状条件

（iii）Current conditions

1、周边及内部建设情况

1、Surrounding and internal construction

地块东侧为三江交汇之处，其中南江滨东大道局部下穿，保障地块与滨江公园慢行

无障碍贯通；范围内中部有一马杭州河公园，该马杭州公园为三江口片区重要的南北生态轴，公园结合马杭州河走向在本区内设有大水面。

To the east of the site is the confluence of three rivers, where the South Riverside East Avenue partially crosses, guaranteeing barrier-free access between the site and the Riverside Park; in the middle of the area is the Ma Hangzhou River Park, which is an important north-south ecological axis in the Sanjiangkou area, with a large water surface in the area in conjunction with the course of the Ma Hangzhou River.

项目北侧的万科云城项目已建成，该项目制高点 190 米，为商务办公楼宇；项目西侧邻三江城住宅小区和三江口综合文化旅游城（在建）。

To the north of the project, the Vanke project has been completed, which has a height of 190 metres and is a commercial office building; to the west of the project, the Sanjiang City residential complex and Sanjiangkou Integrated Cultural Tourism City (under construction) are adjacent.

图5：项目现状影像图

Figure 5: Image map of the current status of the project

2、路网和公共交通

2、 Road network and public transport

轨道交通：地铁 1 号线延伸段（已开通）终点站结合建设地块设置出入口。

Rail transportation: The terminus of Metro Line 1 extension (which has been opened) is

set up with entrances and exits in conjunction with the construction site.

城市交通：周边干路道路均已建成通车，其中南江滨东大道、三江路为片区的重要干道。道庆洲大桥（公铁两用桥）位于项目内马杭州公园南部，连接长乐区，是三江口东南部的重要交通门户。

Urban traffic: The surrounding arterial roads have all been completed and opened to traffic, with Nanjiangbin East Avenue and Sanjiang Road being the important arterial roads in the area. The Dao Qingzhou Bridge (public-rail bridge) is located to the south of Ma Hangzhou Park within the project, connecting Changle District and is an important traffic gateway to the southeast of Sanjiangkou.

（四）深度要求

(iv) Depth requirements

1、方案竞赛阶段深度要求

1、 Depth requirements in the competition stage

完成福州市三江口片区地标地块修建性详细规划及地上地下建筑的概念性建筑方案设计（具体要求详见“3. 设计要求”）。

Completion of the detailed constructive planning and conceptual architectural scheme design for the above-ground and underground portions of the landmark site in the Sanjiangkou area of Fuzhou(specific requirements refer to “3. Design Requirements”).

2、方案深化阶段

2、 Plan deepening stage

由中标团队吸纳其他团队的投标方案，继续对修建性详细规划及建筑概念性设计方案进行调整，完成整体方案及方案报批工作；完成地上地下整体建筑的初步设计。中标团队应对后续的施工图设计和实施效果进行咨询把关，确保建设效果。

The winning team will absorb the tender proposals of other teams and continue to make adjustments to the detailed construction plan and the conceptual design of the above-ground buildings，complete the overall plan and the approval work and the preliminary design of the whole building above and below ground. To ensure the construction effect，the winning team should consult and check the subsequent construction drawing design and implementation effect.

（五）设计目标及要求

（v）Design goals and requirements

1、设计目标

1、 Design goal

本次招标旨在征集面向未来、福州地域特色、切实可行的设计理念、方案及具体的实施路径，以国际化视野和前瞻性思维，开放创新，并且立足福州，探索福州的建设范式，展现兼具国际化与地域性的城市形象，高标准高起点打造福州最具价值的商务活力区。设计主要包括以下目标：

This tender aims to collect future-oriented, Fuzhou regional characteristics, practical design concepts, plans and specific implementation paths, with an international vision and forward-looking thinking, open and innovative, and based in Fuzhou, explore Fuzhou's construction paradigm, and demonstrate both With an international and regional city image, the high standard and high starting point will create the most valuable business vitality area in Fuzhou. The design mainly includes the following objectives:

（1）营造国际一流的活力区

(1) Create a world-class dynamic area

强化福州城市的核心功能区和标志性战略区域，塑造多元、混合、开放的活力区，孕育城市活力和创新基因，满足高端商务及文化、商业等活动需求，充分融合酒店、休闲商业、旅游观光、文化展示、康体娱乐等功能，培育发展共享、相互促进的产业链，使区域充满活力、吸引力和辐射带动能力。

Strengthen the core functional areas and iconic strategic areas of Fuzhou City, create a diverse, mixed and open vitality area, nurture urban vitality and innovative genes, meet the needs of high-end business and cultural, commercial and other activities, and fully integrate hotels, leisure business, tourism and tourism , cultural display, sports entertainment and other functions, cultivate and develop a shared and mutually reinforcing industrial chain, so that the region is full of vitality, attractiveness and radiation driving ability.

（2）实现集约高效的城市空间开发

(2) Realize intensive and efficient urban space development

综合经济效益、社会效益与生态景观效益，研究设计区域整体价值最大化的开发方案和开发模式。地上地下空间整体设计，综合利用地下空间，以街道、广场、绿地、地下空间等开放空间为联系载体，建构设施共享、立体集约高效的空间体系，形成具有人本亲和力、商业活力与人文魅力的高品质空间环境，成为城市招商与运营的亮点。

Integrating economic, social and ecological landscape benefits, the study and design of

development schemes and development models that maximize the overall value of the area. The overall design of the above-ground and underground spaces, the comprehensive use of underground space, the use of streets, squares, green spaces, underground spaces and other open spaces as a linkage carrier, the construction of shared facilities, three-dimensional intensive and efficient space system, the formation of a high-quality spatial environment with human affinity, commercial vitality and humanistic charm, become the highlight of urban investment and operation.

（3）打造“轨道+慢行”主导的绿色低碳片区

(3) Create a green and low-carbon area dominated by "track + slow travel"

分析片区及周边慢行系统和交通条件，打造便捷舒适、互联互通的慢行系统和网络，倡导绿色低碳的公共交通出行理念，使轨道站成为片区交通出行需求的吸引点，激励片区居民出行采用轨道方式。

Analyze the slow-moving system and traffic conditions in the area and its surrounding areas, create a convenient, comfortable, interconnected slow-moving system and network, advocate the concept of green and low-carbon public transportation, make the rail station an attraction point for transportation demand in the area, and encourage residents in the area to travel Use the track method.

（4）塑造特色鲜明的城市门户地标

(4) Create distinctive city gateway landmarks

统筹考虑周边环境的因素，结合福州都市人文特质创新设计，凸显本项目建筑群体及单体在片区的标志性和识别性，整合标志性建筑群、滨水景观、交通设施等城市空间要素，塑造具有国际水准、福州特色的门户形象。

Considering the factors of the surrounding environment as a whole, combined with the innovative design of Fuzhou's urban humanistic characteristics, it highlights the iconicity and recognition of the project's building groups and individual units in the area, and integrates urban space elements such as iconic building groups, waterfront landscapes, and transportation facilities. A portal image with international standards and Fuzhou characteristics.

2、设计原则

2. Design principles

（1）高起点、高标准、高层次、高水平原则

(1) The principle of high starting point, high standard, high level and high level

对标国内外一流城市，借鉴立体城市、开放共享、绿色生态等先进规划理念，树立福州“高素质、高颜值”的新标杆。

Benchmarking first-class cities at home and abroad, drawing lessons from advanced planning concepts such as three-dimensional city, openness and sharing, green ecology, etc., to establish a new benchmark for Fuzhou's "high-quality, high-value".

（2）可持续发展原则

(2) Principles of sustainable development

体现五位一体发展要求，坚守蓝绿空间和山水廊道，从片区整体出发，使城市建设与自然山水资源相协调，实现政治效益、经济效益、社会效益、文化效益、生态景观效益的有机统一。

Reflect the five-in-one development requirements, stick to the blue-green space and landscape corridors, start from the whole area, coordinate urban construction with natural landscape resources, and realize the organic unity of political benefits, economic benefits, social benefits, cultural benefits, and ecological landscape benefits.

（3）集约高效开发原则

(3) Principles of intensive and efficient development

地上地下空间开发统筹谋划、整体设计，综合利用地下空间，充分发挥轨道交通引导站点周边区域空间开发的功能效益，建构地上地下互联互通、充满活力的立体城市。

The development of above-ground and underground space shall be planned and designed as a whole, comprehensively utilize the underground space, give full play to the functional benefits of space development in the surrounding area of rail transit guidance stations, and build a three-dimensional city with interconnected ground and underground, full of vitality.

（4）可操作性原则

(4) The principle of operability

充分评估现状情况和已有规划，结合现状条件，衔接相关规划要求和已（在）建项目，预留弹性，提出着眼未来、操作性强的开发方案和开发模式，指导片区规划建设。

Fully evaluate the current situation and existing plans, combine the current conditions, connect the relevant planning requirements and the projects under construction, reserve flexibility, put forward future-oriented and highly operable development plans and development models, and guide the planning and construction of the area.

3、设计要求

3. Design requirements

设计单位应在对城区发展的综合性分析基础上，提出城区未来发展的产业和功能定位，并分别在修建性详细规划设计及概念建筑设计层面上提出相关理念，在功能布局、交通、公共空间、地下空间、景观及生态系统等内容上提出设计。

The design unit shall, on the basis of a comprehensive analysis of the urban development, put forward the industrial and functional positioning of the urban future development, and propose relevant concepts at the level of detailed construction planning and design and conceptual architectural design, respectively, in terms of functional layout, transportation, public space, etc. , underground space, landscape and ecosystem, etc.

3. 1. 修建性详细规划设计

3.1. Construction detailed planning and design

需对片区城市设计成果“回头看”开展三江口地标地块修建性详细规划设计，对空间形态、公共空间、道路交通系统、建筑及外部环境设计等提出控制及引导建议。设计深度应达到国家及地方规划部门规定的设计深度要求，符合国家设计规范、技术规程及地方有关规定；同时需根据设计将主要建筑功能、规模、建设指标、退（间）距、交通组织、重要公共空间、空间形态与景观环境、地下空间与市政管线的竖向内容等控制要求按图则表达提出控制和引导。

设计内容突出但不限于以下方面：

It is necessary to "look back" on the urban design results of the area to carry out the detailed planning and design of the Sanjiangkou landmark plot, and to put forward control and guidance suggestions on the spatial form, public space, road traffic system, building and external environment design. The design depth shall meet the design depth requirements stipulated by the national and local planning departments, and conform to the national design specifications, technical regulations and relevant local regulations. Put forward control and guidance on the main building functions, scale, construction index, distance between buildings, traffic organization, important public space, spatial form and landscape environment, underground space and vertical contents of municipal pipelines in the form of a diagram.

Design content is outstanding but not limited to the following aspects:

（1）功能布局

(1) Functional layout

对土地利用进行引导，协调各类空间和设施的布局关系，对地块划分、用地性质、功能布局、业态比例、开发规模、设施配置、地下空间开发利用等提出设计方案。

Guide land use, coordinate the layout relationship of various spaces and facilities, and propose design plans for plot division, land use nature, functional layout, business form ratio, development scale, facility configuration, and underground space development and utilization.

（2）交通组织

(2) Transportation organization

结合用地功能和交通需求特征，从系统性、可操作性角度优化内部交通组织，提出地段轨道站点、公共交通、地上地下交通衔接、慢行系统、重要道路断面、地块出入口等布局方案。

Combined with the characteristics of land use and traffic demand, the internal traffic organization is optimized from the perspective of systematicness and operability, and layout schemes such as rail stations, public transportation, above-ground and underground traffic connections, slow-moving systems, important road sections, and plot entrances and exits are proposed.

要求结合交通现状和规划建设方案，通过量化评估，控制适宜、充分的交通基础设计空间。

It is required to control the appropriate and sufficient traffic infrastructure design space through quantitative assessment in combination with the current traffic situation and the planning and construction plan.

构建高品质慢行系统。充分结合城市公共空间和场所，在地表构建舒适便捷、亲切宜人的绿荫步行体系；构建径直的接驳轨道站接驳通道，使片区地块均能步行高效直达轨道站点，充分吸引市民出行需求至轨道；实现步行接驳系统“晴天不打伞，雨天不湿鞋”、人车分离和无障碍的高品质。

Build a high-quality slow-moving system. Fully integrate the urban public space and places, build a comfortable, convenient, friendly and pleasant green pedestrian system on the surface; build a direct connection passage to the rail station, so that the plots in the area can walk directly to the rail station efficiently, fully attracting the travel needs of citizens To the track; realize the high quality of the pedestrian connection system "no umbrella on sunny

days, no wet shoes on rainy days", separation of people and vehicles and barrier-free.

运用视觉通廊分析、城市设计和景观设计等各种方式，突出轨道站点，充分吸引片区出行至轨道站点。

Use various methods such as visual corridor analysis, urban design and landscape design to highlight the rail station and fully attract the area to travel to the rail station.

（3）公共空间

(3) Public space

建筑退让用地红线应结合片区定位和特征，提出合理、宜人的退让设计方案。

The red line of the building concession land should be combined with the location and characteristics of the area, and a reasonable and pleasant concession design scheme should be proposed.

明确公共开放空间布局、形式和规模，提出公共空间设计对人的活动的引导方式，对重要的公园绿地、广场、步行街道、空中连廊、地下空间等明确设计构思和控制要点；阐明慢行系统与公共空间的联系方式及慢行环境规划控制要求。

Clarify the layout, form and scale of public open space, put forward the guiding method of public space design for people's activities, and clarify the design concept and control points for important parks, green spaces, squares, pedestrian streets, aerial corridors, underground spaces, etc.; clarify slow travel The connection between the system and the public space and the planning and control requirements of the slow-moving environment.

营造“轨道+慢行”优势，打造高效步行系统。提升轨道 1 号线终点站站点空间舒适性和辨识度，充分吸引市民出行需求至轨道。

Create the advantage of "track + slow travel" and create an efficient walking system. Improve the space comfort and identification of the terminal station of Line 1, and fully attract citizens' travel needs to the track.

（4）空间形态设计和控制引导

(4) Space form design and control guidance

按照强化城市风貌特色、优化整体天际轮廓的要求，对重点片区内的建筑高度、建筑形态和空间组合模式、建筑界面、建筑风格、街区色彩、开放空间、第五立面和地标建筑等方面提出控制要求。

In accordance with the requirements of strengthening the features of the city and optimizing the overall skyline outline, this paper proposes the building height, architectural

form and space combination mode, architectural interface, architectural style, block color, open space, fifth façade and landmark buildings in key areas. Control requirements.

（5）景观环境设计

(5) Landscape environment design

注重生态环境与城市开放空间的融合，重点对滨水空间、街道空间、慢行系统、景观廊道等公共空间提出功能组织和景观设计方案，体现多层次、生态化的景观设计理念。按高标准、高品质要求，打造为具有国际地位的高颜值生态花园示范和标杆，突出文化特色与地域风采。

Focus on the integration of ecological environment and urban open space, and focus on proposing functional organization and landscape design plans for public spaces such as waterfront space, street space, slow-moving system, and landscape corridors, reflecting the concept of multi-level and ecological landscape design. According to high standards and high quality requirements, it will be built as a high-value ecological garden demonstration and benchmark with international status, highlighting cultural characteristics and regional elegance.

根据界面的构成要素（街道、绿地、水体及公共开放空间等边界）及人的活动特点等，对片区城市界面的景观特征、界面控制线（贴线率）和尺度，以及绿化景观、环境设施等提出控制引导要求。对街道、滨水岸线、公共空间、视线廊道、标识性景观节点等进行概念性设计。

According to the constituent elements of the interface (the boundaries of streets, green spaces, water bodies, and public open spaces) and the characteristics of people's activities, the landscape characteristics, interface control lines (line sticking rate) and scale of the urban interface in the area, as well as the greening landscape and environmental facilities etc. to put forward control guidance requirements. Conceptual design of streets, waterfront shorelines, public spaces, sight corridors, landmark landscape nodes, etc.

（6）地下空间设计

(6) Underground space design

对地下空间进行详细设计，与综合管廊、轨道交通等相关规划设计方案整合衔接，明确地下空间的开发范围、总体布局、使用性质、建设规模、开发深度、分层、出入口位置、地下通道、与地面的交通衔接等要求，实现地上、地下的有机结合。对互联互通的区域应提出管控导则，明确管控要素，便于地下空间的管理，促进地下空间的实施。

Carry out detailed design of underground space, integrate and connect with relevant planning and design schemes such as comprehensive pipe gallery and rail transit, and clarify the development scope, overall layout, nature of use, construction scale, development depth, stratification, entrance and exit location, underground passage, It meets the requirements of traffic connection with the ground, and realizes the organic combination of the ground and the underground. For the interconnected areas, management and control guidelines should be put forward, and the management and control elements should be clarified to facilitate the management of underground space and promote the implementation of underground space.

（7）综合竖向控制

(7) Integrated vertical control

综合考虑地下空间、地下道路、地下停车、轨道交通、地下管线的竖向关系，提出合理可实施的竖向方案。方案应根据平面布置、地形、地质条件、土方工程、地下管线等进行竖向设计。尽量利用现状条件，合理组织场地高程及排水。以低碳节能、绿色环保为原则，尽量减少对原有地形的破坏，在保证使用需求的基础上，充分考虑与主要城市道路衔接的问题，合理利用场地高差来进行场地设计，减少工程量及资源浪费，并塑造生动有趣，舒适便捷的立体城市空间。

Considering the vertical relationship of underground space, underground roads, underground parking, rail transit, and underground pipelines, a reasonable and feasible vertical scheme is proposed. The scheme shall be vertically designed according to the layout, topography, geological conditions, earthworks, underground pipelines, etc. Make use of the existing conditions as much as possible to rationally organize the site elevation and drainage. Based on the principles of low-carbon energy saving and green environmental protection, the damage to the original terrain should be minimized. On the basis of ensuring the use demand, the problem of connecting with major urban roads should be fully considered, and the height difference of the site should be rationally used for site design to reduce the amount of engineering. and waste of resources, and create a lively, interesting, comfortable and convenient three-dimensional urban space.

3.2 概念性建筑方案设计

3.2 Conceptual architectural scheme design

建筑概念方案设计应达到国家及地方规划部门规定的设计深度要求，符合国家设计规范、技术规程及地方有关规定。

The architectural conceptual scheme design shall meet the design depth requirements stipulated by the national and local planning departments, and comply with the national design specifications, technical regulations and relevant local regulations.

3.2.1 建筑平面设计

3.2.1 **Architectural Graphic Design**

（1）地上建筑设计

（1）**Design of above-ground buildings**

研究论证建筑功能布局，提出指导意见。各地块之间宜考虑利用平台、通廊等实现功能融合，空间共享。

Research and demonstrate the building function layout and provide guidance. It should be considered to take full use of platforms and corridors in order to Realize functional integration and space sharing among the various land parcels.

建筑退让用地红线应结合片区定位和特征，提出合理、宜人的退让设计方案。

A reasonable and pleasant concession design scheme should be proposed in combination with the location and characteristics of the area.

结合建筑功能研究，对裙房、超高层标准层等建筑平面进行科学合理设计。

Make a scientific and reasonable design of the podium, super high-rise standard floor and other building planes in combination with building function research.

整体建筑应有良好可靠的防火、防盗、防潮、防雷、防尘、防噪音、防水、防震、防爆等安全设施。

The overall building should have good and reliable safety facilities such as fireproof, anti-theft, moisture-proof, lightning-proof, dust-proof, noise-proof, waterproof, shock-proof, explosion-proof and so on.

（2）地下空间建筑设计

（2）**Architectural design of underground space**

充分利用地下空间，设置商业、娱乐、停车场等配套功能，缓解地面空间压力，提升地下空间开发价值。地下空间开发需与地上建筑的功能需求充分结合，避免地下空间过度开发和资源浪费。

Make full use of the underground space, set up supporting functions such as business, entertainment, parking lot, etc., relieve the pressure on the ground space, and enhance the development value of the underground space. The development of underground space needs

to be fully integrated with the functional requirements of above-ground buildings to avoid excessive development of underground space and waste of resources.

综合考虑地下空间与地上空间、地上建筑的衔接，明确地下退界、地下停车、地下层数层高、衔接方式、各类设施分项开发规模、交通廊道及交通流线组织等。

Comprehensively consider the connection between underground space, above-ground space, and above-ground buildings, and clarify the boundary of underground retreat, underground parking, the number of underground floors, the connection method, the sub-development scale of various facilities, traffic corridors and traffic Streamline organization, etc.

3.2.2 建筑立面设计

3.2.2 Design of building facade

（1）建筑造型设计

（1）Design of building style

整体统筹设计片区城市空间形态，合理把握建筑形态与建筑高度的关系，塑造层次分明、高低错落的滨水景观界面。展现福州地域文化和都市人文特质，符合现代化、国际化滨海城市氛围。

Coordinate the design of the overall urban spatial form of the area, reasonably grasp the relationship between architectural form and building height, and create a waterfront landscape interface with distinct layers and scattered heights. Show the regional culture and urban humanistic characteristics of Fuzhou, in line with the modern and international coastal city atmosphere.

考虑重要城市界面的形象处理，重视城市天际线处理，建筑宜高低错落，界面前后分层。造型具有现代感，设计活泼灵动，并与周边环境较好融合。空中连廊形态应轻巧、艺术性强。优化公共空间景观环境的设计，营造开放、宜人、各具特色的公共活动场所。

Considering the image processing of important city interfaces, paying attention to the processing of the city skyline, the buildings should be scattered in height and the front and rear of the interface should be layered. The design of building style should be modern, lively and agile, well integrated with the surrounding environment. The shape of the air corridor should be light and artistic. Optimize the design of the public space landscape environment, and create an open, pleasant and distinctive public activity place.

（2）立面材质与色彩

（2）**Facade material and color**

结合建筑功能、造型等，明确单体建筑主材质、色彩，提出指导意见建议。

Combined with the building function, shape, etc., clarify the main material and color of the single building, and put forward guiding opinions and suggestions.

3.2.3 建筑交通设计

3.2.3 **Design of building traffic**

对主体建筑和桥梁综合体提出合理的交通组织方案。

Put forward a reasonable traffic organization scheme for the main building and bridge complex.

梳理主楼和裙房，地下及室外空间的水平和竖向关系。平面布局紧凑，各区域间的平面及垂直联系尽可能分合便利，流线便捷顺畅，并考虑后期管理要求。

Sort out the horizontal and vertical relationship between the main building and podium, underground and outdoor space. The layout should be compact, the plane and vertical connection between each area should be as convenient as possible, and the streamline is convenient and smooth, considering the requirements of later management as well.

建筑内部各功能区应在建筑内部空间的流线设计与空间连接上体现公共性；同时在外部景观广场、绿化空间中充分体现与周边城市开放空间、各类设施的便捷联系，形成高效可达性。

The streamline design and spatial connection of the interior space of the building should reflect publicity; At the same time, the external landscape square and green space should fully reflect the convenient connection with the surrounding urban open space and various facilities to form efficient accessibility.

合理配建停车规模，研究构建地下停车和道路系统。采取需求管理措施，根据片区开发情况和现状交通状况，合理提供适当的停车规模。

Reasonably determine the scale of the parking lot, and study the construction of underground parking and road systems. Take demand management measures to provide appropriate parking scale according to the development situation and current traffic conditions of the area.

3.2.4 其他专项设计

3.2.4 **Other special designs**

（1）景观环境设计要求

（1）Design requirements of landscape environment

注重空间关系的处理，景观环境需尺度宜人，将市民活动空间融入其中，并使之与整体建筑风格相融合和协调。注重城市空间节点的景观营造，如地块内部和轨道车站出入口区域开放空间等。注重滨水空间的景观营造，充分利用滨水景观资源优势，塑造具有福州特色的滨水休闲区。

Pay attention to the processing of spatial relationships, the landscape environment needs to be pleasant in scale, integrate the civic activity space into it, and make it integrate and coordinate with the overall architectural style. Pay attention to the landscape construction of urban space nodes, such as the open space inside the plot and the entrance and exit areas of the rail station. Pay attention to the landscape construction of waterfront space, make full use of the advantages of waterfront landscape resources, and create a waterfront leisure area with Fuzhou characteristics.

（2）结构体系设计要求

（2）Structural system design requirements

结构体系设计应与建筑设计有机结合，结构选型、材料应用及施工技术必须符合中国国情及适用于福州地区，并体现三江口地标建筑的艺术气氛。

Structural system design should be organically combined with architectural design, structural selection, material application and construction technology must conform to China's national conditions and be suitable for the Fuzhou area, and reflect the artistic atmosphere of Sanjiangkou landmark buildings.

（3）机电系统设计要求

（3）Mechanical and electrical system design requirements

本区域主要建筑由 12 个商业地块超高层建筑及另外一座综合体构成，以上每个地块都需二路独立的外电源供电；并设置应急电源设备。如果装机容量超过二路电源的总负载，还需要考虑第三路外电源供电。供电电压需结合总装机容量及当地市政电网供电情况来决定。

The main buildings in this area consist of 12 super high-rise buildings and another complex. Each of the above land parcel requires two independent external power supplies; and emergency power supply equipment should be set up. If the installed capacity exceeds the total load of the two-way power supply, it is also necessary to consider the power supply of the third-way external power supply. The power supply voltage needs to be determined

based on the total installed capacity and the power supply situation of the local municipal power grid.

以上建筑都需设置消防报警系统，以消控中心形式运行。

The above buildings shall be equipped with a fire alarm system, which operates in the form of a fire control center.

弱电系统：弱电由综合布线系统、闭路监控系统、广播系统、巡更系统、BAS 系统、门禁、对讲等弱电系统组成。

Light-current system: It is composed of premises distribution system, closed-circuit supervising system, broadcast system, patrol system, BAS system, entrance guard, intercom and so on.

空调系统：写字楼建议采用多联机系统，方便控制和管理；综合体建议采用中央空调制冷系统。

Air conditioning system: Multi-online system is recommended for office buildings to facilitate control and management; Central air-conditioning refrigeration system is recommended for the complex.

给排水系统：为保证项目各个单体的生活与消防用水，设置环形供水管网，并自市政给水管引入两条户管与环网相接，每条户管均能供应各单体全部需水量。生活污水与雨水分系统排入市政污水管道与雨水管道。消防设计应执行中国相关消防规范，必须设有消火栓系统，自动喷淋灭火系统。

Water supply and drainage system: In order to ensure the living and fire-fighting water of each unit of the project, a ring water supply pipe network is set up, and two household pipes are introduced from the municipal water supply pipe to connect with the ring network. Each household pipe can supply all the water demand of each unit. Domestic sewage and rainwater sub-systems are discharged into municipal sewage pipes and rainwater pipes. The fire protection design should implement the relevant Chinese fire protection regulations, and must be equipped with a fire hydrant system and an automatic sprinkler fire extinguishing system.

（4）夜景灯光设计要求

（4）Night lighting design requirements

夜景灯光设计应结合本项目地理位置、历史和社会条件分析，明确定位，提炼区域文化，突出福州特色，提出创新的夜景灯光展示方案。

The night lighting design should be combined with the analysis of the project's geographical location, history and social conditions, clarify the positioning, refine the regional culture, highlight the characteristics of Fuzhou, and propose an innovative night scene lighting display plan.

应充分结合周边现状夜景情况，结合三江交融特点，注重多视角的夜游体验，同时将市民活动空间融入其中，并使之与整体风格相协调。

It should be fully combined with the surrounding current night scene conditions and the characteristics of the blending of three rivers, focus on multi-perspective night tour experience. At the same time, the civic activity space should be integrated into it, and make it in harmony with the overall style.

应融入最新科技成果，展示数字福州的特点，避免媒体立面的堆积，同时兼顾平时段的沿江整体城市夜景效果和氛围。

The latest scientific and technological achievements should be integrated to show the characteristics of digital Fuzhou. Avoid the accumulation of media facades, and at the same time give consideration to the night scene effect and atmosphere of the whole city along the river in ordinary time.

应充分考虑后期维护和运营成本，综合考虑夜景的可持续发展。

Full consideration should be given to later maintenance and operation costs, and the sustainable development of night scenes.

（5）绿色建筑设计要求

（5）Green building design requirements

建筑设计应充分研究绿色建筑设计内容，建筑及场地设计应对日照、风环境、建筑材料、建筑节能、雨水回收、声光控制、环境降温等绿色建筑技术进行充分回应；要求至少满足绿色二星级建筑标准并通过设计及运营评定。

Architectural design should fully study the content of green building design, building and site design should fully respond to green building technologies such as sunlight, wind environment, building materials, building energy conservation, rainwater recycling, sound and light control, and environmental cooling; The building should at least meet the green two-star building standards and pass the design and operation evaluation.

（6）工程造价估算

（6）Project cost estimation

按省市相关行业工程造价标准，并结合国内外先进超高层建筑等报价，对本项目进行工程造价估算。

The project cost estimation of this project should be based on the provincial and municipal engineering cost standards of related industries, and combined with the quotation of advanced super high-rise buildings at home and abroad.

（六）本公告的规划设计内容中所提供的相关规划数据在资格入围答疑阶段若有调整，各投标单位需充分响应。

(vi) If the relevant planning data provided in the planning and design content of this announcement is adjusted during the Q&A stage of the qualification shortlist, all bidders shall fully respond.

三、招标方式

III. Tender mode

为高标准、高质量推进方案编制，公开招募国内外高水平优秀设计团队，开展三江口片区地标地块建筑设计方案国际招标。本次招标活动包含资格入围和方案比选两个阶段。

In order to promote the formulation of high-standard and high-quality plans, openly recruit high-level excellent design teams at home and abroad, and carry out international bidding for architectural design plans for landmark plots in the Sanjiangkou area. This bidding activity includes two stages: qualification shortlisting and program selection.

（一）资格入围阶段。资格预审，采用公开报名，设计团队需要提供包括资质水平、团队成员、作品成果等能表现团队设计实力的相关证明材料，并提供不超过 20 页（不含封面封底）（A3 单面彩色打印）的概念提案，最终确定 5 家设计团队入围下阶段进行方案评审，入围名单报市政府审定后进行公示。概念提案可包含但不仅限于如下内容：

(i) Qualification shortlisting stage. For pre-qualification, open registration is adopted. The design team needs to provide relevant certification materials including qualification level, team members, and work results that can demonstrate the team's design strength. And provide a concept proposal no more than 20 pages (excluding front and back cover) (A3 single-sided color printing). Finally, 5 design teams shall be shortlisted for the next stage of the project

review, and the shortlist will be announced to the municipal government for approval.

Concept proposals may include, but are not limited to, the following:

（1） 对项目的愿景描述

(1)Description of the vision of the project

（2）对项目的总体想法和对总体空间结构的设想

(2) The overall idea of the project and the assumption of the overall spatial structure

（3）核心节点或典型场景设计描述

(3)Design description of core or typical scene

（4）己方案例可供借鉴的案例与经验

(4)Cases and experiences of one's own that can be used for reference.

（二）方案评选阶段。入围的设计团队在两个月内，按照设计任务书的设计和成果要求提交设计成果，评标办法实行评定分离，由主办单位组织专家对入围的五家设计团队提出各方案的优缺点；由市政府评定最终名次，市政府评定的第一名为最终中选团队。

(ii)Scheme selection stage. The shortlisted design teams shall submit design results in accordance with the design and achievement requirements within two months. The bid evaluation implements the separation method, the organizer organized experts to put forward the advantages and disadvantages of each scheme to the shortlisted five design teams; The final ranking is assessed by the municipal government, and the first team assessed by the municipal government is the final selected team.

四、报名要求

IV. Tender requirements

（一）本次招标活动采用公开报名方式，境内外设计单位均可报名参加，允许联合体报名，联合体成员数量不超过 3 家。联合体各方不得再单独以自己名义，或者与另外的投标单位组成联合体参加投标。不接受自然人及自然人组合的报名。考虑到新冠疫情对国际航班等的影响，在中国境内无分支机构的境外投标必须与境内投标单位组成联合体参加投标。法定代表人为同一个人的两个及两个以上法人，母公司、全资子公司及其控股公司，不得同时报名参加。

(i) This tender activity adopts the open application method, both domestic and foreign

design units can apply to participate, joint application is allowed, the number of consortium members does not exceed 3. Each party to the consortium may not participate in the tender on its own behalf or form a consortium with another bidding unit. Registration of natural persons and combinations of natural persons will not be accepted. In consideration of the impact of the COVID-19 pandemic on international flights, etc., overseas bidding units without branches in China must form a consortium with domestic bidding units to participate in the tender. Two or more legal persons whose legal representatives are the same person, parent companies, wholly-owned subsidiaries and their holding companies shall not apply for participation at the same time.

（二）资质要求：联合体成员一方应具备有效的建筑行业（建筑工程）甲级及以上资质。本项目概念方案设计必须由联合体牵头人独立完成，初步设计可以由联合体完成。

(ii) Qualification requirements: One member of the consortium should have a valid construction industry (construction engineering) Grade A or above qualification. The conceptual scheme design of this project must be completed independently by the leader of the consortium, and the preliminary design can be completed by a consortium.

（三）鼓励投标单位跨界联合，融合城市规划设计、景观设计、建筑设计、运营策划、产业与功能策划等不同经验的团队。

(iii) Bidding units are encouraged to join forces across borders and integrate teams with different experience in urban planning and design, landscape design, architectural design, operation planning, industrial and functional planning, etc.

（四）参与本次招标活动的主创设计师须由负责过国内外知名超高层项目，主持过多个同类型项目，有十年以上的相关工作经验的建筑师担任，且须全过程参与本次活动，包括成果汇报、评审答疑（含视频会议）等重要环节工作。如在本次招标活动过程中发现主创设计师与资格预审申请文件材料所提交的人员名单不符，主办单位有权取消其投标资格。

(iv) The lead designer of this tender must be an architect who has been responsible for well-known super high-rise projects at home and abroad, presided over many similar projects, with more than 10 years of relevant working experience, and must participate in the whole process of this activity, including the reporting of results, evaluation and Q&A (including video conference) and other important aspects of the work. If in the process of this bidding activity the lead designer is found to be inconsistent with the list of personnel submitted in

the pre-qualification application documents, the organiser has the right to disqualify the bid.

（五）参与本次招标活动的设计团队人员须为该投标单位在册人员，且团队人员中应至少一人具备有效的一级注册建筑师执业资格。为了保证项目团队人员对中国地区背景和相关要求的准确理解，境外投标单位的专业技术人员团队中应至少有一名通晓汉语人士。

(v) The professional and technical personnel participating in this tender exercise shall be the registered personnel of the tenderer, and at least one of the team members should have an effective first-class registered architect qualification. In order to ensure that the project team has an accurate understanding of the background and relevant requirements of the Chinese region, the team of professional and technical personnel of the overseas tenderer shall include at least one person who is fluent in Chinese.

（六）投标单位应按上述要求参与本次招标活动，否则主办单位有权取消其投标资格。除上述条款外，当本次招标活动主办单位提出合理要求时，投标单位应继续补充提供符合相应要求的资格证明文件。

(vi) The tenderer shall participate in this tender exercise in accordance with the above requirements, otherwise the organiser reserves the right to disqualify its tender. In addition to the above provisions, when the organiser of this tender exercise makes reasonable requests, the tenderer shall continue to provide additional qualification documents that meet the corresponding requirements.

（七）具备以下条件的投标单位优先考虑：

(vii) Preference shall be given to bidding units with the following qualifications:

具有多个同类项目特点的规划设计经验；

Experience in planning and design of multiple similar project features;

由承接过同类项目的国内外院士或大师担任主创设计师的投标单位；

Bidding units with domestic and foreign academicians or masters who have undertaken similar projects as the lead designer;

项目主创设计师获得相关行业国际或国内建筑奖项。

The project lead designer has won international or domestic architectural awards in the relevant industry.

五、费用设置

V. Design Fee & Honorarium

设计合同及服务内容分两阶段开展。第一阶段设计工作为完成整体概念性方案设计并进行方案整合；第二阶段设计工作为开展整体建筑方案深化和初步设计，并对后续地上、地下的施工图设计和实施效果进行咨询把关、全过程跟踪，确保建设效果。

The design contract and service content are carried out in two stages. The first stage of design work is to complete the overall conceptual scheme design and the scheme integration; The second stage of the design work is to carry out the deepening and preliminary design of the overall construction plan, and to consult and check the design and implementation effect of the subsequent above-ground and underground construction drawings, and track the whole process to ensure the construction effect.

1、本次招标活动对通过资格入围且参与方案评审的五家投标单位支付设计费用（含税）：

1.The tender pays the design fee (including tax) to the five tenderers who are qualified to be shortlisted and participate in the evaluation of the proposal：

第一名中选设计团队完成整体概念性方案设计并进行方案整合后，提供符合要求的设计成果后，可获得概念方案费用合计人民币 871 万元；其余 4 家入围设计团队在提交了合格成果之后，各获得设计成果知识产权购买费用各人民币 100 万元。资格比选阶段未入围设计机构不获得补偿费。

After the first-place selected design team completes the overall conceptual scheme design and integrates the scheme, and provides design results that meet the requirements, they will receive a total cost of RMB 8.71 million for the concept plan; the other four shortlisted design teams will receive RMB 1 million each for the purchase of intellectual property rights of their design results after submitting qualified results. Design institutions that are not shortlisted in the qualification comparison and selection stage will not receive compensation.

2、方案深化及初步设计费用

2、Schematic deepening and preliminary design costs

设计费参照国家《工程勘察设计收费标准》（2002），工程总设计费按直线内插法

确定，专业调整系数取 1.0，工程复杂程度系数III级 1.15，深化方案及初步设计费用按工程总设计费的 50%计取再打 8 折，建筑概念方案按建筑设计方案费用的 20%计取，计费造价基数按地上 6000 元/㎡，地下 7000 元/㎡。总面积为 160.6 万㎡（其中地上建筑面积约 115.5 万平方米，地下建筑面积约 45.1 万平方米）。具体计算过程如下：

The design fee shall refer to the National "Engineering Survey and Design Fee Standard" (2002),the total design cost of the project is determined by the method of linear interpolation, the professional adjustment coefficient is 1.0, and the engineering complexity coefficient is 1.15 for class III. The cost of the deepening scheme and preliminary design is calculated at 50% of the total project design cost and then 20% off. The architectural concept plan is calculated at 20% of the cost of the architectural design plan. The cost base is 6000 yuan/㎡ above ground and 7000 yuan/㎡ underground. The total area is 1.606 million square meters (of which the above-ground construction area is about 1.155 million square meters and the underground construction area is about 451,000 square meters). The specific calculation process is as follows:

总造价：1155000×6000＋451000×7000≈100.9 亿元

Total cost: 1155000×6000+451000×7000≈10.09 billion yuan

工程设计收费：

Engineering design fee:

$$\left[\frac{(1009000-1000000)}{(2000000-1000000)}\times(34948.9-18793.8)+18793.8\right]\times1\times1.15\approx21780\text{ 万元}$$

$$\left[\frac{(1009000-1000000)}{(2000000-1000000)}\times(34948.9-18793.8)+18793.8\right]\times1\times1.15\approx21780\text{ million yuan}$$

深化方案及初步设计费用：21780×0.5×0.8=8712 万元

Deepening scheme and preliminary design cost: 21780×0.5×0.8=87.12 million yuan

建筑设计方案收费：21780×0.2=4356 万元

Architectural design scheme fee: 21780×0.2=43.56 million yuan

概念方案费用：4356×0.2≈871 万元

Concept plan cost: 4356×0.2≈8.71 million yuan

第二阶段设计费暂定为人民币 7841 万元，最终结算设计费按规划局审批的规划许可证面积，按上述计费规则调整。若本招标公告招标范围（即红线内）各地块土地使用权由福州市国资委全资的市属国企竞得，则由主办单位组织各地块竞得人与中标设计单

位签订深化方案及初步设计合同，设计费按上述方式计算；未由福州市属国企竞得的地块第二阶段工作终止，深化方案和初步设计费不予计取，也不给予其他费用补偿。

The second-stage design fee is tentatively set at RMB 78.41 million . The final settlement design fee shall be adjusted according to the planning permit area approved by the Planning Bureau and the above billing rules.If the land use right of each block within the bidding scope (i.e., the red line) is won by a city-owned state-owned enterprise wholly-owned by Fuzhou State-owned Assets Supervision and Administration Commission (SASAC), the organizer shall organize the winner of each block to sign a deepening scheme and preliminary design contract with the winning design unit, and the design fee shall be calculated in the above way. The work of the second phase of the land that is not won by Fuzhou State-owned enterprises shall be terminated, and the deepening scheme and preliminary design fee shall not be calculated, and no compensation for other expenses shall be given.

六、日程安排

VI. Time Schedule

本次招标活动共分为资格入围和方案评选两个阶段，具体时间计划安排如下：

The tender is divided into two stages of qualification shortlisting and scheme selection, and the specific time schedule is as follows：

阶 段 **Stage**	计划时间 **Program Time**	事 项 **Item**
第一阶段 Phase I 资格入围 Qualification shortlisting	2022 年 8 月 18 日 August 18, 2022	发布正式公告并接受报名 Official announcement and registration accepted
	2022 年 9 月 2 日 17:30 时 September 2, 2022 at 17:30	投标单位报名截止 Deadline for bidder registration
	2022 年 9 月 26 日 12:00 时 September 26, 2022 at 12:00	资格预审申请文件提交截止 Deadline for submission of prequalification application documents
	2022 年 9 月 27 日 September 27, 2022	召开资格预审会 Hold a prequalification meeting
	2022 年 9 月 28 日 September 28, 2022	公布资格预审结果，向入围投标单位发出邀请函 Announce the results of prequalification and issue invitation letters to shortlisted bidders

第二阶段 Phase II 方案评选 Program Selection	2022 年 9 月 30 日 September 30, 2022	召开项目发布会、现场踏勘、答疑等 Hold project press conferences, site surveys, Q&A, etc.
	2022 年 12 月 28 日 December 28, 2022	方案设计阶段、设计成果文件提交截止 Deadline for the design phase and submission of design outcome documents
	2022 年 12 月 29 日 December 29, 2022	召开方案设计评审会 Hold a design review meeting

注：以上时间以北京时间为准，主办单位保留对具体时间节点作适时调整的权利。

Notes: The above time is based on Beijing time, and the organizer shall reserve the right to adjust the specific time points in due course.

七、报名方式

VII. How to Apply

（一）投标单位下载报名表格（报名表格附件可在中国城市规划学会网 http://www.planning.org.cn/、中国政府采购网 http://www.ccgp.gov.cn/、有方网 http://www.archiposition.com 下载），填写后发送至邮箱 qzzxzx@163.com，组织单位收到报名表后，将以邮件方式回复资格预审相关文件。报名截止时间为：2022 年 9 月 2 日 17:30 时。**逾期递交或不符合规定的报名信息恕不接受。**

(I) The bidder can download the registration form (the attachments of the registration form can be found on the website of China Urban Planning Society http://www.planning.org.cn/, China Government Procurement Network http://www.ccgp.gov.cn/, Position http://www.archiposition.com), fill it out and send it to qzzxzx@163.com. After the organization unit receives the registration form, it will reply to the prequalification related documents by email. The deadline for registration is: September 2, 2022 at 17:30. Late submissions or non-compliant registration information will not be accepted.

资格预审申请文件的报名文件汇总表以 excel 格式于 2022 年 9 月 26 日 12:00 时前发送至邮箱 qzzxzx@163.com。

The application documents summary form of prequalification application documents will be sent to qzzxzx@163.com in excel format before 12:00 on September 26, 2022.

（二）资格预审申请文件须严格按照相关要求制作，递交资格预审申请文件包括现

场递交和快递邮寄两种方式。

（II）Pre-qualification application documents shall be made in strict accordance with the relevant requirements, and the submission of pre-qualification application documents includes two ways: on-site submission and express mail.

1、以现场递交时，需**持法定代表人授权委托书**；若以联合体形式的，需**持联合体牵头设计单位法定代表人授权委托书**。

1. To submit on site, the tenderer shall **hold the legal representative authorization letter**; if in the form of a consortium, the tenderer shall **hold the legal representative authorization letter of the lead design company of the consortium**.

2、以快递邮寄方式递交时，请预留足够的快递运输时间，**以材料送达时间为准**。投标单位应**做好快递包封工作，例如利用纸箱或泡沫箱进行包封**。邮寄过程中发生资料损坏、丢失等情形造成的后果，由投标单位自行承担。

2. When submitting by express mail, please allow enough express **delivery time for the material to be delivered**. Tendering companies shall **do a good job of express wrapping, such as using cartons or foam boxes for wrapping**. The consequences caused by damage or loss of information during the mailing process shall be borne by the tendering company itself.

（三）递交资格预审申请文件的时间及地点：投标单位需于 2022 年 9 月 26 日 12:00 时前将资格预审申请文件的书面文件递交到下述指定地点。资格预审申请文件递交地址：福建省福州市台江区台江路 15 号城投大厦 11 层开标室，孙工 0591-87277022。接收资格预审申请文件时间为工作日北京时间 09:00-17:30（截止日为北京时间 09:00-12:00），逾期递交的资格预审申请文件恕不接受。

(III) Time and place to submit the prequalification application documents: The bidder shall submit the written documents of the prequalification application documents to the following designated place before 12:00 on September 26, 2022. Address for submission of prequalification application documents: Bidding Room, 11th Floor, Chengtou Building, No. 15 Taijiang Road, Taijiang District, Fuzhou City, Fujian Province, Mr. Sun 0591-87277022. The time for receiving the prequalification application documents is 09:00-17:30 Beijing time on working days (the deadline is 09:00-12:00 Beijing time), and the prequalification application documents submitted after the deadline will not be accepted.

（四）资格预审结果通知：在确定入围投标单位名单后的 3 个工作日内，以公告形式公布入围投标单位评选结果。

(V) Notification of pre-qualification results: within 3 working days after the list of short-listed bidders is determined, the results of the selection of short-listed bidders will be announced in the form of an announcement.

（五）联系人与联系方式：陈小姐 15805975918；

（IV）Contact person and contact information: Miss Chen 15805975918;

电话咨询时间：工作日上午 08:30－12:00，下午 15:00－18:00（北京时间）

Telephone consultation time: 08:30-12:00, 15:00-18:00 (Beijing time) on weekdays

E-mail：qzzxzx@163.com

八、发布平台

VIII. Publishing platform

正式公告在中国城市规划学会网 http://www.planning.org.cn/、中国政府采购网 http://www.ccgp.gov.cn/ 、中国采购与招标网 http://www.chinabidding.com.cn/index.html、中国招标投标公共服务平台 http://bulletin.cebpubservice.com/、福建省公共资源交易电子公共服务平 https://ggzyfw.fujian.gov.cn/ 、福州市建设工程电子招投标交易平台 https://www.fzztb.com/、有方网 http://www.archiposition.com 发布。本公告中如有中、英文不一致之处，以中文为准。

Official announcements are made on the website of China Urban Planning Society http://www.planning.org.cn/, China Government Procurement Network http://www.ccgp.gov.cn/, China Procurement and Bidding Network http://www.chinabidding .com.cn/index.html, China's public service platform for bidding and bidding http://bulletin.cebpubservice.com/, Fujian Provincial Public Resources Transaction electronic public service platform https://ggzyfw.fujian.gov.cn/ , Fuzhou City Construction Project Electronic Tender and Tendering Trading Platform https://www.fzztb.com/, Position http://www.archiposition.com released. If there is any inconsistency between Chinese and English in this announcement, the Chinese version shall prevail.

主办单位：

福州市建设发展集团有限公司

Hosted by：

Fuzhou Construction & Development Co.，Ltd

组织单位：

泉州市工程咨询中心有限公司

Organized by：

Quanzhou Engineering Consulting Center Co.，Ltd