

# 金漪湖科技创新策源地概念方案

## 国际征集预告

Announcement on Jinyi Lake Source of Science and Technology Innovation Conceptual

Design International Competition, Jinhua, Zhejiang.

项目名称：金漪湖科技创新策源地概念方案

Project name: Jinyi Lake Source of Science and Technology Innovation Conceptual Design International Competition

项目地点：浙江省金华市金义新区（金东区）

Project location: Jinyi New Area (Jindong District), Jinhua, Zhejiang Province

# 一、项目信息

## I、Project information

### 1. 城市概况 City overview

金华市，古称婺州，位于浙江省中部，是长三角中心区城市，国家历史文化名城。金华占据浙江地理中心，承接南北山区生态资源，连贯浙赣东西生态走廊式的金衢盆地由东至西横穿金华，作为浙赣内陆向海的重要通道，连接杭绍平原和鄱阳湖平原。滨河平原及台地过度空间约占57%、丘陵低山约占43%。

Jinhua City, formerly known as Wuzhou, is located in the central part of Zhejiang Province. It is a city in the central area of the Yangtze River Delta and a national historical and cultural city. Jinhua occupies the geographical center of Zhejiang, inheriting the ecological resources of the northern and southern mountainous areas, and the Jinqu Basin, which connects the Zhejiang Jiangxi East West ecological corridor, crosses Jinhua from east to west. As an important channel from the inland of Zhejiang Jiangxi to the sea, it connects the Hangzhou Shaoxing Plain and the Poyang Lake Plain. Riverside plains and plateaus account for about 57% of the transitional space, while hills and low mountains account for about 43%.

金华市内的水系属钱塘江系，走廊式盆地地形特征孕育了金华“三江中间流，南北百溪汇”的水系格局。东阳江自东而西流经东阳、义乌、金东区，在燕尾洲汇合武义江而成金华江，形成“三江”骨架。东阳江、武义江、金华江构成了金华市区的主要东西向水脉走廊。

The water system in Jinhua City belongs to the Qiantang River system, and the corridor style basin terrain has nurtured the water system pattern of Jinhua, which is characterized by the middle flow of the three rivers and the convergence of hundreds of streams from north to south. The Dongyang River flows from east to west through Dongyang, Yiwu, and Jindong District, and converges with the Wuyi River at Yanwei Island to form the Jinhua River, forming the "Three Rivers" framework. The Dongyang River, Wuyi River, and Jinhua River constitute the main east-west water corridor in Jinhua City.

自秦朝建乌伤县以来，2200年的金华中心城区经历了五个主要演变阶段，建国前主要是在江北发展，营城范围基本在罗城范围内；建国后，突破罗城空间，逐步西进、南拓、东扩，形成目前一主一新的总体发展格局。

Since the establishment of Wushang County in the Qin Dynasty, the central urban area of Jinhua has gone through five main stages of evolution in 2200 years. Before the founding of the People's Republic of China, it mainly developed in the north of the Yangtze River, and the city was basically within the scope of Luocheng; After the founding of the People's Republic of China, it broke through the space of Luocheng and gradually expanded westward, southward, and eastward, forming the current overall development pattern of one main and one new.

金华市区总面积2049平方公里，截至2023年末，金华市区（婺城区+金义新区）人口149.8万。金义新区总面积661.8平方公里，辖12个乡镇（街道），360个行政村（社区），常住人口51.7万，是全省第三大城市群、第四大都市区的核心区，也是金华打造

国际枢纽城、奋进现代都市区的主战场、主平台、主节点，也是金华实现浙中崛起、建设内容开放枢纽中心城市的增长极和动力源。

The total area of Jinhua City is 2049 square kilometers. As of the end of 2023, the population of Jinhua City (Wucheng District+Jinyi New District) is 1.498 million. Jinyi New Area has a total area of 661.8 square kilometers, governing 12 townships (streets), 360 administrative villages (communities), and a permanent population of 517000. It is the core area of the third largest urban agglomeration and fourth largest metropolitan area in the province, as well as the main battlefield, platform, and node for Jinhua to build an international hub city and a modern urban area. It is also the growth pole and driving force for Jinhua to achieve the rise of central Zhejiang and build a content open hub city.

## **2. 项目概况 Project overview**

金华金东区成立 20 年来，经历从工业园区，到田园智城，到省级新区的三个发展阶段，定位从工业重镇、物流枢纽，到田园智城、都市新区，再到浙中增长级、未来新中心，随着浙江省、浙中地区工业化、城镇化、区域化和对外开放格局的发展金义新区担负的战略发展任务不断跃升。“浙江之心”具有东西互济、南北沟通、海陆联动区位优势：以义新欧为代表的枢纽经济、国际贸易、金义新区位于内外市场基础，是金义新区未来发展的重要动力源泉。从通道经济向高附加值的枢纽经济升级，是未来交通规划、枢纽用地优化和产业发展的重要方向。

Since its establishment 20 years ago, Jinhua Jindong District has gone through three development stages: from an industrial park, to a rural smart city, and to a provincial-level new area. Its positioning has shifted from an industrial hub and logistics hub, to a rural smart city and urban new area, and then to a growth level and future new center in central Zhejiang. With the development of industrialization, urbanization, regionalization, and opening-up patterns in Zhejiang Province and the central Zhejiang region, the strategic development tasks undertaken by Jinyi New Area have continued to leap. The "Heart of Zhejiang" has the advantages of east-west mutual assistance, north-south communication, and sea land linkage. The hub economy represented by Yixin Europe, international trade, and Jinyi New Area are located on the basis of domestic and foreign markets, and are important driving forces for the future development of Jinyi New Area. Upgrading from a channel economy to a high-value hub economy is an important direction for future transportation planning, hub land optimization, and industrial development.



图1 金义新区总体空间结构

Figure 1 Overall spatial structure of Jinyi New Area

作为浙江省第四个浙中科创走廊，规划以金华科技城、义乌科技城为核心，以师大创新城、中央创新城、光电创新城、金兰创新城为支撑，全面构建“一廊串联、六城聚力”的创新空间新格局。其中金华科技城空间范围为金义新区核心区域。功能定位为谋划建设集应用研究、创新孵化、产业拓展、科创金融、科技体验、科技市场服务于一体的科技创新中心，作为金华全面融入长三角 G60 科创走廊、链接外部高端资源、引领浙中区域创新发展的核心引擎。

As the fourth Zhejiang Central Science and Technology Innovation Corridor in Zhejiang Province, the plan takes Jinhua Science and Technology City and Yiwu Science and Technology City as the core, and is supported by Shida Innovation City, Central Innovation City, Optoelectronics Innovation City, and Jinlan Innovation City to comprehensively build a new pattern of innovation space with "one corridor connecting and six cities cohesive". The spatial scope of Jinhua Science and Technology City is the core area of Jinyi New Area. The functional positioning is to plan and build a technology innovation center that integrates application research, innovation incubation, industrial expansion, science and technology innovation finance, technology experience, and technology market services. It serves as the core engine for Jinhua to fully integrate into the G60 science and technology innovation corridor of the Yangtze River Delta, link external high-end resources, and lead the innovation development of the Zhejiang Central region.

金义新区层面各板块错位联动，金满湖区域以“大科创+新国贸”为核心，国贸综改试验区“新物流+新国贸”为核心，华东联运新城、临空经济区以“新物流”为核心，规划所在的金华科技城以“大科创+大智造”为核心。

At the level of Jinyi New Area, various sectors are staggered and linked. The Jinmanhu area is centered around "big science and technology innovation+new international trade", the comprehensive reform pilot zone of international trade

is centered around "new logistics+new international trade", the East China Intermodal Transport New City and the Airport Economic Zone are centered around "new logistics", and the planned Jinhua Science and Technology City is centered around "big science and technology innovation+big intelligent manufacturing".

金湔湖科创策源地位于金义新区东城西部，为东城启动区的西部核心，是金华科创智造产业平台、科教文创功能的核心板块。在金义新区城市魅力空间格局中扮演着重要作用，是统领城市“两山一园”与沿江风光带及全域蓝绿空间网络的咽喉重心。

The source of Jinyi Lake Science and Technology Innovation is located in the western part of Dongcheng in Jinyi New Area. It is the western core of Dongcheng Startup Zone and the core area of Jinhua Science and Technology Innovation Intelligent Manufacturing Industry Platform and Science, Education, and Cultural Innovation Function. Plays an important role in the urban charm spatial pattern of Jinyi New Area, and is the throat and center of the city's "two mountains and one park" and the riverside scenic belt, as well as the entire blue-green spatial network.

金湔湖科创策源地总体布局为东产、西学、中研，“一芯三带”的功能结构。致力开发成为“产、城、人”与生态环境高度协调的城市片区，定位以“众享湖链客厅、科创智造新城”为引领，以研发智造为核心，打造成为未来金义新区的生态魅力新空间，产业升级新引擎和未来生活新典范，助力金义新区成为“浙中增长极，未来新中心”。

The overall layout of the Jinyi Lake Science and Technology Innovation Source Area is a functional structure of "one core, three belts", consisting of Eastern production, Western learning, and middle research. We are committed to developing into an urban area that is highly coordinated between "industry, city, people" and the ecological environment. Our positioning is led by the "shared lake chain living room, scientific and technological innovation intelligent manufacturing new city", with research and development intelligent manufacturing as the core, to create a new ecological charm space for the future Jinyi New Area, a new engine for industrial upgrading, and a new model for future life, helping Jinyi New Area become a "growth pole in central Zhejiang, and a new center for the future".

金华科创智造产业平台位于金华市金义新区东部，东至广顺路，南至新城路，西至纵四路，北至明丽街、沪昆高速。

The Jinhua Science and Technology Innovation Intelligent Manufacturing Industry Platform is located in the eastern part of Jinyi New District, Jinhua City, extending from Guangshun Road in the east, Xincheng Road in the south, Zongsi Road in the west, and Mingli Street and Shanghai Kunming Expressway in the north.

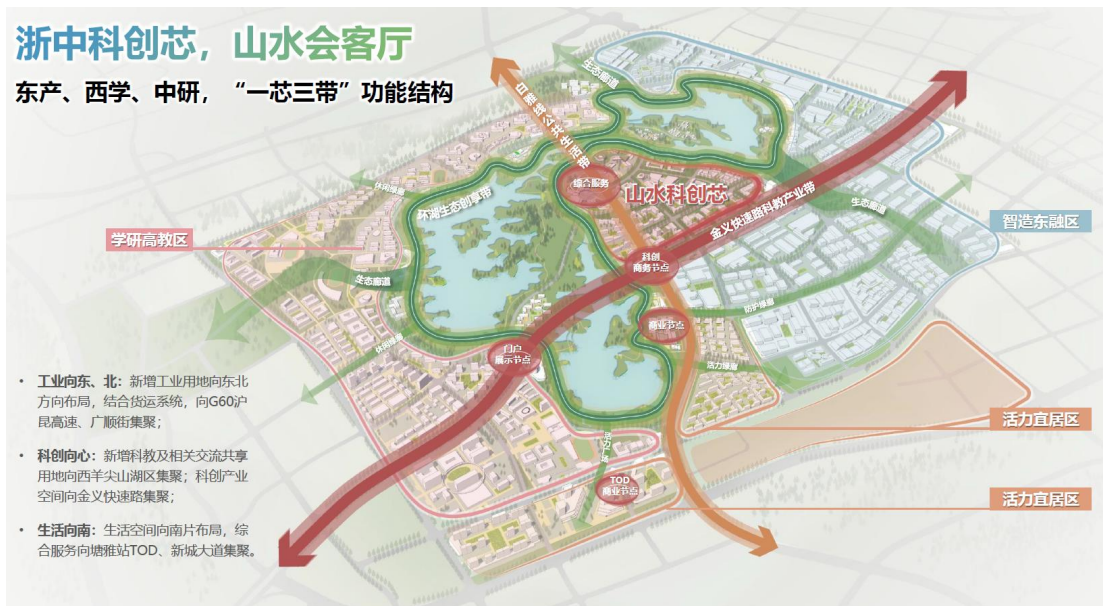


图2 金华科创智造产业平台（金漪湖片区）空间结构

Figure 2 Spatial Structure of Jinhua Science and Technology Innovation Intelligent Manufacturing Industry Platform (Jinyihu Area)

扫描下面二维码，查看金漪湖上方实景图：

Scan the QR code below to view the actual view above Jinyi Lake Source of Science and Technology Innovation:



### 3. 主要技术指标 Main technical indicators

#### 3.1 用地位置

#### 3.1 Land location

金华科技创新策源地（金漪湖片区），协调研究区范围面积为 13.9 平方公里。概念方案设计项目地块总面积为 56.55 公顷。

Jinhua Science and Technology Innovation Source Area (Jinyi Lake Area), with a coordinated research area of 13.9 square kilometers. The total area of the conceptual design project plot is 56.55 hectares.

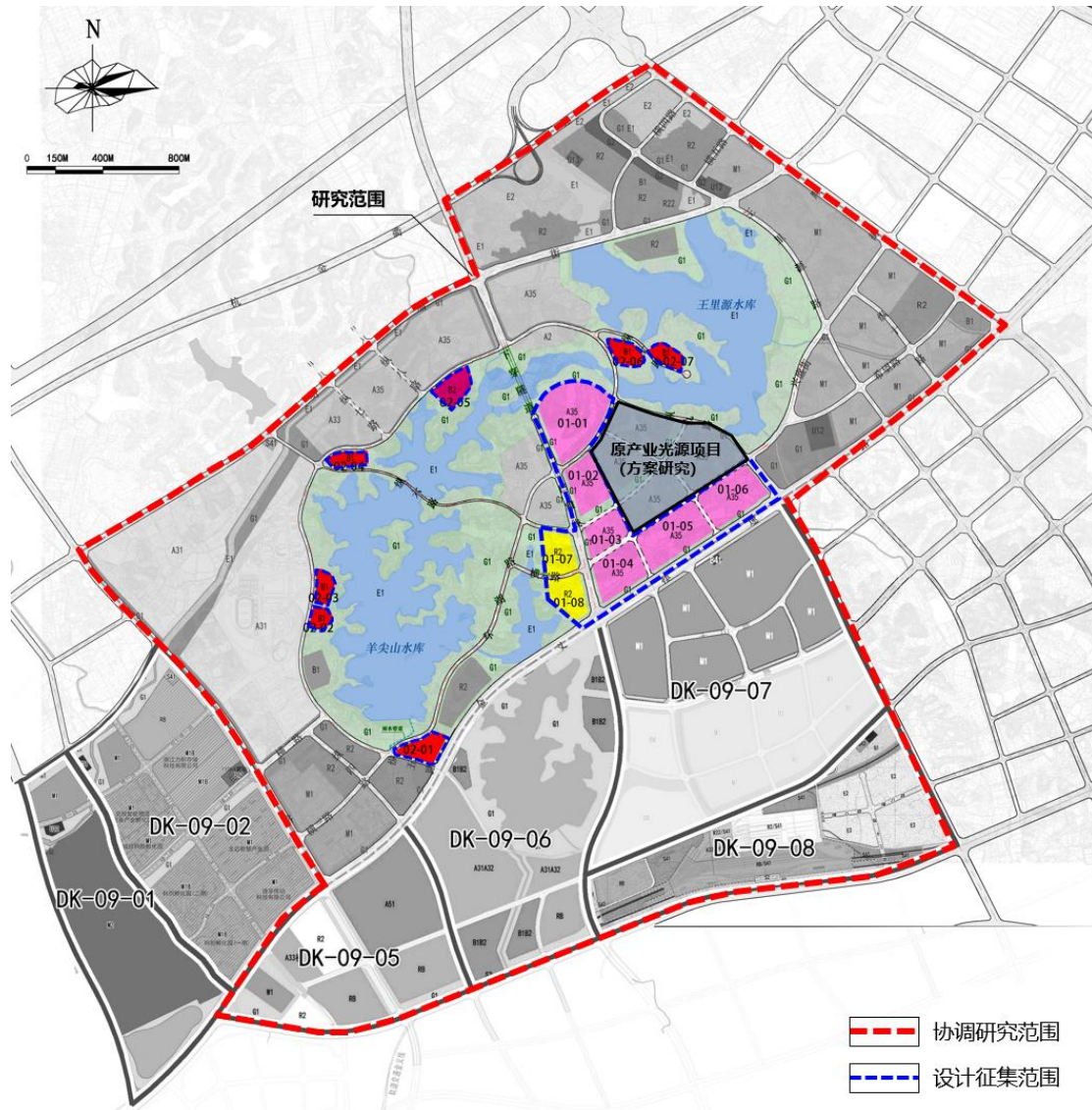


图 3 金华科技创新策源地（金漪湖片区）项目分布图

Figure 3 Distribution of Projects in Jinhua Technology Innovation Source Area (Jinyi Lake Area)

3.2 用地指标:

3.2 Land use indicators:

各地块用地面积、容积率、限高、建筑密度等要求见下表。

The requirements for land area, plot ratio, height limit, and building density of each plot are shown in the table below.

地块序号	控规地块编号	用地性质	用地面积 (公顷)	容积率	建筑高度 (米)	建筑密度	计容建面 (万平方米)
01-01	JD-18-04-03	科研用地 Research land	10.47	0.80	12	50%	8.38
01-02	JD-18-04-06	科研用地 Research land	4.40	1.5	40	45%	6.60
01.03	JD-18-04-17	科研用地 Research land	3.43	1.5	40	45%	5.15
01-04	JD-18-04-23	科研用地 Research land	5.37	1.5	45	45%	8.06
01-05	JD-18-04-25	科研用地 Research land	7.57	1.5	45	45%	11.36

01-06	JD-18-04-27	科研用地 Research land	6.45	1.5	70	45%	9.68
01-07	JD-18-04-15	二类居住用地 Second class residential land	3.31	1.5	36	30%	4.97
01-08	JD-18-04-22	二类居住用地 Second class residential land	3.33	1.6	36	35%	5.33
总计			44.33				59.50
04-09		科研用地 Research land	6.5	1.5	24	45%	9.75
04-11		科研用地 Research land	5.9	1.5	24	45%	8.85
04-18		科研用地 Research land	7.7	1.5	24	45%	11.55
04-19		科研用地 Research land	6.7	1.5	24	45%	10.05
总计			26.8				40.2
02-01	JD-18-01-17	商业用地 Commercial land	2.24	2.5	65	40%	5.60
02-02	JD-18-01-16	商业用地 Commercial land	1.12	1	12	50%	1.12
02-03	JD-18-01-15	商业用地 Commercial land	1.46	1	12	50%	1.46
02-04	JD-18-01-45	商业用地 Commercial land	1.38	1	12	50%	1.38
02-05	JD-18-01-43	商务用地	2.53	1	12	50%	2.53
02-06	JD-18-03-04	商业用地 Commercial land (酒店 hotel)	1.86	1.2	12	50%	2.23
02-07	JD-18-03-03	商业用地 Commercial land (酒店 hotel)	1.64	1.2	12	50%	1.97
总计			12.23				16.29

### 3.3 功能要求

#### 3.3 Functional requirements

(1) 科研办公 (01-01 地块至 01-06 地块) Research Office (from Plot 01-01 to Plot 01-06)

集湖区科研办公、总部研发、高教孵化、智能制造、创意传播为一体的浙中智慧芯、山水会客厅。需明确开发的业态、布局、高度、柱网布局、结构方案等内容，并考虑与周边地块的功能衔接。

The Zhejiang Central Smart Chip and Shanshui Reception Hall integrates scientific research and office, headquarters research and development, higher education incubation, intelligent manufacturing, and creative communication in the lake area. It is necessary to clarify the development format, layout, height, column network layout, structural scheme, etc., and consider the functional connection with surrounding plots.

科创办公单元以低尺度、小街区、密路网为建设目标，城市空间和生态空间紧密融合。城市格局倾向于提升社区联系。整体风格在不失建筑群体的科技感的同时，建议贴近自然生态，强调人与自然的紧密联系。

The science and technology innovation office unit aims to build at a low scale, small block, and dense road network, closely integrating urban space and ecological space. The urban pattern tends to enhance community connectivity. The overall style should be close to the natural ecology while maintaining the technological sense of the architectural group, emphasizing the close connection between humans and nature.

集中式办公标准层面积参考值 1000~1500m，强调使用效率。独栋办公应以低、多层独



栋形态, 4层为最佳, 不宜超过5层, 以矩形、方形为宜。单栋面积建筑规模参考值:1000~3000 m<sup>2</sup>, 不宜超过4000 m<sup>2</sup>、标准层面积参考值500~1000 m<sup>2</sup>, 强调使用效率和经济性。

The reference value for the standard floor area of centralized office is 1000-1500 meters, emphasizing usage efficiency. Single story office should be in the form of low or multi story single buildings, with 4 floors being the best and not exceeding 5 floors. It is advisable to use rectangles or squares. The reference value for the scale of a single building is 1000-3000 square meters, which should not exceed 4000 square meters. The reference value for the standard floor area is 500-1000 square meters, emphasizing the efficiency and economy of use.

(2) 配套住宅(01-07 地块、01-08 地块) Supporting residential buildings (plots 01-07 and 01-08)

服务和品质生活为一体的高端居住配套住宅。按照未来社区标准打造花园式配套住宅。具体布置、规模和形式由设计单位灵活把握。住宅总套数建议不少于600套。建议首层全部架空, 作为社区公共活动、交流场所。户型面积按大、中、小分为三档。

A high-end residential complex that integrates service and quality of life. Create garden style supporting housing according to future community standards. The specific layout, scale, and form are flexibly controlled by the design unit. It is recommended that the total number of residential units be no less than 600. It is recommended that the first floor be completely elevated as a community public activity and communication venue. The unit area is divided into three levels: large, medium, and small.

(3) 潮流高端商业中心(02-01 地块) Trendy High end Commercial Center (Plot 02-01)

为高校人才、创客青年、周边居民提供生活休闲新型生活服务场景空间, 通过多元社交空间形成融合性的商业综合体, 打造年轻力的聚集地, 激发城市活力的源动力。

To provide a new type of living and leisure service scene space for university talents, young makers, and surrounding residents, and to form a comprehensive commercial complex through diverse social spaces, creating a gathering place for young people and stimulating the source of urban vitality.

(4) 科创展示办公中心(02-02 地块、02-03 地块) Science and Technology Innovation Exhibition Office Center (Plot 02-02, Plot 02-03)

坐落人才汇聚的生活区核心, 能容纳文化、办公、社交、教育等的众多生活场景, 打造一处“城市客厅”、情感和精神的归属地, 充分展示立体性、复合性的高浓度办公空间。

Located in the core of a talent gathering living area, it can accommodate numerous cultural, office, social, educational and other living scenes, creating an "urban living room" and a place of emotional and spiritual belonging, fully showcasing a three-dimensional and complex high concentration office space.

(5) 滨水零售新市集(02-04 地块) Binshui Retail New Market (Plot 02-04)

将历史传承与在地性融入于现代建筑体系中, 打造漫步式先锋生活空间。以高端餐饮、特色文娱为主要业态, 建筑围合成不同尺度的里弄、街巷与广场空间, 形成丰富多样的空间体系。

Integrating historical heritage and locality into modern architectural systems, creating a strolling avant-garde living space. With high-end catering and distinctive cultural and entertainment as the main business formats, the buildings are enclosed into different scales of alleys, streets, and squares, forming a rich and diverse spatial system.

(6) 企业总部创新实验室(02-05 地块) Enterprise Headquarters Innovation Laboratory (Plot 02-05)

与浙中实验室联动，将“产城融合”的理念从规划延续到建筑设计，集“商务办公、会议交流、产业展示、创新研发等于一体的产业集聚综合体，完善配套功能，提供一站化的产研办公平台，吸引企业与人才集聚。

Collaborating with the Zhejiang Central Laboratory, we will continue the concept of "integration of industry and city" from planning to architectural design, and create an industrial agglomeration complex that integrates "business office, conference exchange, industrial exhibition, and innovative research and development". We will improve supporting functions, provide a one-stop production and research office platform, and attract enterprises and talents to gather.

(7) 国际休闲度假酒店(02-06 地块、02-07 地块) International Leisure Resort Hotel (Plot 02-06, 02-07)

依托湖岛资源，打造集合文化会议、休闲旅居、生态公园、滨水健康休闲等于一体的高端度假酒店，将酒店的餐饮、休闲、观赏、娱乐等功能都融入湖岛蓝绿生态的意境中，满足科创人群物质和精神上的多元需求。客房数量建议不少于 200 间，两个地块可分别设置集中式客房和院墅式客房。

Relying on the resources of the lake and island, we aim to create a high-end resort hotel that integrates cultural conferences, leisure accommodations, ecological parks, and waterfront health and leisure. We integrate the hotel's dining, leisure, viewing, and entertainment functions into the blue-green ecological atmosphere of the lake and island, meeting the diverse material and spiritual needs of the scientific and technological innovation population. It is recommended that the number of guest rooms be no less than 200, and two plots can be equipped with centralized guest rooms and courtyard style guest rooms respectively.

(8) 其他城市功能性建筑 Other functional buildings in cities

除科创主要功能外，应按照区域定位，统筹布局各类城市功能，通过地下、地面及地上步行系统，加强地块临近、功能互补的项目之间水平交通连通，并考虑与景观设计的融合。In addition to the main functions of science and technology innovation, various urban functions should be coordinated and arranged according to regional positioning. Through underground, ground, and above ground pedestrian systems, horizontal transportation connectivity between adjacent and functionally complementary projects should be strengthened, and integration with landscape design should be considered.

## 二、征集内容

### II、Content of the competition

#### 1. 片区协调研究 Research on Regional Coordination

约 13.9 平方公里。为金漪湖半径 2km 范围核心功能区，东至广顺路，南至新城路，西至纵三路，北至明丽街、沪昆高速。

Approximately 13.9 square kilometers. It is the core functional area within a radius of 2km of Jinyi Lake, extending from Guangshun Road in the east, Xincheng Road in the south, Zongsan Road in the west, and Mingli Street and Shanghai Kunming Expressway in the north.

(1) 征集范围及内容：统筹考虑金漪湖周边在建高校等项目，以及对片区原产业光源等项目进行整体业态策划，形成产城融合的示范地。合理策划湖区区域的主导功能、业态组织、规模结构、开发时序等；形成湖区业态多样、功能复合，多种交通高效组织的滨水创新

中心；同时统筹协调研究区内的景观规划设计。

(1) Scope and content of solicitation: Taking into account the ongoing construction of universities and other projects around Jinyi Lake, as well as the overall business planning of the original industrial light source projects in the area, to form a demonstration site for the integration of industry and city. Reasonably plan the leading functions, business organization, scale structure, and development timing of the lake area; Forming a waterfront innovation center with diverse business formats, complex functions, and efficient transportation organization in the lake area; Simultaneously coordinate the landscape planning and design within the research area.

(2) 投标文件编制深度：以科技创新产业为核心目标，指引下一阶段区域内各地块的综合开发。设计应包括（但不限于）片区内的功能定位、业态构成、用地布局、开放空间、公共空间、景观风貌、交通组织、慢行系统、地下空间、竖向设计，估算开发规模并提出操作性较强的建设时序等内容，为 56.55 公顷建筑概念方案设计提供前置条件。

(2) Depth of bidding document preparation: With the core goal of technological innovation industry, guide the comprehensive development of various plots in the next stage of the region. The design should include (but not be limited to) the functional positioning, business composition, land layout, open space, public space, landscape style, traffic organization, slow traffic system, underground space, vertical design within the area, estimate the development scale, and propose a construction schedule with strong operability, providing prerequisites for the conceptual design of a 56.55 hectare building.

## **2.概念方案设计 Conceptual scheme design**

科创心和环湖带的总体设计：15 个地块，用地面积 56.55 公顷，计容面积 75.78 万平方米的建筑概念方案设计

The overall design of the Science and Technology Innovation Center and the Lake Rim; Conceptual architectural design for 15 plots with a land area of 56.55 hectares and a total capacity of 757800 square meters

(1) 征集范围及内容：①科创心和环湖带的总体设计（建筑布局、慢行交通、生态景观、开放空间等）；②15 个地块建筑功能策划分析（具体功能业态、各项指标、后期运营等进行比选研究并提出建议方案）；③15 个地块的建筑概念方案，包含：设计效果、设计理念、主要功能平面布局、竖向设计、投资估算，以及景观概念方案。

(1) Scope and content of solicitation: ① Overall design of the Science and Technology Innovation Center and the Lake Rim (architectural layout, slow traffic, ecological landscape, open space, etc.); ② Functional planning and analysis of 15 plots of buildings (conducting comparative research on specific functional formats, various indicators, and later operations, and proposing recommended solutions); ③ The architectural concept plan for 15 plots includes: design effect, design concept, main functional layout, vertical design, investment estimation, and landscape concept plan.

(2) 投标文件编制深度：完成 15 个地块及相关项目的建筑概念方案设计，对最终确认的建筑概念方案进行导则编制，并通过附加图则的形式，确定地块的规划控制要求，形成可以指导土地带方案出让的导则。

(2) Depth of bidding document preparation: Complete the design of architectural concept schemes for 15 plots and related projects, prepare guidelines for the final confirmed architectural concept schemes, and determine the planning and control requirements of the plots through the form of additional drawings, forming guidelines that can guide the transfer of land belt schemes.

## 三、报名要求

### III、Registration requirements

1. 报名单位须是国内外合法注册的独立法人企业或机构，可提供有效的营业执照或商业登记证明。
1. Application agencies should be independent legal person enterprises or institutions legally registered at home and abroad with valid business licenses or business registration certificates. Those applied on its own or in a consortium must have Grade A qualification for domestic construction engineering design.
2. 允许联合体报名，联合体成员（含牵头单位）数量不超过3家；其中一家必须为国外设计公司或其在国内的分支机构；联合体各方不得再单独以自己名义，或者与另外的单位组成联合体参加本次征集活动。
2. Consortium registration is allowed, and the number of consortium members (including the leading unit) shall not exceed 3; One of them must be a foreign design company or its domestic branch; All parties to the consortium shall not participate in this solicitation activity in their own name or in a consortium with other units.
3. 本次征集活动不接受个人及个人组合报名。
3. The competition event does not accept application of individuals and individual groups.
4. 单位法人为同一人或者存在控股、管理关系的不同单位，不得同时报名。
4. The person in charge of the agency is the same person or different agencies with shareholding or management relationship must not apply at the same time.
5. 业绩要求：报名的单位（含联合体）近5年（2019年1月1日至今）具有至少3个业绩（具体业绩类型如下）：
5. Achievement requirements: The application agency (including the consortium) shall have at least one of the following achievements in recent 5 years (from 1/1, 2019 till now):
  - 1) 具有产业新城片区城市设计、片区综合开发等相关业绩
  - 1) Achievements in urban design and comprehensive development of industrial new city areas
  - 2) 具有科创园区、环湖建筑集群等类似落地项目的业绩
  - 2) Achievements in similar landing projects such as science and technology innovation parks and lakeside building clusters

（上述成果包括已建或在建项目）

(The above achievements include projects that have been built or are under construction)

## 四、报名方式

### IV、Registration method

1. 本次征集报名时间为2024年4月2日至2024年4月25日9:00~17:00（北京时间，下同）。

1. The registration period for this round of solicitation is from 9:00-17:00 on April 2, 2024 to April 25, 2024 (Beijing time, the same below).

2. 报名机构应在报名截止时间前，将报名资料电子文件发送至指定邮箱544278281@qq.com，同时将报名资料纸质文件（以及U盘2个）邮寄或送达至以下地址：金东区傅村镇天山路1号金义新区管委会3号楼206，联系人：陈毅然。

2. The registration agency should send the electronic files of the registration materials to the designated email before the registration deadline 544278281@qq.com At the same time, mail or deliver the paper documents (as well as 2 USB drives) of the registration materials to the following address: 206, Building 3, Jinyi New Area Management Committee, No. 1 Tianshan Road, Fucun Town, Jindong District, contact person: Chen Yiran. 3. 资格预审申请文件递交要求，详见《金华金义湖科技创新策源地概念方案设计国际征集规则》。

3. The requirements for submitting the pre qualification application documents are detailed in the International Solicitation Rules for Conceptual Scheme Design of Jinhua Jinyi Lake Science and Technology Innovation Source.

☆递交截止时间如有调整以最新公告通知的为准。资格预审申请文件以最终收到的纸质资料为准，在截止时间以后收到的报名资料将不予受理。

☆ If the submission deadline is adjusted, the latest notice shall prevail. Pre-qualification application documents are subject to the final receipt of paper documents. Registration documents received after the deadline will not be accepted.

## 五、征集规则

### V、Competition rules

本次国际征集采用“公开报名-资格预审”的方式，征集工作分为三个阶段进行：第一阶段为“公开报名及资格预审”，第二阶段为“概念方案设计及评审阶段”；第三阶段为“确定中选单位”。

This international competition adopts the method of "open application pre qualification". The international solicitation is divided into three phases: Stage I: "Open application pre-qualification", Stage II: "Concept scheme design and review stage", Stage III: "to determine the successful unit".

1. 第一阶段-公开报名及资格预审

1st stage - Open Application Pre-qualification

主办单位依法组建资格预审评审委员会。资格预审评审包含符合性审查及入围评审。符合性审查未通过的申请单位不能进入入围评审环节。不符合报名要求的，则资格预审符合性审查不合格。资格预审评审委员会将对进入入围评审的资格预审申请文件进行综合

评审，评审内容包括申请单位的行业声誉、设计经验、项目业绩、获奖情况、拟投入项目的团队、概念提案等资料。资格预审评审委员会采用逐轮淘汰记名投票的方法，从合格申请单位中评选出 3 家入围单位，同时评选出 1 家备选申请单位，备选申请单位在入围申请单位退出时依序替补。

The organizer shall establish a prequalification review committee according to law. Pre-qualification review includes compliance review and shortlisting review. The applicant that fails to pass the conformity examination cannot enter the finalist review process. Those who do not meet the registration requirements will fail to pass the prequalification compliance review. The pre-qualification review committee will conduct a comprehensive review of the pre-qualification application documents entering the shortlist review, including the applicant's industry reputation, design experience, project performance, awards, the team to be invested in the project, concept proposals and other information. The Prequalification Assessment Committee adopts the method of round by round elimination by secret ballot to select 3 finalists from the qualified applicants and 1 candidate applicant, and the candidate applicant will be replaced in order when the shortlisted applicant is withdrawn.

## 2. 第二阶段-概念方案设计及评审阶段

Stage II: Conceptual design and evaluation phase

主办单位将组织 3 家入围申请单位进行现场踏勘答疑。入围申请单位按照设计任务书要求，提交符合要求的设计成果文件。每家单位只允许提交一个设计方案。第二阶段方案评审委员会对提交的设计成果文件进行评审，通过记名投票对 3 家入围单位的设计成果进行排序，并提出评审意见。

The organizer will organize three shortlisted applicants to conduct on-site surveys and answer questions. The shortlisted application unit shall submit design achievement documents that meet the requirements in accordance with the design task book. Each unit is only allowed to submit one design proposal. The second stage scheme review committee will review the submitted design outcome documents, sort the design outcomes of the three shortlisted units through a registered vote, and provide review opinions.

## 3. 第三阶段-确定中选单位

Stage III-Determination of The Selected Unit

主办单位及政府主管部门在充分尊重评审委员专业评审结果的基础上，根据商务谈判结果，结合造价、工期、技术等因素，最终由主办单位按审批程序确定中选单位。

On the basis of fully respecting the professional evaluation results of the evaluation committee, the organizer and the competent government department shall, according to the results of business negotiations and factors such as cost, construction period and technology, finally determine the selected units by the organizer according to the approval procedures.

# 六、相关费用

## VI、Related expenses

**中选单位：**奖金人民币 1000 万元；获得深化设计合同，奖金作为合同总额，方案完成 15 个地块及相关项目的建筑概念方案设计，对最终确认的建筑概念方案进行导则编制，并通过附加图则的形式，确定地块的规划控制要求，形成可以指导土地带方案出让的导则。

Selected unit: Bonus of RMB 10 million; Obtain a detailed design contract with a bonus as the total contract amount, complete the architectural conceptual design of 15 plots and related projects, prepare guidelines for the final confirmed architectural conceptual plan, and determine the planning and control requirements of the plots through additional drawings, forming guidelines that can guide the land transfer plan.

**入围（未中选）单位：**第二名（除中选方案外，方案评审结果排名靠前的单位）补偿金人民币 120 万元，第三名（除中选方案外，方案评审结果排名靠后的单位）补偿金人民币 80 万元。

Nominated (not selected) units: The second place (excluding the selected scheme, the unit ranked higher in the scheme evaluation result) will receive a compensation of RMB 1.2 million, and the third place (excluding the selected scheme, the unit ranked lower in the scheme evaluation result) will receive a compensation of RMB 800000.

## 七、征集日程

### VII、Competition schedule

#### 征集日程（暂定）

#### Competition agenda (tentative)

阶段 Stage	时间 Time	事项 Matters
第一阶段： 资格预审阶段 Stage I: Pre-qualification stage	2024 年 4 月 2 日 2/4, 2024	发布正式公告及接收报名 Issuance of the official announcement and reception of application
	2024 年 4 月 25 日 17:00 前 Before 17:00 on 25/4, 2024	资格预审文件提交截止 Submission deadline for pre-qualification materials
	2024 年 5 月 5 日（暂定） 5/5, 2024 (tentative)	公布资格预审结果 Announcement of pre-qualification results
第二阶段： 概念方案设计及评审	2024 年 5 月 6 日（暂定） 6/5, 2024 (tentative)	现场踏勘及答疑研讨会 On-site visit and Q&A workshops

阶段 Stage	时间 Time	事项 Matters
阶段 Stage II: Conceptual scheme design and review stage		入围单位递交《参赛确认函》 Shortlisted application agencies' submission of <i>Letter of Application Confirmation</i>
	2024年5月26日(暂定) 26/5, 2024(tentative)	中期方案交流会 Interim scheme exchange meeting
	2024年6月25日15:00前(暂定) Before 15:00 on 25/6, 2024(tentative)	递交成果设计文件 Submission of design document
	2024年6月26日(暂定) 26/6, 2024(tentative)	方案评审会 Scheme review meeting
第三阶段: 确定中选单位 Stage III: Determination of the selected agency	根据相关流程确定 Determined according to relevant process	公布中选结果 Announcement of selected results

☆ 所有时间均以北京时间为准，征集单位保留调整日程安排的权利，如出现日程调整的情况，征集单位将通过邮件的形式，通知入围单位。

☆ All time is subject to Beijing time. The Host reserves the right to adjust the agenda. In case of an agenda adjustment, the Host will notify shortlisted application agencies by e-mail.

## 八、资料索取

### VIII、Request for information

申请人须以电子邮件形式发送《征集资料索取申请表》至指定邮箱：544278281@qq.com，征集咨询单位收到后审核无误，将在1个工作日内回复发送设计任务书、《征集规则》及相关资料。

The applicant must send the "Application Form" via email to the designated email address: 544278281@qq.com. After receiving it, the competition consulting unit will review and confirm that it is correct, and will reply and send the design "Design Brief", "Competition Rules", and related materials within 1 working day.

## 九、征集信息



## IX、 Information solicitation

### 1. 组织机构

Organizational structure

金华市高新技术产业发展服务中心

Jinhua High tech Industry Development Service Center

### 2. 公告网站

Announcement Websites

浙江政府采购网 (<https://zfcg.czt.zj.gov.cn/>)

### 3. 征集联系人

Competition contact

联系人：陈毅然

联系电话：158 0579 5955（北京时间周一至周五 9:00—18:00）

联系邮箱：544278281@qq.com

Contact: Chen Yiran

Tel: 158 0579 5955 (Monday to Friday 9:00-18:00 Beijing Time)

Contact email: 544278281@qq.com

## 征集资料索取申请表

### Application Form

公司名称 Corporate Name	
公司简介 Company Profile	(500 字以内, 成立时间、人员规模、专业领域等) (within 500 words, establishment date, personnel size, professional field, etc.)
项目业绩 1 Project 1	
项目业绩 2 Project 2	
项目业绩 3 Project 3	
联系人 contacts	
联系电话 Contact number	
电子邮箱 E-mail	

注: 项目业绩类型参考征集公告中资格预审中对业绩类型的具体要求, 基本信息和图片(照片)。可根据填报内容需要增加页数。

Note: The project performance type refers to the specific requirements in the pre qualification in the solicitation announcement. Additional pages can be added according to the content .