

Design Competition for Mixed-use Project in Dongguan

Request for Proposal

Shenzhen New World Real Estate Development Co., Ltd.

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Chapter 1 General Provisions

- 1.1 The land for the design competition is located at the intersection of Dongcheng Central Road and Sanhuan Road, where the new CBD of Dongguan sits. The project covers land area of 0.112 million square meters. The project is mainly composed of a high-class office building, commercial facilities, apartments and residences.
- 1.2 The design competition is restrictive. Four architectural design firms with qualified experience are invited to participate. Each institution shall submit one design proposal. The design firms invited to participate in the design competition are:
 - 1) LAGUARDA.LOW ARCHITECTS
 - 2) DiMarzio / Kato Architecture LLC
 - 3) DP ARCHITECTS PTE LTD
 - 4) Dennis Lau & Ng Chun Man Architects & Engineers(HK)Ltd.
- 1.3 The project review committee is responsible for the review of competitive design proposals. The organizer of the design competition is Shenzhen New World Group Co., Ltd.
- 1.4 The period specified for the design competition is March 1, 2004 to April 15, 2004 (one and a half month). The concrete time is as follows:
 - 1.4.1 The participants receive request for proposal before February 29, 2004;
 - 1.4.2 Participants submit the design proposals to Shenzhen New World Group Co., Ltd. before 4:00 p.m. of April 16, 2004.
- 1.5 This activity shall be conducted according to the principle of fairness, impartiality and openness. Any dispute shall be settled through consultation or legal proceedings according to relevant laws and regulations.

- 1.6 The architectural design institutions participating in this design competition are deemed to acknowledge all terms hereof and complete architectural design proposals according to relevant provisions.
- 1.7 The time referred to herein is Beijing time.

Chapter 2 Project Summarization

2.1 Location

The project is located at the intersection of Dongcheng Central Road and Sanhuan Road, Nancheng District, Dongguan. The area where the project is located is a level-1 radiation area of the new CBD of Dongguan. In the planning of Dongguan City, this area is the important city portal image symbol area of Dongguan and a comprehensive urban area mainly covering residence, commercial and office buildings.

2.2 Surrounding conditions

2.2.1 The northwest of the project lot faces Dongguan International Exhibition and Conference Center across Dongcheng Central Road, adjoins New Century Luxurious Garden in the southeast and neighbors large residential quarters including Yifeng Urban Plaza and Zhongxin Kaixuan City across Sanhuan Road.

(Attached drawing 1) Map of new CBD of Dongguan

2.2.2 The lot abuts on Dongcheng Central Road and Sanhuan Road, arterial roads of Dongguan, and faces Huangqi Mountain Park in the east.

2.2.3 New administration center of Dongguan is to the north of the lot. The projects including new administration center, people's hall, display center, international exhibition and conference center, great theater, library and teenager activity center will be completed one by one. This central area has gradually taken shape.

(Attached drawing 2) Dongguan International Exhibition and Conference Center

(Attached drawing 3) Dongcheng Central Road

(Attached drawing 4) Sanhuan Road

(Attached drawing 5) Zhongxin Kaixuan City

Chapter 3 Requirements of Conceptual Design

- 3.1 The design of this project shall give full play to its location advantages and the strategic position of the new urban center of Dongguan in the course of urbanization and consider the general layout from the angle of modern commercial operation and the maximization of commercial value.
- 3.2 This project is located in the city portal image symbol area of Dongguan and at the intersection of Dongcheng Central Road and Sanhuan Road. The general layout of the project shall make full use of the advantage of being close to the arterial roads of Dongguan. The building design shall have good visual effect and symbol effect and make the project have more sense of wholeness and increase exhibition surfaces.
- 3.3 The general layout shall fully consider the principle of efficient operation and good business environment of a large comprehensive project for commerce and trade, residence and office, plan and design clear and smooth flow lines for vehicles, pedestrians and fire fighting, reasonably arrange the entrances and exits for pedestrians and vehicles and parking space and plan good connection with surrounding urban roads. The part of the project lot along Dongcheng
- Central Road and Sanhuan Road is for commerce and office purpose.
- 3.4 The overall planning of the project shall have rich levels and enable buildings to form atmosphere matching their functions so as to have the sense of modern times and shocking effect while being economical and practical. The planning shall also have the possibility of realization by phases. The concrete phases are as follows: The phase-1 project is for commercial facilities and apartments. The phase-2 project is for residence (covering floor area of about 0.2 million square meters). The phase-3 project is for residence (covering floor area of about 0.21 million square meters) and office building.

- 3.5 The lot faces Huangqi Mountain Qifeng Park in the east and new administrative center square of Dongguan in the northwest. The design shall consider the utilization of park landscape and broad square horizon.
- 3.6 The general layout of the project shall fully consider the mutual relationship between the project and buildings and environmental landscape in each direction so as to form good urban space for coexistence.
- 3.7 The design companies are expected to propose and design the relationship between the building site and retrogression property line according to the practice of large commercial project and the result of on-the-spot investigation.
- 3.8 Main technical and economic indicators:

Total land area: 0.112 million square meters.

Floor area rate(FAR): 6

Site coverage: $\leq 35\%$

Total building area: 0.67 million square meters

- Floor area of residences and apartments: About 0.46 million square meters
- Floor area of office building / commercial facilities: About 0.21 million square meters.

Residential quarters	410000	Gated residential districts
Serviced apartments	45000	Can be integrated with the commercial area
Office building	85000	Super high-rise office building
Commercial part	130000	6 floors in total
Department store	18000	To make full use of the advantage of neighboring Dongcheng Central Road and Sanhuan Road and mainly arrange them along one side of Dongcheng Central Road.
Supermarket	12000	
Independent retail stores	13500	
Electrical appliances stores	11500	
Furniture & Furnishings	21500	
Food and drink, recreation and entertainment (cinema)	53500	
Total	670000	—

Proposal for the parking space of motor vehicles:

- About 300-400 parking spaces for office building
- About 2000 parking spaces for residential quarters. The parking spaces for residential quarters shall be independently set up.
- On the whole, the project needs about 200 parking spaces on ground surface, which shall be arranged according to function distribution and particularly for commercial facilities.

The underground garage, equipment room, civil-defense facilities and public passages are not included when calculating floor area rate.

Chapter 4 Requirements on Architectural Design

4.1 Functional requirements on the project

This project has four major functions, i.e., 230-meter-high high-class office building, apartments, large high-class residential quarters and large high-class comprehensive retail stores and catering and entertaining facilities. Functional requirements mainly include:

4.1.1 Commercial part

The commercial part of this project has the functions including department store, supermarket, stores of electrical household appliances and household articles, catering and entertaining facilities and independent retail stores. For the commercial part, the area along the street at the intersection of Dongcheng Central Road and Sanhuan Road shall be fully utilized to best attract crowd, offer easy access and embody the retail commerce market value of the project.

4.1.1.1 Overall requirements on architecture

- 1) The building height of the commercial part is approximately 6 floors. Its total floor area is about 130,000 square meters;
- 2) The design of the commercial part shall arrange necessary passages for freight handling and unloading areas according to operation scale;
- 3) The operation items on each floor include:
 - The first floor includes a supermarket covering floor area of about 12,000 square meters and independent retail stores covering floor area of about 8,000 - 10,000 square meters. The organization of the pedestrian flow between the supermarket independent retail stores and the function of mutual promotion shall be considered in the design;
 - The second floor includes a department store covering floor area of about 18,000 square meters and independent retail stores covering floor area of about 3,000 - 4,000 square meters.

- The third floor includes electrical appliances stores covering floor area of about 11,000 - 12,000 square meters, entertainment place for children, delicacies square, etc.
 - The fourth floor includes furniture city, stores of household articles, illumination, etc.
 - The fifth to sixth floor includes catering facilities, cinema, manmade hot spring, Karaoke and disco halls, etc.
- 4) **Partial vertical sectorization of the above major commercial functions may also be considered. However, the design shall give play to the role of department store, supermarket and entertainment place for children in gathering crowds and promoting the briskness of surrounding stores.**
- 5) The exits and entrances shall be arranged according to the operation characteristics and demands of each functional area of the commercial part.
- 6) The number of parking space on ground surface is about 200 to satisfy the demands of the commercial part.
- 7) The passages for freight handling and unloading areas shall allow the passage and unloading of 8-ton trucks. The cargo flow shall be kept smooth and efficient.

4.1.1.2 Requirements on department store

On basis of satisfying the general requirements on department store, the department store of the project shall have the characteristics of modern commercial space for facilitating commercial operation. The design shall aim to facilitate the organization of smooth and efficient commercial generatrix and vertical traffic.

4.1.1.3 For the supermarket, the reasonable arrangement of three functions, i.e., removal of waste, discharge of waste water and ventilation, shall be considered.

4.1.1.4 Requirements on independent retail stores

For giving play to commercial value and from the angle of practicality, each retail store

4.1.2.4 Requirements on architectural design

- 1) The office building shall be designed according to the standard for high-class intellectualized office building. It shall have sufficient space and good lighting and landscape sight. The clear height of office space shall be ≥ 2.7 meters;
- 2) The office building is divided into high, middle and low sections according to the number of floors. The low-floor section is partitioned with each unit covering 100-200 square meters. The middle-floor section is partitioned with each unit covering 250-500 square meters. The high-floor section is for offices with large bays.

4.1.3 Apartments

The apartments of this project are composed of one-bedroom and two-bedroom flats. The apartments are independent of residential quarters and can be arranged along the street in the form of commercial subsidiary building.

4.1.3.1 The total floor area of apartments is about 45,000 square meters. Apartments include one-bedroom and two-bedroom flats. The average floor area of one-bedroom flat is about 45 square meters. Each flat has a bedroom, a living room, a toilet and a kitchen. There are about 350 flats in total. The average floor area of two-bedroom flat is about 70 square meters. Each flat has two bedrooms, a living room, a toilet and a kitchen. There are about 420 flats in total.

4.1.3.2 If the apartments are planned and arranged along the street, their appearance may be designed according to the standard for hotel-type buildings and shall coordinate with the style of the buildings along the street.

4.1.3.3 The apartments provide independent supporting facilities (including club and swimming pool), which are separated from residential quarters.

4.1.4 Residential quarters

The residential quarters shall be mainly composed of middle/high-class comfortable and practical residences, covering total floor area of about 410,000 square meters. The design shall embody the fact they are high-class quality residential quarters adjoining new CBD of Dongguan, change the concept of the design of and living in middle-class commodity residences in Dongguan and introduce new conception of fashionable residence in Dongguan. Meanwhile, the design shall fully consider the geographic and climate features and residents' living habits of southern areas of China and satisfy the requirements on direction, ventilation and lighting.

4.1.4.1 Structure of flat

- 1) Three-bedroom flat is the leading flat type.
- 2) The design shall embody the outstanding advantage of the project including "high-class life in new CBD" and "location in the new center of Dongguan" and arrange four-bedroom flats and top-floor spring-layer/duplex flats as auxiliary flat type.
- 3) The overall flat type of the residence of this project is shown in the following table. The concrete planning and design shall center on this table. The average flat area and the proportion of flat type may be adjusted according to actual conditions.

		Flat type	Average flat area (square meters)	Proportion (%)	Remarks
Residential quarters	Three-bedroom flats	Three bedrooms two living rooms and one toilet	90-100	30	—
		Three bedrooms, two living rooms and two toilets	120	40	—
	Four-bedroom flats	Four bedrooms, two living rooms and two toilets	150	20	The design of 30-50 cm spring layer may be considered.
	Flats with four bedrooms or above		180-250	10	Spring-layer or duplex

4.1.4.2 Supporting facilities of residential quarters

- 1) Supporting facilities include club, kindergarten, parking lot and other facilities;
- 2) The club shall be designed according to the principle of practicality. 2-3 swimming pools shall be arranged in the project, whose scale shall match the overall scale of residential quarters;
- 3) The kindergarten may not cover land independently. Its total floor area is about 3,500 square meters;
- 4) The residential quarters shall have about 2,000 parking spaces, which shall all be arranged underground in principle. Shunting of vehicles and pedestrians shall be kept in the residential quarters.

4.2 Requirements on environmental design

4.2.1 The goal is to create a large modern comprehensive urban community integrating the functions including office, comprehensive commerce, apartment and large

residential quarter in light of local climate and cultural characteristic and with scientific concepts, advanced and reasonable technologies and realistic materials.

4.2.2 The residential quarters shall have superior and independent internal environment and form orderly high-quality wide living space.

4.2.3 The design shall stress the efficient and reasonable use of energies and comply with the principle of sustainable development.

4.2.4 The design shall create cultural and ecological environmental pattern with reasonable technique and space design method under the premise of not increasing investment in large quantity.

Chapter 5 Requirements of Design Results

- 5.1 The content of design results shall comply with relevant provisions hereof.
- 5.2 Refer to relevant provisions of Proposed Regulations on Management of Selection of Conceptual Design of Urban Architecture issued by Ministry of Construction of the People's Republic of China for the depth of design results.
- 5.3 The design drawings and documents shall be clear, complete, accurate and complete.
- 5.4 The design results shall include the following items:
- 5.4.1 Content of text:
- a. Conception explanation, sectorization, scale distribution, traffic organization and environmental analysis
 - b. Notes to the disciplines of architecture, structure, equipment, decorative materials inside and outside buildings
 - c. Main technical and economic indicators
- 5.4.2 Content of drawings:
- a. General layout and relevant analytic chart
 - b. Overall bird's-eye view
 - c. Plane and elevation drawings of important buildings
 - d. The sectional drawings and perspective drawings of important positions or the positions that can fully embody design concepts and characteristics
 - e. Perspective drawings of main buildings
 - f. The effect drawings expressing conception shall be determined by design institution themselves.
- 5.4.3 Manner of document submission:
- The above graphics files and text files shall be bound into A3 book in 10 copies.
- 5.4.4 One set of display board:

The display board is for displaying the main content of design concept. The quantity of display board is 10.

5.4.5 One 1:400 design model

5.4.6 One set of computer file of all design results, with Powerpoint demonstration file attached.

5.5 Each design institution may, in its own discretion, submit various materials expressing design concept and explaining design proposal including videotapes, slides and 3D animations in addition to the above design results.