大湾区大学（滨海湾校区）一期工程设计

招标预公告

Preannouncement on Tender for Great Bay University (Binhaiwan Campus) First-stage Project Design

本次预公告提前将大湾区大学（滨海湾校区）一期工程设计招标有关事项予以公开，其旨在使潜在投标人有充分时间做好投标准备工作，以提高本次招标投标工作的质量。

This preannouncement pre-emptively publicizes relevant matters related to the tender for Great Bay University (Binhaiwan Campus) first-stage project design. The main aims are to provide potential bidders with sufficient time to prepare for the bidding process and to improve the quality of the tendering procedure.

一、 项目概况

I. Project Overview

1.1、项目背景

1.1 Project background

为贯彻落实习总书记视察广东重要讲话精神，加快实施《粤港澳大湾区发展规划纲要》和广东省实施方案的战略部署，深度参与粤港澳大湾区国际教育示范区建设，服务粤港澳大湾区高质量发展，广东省人民政府与东莞市人民政府拟在东莞市高起点、新机制建设大湾区大学。

To implement the spirit of the significant speech by General Secretary Xi during his inspection tour in Guangdong, to accelerate the implementation of the strategic deployment of the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area and the implementation plan of Guangdong, to deeply partake in the construction of the Guangdong-Hong Kong-Macao Greater Bay Area International Education Demonstration Zone, and to contribute to the quality development of the Guangdong-Hong Kong-Macao Greater Bay Area, the People’s Government of Guangdong Province and the People’s Government of Dongguan City intend to establish the Great Bay University in Dongguan City.

自 2019 年起，东莞市正式启动了大湾区大学的筹建工作，力争“高起点谋划、高格局定位、高水平建设”。一方面，紧扣大湾区综合性国家科学中心先行启动区的建设契机，助力湾区创新资源的集聚和产学研综合水平的提升；另一方面，充分发挥大湾区及东莞市雄厚的产业基础和产学研融合优势，全面推动“湾区都市、品质东莞”建设迈上新台阶，为全面建设社会主义现代化新征程提供重要保障。

In 2019, Dongguan City officially began its preparation for the establishment of the Great Bay University, as it strived for high quality in terms of planning, positioning and construction. On the one hand, it took the opportunity in the construction of the Pilot Zone of the Comprehensive National Science Center in the Greater Bay Area to help obtain innovative resources and comprehensively enhance the development of industries, universities and research institutes in the Greater Bay Area. On the other hand, it provides full play to the strong industrial foundation and the advantages of industry-university-research integration in the Greater Bay Area and Dongguan City to comprehensively contribute to the development of *Thriving Dongguan, a pearl in the Greater Bay Area* and render a vital guarantee for the journey to fully establish a modern socialist China.

1.2、办学定位

1.2 Project targets

大湾区大学是由广东省人民政府管理、东莞市政府投入保障为主的公办普通高等学校。

The Great Bay University is a regular higher-learning institution that is managed by the People’s Government of Guangdong Province, while mainly invested and guaranteed by the People’s Government of Dongguan City.

大学将以理工科起步，突出人才培养模式创新，致力于培养适应未来快速变化、支撑和引领大湾区科创发展的高端人才，产出一流成果，服务于提升大湾区科创竞争力和打造国际一流湾区，办成一所独具特色的、引领未来科技发展、产业升级和社会进步的新型研究型大学。

Rooting upon science and engineering programs, the University highlights the innovation of talent cultivation, is committed toward cultivating high-end talents who can adapt to future rapid changes, supports and leads the development of science and innovation

in the Greater Bay Area, produces first-class results, helps enhance competitiveness of science and innovation in the Greater Bay Area, and contributes to the development of an international-level and first-class Greater Bay Area. It seeks to develop into a new research university that has unique attributes and leads the future development of science and technology, industrial upgrade and social progress.

主要学科领域包括物质科学、理学、先进工程；后续还将开办生命科学、新一代信息技术、金融管理等。

The primary programs cover fields like material science, science and advanced engineering; life science, and new-generation information technology. Financial management will be available in due course.

1.3、项目整体情况

1.3 Overall picture

（1）一校两区

(1) One university with two campuses

大湾区大学拟按照“一校两区”的整体思路推进校园建设。

The Great Bay University will have two campuses, and construction will be accordingly carried out in this arrangement.

在东莞市域“中心城区、松山湖、滨海湾新区”三位一体的总体空间格局中，计划在松山湖和滨海湾同步建设两个校区。

Considering the entire spatial structure of “the central business district, Songshan Lake Science and Technology Industrial Park, and Binhaiwan Bay Area” of Dongguan City, the University plans to simultaneously build two campuses in Songshan Lake Science City and in Binhaiwan Bay Area.

计划至 2030 年，大湾区大学招生规模达到 10000 生，远期预留 5000 生；本科生与研究生规模比例达 1：1 左右。其中，松山湖校区计划安排 2000 研究生；滨海湾校区 8000 本科和研究生（另远期预留 5000 生）。

It is intended that by 2030, the Great Bay University will have enrolled around 10,000 students, including a reserved enrollment quota of 5,000 students for the long term. The ratio between undergraduates and postgraduates will be around 1:1. The Songshan Lake Campus is

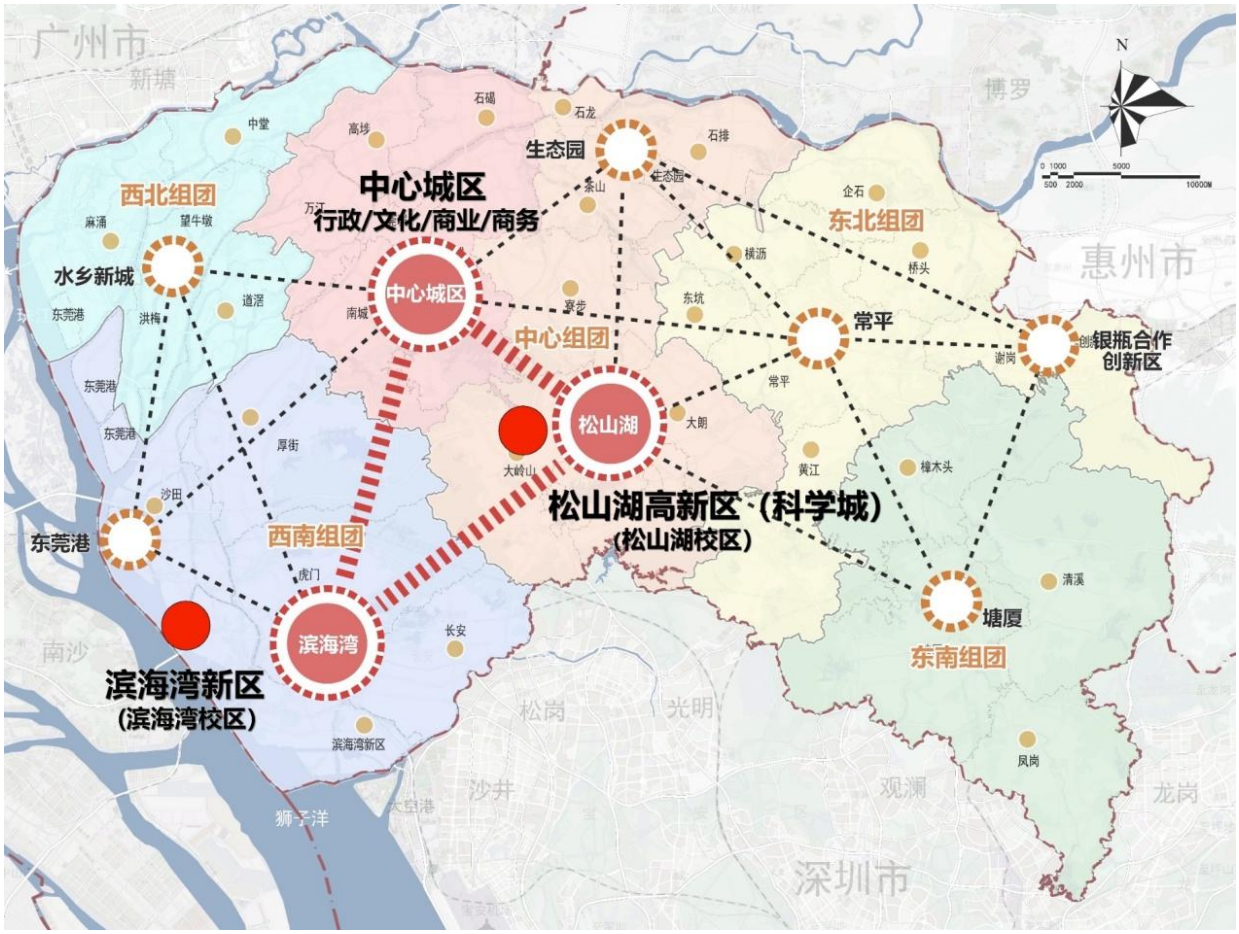
expected to accommodate 2,000 postgraduates, while Binhaiwan Bay Campus is expected to accommodate 8,000 undergraduates and postgraduates (including a reserved enrollment quota of 5,000 students for the long term).

1）大湾区大学（松山湖校区）位于松山湖科学城，占地 256 亩（净用地）。目前，松山湖科学城将与深圳光明科学城、港深落马洲河套地区联手打造粤港澳大湾区综合性国家科学中心先行启动区。

1) Located in Songshan Lake Science City, the Great Bay University (Songshan Lake Campus) covers around 166,667 square meters. Currently, Songshan Lake Science City has joined hands with Guangming Science City in Shenzhen and the Lok Ma Chau Loop area between Hong Kong and Shenzhen to establish the Pilot Zone of the Comprehensive National Science Center in the Greater Bay Area.

2）大湾区大学（滨海湾校区）位于滨海湾新区威远岛，占地约 2100 亩（毛用地面积）。滨海湾新区位于粤港澳大湾区珠江口东岸和西岸交汇处，连接广州南沙自贸区、深圳大空港和前海自贸区，毗邻香港、澳门，是突出港澳协同、加强对接广深、强化市域联动的重要区域。

2) Located on Weiyuan Island in Binhaiwan Bay Area, the Great Bay University (Binhaiwan Bay Campus) covers around 1.4 million square meters. Situated at the intersection of the east and west banks of the Pearl River Estuary in Guangdong-Hong Kong-Macao Greater Bay Area, the Binhaiwan Bay Area is connected to the Nansha Free Trade Zone in Guangzhou, the Airport Economic Zone of Shenzhen and the Qianhai Free Trade Zone. Adjacent to both Hong Kong and Macao, it is a significant area that highlights the collaboration between the two regions, thus increasing interconnections between the two.



“三位一体”与大湾区大学一校两区选址

The entire spatial structure of “the central business district, Songshan Lake Science and Technology Industrial Park, and Binhaiwan Bay Area” and the Great Bay University with two campuses in Songshan Lake Science City and in Binhaiwan Bay Area

（2）三功能

(2) Three functions

教育教学功能：按照布局科学、环境优美、绿色智慧的原则规划建设，致力打造成融科学性、艺术性、文化性、实用性于一体的现代风格校园，营造良好的教育教学和育人环境。

Educational and teaching function: Planned and constructed considering scientific layout, beautiful environment, and green-and-smart principles, the project is committed toward creating a modern-style campus that integrates science, art, culture and practicality to generate a good educational teaching and nurturing environment.

科教产融合功能：打造一个融汇各方面资源要素的创新创业实践、科技企业孵化、投资融资便利、科技成果转化的高新科技创新综合体。

Science-education-industry integration function: The project targets to form a high-tech science and technology innovation complex that incorporates various resource elements regarding innovation and entrepreneurship practices, technology business incubation, investment and financing facilities, and conversion of scientific and technological achievements.

国际合作功能：搭建高等教育改革试验平台和创新平台，联合国内外高校开展试验项目合作，打造集合作办学、访学交流、学术研讨、产学研用协作等功能于一体的国际高校合作平台。

International cooperation function: The project aspires to establish an experimental platform and innovation platform for higher education reform, to integrate universities at home and abroad to implement experimental project cooperation, and to provide an international university cooperation platform for combining the functions of cooperative education, academic visits and exchanges, academic seminars, and collaboration between enterprises, universities, research institutes and users.

二、 招标内容

II. Tender Contents

2.1 招标内容

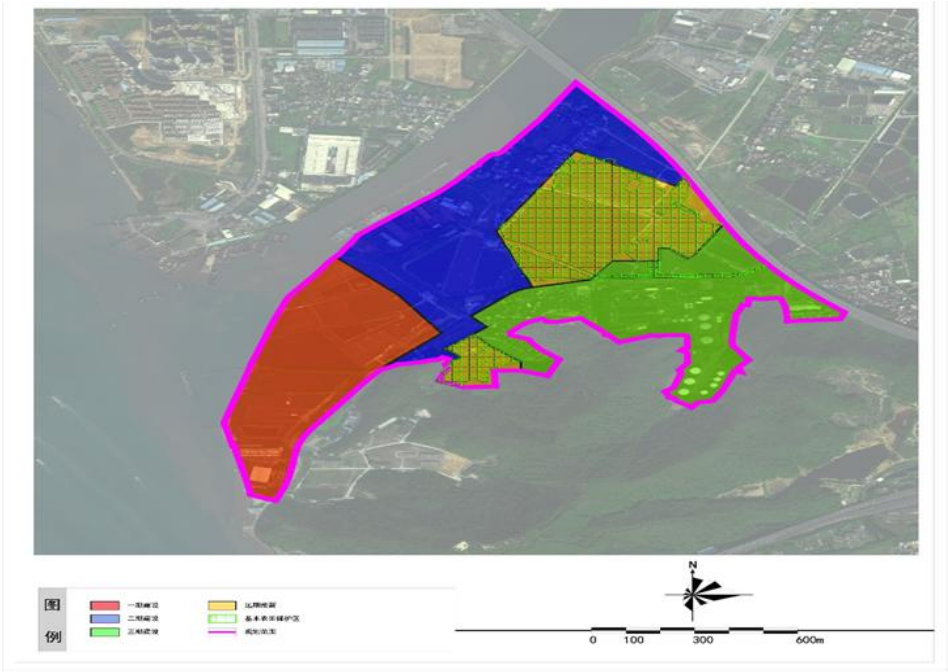
2.1 Scope of the tender

本次拟招标项目内容包括校区总体规划方案设计及一期工程设计。

The proposed bidding project includes the overall planning scheme design of the campus and the first-stage project design.

建设用地范围示意图一

Diagram No.1 of the Scope of the Construction Land



建设用地范围示意图二（红色部分为一期工程）

Diagram No.2 of the Scope of the Construction Land (the first-stage project is in red)

2.2 建设规模

2.2 Scale of Construction

大湾区大学（滨海湾校区）工程规划总用地面积 140 公顷（毛用地面积，约 2100 亩），规划总建筑面积约 75 万平方米，其中地上建筑面积 65 万平方米，地下建筑面积约 10 万平方米（地下建筑含车库、人防、设备用房及预留实验室）。

The total planned land area of the Great Bay University (Binhaiwan Campus) project is 140 hectares (gross land area, about 2,100 mu), and the planned overall floorage is about 750,000 square meters, of which the ground floor area is 650,000 square meters and the underground floor area is about 100,000 square meters (underground buildings include garages, civil air defense projects, equipment rooms and reserved laboratories).

其中一期工程规划总用地面积约 33.34 公顷（含道路、市政公用设施用地，约 500 亩），规划总建筑面积 16.9 万平方米，其中地上建筑面积 14.9 万平方米，地下建筑面积约 2 万平方米（地下建筑含车库、人防、设备用房及预留实验室）。

Furthermore, the total planned land area of the first-stage project is about 33.34 hectares (including roads and municipal public facilities, about 500 mu), and the planned overall floorage is 169,000 square meters, of which the ground floor area is 149,000 square meters and the underground floor area is about 20,000 square meters (underground building including garage, civil air defense projects, equipment rooms and reserved laboratory).

2.3 招标范围

2.3 Range of Bidding

大湾区大学（滨海湾校区）一期工程设计包括但不限于：（1）校区总体规划方案设计；（2）一期工程设计，包括方案设计及调整（含估算编制）、初步设计（含概算编制）、施工图设计及设计变更、各专项深化设计、BIM 技术应用、现场施工及竣工图配合等各阶段的相关配合服务工作。

The first-stage project design of Great Bay University (Binhaiwan Campus) includes but is not limited to:

(1) The overall planning scheme design of the campus;

(2) The first-stage project design, including scheme design and adjustment (including estimation making), preliminary design (including estimation budget making), construction drawing design and design changes, various special detailed designs, BIM technology application, on-site construction and as-built drawing supporting and other related supporting

services at various stages.

设计内容主要包括：规划总图、建筑（含室内设计）、结构、电气（包括照明和动力系统）、暖通、弱电、给排水、消防、人防、智能化系统、基坑支护、建筑节能环保、绿色建筑、海绵城市、装配式建筑、BIM 设计、室外环境及配套（管网、道路、绿化、景观、停车场等）、场地平整及软基处理方案、交通评估、及与主体建筑相配套的附属设施和构筑物等。

The design content mainly includes: general plan, building (including interior design), structure, electrical (including lighting and power system), HVAC, weak current system, water supply and drainage, fire protection, civil air defense, intelligent system, foundation pit supporting, building energy conservation and environment protection, green building, sponge city, prefabricated building, BIM design, outdoor environment and supporting facilities (pipe network, road, greening, landscape, parking lot, etc.), site leveling and soft foundation treatment plan, traffic assessment, and ancillary facilities and structures related to the main building, etc.

中标人尚需提供相关资料并协助招标人办理政府方面的立项、审批、备案、电子报批等手续。以上未列出但与本项目密切相关、必不可少的系统、专业和其他特殊工程的设计工作。

The winning bidder still needs to provide relevant information and assist the tenderee in going through the official procedures, including project approval, accreditation, filing, electronic approval, etc. Essential design work for systems, specialties and other special projects that are not mentioned above but are closely related to this project.

2.4 招标方式

2.4 Tender procedure

本项目采用“公开招标”的方式，分为资格预审阶段、方案竞标阶段、定标阶段。

The project adopts the “open tendering” method, which is divided into prequalification, design competition and final evaluation stages.

资格预审阶段– 综合考虑公司资信、团队实力，招标人依法组建资格预审评审委员会，评选 9 家入围投标人（无排序）及 2 家备选投标人（有排序）。

Prequalification Stage: Considering the company's experience, organizational strength and concept proposal, the tenderee forms a prequalification review committee in accordance with the law, and selects 9 bidders without ranking to enter the next stage, as well as two alternative bidders with ranking.

方案竞标阶段– 招标人依法组建评标委员会，对投标方案进行评审，选出无排序中标候选人进入定标阶段。

Design Competition Stage: The tenderee establishes a scheme review committee in accordance with the law, evaluates the submitted schemes, and selects shortlisted candidates without ranking to enter the next stage.

定标阶段– 由招标人依法依规组建定标委员会，并从方案评审委员会推荐的中标候选人中确定 1 名中标人。

Final Evaluation Stage: The tenderee sets up a bid selection committee in accordance with laws and regulations, and determines the winning bidder from shortlisted candidates upon recommendation of the scheme review committee.

三、 资格条件

III. Qualification

- 申请人须是注册的企业或机构，具有独立法人资格。
- The applicant must be a registered enterprise or institution with an independent legal entities.
- 接受联合体投标（不接受个人或个人组合投标），鼓励境外设计单位与境内设计单位组成联合体参与投标，包括联合体主体单位（牵头人）在内的联合体成员总数不得多于三家。联合体主体单位（牵头人）主导项目工作进程。联合体主体单位（牵头人）需具备国内工程设计综合资质甲级或工程设计建筑行业甲级或工程设计建筑行业建筑工程专业甲级资质。以联合体形式投标的需提交有效的联合体共同投标协议，联合体主体单位承担投标及履约中应承担的全部法律责任与义务，其他联合体成员单位承担连带责任。以联合体形式投标的单位，联合体各成员单位不得再单独以自己名义，或者与另外的设计单位组成联合体参加此次投标。

- Consortium bids (individual or individual group is rejected) are accepted, and overseas design organizations are encouraged to form a consortium with Chinese design organizations to participate in the bidding, and the total number of consortium members including the principal (initiator) of the consortium shall not exceed three. The principal (initiator) of the consortium takes the lead of the project process, and it needs to have the class-A comprehensive qualification of engineering design of China or the class-A qualification of engineering design (construction industry) or the class-A qualification of architectural civil engineering specialty of engineering design (construction industry). For bidding in the form of a consortium, a valid joint bidding agreement of the consortium shall be submitted. The principal of the consortium shall bear all legal responsibilities and obligations in the bidding and performance of the agreement, and other members of the consortium shall bear joint and several liabilities. For organizations bidding in the form of a consortium, each member of the consortium shall no longer participate in the bidding in its own name or form a consortium with another design organization.

- 资质要求：
- Qualification Guidelines:

具备以下资质：（1）国内工程设计综合资质甲级资质；或（2）同时具备（工程设计建筑行业甲级；或工程设计建筑行业建筑工程专业甲级资质） 与 【工程设计市政行业（道路工程、给水工程、排水工程）专业乙级或以上资质】。

Either of the following qualifications are required:

（1）Bidding applicants must have Class-A Comprehensive Qualification Certificate of Engineering Design;

（2）Bidding applicants must have both Class-A Qualification of Engineering Design (Construction Industry); or Class-A Qualification of Architectural Civil Engineering Specialty of Engineering Design (Construction Industry) and above Class-B Qualification of Highway Engineering, Water Supply Engineering, Drainage Engineering Speciality of Engineering Design (Municipal Industry).

- 项目负责人资格：
- Qualifications for the Project Leader:

具有一级注册建筑师执业资格，注册于投标人本单位[联合体投标的，项目负责人须注册于联合体主体单位（牵头人）]。

Possess a first-class registered architect qualification, registered in the bidder's own organization [For a consortium bidding, the project leader must be registered in the principal of the consortium (initiator)].

四、 设计费及落标补偿费

IV. Design Fee and Honorarium

本次招标项目的设计费（含规划方案设计费，不含落标补偿费）暂定为34,815,080.00元人民币。本项目落标补偿费设置如下：

The design fee for this bidding project (including the design fee for the planning scheme, excluding the honorarium) is tentatively determined to be RMB 34,815,080.00. The honorarium is set as follows:

中标单位	授予合同
进入定标环节，但未中标的单位（2 名）	各 90 万元人民币
进入评标环节，但未进入定标环节的前 6 名投标单位	各 30 万元人民币

Winner	Award of contract
2 Finalists who enter the final evaluation stage	RMB 900,000 each
Ranked 4-9 in the scheme review meeting	RMB 300,000 each

五、 发布正式招标公告时间及平台

V. Time and Platform for the Official Tender Notice

拟于 2 月下旬发布正式招标公告，正式招标公告发布平台为深圳公共资源交易网：https://www.szggzy.com/。

The official tender announcement will be released in late February, the platform responsible for releasing the official tender announcement is the Shenzhen Engineering Construction Trading Information Net: https://www.szggzy.com/.

六、 特别提示

VI. Special Prompts

本次预公告事项存在一定的不确定性，招标人不能承诺最终的招标公告与本次预公告事项完全一致，并请以最终正式的招标公告内容为准。

There is uncertainty regarding the details of this preannouncement. The tenderee cannot promise that the official tender announcement will be exactly the same with this preannouncement. In case of discrepancies, the provisions of the official tender announcement shall prevail.

根据深圳市建设工程电子招标投标交易系统后续程序的管理要求，如意向投标人未办理过深圳市住房和建设局或深圳公共资源交易中心的网上企业信息登记，建议先行了解投标相关流程及提前办理网上企业信息登记。

Regarding the management requirements of the subsequent procedures of the Shenzhen Engineering Construction Trading Service System, the intended bidders that have not yet registered their information on the Shenzhen Engineering Construction Trading Service Center are recommended to initially understand the bidding-related procedures and register their enterprise information online beforehand.

网上办理地址：

Online registration address:

深圳公共资源交易网（网址：https://www.szggzy.com/dzzbtbjyxt/）

Shenzhen Engineering Construction Trading Information Net (https://www.szggzy.com/dzzbtbjyxt/)

深圳市住房和建设局网站（网址：http://zjj.sz.gov.cn/）

Shenzhen Urban Engineering Construction Administration Bureau Net (http://zjj.sz.gov.cn/)

潜在投标人有任何意见或建议，请以书面形式发送至 939331236@qq.com。招标人经评估后将在招标文件中予以体现。

For comments or suggestions, potential bidders may send an email to 939331236@qq.com. The tenderee will incorporate the responses as part of the bidding documents following careful evaluation.

七、组织机构

VII. Tenderee and Co-organizer

招标方

Tenderee

东莞市城建工程管理局

Dongguan Urban Engineering Construction Administration Bureau

招标服务方

Co-organizer

广东泰通伟业工程咨询有限公司

Guangdong Taitong Weiye Engineering Consulting Co.LTD

咨询邮箱：939331236@qq.com

Enquiry Email: 939331236@qq.com