

湾区大学（松山湖校区）工程勘察设计

招标預告

Preannouncement on Tender for Bay Area University (Songshan Lake Campus) Survey and Design

本次預告提前將湾区大学（松山湖校区）工程勘察设计招標有關事項予以公開，其旨在使潛在投標人有充分時間做好投標準備工作，以提高本次招標投標工作的質量。

This preannouncement pre-emptively publicizes relevant matters related to the tender for Bay Area University (Songshan Lake Campus) Survey and 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、 項目概況

I. Project Overview

1.1、項目背景

1.1 Project background

為貫徹落實習近平總書記視察廣東重要講話精神，加快實施《粵港澳大灣區發展規劃綱要》和廣東省實施方案的戰略部署，深度參與粵港澳大灣區國際教育示範區建設，服務粵港澳大灣區高質量發展，廣東省人民政府與東莞市人民政府擬在東莞市高起點、新機制建設湾区大学。

To implement the spirit of the significant speech by General Secretary Xi Jinping 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 Bay Area University in Dongguan City.

自 2019 年起，东莞市正式启动了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 Bay Area 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

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 Bay Area 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

湾区大学拟按照“一校两区”的整体思路推进校园建设。

The Bay Area 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，大学计划在松山湖科学城和滨海湾新区同步建设两个校区。校园总占地约 2350 亩。

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. The total area is around 1.567 million square meters.

松山湖校区，位于松山湖科学城，占地约 250 亩。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。

Located in Songshan Lake Science City, the 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

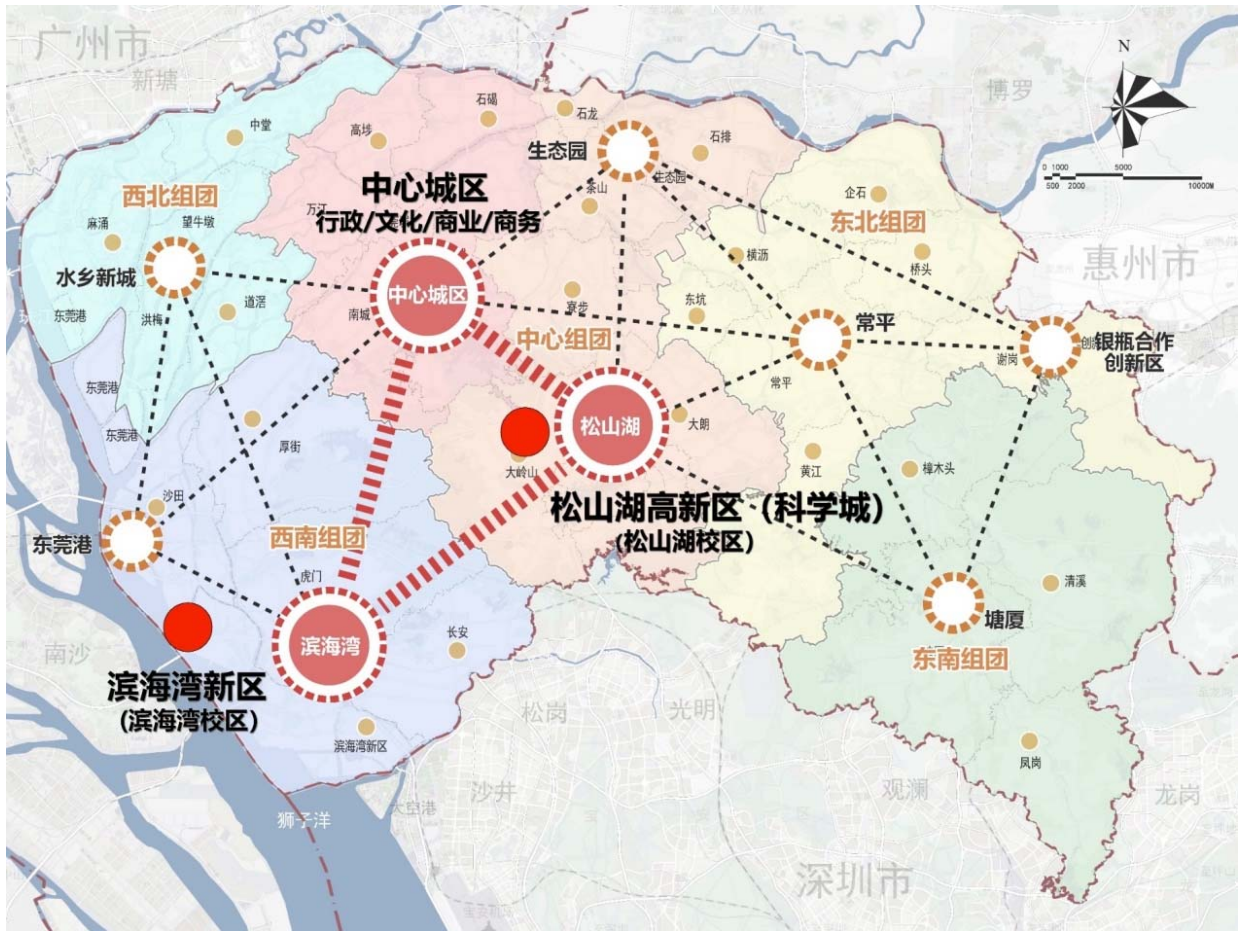
and Shenzhen to establish the Pilot Zone of the Comprehensive National Science Center in the Greater Bay Area.

滨海湾校区，位于滨海湾新区威远岛，占地约 2100 亩。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。

Located on Weiyuan Island in Binhaiwan Bay Area, the 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.

计划至 2030 年，湾区大学的招生规模达到 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；滨海湾校区计划安排 8000 本科和研究生（另远期预留 5000 生规模）。

It is intended that by 2030, the Bay Area 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).



(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

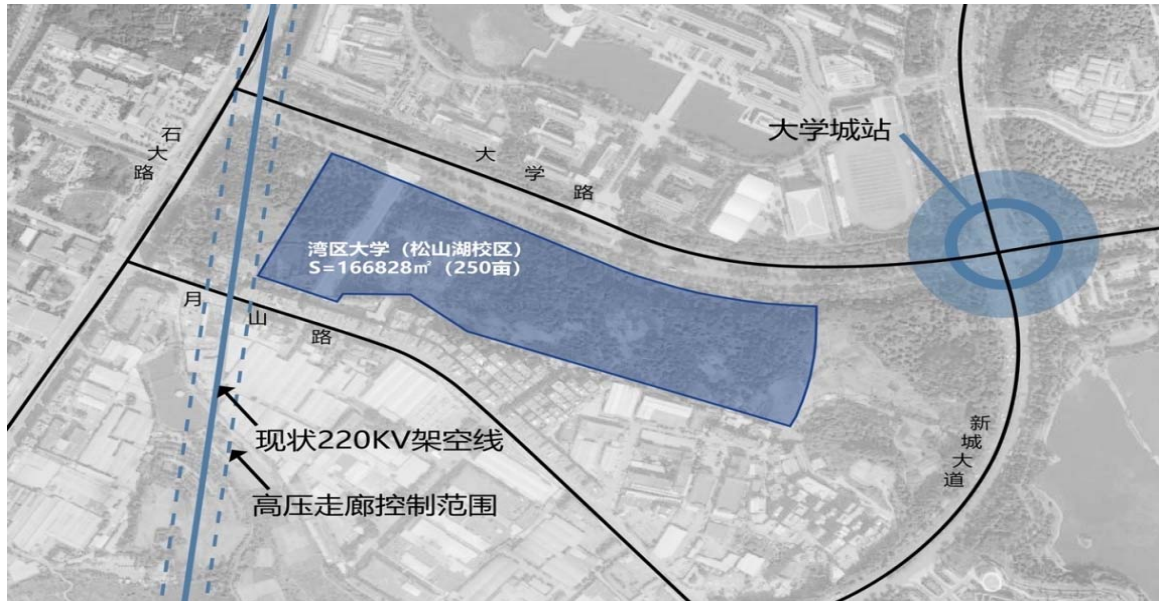
II. Tender Contents

2.1 招标范围

2.1 Scope of the tender

本次拟招标项目为湾区大学松山湖校区，松山湖校区规划用地面积 16.7 公顷（250 亩），规划总建筑面积约 250560 平方米，其中地上建筑面积约 200560 平方米，地下建筑面积约 50000 平方米（含车库、人防、设备用房及预留实验室等）。

The proposed tender project is the Songshan Lake Campus of the Bay Area University. The Songshan Lake Campus has a designed land area of 16.7 hectares (approximately 166,667 square meters) and a designed gross floor area of around 250,560 square meters. The above-ground floor area is approximately 200,560 square meters, while the underground floor area is around 50,000 square meters, including garages, civil air defense facilities, equipment rooms and reserved laboratories.



2.2 建设内容

2.2 Scope of construction

松山湖校区主要建设与综合性国家科学中心有关的大科学装置、与新型研发机构融合办学的学科领域，设立相关领域研究生院和研究院，开展高新科技领域研究生培养。同时结合松山湖科学城的大科学装置及产业资源、TOD 区位条件等进行产学研、学术交流及配套用房的相关建设。

The Songshan Lake Campus will mainly comprise of large-scale scientific facilities related to the Comprehensive National Science Center and the subject areas integrated with novel research and development institutions. This setup establishes graduate schools and research institutes in related fields and offers graduate programs in the high-tech field. It also leverages the facilities and industrial resources of Songshan Lake Science City, as well as the TOD locational conditions, to construct facilities for academic exchanges between enterprises, universities and research institutes.

总建筑面积约 25 万平方米，其中，地上建筑面积约 20 万平方米，地下建筑面积约 5 万平方米，计划 2023 年 7 月前建设完成。

The gross floor area is around 250,000 square meters, of which the above-ground floor area is approximately 200,000 square meters, and the underground floor area is around 50,000 square meters. The construction is expected to be completed by July 2023.

其中，教学功能主要建设满足研究生教学基本活动和配套的各类设施。包括：各类教学实验用房、公共设施与基础设施、生活配套、室外体育活动场地等（含不小于200米跑道的田径场、篮球场、网球场）。

To fulfill the teaching function, several essential and supporting facilities will be constructed to attain the basic activities in postgraduate teaching, including various teaching classrooms and laboratories, public facilities and infrastructure, residential facilities, and outdoor sports venues (including a track-and-field ground with a running track of at least 200 meters, a basketball court and a tennis court).

产学研功能主要建设满足各大领域科研实验室用房、产学研用房、校校合作用房、校企合作用房、学术交流中心、引进人才配套住房及部分生活配套等。

Meanwhile, to fulfill the industry-university-research integration function, related facilities will be constructed, including various research laboratories for pertinent fields, rooms for industrial, academic and research purposes, rooms for cooperation among schools, rooms for collaboration between the University and enterprises, an academic exchange center, apartments for introduced talents, and supporting residential facilities.

2.3 招标内容

2.3 Content of bidding documents

湾区大学（松山湖校区）工程勘察设计包括但不限于：总体规划方案设计、建筑方案设计及调整（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及与之配套的工程勘察工作。

The survey and design of the Bay Area University (Songshan Lake Campus) including relevant support services and support engineering survey for each stage, among others. These cover the master plan design, architectural design and adjustment (including preparation of estimates), preliminary design (including preparation of estimates), construction drawing design and design changes, detailed design for each program, BIM technology, on-site construction and as-built drawings.

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、团队实力及概念提案，招标人依法组建资格预审评审委员会，评选 15 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 tenderer forms a prequalification review committee in accordance with the law, and selects 15 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 tenderer 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 tenderer 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、 报名条件

III. Application Criteria

- 申请人须是注册的企业或机构，具有独立法人资格。
- Applicants must be registered independent legal entities.
- 接受联合体投标，联合体成员（含牵头单位）数量不超过 4 家。联合体成员不得再单独或以其他名义与其他设计单位组成其他联合体参与报名。联合体合作方需签署具有法律效力的《联合体协议》，并明确牵头单位、各方工作分工、权益份额等。
- Entering as a consortium is permitted. A consortium shall include no more than four

members, including the lead member. Each consortium member shall not apply alone or participate by joining another consortium. The consortium members shall legally sign their respective consortium agreements, and shall specify the lead member, the work distribution for each design stage, and their share of rights and interests.

- 不接受个人或个人组合的报名。
- Individuals or teams of individuals are not accepted.
- 资质要求：
- Qualification requirements:

同时具备以下 2 项资质：①工程设计：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；②工程勘察：具备工程勘察综合类甲级；或岩土工程专业甲级；或岩土工程勘察甲级资质。

The following qualifications are mandatory:

① Engineering design: Bidding applicants must have a Class A Qualification in Integrated Engineering Design, or a Class A Qualification in Engineering Design and Construction Industry, or a Class A Qualification in Engineering Design and Construction Industry (Architectural Engineering);

② Engineering survey: Bidding applicants must have a Class A Qualification in Integrated Engineering Survey, or a Class A Qualification in Geotechnical Engineering, or a Class A Qualification in Geotechnical Engineering Survey.

四、 设计费及落标补偿费

IV. Design Fee and Honorarium

本次招标项目的勘察设计费暂定为 55,000,000 人民币元。本项目落标补偿费设置如下：

The survey and design fee for this tender is tentatively set at RMB 55,000,000. 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 70 万元人民币
进入评标环节，但未进入定标环节的前 4 名投标单位	各 30 万元人民币

Winner	Award of contract
2 finalists in the final evaluation stage	RMB 700,000 each
Those ranked among the top 4 in the evaluation stage	RMB 300,000 each

五、 报名时间

V. Registration Time

拟于 1 月中下旬发布正式招标公告，采用投标报名方式（报名期 5 个工作日）

The formal tender announcement will be issued around mid- to late-January, utilizing a standard bid registration method with a registration period of five working days.

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 tenderer 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.

正式招标公告发布平台为深圳市建设工程交易服务网：<http://zjj.sz.gov.cn/jsjy/>

The platform responsible for releasing the official tender announcement is the Shenzhen Engineering Construction Trading Information Net (<http://zjj.sz.gov.cn/jsjy/>).

根据深圳市建设工程交易服务系统后续程序的管理要求，如意向投标人未办理过深圳市建设工程交易服务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: <https://www.szjsjy.com.cn:8001/jy-toubiao/>

Online registration address: <https://www.szjsjy.com.cn:8001/jy-toubiao/>

潜在投标人有任何意见或建议, 请以书面形式发送至 yinxinzb@foxmail.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 yinxinzb@foxmail.com. The tenderer will incorporate the responses as part of the bidding documents following careful evaluation.

七、组织机构

VII. Tenderer and Co-organizer

招标方

东莞市城建工程管理局

Tenderer

Dongguan Urban Engineering Construction Administration Bureau

招标服务方

Co-organizer

江西银信工程造价咨询有限公司

Jiangxi Silver Letter Engineering Cost Consulting Co., Ltd.

咨询邮箱: yinxinzb@foxmail.com

E-mail: yinxinzb@foxmail.com