

深圳市机场东综合交通枢纽 概念设计及主体建筑设计方案征集公告

Announcement on the Solicitation for the Conceptual Design of Shenzhen Airport East Integrated Transport Hub and the Architectural Design of the Main Building

一、项目名称 Project Name

深圳市机场东综合交通枢纽概念设计及主体建筑设计方案征集

Solicitation for the Conceptual Design of Shenzhen Airport East Integrated Transport Hub and the Architectural Design of the Main Building

二、组织机构 Organizers

主办单位：中国国家铁路集团有限公司

深圳市人民政府

Host: China State Railway Group Co., Ltd.

Shenzhen Municipal People's Government

招标人：深圳市地铁集团有限公司

Tenderer: Shenzhen Metro Group Co., Ltd.

组织咨询服务单位：深圳市仁智汇商务咨询有限公司

Organizing Consultant: Benecus Consultancy Limited

三、招标平台 Bidding Platform

深圳建设工程交易服务网

Shenzhen Construction Project Transaction Service Center

网址 Website : <http://zjj.sz.gov.cn/jsjy/>

深圳建设工程交易服务网信息登记网址 Website for Corporate Information

Archiving in Shenzhen Construction Project Transaction Service Center :

<https://www.szisjy.com.cn:8001/jy-toubiao/register.html>

信息发布网址 Website of Bidding Announcements :
<https://www.szisjy.com.cn:8001/jyw/pub/isgc/jyxx/gd/>

四、项目概况 Project Overview

深圳市机场东综合交通枢纽（以下简称“机场东枢纽”）地处粤港澳大湾区和广深港经济带核心位置，是深圳西部经济和城市发展的重点区域。

Shenzhen Airport East Integrated Transport Hub (hereinafter referred to as the "Airport East Hub") is located in the core of the Guangdong-Hong Kong-Macau Greater Bay Area and Guangzhou-Shenzhen-Hong Kong Economic Belt, which is the key area of economic and urban development in the west of Shenzhen.

机场东枢纽作为深圳建设国际航空枢纽与国家铁路枢纽的重要组成部分，集航空、高铁、城际、城市轨道、公交、出租车、小汽车等多种交通方式于一体，以空铁联运为主要发展方向。根据规划，机场东高铁站（深圳机场站）将按照6台14线规模在地下设站，为深茂铁路等线路办理始发终到业务；机场AB航站楼拟考虑拆除并原址新建T1航站楼，与机场东枢纽无缝接驳；接入城市轨道1、12、20、26号线，与深大城际线、机场捷运系统换乘。

As an important part for Shenzhen to construct the international aviation hub and national railway hub, the Airport East Hub will integrate various modes of transport, such as aviation, high-speed railway, intercity railway, urban rail transit, bus, taxis and car, etc., and take the air-rail intermodal transportation as the main development direction. According to the planning, the Airport East High-speed Railway Station (Shenzhen Airport Station) will be set up underground in line with the scale of 6 stations and 14 lines, so as to provide arrival and departure service to Shenzhen-Maoming Railway and other lines; terminals A and B are considered to be demolished and the new Terminal 1 will be built here to achieve seamless connection with the Airport East Hub; metro lines 1, 12, 20 & 26 will be introduced into the hub as well and connected with Shenzhen-Daya Bay Intercity Railway and the airport's rapid transit system.

五、方案征集目的 Solicitation Goal

深圳市机场东综合交通枢纽的规划建设，对探索站城一体化模式、促进铁路、航空与城市高质量协同发展具有重大意义，通过全球方案征集高水平的规划设计，建设推动城市空间统筹利用领域深化改革与先行先试的典范工程，打造国际

一流的综合交通枢纽。

The planning and construction of Shenzhen Airport East Integrated Transport Hub is of great significance to explore the mode of station-city integration and promote high-quality coordinated development among railway, aviation and the city. Through globally soliciting high-level planning and design proposals, it aims to construct the hub into the model of deepening reform and pioneer in promoting overall utilization of urban space and make it into a world-class comprehensive transport hub.

六、方案征集范围 Solicitation Scope

本次方案征集包括以下三个方面：

This Solicitation includes the following three levels:

(一) 综合交通枢纽及上盖物业建筑设计：设计范围为航站六路、航站楼北匝道、宝安大道、航站楼南匝道所围合的区域，面积约 31.4 公顷，如有必要，可不限于此范围。

Architectural design of the integrated transport hub and its superstructure:
The design scope is enclosed by Hangzhan 6th Road, north ramp of the terminal building, Bao'an Avenue and south ramp of the terminal building, with an area of 31.4 ha. If necessary, it may not be limited to this scope.

综合交通枢纽及上盖物业建筑设计方案是本次方案征集的重点。需在交通条件复杂、建设条件受限的地区，对综合交通枢纽（含高铁、城际、城市轨道交通、捷运系统、机动车等交通设施）及上盖物业开发进行整体设计，明确平面布局及流线、建筑竖向布局等，实现各类功能的无缝衔接与一体化设计，并提出现实可行的综合交通枢纽及上盖物业开发方案与分期实施建议。

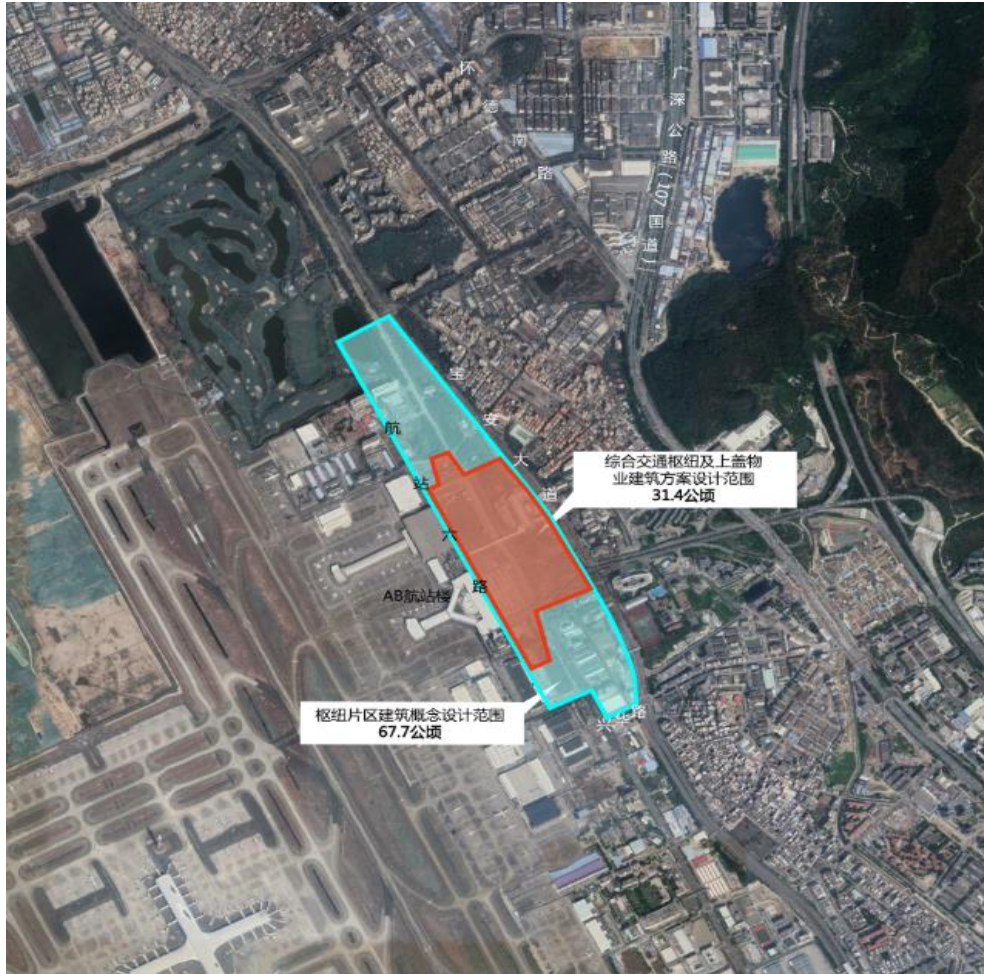
The architectural design of the integrated transport hub and its superstructure is the focus of the Solicitation. In such an area with complex traffic conditions and limited construction conditions, carry out overall design for the integrated transport hub (including high-speed railway, intercity railway, urban rail transit, rapid transit system, motor vehicles and other traffic facilities) and its superstructure development, define the layout plan, circulation and vertical layout of the building, realize seamless connection and integrated design for various functions, and bring forward a practical and feasible development plan and phased implementation suggestions for the integrated transport hub and superstructure property development.

(二) 枢纽片区建筑概念设计：设计范围为航站六路、宝安大道、兴华路所围合的区域，面积约 67.7 公顷，如有必要，可不限于此范围。

Architectural concept design of the hub area: The design scope is enclosed by Hangzhan 6th Road, Bao'an Avenue and Xinghua Road, with an area of 67.7 ha. If necessary, it may not be limited to this scope.

枢纽片区建筑概念设计需借鉴国内外空铁联运枢纽的成功经验，研究航站楼、综合交通枢纽以及整个枢纽片区的整体规划；梳理枢纽片区各地块之间的衔接关系，明确地下各层平面布局以及结构预留方案，从功能组织、交通流线、三维空间形态、景观与重要节点等方面对枢纽片区开展建筑概念设计，实现片区功能、交通与风貌形象的一体化。

By referring to the successful experience of domestic and international air-rail intermodal hubs, conduct research on the overall planning for the terminal, integrated transport hub and the whole hub area; sort out the connection relationship between each plot in the hub area, define the layout plan of each underground floor and structural reservation plan, carry out architectural concept design for the hub area in terms of functional organization, traffic circulation, 3D spatial form, landscape and key section, etc., so as to achieve integration among function, traffic, style and image of the hub area.



枢纽片区建筑概念设计范围与综合交通枢纽及上盖物业建筑方案设计范围
Architectural Concept Design Scope of the Hub Area and Architectural Scheme
Design Scope of the Integrated Transport Hub and Its Superstructure

(三) 综合交通规划：规划范围与枢纽片区设计范围一致，研究范围为现状AB 航站楼、航站四路、机场南路、广深高速公路与福州大道所围合的区域，如有必要，可不限于此范围。

Comprehensive transportation planning: The planning scope is identical to the design scope of the hub area, and its research scope covers the area enclosed by current terminals A&B, Hangzhan 4th Road, Jichang South Road, Guangzhou-Shenzhen Expressway and Fuzhou Avenue. If necessary, it may not be limited to this scope.

需统筹考虑枢纽集散交通和上盖物业开发的进出交通，提出交通组织方案以及道路系统、慢行系统、停车系统等设施布局方案；结合枢纽总体交通需求，优

化进出交通组织，提出交通路网规划方案和重要节点设计方案，形成高效协调的一体化综合交通体系。

Comprehensively consider the distribution traffic and access traffic of property development in the hub, put forward the traffic organization proposal as well as the layout planning concerning road system, slow traffic system, parking system and other facilities; optimize the access traffic organization, and propose the traffic network planning and important section design combined with the overall traffic demand of the Hub, so as to form an efficient and coordinated integrated traffic system.



综合交通规划研究范围

Research Scope of the Comprehensive Transportation Planning

七、方案征集组织流程 Organizational Process

(一) 资格预审阶段 Prequalification

由招标人组建资格预审委员会，对投标人资格、投标人业绩、首席设计师或主创人员的业绩和经验、拟投入项目的团队成员及经验等资格预审商务文件和概念提案进行综合评审。择优选择 7 家入围机构进入竞赛（同时选出 2 家有排序的

备选设计机构，如入围机构退出则备选设计机构依序替补），若有效投标不足 9 家时，招标人将重新组织开展本项目资格预审。

The tenderee will establish a prequalification committee, who will carry out comprehensive review on the commercial documents (including the bidder's qualification and achievements, the achievements and project experience of the chief designer and key design personnel, the proposed key team members and their project experience, etc.) and the concept proposal. 7 design firms will be shortlisted to the next stage (at the same time, 2 ranked alternatives will be selected; in case any shortlisted firm quits, they can take its place in order). If the number of valid bids is less than 9, the tenderee will reorganize the prequalification of the project.

(二) 方案征集投标阶段 Design Bidding

由招标人组建方案评审委员会，对投标人提交的方案成果进行评审，采取逐轮投票方式，评选出不排序的三个不排序的推荐方案、第四至七名及交通专项奖。

The tenderee will set up a scheme review committee, who will review the schemes submitted by bidders by voting in rounds to select 3 recommended schemes (without ranking), rank the 4th to 7th places and choose the special transportation award.

(三) 定标阶段 Bid Finalization

根据（深府[2015]73 号文）规定，由招标人依法依规组建定标委员会，通过直接票决法从方案评审委员会推荐的 3 名中标候选人中确定 1 名中标人。

According to the provisions of (Shenzhen Gov. Document No. [2015]73), the jury panel of final selection shall be established by the tenderee according to law to determine the winner from the 3 candidates recommended by the scheme review committee.

八、方案征集费用 Design Fees

通过资格预审的设计机构提交的设计成果经过专家评审和定标后，符合设计要求的可依据其排名将获得如下方案征集费用：

The design firms, who have been shortlisted in the prequalification stage and whose submittals have been deemed as meeting the design requirements after the experts' review and bid finalization, can win corresponding design fees according to their ranking:

第一名 :可获得枢纽主体建筑方案设计合同和整合深化费用人民币 200 万元整 , 含后续成果整合深化工作坊组织费用(不超过 3 次) ;

1st place: It can win the architectural scheme design contract of the hub's main building and receive the fee of design integration and detailing of RMB Two Million Yuan (¥2,000,000), which includes the fee for organizing follow-up design integration and detailing workshops (not exceeding 3 times);

第二名 : 可获得落标补偿费人民币 300 万元整 ;

2nd place: can receive design compensation of RMB Three Million Yuan (¥3,000,000) ;

第三名 : 可获得落标补偿费人民币 260 万元整 ;

3rd place: can receive design compensation of RMB Two Million Six Hundred Thousand Yuan (¥2,600,000) ;

第四名、第五名 : 各获得落标补偿费人民币 150 万元整 ;

4th and 5th places: Each can receive design compensation of RMB One Million Five Hundred Thousand Yuan (¥1,500,000);

第六名、第七名 : 各获得落标补偿费人民币 120 万元整 ;

6th and 7th places: Each can receive design compensation of RMB One Million Two Hundred Thousand Yuan (¥1,200,000);

交通专项奖 : 人民币 150 万元整。

Special transportation award: RMB One Million Five Hundred Thousand Yuan (¥1,500,000).

中标设计范围含综合交通枢纽地下空间和上盖建筑的建筑方案设计及配套专题 , 总建筑面积预估约 44 万平方米 , 设计费按 180 元/m² 计 , 预计约为柒仟玖佰万元整 (含税) (小写 ¥ 79,000,000 元) , 具体设计范围在整合设计深化阶段后由招标人与中标机构协商确定。

The design scope for the winning bidder includes the architectural scheme design of underground space and superstructure development of the integrated transport hub as well as some supporting studies. The gross floor area is estimated to be about 440,000m², and the design fee is estimated to be RMB Seventy-nine Million Yuan (¥79,000,000) (tax included) according to RMB 180 Yuan/m², whose specific design scope will be determined by the tenderer after negotiating with the

winning bidder when the design integration and detailing is completed.

以上费用均为含税价，增值税率根据国家税收法规政策变动而调整，不含税价不随增值税率的变化进行调整。招标人可以根据牵头方提交且经联合体内各方确认的费用分配明细表等有效请款文件，以人民币作为结算货币将费用支付给联合体内的各方，招标人不承担相应税费。

All foresaid fees are tax-inclusive. The value-added tax rate shall be subject to the changes of the national tax laws and policies, and the price excluding tax won't be adjusted if there is any change of the value-added tax rate. The tenderer may pay the design fee to each member of a consortium in RMB according the valid payment request documents such as the fee allocation schedule submitted by the leading party and confirmed by all members in the consortium. And the tenderer won't bear any corresponding taxes.

如招标人或评审委员会认为设计机构（联合体）提交的成果文件未达到约定的设计工作深度及成果要求的，招标人可相应支付部分或不支付其方案征集费用。

If the tenderer or the jury panel considers that an applicant's (including consortiums) submission fail to reach the required detailing level or meet the requirements on deliverables, the tenderer may correspondingly pay a part of or not pay the design fees thereto.

九、报名要求 Eligibility

1、本次方案征集采取全球公开报名的方式进行，不设资质要求，国内外设计机构均可报名参加，鼓励联合体投标。不接受个人及个人组合的报名。

This is an internationally open solicitation. Domestic and international design firms can sign up for this Solicitation, subject to no restrictions on qualifications, and consortiums are welcome, but registration submitted by an individual or a team of individuals is not acceptable.

2、鼓励各专业领域一流设计团队联合参与，团队优先考虑配置建筑设计、铁路设计、轨道交通、市政交通、航站楼规划等专业人员，以联合体报名的合作方需符合以下要求：

Joint participation of outstanding design firms in various disciplines is encouraged. A consortium shall give priority to including these disciplines such as architectural design, railway design, rail transit, municipal transportation and

terminal planning, etc. Partners applying in the name of a consortium shall meet the following requirements:

(1) 联合体成员不得多于 4 家 , 已组成联合体的各方不得再单独以自己名义 , 或者与另外的设计机构组成联合体参加此次征集活动 , 违反本规定 , 则相关的投标均无效。

Each consortium should have no more than 4 members, and no member is allowed to register twice for the Solicitation itself or in the name of another consortium. Violation of this rule shall render the relevant tender invalid.

(2) 联合体各方需签署《联合体协议》 , 协议中须明确合作各方的分工和设计费用的分配方式及中标后建筑方案设计阶段拟分包专业。

The members should sign a legally effective Consortium Agreement, which shall specify the division of work between members and way of distribution of the design fee, as well as the disciplines that need to be subcontracted in the stage of the architectural scheme design for the hub's main building after the bid winning.

3、投标人 (独立或联合体) 从 2000 年 1 月至今具有至少 1 项国际都市地标性建筑或大型综合交通枢纽的设计案例。

Bidders (independently or in consortiums) shall have at least 1 design case in landmark buildings of international cities or large-scale integrated transport hubs from January 2000 to the present.

4、中国境内设计机构必须具有在有效期内的营业执照或相关部门颁发的法人主体证照。境外设计机构必须为在所在地合法注册的独立企业法人或其他组织。单位负责人为同一个人的两个及两个以上法人 , 母公司、全资子公司及存在控股、管理关系的公司 , 不得分开报名参赛 , 具有关联、控制、管理关系的公司可以共同组成联合体形式报名参赛。

Domestic design firms within the Chinese territory shall be independent legal entities with valid business license issued by relevant departments. Overseas design firms shall be independent legal entities or organizations, which are legally registered in the country where they operate. Legal entities (two or more) with the same person in charge, the parent company, wholly-owned subsidiary and its holding company, or companies that have management relationship, are not allowed to participate in the Solicitation separately. Those companies that have connection, shareholding or management relationship can partner together as a consortium to

apply for this Solicitation.

5、具有主持设计全球知名城市地标性建筑的项目经验和案例，并亲自负责本项目的�主要设计工作，包括概念方案设计、方案设计等设计核心工作，以及招标人要求的重要汇报会等工作，如在方案设计过程中发现首席设计师与资格预审报名文件中提交的名单不符或申请提报业绩存在不实的情况，招标人有权取消其入围和中标资格，并可根据相关规定追究其责任。

The chief designer shall have directed the design of landmark buildings in international cities, and must take charge of the main design work of the Project, including architectural concept design and scheme design, as well as important briefing meetings required by the tenderer. If there is any inconsistency found between the actual chief designer and that in the name list submitted for prequalification, or there is a false situation found in the project experience submitted for prequalification, the tenderer reserves the right to nullify the involved design firm from being shortlisted and winning the bid, and hold such bidder responsible for corresponding legal liabilities.

6、主创人员中至少有一位具备设计大型综合交通枢纽的项目经验和案例。

At least 1 key designer shall have the design experience and cases in large-scale integrated transport hubs.

注：具体报名要求以深圳建设工程交易服务中心公布的为准，请前往深圳建设工程交易服务中心网站 https://www.szjsjy.com.cn:8001/jyw/jyw/zbGongGao_View.do?ggguid=2c9e8ac270861d420170a98ead4a2005 下载相关文件按要求报名。

Note: Specific registration requirements are subject to the ones announced in Shenzhen Construction Project Transaction Service Center. Please download the relevant documents on the website of Shenzhen Construction Project Transaction Service Center at https://www.szjsjy.com.cn:8001/jyw/jyw/zbGongGao_View.do?ggguid=2c9e8ac270861d420170a98ead4a2005 and apply for this Solicitation accordingly.

十、项目整体时间安排（暂定） Project Schedule (Provisional)

项目整体计划及竞赛日程如下：

The project plan and its competition schedule are as follows:

阶段 Stage	时间 Time	事项 Event	
方案征集阶段 Solicitation	2020年3月6日 Mar. 6, 2020	发布公告、资格预审文件等征集文件 Issuance of the solicitation documents, such as the announcement and Prequalification Document, and etc.	
	2020年3月24日 Mar. 24, 2020	召开网络推介会 Online project promotion conference	
	2020年3月6日-2020年4月10日 Mar. 6, 2020- Apr. 10, 2020	自由报名 Registration	
	2020年4月10日 17:00 前 Before 17:00, Apr. 10, 2020	报名截止 Registration deadline	
	2020年4月15日 Apr. 15, 2020	对报名机构提交的报名文件进行预审，从中评选出7家设计机构，2家备选机构 Prequalification on registration documents submitted by applicants and selection of 7 shortlisted firms and 2 alternatives	
	2020年4月16日 Apr. 16, 2020	公布资格预审结果，发出《编制方案设计邀请函》 Announcement of the prequalification result and issuance of the Invitation to Draft the Design Scheme	
	2020年4月17日至2020年4月21日 Apr. 17, 2020- Apr. 21, 2020	投标人递交《投标确认函》 Submission of the Confirmation Letter of Participation in the Bidding by bidders	
	2020年4月23日 Apr. 23, 2020	组织踏勘、答疑 Site Visit & Q&A	
	II. 方案征集投标阶段 Design Bidding	2020年6月4-5日 Jun 4-5, 2020	中期答疑及交流 Interim Q&A and communication
		2020年7月22日 12:00 前 Before 12:00, Jul. 22, 2020	提交设计成果 Submission of deliverables
2020年7月24日 Jul. 24, 2020		召开方案评审会 Scheme Review Meeting	
III. 定标	2020年8月上旬 Early Aug., 2020	方案评定 Bid finalization	

阶段 Stage		时间 Time	事项 Event
	Bid Finalization	2020 年 8 月上旬 Early Aug., 2020	中标结果公示 Announcement of the bid awarding results
中标后整合深化阶段 Design Detailing after the Bid Winning		定标后 1-2 个月 1-2 months after the bid finalization	完成方案整合深化 Completing the design integration and detailing
中标后枢纽主体 建筑设计阶段 Architectural Design for the Hub's Main Building after the Bid Winning		整合深化完成后 6-8 个月 6-8 months after completing the design integration and detailing	完成主体建筑方案设计及相关专题研究 Completing the architectural scheme design of the main building and related special studies

☆所有时间均以北京时间为准，组织机构保留调整日程安排的权利。

☆The timetable above is applied in Beijing Time. The tenderer reserves the right to amend the agenda.

☆具体时间以深圳市建设工程交易服务中心公示的为准。

☆The specific deadlines above are subject to the announcements on Shenzhen Construction Project Transaction Service Center.

☆注：招标人将于 2020 年 3 月 24 日下午，通过网络召开项目推介会，介绍项目背景并回答有关项目投标报名问题，请意向投标单位于 2020 年 3 月 19 日 17:00 前，将联系方式和有关项目问题发送至邮箱 jcdsn2019@qq.com。

☆Note: The tenderer will organize an online project promotion conference on the afternoon of Mar. 24 2020, to introduce the project background and answer questions of interested firms about the bidding application. Interested firms please send their contact information and questions about this project to us by jcdsn2019@qq.com before 17:00, Mar. 19, 2020.

十一、咨询方式 Enquiry

咨询邮箱：jcdsn2019@qq.com

咨询电话：

张先生（中文）电话：+86 13631600111

魏女士 (中文) 电话 : +86 13823563327

赖女士 (英文) 电话 : +86 13530670439

Enquiry Email: jcdsn2019@qq.com

Enquiry Hotline:

Mr. Zhang (for Chinese) Tel: +86 13631600111

Ms. Wei (for Chinese) Tel: +86 13823563327

Ms. Lai (for English) Tel: +86 13530670439

特别提示:

Special Reminder:

1、根据深圳建设工程交易服务系统后续程序的管理要求，投标申请人（包括联合体牵头单位、联合体成员单位）必须提前办理网上企业信息登记。

Bidders (including the leading party and members of the consortium) must complete corporate information archiving in advance according to the management requirements of the follow-up procedures of Shenzhen Construction Project Transaction Service Center.

深圳建设工程交易服务中心

Shenzhen Construction Project Transaction Service Center

企业信息登记网址：<https://www.szisjy.com.cn:8001/jy-toubiao/>

Website for corporate information archiving:
<https://www.szisjy.com.cn:8001/jy-toubiao/>

信息登记咨询电话：+86-0755-83785155; +86-0755-83787822

Enquiry hotline for corporate information archiving: +86-0755-83785155;
+86-0755-83787822



2、报名信息登记：请报名机构于北京时间 2020 年 4 月 7 日 17:00 前点击链接 <https://szdesigncenter.jinshuju.com/f/nat1me> 或扫描以下二维码填写报名信息。

Registration information: Applicants please visit the website: <https://szdesigncenter.jinshuju.com/f/nat1me> or scan the following QR code to fill in the registration information before 17:00, Apr. 7, 2020 (Beijing time).

