

深圳市光明城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 Guangmingcheng Integrated Transport Hub and the Architectural Design of the Main Building

一、项目名称 Project Name

《深圳市光明城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 Guangmingcheng 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

招标人：深圳市地铁集团有限公司

组织咨询服务单位：深圳市仁智汇商务咨询有限公司

Host: China State Railway Group Co., Ltd.

Shenzhen Municipal People's Government

Tenderer: Shenzhen Metro Group Co., Ltd.

Organizing Consultant: Benecus Consultancy Limited

三、项目概况 Project Overview

深圳市,改革开放重要经济特区、全国经济中心城市、国际科技产业创新中心、国际文化交流中心、国际海洋中心城市;光明区,广深科技创新走廊上的国家级科学城、珠三角重要的创新策源地、深圳北部中心。

Shenzhen, known as an important special economic zone for reform and opening up, a national economic center, an international center for science and technology, an international cultural exchange center, and a global marine central city, while its Guangming District is a national science city in Guangzhou-Shenzhen Science and

Technology Innovation Corridor, an important source of innovation in the Pearl River Delta, and the north center of Shenzhen.

光明城枢纽位于深圳市光明区东南侧的凤凰城片区，目前是广深港高铁的中间站。根据深圳市铁路、城际轨道和城市轨道相关规划，光明城枢纽除现状广深港高铁外，还将引入赣深高铁、深莞城际、城市轨道交通 6 号线支线、13 号线和 18 号线等轨道，成为深圳西北部重要的交通枢纽。

Located in Phoenix Town, southeast of Guangming District, Shenzhen, Guangmingcheng Hub is currently the intermediate station of Guangzhou-Shenzhen-Hong Kong High-speed Railway. According to relevant planning of Shenzhen railway, intercity railway and urban rail transit, Ganzhou-Shenzhen High-speed Railway, Shenzhen-Dongguan Intercity Railway, and the branch line of Metro Line No. 6, as well as Metro Line No.13 & 18, will be introduced into Guangmingcheng Hub in addition to current Guangzhou-Shenzhen-Hong Kong High-speed Railway, which will make it become an important transport hub in northwest Shenzhen.

为高标准打造站城一体化综合交通枢纽，决定开展深圳市光明城综合交通枢纽概念设计及主体建筑设计方案征集。

Therefore, the *Solicitation for the Conceptual Design of Shenzhen Guangmingcheng Integrated Transport Hub and the Architectural Design of the Main Building* is being held to build a comprehensive transport hub integrated with station and city in high standards.

四、征集范围 Solicitation Scope

征集范围分为“枢纽核心区建筑概念设计”和“片区综合交通规划研究”两个部分。

The solicitation scope covers two parts, namely "the architectural concept design of the core hub area" and "the comprehensive transportation planning research on the area".

枢纽核心区建筑概念设计范围：科林路（规划）、侨凯路、凤恩路、凤兴路所围合的区域，面积约 14.9 公顷（法定图则道路中线围合范围）。

Scope of the architectural concept design of the core hub area: Covering an area of 14.9 hectares, which is enclosed by Kelin Road (Planned), Qiaokai Road, Feng'en Road, Fengxing Road (i.e., the area enclosed by the road center line in the statutory plan).

片区综合交通规划研究范围：观光路、科泰路、外环高速公路、龙大高速公路、

光侨路所围合的区域，如有必要，可不限于此范围。

Scope of the comprehensive transportation planning research on the area: The area enclosed by Guangguang Road, Ketai Road, Outer Ring Expressway, Longhua-Daling Mountain Expressway, and Guangqiao Road, which may not be limited to this if necessary.



光明城综合交通枢纽概念设计方案征集研究范围

Research Scope of the Solicitation for the Conceptual Design of Guangmingcheng Integrated Transport Hub

五、征集内容 Solicitation Contents

本次方案征集主要包括两部分研究内容，分别为“枢纽核心区建筑概念设计”

和“片区综合交通规划研究”。

This Solicitation mainly includes two parts of work contents, namely "the architectural concept design of the core hub area" and "the comprehensive transportation planning research on the area".

(1) 枢纽核心区建筑概念设计内容 Contents of the Architectural Concept Design of the Core Hub Area

枢纽核心区建筑概念设计是本次方案征集的重点。在高铁高架线路和车站对城市噪音、震动和景观方面造成的不利影响和分割下，重点考虑应用建筑化的手法消除以上影响。

The architectural concept design of the core hub area is the focus of the Solicitation. Under the negative influences including noise, vibration and division of landscapes caused by high-speed railway elevated lines and stations to the city, key consideration shall be given to the application of architectural techniques to eliminate the above influences.

在已有高架高铁线路运营及将要建设新高铁车站的情况下，对综合交通枢纽(含高铁、城际、城市轨道交通、机动车等交通设施)及综合开发进行整体设计，明确平面布局及流线、建筑竖向布局，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物业开发方案与分期实施建议。

Under the circumstances that existing elevated high-speed railway lines are still under operation while a new high-speed railway station is going to be built, carry out overall design for the integrated transport hub (including high-speed railway, intercity railway, urban rail transit, motor vehicles and other traffic facilities) and its comprehensive 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 its property development.

(2) 片区综合交通规划研究内容 Contents of the Comprehensive Transportation Planning Research on the Area

统筹考虑枢纽集散交通和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.

注：具体内容详见资格预审文件中技术任务书。

(See the Design Brief in the Prequalification Document for the detailed design contents.)

六、征集规则 Solicitation Rules

本次方案征集分为“资格预审”、“概念方案设计”和“定标”三个阶段。资格预审阶段将根据报名机构提交的报名文件评选出 5 家入围设计机构进入下一阶段概念方案设计（同时选出 2 家有排序的备选设计机构，如入围设计机构退出则备选设计机构依序替补）。概念方案设计阶段，5 家入围设计机构提交符合技术任务书要求的成果文件，由方案评审委员会对提交的设计成果进行评审，评选出两个不排序的推荐方案及第三至五名。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 2 名中标候选人中确定 1 名中标人。

There will be three stages, namely, "Prequalification", "Conceptual Design" and "Bid Finalization" in this Solicitation. At the stage of prequalification, 5 design firms will be shortlisted to enter the next stage of conceptual design according to the registration documents submitted by the applicants (at the same time, 2 alternatives will be selected; in case any shortlisted firm quits, they can take its place in order). At the stage of conceptual design, the 5 shortlisted firms shall submit deliverables that meet the design requirements; the scheme review committee will review these deliverables, and select 2 recommended schemes (without ranking) and rank the 3rd to 5th places. At the stage of bid finalization, the jury panel of final selection will be set up by the tenderer according to law to determine the winner from the 2 candidates recommended by the scheme review committee.

七、日程安排 (暂定) Schedule (Provisional)

阶段 Stage	时间 Time	事项 Event
第一阶段 资格预审 Stage 1 Prequalification	2020 年 1 月 10 日 Jan. 10, 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 1 月 10 日 -2020 年 2 月 20 日 Jan. 10, 2020-Feb. 20, 2020	自由报名 Registration
	2020 年 2 月 20 日 12:00 前 Before 12:00, Feb. 20, 2020	报名截止 Registration deadline
	2020 年 2 月 24 日 Feb. 24, 2020	对报名机构提交的报名文件进行预审，从中评选出 5 家设计机构，2 家备选机构 Prequalification on registration documents submitted by applicants and selection of 5 shortlisted firms and 2 alternatives
	2020 年 2 月 27 日 Feb. 27, 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 3 月 6 日 Mar. 6, 2020	组织踏勘、答疑 Site Visit & Q&A
第二阶段 概念方案设计 Stage 2 Conceptual Design	2020 年 4 月 7 日 Apr. 7, 2020	中期答疑及交流 Interim Q& A and communication
	2020 年 5 月 21 日 12:00 前 Before 12:00, May 21, 2020	提交设计成果 Submission of deliverables
	2020 年 5 月 21-22 日 May 21-22, 2020	召开方案评审会 Scheme Review Meeting
第三阶段 定标 Stage 3 Bid Finalization	2020 年 5 月下旬 Late May, 2020	方案评定 Bid finalization
	2020 年 5 月下旬 Late May, 2020	发布最终征集结果 Announcement of the final result
整合深化设计 Design Integration and Detailing	2020 年 6-7 月 Jun. - Jul., 2020	成果整合深化 Design Integration and detailing
方案设计 Scheme Design	2020 年 11 月底 End of Nov. 2020	提交光明城综合交通枢纽主体建筑方案设计成果 Submission of the architectural scheme design for the main building of Guangmingcheng Integrated Transport Hub

☆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 tenderee 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.

八、征集费用 Design Fees

经过专家评审后，符合设计要求的设计机构（联合体），依据其排名将获得如下方案征集费用：

After the experts' review, design firms (consortiums) that meet the design requirements will receive the following fees depending on their rankings:

第一名：可获得设计合同和整合深化费用人民币 100 万元整（含税）；

1st place: It can win the design contract and receive the fee of design integration and detailing of RMB One Million Yuan (¥1,000,000) (tax included);

第二、三名：各可获得奖金人民币 200 万元整（含税）；

2nd and 3rd places: Each can receive bonus of RMB Two Million Yuan (¥2,000,000) (tax included);

第四、五名：各获得奖金人民币 150 万元整（含税）。

4th and 5th places: Each can receive bonus of RMB One Million Five Hundred Thousand Yuan (¥1,500,000) (tax included).

第一名获得《深圳市光明城综合交通枢纽及上盖物业建筑方案设计合同》，设计费按 160 元/m² 计，预计约为 3000 万元，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 first-prize winner will be eligible to win the *Architectural Scheme Design Contract of Shenzhen Guangmingcheng Integrated Transport Hub and Its Superstructure Development*, whose design fee is estimated to be RMB Thirty Million Yuan (¥30,000,000) (tax included) according to RMB 160 Yuan/m² and specific design scope will be determined by the tenderer after negotiating with the winning bidder when the design integration and detailing is completed.

本次方案征集费用均以人民币支付，由所获费用等产生的任何税费均由设计机构（联合体）自理。

The design fees concerning this Solicitation will be paid in RMB, and any taxes and fees incurred from the design fees, etc. shall be borne by design firms (consortiums).

九、报名要求 Registration Requirements

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，联合体优先考虑配置含建筑设计、轨道设计、综合交通等类型的综合型研究单位，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 comprehensive research units in fields of architectural design, rail transit, and comprehensive transportation, 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，且联合体各方均不得再单独或与其他单位组成新的联合体参与报名。

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.

(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。

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.

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，且必须具有独立企业法人资格。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。法定代表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、首席设计师需有主持设计过国际都市地标性建筑的经验，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申报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的业绩。

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

十、报名咨询与相关资料索取 Registration Enquiry & Relevant Information Acquisition

张元海（中文）电话：+86 13631600111

童 云（中文）电话：+86 13760332131

赖修竹（英文）电话：+86 13530670439

咨询邮箱： benecus@qq.com

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

Mr. Tong Yun (for Chinese) Tel: +86 13760332131

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

Enquiry Email: benecus@qq.com

特别提示：

Special Reminder:

(1)相关资格预审文件下载请前往深圳市住建局工程交易中心平台下载(网址：https://www.szjsjy.com.cn:8001/jyw/jyw/zbGongGao_View.do?ggguid=2c9e8ac26f5b1a76016f7f2eecfa292d) 。

Please download the relevant Prequalification Document on the website of the Project Transaction Service Center of the Housing and Construction Bureau of Shenzhen Municipality at https://www.szjsjy.com.cn:8001/jyw/jyw/zbGongGao_View.do?ggguid=2c9e8ac26f5b1a76016f7f2eecfa292d.

(2) 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

网上办理地址：<https://www.szjsjy.com.cn:8001/jy-toubiao/>

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

咨询电话：[+86-0755-83785155](tel:+86-0755-83785155); [+86-0755-83787822](tel:+86-0755-83787822)

Enquiry hotline: [+86-0755-83785155](tel:+86-0755-83785155); [+86-0755-83787822](tel:+86-0755-83787822)

(3) 登 记 报 名 信 息：请 报 名 机 构 点 击 链 接 <https://szdesigncenter.jinshuju.com/f/LA8Uqi> 或扫描以下二维码填写报名信息，于北京时间 2020 年 2 月 17 日 17:00 前提交。

Registration information: Applicants please visit the website:
<https://szdesigncenter.jinshuju.com/f/LA8Uqi> or scan the following QR code to register.
The registration shall be finished before 17:00, Feb. 17, 2020 (Beijing time).

