

沙井街道步涌社区九年一贯制 学校新建工程全过程设计

WHOLE-PROCESS DESIGN FOR NEW PROJECT OF SHAJING SUB-DISTRICT BUCHONG COMMUNITY NINE-YEAR CONSISTENT SCHOOL

资格预审文件

PRE-QUALIFICATION DOCUMENT

2023.03

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深圳
SHENZHEN

招标人：深圳市宝安区建筑工务署
Tenderer: Bureau of Public Works of Bao'an District, Shenzhen
组织策划单位：深圳市一和雅韵建筑咨询有限公司
Tender organizer: Shenzhen Ehow R&D Center
招标代理：广东建设工程监理有限公司
Bidding Agency: Guangdong Construction Engineering Supervision Co., Ltd.

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第一部分 投标人须知前附表
Part I Pre-Schedule of Instructions to Bidders

序号 No.	名称 Name	规定 Regulations
1	工程名称 Project name	沙井街道步涌社区九年一贯制学校新建工程全过程设计 Whole-process Design for New Project of Shajing Sub-district Buchong Community Nine-year Consistent School
2	招标人 Tenderee	深圳市宝安区建筑工务署 Bureau of Public Works of Bao'an District, Shenzhen
3	项目概况 Project overview	<p>沙井街道步涌社区九年一贯制学校办学规模为 36 班 1680 个学位（其中小学 24 班 1080 个学位，初中 12 班 600 个学位），另配机动教室 9 班（其中小学 6 班 270 个学位，初中 3 班 150 个学位）。匡算总投资约 33600 万元，项目用地总面积 16416.65 平方米，建筑面积 42000 平方米。</p> <p>The Shajing Sub-district Buchong Community Nine-year Consistent School has a scale of 1,680 degrees in 36 classes (including 1,080 degrees in 24 classes of primary school and 600 degrees in 12 classes of junior high school), and 9 classes of mobile classrooms (including 270 degrees in 6 classes of primary school and 150 degrees in 3 classes of junior high school). The estimated total investment is about 336 million yuan. The total land area of the Project is 16,416.65m², and the building area is 42,000m².</p> <p>建设内容主要包括：</p> <p>① 必配校舍用房（含教学及教学辅助用房、办公用房、生活服务用房）；</p> <p>② 选配校舍用房（风雨连廊、架空层、地下停车库及设备用房等）；</p> <p>③ 教师宿舍；</p> <p>④ 同步建设室外配套设施工程等。</p> <p>The project contents mainly include:</p> <p>① Compulsory school buildings (including teaching and teaching auxiliary rooms, office rooms and living service rooms);</p> <p>② Optional school buildings (storm corridor, overhead floor, underground parking garage and equipment room, etc.);</p> <p>③ Teacher dormitory;</p> <p>④ Construction of outdoor supporting facilities, etc.</p>
4	资金来源 Source of fund	100% 政府投资 100% government investment

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5	招标内容 Bidding contents	<p>本工程招标范围包含但不限于：方案设计、初步设计与概算编制、绿色建筑设计咨询、装配式建筑设计、海绵城市设计、建筑废弃物再生材料利用、水土保持方案设计、编制可研估算、建筑信息模型（BIM）设计、施工图设计、竣工图编制、信息收集、协助审批及报建、现场施工配合等阶段的相关设计服务。并须承担未获得业主及政府主管部门审查批准而出现的反复修改的工作责任，以及发包人交办的其他相关配合事项等。</p> <p>The bidding scope of the Project includes but is not limited to: scheme design, preliminary design and budget preparation, green building design consultation, prefabricated building design, sponge city design, construction waste recycling material utilization, water and soil conservation scheme design, cost estimation of feasibility study report preparation, building information model (BIM) design, construction drawing design, as-built drawing preparation, information collection, assistance in approval and construction application, and relevant design services in the onsite construction cooperation and other stages. The Bidder shall also bear the responsibility for repeated modification without the review and approval by the Owner and the competent government departments, and other relevant cooperation matters assigned by the Owner.</p> <p>注：招标人有权根据项目的批复情况调整工作内容。最终工作内容以招标文件和设计合同为准。</p> <p>Note: The Tenderee has the right to adjust the work content according to the approval of the Project. The final work content shall be subject to the Bidding Document and Design Contract.</p>
6	资格审查方式 Methods of qualification review	<p>1. 本项目采用公开招标（资格预审）方式，分为三个阶段：第一阶段为资格预审阶段、第二阶段为方案竞标阶段、第三阶段为定标阶段。对资格预审入围但未中标的单位设置落标补偿费。</p> <p>1.The Project is conducted in the form of open bidding (pre-qualification) in three stages: the first stage is the prequalification stage, the second stage is the scheme bidding stage, and the third stage is the bid awarding stage. Compensation fee for bid failure shall be set for the units that have been shortlisted for pre-qualification but have not won the bid.</p> <p>2. 招标人将组建资格审查委员会，资格审查委员会根据资格预审文件对投标申请人资质与项目负责人的资质开展符合性审查。</p> <p>2.The Tenderee will establish a Qualification Review Committee, which will review the conformity of the qualifications of the bid applicants and the project leader according to the pre-qualification documents.</p> <p>3. 对资格预审合格的概念提案成果进行编号，以暗标形式交由资格预审委员会进行评审，采用记名投票方式对投标申请人进行逐轮淘汰表决，</p>

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		最终确定 7 家正式投标人（无排序）。 3. The conceptual proposals that have passed the pre-qualification will be numbered, submitted to the pre-qualification committee for review in the form of closed bidding, and the bid applicants will be subject to rounds of elimination voting by registered ballot, and 7 formal bidders will finally be determined (without ranking).
7	落标补偿费 Compensation fee for bid failure	本项目设置落标补偿。落标补偿标准为： The Project provides compensation fee for bid failure. The compensation standard for bid failure is: 中标人将被授予合同，不作补偿；进入定标环节但未中标的第 2、第 3 名每家正式投标人 15 万元；确定为正式投标人但未进入定标环节的第 4、第 5、第 6、第 7 名每家正式投标人 8 万元；其余投标人不作补偿。 The successful bidder will be awarded with the contract without compensation; the formal bidders who have ranked No. 2 and No. 3 and entered the process of bid awarding but failed to win the bid will be given 150,000 yuan each; the formal bidders who have ranked No. 4-No. 7 and have been identified as the formal bidders but have not entered the process of award of contract will be given 80,000 yuan each; and other bidders will not be compensated. 落标补偿费用共计 62 万元（含支付税额），由招标人支付给未中标人。 The total compensation fee for bid failure is 620,000 yuan (including the taxes paid), which shall be paid by the Tenderer to the unsuccessful bidder.
8	设计费 Design expenses	(设计费暂定价) 固定总价 864.5897 万元。 (Provisional design fee) fixed total price is 8,645,897 yuan. 计费依据：本项目总投资 33600 万元，暂定建安费按总投资的 85% 计取 28560 万元为计费基数。设计费参照《国家计委、建设部关于发布 < 工程勘察设计收费管理规定 > 的通知》(计价格〔2002〕10 号) 的有关规定计算。BIM 设计费单价按《广东省建筑信息模型 (BIM) 技术应用费用计价参考依据 (2019 年修正版) 》中设计阶段应用单项工程应用 17.5 元 / 平方米。工程复杂程度调整系数按 1.0、专业调整系数按 1.0、附加调整系数按 1.0 计取，竣工图编制费按基本设计收费的 8% 计取，并总体下浮 10%。 Billing basis: The total investment of the Project is 336 million yuan, and the provisional construction and installation fee is calculated as 85% of the total investment, equivalent to 285.6 million yuan as the billing base. The design fee is calculated by reference to the relevant provisions specified in the Notice of the State Development Planning Commission and the Ministry of Construction on Publishing the Administrative Regulations for Engineering

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		Survey and Design Charges (JJG [2002] No. 10). The unit price of the BIM design fee shall be subject to 17.5 yuan/m2 applied in the single projects at the design stage as specified in the Reference Basis for the Pricing of Building Information Model (BIM) Technology Application Fees in Guangdong Province (2019 Revision). The engineering complexity adjustment coefficient, the discipline adjustment coefficient, and the additional adjustment coefficient are respectively taken as 1.0. The as-built drawing preparation fee is calculated as 8% of the basic design fee, which is lowered by 10% as a whole. 最终结算价：可行性研究报告编制费按投标报价不予调整，且不超过概算批复中的相应子目费用。基本设计费以概算批复中相应的建筑安装工程费为计费基础，按《2002 工程勘察设计收费标准（2002 年修订本）》及招标控制价采用相关系数为依据计算费用，且不超过概算批复中的相应设计费的 90%。 Final settlement price: the preparation cost of the feasibility study report shall be subject to the bid price and will not be adjusted separately, and shall not exceed the corresponding sub-item cost in the budget estimate approval. The basic design fee is based on the corresponding construction and installation fee in the budget estimate approval, and is calculated according to the Charging Standard for Engineering Survey and Design (Revised in 2002) and the correlation coefficient of the tender control price, and shall not exceed 90% of the corresponding design fee in the budget estimate approval.
9	资格预审申请条件 Prequalification application conditions	1. 投标申请人必须是独立法人机构或合伙制企业或其他组织机构。 1. A bid applicant must be an independent legal entity, partnership business or other organization. 2. 投标申请人必须具备国家住房和城乡建设部颁发的建筑行业（建筑工程专业）设计甲级或以上资质。 2. The bid applicant must have Grade A or above qualification for design in the construction industry (construction engineering discipline) issued by the Ministry of Housing and Urban-Rural Development of the People's Republic of China. 3. 项目负责人资格：具备一级注册建筑师执业资格。联合体投标的，项目负责人必须由牵头单位人员担任。 3. Qualification of project leader: the candidate must have the practicing qualification of first-class registered architect. In case of consortium bidding, the project leader must be the personnel of the leading unit. 4. 本项目接受联合体投标，以联合体投标的需符合以下要求： 4. Consortium bidding is allowed in the Project. The following requirements shall be met for consortium bidding:

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		<p>①如联合体投标，牵头单位需具备建筑行业（建筑工程专业）设计甲级或以上资质。</p> <p>① In case of consortium bidding, the leading unit shall have Grade A or above qualification for design in the construction industry (construction engineering discipline).</p> <p>②联合体成员不得超过 2 名（含牵头单位）。</p> <p>② The number of members of the consortium shall not exceed 2 (including the leading unit).</p> <p>③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。</p> <p>③ Members of the consortium shall not form other consortiums with other design agencies separately or in other names to participate in the registration.</p> <p>④联合体合作方需签署具法律效力的《联合体协议》，并明确牵头单位，各个设计阶段中双方的分工划分方式和设计费用的分摊比例、分配方式等。</p> <p>④ The partners of the consortium shall sign a legally binding Consortium Agreement, and specify the leading unit, the division of responsibilities and the apportionment ratio and distribution method of design costs between both parties in each design stage.</p> <p>5. 本项目不接受个人或个人组合的报名。</p> <p>5. Individual or individual combination are not allowed for registration in the Project.</p>
10	资格预审申请文件组成 Composition of pre-qualification application documents	<p>资格预审申请文件包含公司介绍及资质证明文件、业绩、设计团队介绍、概念提案等，详见六、资格预审申请文件。</p> <p>The pre-qualification application documents include the company profile and qualification certificate documents, performance sheet, design team profile, conceptual proposal, etc. See details in VI. Pre-qualification Application Documents.</p>
11	获取资格预审文件方式 How to obtain pre-qualification documents	<p>资格预审文件自行在“深圳公共资源交易公共服务平台（宝安区）- 招标公告”下载。（https://ba.szggzy.com/jygg/list.html?id=jsgc）</p> <p>The pre-qualification documents can be downloaded from "Shenzhen Public Service Platform for Public Resources Trading (Bao'an District) - Bidding Announcement".（https://ba.szggzy.com/jygg/list.html?id=jsgc）</p>

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12	资格预审申请文件递交截止时间及方式 Deadline and method for submission of pre-qualification application documents	<p>截止时间：北京时间 2023 年 3 月 20 日 17 时 00 分（详见深圳交易集团有限公司宝安分公司 - 招标公告）。</p> <p>Deadline: Beijing time <u>17:00, March 20, 2023</u> (see Bao'an Branch of Shenzhen Trading Group Co., Ltd. - Bidding Announcement for details).</p> <p>现场递交或邮寄地点：深圳市宝安区湖滨东路 40 号服务大厅深圳交易集团有限公司宝安分公司业务大厅窗口（逾期将不予受理）。</p> <p>On-site delivery or mailing address: the business hall windows of Bao'an Branch of Shenzhen Trading Group Co., Ltd., Service Hall, No. 40, Hubin East Road, Bao'an District, Shenzhen (overdue will not be accepted).</p> <p>联系人：黄工 +86-15816854433 郑工 +86-18126316869 Note: Contact: Mr.Huang +86-15816854433/Ms. Zheng, Tel: +86-18126316869</p> <p>递交方式：现场提交或邮寄方式 Submission method: on-site submission or mailing</p> <p>1、本项目资格预审申请文件接受现场递交或邮寄方式递交。 1. The pre-qualification application documents of the Project can be submitted on site or by mail.</p> <p>2、考虑到邮寄方式有延时送达风险，为保障投标申请人按时送达资格预审申请文件，境外投标申请人可委托本地人员按资格预审文件要求将资格预审申请文件盖章电子版制作成资格预审申请文件的纸质版和电子文件，按要求封装后到现场递交。 2. Considering the risk of delayed delivery by mail, in order to ensure that the pre-qualification application documents are served on time by the bid applicants, overseas bid applicants can entrust local personnel to make the sealed electronic version of the pre-qualification application documents into the paper version and electronic version of the pre-qualification application documents according to the requirements of the pre-qualification documents, and then submit them to the site after sealing as required.</p> <p>3、现场递交资格预审申请文件的须提交法人代表证明书及法人授权委托书（格式详见附件 1 资格预审申请文件格式），被委托人现场递交资格预审申请文件时，须携带法人代表证明书及法人授权委托书原件或扫描打印件及被委托人身份证原件。 3. When submitting the pre-qualification application documents on site, the certificate of the legal representative and the power of attorney of</p>

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		<p>the legal person must be submitted (See Annex 1 Format of the Pre-qualification Application Documents for the format). When submitting the pre-qualification application documents on site, the entrusted person must carry the original or scanned hard copy of the certificate of the legal representative and the power of attorney of the legal person and the original ID card of the entrusted person.</p> <p>特别提醒： Special reminder:</p> <p>1、资格预审申请文件须在截止时间前送达（现场或邮寄）至指定地点，逾期将不予受理。 1. The pre-qualification application documents must be delivered (on-site or by mail) to the designated place before the deadline, and will not be accepted after the deadline.</p> <p>2、投标申请人（包括联合体牵头单位、联合体成员单位）须在递交资格预审申请文件前完成网上企业信息登记，登记时须保证所录入的公司名称与营业执照名称保持完全一致，包括大小写、空格、特殊符号等。如投标申请人快递或递交到现场的资格预审申请文件，招标人或招标人代表现场无法在系统里登记，该资格预审申请文件将按不予受理处理。 2. The bid applicant (including the leading unit of the consortium and the member unit of the consortium) must complete the online enterprise information registration before submitting the pre-qualification application documents. During the registration, it must ensure that the company name entered is completely consistent with the name of the business license, including capital letters, spaces, special symbols, etc. If the Tenderer or the Tenderer's representative cannot register the pre-qualification application documents delivered by the Bid Applicants or delivered to the site in the system, the pre-qualification application documents will not be accepted.</p> <p>网上办理地址：https://www.szjsjy.com.cn:8001/jy-toubiao/ Online address: https://www.szjsjy.com.cn:8001/jy-toubiao/ 技术支持电话：+86-755-83785155; +86-755-83787822 Technical support telephone: +86-755-83785155; +86-755-83787822</p> <p>3、为确保现场顺利递交资格预审申请文件，建议投标申请人到现场递交资格预审申请文件的授权委托人中，有一人为该司在网上备案的投标员。 3. In order to ensure the successful submission of the pre-qualification application documents on the site, it is recommended that one of the authorized principals of the bid applicant coming to submit the pre-qualification application documents on the site should be the bidder registered by the Company online.</p>

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13	投标申请人对资格预审文件的质疑期限、方式 Time limit and method for the bid applicant to question the pre-qualification documents	<p>质疑截止时间：详见深圳公共资源交易网 - 招标公告。 Deadline of query: see Shenzhen Public Resources Trading Center Website - Bidding Announcement for details.</p> <p>提交疑问的方式：在“深圳公共资源交易公共服务平台(宝安区)-招标公告”提交，或将质疑文件扫描件（加盖公章，接受电子签章）和电子版（.doc格式）提交至电子邮箱 competition@ehow.net.cn。 How to submit the query: submit it at the "Shenzhen Public Service Platform for Public Resources Trading (Bao'an District) - Bidding Announcement", or submit the scanned copy (with official seal and electronic signature is allowed) and the electronic version (. doc format) of the query document to the e-mail address competition@ehow.net.cn.</p>
14	招标人对资格预审文件的澄清或修改、答疑的期限、方式 The Tenderer's clarification or modification of the pre-qualification documents and the time limit and method of answering queries	<p>招标人澄清或修改、答疑截止时间： Deadline for the Tenderer to clarify or modify and answer queries: 详见深圳交易集团有限公司宝安分公司 - 招标公告 see Bao'an Branch of Shenzhen Trading Group Co., Ltd. - Bidding Announcement.</p> <p>投标人获取资格预审文件答疑或补遗的方式： The method for the Bidder to obtain the Q&A and addendum to the pre-qualification documents: 投标申请人自行在“深圳交易集团有限公司宝安分公司网站（https://ba.szggzy.com/jygg/list.html?id=jsgc）”上获取本项目资格预审阶段的答疑及补遗等补充文件。 The Bid Applicant obtains by itself the supplementary documents such as Q&A and addendum at the pre-qualification stage of the Project on the website of Bao'an Branch of Shenzhen Trading Group Co., Ltd. (https://ba.szggzy.com/jygg/list.html?id=jsgc).</p>
15	否决性条款 Veto clause	<p>具体见本项目资格预审文件“九、否决性条款”。 For details, see "IX. Veto Clause" in the pre-qualification document of the Project.</p>

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16	设计周期要求 Requirements for design cycle	<p>预计为中标之日起 5.5 个月，方案设计时间 1.5 个月；初步设计及概算编制时间 2 个月；施工图设计时间 2 个月。</p> <p>It is expected to take 5.5 months from the date of winning the bid and 1.5 months for scheme design; The preparation time of preliminary design and budget estimate is 2 months; The design time of construction drawings is 2 months.</p>
17	语言 Language	<p>本工程资格预审的合法语言文字为中文。</p> <p>The legal language for pre-qualification of the Project is Chinese.</p> <p>投标申请人的往来通知、函件和投标成果文件为非中文的，应同时提供中文翻译文，以中文翻译文为准。</p> <p>If the correspondence notices, letters and bidding outcome documents of the bid applicant are not in Chinese, the Chinese translation shall be provided at the same time, and the Chinese translation shall prevail.</p> <p>为确保对本次竞标背景和相关要求的准确理解，申请人拟派项目人员中建议至少有一名通晓汉语及英语的人士。</p> <p>In order to ensure an accurate understanding of the background and relevant requirements of this bidding, it is suggested that the applicant send at least one person who is familiar with both Chinese and English to the project site.</p>
18	其他 Others	<p>第一阶段资格预审阶段的概念提案和第二阶段方案投标阶段的投标方案设计均采用暗标形式。</p> <p>The conceptual proposal in the first stage of pre-qualification and the bidding scheme design in the second stage of scheme bidding are both in the form of closed bidding.</p>

第二部分
Part II

资格预审须知
Instructions for
Pre-qualification

一 . 组织机构

招标人：

深圳市宝安区建筑工务署

招标服务方：

深圳市一和雅韵建筑咨询有限公司

招标代理：

广东建设工程监理有限公司

咨询邮箱：

competition@ehow.net.cn

招标公告发布平台：

深圳公共资源交易公共服务平台（宝安区）（<https://ba.szggzy.com/jygg/list.html?id=jsgc>）

招标公告及后续答疑、补遗文件的官方发布平台为深圳公共资源交易公共服务平台（宝安区）。

咨询电话：

招标代理：

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（北京时间周一至周五 9:00-12:00，14:00-18:00）

组织策划单位：

郑 工 +86-18126316869
（北京时间周一至周五 9:00-12:00，14:00-18:00）

I. Organization

Tenderee:

Bureau of Public Works of Bao'an District, Shenzhen

Bidding service agency:

Shenzhen Ehow R&D Center

Bidding Agency:

Guangdong Construction Engineering Supervision Co., Ltd.

Consultation mailbox:

competition@ehow.net.cn

Bidding announcement release platform:

Shenzhen Public Service Platform for Public Resources Trading (Bao'an District)（<https://ba.szggzy.com/jygg/list.html?id=jsgc>）

The official release platform of the bidding announcement and subsequent Q&A and addendum documents is Shenzhen Public Service Platform for Public Resources Trading (Bao'an District).

Consultation telephone:

Bidding agency:

Engineer Huang +86-15816854433
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Tender organizer:

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(9:00-12:00, 14:00-18:00, Beijing time, Monday to Friday)

二 . 项目概况

宝安区位于深圳市最西边，西临珠江口，北接东莞市。沙井街道为宝安区下辖的十个街道之一，位于宝安区西北部，与光明区接壤。本项目用地位于沙井街道北面，新和大道与环镇路交汇处东南角。用地位于城市建筑高密度区域，西侧为步涌村，北侧为晶辉工业区。

根据上位规划，本项目用地仅西面和南面临市政道路，其中西侧的次干路环镇路红线宽度 40M，双向 4 车道，与北侧的城市主干道新和大道以及南侧的沙井北环路接壤；用地北面和东面无市政道路（与其它地块紧邻）。项目周边区域路网较完善，高速路有京港澳高速、外环高速（在建）；主干路有松福大道、宝安大道、新和大道、沙井路等；次干路有向兴路、沙松路、环镇路。

项目拟用地不占用基本农田，内部无待拆建筑，有少量苗木。

II. Project overview

Bao'an District is located in the westernmost part of Shenzhen, bordering the Pearl River estuary in the west and Dongguan in the north. Shajing Sub-district is one of the ten sub-districts under the jurisdiction of Bao'an District, located in the northwest of Bao'an District, bordering Guangming District. The project site is located in the north of Shajing Sub-district and at the southeast corner of the intersection of Xinhe Avenue and Huanzhen Road. The land is located in the high-density area of urban buildings, with Buchong Village and Jinghui Industrial Zone in the west and north respectively.

According to the master plan, the project site only faces the municipal roads in the west and south. The width is 40M for the boundary line of Huanzhen Road, which is the secondary trunk road in the west. With two-way four lanes, this road borders Xinhe Avenue, the urban trunk road in the north, and Shajing North Ring Road in the south. No municipal roads exist in the north and east of the site (adjacent to other plots). The road networks around the Project are complete, including such expressways as Beijing-Hong Kong-Macao Expressway and Outer Ring Expressway (under construction), such trunk roads as Songfu Avenue, Bao'an Avenue, Xinhe Avenue and Shajing Road, and such secondary trunk roads as Xiangxing Road, Shasong Road and Huanzhen Road.

The basic farmland is not occupied at the proposed site of the Project, without buildings to be demolished inside, and there are a few seedlings.

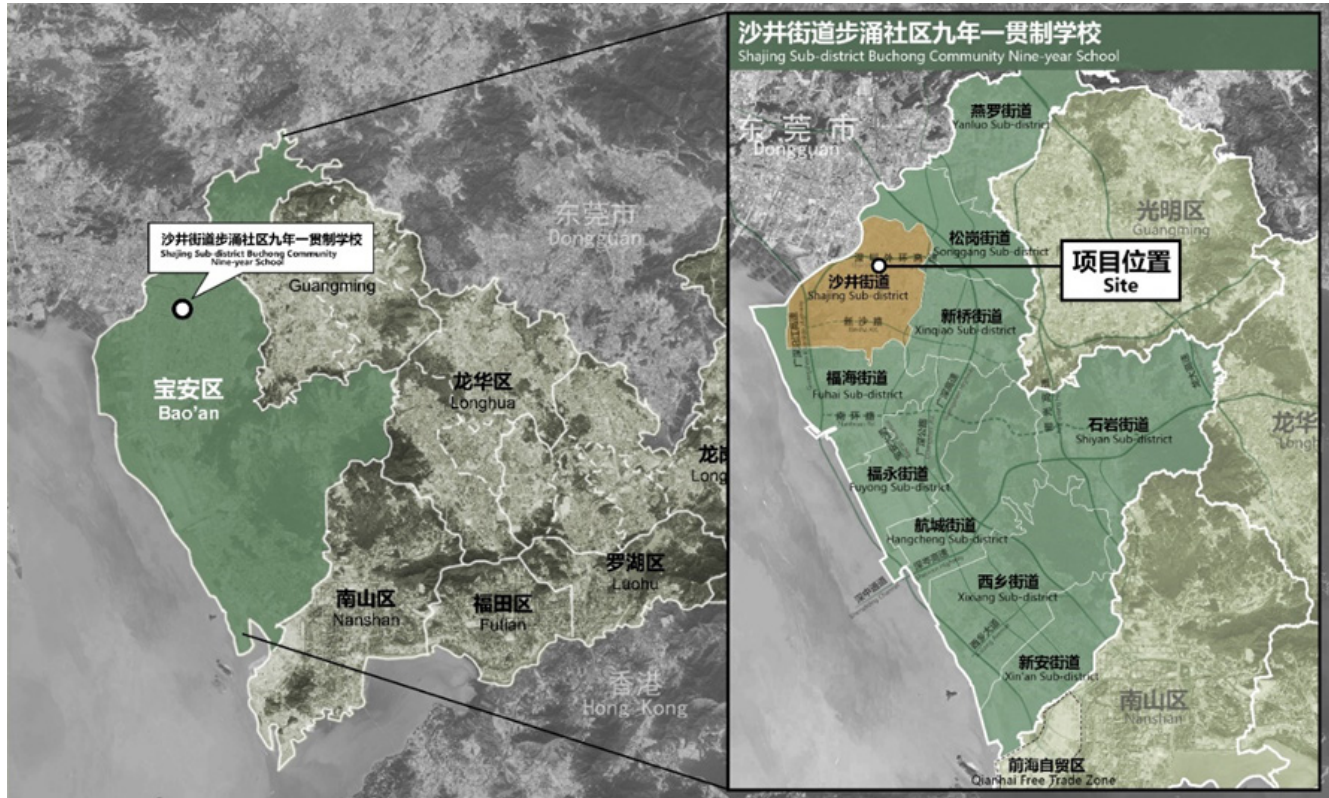


图 1 项目区位
Figure 1 Project Location

沙井街道步涌社区九年一贯制学校办学规模为 36 班 1680 个学位（其中小学 24 班 1080 个学位，初中 12 班 600 个学位），另配机动教室 9 班（其中小学 6 班 270 个学位，初中 3 班 150 个学位）。匡算总投资约 33600 万元，项目用地总面积 16416.65 平方米，建筑面积 42000 平方米。

建设内容主要包括：①必配校舍用房（含教学及教学辅助用房、办公用房、生活服务用房）；②选配校舍用房（风雨连廊、架空层、地下停车库及设备用房等）；③教师宿舍；④同步建设室外配套设施工程等。

The Shajing Sub-district Buchong Community Nine-year Consistent School has a scale of 1,680 degrees in 36 classes (including 1,080 degrees in 24 classes of primary school and 600 degrees in 12 classes of junior high school), and 9 classes of mobile classrooms (including 270 degrees in 6 classes of primary school and 150 degrees in 3 classes of junior high school). The estimated total investment is about 336 million yuan. The total land area of the Project is 16,416.65m², and the building area is 42,000m².

The project contents mainly include: ① Compulsory school buildings (including teaching and teaching auxiliary rooms, office rooms and living service rooms); ② Optional school buildings (storm corridor, overhead floor, underground parking garage and equipment room, etc.); ③ Teacher dormitory; ④ Construction of outdoor supporting facilities, etc.

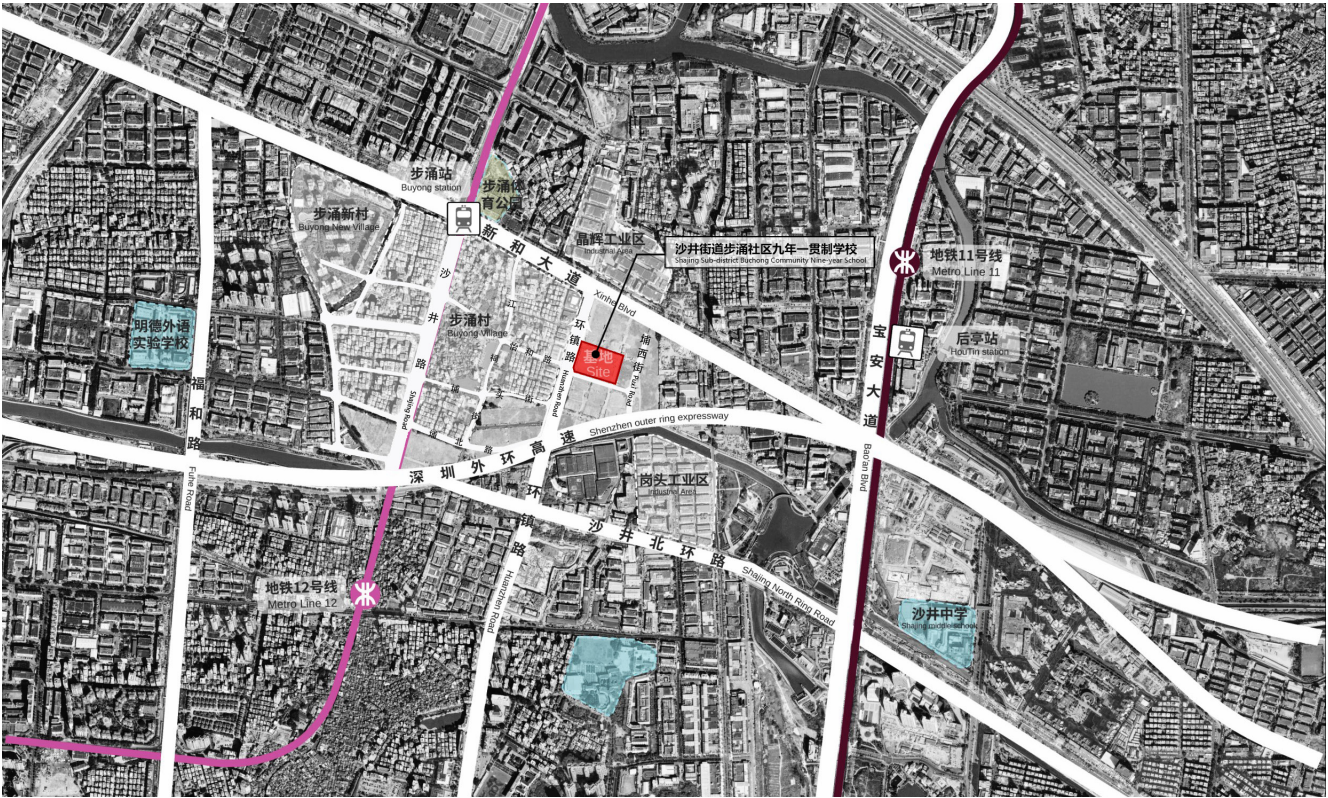


图 2 项目用地及周边路网规划
Figure 2 Project Land and Surrounding Road Network Planning



图 3 项目现状及周边情况示意图（东南侧视角）
Figure 3 Diagram of Current Situation and Surrounding Conditions of the Project (View from the Southeast)

注：详细项目概况及规划设计内容详见项目设计任务书（详见附件 2）
Note: See the project design assignment for more information on project overview and planning and design contents (As shown in Annex 2)

三. 工作内容

本工程招标范围包含但不限于：方案设计、初步设计与概算编制、绿色建筑设计咨询、装配式建筑设计、海绵城市设计、建筑废弃物再生材料利用、水土保持方案设计、编制可研估算、建筑信息模型（BIM）设计、施工图设计、竣工图编制、信息收集、协助审批及报建、现场施工配合等阶段的相关设计服务。并须承担未获得业主及政府主管部门审查批准而出现的反复修改的工作责任，以及发包人交办的其他相关配合事项等。

注：最终工作内容以招标文件和设计合同为准，招标人有权根据项目的批复情况调整工作内容。

3.1 资格预审阶段工作内容

3.1.1 概念提案成果内容构成：

概念提案成果是对项目的关键问题进行分析，并提出解决思路，包括但不限于以下内容：

- (1) 能够表达城市关系及场地内建筑整体关系的总平面图或鸟瞰图；
- (2) 对场地竖向的分析；
- (3) 简要阐述设计团队在本项目中的工作模式及方法。

结合上述主要内容，提供相应的方案概念分析图和示意图等，表达形式不限。

III. Work Content

The bidding scope of the Project includes but is not limited to: scheme design, preliminary design and budget preparation, green building design consultation, prefabricated building design, sponge city design, construction waste recycling material utilization, water and soil conservation scheme design, cost estimation of feasibility study report preparation, building information model (BIM) design, construction drawing design, as-built drawing preparation, information collection, assistance in approval and construction application, and relevant design services in the onsite construction cooperation and other stages. The Bidder shall also bear the responsibility for repeated modification without the review and approval by the Owner and the competent government departments, and other relevant cooperation matters assigned by the Owner.

Note: The final work content is subject to the Bidding Document and Design Contract, and the Tenderer has the right to adjust the work content according to the approval of the Project.

3.1 Work content of pre-qualification stage

3.1.1 Content composition of conceptual proposals:

The conceptual scheme is the analysis of key issues and shall put forward solutions, including but not limited to:

- (1) General layout or aerial view that can express the relationship between cities and the overall relationship of buildings at the site;
- (2) Vertical analysis of the site;
- (3) Brief description of the working modes and methods of the design team in the Project.

Combining the above main contents, the corresponding conceptual analysis diagrams, schematic diagrams, etc. of the scheme shall be provided in the unlimited expression form.

3.1.2 概念提案成果内容的提交形式详见本项目资格预审文件“六、资格预审申请文件”。

3.2 招标阶段工作内容

3.2.1 本次招标阶段的成果设计深度为建筑方案设计深度。

3.2.2 项目中标后的设计工作具体范围、深度及服务内容及提交形式详见项目设计任务书及招标文件。

注：最终工作内容以招标文件和设计合同为准，在评标后、定标前，招标人保留要求入围投标人对投标方案进一步优化权力。

3.1.2 Refer to "VI. Pre-qualification Application Documents" in the pre-qualification document of the Project for the submission form of the conceptual proposals.

3.2 Work content at the bidding stage

3.2.1 The design depth of the deliverables in this bidding stage is the design depth of the architectural scheme.

3.2.2 For the specific scope, depth, service content and submission form of the design work after winning the bid, see the project design assignment and bidding documents.

Note: The final work content is subject to the Bidding Document and Design Contract. After bid evaluation and before bid awarding, the Tenderer reserves the right to require the shortlisted bidders to further optimize the bidding scheme.

四. 招标规则

本项目采用公开招标（资格预审）方式，分为三个阶段：第一阶段 - 资格预审阶段；第二阶段 - 方案竞标阶段；第三阶段 - 定标阶段。对资格预审入围但未中标的单位设置落标补偿费。

4.1 第一阶段 - 资格预审阶段

4.1.1 资格预审申请采用“公开报名”的方式，投标人需提交资格预审申请文件，主要包含企业资信部分（含公司实力、设计团队实力）及概念提案（暗标）等。

IV. Bidding rules

The Project is conducted in the form of open bidding (pre-qualification) in three stages: the first stage - pre-qualification stage; the second stage - scheme bidding stage; the third stage - bid awarding stage. Compensation fee for bid failure shall be set for the units that have been shortlisted for pre-qualification but have not won the bid.

4.1 Stage I - Pre-qualification

4.1.1 The pre-qualification application is conducted in the form of "public registration", and the bid applicant needs to submit the pre-qualification application documents, mainly including the enterprise credit

具体要求见本项目资格预审文件“六、资格预审申请文件”。

4.1.2 资格预审阶段流程

(1) 招标人将组建资格审查委员会，资格审查委员会根据资格预审文件对投标人资质与项目负责人的资质开展符合性审查，并对资格审查合格的概念提案成果进行编号，以暗标形式交由资格预审委员会进行评审；

(2) 招标人依法组建资格预审委员会，由国内设计大师、著名建筑师、设计行业的资深专家 6 人及招标人代表 1 人，共 7 人组成。资格预审委员只对资格审查合格的概念提案成果（**暗标形式**）进行综合评审，采用记名投票法（逐轮淘汰），确定 7 家正式投标人（无排序）；

(3) 通过资格预审的 7 家正式投标人应按时提交《投标确认函》。若递交《投标确认函》的正式投标人因不可抗力因素中途退出或最终放弃招标，招标人有权拒绝该投标人参加招标人其他任何建设项目的投标或招标；

(4) 不接受正式投标人以外的设计单位参加投标；

(5) 若因入围投标人弃权导致入围投标人数量少于五家，本项目将重新招标。招标方不承担因招标失败给投标人造成的损失。

(including the Company's strength, the design team's strength) and the conceptual proposal (closed bidding). See "VI. Pre-qualification Application Documents" in the pre-qualification document of the Project for specific requirements.

4.1.2 Pre-qualification stage process

(1) The Tenderer will set up a Qualification Review Committee, which will carry out conformity review on the qualification of the bidder and the project leader according to the pre-qualification documents, and number the conceptual proposals that have passed the qualification review, and submit them to the Pre-Qualification Committee for review in the form of closed bidding;

(2) The Tenderer shall establish a Pre-Qualification Committee according to law, consisting of a total of 7 members, including 6 domestic design masters, famous architects, senior experts in the design industry and 1 representative of the Tenderer. The Pre-Qualification Committee only conduct a comprehensive review of the conceptual proposals (**in the form of closed bidding**) that have passed the qualification review. The review will be conducted in the form of registered ballot (round by round elimination) and seven formal bidders will be chosen (without ranking);

(3) Seven formal bidders who have passed the pre-qualification review shall submit the Bid Confirmation Letter on time. If the formal bidder who has submitted the Bid Confirmation Letter withdraws or finally abandons the bidding due to non-force majeure factors, the Tenderer has the right to refuse the bidder to participate in the bidding or tender of any other construction project of the Tenderer;

(4) Design agencies other than formal bidders are not allowed to participate in the bidding;

(5) If the number of shortlisted bidders is less than five due to the abstention of any shortlisted bidders, the Tenderer will re-bid for the Project. The Tenderer will not bear any losses caused to the Bidder due to the tender failure.

4.2 第二阶段 - 方案竞标阶段

4.2.1 方案竞标阶段招标流程

(1) 通过资格预审产生的共 7 家正式投标人经公示无异议后，进入第二阶段 - 方案竞标阶段；

(2) 7 家正式投标人提交符合设计任务书要求的设计成果文件，采用暗标方式，每家投标人只允许提交一个投标方案；

(3) 招标人依法组建方案评标委员会，对 7 家投标人提交的投标方案进行评审（**暗标形式**）。评标委员会采用记名投票法（逐轮淘汰），投票选出前三名中标候选人，并提出设计方案优化意见。

4.3 第三阶段 - 定标阶段

4.3.1 定标方式：由招标人组建定标委员会，采用直接票决定标法，票决方式为简单多数，根据评标委员会的意见，在前三名中标候选人中确定一名中标人，中标人将获得本项目设计合同（无落标补偿费）。

4.3.2 如前三名方案均达不到任务书要求，或前期规划条件发生重大变化，招标人保留终止招标活动的权利，投标人按名次获得相应的落标补偿费，本次招标活动终止。

4.2 Stage II - Scheme bidding

4.2.1 Bidding process in scheme bidding stage

(1) A total of 7 formal bidders who have passed the pre-qualification will enter the second stage - scheme bidding stage if no objection is raised after publicity of results;

(2) Seven formal bidders submit the design deliverables that meet the requirements of the design assignment in the form of closed bidding. Each bidder is allowed to submit only one bidding scheme;

(3) The Tenderer shall establish a Bid Evaluation Committee according to law to review the bidding schemes submitted by the seven bidders (**in the form of closed bidding**). The Bid Evaluation Committee works in the form of registered ballot (round-by-round elimination) to vote the first three candidates for winning the bid and put forward suggestions on the optimization of the design scheme.

4.3 Stage III - Bid awarding

4.3.1 Bid awarding method: the Tenderer shall establish a Bid Awarding Committee and award the bid in the form of direct voting by simple majority. According to the opinions of the Bid Evaluation Committee, one of the top three candidates for winning the bid will be selected as the winning bidder, and the winning bidder will be awarded the design contract of the Project (no compensation fee for bid failure).

4.3.2 If all the top three schemes fail to meet the requirements of the assignment, or there are major changes in the planning conditions in the early stage, the Tenderer reserves the right to terminate the bidding activity, and the Bidders will receive the corresponding compensation fee for bid failure according to their rankings, and the bidding activity will be terminated.

五. 招标日程表

(根据具体发布时间调整)

V. Tender Schedule

(Adjust according to RELEASE DATE)

阶段 Stages	时间 Time	事项 Item
第一阶段 - 资格预审 Stage I Pre-Qualification	2023.03.06-03.20	发布资格预审公告及接受报名 Release pre-qualification announcement and accept application
	2023.03.13 17:00 前 / Before	质疑截止 Query deadline
	2023.03.16 17:00 前 / Before	答疑及补遗发布 Release of Q&A and addendum
	2023.03.20 17:00 前 / Before	资格预审申请资料提交截止 Deadline for submission of pre-qualification application materials
	2023.03.27-03.30	资格预审评审及结果公示 Pre-qualification review and result publicity
	2023.03.28-04.04	投标人递交《投标确认函》盖章原件（接受电子签章） The Bidder submits the original closed bid Confirmation Letter (Electronic signature and seal are accepted)
第二阶段 - 方案竞标 Stage II Scheme bidding	2023.03.28 (暂定 / Tentative)	发布正式招标文件及设计任务书 Issue formal bidding documents and design assignment
	2023.04.06 (暂定 / tentative)	踏勘答疑会（组织形式另行通知） Survey Q&A meeting (organization form to be notified)
	2023.04.28 (暂定 / tentative)	质疑截止 Query deadline
	2023.05.05 (暂定 / tentative)	答疑及补遗发布 Release of Q&A and addendum
	2023.05.11 (暂定 / tentative) (Before 17:00/17:00 前)	投标人递交投标文件 The Bidder submits the Bidding Document
	2023.05.12 (暂定 / tentative)	方案评审会（暗标） Scheme review meeting (Closed bidding)
第三阶段 - 定标阶段 Stage III Bid awarding stage	待定 To be determined	定标 Bid awarding
		中标结果公示 Publicity of bid winning results

☆ 注：所有时间均以北京时间为准，招标人保留调整日程安排的权利。
Note: All times are subject to Beijing time, and the Tenderer reserves the right to adjust the schedule.

六. 资格预审申请文件

为便于投标申请人通过资格预审阶段，并在此之后进入第二阶段 - 方案竞标阶段，投标申请人的全部资料必须真实准确、详细和直观，以便招标人做出有依据的判断，证明其满足资格预审文件要求，能有效地履行设计义务。

投标申请人必须按以下要求编制资格预审申请文件，同时在编制目录时对应页码。所提供的各类证明材料如为复印件，投标申请人应在复印件上加盖公章确认其真实性。任何提供虚假证明资料的投标申请人，均将被取消进入投标资格预审的资格。

6.1 资格预审申请文件的组成

资格预审申请文件由企业资信部分（含公司实力、设计团队实力）和概念提案（暗标）两部分组成。

6.1.1 企业资信部分

投标申请人按照以下顺序编制企业资信文件，并制作目录，格式详见附件 1。

（1）资格预审申请书：原件，加盖公章和签字，联合体投标的需加盖联合体所有成员公章和签字。

（2）联合体协议（如需）：联合体合作方需签署合法有效的《联合体协议》，明确投标阶段联合体各方的权益份额、工作内容和工作量。加盖联合体所有成员公章和签字。

VI. Pre-qualification Application Documents

In order to make it easier for the bid applicant to pass the pre-qualification stage and then enter the second stage - scheme bidding stage, all the information of the bid applicant must be true, accurate, specific and intuitive, so that the Tenderer can make a reasonable judgment to prove that the bid applicant meets the requirements of the pre-qualification document and can effectively perform the design obligations.

The bid applicant must prepare the pre-qualification application documents according to the following requirements, and the corresponding page number shall be used when preparing the table of contents. If various proof materials provided are photocopies, the bid applicant shall affix official seal on the copies to confirm their authenticity. Any bid applicant who provides false supporting materials will be disqualified from entering the pre-qualification stage.

6.1 Composition of pre-qualification application documents

The pre-qualification application documents consist of two parts: enterprise credit (including company strength and design team strength) and conceptual proposal (closed bidding).

6.1.1 Enterprise credit

The bid applicant shall prepare the application documents in the following order and make the table of contents. See Annex I for the format of the application documents.

(1) Pre-qualification application: The original should come with the official seal and signature, and the bid submitted by the consortium shall be stamped with the official seal and signature of all members of the consortium.

(2) Consortium Agreement (if required): The partners of the consortium shall sign a legally binding Consortium Agreement to specify the equity share, work content and workload of each party of the consortium in the bidding stage. The agreement shall be affixed with the official seal

(3) 法定代表人身份证明文件：加盖公章。附法定代表人身份证明复印件，联合体各方需单独提供。

(4) 法定代表人授权委托书（如有）：加盖公章和签字。附被委托人身份证明复印件，联合体各方可授权同一人。

(5) 有效的营业执照（或商业登记证明）：复印件，加盖公章。联合体各方均需提供，加盖所对应的公司公章。

(6) 企业相关资质证明文件（如有）：国内设计建筑行业（建筑工程）甲级及以上资质证明文件（复印件，加盖公章）。联合体各方均可提供，加盖所对应的公司公章。

(7) 投标申请人基本情况表：含报名情况一览表（按照附件一中表格内的“填写说明”清晰填写），投标人（联合体）简介、公司规模（总公司及相关投标分公司相关专业人数等信息），相关项目经验简述，获奖文件等（如有）。联合体各方均需单独填写并提供相关复印件，加盖所对应的公司公章。

(8) 投标申请人同类项目业绩（5个）：提供2013年1月1日至公告截止之日为止（以合同签订时间为准）教育类（学前教育除外）建筑设计项目全过程设计业绩。投标申请人业绩总数不超过5项（所有联合体单位共同提供5项），超过5项的，只取前5项。

业绩证明材料：项目名称、规模（总建筑面积、学位数）、甲方信息、设计内容、主要效果图或建成照片、项目实施情况（如有），设计合同关键页扫描件（应能体现合同名称、设计内容及规模、设计阶段、参与的设计内容、合同签订时间、合同签章页），所获国家级或国外相应

and signature of all members of the consortium.

(3) Identity documents of the legal representative: stamped with official seal. A copy of the identity certificate of the legal representative shall be attached, and each party of the consortium shall be provided separately.

(4) Power of attorney of the legal representative (if any): affixed with official seal and signature. A copy of the identity certificate of the entrusted person shall be attached, and each party of the consortium may entrust the same person.

(5) Valid business license (or business registration certificate): copy with official seal. All parties of the consortium shall provide and affix the corresponding official seal of the company.

(6) Relevant qualification certificates of enterprises (if any): domestic design and construction industry (construction engineering) Grade A or above qualification certificates (copy, with official seal). All parties of the consortium may provide and affix the corresponding official seal of the company.

(7) The basic information of the bid applicant: including the list of application (clearly filled in according to the "filling instructions" in the table in Annex I), the bidder (consortium) profile, company size (information about the number of relevant professionals in the head office and relevant bidding branches), brief description of relevant project experience, award documents, etc. (if any). Each party of the consortium shall fill in and provide relevant copies separately, and affix the corresponding official seal of the company.

(8) Performance sheet in similar projects of the bid applicant (5): provide the whole-process design performance sheet in educational (except preschool education) building design projects from January 1, 2013 to the deadline of the announcement (subject to the date of contract signing). The total performance sheet of the bid applicant shall not exceed 5 items (5 items are jointly provided by all consortium units), and if more than 5 items, only the first 5 items shall be selected.

Performance certification materials: project name, scale (total building area, number of degrees), Party A's information, design content, main renderings or as-built photos, project implementation (if any), scanned copies of key pages of the design contract (which should indicate the contract name, design content and scale, design stage,

级别专业奖项（如有，只需提供所获最高级别奖项）等。

(9) 设计人员总表：该表需明确团队成员及分工。

(10) 拟派本项目负责人、主创设计师情况及业绩表：投标申请人须指定项目负责人1名（超过1人只取前1人）及主创设计师（联合体单位共同指派）不超过2名（超过2名的，只取前2名），均为拟参与本项目最终人员。项目负责人应要求具有国家一级注册建筑师证，必须为牵头单位成员；主创设计师应具有所在国家或地区建筑相关行业协会或机构颁发的合法执业资格证明文件。

1) 提供2013年1月1日至公告截止之日为止（以合同签订时间为准）教育类（学前教育除外）建筑设计项目全过程设计业绩的项目负责人、主创设计师的业绩。每人业绩数量不超过3项，超过3项的，只取前3项。

2) 类似业绩证明材料：项目名称、规模（总建筑面积、学位数）、甲方信息、设计内容、主要效果图或建成照片、项目实施情况（如有），设计合同关键页扫描件（应能体现合同名称、设计内容及规模、设计阶段、参与的设计内容、合同签订时间、合同签章页），所获国家级或国外相应级别专业奖项（如有，只需提供所获最高级别奖项）等。

3) 项目负责人可兼任主创设计师。联合体投标的，项目负责人必须由牵头单位委派。项目负责人及主创设计师须直接参与设计全过程，且须作为直接汇报人进行答疑和成果汇报。后续项目招标及实施过程中除因不可抗力外，不可更换项目负责人及主创设计师；如确需更换人员，需书面与招标人详细确认更换情况并取得招标人书面同意。如联合体投标，需标明人员所属的联合体成员单位。

design content involved, contract signing time, contract signature page), national or foreign professional awards of the corresponding level (if any, only the highest level awards), etc.

(9) Designer summary table: this table needs to specify team members and their division of responsibility.

(10) The profile and performance sheet of the proposed project leader and chief designer: the bid applicant must designate one project leader (if more than one person, only the first one will be chosen) and no more than two chief designers (to be jointly designated by the consortium) (if more than two persons, only the first two will be chosen), all of whom are the final personnel to participate in the Project. The project leader shall be required to have the national first-class registered architect certificate and must be a member of the leading unit; The chief designer shall have the legal qualification certificate issued by the relevant construction industry association or institution in the country or region where he/she works.

1) The performance of the project leader and the chief designer for the design of the educational (except for preschool education) architectural design projects in the whole process from January 1, 2013 to the deadline of the announcement (subject to the date of signing the contract) shall be provided. The number of performances of each person shall not exceed 3. If exceeding 3, only the first 3 performances shall be taken.

2) Supporting materials of similar performances: project name and scale (total building area, and number of degrees), information of Party A, design contents, main renderings or photos of completed project, project implementation (if any), scanned copies of key pages of design contract (reflecting the contract name, design contents and scale, design stages, design contents involved, date of contract signing, and pages with seals and signatures in the contract), national or foreign (at the corresponding level) professional awards (if any, only the award at the highest level is indicated), etc.

3) The project leader can serve as the chief designer concurrently. For the bidding by the consortium, the project leader must be assigned by the leading unit. The project leader and the chief designer must directly be involved in the whole process of design, and answer questions and present the deliverables as the direct reporter. The project leader and the chief designer cannot be replaced during the bidding and implementation of subsequent projects, except

(11) 《资格预审信息汇总表》：此表格无需打印装订，仅提供电子可编辑文件。（拷贝至电子文件（U 盘），详见附件 3）

6.1.2 概念提案（暗标）

- (1) 能够表达城市关系及场地内建筑整体关系的总平面图或鸟瞰图；
- (2) 对场地竖向的分析；
- (3) 简要阐述设计团队在本项目中的工作模式及方法。

结合上述主要内容，提供相应的方案概念分析图和示意图等，表达形式不限。

6.2 资格预审申请文件的形式及提交要求

6.2.1 编辑语言：

文件内容提供中文表述，如为外文，应提供中文表述并以中文为准。

6.2.2 资格预审申请文件数量及形式：

资格预审申请文件：企业资信文本和概念提案文本需分别提供正副本纸质文件。请确保副本与正本内容完全一致，如出现不一致时，以正本为准。概念提案文本明确要求为暗标形式，文件封面与正文均不可出现单位名称、公章及任何可透露公司信息的内容。

for force majeure. If they must be replaced, the replacement shall be confirmed with the Tenderer in writing in details, and the written consent of the Tenderer shall be obtained. For the bidding by the consortium, the consortium member units in which the personnel work shall be indicated.

4) Summary of Pre-qualification Information: This form should not be printed and bound. The electronic editable documents shall be provided only. (Copied to the electronic file (in USB), as shown in Annex 3)

6.1.2 Conceptual proposal (sealed bid)

- (1) General layout or aerial view that can express the relationship between cities and the overall relationship of buildings at the site;
- (2) Vertical analysis of the site;
- (3) Brief description of the working modes and methods of the design team in the Project.

Combining the above main contents, the corresponding conceptual analysis diagrams, schematic diagrams, etc. of the scheme shall be provided in the unlimited expression form.

6.2 Form and submission requirements for pre-qualification application documents

6.2.1 Editing language:

The document contents shall be expressed in Chinese. In case of any foreign language, the contents expressed in Chinese are required which shall prevail.

6.2.2 Quantity and form of pre-qualification application documents:

Pre-qualification application documents: The original and duplicate enterprise credit documents and conceptual proposal documents in paper shall be respectively submitted. The originals and duplicates shall be completely consistent regarding their contents. In case of any inconsistency, the originals shall prevail. The text of the conceptual proposal is clearly required to be made in the

form of sealed bid. The company name, official seal and any content disclosing the company information are not allowed on the cover and text of the documents.

(1) Enterprise credit documents (open bid):

The contents mentioned in Article 6.1.1 above shall be bound into volumes in sequence and cataloged. One original and seven duplicates shall be submitted in A4, and the original must be affixed with the official seals (electronic seals by overseas units are allowed) or signatures, and the duplicates may be the copies of the original. In case of any inconsistency between the original and duplicates, the original shall prevail. The cover, back cover and title pages can be self-prepared. The "Whole-process Design for New Project of Shajing Sub-district Buchong Community Nine-year Consistent School - Pre-qualification Application Documents" and the "Name of Bid Applicant" shall be indicated on the cover. The principle of environmental protection shall be followed, avoiding the hard packaging. The number of pages shall be controlled within 50 sheets (i.e. 100 pages, which can be printed on both sides).

(2) Conceptual proposal:

One original and seven duplicates shall be submitted, of which one original is made in the form of open bid and 7 duplicates are made in the form of sealed bid. The original shall be indicated with the name of the bid applicant on the cover or title page and affixed with the official seals (both parties of the consortium shall affix their seals). Electronic seal and inkpad seal are allowed. The duplicates shall be made in the form of sealed bid. The company name, official seal or any content disclosing the company information are not allowed on the cover and text. The documents shall be made in A3, bound in the horizontal version, having 10 sheets at most with contents (including the total number of pages on the front and reverse sides of the cover not exceeding 20, which can be printed on both sides), and affixed with the official seals (for the consortium, the official seal of the leading unit shall be affixed). **The duplicates shall be submitted in the form of sealed bid, without the company name of the applicant.**

(3) Requirements for conceptual proposal display board:

Only one display board shall be provided, which is made in the form of sealed bid, without company name, official seal and any content disclosing the company information. It shall be made in A0 (841mm×1,189mm) and vertical version, pasted with KT board and edge-banded in black. The display board shall at least contain the general layout of campus and the overall rendering concept map.

(1) 企业资信文本（明标）：

上述 6.1.1 的内容按顺序装订成册，并列目录。提交 1 份正本及 7 份副本，采用 A4 尺寸，正本须加盖公章（境外单位接受电子章）或签字；副本可为正本复印件。正本、副本内容不一致的，以正本为准。可自行编制封面封底及扉页，封面需标注“沙井街道步涌社区九年一贯制学校新建工程全过程设计 - 资格预审申请文件”、“投标申请人名称”。应遵循环保原则，避免硬质包装，页数控制在 50 张纸内（即 100 个页面，可双面打印）。

(2) 概念提案：

提交 1 份正本及 7 份副本，其中 1 份正本为明标，7 份副本为暗标，正本文件需在封面或扉页标注投标申请人名称并加盖公章（联合体投标双方均需盖章），接受电子章及鲜章。副本为暗标形式，封面与正文均不可出现单位名称、公章或任何可透露公司信息的内容。采用 A3 尺寸，横版装订，内容不超过 10 张纸（含封面正反面页码总数不超过 20 页，可双面打印），须加盖公章（联合体加盖牵头单位公章），**副本以暗标形式提交，不得出现申请人单位名称。**

(3) 概念提案展板要求：

仅提供 1 张展板、采用暗标形式，不可出现单位名称、公章及任何可透露公司信息的内容。A0 规格（841mm×1189mm）竖版，KT 板裱板，黑色封边。展板应至少应包含校园总平面图及总体效果概念图。

(4) 电子文件：

U 盘 2 份，包括资格预审申请文件（企业资质部分）电子文档（明标、签字盖章后的扫描版 PDF 文档及 DOC 可编辑文档）、资格预审信息汇总表电子文件（明标、EXCEL 可编辑文档）、概念提案电子文档须同时提供概念提案正本电子文件（明标）及概念提案副本电子文件（暗标）、展板及效果图电子文件（暗标）。同时发送电子文档至此邮箱：competition@ehow.net.cn；

(5) 密封要求：

① 资格预审报名文件单独封装为一个密封包，概念提案正本（明标）单独封装为一个密封包，概念提案副本（暗标）单独封装为一个密封包，电子文件（U 盘）单独封装为一个密封包，以上四个封装文件统一密封在一个密封包内。

② 概念提案展板（暗标、A0）：单独封装为 1 个密封包。

③ 密封袋的封口处均应加盖投标申请人公章（或张贴盖公章的封条）。在密封袋上注明“沙井街道步涌社区九年一贯制学校新建工程全过程设计”、“投标申请人名称”。密封袋的封口处均应加盖投标申请人公章（或张贴盖公章的封条）。联合体投标的，密封袋上需写明所有联合体成员单位名称，可由联合体牵头单位在密封口处盖公章（或张贴盖公章的封条）。

(6) 盖章要求：

联合体投标的，资格预审申请文件中“资格预审申请书”和“联合体协议书”需联合体所有成员签字盖章，其余文件（包括概念提案的正本）均可由联合体牵头单位盖章。所有要求盖章处均接受电子章及鲜章。

(4) Electronic documents:

Two copies in USB, including the electronic documents of the pre-qualification application documents (enterprise credit) (open bid, scanned PDF documents with signatures and seals, and editable DOC documents), the electronic documents of the summary sheet of pre-qualification information (open bid, and editable EXCEL documents), the electronic documents of the conceptual proposal which must simultaneously include the original electronic documents of the conceptual proposal (open bid) and the duplicate electronic documents of the conceptual proposal (sealed bid), and the electronic documents of the display board and renderings (sealed bid). In the meantime, the electronic documents shall be mailed to competition@ehow.net.cn;

(5) Sealing requirements:

① The pre-qualification application document shall be separately sealed, the original conceptual proposal (open bid) shall be separately sealed, the duplicates of the conceptual proposal (closed bid) shall be separately sealed, and the electronic documents (in USB) shall be separately sealed. The above four sealed documents shall be uniformly sealed in a packaging bag.

② The display board of conceptual proposal (sealed bid, A0): separately sealed in a sealed bag.

③ The seal of the sealed bag shall be affixed with the official seal of the bid applicant (or pasted with the paper strip for sealing affixed with the official seal). The "Whole-process Design Bidding for New Project of Shajing Sub-district Buchong Community Nine-year Consistent School" and the "Name of Bid Applicant" shall be indicated on the sealed bag. The seal of the sealed bag shall be affixed with the official seal of the bid applicant (or pasted with the paper strip for sealing affixed with the official seal). For the bidding by the consortium, the names of all consortium member units shall be indicated on the sealed bag, and the leading unit of the consortium can affix its official seal (or paste the paper strip for sealing affixed with the official seal) at the seal.

(6) Seal requirements:

For the bidding by the consortium, the "Pre-qualification Application" and the "Consortium Agreement" in the pre-qualification application documents shall be signed and sealed by all consortium member units, and other documents (including the original of the conceptual proposal) can be sealed by the leading unit of the consortium. Electronic seal and inkpad seal are allowed for all the places requiring seals.

6.3.3 资格预审文件递交截止日期

(1) 投标申请人应在 2023 年 03 月 20 日 17:00 前将资格预审文件送至：深圳市宝安区湖滨东路 40 号服务大厅深圳市建设工程交易服务中心宝安分中心业务大厅窗口。递交截止时间如有调整以最新公告通知的为准。同时，请点击链接或扫描二维码填写报名信息，报名信息请保持与纸质提交文件内容一致。

6.3.3 Deadline for submission of pre-qualification documents

(1) The bid applicant shall submit the pre-qualification documents to the window of the Business Hall of Shenzhen Construction Engineering Trading Service Center Bao'an Branch in the Service Hall at No. 40, Hubin East Road, Bao'an District, Shenzhen before 17:00 on March 20, 2023. Any adjusted deadline for submission shall be subject to the latest announcement. In the meantime, please click the link or scan the QR code, and fill in the information applied. Keep the information applied consistent with the contents of the paper documents submitted.



(2) 招标人可通过修改招标文件酌情延长投标截止日期，在此情况下，招标人和投标申请人受资格预审截止日期制约的所有权利和义务均应延迟至新的截止日期。

(2) The Tenderer is allowed to extend the bid deadline at its discretion by modifying the Bidding Document. In this case, all rights and obligations of the Tenderer and the bid applicant subject to the pre-qualification deadline shall be postponed to the new deadline.

(3) 招标人在截止时间以后收到的资格预审文件视为无效。

(3) The pre-qualification documents received by the Tenderer after the deadline shall be deemed invalid.

6.4 特别要求

6.4.1 投标人应对在资格预审申请文件中提交的各项资料的真实性、合法性、有效性负责，并负有提供原件以备招标人核查的义务；如投标人不能按招标人的要求提供原件，招标人有权取消投标人的投标或获奖资格。招标人在奖金发放前或签订合同前任何时间发现投标人提

6.4 Special requirements

6.4.1 The bidder shall be accountable to the authenticity, legality and validity of all the data submitted in the pre-qualification application documents, and it is obliged to submit the originals to be verified by the Tenderer. If the bidder fails to submit the originals as required by the Tenderer, the Tenderer is entitled to cancel the bidding

供虚假文件或涉嫌造假的，均有权取消投标人的投标或获奖资格。招标人将提请建设行政主管部门或有关行政管理部门查处。一旦查实将严格按照法律法规作出处理，并有权拒绝其在招标人负责建设的其它项目中投标。

6.4.2 资格预审阶段专家评审结束后，招标人将对 7 家正式投标人（无排序）提供的资格预审申请文件（业绩部分）在深圳交易集团有限公司宝安分公司进行公示，请投标申请人务必按照要求如实填报、提供相应的证明材料，并对其真实性负责。

or awarding qualifications of the bidder. The Tenderer is entitled to cancel the bidding or awarding qualifications of the bidder if discovering that the bidder has submitted the false documents or the documents suspected of fraud at any time before bonus payment or contract signing. The Tenderer shall request the administrative department of construction or relevant administrative departments for investigation. Once verified, the bidder will be punished in strict accordance with laws and regulations, and the Tenderer is entitled to refuse its bidding in other projects for which the Tenderer takes charge of construction.

6.4.2 After the expert evaluation at the pre-qualification stage is completed, the Tenderer will publicize the pre-qualification application documents (performance) submitted by 7 formal bidders (without ranking) in Bao'an Branch of Shenzhen Trading Group Co., Ltd. The bid applicant must truthfully fill in and submit the corresponding evidentiary materials as required and take the accountability to them.

七. 设计费

本项目设计费固定总价 864.5897 万元（暂定价）。

计费依据：本项目总投资为 33600 万元，暂定建安费按总投资的 85% 计取 28560 万元为计费基数。设计费参照《国家计委、建设部关于发布〈工程勘察设计收费管理规定〉的通知》（计价格〔2002〕10 号）的有关规定计算。BIM 设计费单价按《广东省建筑信息模型（BIM）技术应用费用计价参考依据（2019 年修正版）》中设计阶段应用单项工程应用 17.5 元 / 平方米。工程复杂度调整系数按 1.0、专业调整系数按 1.0、附加调整系数按 1.0 计取，竣工图编制费按基本设计收费的 8% 计取，并总体下浮 10%。

VII. Design Fee

The fixed total design fee of the Project is 8,645,897 yuan (provisional).

Billing basis: The total investment of the Project is 336 million yuan, and the provisional construction and installation fee is calculated as 85% of the total investment, equivalent to 285.6 million yuan as the billing base. The design fee is calculated by reference to the relevant provisions specified in the Notice of the State Development Planning Commission and the Ministry of Construction on Publishing the Administrative Regulations for Engineering Survey and Design Charges (JJG [2002] No. 10). The unit price of the BIM design fee shall be subject to 17.5 yuan/m² applied in the single projects at the design stage as specified in the Reference Basis for the

Pricing of Building Information Model (BIM) Technology Application Fees in Guangdong Province (2019 Revision). The engineering complexity adjustment coefficient, the discipline adjustment coefficient, and the additional adjustment coefficient are respectively taken as 1.0. The as-built drawing preparation fee is calculated as 8% of the basic design fee, which is lowered by 10% as a whole.

Final settlement price: The preparation cost of the feasibility study report shall be subject to the bidding quotation and will not be adjusted, and shall not exceed the corresponding sub-item costs in the budget estimate approved. The basic design fee is based on the corresponding construction and installation fee in the budget estimate approval, and is calculated according to the Charging Standard for Engineering Survey and Design (Revised in 2002) and the correlation coefficient of the tender control price, and shall not exceed 90% of the corresponding design fee in the budget estimate approval.

八. 落标补偿费

8.1 本项目设置落标补偿，落标补偿标准为：中标人将被授予合同，不作补偿；进入定标环节但未中标的第 2、第 3 名每家投标人 15 万元；确定为正式投标人但未进入定标环节的第 4、第 5、第 6、第 7 名每家投标人 8 万元；其余投标人不作补偿。落标补偿费共计 62 万元（含支付税额），由招标人支付给未中标人。

VIII. Compensation fee for bid failure

8.1 The compensation for bid failure is set for the Project, and the compensation standards are as follows: The successful bidder will be awarded with the contract without compensation; the bidders who have ranked No. 2 and No. 3 and entered the process of bid awarding but failed to win the bid will be given 150,000 yuan each; the bidders who have ranked No. 4-No. 7 and have been identified as the formal bidders but have not entered the process of award of contract will be given 80,000 yuan each; and other bidders will not be compensated. The total compensation fee for bid failure is 620,000 yuan (including the taxes paid), which shall be paid by the Tenderer to the unsuccessful bidder.

8.2 落标补偿费的支付

(1) 以上补偿费均以人民币支付，为含税金额，设计机构或牵头机构（以联合体名义参加投标的）均应自行依法办理涉税手续和缴纳税款且均应按照要求提供国内合法增值税发票等付款资料，并按照规定配合完成费用结算各项手续。

(2) 境外投标人若无法使用本机构帐户收取人民币的，则由投标人通过第三方国内账户代收款项，并由该第三方向招标人开具符合招标人要求的发票，由此产生的任何税费由投标人自理。

8.3 其他

(1) 投标人参加本次投标的所有费用（含差旅住宿费）均自行承担。

(2) 如评标委员会认为投标人提交的成果文件未达到本次招标设计工作深度及要求的，招标人将不予支付其落标补偿费。

8.2 Payment of compensation fee for bid failure

(1) The above compensation fee shall be paid in RMB, and it is tax-inclusive. The design institute or the leading unit (in case of bidding in the name of the consortium) shall handle the tax-related formalities and pay the taxes by itself according to law, provide such payment materials as domestic legal VAT invoices as required, and complete the formalities of cost settlement cooperatively as required.

(2) If any overseas bidder fails to collect RMB through its account, the bidder shall collect the money through the domestic account of a third party, and the third party shall issue the invoice in line with the requirements of the Tenderer to the Tenderer. The bidder shall self-bear all resulted taxes and dues.

8.3 Others

(1) The bidder shall self-bear all expenses (including travel expenses and accommodation expenses) for this bidding.

(2) If the Bid Evaluation Committee deems that the deliverables documents submitted by the bidder fail to meet the design depth and requirements of this bidding, the Tenderer will not pay the compensation fee for bid failure.

九. 否决性条款

9.1 资格预审申请文件有下列情形之一的，招标人将不予受理：

(1) 逾期递交资格预审申请文件的、或者未送达指定地点的；

(2) 资格预审申请文件（暗标部分，即概念提案文本（副本）和展板）未按要求进行装订、密封标记的；

(3) 投标申请人（包括联合体牵头单位、联合体成员单位）须在递交资格预审申请文件前完成网上企业信息登记，登记时须保证所录入的公司名称与营业执照名称保持完全一致，包括大小写、空格、特殊符号等。如投标申请人快递或递交到现场的资格预审申请文件，招标人或招标人代表在现场无法在系统里登记，该资格预审申请文件将按不予受理处理。

9.2 资格预审申请文件有下列情形之一的，资格预审符合性审查不合格：

(1) 投标申请人不符合资格预申报资质条件要求的；

IX. Veto Clauses

9.1 The Tenderer will not accept the pre-qualification application documents under any of the following circumstances:

(1) When the pre-qualification application documents are submitted after expiration, or they are not delivered to the designated place;

(2) When the pre-qualification application documents (closed bid, i.e. the text (duplicate) and display board of the conceptual proposal) are not bound, sealed and marked as required;

(3) The bid applicant (including the leading unit of the consortium and the consortium member units) must complete the online enterprise information registration before submitting the pre-qualification application documents. During the registration, it must ensure that the company name entered is completely consistent with the name in the business license, including capital letters, spaces and special symbols. If the Tenderer or the Tenderer's representative cannot register the pre-qualification application documents express delivered or submitted to the site by the bid applicant in the system on site, the pre-qualification application documents will not be accepted.

9.2 The pre-qualification application documents will be unqualified in the pre-qualification compliance review under any of the following circumstances:

(1) When the bid applicant fails to meet the requirements for the application qualifications of pre-qualification;

(2) 投标人名称与资格预审时不一致且未提供有效证明的、或提供资格审查文件及证明文件或证件已过有效期未提供有效证明的；

(3) 明确要求为暗标形式的文件，文件封面与正文出现单位名称、公章及出现任何透露公司信息内容的；

(4) 递交的《资格预审申请书》（格式见附件一）没有按照要求盖章签字的。

(5) 组成联合体投标，未提交联合体协议书的、或联合体协议书没有按照要求盖章签字的；

(6) 相互间有直接控股关系或法定代表人为同一人的两个或两个以上的法人提交资格预审文件的；

(7) 参加联合体的各成员以自己的名义单独投标，同时参加两个或两个以上的联合体投标。

(8) 评审委员会 2/3 以上成员认为设计作品发表过或与其他建筑在造型上雷同的。

(9) 评审委员会 2/3 以上成员认为投标申请人提供的资料存在虚假情况的。

9.3 本项目拒绝有以下情形之一的企业或者从业人员参与投标：

(1) 近 3 年内（从招标公告发布之日起倒算）投标人或者其法定代表人有行贿犯罪记录的，查询渠道为中国裁

(2) When the name of the bidder is inconsistent with that at the time of pre-qualification and no valid certificates have been provided, or when the qualification review documents and supporting documents or certificates provided have expired and no valid certificates have been provided;

(3) When there are company name, official seal and any content disclosing the company information on the cover and text of the documents which are clearly required to be made in the form of closed bid;

(4) When the submitted Pre-qualification Application (refer to Annex I for its format) has not been sealed and signed as required.

(5) For the bidding by the consortium, when the Consortium Agreement has not been submitted, or it has not been sealed and signed as required;

(6) When two or more legal persons who have a direct holding relation with each other or whose legal representatives are of the same person submit the pre-qualification documents;

(7) When each member of the consortium is separately involved in the bidding in its own name, and simultaneously involved in the bidding of two or more consortiums.

(8) When more than 2/3 of the members in the review jury consider that the design works have been published or that they are similar to other buildings in style.

(9) When more than 2/3 of the members in the review jury consider that the information provided by the bid applicant is false.

9.3 The enterprises or practitioners having any of the following situations are refused in bidding for the Project:

(1) When the bidder or its legal representative has any criminal records of offering bribes in the past three years

判文书网 (<http://wenshu.court.gov.cn/>);

(2) 近 1 年内（从截标之日起倒算）因串通投标、转包、挂靠以他人名义投标或者违法分包等违法行为受到建设、交通或者财政部门行政处罚的；

(3) 因违反工程质量、安全生产管理规定等原因被建设部门给予红色警示且在警示期内的；

(4) 拖欠工人工资被有关部门责令改正未改正的；

(5) 依法应当拒绝投标的其他情形；

(6) 被建设或者交通部门信用评价为红色且正处在信用评价结果公示期内的；

(7) 近 3 年内（从截标之日起倒算）曾被本项目招标人给予工程竣工综合履约评价为不合格或近 3 个月（从截标之日起倒算 3 个月内最新已发布的文件为准）曾被本项目招标人给予季度履约评价为不合格的；

(8) 近 2 年内（从截标之日起倒算）曾有放弃中标资格、拒不签订合同、拒不提供履约担保情形的；

(9) 因违反工程质量、安全生产管理规定，或者因串通投标、转包、挂靠以他人名义投标或者违法分包等违法行为，正在接受建设、交通或者财政部门立案调查的。

(counted backwards from the date of issuing the bidding announcement), which can be inquired through China Judgements Online (<http://wenshu.court.gov.cn/>);

(2) In case of any administrative punishment by the construction, transportation or financial departments due to such illegal acts as collusive bidding, subcontracting, bidding in the name of others or illegal subcontracting within the past one year (counted backwards from the date of bid closing);

(3) In case of any red warning by the construction department due to the violation of the provisions on project quality and work safety management within the warning period;

(4) When the wages of workers are in arrears without correction after being ordered by the relevant departments;

(5) Other circumstances under which the bidding shall be rejected according to law;

(6) In case of being rated as red credit by the construction or transportation department within the publicity period of the credit rating results;

(7) In case of any comprehensive performance evaluation for project completion as "unqualified" by the Tenderer of the Project in the past three years (counted backwards from the date of bid closing), or any quarterly performance evaluation as "unqualified" by the Tenderer of the Project in the past three months (subject to the latest documents published within three months counted backwards from the date of bid closing);

(8) In case of waiving the qualification of winning the bid, refusing to sign the contract, or refusing to provide the performance bond within the past two years (counted backwards from the date of bid closing);

(9) In case of being registered and investigated by the construction, transportation or financial departments due to the violation of the provisions on project quality and work safety management or such illegal acts as collusive bidding, subcontracting, bidding in the name of others or illegal subcontracting.

十. 知识产权及相关法律

10.1 招标人提供给投标申请人的设计文件、图纸、BIM 模型及相关成果、招标人为实施工程自行编制或委托编制的技术规格书、设计与科研成果以及反映招标人要求的或其他类似性质的文件、物品的所有权和知识产权(包括著作权、专利权、商标权等)属于招标人,投标申请人可以为实现合同目的而复制、使用此类文件、物品,但不得用于与合同无关的其他事项。未经招标人书面同意,投标申请人不得为了合同以外的目的而复制、使用上述文件、物品或将之提供给任何第三方。

10.2 对招标人确定中标或虽未中标但决定选用参考的设计人的设计成果,包括但不限于本合同(或招标文件)约定的工程设计服务、资料与文件成果以及未中标优秀方案(下称“设计成果”)的知识产权(包括著作权、专利权、商标权等),其中:

(1) 设计成果著作权中的使用权、复制权的财产性权利一经中标或选用将属于招标人,投标申请人享有该设计成果著作权中人身性权利的署名权(即表明作者身份、在作品上署名的权利)和保护作品完整权(即保护作品不受歪曲、篡改的权利),但合同(或招标文件)约定的设计修改不受此处“保护作品完整权”的限制。未经发包人书面同意,设计人不得自行或单独对该设计成果

X. Intellectual Property Rights and Relevant Laws

10.1 The Tenderer owns the ownership and intellectual property rights (including copyright, patent right and trademark right) of the design documents, drawings, BIM models and related deliverables submitted by the Tenderer to the bid applicant, the technical specifications and the design and deliverables in scientific research self-prepared and prepared upon entrustment by the Tenderer for the project implementation, and the documents and articles reflecting the requirements of the Tenderer or other documents and articles of the similar nature. The bid applicant is allowed to copy and use such documents and articles to fulfill the purposes of the contract instead of other matters irrelevant to the contract. Without the written consent of the Tenderer, the bid applicant shall not copy and use the above documents and articles nor provide them to any third party for the purposes other than those specified in the contract.

10.2 The intellectual property rights (including copyright, patent right and trademark right) of the design deliverables of the Designer who is determined by the Tenderer to win the bid or who has failed in the bidding but whose deliverables are identified to be selected and referred to, including but not limited to the engineering design services, data and document deliverables as agreed in the Contract (or the Bidding Document) and the excellent schemes of the bidders failing in the bidding (hereinafter referred to as "Design Deliverables"), including:

(1) The Tenderer owns the property rights of the Design Deliverables regarding the copyright, i.e. rights to use and copy, immediately after bid winning or selection. The bid applicant enjoys the personal rights of the Design Deliverables regarding the copyright, i.e. right of signature (namely the rights to indicate the identity of the author and to sign on the works) and the rights to protect the integrity of works (namely the right to protect

进行著作权登记。

(2) 设计成果的专利申请权属于招标人,投标申请人享有其署名权。未经招标人书面同意,投标申请人不得就该设计成果申请专利(包括外观、实用新型或发明专利)。

(3) 设计成果的商标注册申请权属于招标人,未经招标人书面同意,投标申请人不得对该设计成果或对该设计成果具有代表性、关联性的内容或元素申请商标注册(包括文字、图形及其组合的商标)。

(4) 以上所列之外的设计成果其他知识产权(如果有),参照上述约定处理。

10.3 投标申请人对设计成果的外在形象的宣传推广应事先征得发包人书面同意,所涉文字、图片、音像等内容,不得违反合同(或招标文件)关于保密的约定,亦不得用于违反国家法律或公序良俗的活动;如投标申请人以设计成果或其 BIM 技术资料参加交流活动或申报奖项,应事先征得招标人书面同意。

10.4 设计成果不得侵犯任何第三方知识产权或其他合法权益,投标申请人对此承担全部法律责任;投标申请人对设计成果中所涉及的任何来自第三方的知识产权或

the works from distortion and tampering). However, the design changes as agreed in the Contract (or the Bidding Document) are not subject to the limitations on the "rights to protect the integrity of works" herein. Without the written consent of the Employer, the Designer shall not register the copyright of the Design Deliverables by itself or separately.

(2) The Tenderer owns the right of patent application for the Design Deliverables, and the bid applicant enjoys the right of signature. Without the written consent of the Tenderer, the bid applicant is not allowed to apply for the patents (including appearance, utility model or invention patents) for the Design Deliverables.

(3) The Tenderer owns the right to apply for trademark registration of the Design Deliverables. Without the written consent of the Tenderer, the bid applicant is not allowed to apply for trademark registration (including the trademark of text, graphics and their combinations) of the Design Deliverables or the representative and associated contents or elements of the Design Deliverables.

(4) Other intellectual property rights of the Design Deliverables other than those listed above (if any) shall be handled by reference to the above agreements.

10.3 The publicity and promotion of the bid applicant for the external image of the Design Deliverables shall be approved by the Employer in writing in advance. The text, photos, audios, videos and other contents involved are not allowed to violate the agreements on the confidentiality specified in the Contract (or the Bidding Document), nor to be used in the activities against national laws or public orders and good customs. If the bid applicant participates in the exchange activities or applies for awards with the Design Deliverables or its BIM technical data, the advance written consent of the Tenderer is required.

10.4 The Design Deliverables shall not infringe upon the intellectual property rights or other legitimate rights and interests of any third party, for which the bid applicant shall bear all legal liabilities. Any intellectual property

其他合法权益均需得到合法有效授权,所涉授权费用(如果有)由投标申请人承担且已包含在合同(或招标文件)规定的设计费用或补偿费用中。投标申请人的设计成果不得存在任何权利缺陷或权利行使障碍,如因此给招标人造成任何责任或损失(包括但不限于被追索连带责任、侵权赔偿或支付许可费等),均需由投标申请人承担或赔偿。

10.5 投标申请人参加投标未中标的投标方案或者参加竞赛未被选用的参赛方案的知识产权属于投标申请人所有。招标人在设计招标结束后,在不违反合同或招标文件关于保密约定的情况下,对于中标或未中标的投标方案或者已选用或未选用的参赛方案,均有权无偿发布或公布招标评审结果,以及通过传媒、专业杂志、书刊或其它形式介绍、展示及评价投标成果。

rights or other legitimate rights and interests of the bid applicant involved in the Design Deliverables and from the third parties shall be legally and effectively authorized, and the authorization costs involved (if any) shall be borne by the bid applicant and have been included in the design fee or compensation fee specified in the Contract (or Bidding Document). No right defects or obstacles to exercise the rights are allowed for the Design Deliverables of the bid applicant. The bid applicant shall bear or compensate for any liabilities or losses (including but not limited to the recourse for the joint and several liability, tort compensation or payment of license fee, etc.) caused to the Tenderer.

10.5 The bid applicant owns the intellectual property rights of the bidding scheme for which the bid applicant participates in bidding but fails in it, or the competition scheme which is used in the competition but not selected. After the design bidding is completed, the Tenderer is entitled to release or publish the bidding evaluation results free of charge, and to introduce, display and evaluate the bidding results through media, professional magazines, books and periodicals or in other forms, without violating the provisions on confidentiality specified in the Contract or the Bidding Document for the bidding scheme for which the bidder wins the bid or fails in bidding, or the competition scheme selected or not selected.

十一. 保密原则

11.1 公开发布信息后,直到授予中标单位合同为止,凡属于对招标文件的审查、澄清、评价和比较的有关资料以及中标候选人的推荐情况、与评审有关的其他任何情况均应严格保密;任何有关的信息和资料均不得向投标申请人或上述工作无关的人员泄露。

11.2 招标人及评审专家在收到投标申请人提交的成果文件后,应做好相应的保密工作。评审活动结束后,任何人员或单位未经招标人或政府有关部门许可,都不得以任何方式披露、公开或展示成果文件,否则将追究其相关法律责任。

11.3 在成果文件的评审和比较、中标候选单位推荐以及授权合同的过程中,投标单位如试图向招标单位和评审小组施加影响的行为,都将会导致取消其成果文件的评定。

十二. 争议解决

本招标过程中若发生争议,双方应友好协商解决。若协商不成时,可以采用诉讼方式,在招标人所在地法院提起诉讼。

XI. Principle of Confidentiality

11.1 It is required to strictly keep secrets for the data on the review, clarification, evaluation and comparison of the Bidding Document, the recommendation of candidates for winning the bid, and any other information related to evaluation after the information is released in public until the successful bidder is awarded with the contract. All the relevant information and data shall not be disclosed to the bid applicant or the personnel irrelevant to the above work.

11.2 After receiving the deliverables documents submitted by the bid applicant, the Tenderer and evaluation experts shall keep secrets accordingly. Before the evaluation is ended, no person or unit is allowed to disclose, publish or display the deliverables documents in any way without the permission of the Tenderer or relevant government departments. Otherwise, the person or unit will be subject to relevant legal liabilities.

11.3 During the evaluation and comparison of the deliverables documents, the recommendation of the candidates for winning the bid and the contract awarding, the attempts of the bidder to exert influence on the Tenderer and the evaluation team will result in cancelling the evaluation of its deliverables documents.

XII. Dispute Resolution

Both parties shall settle any dispute incurred in the bidding process through friendly negotiation. If the negotiation fails, a lawsuit can be filed in the court where the Tenderer is located.

十三. 不正当竞争与纪律监督

13.1 严禁投标人向参与评审的有关人员行贿，使其泄露一切与评审工作相关的信息。

13.2 投标人在招标过程中严禁互相串通、结盟，损害招标的公正性，或以任何方式影响其他投标人参与正当招标。

13.3 如发现投标人有上述不正当竞争行为，取消其投标资格或获奖资格。

XIII. Unfair Competition and Discipline Supervision

13.1 The bidder is strictly forbidden to offer bribes to relevant personnel involved in the evaluation which will make them disclose all the information related to evaluation.

13.2 Bidders are strictly forbidden to collude and have any alliance with each other in the bidding process, which will damage the bidding fairness, or to influence other bidders to be involved in the legitimate bidding in any way.

13.3 The bidding or awarding qualifications of the bidder will be canceled if discovering any of its acts of unfair competition above.

十四. 语言及计量单位

14.1 语言

与此次招标活动有关的由招标人发布的所有文件、往来通知、函件均以中文为准。投标人的往来通知、函件和投标成果文件以中文为主，为非中文的，应同时提供中文翻译文，以中文译文为准。

XIV. Language and Unit of Measurement

14.1 Language

All documents, notices and letters issued by the Tenderer related to this bidding shall be subject to those made in Chinese. The notices, letters and bidding deliverables documents of the bidder shall be made in Chinese mainly. If not, the Chinese translation shall be provided at the same time, and it shall prevail.

14.2 计量单位

除国家相关标准及资格预审文件中的设计任务书另有规定外，招标成果文件使用的度量单位，均采用中华人民共和国法定计量单位。

14.2 Unit of Measurement

Unless otherwise specified in the relevant national standards and the design assignment in the pre-qualification documents, the unit of measurement used in the bidding deliverables documents shall be subject to the legal unit of measurement of the People's Republic of China.

十五. 其他要求

15.1 招标人保留更改活动日程安排的权利。

15.2 中标人确定后，招标人不对评审过程以及未能胜出原因作出任何解释，同时亦不退还招标成果文件。投标人不得向评审委员会成员或其他有关人员索问评审过程的情况和材料。

15.3 招标人在发出中标通知书前的任何时候有权继续或停止任何竞赛，及有权作出宣布取消招标行为，招标人没有义务向投标人做出解释，没有义务对投标人可能产生的费用予以补偿。

15.4 无论投标单位是否中标，投标单位均不得以专利权、商标权或工业设计权等知识产权为由向招标人提出任何索赔或补偿的要求。

XV. Other Requirements

15.1 The Tenderer reserves the right to change the activity schedules.

15.2 After the successful bidder is identified, the Tenderer will not make any explanations for the evaluation process and the reasons for the failure, and it will not return the bidding deliverables documents as well. The bidder shall not ask the members of the review jury or other relevant personnel for the information and materials of the evaluation process.

15.3 The Tenderer is entitled to continue or stop any competition at any time before issuing the bid-winning notice, and to announce the cancellation of the bidding. The Tenderer is not obligated to make explanation to the bidder, nor to compensate the bidder for any expenses that may be incurred.

15.4 No matter whether winning the bid or not, the bidder is not allowed to request any claim or compensation to the Tenderer on the grounds of the intellectual property rights, such as patent right, trademark right or industrial design right.

15.5 资格预审文件及答疑补遗、修改（补充）函件内容均以书面明确的内容为准。当资格预审文件、答疑补遗、修改（补充）函件内容相互矛盾时，以最后发出的为准。

15.6 投标人必须确保其首席设计师和项目负责人始终参与本设计工作；境外投标人应确保有境外机构的人员参与、签名和加盖境外机构印章。

15.7 投标人参加现场踏勘活动、答疑和专家评审会时需自带翻译（如需）。

15.8 中标人须根据项目进度合理安排配合人次，满足项目各阶段会议及现场服务的需求，并确保主创团队人员参与重要会议。

15.9 参加本次招标活动的设计机构均视为承认本资格预审文件所有内容。

15.5 The contents of the pre-qualification documents, Q&A and addenda, amendments (supplements), and letters shall be subject to the contents specified in writing. In case of any discrepancy among the contents of the pre-qualification documents, Q&A and addenda, amendments (supplements), and letters, those issued finally shall prevail.

15.6 The bidder must ensure that its chief designer and project leader will be involved in the design from beginning to end. Overseas bidders shall guarantee the participation and signatures of the personnel from overseas units and the seals of overseas units.

15.7 The bidder shall bring its own interpreters (if necessary) when participating in the site survey and Q&A and attending the expert evaluation meetings.

15.8 The successful bidder must reasonably assign the cooperative person-time based on the project schedule as required by the meetings and on-site services at all stages of the Project, and shall ensure that the members of the main creative team will attend important meetings.

15.9 The design institute involved in this bidding shall be deemed to recognize all the contents of the pre-qualification documents.

特别提示

企业信息登记

根据深圳公共资源交易网后续程序的管理要求，提交资格预审申请文件前，投标人（包括联合体牵头单位和联合体成员单位）须办理网上企业信息登记。

完成登记的投标人，请及时将“深圳市电子招投标交易平台 - 企业信息登记”带有“已完成”页面截图（必须包含组织机构代码）+ 企业编号（如有）发送到 competition@ehow.net.cn。录入公司名称时请注意需与此次招标提交的营业执照名称保持完全一致，包括语言、简繁体、大小写、空格、符号等。

深圳公共资源交易中心

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

咨询电话：+86-0755-83785155; +86-0755-83787822

Special Reminder

Enterprise info registration

As per management requirement of subsequent procedures of Shenzhen Public Resources Transaction Service Network, the applicant (including the consortium leading member and members of consortium) MUST have the online enterprise info registration before the prequalification application document submission deadline.

After completing the registration, please take a screenshot of the “Shenzhen electronic bidding & trading platform-Company Information Registration” webpage which has the icon of “Completed” (the screenshot must include the Organization Code) + the company number (if any) and send it to competition@ehow.net.cn. When inputting the company name, please keep it completely SAME as the name on the business license (submitted for this competition), including language, simplified Chinese or Traditional Chinese, upper or lower case, space, symbol, etc.

Shenzhen Public Resources Transaction Service Center

Registration website: <https://www.szjsjy.com.cn:8001/jy-toubiao/>

Advisory Tel: +86-0755-83785155; +86-0755-83787822

第一步：点击“确定”

Step 1: Click “OK”



第二步：点击“我要登记”

Step 2: Click “I want to register”



第三步：进行“企业信息登记”，完成后点击“登记并登录”。

Step 3: Carry out “company information registration” and click “register and log in” after completion.

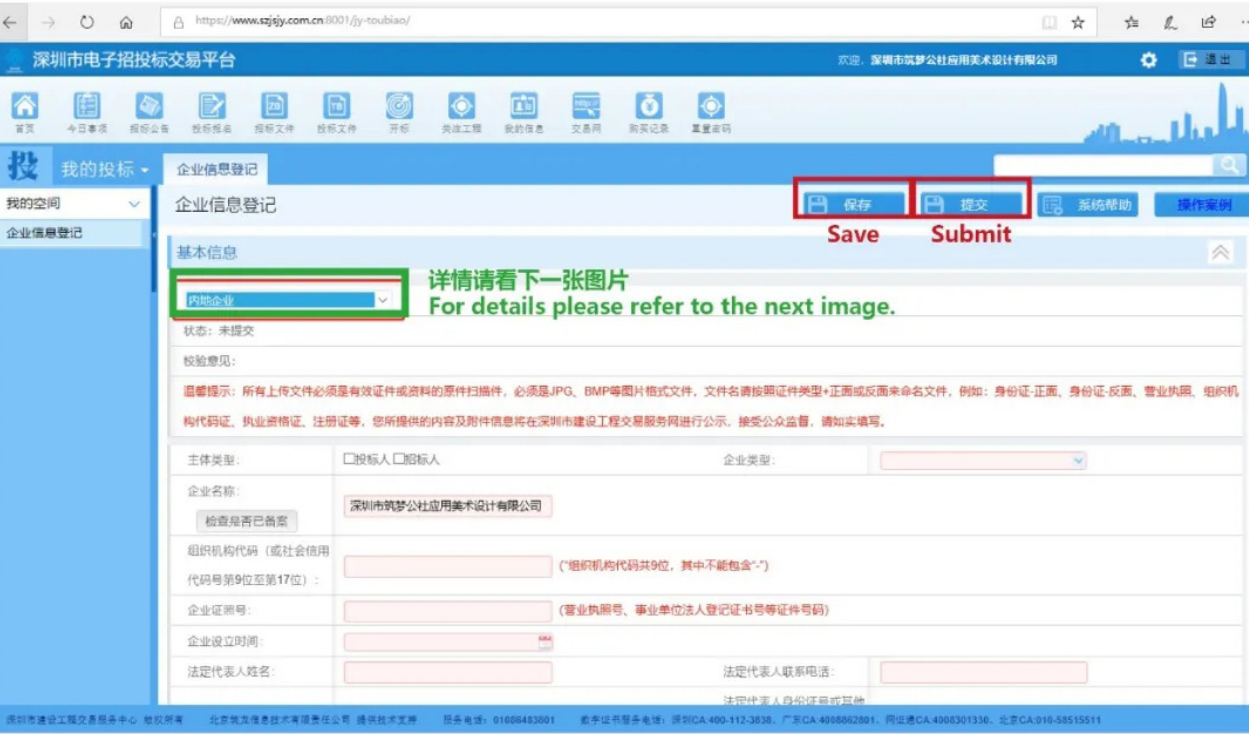


第四步：进入跳转页面，继续“企业信息登记”。

Step 4: Enter the redirected page and continue on “company information registration” .

下滑选择企业类型，完成相应内容填写后，点击“保存”并“提交”。

Scroll down to select company type. After completing the relevant content, click “save” and “submit” .



将带有“已完成”页面截图（必须包含组织机构代码）+ 企业编号（如有）发送到 competition@ehow.net.cn

Take a screenshot of the complete webpage which has the icon of “Completed” (the screenshot must include the Organization Code) + the company number (if any) and send it to competition@ehow.net.cn.

