

“前湾公园（梦海大道-前海湾段）可行性研究及方案设计”

公告文件

"Feasibility Study and Program Design of Qianwan Park (Menghai Avenue - Qianhaiwan Section)"

Announcement Document

【项目名称】前湾公园（梦海大道-前海湾段）可行性研究及方案设计

【项目地点】广东省深圳市前海深港现代服务业合作区

【招标平台】深圳公共资源交易网

01【项目区位】 Project location

前海合作区位于广东省深圳市西部蛇口半岛的西侧，珠江口东岸，地处珠三角区域经济发展主轴和沿海功能拓展带的十字交汇处，毗邻香港、澳门。前湾公园位于粤港澳大湾区核心地带，深港现代服务业合作区中前湾片区与妈湾片区之间，前湾公园以前湾河水廊道为载体，向西连通前海湾，向东南倚靠大南山，属于深圳山海连城的重要组成部分。广深沿江高速从前湾公园北侧经过，城市主干道月亮湾大道与前湾公园东侧紧临。

Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone is located in the west side of Shekou Peninsula in the west of Shenzhen City, Guangdong Province, on the east bank of the Pearl River Estuary, and at the intersection of the main axis of regional economic development of the Pearl River Delta and the coastal function expansion belt. It is adjacent to Hong Kong and Macao. Qianwan Park is located in the core area of the Guangdong-Hong Kong-Macao Greater Bay Area, between the Qianwan Area and the Mawan Area within Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone. With Qianwan River Corridor as the carrier, Qianwan Park connects Qianhaiwan to the west and leans against Danan Mountain to the southeast. Qianwan Park is an important part of Shenzhen's "Mountain-Sea-City Integration" plan. The Guangzhou-Shenzhen Highway along the Zhujiang River passes from the north side of Qianwan Park, and the Yueliangwan Avenue, a main urban road in Shenzhen, is adjacent to the east side of Qianwan Park.



图 1-项目区位图

Fig. 1-1 Project Location

02【项目概况】 Project Overview

前湾公园北临前湾四路、南临妈湾一路及现状沿河路、西至前海湾、东至月亮湾大道。前湾公园全长约 2.4 公里，红线宽度 180-240 米（主河槽宽度 40~60 米），由南北两岸组成，公园总用地面积约 47.6 万平方米（含水域约 12.37 万平方米）。

Qianwan Park is adjacent to the Qianwan Fourth Road in the north and the Mawan First Road and the current Yanhe Road in the south, extending from the Qianhaiwan in the west to the Yueliangwan Avenue in the east. With a total length of approximately 2.4 kilometers and a red line width of 180 - 240 meters (the width of the main river channel is 40 - 60 meters), Qianwan Park is composed of the north and south banks, covering an area of approximately 476,000 square meters in total (including a water area of approximately 123,700 square meters).

本次招标范围为前湾公园（梦海大道-前海湾段），长约 1.6 公里，用地面积约 32.4 万平方米，陆地面积 25.3 万平方米，水域 7.1 万平方米。建筑工程包括休憩和服务管理建筑 0.78 万平方米、地下停车场 1.5 万平方米（最终以批复的方案设计为准），2 座跨河景观桥梁，项目总投资 7.8 亿元，资金来源为财政性资金。同时，须协同全长 2.4 公里的前湾公园统筹设计，提出总体方案建议。

The scope of the bidding is Qianwan Park (Menghai Avenue - Qianhaiwan Section), which is

approximately 1.6 kilometers long, and covers an area of approximately 324,000 square meters, including a land area of 253,000 square meters and a water area of 71,000 square meters. The construction project comprises 7,800 square meters of rest and service management buildings and 15,000 square meters of underground parking lot (subject to the program design finally approved), and two river-crossing landscape bridges, with a total investment of RMB780 million from financial funds. The proposed design of this project should be in line with the general design of Qianwan Park of 2.4km long.

建设内容包括：土石方及护岸、园林绿化工程、配套建筑、跨河景观桥、水电等配套设施、管线改迁和拆除工程、海绵城市、围挡及其他工程等。

The construction content includes: Earthworks and the retaining walls, landscaping projects, supporting buildings, cross-river landscape bridges, hydropower and other supporting facilities, pipeline relocation and demolition projects, sponge cities, enclosures and other projects.

03【项目定位】 Project Positioning

前海“一湾五廊”的一级公共空间体系中水廊道公园之一，前海城市新中心生态系统载体，前海重要的公共空间。按照前海景观与绿化专项规划，前湾公园规划为一级绿地。

It is one of the five water corridor parks in the “One Bay, Five Corridors” primary public space system in Qianhai, carrier of the ecosystem in Qianhai New City Center and a crucial public space in the area. Qianwan Park is planned to be Level 1 Green Space according to the special planning of Qianhai landscapes and greening.

定位：活力风情水公园。公园的设计需呈现出岭南在地文化的特点与本土生态文化的特色，需在山海之间重构具有岭南特质的水陆关系和空间风貌，形成独属场地本身的在地特色和岭南风情。设计应考虑岭南气候特征，以前海特色的山、城、海关系为自然基底，结合未来公园发展趋势，融入绿色可持续发展的理念和技术措施，打造具有岭南特色的风情水公园。

Positioning: Water park characterized by vitality and local customs. The design of Park should present the characteristics of the local Lingnan culture and the local ecological culture, should reconstruct the water-land relationship and spatial landscape characterized by with Lingnan style between the sea and the mountain, and should cultivate local characteristics and Lingnan customs unique to the project site. Designers should take into account the climate, unique relationship

between mountains, the urban area and sea. Based on these natural elements and combined with the development trend of Qianhai Park, the designers should embed the concept and techniques of sustainable development in their design to build a water park featuring Lingnan style.

04【工作内容】 Work content

工作内容包含可行性研究报告编制、方案设计、专项设计、前期统筹、设计审核咨询服务、施工配合服务、配合 BIM 咨询单位工作等。

The work content includes preparation of the feasibility study report, program design, specialized design, preliminary coordination, design review and consulting services, construction cooperation services, cooperate with BIM consulting units, etc.

05【招标方式】 Method of Tender

本项目采用“公开招标”的方式，分为资格预审阶段、投标阶段、定标阶段。详见资格预审文件。

The project adopts an "open bidding" procedure, which is divided into prequalification stage, bidding stage and final evaluation stage. Please refer to prequalification documents for details.

06【资格预审条件】 Prequalification conditions

(1) 投标申请人须是在中华人民共和国境内或境外注册的独立法人机构或其他组织。

(2) 本项目不接受联合体投标。

(3) 项目负责人不设资格要求。

(1) Applicants must be domestic or overseas separate legal entities or other organizations with legal business registration.

(2) Application as a joint group is not allowed in this tender project.

(3) There are no qualification requirements for the project leader.

07【招标控制价】 Tender controlling price

本项目招标控制价为 793.93 万元。

The tender controlling price of this project is set at RMB7,939,300.

08【落标补偿费】 Compensation for bid loss

名次 Rank	落标补偿费 (人民币, 万元, 均含税) Substandard compensation (RMB, RMB' 0,000, including tax)	备注 Remarks
第一名 No. 1	0	授予合同 Award the contract
第二名 No. 2	60	
第三名 No. 4	60	
第四名 No. 4	40	
第五名 No. 5	40	

1 落标补偿费及有关费用的支付 Payment of compensation for bid loss and related fees

本次投标的落标补偿费均以人民币支付，以上落标补偿费均含税，投标人应按招标人要求提供请款资料；落标补偿费由招标人支付。

The substandard compensation for this tender shall be paid in RMB, including tax. The tenderers shall provide the payment request information as required by the tenderee. And the substandard compensation shall be paid by the tenderee.

2 其他 Others

投标人必须按照招标文件要求完成本项目正式投标环节且通过评标委员会评审后，方可获得落标补偿费，否则将不予补偿。招标人有权视项目情况重新进行招标，本次招标所有投标申请人均可再次参加投标。获得补偿的方案知识产权除署名权外由招标人享有，招标人有权在实施方案中无偿借鉴和参考。

The tenderers must complete the formal bidding process of the project in accordance with the requirements of tender document and pass the review of the bid review committee before receiving the substandard compensation, otherwise no compensation will be given. The tenderee has the right to re-bid according to the situation of the project, and all applicants can participate in the tender again. The intellectual property rights of the compensated programs shall be enjoyed by the tenderee except for the right of authoration, and the tenderee shall have the right to use for reference in the

implementation of the program without compensation.

09【其他重要信息】 Other Important Information

1.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网。请前往“深圳公共资源交易网-招标公告”，查看公告及下载资格预审文件：

<https://www.szggzy.com/jygg/details.html?contentId=1887336>

The official platform for releasing the tender announcement and follow-up Q&As is Shenzhen Public Resource Trading Network. Please download the pre-qualification documents via the link to the tender announcement released by Shenzhen Public Resource Trading Network (Also available by clicking "read more" at end of this article).

2.咨询联系 Consultation contact

招标人：深圳市前海建设投资控股集团有限公司。

Tenderee: Shenzhen Qianhai Construction & Investment Holding Group Co., Ltd.

招标顾问及代理机构：深圳市前海数字城市科技有限公司

Bidding consultant and agency : Shenzhen Qianhai Future City Technology Co., Ltd

联系方式（招标顾问及代理机构）Contact（Bidding consultant and agency）

王小姐：18820978302，（北京时间周一至周五 9:00-12:00，14:00-18:00）

Ms. Wang: 18820978302 , (Monday to Friday 9:00-12:00, 14:00-18:00 Beijing time)

高先生：13427991134；0755-66635700，（北京时间周一至周五 9:00-12:00，14:00-18:00）

Mr. Gao: 13427991134；0755-66635700, (Monday to Friday 9:00-12:00, 14:00-18:00 Beijing time)

3. 资格预审文件、招标文件及有关附件的解释权属于招标人。解释语言以中文为准。

3. The Employer has the right to interpretation of the prequalification document, tender documents and relevant attachments. The interpretation in Chinese shall prevail.

4. 本次活动有关的所有往来通知、函件、成果文件均应使用中文，投标人的设计团队应至少配备一名通晓中文的设计人员。

4. All notices, letters and deliverables related to this activity shall be in Chinese. The design team of the bidder shall have at least one designer who is proficient in Chinese.

请有意向参与投标的国内外优秀设计机构密切关注深圳公共资源交易网以便获取本项目的相关信息。

Please pay close attention to the Shenzhen Public Resource Trading Network for excellent design institutions both domestically and internationally who are interested in participating in the bidding process in order to obtain relevant information about this project