

**BEIJING OLYMPIC GREEN AREA B SPORTS  
VENUES AND AFFILIATED FACILITIES  
PRESENTATION OF THE PROJECTS' OWNERSHIP TENDER**

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- 2.**

Some illustrations can be found in the document "illustrations" in this section of the website.
- 3.**

The text (translated from Chinese) has been corrected in several locations, including the original Chinese text, and is thus slightly different (and more accurate) than the original text on the CD ROM.  
We welcome further suggestions and corrections.

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## **1. General Layout of the Venues and Affiliated Facilities for Beijing Olympic Games**

37 stadiums are planned to be used for the 28 sports events during 2008 Olympic Games. The Olympic venues will be situated in the 6 cities: Beijing, Shenyang, Qinhuangdao, Tianjin, Qingdao and Shanghai. 27 sports events will take place in 32 stadiums located in Beijing. Sailing and football preliminary matches will take place in 5 venues outside Beijing.

32 Stadiums in Beijing are concentrated in the following areas: Olympic Green District, Western Community District, University District and Northern Tourist District. The whole layout is described as "One center with three districts".

The Olympic Green will be the "main and central district" where the Games will take place. With 13 sports venues for the Olympic Games, it is the area where major sports events are to take place and 70% of the gold medals will be awarded.

Nine stadiums are located in the "Western Community District". The new project, Wukesong Sports Center, will be a place for residents in the southwest of Beijing to conduct their cultural and sports activities.

Four stadiums are located in the "University District" including the Capital Stadium which will be used by universities and the local community for their cultural and sports activities.

Two stadiums, situated in "Northern Tourist District" including Beijing Countryside Horse Racetrack, will try to facilitate tourism in the suburban area after the Olympic Games.

In other areas, 4 stadiums will be expanded and renovated, e.g. Workers' Stadium, to create a favorable environment for cultural and sporting needs of the community's residents.

## **2. Favorable External Conditions for the Olympic Projects**

### ***2.1 Well-Developed Transport Facilities***

#### *Current Situation*

The total length of Beijing's transportation network amounts to 12,900 Km. Urban roads which consist of the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> ring roads account for 1200 Km and are currently operational. The 5<sup>th</sup> ring road will be completed in 2003 and the 6<sup>th</sup> ring road is currently under construction. There are 8 expressways namely: Jinshi, Jingjintang, Capital Airport, Jinha, Badaling, Jingshen, Jinkai, and Jincheng which are linked to the ring roads.

Today, Beijing has 2 metro lines with a total length of 54 Km. No. 1 Line extends from the east to the west of the city with a capacity of 24,000 people/hour. No. 2 Line forms a loop around the center of the city with a capacity of 18,400 people/hour. This accounts for 10% of the whole urban transportation capacity.

Beijing has 414 bus routes with the transportation stretching to 80,000 Km and a transportation capacity of 400,000 people/hour, accounting for 80% of the whole urban transportation capacity.

There are also 67,000 taxis in Beijing, representing 10% of the whole urban transportation capacity.

#### *Future Plans*

Beijing has already formulated a Road Expansion Plan which is scheduled to be completed before 2008 including 93 Km for the 5<sup>th</sup> ring road, 200 Km for the 6<sup>th</sup> ring road, 35 Km of city expressway, and 105 Km of road expansion for main urban roads. All of these projects are currently under construction.

Beijing is planning to construct 6 urban railway projects: urban light railway, Line 4 and Line 5 Metro Lines, special Metro Line for the Olympic Games, Batong Line, Dongzhimen-Capital Airport Express Railway. The urban light railway will be completed and operational by the end of 2002. In 2008, another 148.5 Km of urban railway network will be put into operation and the total will reach 202 Km. At the same time, new projects that are underway will give a total length of 300 Km to the rail network.

By 2008, bus transport in Beijing will reach more than 650 routes with a capacity of 4.5 billion people per year. In addition, there will be 222 long distance bus lines extending to the suburban areas.

## **2.2 Favorable Infrastructure**

### *Current Situation*

#### *Clean energy supply and improved air quality.*

The following projects are already finished in succession: the CNG transport pipeline of Shanganning-Beijing, Gaobeidian Thermal Power Plant and its Heat Supply Pipeline Network, Shuangyushu Heat Supply Plant and its External Pipeline Network, construction and renovation of "9950" Power Network, power network renovation in the suburbs and distribution facilities improvement in the urban areas with "one meter for each household" program and other key projects. Gas supply amounts to 1 billion cubic meters/year while power generation capacity is 1850 MW (Beijing District only). Urban Heat Supply Capacity is 2042 MW (1760 Million Kilocalories). In 2000 almost every household was equipped with gas for cooking. Heat Supply to Public Buildings (including urban heat network and boiler) reached 50%.

#### *Increased supply of potable water in the city.*

During the "Ninth Five Year Plan", the construction of No. 9 Water Plant 3<sup>rd</sup> Phase Project, Fenzhongsi Water Plant, expansion of the No. 3 Water Plant Project, and the renovation of No. 5 and No. 6 Water Plant (for industrial use) were all completed with an increase in water supply of 700,000 cubic meters/day and urban potable water supply of 3 million cubic meters/day.

#### *Rapid development of postal and telecommunication services.*

The urban telecommunication takes a leading position in China and keeps abreast with the world technology. Beijing's telecommunication services development is very fast. The domestic market continues to maintain competitiveness and openness while it seeks to merge with global economy. During the "Ninth Five-Year Plan", the local telephone exchanges have increased to a total of 8.27 million lines which is an increase of 4.58 million. Utilization rate of telephone lines in urban areas reached 50% with the main lines up to 40%. The mobile phone users reached 3.3 million with an increase of 2.66 million. The development of the Internet and the construction of an information highway greatly facilitated the transfer of information nationally and internationally.

During the "Ninth Five Year Plan", the construction of a Mailing Service Center in Beijing Western Railway Station was completed. Some key projects such as the Beijing International Mailing Service Center and Express Mail Service Center were also actualized. In 2000, mailing service centers in Beijing covered an area of 180,000 m<sup>2</sup>. There were as much as 654 post offices and each post office has an average of 16,700 employees.

### *Future Plans*

In the future five years, Beijing will speed up the infrastructure construction to improve the infrastructure conditions.

### *Power Supply*

The plan is to provide sufficient, reliable and safe power supply while maintaining a balance with its supply and demand. The construction of the power network will be strengthened to ensure stability and safety of the system, to enhance interconnection with external power network and increase supply capacity of the network. The renovation of the power distribution network in the urban and suburban areas will be centralized in order to reduce wear and tear of the power network and improve power supply capacity. When power consumption reaches 41,200 GWH in 2005, power supply capacity will be 9100 MW. Power cables and major power circuits surrounding the Olympic stadiums should be buried underground in preparation for the 2008 Olympic Games.

### *Gas Supply*

Introduction of natural gas and development of LPG in replacement of coal as a major heating system will be a main concern for the project. Projects such as Shanbei-Beijing Gas Expansion Project, Dazhangtuo Underground Gas Storage and Gas Network Project should be finished. By 2005, gas supply should be more than 3 billion m<sup>3</sup>/year. The construction of the gas stations should be accelerated to meet the requirements for Olympic Games.

### *Heat Supply*

Heat supply pipeline facilities of Beijing Huaneng Thermal Power Plant will be improved. Projects such as Shuangyushu Heat Supply Plant Expansion, Caoqiao Gas Thermal Power Plant and its main pipelines will be completed. The Combined Cycle Co-generation Gas Power Plant which is a collaboration of Qinghua University, Yizhuang, Electric-City and Shangdi will also be in construction. Moreover, other heating methods should be researched and developed in line with local conditions for better utilization of clean gas and power energy.

### *Water Supply*

Surface and ground water will be regulated and treated simultaneously to provide better water supply to urban areas. Through expanding water supply area with better pipeline networks, over-utilization of ground water will be prevented and controlled and will increase water supply to 680,000 m<sup>3</sup>/day. By 2005, potable water supply to urban areas will go up to 3.68 million m<sup>3</sup>/day, meeting demand requirements during peak periods.

### *Information Technology*

Broadband services, high-speed connection, development of wideband network carrying both data, voice and video will be developed. Cable TV networks, inter-exchange services, computer networks, IP broadband will also experience continued development.

The construction of telecommunication infrastructure for the Olympic Games will be raised to meet the requirements of international standard. Local telephone users reached 7.11 million with a utilization ratio of the main lines up to 58 lines/100 persons. By 2005, there will be 8 million households estimated that will get connected to the Internet. Construction of mobile phone system and satellite telecommunication service will also be enhanced to increase database service. By 2005, an increase up to 8 million subscribers and a utilization rate up to 70 users/100 people while NDD and IDD long distance switchboards will increase to 210,000 are all being targeted.

### *Postal Service.*

The construction of the Beijing International Mail Service Center, Beijing Express Mail Service Center, Air Mail Exchange Center in the New Airport, Beijing Commerce Handling Center and Beijing Postal Electronic Business Logistic Center will focus in developing the centers as a centralized and specialized postal centers. By 2005, various mailing transport means like road, air, and railway will converge with different mailing networks: between normal network and information network, between postal and mail transportation network to actualize the plan.

## **2.3 Strengthening Environmental Protection and Management**

### *Current Situation*

In 2001, air pollution index in urban areas is at Level 2. There are 185 days where Beijing's air quality goes beyond Level 2, which represents 50.7% of total number of days in a year. This is more than the rate in 1998 by 23.3%. The conditions during hot periods this year are expected to be better.

Urban Green Area in 2000 reached 26,680 hectare with an average of 36.08 m<sup>2</sup> per person, Public Green Area is 9.6 m<sup>2</sup>/person and urban landscaped rate reached 36%.

Beijing converted more than 9000 coal boilers used in heat supply plants, hospitals, restaurants, and hotels to gas systems. Power heating system in Beijing covered an area of 6 million m<sup>2</sup> in 2001 with geothermal heat supply up to 0.4 million m<sup>2</sup> and heating power supply up to 55.48 million m<sup>2</sup>. Since 2001, 7 million ton of high quality coal with low sulphur and ash content were recommended to be widely used. After Shanganning Gas Plant is connected to Beijing, the city will be assured of sufficient gas supply. Beijing Municipality has requested facilities using coal as a main fuel (furnaces, kitchen and boilers) inside the 3<sup>rd</sup> ring road to convert to gas for better air quality in the city. Previously, Beijing is one of the largest coal-consuming capital in the world but through efforts of the Municipality, the situation has been changed.

Beijing's car gas emission will soon follow European No. 2 Standard. In Beijing in 2001, a total of 190,000 automobiles were overhauled; 36,000 clean fuel vehicles were overhauled, 1630 of which were CNG buses, making Beijing one of the biggest CNG buses owner in the world.

In 2001, non-toxic treatment of organic waste in Beijing reached 81.5% and is projected to increase to 85% this year. By 2005, non-toxic treatment rate of organic waste is expected to be 100%.

### *Future Plans*

#### *Efficient clean energy utilization for air pollution reduction.*

The second long pipeline of gas transportation will be built and urban pipeline network will be expanded. Underground gas storage facility will also be completed. Efficient use of solar and geothermal energy will be administered to provide better clean energy ratio.

The centralized heat supply projects with its pipeline network is to be completed to increase heat supply area to 50%.

#### *Automotive pollution reduction.*

The key projects such as Metro Line 5, Batong Line, City LRT, 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> ring roads are to be completed to ease traffic congestion. By 2007, 90% of the buses, 70% of taxis will be changed and will use clean energy as fuel. A strict gas emission standard will be enforced.

#### *Water conservation and pollution control.*

The upper stream of Miyun and Huairou reservoir will be kept in good condition for its water and soil content through tree plantation in the surrounding area. Sludge will be removed from Guang Ting Reservoir to improve water quality.

Rivers and lakes in Beijing will be treated to improve urban sewage system and pipeline networks. By 2007, total sewage treatment capacity will reach 2.8 million m<sup>3</sup>/day with the sewage rate up to 90%. An urbanized sewage system will be built in major towns in suburban areas.

#### *Solid waste pollution reduction.*

Utilization of industrial solid waste will be maximized. By 2007, non-toxic treatment will be applied to organic waste in the city.

### *Sandstorm Control.*

Landscaping will be strengthened to reach 40% in Beijing. Reforestation is almost 50% forming three landscaping belts as mountains, plains and urban green areas to improve the ecological environment.

### *Ecological Protection.*

Protected areas such as natural reserves, wetland, forest and birds' sanctuaries will be under protective care and good management. The natural reserves should occupy at least 8% of the total land area of Beijing.

### *Green Olympics.*

The Olympic Stadium facilities will be constructed with the adoption of the energy-saving design and the newest digital technology to protect and save resources, utilize new building materials and various energy resources. In its construction, natural and ecological surroundings will be kept in its original state to integrate with landscaping of the Olympic Village. Cultural heritage will be protected and green area will be increased. Clean energy and comfortable public transportation will be used as much as possible.

## **3. Construction Plan of the Olympic Green**

The Olympic Green is located in the north-south central axis of Beijing. The planned area covers 1,135 hectares: 680 hectares for the Forestry Park in the north and 405 hectares for the Olympic Center. The Chinese National Garden and the part of the axis will cover an area of 50 hectares. There will be 13 sports venues for the Olympic Games, including 5 new venues to be constructed: National Stadium, National Gymnasium, National Swimming Center, National Tennis Center and National Hockey Center; 3 existing stadiums to be expanded and renovated: Olympic Sports Center Stadium; Olympic Sports Center Gymnasium and Yingdong Swimming Center; and 5 temporary venues. The plan for the Olympic Green will focus on Beijing's long-term development considering cultural aspects and social well-being of the residents. It will serve as a multi-functional venue which will integrate sports events, meeting, exhibition, cultural entertainment, recreation and shopping center in a beautiful, vast and landscaped surroundings.

Olympic Stadiums to be built in the Olympic Green are as follows:

**National Stadium:** It can accommodate 80,000 people. It is where opening and closing ceremonies, track and field events, football finals and other sports events are to be held.

**National Gymnasium:** It can accommodate 19,000 people. It will serve as a venue for gymnastics events, handball and volleyball finals and will be designed with a multi-functional purpose.

**National Swimming Center:** It can accommodate 17,000 people. It will serve as the main venue for the swimming events. After the Olympic Games, it will be used as a place for sports activities.

### **Related facilities construction in the Olympic Green:**

**Olympic Village:** 360,000 m<sup>2</sup> of Athletes Apartments will be provided for residential needs of the athletes, coaches and sports officials. It will be fully furnished and will be open to commercial sale after the Olympic Games.

**Convention Center:** During the Olympic Games, it will be used for table tennis, badminton matches and Main News Center.

At the same time, other affiliated facilities will be constructed to provide services in hotels, meetings, commercial and office spaces.

#### **4. Current Situation of the Olympic Green and Its Surrounding Environment**

In 1990, the 11<sup>th</sup> Asian Games were held in Beijing, which facilitated the construction of the northern area. The International Convention Center, hotels and museums were also built aside from the National Olympic Sports Center and the Asian Games Village. The Olympic Green is supported by the venues and related facilities used during the Asian Games, an easy transport network, a populated area and an array of commercial and cultural facilities. Ten years after the Asian Games, this area has already been developed into one of the most attractive places in Beijing.

##### **4.1 Land Condition**

The Olympic Green is divided into 4 areas: A, B, C, D. The sports venues and related facilities are located in Area A and Area B, which is considered as the Olympic Center.

Area A: 114 hectares. A-1 is the existing Olympic Sport Center covering an area of 56 hectares; A-2 is reserved land for sports in the south covering an area of 50 hectares.

Area B: 291 hectares. It is located in the northern part of the 4<sup>th</sup> Ring road along the axis, including the urban construction land and landscaped road. B-1 is where the Olympic sports and public facilities will be located, covering an area of 261 hectares; B-2 is for the Olympic Village with an area of 30 hectares. Currently, agricultural fields, villages, and warehouses which most of it will be demolished in Area B for the construction.

Area C: 680 hectares. It is the area planned for the Forestry Park and located in the landscaped area which separates the suburbs from the complex.

Area D: approximately 27 hectares. It is where the Chinese National Garden will be located.

The urban construction land in the Olympic Green is located in a flat alluvial plain with a medium geological structure and very simple environmental condition. This makes it very suitable to the construction of the Olympic venues and other related facilities.

##### **4.2 Transportation Condition**

The central area of Beijing has ring roads with satellite roads as its main backbone. The area inside the 2<sup>nd</sup> Ring road is the old city. The area inside the 4<sup>th</sup> Ring road is where the main urban construction will be taking place. A landscaped area is planned to be built between the 4<sup>th</sup> Ring road and the 5<sup>th</sup> Ring road. The Olympic Green is located in the area between 4<sup>th</sup> Ring North road and 5<sup>th</sup> Ring North road.

According to the overall urban plan, there will be four urban rail lines extending to the surrounding areas of the Olympic Green. These are Line 4, Line 5, Line 8 and Line 10. The preliminary construction of Line 5 is already underway. A branch of the urban light railway ("Olympic Spur") will be built to extend from the city to the center of the Olympic Green.

There are many expressways, urban fast lanes, main thoroughfares in the surrounding areas of the Olympic Green, which is very convenient to link up with other areas.

##### **4.3 Public Facilities Condition**

The public facilities in the areas located on the south of the Olympic 4<sup>th</sup> Ring road are in good condition. Tucheng North Road, 4<sup>th</sup> Ring North road, Anli Road and Beichen Road are served with various pipelines. The pipeline networks are expected to meet the requirements of the new projects in water supply, drainage, sewage, and IT networks. New pipeline facilities will be built in

the northern area of Olympic 4<sup>th</sup> Ring road. The infrastructure construction in the Olympic Green is already in progress.

## 5. Sports Venues in Area B, Olympic Green and Related Facilities

### 5.1 National Stadium

#### *Olympic events*

The National Stadium will be used as the main stadium for the opening and closing ceremonies, track and field events, men's football finals during the Beijing 29<sup>th</sup> Olympic Games in 2008.

#### *Construction Location*

The National Stadium is located in Area B of the Olympic Green. It is close to the Olympic Village and the already-built National Olympic Sport Center.

#### *Construction Facilities*

This project to be constructed includes a stadium with a closing roof. The total construction area is 145,000 m<sup>2</sup>. There are 9 running tracks with 400 meters each and 10 straight lanes. The field for the events includes: 2 running tracks for long jump, two fields for long jump, 3 areas for discus throwing and shot put, 2 running tracks for javelin throwing, 3 running tracks for pole vault and one steeplechase. Nearby the main field, there are 2 venues for warming up exercises that are equipped with the facilities to be used by athletes, umpires, technical officials, journalists, and other Olympic staffs.

The stadium will have 80,000 permanent seats, 75,000 of which are for the audience, 1500 VIP seats, several VIP boxes, 1500 for journalists and 2000 for athletes. The project will be constructed in association with the future development of the local community and sports activities. It is to be designed as a very flexible facility to meet various needs during and after the Olympic Games.

#### *Project Construction Requirements*

The project will be designed and constructed in conformity with the technical requirements of the International Olympic Committee, the International Amateur Athletic Association, and FIFA (Federation International de Football Association).

The concept of "Green Olympic" and "Hi-Tech Olympics" should be adhered to with the adoption of the energy-saving design and the newest digital technology to protect water resources and utilize new building materials and various energy resources.

#### *Project Time Schedule*

According to the planning, the project would roughly be divided into the following stages: preparation work, tender for Ownership, project approval and construction. See the following table for the detailed work and time schedule for each stage.

National Stadium Construction Timetable is as follows:

Year \ Item	2002	2003	2004	2005	2006	2007	2008
Preparation Work	■						
Tender for Ownership		■					
Approval from the government		■					
Construction			■	■	■		

#### *Assessed Investment*

The investment for the National Stadium is assessed to be RMB 2.996 billion.

### *Financing*

Pre-assessed investment for the National Stadium is RMB 2.996 billion. There will be an open tender for the ownership. The owner will raise the fund and the government may also put funding for the project.

### *Post-Olympic Use*

The stadium will be used for the national and international track and field events, football matches, large performances and public activities. It will also hold exhibitions in cooperation with the Convention Center. The stadium will be furnished with VIP boxes of various levels and high grade seats. Some investment could be recovered through the sale or lease of the boxes and seats to attract a regular audience. During the non-activity period, the stadium with the boxes could provide the services for the meetings and guest receptions.

The roof of the stadium can be opened or closed. The seats are removable. The stadium is required to keep abreast with the standard of public utilities construction to ease people's evacuation, traffic circulation and commercial operations such as information and ticketing.

The owner will be fully in charge of maintenance and operation according to the legal business scope and Government regulations. The ownership period will follow applicable Chinese laws and regulations related to the commercial property.

## **5.2 National Gymnasium**

### *Olympic Events*

The sports events like volleyball match, gymnastics and handball finals will be held in National Gymnasium during the Beijing 29<sup>th</sup> Olympic Games in 2008.

### *Construction Location*

The National Gymnasium is located in Area B of Beijing Olympic Green. It is close to the Olympic Village and the already-built National Olympic Sports Center.

### *Construction Facilities*

It will be built as a standard gymnasium with a construction area of 40,000 m<sup>2</sup> and 15,000 m<sup>2</sup> for the basement parking. It will serve as the venue for the volleyball, handball and gymnastic events. Apart from the sports events area in the gymnasium, other facilities are also built for the athletes, umpires, technical officials, journalists and other Olympic staff.

The gymnasium to be designed will have 16,000 permanent seats and 3,000 temporary seats, of which 18,100 are for the audiences, 150 VIP seats, 400 for journalists, 350 for athletes and several VIP boxes. The permanent use of the facility has been taken into consideration. Some temporary seats will be added to meet the requirements of the Olympic Games.

### *Project Construction Requirements*

The project will be designed and constructed in conformity with the technical requirements of the International Olympic Committee, the International Gymnastic Association, and International Handball Association. The energy-saving design and the newest digital technology will be adopted to protect the water resources and utilize new building materials and solar energy.

### *Project Time Schedule*

According to the planning, the project would roughly be divided into the following stages: preparation work, tender for Ownership, project approval and construction. See the following table for the detailed work and time schedule for each stage.

National Gymnasium Construction Timetable is as follows:

Year \ Item	2002	2003	2004	2005	2006	2007	2008
Preparation Work	■						
Tender for Ownership		■					
Approval from the government		■					
Construction			■	■	■		

**Assessed Investment**

The investment for the construction of the National Gymnasium is assessed to be RMB 642 million

**Financing**

Pre-assessed investment for the National Stadium is RMB 642 million. The owner will raise the fund.

**Post-Olympic Use**

After the Olympic Games the National Gymnasium could serve as a multi-functional complex facility for cultural and sports activities. It could be used for sports events, concert, ice or acrobatics and circus performances, taking into consideration various indoor sports activities, entertainment and computer games activities. Furnished with VIP boxes, it will provide services for meetings and guest reception. Famous sports brand products will also be sold in the gymnasium.

The owner will be fully in charge of maintenance and operation according to the legal business scope and Government regulations. The ownership period will follow applicable Chinese laws and regulations related to the commercial property.

**5.3 National Swimming Center**

**Olympic Events**

The sports events like swimming, diving, free style swimming and water polo finals will be held in National Swimming Center during Beijing 29<sup>th</sup> Olympic Games in 2008.

**Construction Location**

The National Gymnasium is located in Area B of Beijing Olympic Green. It is close to the Olympic Village and the already-built National Olympic Sports Center.

**Construction Facilities**

The National Swimming Center is planned to have a construction area of 50,000 m<sup>2</sup>, with an added 5,000 m<sup>2</sup> for the basement parking, including one standard swimming pool with 10 lanes, one diving pool and two warming-up pools. According to the requirements, the center is equipped with the facilities specially designed for athletes, umpires, technical officials and other Olympic staffs.

There are 17,000 seats, 4000 of which are permanent seats and 13,000 are for temporary use. Among the 17,000 seats, 13,900 seats are for the audience, 600 seats are for the VIPs, 1000 seats are for the journalists and 1500 seats are for the athletes. Its permanent use is taken into consideration in the construction of the project. Temporary seats are to be added to meet the requirements of the Olympic Games.

**Project Time Schedule**

According to the planning, the project would roughly be divided into the following stages: preparation work, tender for Ownership, project approval and construction. See the following table for the detailed work and time schedule for each stage.

National Swimming Center Construction Timetable is as follows:

Year	2002	2003	2004	2005	2006	2007	2008
Item							
Preparation Work	■						
Tender for Operator		■					
Approval from the government		■					
Construction			■	■	■		

#### *Assessed Investment*

The investment for the construction of the National Swimming Center is assessed to be about RMB 590 million.

#### *Financing*

The investment for the construction of the National Swimming Center is assessed to be about RMB 590 million. The government will provide funding for the project. An open tender will take place to determine the operator. The operator will provide design and operating plans for the project.

#### *Post-Olympic Use*

After the Olympic Games, the National Swimming Center could be developed as a rehabilitation center or health club and improvements like water entertainment and fitness activities could be added. It will be mainly used for indoor water activities opened for the public. The water entertainment facilities, backed by the Swimming Center, will save the investment and improve profit-making ability. The rehabilitation and fitness activities, relying on the water facilities will play an important role in creating better economic and social benefits.

The operator will be fully in charge of maintenance and operation during the concession period according to the legal business scope and Government regulations.

### **5.4 Olympic Village**

#### *Construction Location*

The Olympic Village will be located in Area B of Beijing Olympic Green. The area in the north is planned to be a forestry park of 680 hectares, which will be very close to the sports venues to be built like the National Gymnasium, National Stadium and National Swimming Center.

#### *Construction Facilities*

The Olympic Village, with a floor area of 360,000 m<sup>2</sup> and an Olympic Overlay of 110,000 m<sup>2</sup>, includes residential apartments and affiliated facilities. It will provide accommodation for athletes and coaches during the Olympic Games.

The Olympic Village is also equipped with the following facilities:

*Restaurants:* 3 restaurants, two are located in the residential area, the other is in the common area.

*Commercial entertainment facilities:* shops, post offices, cinemas and libraries with a total area of 6000 m<sup>2</sup>.

*Local community services:* local community 24 hour service center and clinics.

*Training Section:* it is a training venue for track and field, basketball, volleyball, football, swimming, and weight lifting, covering a construction area of 30,000 m<sup>2</sup>.

*Logistics Service Facilities:* The Olympic Village is installed with complete logistics service facilities. The construction area is 10,000 m<sup>2</sup>.

*Olympic Square:* Covering an area of 20,000 m<sup>2</sup>, it is a place for the athletes to host cultural and entertainment activities.

### *Project Time Schedule*

According to the planning, the project would roughly be divided into the following stages: preparation work, tender for Ownership, project approval and construction. See the following table for the detailed work and time schedule for each stage.

The Olympic Village Construction Timetable is as follows:

Year \ Item	2002	2003	2004	2005	2006	2007	2008
Preparation Work	■						
Tender for Ownership		■					
Approval from the government		■					
Construction			■	■	■		

### *Assessed Investment*

The investment for the construction of the Olympic Village is assessed to be RMB 3.29 billion

### *Financing*

Pre-assessed investment for the Olympic Village is RMB 3.29 billion. The owner will raise the fund.

### *Post-Olympic Use*

After the Olympic Games, the Olympic Village will be a permanent residential area. Beijing is a rapidly developing city. The Olympic Village, through its proximity to the downtown areas, large sports facilities of international standard, pleasant environment and efficient public utilities, will serve as the most fitting residential area that Beijing residents are longing for.

Post-Olympic use includes the following:

- The athletes' apartments will be open for commercial sale.
- The service staff's resting area will be converted for the residents' public use.
- Temporary facilities can be converted for other use.
- The medical center will be converted and used as a kindergarten. The athletes' training venue will be adapted to be an international school.

## **5.5 Convention Center**

### *Construction Location*

The Meeting and Convention Center will be located in Area B of Beijing Olympic Green. It will be very close to the sports venues to be built like National Gymnasium, National Stadium, National Swimming Center and the already-built National Olympic Sports Center.

### *Construction Facilities*

It will be used mainly for meetings and supplement exhibitions. The project will be built into a first class comprehensive convention center reflecting Beijing's distinctive characteristics as a metropolis.

It will be equipped with intelligent networks, digital switchboards, satellite cable TV, background music and emergency public address, multi-media conference, video conference, video on demand, automatic building management system, central ventilation and air conditioning, office automation, automatic fire detection, security monitoring and integrated management system and other most advanced systems.

### *Project Time Schedule*

According to the planning, the project would roughly be divided into the following stages: preparation work, tender for Ownership, project approval and construction. See the following table for the detailed work and time schedule for each stage.

The Convention Center Construction Timetable is as follows:

Year \ Item	2002	2003	2004	2005	2006	2007	2008
Preparation Work	■						
Tender for Ownership		■					
Approval from the government		■	■				
Construction			■	■	■		

**Assessed Investment**

The investment for the construction of the Convention Center is assessed to be RMB1.714 billion.

**Financing**

Pre-assessed investment for the construction of the Convention Center is RMB 1.714 billion. The owner will raise the funds.

**Post-Olympic Use**

During the Olympic Games in 2008, the meeting area will serve as the News Center and the exhibition area will be utilized as a temporary venue for table tennis and badminton matches.

After the Olympic Games, the Convention Center will serve as a first class and large convention center reflecting Beijing’s distinctive mark as a city hosting large conventions and exhibitions. It could hold various national or international meetings, host an international merchandising center and provide first-class services. It will also serve as a place for performance, commercial and public activities to attract the enterprises and governmental organizations for meetings or tourism. The Meeting Center will offer video conference and will be equipped with advanced facilities for simultaneous interpretation and communication.

The owner will be fully in charge of maintenance and operation according to the legal business scope and Government regulations. The ownership period will follow applicable Chinese laws and regulations related to commercial property.

**5.6 Hotels, Office Buildings and Large Commercial Facilities**

**Construction Location**

The project will be located in Area B of the Olympic Green and near other venues like the National Gymnasium, National Stadium, National Swimming Center, and Convention Center and the already-built National Olympic Sports Center.

**Construction Facilities**

The five star hotels will have 1,000 beds with a floor area of 100,000 m<sup>2</sup>. Grade A Intelligent Office Buildings will have 150,000 m<sup>2</sup> floor area. The floor area for large commercial facilities is planned to be 50,000 m<sup>2</sup>, plus 80,000 m<sup>2</sup> parking. The project will meet the needs of the Olympic Games and its permanent use will be taken into consideration.

**Project Time Schedule**

According to the planning, the project would roughly be divided into the following stages: preparation work, tender for Ownership, project approval and construction. See the following table for the detailed work and time schedule for each stage.

The Commercial Facilities Construction Timetable is as follows:

Year	2002	2003	2004	2005	2006	2007	2008
Preparation Work	■						
Tender for Ownership	■	■					
Approval from the government	■	■	■				
Construction			■	■	■	■	

### *Assessed Investment*

The investment for the hotels is assessed to be RMB 1.27 billion; RMB 1.73 billion for the office building; RMB 1.89 billion for the commercial facilities.

### *Financing*

Pre-assessed investment for the hotels, office buildings and large commercial facilities is RMB 4.89 billion. The owner will raise the funds.

### *Post-Olympic Use*

During the Olympic Games, the commercial facilities inside the Olympic Green will serve as the facility related to the National Stadium, National Gymnasium, National Swimming Center and Meeting and Convention Center, providing accommodation, dining, shopping and meeting services for sports teams, national or regional delegations and businessmen.

After the Olympic Games, the commercial facilities in the Olympic Green would play an important role in providing services for sports, exhibitions, meetings, business, shopping and cultural entertainment for the public.

The owner will be fully in charge of maintenance and operation according to the legal business scope and Government regulations. The ownership period will follow applicable Chinese laws and regulations related to the commercial property.

## **6. The Project's Ownership Tender Operation**

### **6.1 Concept**

According to the basic principles set by Beijing Municipality regarding the construction of the Olympic Stadiums and related facilities, future investments for the facilities would be introduced using a market-led operational mechanism. The concept calls for an international Ownership Tender to appoint the owners for the construction of the facilities. The Beijing Municipal government and BOCOG will organize, direct and supervise the Ownership Tenders as it seeks to attract commercial investors to join the competitive bid as owners for each project. The government could consider several bundling plans for commercial development as well as favorable policies in land and tariffs to achieve success for the 2008 Olympic Games and enable investors to make profits during the ownership period.

### **6.2 Framework**

- *Set up ownership tender working team.* BDPC will set up a special tender working team to organize and coordinate the tender work.
- Invite experienced consulting agencies to set up a consulting team for the tender work and formulate the general tendering plan.
- Establish a tender evaluation panel. This evaluation panel, organized by BDPC, will comprise professionals and experts in law and finance. They will be fully in charge of the evaluation of the tendering documents.
- The supervising team will be set up to monitor the whole procedure of the tendering work. It will be under the care of the supervising office of BOCOG.

#### *Detailed Planning of the Project Ownership Tendering Work*

- Adherence to a market-led fund raising principle under the leadership of the government
- Focus of the master plan of the projects on the operation, utilization and good financial returns for future commercial operations of the sports facilities after the Olympic Games
- Taking into consideration issues relating to laws and policies in the tendering work with an open, transparent and just principle in mind

#### *Preparation Work of the Ownership Tendering*

- Draft up the general plan and the general frame of the project financing and the tendering work.
- Formulate the implementation plan of the tendering work.
- Propose the supervising work plan for each stage of the project construction.
- Formulate rules and regulations of the tendering work.
- Study supporting policies for fund raising and approval procedures from the Municipality for the Olympic projects.
- Analyze, estimate investments and benefits to be achieved in the ownership tendering project.
- Study the projects' bundling plans and choose the project that will likely give good economic benefits.
- Draft up various agreements and contracts related to the tendering work.
- Contact and choose well-known local and international agencies in investment management, assets management, finance, engineering and management consulting firms, stocks and insurance companies as advisors. These agencies are not only to provide professional services to the tendering work but are also a medium to introduce foreign funding for the projects.

### **6.3 Working Procedures**

The ownership tender will have two steps: the "prequalification" and the "full tender". The prequalification is for the bidder's qualification (plans for construction, finance and operation) to determine the short-listed candidates. The final bid winner will be determined through the full tender.

The ownership tender will start from end October in 2002 and is expected to end in June 2003. The whole tender procedures will have different stages: preparation work, prequalification, full tender, bid winner determination, agreement signing and project design implementation.

- Establishment of the Ownership Tender Working Group
- Selection of consultants for the bidding
- Draft and review of all the tender documents
- Prequalification
- Short list
- Full tender
- Bid winner determination
- Signing contract
- Project implementation

### **6.4 Time Schedule**

The whole tender procedure has the following stages:

#### *Preparation work: June 2002 - September 2002*

Establish the tendering team to formulate and review the ownership tendering documents, decide the tendering agency. Tender presentation to potential investors and news release of the tender.

*Prequalification and Expression of Call for Interest: October - December 2002*

Formulate and review the prequalification documents, prequalification news release, issue prequalification documents, meetings to answer questions; prequalification evaluation and exchange of ideas with candidates.

*Full tender: January - June 2003*

Sale of full tender documents, site visit, preparatory meetings for tender, formulate and submission of tender documents, tender opening meeting, public tender, review the tendering documents.

*Bid Winning: June 30, 2003*

Determine short listed candidates, contract negotiation and signing.

*Project Design and Construction: July - end of December 2003*

Preliminary Design and construction starts.

**6.5 Tender Requirements**

- The bidder (Company or Consortium) should comprise either local or international entities that are legally registered, can assume legal responsibilities as an enterprise or owner and are engaged in legitimate business activities. There could be one or more partner for the consortium but it should designate the leader of the consortium.
- The bidder has considerable financial strength and the ability to take risks.
- The bidder should comply with the "Tender Rules and Regulations of the People's Republic of China" and other related local and international laws and should provide legal and trustworthy information.
- The bidder should comply with the rules and regulations set by the International Olympic Committee (IOC)
- The bidder should strictly comply with the procedures and timetable of the tender. Unfair or illegal competition will not be allowed.
- The bidder should respect the city government tender specifications and comply with the requirements of the Olympic Overlays. He should ensure that by the end of December 2006 the basic construction of the project is finished so that prior to the Olympics, the facilities can be used for trial operation.

**6.6 Government Policies**

Grade A Land: Full basic utilities and flexible land use will be provided.

Land privileges for the stadium, gymnasium and swimming center.

Stadium, gymnasium and swimming center could be bundled with commercial facilities to improve profitability.

Efficient coordination: The Municipality and related government authorities will coordinate related issues and provide services for investors.