



58th Meeting of the Governing Body

Supplementary Agenda Papers

**Sports Authority of India
New Delhi**

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Supplementary Agenda Item No. 1

Replacement of Synthetic Athletic Track at JLN Stadium: Supplementary work of settlement rectification

The Replacement of Synthetic Athletic Track at JLN Stadium was prepared by empaneled agency M/s WAPCOS Ltd at an estimate of Rs. 7.00 Crore. The project got sanctioned by DPAC Khelo India, MYA&S under Khelo India Scheme on 24.05.2017.

An Administrative Approval and Expenditure Sanction was issued to M/s WAPCOS Ltd. dated 03.07.2017. The work was awarded by M/s WAPCOS Ltd. to M/s Advance Sports technologies in May 2019 for Rs. 7.37 Crore on L1 quoted amount, including PMC charges owing to delay in handing over the site due to Khelo India Games in 2018. The revised cost was approved by Competent Authority of SAI. However, owing and further delay due to Indian Super League bookings, work started in February 2020. The work was delayed again due to covid 19 lockdown and was resumed in May 2020. In May 2021 M/s WAPCOS Ltd. intimated that the work of playing area is almost completed. In Aug - Sep, 2021, consequent to heavy rains, the depression was seen on the western side non-playing area of the track, which gradually moved inside the newly laid track also. Subsequently, in October, 2021, minor undulations were seen on the eastern side of the newly laid track along underground tunnel in field of play.

Considering the alarming situation, CPWD was asked to undertake work to resolve this issue hiring a third-party expert i.e. IIT Guwahati carry out an investigation to find out the root-cause and resolution of undulation in track. IIT Guwahati has conducted the study and submitted a detailed report. On the basis of the Report, CPWD submitted an estimate of Rs. 12,11,96,800/- for resolving the issue. Since the proposal is of huge liability and as the Stadium is under consideration for redevelopment under PPP, a meeting was convened between CPWD, Stadia Division and Infra Division in April 2023 and an alternate economical proposal demanded from CPWD. However, CPWD conveyed that no alternate proposal could be explored.

In the meantime, Khelo India Division intimated on 04.08.23 for conduct of 1st edition of Khelo India Para Games (from 8th December 2023 onwards) and requested to share the current condition of the venue/readiness regarding the Track & Field in the Main Arena of JNS.

In this regard, a meeting was held under the Chairmanship of Administrator, JNS with WAPCOS and AFI Representative on 07.08.2023 and further under Chairmanship of Secretary to explore an economical solution of the problem. M/s. WAPCOS intimated that the estimate for an economical solution for rectification could be submitted.

M/s WAPCOS has submitted the supplementary estimate, and Part-1 of which covers the following works and conditions.

Part-1: Rectification of Playing & Non-playing area along underground tunnel

The estimated cost of above work is Rs. 1,44,12,493/- including GST & PMC charges. The estimate is prepared with all considerations and PMC for technicality to tackle the settlement along the underground tunnel up to 7.5 m width from the wall of tunnel with the presumption that in future, settlement will not be occurred in this rectified area (**attached as Annexure – A**).

As per form - 65 submitted by WAPCOS, the expenditure of Rs 6,97,36,355 has already been incurred against sanctioned cost of Rs.7,37,00,000/-. Rs. 39,63,645/- are remaining in this project unutilized. Therefore, additional sanction of Rs.1,04,48,848/- (1,44,12,493 - 39,63,645) is required over and above the sanctioned cost to execute Part-1 of the estimate.

The total cost of the Project would be Rs. 8,41,48,848/-. The additional amount to be incurred over the sanctioned cost is proposed to be booked under the head of SAI Grants/ I.R of SAI.

Finance Committee in its 117th Meeting held on 19th September 2023 concurred the proposal and recommended for approval of the Governing Body.

Approval of the Governing Body is solicited for revision of Cost of Rs. 8,41,48,848/- including all charges (additional sanction of Rs.1,04,48,848/- above the sanctioned cost of Rs.7,37,00,000/-) for the project of Replacement of Synthetic Athletic Track at JLN Stadium including settlement rectification works

Supplementary Agenda Item No. 2

Utilization of unutilized infrastructure of SAI Stadia

The proposal for utilization of un-utilized/under-utilized infrastructure of SAI Centers on Highest Fixed Revenue basis (H1) for a period of contract of 3 years extendable by 2 years for JNS and 5 years extendable by 2 years for other stadia was approved in the 56th Meeting of the Governing Body of SAI with the directions that proposal received will be examined by the Internal Finance Committee (IFC) of SAI and recommended to Director General for approval for awarding the contracts.

2. Subsequently, a Model Tender Template was circulated by Operations Division vide dated 26th December 2022. Based on the Model Tender Template and with the approval of Competent Authority, Request for Proposals (RFP) were invited for various facilities for following unutilized spaces in SAI Stadia:

SN	Name of Stadium and facility	Contract duration	Minimum base price (exclusive of taxes)
1	Weightlifting Auditorium at Jawaharlal Nehru Stadium (JNS)- 7850 sq. mt	3 years extendable by further 2 years	Rs. 1,25,00,000/-per quarter

3. In response to the RFP, bid was received which have been summarized as under. Accordingly, detailed technical evaluation of the bids as per the Eligibility Criteria was carried out by the duly constituted committees which recommended for opening of price bids of the qualified bidders as under:

SN	Name of Stadium and facility	Number of bids received	Number of bids qualified
1	Weightlifting Auditorium at Jawaharlal Nehru Stadium (JNS)- 7850 sq. mtr	01	01

4. Based on recommendations of TBEC and with the approval of the Competent Authority, the prices bid of the qualified bidder was opened and the rate quotes by the technically qualified bidder was evaluated by the duly constituted committee. Further, considering the tender being resultant H1 bidder and in order to ensure higher revenue generation for SAI, the Price Bid Evaluation Committee (PBEC) recommended the following H1 bidder for operation, management and maintenance of the facilities as under:

Sr. No.	Name of the facility	H1 bidder	Estimated base price	Proposed bid as fee (exclusive of taxes)
1	Weightlifting Auditorium at Jawaharlal Nehru Stadium (JNS)- 7850 sq.m	M/s Seven Seas Hospitality Private Limited.	Rs. 1,25,00,000/- Per Quarter	Rs. 1,76,75,000/- per quarter

5. As per the procedure prescribed for Selection of Agency for Operating Facilities: *“After finalization of RFP, The Regional heads of different regional centres/Stadia Administrators may invite the RFP at their end and finalize the bid evaluation procedure from respective regional centres. However, the selection of service provider agencies/ coaches shall be done after prior approval of the competent authority. The Director General, SAI shall be the final approving authority for awarding work contracts. The proposal received will be examined by the Internal Finance Committee (IFC) of SAI and recommended to DG, SAI for approval.”*

6. The above proposals were concurred by the Finance Division of SAI and placed before the Internal Finance Committee for concurrence before placing to DG, SAI for approval. The IFC has subsequently recommended the proposal for approval.

7. In the 117th Finance Committee Meeting held on 19th September 2023, the proposals were placed which were approved and subsequently recommended to be submitted to GB for approval. Although the 56th Governing Body has authorized DG SAI to take a decision on the recommendation of duly appointed IFC, the stadiums in Delhi are all centrally located and are national assets which are highly valued and therefore the proposals are being placed before GB. However, as the mandate of the 56th GB, the proposal of other centers shall continue to be approved by DG, SAI.

8. Accordingly, the following proposal is being placed for consideration and approval of the GB:

(a) Appointing M/s Seven Seas Hospitality Private Limited as operator for operations, maintenance and management of Weightlifting Auditorium at JNS at Rs. 1,76,75,000/- per quarter exclusive of taxes for a period of 3 years extendable by 2 years.

Approval of the Governing Body is solicited for Appointing M/s Seven Seas Hospitality Private Limited as operator for operations, maintenance and management of Weightlifting Auditorium at JNS at Rs. 1,76,75,000/- per quarter exclusive of taxes for a period of 3 years extendable by 2 years

Supplementary Agenda Item No. 3

Proposal for shifting of SAI Glenmark Swimming Academy from Dr. SPMSPC to NCOE Bangalore

In the 42nd Governing Body Meeting held on 17.12.2013, a decision was taken to establish three (03) SAI National Sports Academies. Accordingly, the following academies were established:

1. Cycling Academy at IG Stadium
2. Swimming Academy at Dr. SPMSPC and
3. Shooting Academy at Dr. KSSR

In the year 2019, these academies were merged with the new flagship scheme of National Centre of Excellence. The Swimming academy which is now National Centre of Excellence has Olympic size swimming pool, however, there is no hostel facility available. Therefore, as stop gap arrangement, temporary dormitory accommodation under the seating tiers was arranged. Presently, SAI-Glenmark Swimming Academy is being run with the sanctioned strength of 50 (30 Boys and 20 Girls). In addition to NCOE athletes, 80 swimmers are being trained as developmental group athletes in three batches on Come & Play basis. Efforts were made to build a hostel which could not be possible due to paucity of FAR.

During a meeting of the steering committee with M/s Glenmark held on 22.8.2023, it was proposed that Swimming Academy (NCOE) may be shifted to NCOE Bangalore with increased number of swimmers particularly female athletes keeping in view the higher medal prospects at international level.

Accordingly, it is proposed that National Centre of Excellence in Swimming may be shifted from Dr. Shyama Prasad Mukerjee Swimming Pool Complex, New Delhi to NCOE, Bangalore where a newly constructed hostel of 300 bedded is ready for utilization.

Approval of the Governing Body is solicited for shifting of SAI Glenmark Swimming Academy from Dr. SPMSPC to NCOE Bangalore