



KATHERINE
TOWN COUNCIL

Invitation to Tender

Part B - Further Information

Addendum A

Regional Sport, Recreation & Community Precinct
(rPPP) Design Proposal

T25-12A

Closing Time and Date: **2pm Friday 29th May, 2026**

Method of Lodgement: Electronic Tender Response via Tenderlink

1. ADDENDUM A – MINOR DOCUMENT REVISIONS

1. **Clarification** – The tender is for ‘Design’, not for ‘Design and Construct’
2. **Correction** – Lot 3216 on the plan of title (LTO 2007/056B) is not a part of the subject site
3. **Update** – New 15.3 Deliverable: 100% completion of the developed design must be approved in writing by the Katherine Town Council, and include wording to the effect of ‘the Council approves of the 100% completion of Design Development’
4. **Clarification** – All references to the ‘*shovel ready design*’ changed to italics. - The ‘*shovel ready design*’ refers to the developed design plus all other documents required to achieve shovel ready status (these are effectively a form of construction drawings).
5. **Clarification** – 15.5 Deliverable: 100% construction issue documentation must be approved in writing and agreed with the Katherine Town Council prior to finalising the ‘*shovel ready design*’, and include wording to the effect of ‘the Council approves of the 100% completion of Construction Documentation’:
 - a. The construction issue documentation is not considered to be 100% complete until the winning tenderer obtains written approval. Tenderers must complete a set of construction drawings which meet the minimum standards specified in the tender, and, all other industry standards.
 - b. At Council’s discretion, the final approval will occur at a Confidential Ordinary Meeting of Council. These meetings are held monthly.

2. ADDENDUM A – QUESTIONS AND ANSWERS

1. **Question 01** – The schedule of rates (SOR) looks complicated. How should we best fill it in?
 - a. As a minimum, please ensure that at least one line item is filled in under each black heading (excluding 1- *Preliminaries* & 7- *Miscellaneous Provisions* which are both optional). You may group together line items (eg, one price for items 4.01 to 4.07 is acceptable) but please note in ‘tenderer remarks’ that one value ‘covers all line items’.
 - b. A main purpose of the SOR is to assist with tender assessments by providing evidence that tenderers have considered and included all necessary tasks. It is preferred that you fully breakdown your fees, where possible.
 - c. Please do not submit more than one schedule of rates. Tenderers are bound by their final tender price (project total)

2. **Question 02** – Is the future AFL ground location required exactly where it has been nominated in the tender release?
 - a. No
 - b. A nominated location for a future AFL ground is required somewhere, in the masterplan
 - c. Some early discussions held by Council indicated a preferred position may be on vacant NTG land adjacent to the site (east), including feasibility discussions with some native title claimants. Alternative locations will require valid reasoning if they are not on title. Construction on NTG managed land will require approval from NTG, approval from both Native Title Claimants, and appropriate due diligence to be undertaken in accordance with the NT Aboriginal Sacred Sites Act.

3. **Question 03** – What is the possible emergency, how many people will need to be accommodated at the proposed HSRC indoor courts, and for how long?
 - a. The primary design requirement for the indoor courts will be to ensure that all sporting needs (court sizes, surfaces, room volume, codes, acoustics, visibility, safety and functionality preferences etc) are met.
 - b. The potential emergencies to design for will include flooding in surrounding towns within the Big Rivers region; or storms, fires, natural disasters or civil unrest nearby.
 - c. It is likely most emergency events would remain active for 3 days or longer.
 - d. The facility is unlikely to be used to accommodate flood victims in the event of a major flood in Katherine, though it may be temporarily repurposed for an alternative use.
 - e. The maximum number of people accommodated will be confirmed after balancing the other sporting requirements discussed during stakeholder engagement, options from the winning tenderer and budget.

4. **Question 04** – Are there any other details tenderers should be aware of before design?
 - a. At the Henry Scott Recreation Centre: creche/childcare and youth services require a separate entrance to gym, sports and other services
 - b. The Katherine Town Council is currently seeking funding to achieve a stage 2 upgrade at the Aquatic Centre which includes replacement change rooms and other original building facilities, a kitchen and cafe, night usage capable flood lighting, volleyball court(s), spectator seating, solar energy collection and storage, and some other desires to improve services for locals, tourists and the greater Big Rivers community. This must be allowed for within the masterplan.

- c. The Henry Scott Recreation Centre is not required to remain open during construction works. Tenderers should assume that builders will take control of the entire building site. Tender responses which show that they have considered ways to minimise the impact caused by temporary shutdowns or service relocations will be highly regarded. Some services are relocatable, and this will be considered by the Katherine Town Council, the Northern Territory Government and the YMCA once funding for construction has been granted.

3. READING MATERIAL

Some of the publicly available reading material can be accessed via the dropbox link below. The material is provided for guidance only.

<https://www.dropbox.com/scl/fo/esh9rtyd94j78vd1kyan//AHLasbRNwjw9TqTOz-VXd90?rlkey=c755bwvgiolcevsztzvtkmv2n&st=46dqy82l&dl=0>

The Katherine Sportsground Advisory Committee minutes do not necessarily represent the wishes of the current sporting community; they do not take precedence over any community consultation to be undertaken during stakeholder engagement for the proposed masterplan.

Some site or floor plans from the construction sets for the 'Henry Scott Recreation Centre' (HSRC), the 'Katherine Aquatic Centre' (KAC) and the 'Katherine and Big Rivers Community, Sport and Recreation Venue' (Pavilion) are available on request. They will be emailed confidentially once requested.