

CSF Annual Report 23/24

Castlemaine Goods Shed

Whilst Annual Reports cover a 12 month financial year, this report generally covers the period from July 23 – October 2024, particularly as there has been significant activity in the past 4 months.

Capital Project

The next stage (often referred to as Stage 2) of redevelopment of the Goods Shed is progressing well. The key outcome sought by the Victorian State Government through Creative Victoria via conditions on the grant CSF received, was to create 2 multi purpose performance and exhibition spaces. We remain on track to achieve this.

Key elements of the design include;

- Replacement of the unsafe timber floor that constitutes over 50% of the floor area and creation of a flat floor that can bear substantial loads, through both performance/exhibition spaces and a central entry/foyer area.
- Relocation of the amenities to the southern end of the building together with a green/change room, kitchenette and technical deck above. This will in some ways mirror the Stage 1 development at the northern end of the building. All parts of the building will be able to access the toilets via a refurbished rail platform on the railway side
- Works to improve thermal comfort including sealing the building and a night air purge system for the hotter months
- Some glazing of door openings
- Petitioning and curtaining within the building to create the exhibition and performance spaces
- Technical upgrades to support lighting, sound and blackout capability

A lot of work has gone into ensuring the design is capable of being delivered within the budget available whilst we observed escalating building and construction costs. This has been a strong focus the Steering Committee, Architects and Project Managers, with support from cost planners. In addition, CSF sought early contract advisory services from a builder to test the practicability of what was being proposed.

Through this process a decision was taken to use a “design and construct” procurement method to further limit risk to CSF of cost blowouts, which could not be afforded. Under this procurement method, schematic design sufficient to secure statutory approvals and the principal design requirements are specified by the client (CSF) and design detail, co-ordination of the many design consultants, and construction becomes the responsibility of the builder, together with the associated risks.

Through the latter half of 2023, approval from Heritage Victoria was sought and gained, early and tender documentation was prepared. Tenders were called for in early 2024 via a selective tender process with a Probitry Advisor overseeing the process. Three tenders were received. After interviews, preliminary assessments and referee checking a preferred

tenderer was selected, further negotiations took place, contracts were drawn up, negotiated and a “design and construct” contract with McCorkell Constructions was signed in July. The design team lead by Cumulus Architects who had undertaken the work to date on design were retained by the builder.

Since signing the contract work has been progressed on design detail and the site taken over by the builder with demolition expected to commence before the end of 2024. Construction is scheduled for completion by mid 2025.

Project Governance has changed slightly over this period with the Project Steering Committee (PSC) ceasing to operate with Governance being streamlined. There has been a Project Control Group (PCG) throughout this period which now both manages the Project and reports to the Board. Bill Forrest stood down from Chairing the PSC and PCG in August and Gary McClure joined the Board and took over chairing the Goods Shed PCG

Goods Shed Activities

There have been a broad range of uses and activities conducted in the Goods Shed since July 2023 including the following

Arts and Creative Industries related

- Sensory Sanctuary Workshops and Festival
- Punctum Meeting and Creative Collaboration
- Carinya - seniors and children creative workshops
- Mapatazi guitar workshop
- SS4 Climate Change concert
- National Aboriginal and Torres Strait Islanders Children’s Day
- Body weather workshop
- Artistic Development – Djama Project
- Pony Cam and Youth media workshop and summer school
- Castlemaine Art Museum and CSF Art Network meetings

Community Uses (mainly meetings and workshops)

- Victorian Goldfields Railway
- Dog Training classes
- Castlemaine Library
- Mount Alexander Shire
- Cricket Australia
- Castlemaine Landcare
- Indoor Market/Exhibition – Love and Light
- Long table lunch (Local Community Producers)

Corporate and Private Uses

- Hot desk and co-working space bookings
- Institute of Company Directors
- Sustainable Management Solutions
- Local Government Professionals
- Don/KR
- The Kitchen
- Regen Farmers

- Jellis Craig
- Coliban Water
- McCorkell Constructions
- Wakes and Memorial Services

Thank-yous

CSF is deeply indebted to a great many people who have supported the Stage 2 Goods Shed redevelopment.

Firstly those who have financed the project;

- The Victorian State Government through Creative Victoria and with strong advocacy support from Ms Maree Edwards, Member for Bendigo West
- Mr Mark Besen and the Besen Foundation in memory of Berek and Marysia Segan
- The following patrons and supporters who contributed funds
 - Victor and Karen Wayne
 - Dennis Goldner
 - Alison & Tony Radford
 - Arnold Mahemoff
 - Allan Kalus
 - Helen Imber
 - Michael Pearce
 - Helen Szoke
 - Rosalie Hastwell
 - Leonie Postle
 - Bill Forrest
 - Ian Fraser
 - Sally & Helen Kaptein
 - Ian McKenzie & Sue Cutler
 - Greg & Lee Ridder
 - David Murray-Smith
 - Rick Lowen & Lorelei Benjamin
 - Lesley & Ian Jones
 - Marshall Segan
- Hunt and Hunt Solicitors (Mr Steve Aitchison) who provided pro bono legal support for the preparation and negotiation of the construction contract

There are number of individuals that CSF is deeply indebted to for their support for the Goods Shed Project and Operations.

Steering Committee and Project Control Group members who gave their time voluntarily

- John Wellington
- Marshall Segan
- Cady Ferguson
- Barbara Guille
- Jasja van Andrel

Creative Victoria staff – Leanne Seddon and Matt Cox

RPI (Project Management) staff – Charmi Lohia, Eleanor Duffy and Stephanie Hope.

Builders McCorkell Constructions, Architects Cumulus and the consultants engaged to work on the capital project.

CSF Staff Krista Horbatiuk, Joseph Rogan and Bronwyn Dawson

Bill Forrest - Goods Shed Chair July 23 – Aug 24

Gary McClure - Goods Shed Chair from August 2024