



Modular buildings that
are the right fit for clubs,
community and sporting
groups across Australia.

CHANGING THE GAME
Modular Sporting Facilities

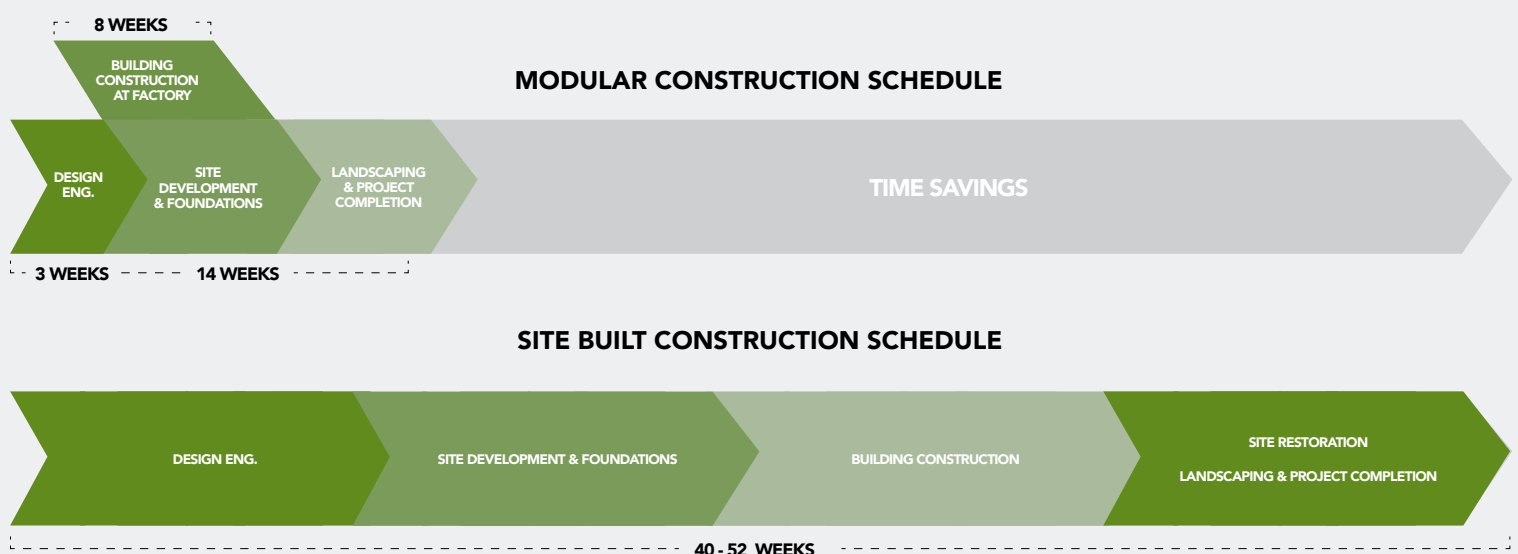
Welcome to Ausco Modular

Using a modular building for your club solves many of the challenges that organisations face when considering new or upgraded facilities. Modular buildings require minimal ground works and little space beyond the built area of the building, therefore preserving playing fields during the construction and minimising disruption to the neighboring community.

Benefits to your club or organisation by choosing modular:

- You can be assured that our design teams have worked closely with National and State sporting codes to develop facilities that meet or exceed their minimum standards
- Time saving as installation can be up to 60% faster than conventional on-the-ground construction
- Ausco includes architectural and design fees in the price at no extra charge
- The modular building methodology makes facilities suitable for the landfill and reclaimed substrates under many playing fields
- Access issues can be bypassed by craning the building modules over the top of obstacles
- Ausco manages the project from beginning to end to mitigate the risk of scope, timeline and cost overruns, and to lessen the burden on your staff and volunteers
- A modular solution allows you the flexibility to grow your facilities as more funding becomes available
- In-house manufacture produces around 30% less waste than building on-site
- In situations where lease agreements change, your facility can be relocated
- All Ausco Modular buildings comply with the National Construction Code of Australia.

Modular construction versus site-built construction diagram



This diagram demonstrates the time saved by building a modular construction. Please note the diagram is only a representation, as the schedule will depend on the size of the project and other factors.



John McMahon Recreation Reserve

CLIENT	Hume City Council
LOCATION	Sunbury, Victoria
SIZE	146m ² Social Facility / 320m ² Changerooms
VALUE	\$1.7 Million
TIMEFRAME	<7 Weeks each project: manufacture to delivery on site

Hume City Council in north-west Melbourne is a growing, urban fringe municipality experiencing a significant growth in residents, with approximately thirty percent of the community under 18 years of age.

East Sunbury Sporting Club occupies John McMahon Recreation Reserve and is the home for local AFL, netball, cricket and softball clubs.

Ausco provided two new facilities for the sporting precinct - a 146m² social facility containing a communal space for meetings and events, a kitchen and space for a cool room, amenities and ample storage space, plus a 320m² changeroom facility for the new oval, which includes two private changing areas with cubicle showers, medical rooms and storage.

Each facility was delivered in less than seven weeks from manufacture at our Adelaide factory to delivery on site.

The buildings were designed by our in-house design team in collaboration with Hume City Council, and include East Sunbury Sporting Group's blue, white and teal colours as features on the external finishes of the buildings.



East Sunbury Sporting Group president, Sarah Johnston, said the new facilities allowed more space for everybody and allows the clubs more opportunities to use the reserve.

"It's not just great for our clubs, it's great for the community as well."

Design 1

Purchase price from \$130,000

*Excludes transportation & installation



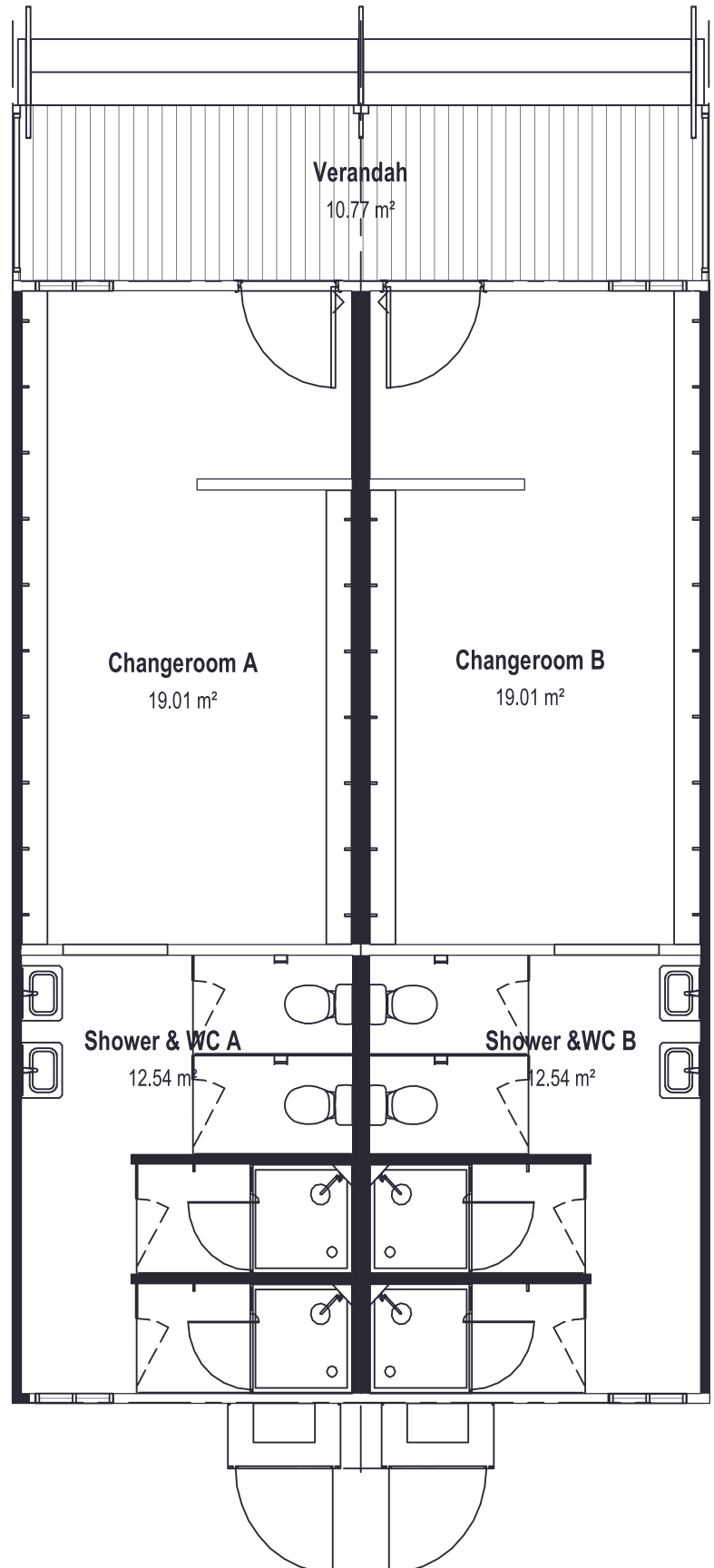
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These five designs are an example of what Ausco Modular can offer clubs.

Our modular approach allows you to customise features to complement the existing facilities, site size or budget.



Changerooms



Amenities



Referee Changeroom



Store Room



Canteen



Unisex/Disabled Amenities



Social/Function Room



Cleaning Room



Male/Female Amenities

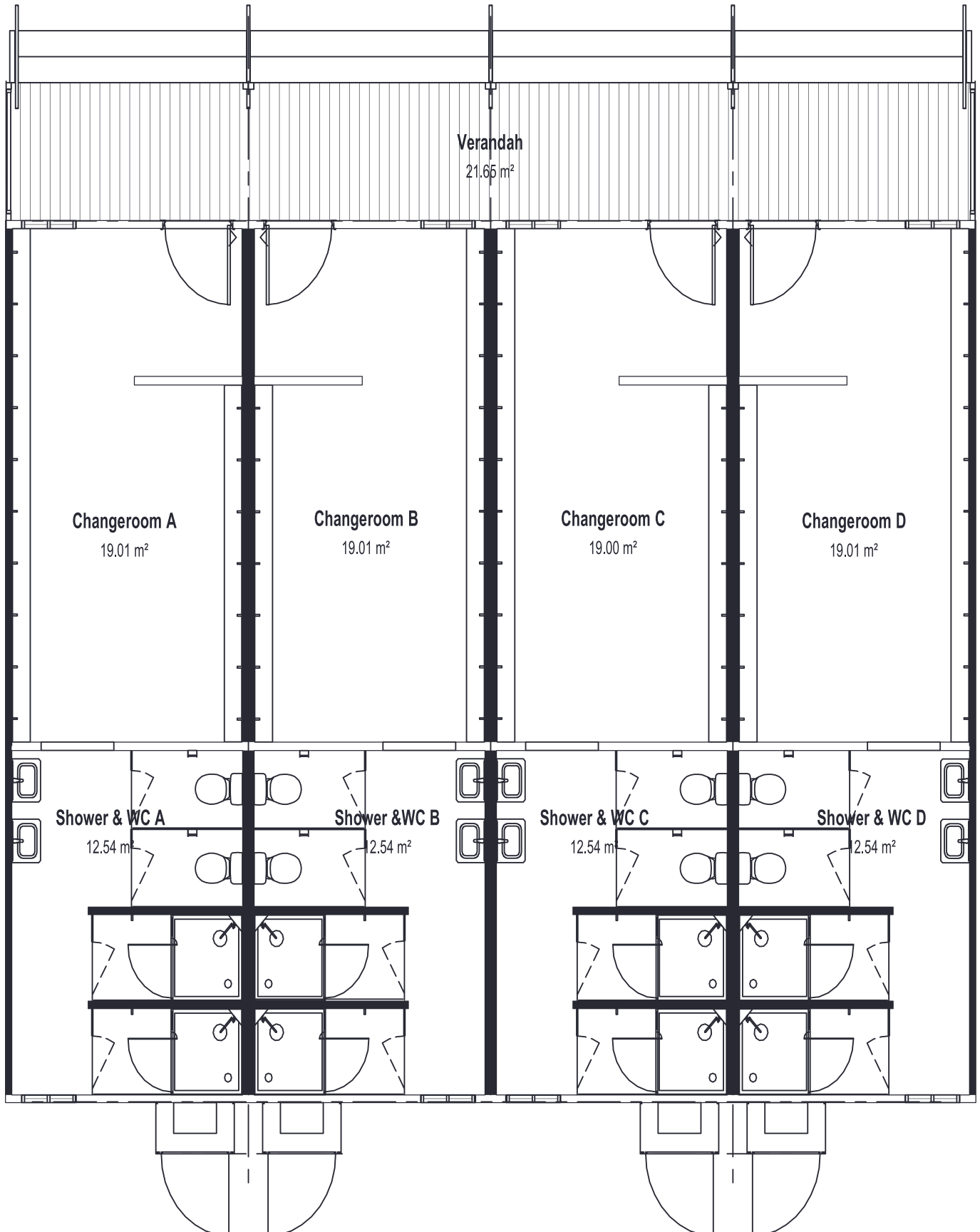
*Installation costs will range from 50-80% of build price.

Transport costs are calculated on the number of kilometres from the factory to the site.

Design 2

Purchase price from \$260,000

*Excludes transportation & installation



*Installation costs will range from 50-80% of build price.

Transport costs are calculated on the number of kilometres from the factory to the site.

Design 3

Purchase price from \$285,000

*Excludes transportation & installation



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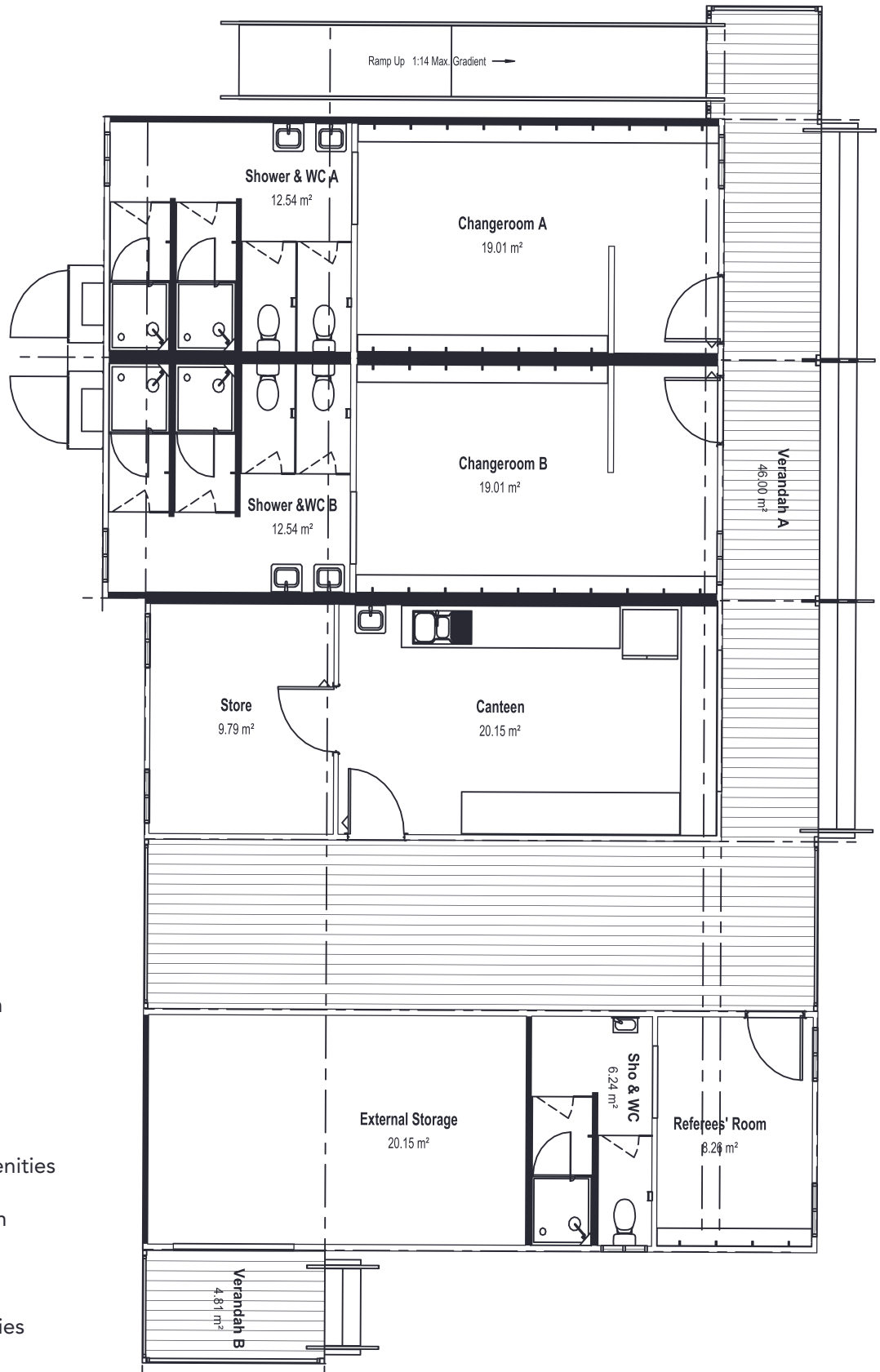
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Changerooms



Amenities



Referee Changeroom



Store Room



Canteen



Unisex/Disabled Amenities



Social/Function Room



Cleaning Room



Male/Female Amenities

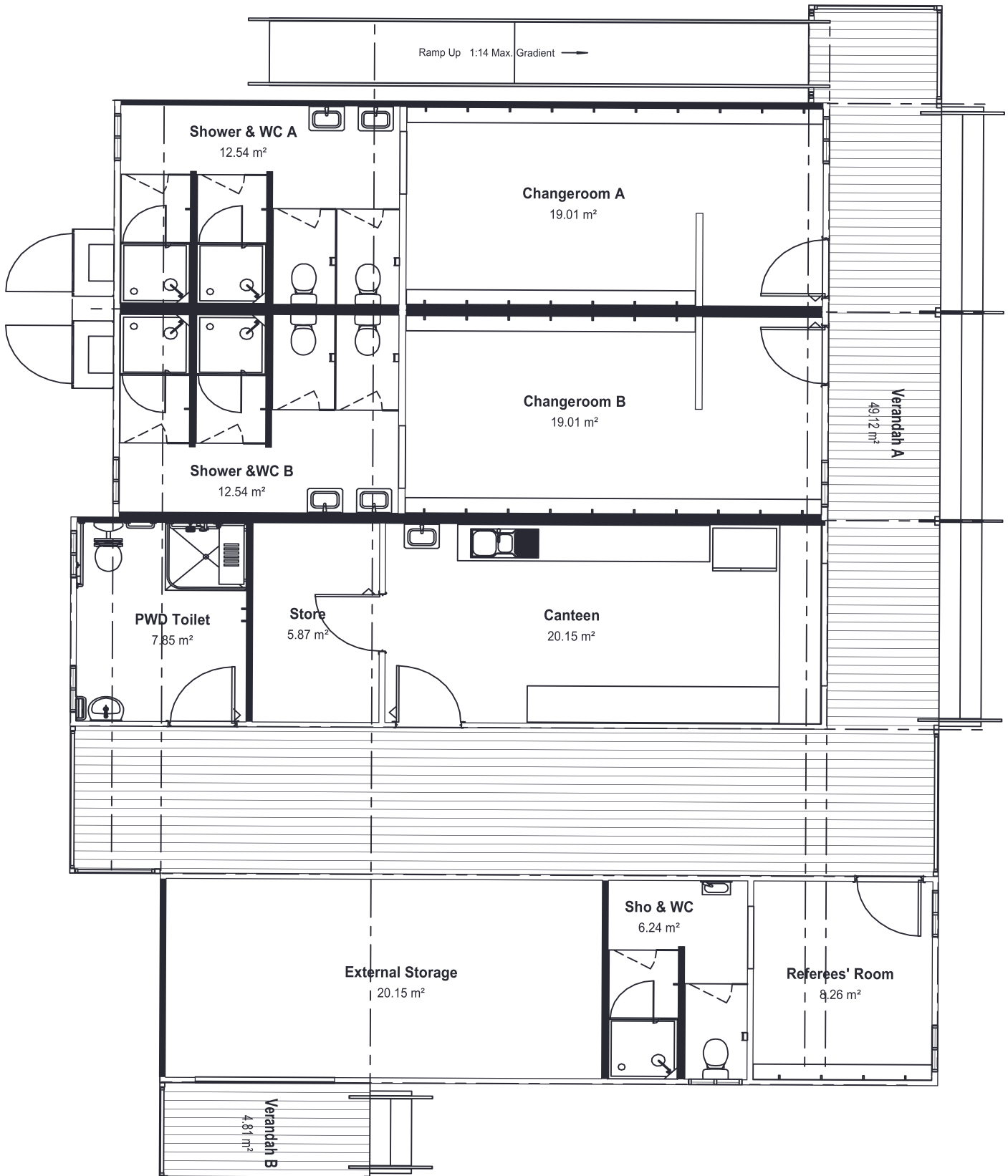
*Installation costs will range from 50-80% of build price.

Transport costs are calculated on the number of kilometres from the factory to the site.

Design 4

Purchase price from \$305,000

*Excludes transportation & installation












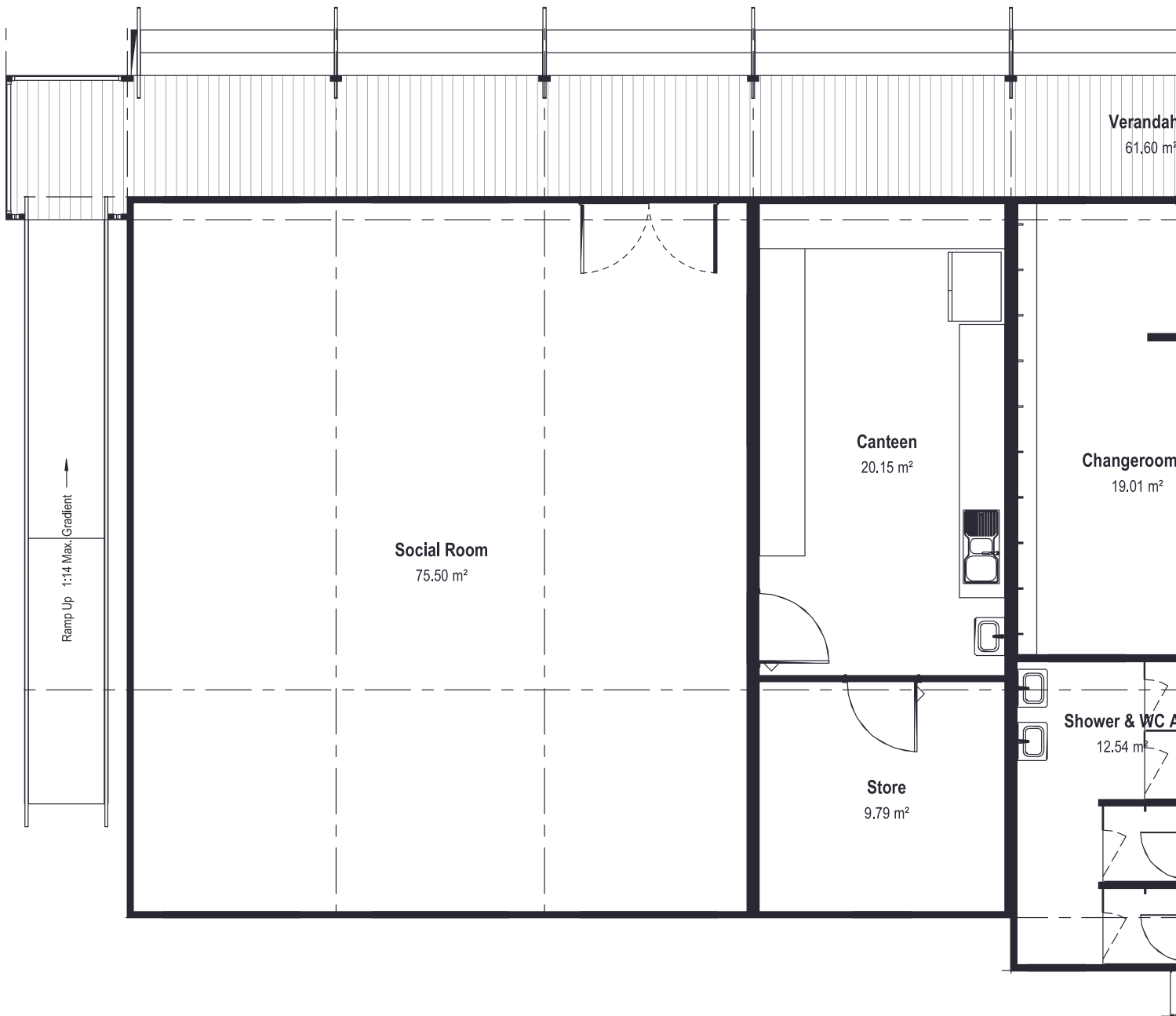
*Installation costs will range from 50-80% of build price.
Transport costs are calculated on the number of kilometres from the factory to the site.

Design 5


Purchase price from **\$475,000**

*Excludes transportation & installation

 2	 2	 1	 2	 1	 1
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*Installation costs will range from 50-80% of build price.
Transport costs are calculated on the number of kilometres from the factory to the site.

 Changerooms

 Amenities


 Referee Changeroom

 Store Room

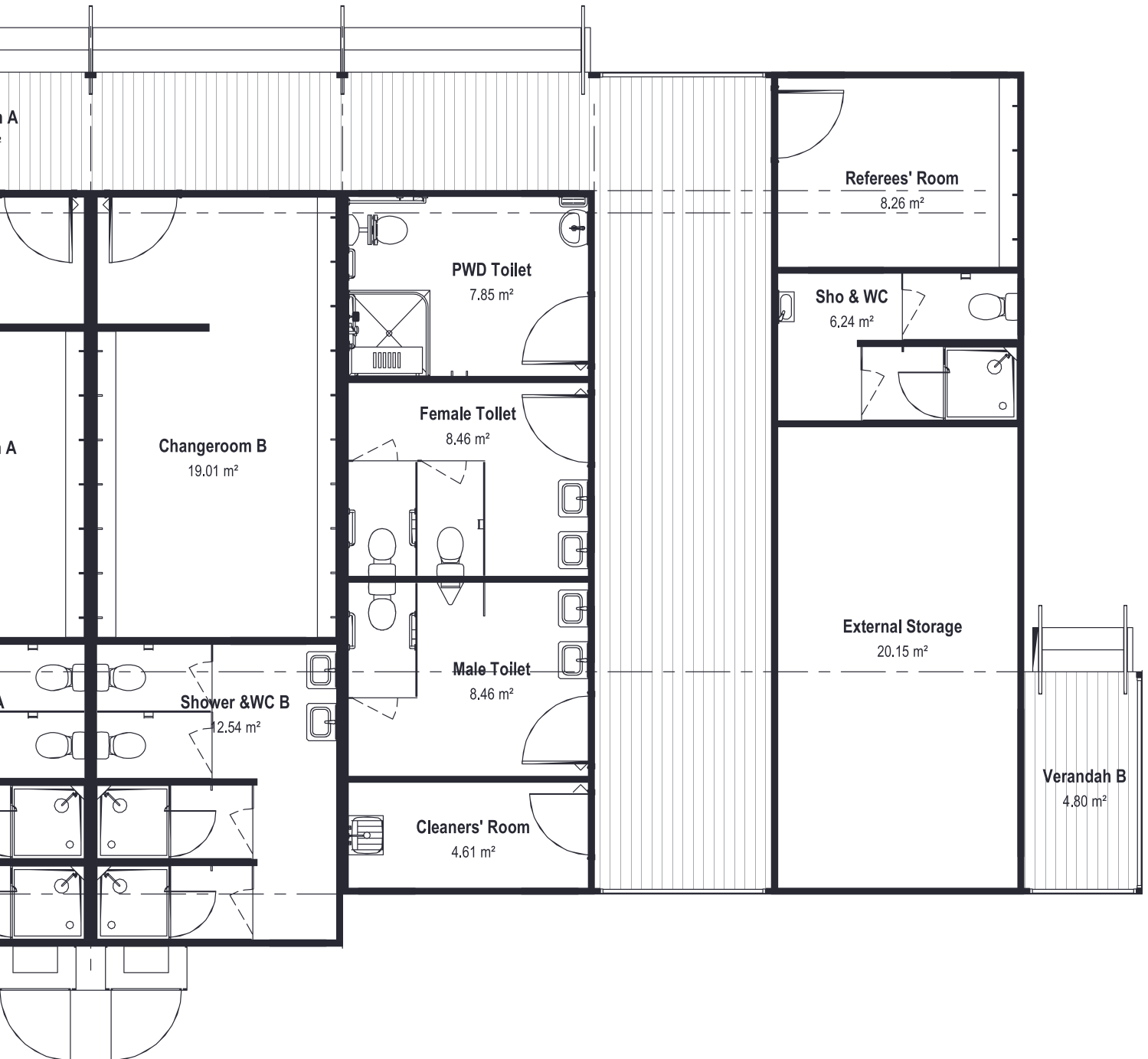
 Canteen

 Unisex/Disabled Amenities

 Social/Function Room

 Cleaning Room

 Male/Female Amenities



Frequently asked questions

What is a modular building?

A modular building is built off-site in a controlled factory environment and will be delivered to the club in modules. The building modules are approximately 90% complete prior to delivery and installation. This greatly reduces disruption to the club, as the installation process literally takes days on-site, and not months.

Do modular buildings require more maintenance?

The lifespan of the building will be no different to a site-built structure using the same materials. The lifespan will be determined by the treatment and maintenance of the building. The warranty of the individual building components is passed on from each supplier, with the same warranty conditions and maintenance requirements for both on-site and off-site build.

What is the project timeline for modular developments?

It really depends on the complexity of the design and the site. What we can say with confidence, however, is that choosing to build with a modular construction company will save time, meaning the club can start using their facilities sooner.

Can the club use in-kind labour towards a project?

There are numerous components of modular buildings that require specific expertise to build and install. If the club has skill sets available for any of the trades or scope of work, we are willing to work with individual circumstances to suit.

How much will a modular building cost?

Pricing will vary from club to club due to different on-site requirements. There are a range of design examples in this pack to use as a guide. Note the prices quoted are for build and design only.

Transportation costs are calculated on kilometres from the factory to the site. Installation costs vary due to site conditions and scope of work required. As a guide we suggest adding 50-80% of the building cost to cover this work. Please contact us if you need a formal quote.

What additional costs can be incurred?

The additional costs will depend on the site and what is currently in situ, and could include site preparation or footing cost for any sloping sites; upgrading existing services such as electrical, water or sewerage, and fire rating for building on a boundary or against an existing building.

What is included in the price?

Ausco offers a range of designs and full service, inclusive of project management, manufacture, transportation, site preparation, installation and on-site construction. There are no architectural fees. For more information on price or floor plans to support facility scoping, planning approvals and grant applications, please contact your local Ausco representative.

Can modular buildings integrate with existing infrastructure?

Modular units may be designed to fit in with external aesthetics of any existing building. Modular units, once assembled, are indistinguishable from their site-built counterparts.

Supporting local builders

Modular construction enables Government and Councils to meet their local procurement aims through engaging local builders. Customers develop relationships with local builders rather than with the often city-based modular providers. In turn, this supports local trades, employment and purchasing.



Health and safety

All of our sites are accredited to AS/NZS ISO 45001:2018 Occupational Health and Safety Management Systems. Dedicated health and safety managers aim to constantly improve performance.



Environment

All sites have environmental management plans covering waste, water and energy management. Good design practices reduce the overall quantity of materials used. All sites are accredited to AS/NZS ISO 14001:2015 Environmental Management Systems.



Quality

Our buildings are designed, engineered, manufactured and maintained to Australian building standards. All locations are accredited to the Australian Quality Standard AS/NZS ISO 9001:2015 Quality Management Systems.



Blackwood Football Club

CLIENT	Blackwood Football Club
LOCATION	Adelaide, SA
SIZE	389m ² Changeroom Facility
VALUE	\$595,000 (+ Additional Works By Client)
TIMEFRAME	<6 months

Blackwood Football Club (BFC) situated in the suburbs of Adelaide, has experienced a growth in participation numbers due to the introduction of female football leagues in recent years.

BFC recognised an opportunity to upgrade their facilities to encourage greater participation and to provide changing facilities appropriate for both males and females, as well as participants from culturally and linguistic diverse backgrounds.

The club successfully received funding via the Federal Government's 2018-19 Community Sport Infrastructure program to support the project, as well as support from Mitcham Council and the South Australian National Football League (SANFL).

Through Ausco Modular's partnership with SANFL, the club welcomed football's first modular sporting facility in metropolitan Adelaide.

Ausco provided the 389m² high-specification unisex changeroom facility which also includes a dedicated umpires' changeroom, medical room and storage area. The facility complies with the AFL Preferred Facility Guidelines and features a sound-rated operable wall to provide further functionality of the changeroom space and cubicle showers for player privacy.

BFC were also able to utilise members with trade qualifications to complete the install of the building and allocate additional budget to upgrade features of the facility.



"Without hesitation we recommend Ausco for the construction of modular changerooms. Well done to their team on delivering an exceptional project."

Nick Wilmshurst, Blackwood Football Club

Club President, Kris Winchester, said the benefit of the new facilities is that they will allow the club to unite post-games.

"It could be a really muddy day and when they're finished they have the opportunity to go into the changerooms and then stay at the club for the presentations, so we avoid that 50/50 decision of coming back to the club."



Fraser Coast Sports and Recreation Precinct

CLIENT	Fraser Coast Regional Council
LOCATION	Hervey Bay, Qld
VALUE	\$1.5 Million
TIMEFRAME	20 Weeks

In late 2018, the Fraser Coast Regional Council engaged Ausco to design and manufacture football and netball clubhouses within stage 1 of the \$48 million master planned development.

Within 20 weeks from contract signing to handover, we had manufactured, transported and installed a 44x14m football clubhouse for the Football Queensland Wide Bay Buccaneers, and a 31x16m facility for Hervey Bay Netball Association.

Both facilities, manufactured locally in our Brisbane factory, include multiple unisex compliant changeroom facilities with cubicle showers for player privacy, public amenities, meeting rooms, storage areas, umpire and first aid rooms, a kiosk and spacious deck areas for pedestrian access and spectator viewing.

Important features of the facilities stipulated by the Council were the use of natural lighting and ventilation where possible, which our in-house design team were able to incorporate via a collaborative design process.

Modular means keeping it simple for staff and volunteers...

- End-to-end project management by local expert teams
- The project stays on track and on budget
- New facilities available sooner with modular construction
- Minimal disruption to play and club activities
- Less of a burden on club administrators and volunteers
- Allows the club to focus on what they do best
- Happy volunteers and staff!

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Ausco's official sporting partners

