



UNIVERSAL
CONSTRUCTIONS

**COMPANY
PROFILE
2023**



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At Universal Constructions, we're proud to be known as one of Western Australia's most trusted builders. With our family-owned values, we understand the importance of maintaining good relationships. When you work with us, you're choosing a team that values connections with people, projects, and clients. We're here to collaborate closely with you, leveraging our expertise to ensure your project's success.

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The Universal Team is focused on reliability and delivering quality projects with a hands-on approach.

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Our Story

Universal Constructions specialises in innovative building solutions across the commercial, government, public and industrial property sectors throughout Western Australia.

Universal Constructions has grown organically over its 70-year history, establishing itself through strong contacts, extensive industry experience and a desire to build better.

Universal Constructions was founded in 1952 by McKenzie Mitchell (Mac). after returning from World War Two and becoming the chief inspector for the State Housing Commission. In 1963, Mac's son John became a stakeholder of the company where he remains to this present day, leading company operations as Director.

During its initial years of operation, Universal offered building solutions to the metropolitan and regional areas of Western Australia, South Australia and the Northern Territory. Currently, our focus remains solely on the Perth construction market.

Over its long and successful history, Universal Constructions has developed an extensive and diverse portfolio spanning all construction areas including but not limited to Industrial, residential, education, retail, health care, hospitality, recreational, aged care, and defence.

Our historical success is based on fostering and maintaining continued relationships through Excellence, Integrity, Trust, Leadership and Safety. This ensures our Clients are well-positioned to experience a highly professional and cost-effective service when engaging Universal Constructions.

The Universal Team is focused on reliability and delivering quality projects with a hands-on approach. Utilising world-class, industry-leading management software, we pride ourselves on a commitment and passion for the work we do.

It is this background that provides the level of professionalism that Universal is renowned for.



Our History

1924

Company founder McKenzie Mitchell emigrates from Scotland to Australia.

1937

McKenzie Mitchell becomes member of the State Housing Commission as Inspector of Building Controls.

1945

McKenzie Mitchell becomes youngest ever member of the Master Builders Association of Western Australia

1952

Universal Constructions is established in Osborne Park, Western Australia, aimed at servicing the Western Australia construction market.

1964

John Mitchell replaces his father McKenzie as Owner and Director of Universal Constructions.

1967

Universal Constructions establishes operations in Alice Springs, Northern Territory, aimed at servicing the Northern Territory construction market.

1970

100 projects completed.

1979

Universal Constructions completes its first project in South Australia, managed from its Northern Territory branch.

1990

300 projects completed.

2000

Company Owner and Director John Mitchell becomes President of the Master Builders Association of Western Australia.

2007

Universal Constructions completes its largest project in its history, the prestigious Perth Bio Diversity Science Centre for the Department of Housing.

2021

500 projects completed.



VISION

To continue the legacy and remain the market leader in the boutique commercial markets through our valued client relationships and the strength and quality of our team.

VALUES

Integrity, Trust, Leadership, Safety and the relentless commitment to Excellence. These aren't just words to Universal, our values are the common threads that unite our team and the foundation that supports close client and contractor relationships.



Integrity:

Integrity is the very foundation of our business. Honesty, transparency, and fairness in all our interactions



Trust

Our business grew from the trust our clients have in our ability to deliver on commitments.



Leadership

Accountability and a hands-on approach at all levels



Safety

The Safety and Welfare of our Personnel, Clients, Workers and Community is what matters most



Excellence

Commitment to Excellence in every project we Undertake





Construction Advisory Services:

Within our Construction Advisory Services, we provide customised and comprehensive support aligned with our clients' specific needs. Backed by a proficient team, we deliver strategic guidance and support throughout all project stages, ranging from conception and feasibility through to construction and operation.



Early Contractor Involvement:

Our design, construct and cost management teams works closely with clients early in a project development to identify ways to improve design and constructability efficiencies.



Design & Construct:

We adopt design responsibility and finalise design documentation while seeking opportunities to add value in a streamlined design and construction approach.



Construct Only:

We work with clients architects, consultant and project managers to deliver client designs to budget and program while seeking to improve project outcomes.



Construction Management:

Employing a transparent approach, we collaborate with clients and their design team to oversee trade selection and project execution. Universal boasts a demonstrated history of effectively aiding clients in successfully completing intricate projects through our construction management services.



Delivery Approach

In order to deliver on our promises for each and every project, the Universal Team has been structured so that our Management Team are hands on with the Design Management, Procurement, Construction and Handover.

Experience:

Our management team boasts extensive experience spanning various sectors, including commercial, education, health, industrial, and residential construction. With over 60 years of expertise specifically in commercial construction, their collective knowledge ensures a thorough approach to each new project. Additionally, we offer a diverse range of services beyond construction, guaranteeing a comprehensive and fulfilling experience for our clients

Design Management:

At Universal, our team's experience highlights our deep understanding of the importance of design excellence. Guided by diverse architectural and engineering perspectives, we collaborate closely with clients to consistently deliver exemplary outcomes.

Value Management:

Our dedicated estimating team at Universal takes pride in maximizing project value for our clients. With a focus on extracting the best value from each project, we work closely with clients, leveraging our comprehensive industry knowledge and contacts to offer effective value management options. Collaborating closely with management during the design phase, our estimation team ensures the seamless integration of these options while maintaining the high-quality outcome our clients expect.

Pre-Construction:

In the pre-construction phase, our project teams recognise that meticulous planning and preparation are key for project success. This involves development of management plans, securing building permits, and negotiating key consultant and subcontractor contracts promptly. Our teams prioritize procurement to ensure program expectations are met, consistently delivering optimal project outcomes.

Post-Construction:

After construction, the Universal Team includes a full-time dedicated Maintenance Manager to promptly address any issues that may arise during the 12-month defect liability period. This proactive approach ensures uninterrupted business operations and client satisfaction





JOHN MITCHELL

DIRECTOR

John has over 60 years experience in all aspects of construction and business management and is the son of Universal Constructions founding member McKenzie Mitchell (Mac). John has devoted a lifetime to the development of the WA construction industry and has held multiple roles with the Master Builders Association of Western Australia including the highest role of President. John is a registered building practitioner in his own right. John's primary focus is on the day to day running of the company including overseeing all levels of senior management ensuring continued growth and success for years to come.



MATTHEW CARR

GENERAL MANAGER

Matthew has over 20 years experience in estimating and construction contract management across multiple sectors of the industry. Matthew holds an Associate Diploma of Building and Construction, a Graduate Certificate in Management and is a registered building practitioner. He also represents Universal Constructions at the Master Builders Association of Western Australia as a Construction Council member. Matthew's primary focus is aimed at continuous management of on going projects from early inception through to completion including contract administration, financial control and dispute resolution.



CHRIS PATTEN

CONSTRUCTION MANAGER

Chris has over 30 years of global experience in construction and construction management across multiple sectors of the industry. Chris holds an Associate Diploma of Applied Science (Construction) and is a registered building practitioner. Chris's primary focus is aimed at all aspects of site construction management including construction program sequencing, overseeing site management, developing and implementing strategies for continual improvement, and the management of on site Health and Safety.

SAFETY

Safety is always Universal's number one priority across all projects and sites. We pride ourselves on providing a safe and healthy working environment for our teams and everyone involved with a Universal project.

We create and implement comprehensive safety management plans for every project and manage our sites in accordance with the Occupational Health and Safety Act, regulations and related legislation.

Universal works closely with WorkSafe and Industry professionals to ensure we are always updating our policies and procedures to reflect any required changes and maintain our commitment to the safety of our teams.

Dedicated site safety officers undertake rigorous site walks and regular training to ensure our site safety practices are of an international standard.

STREAMLINED SAFETY

In an effort to streamline onsite processes and increase efficiency, Universal has introduced BuildPass into the suite of digital applications. BuildPass is an app based platform that allows for seamless, paper free site inductions, collection of contractor and subcontractor SWMS, insurance management and importantly site check-in and out.

The platform allows Universal to further enhance our site safety compliance and maintain up to date daily records of site attendance and safety records, which are fed directly into the daily site diary and for immediate further action if required.



Project Management

Universal work with the secure, cloud-based construction management platform, Procore. With Procore, our projects can run with complete visibility for the Head Contractor, Client, Subcontractors and Consultants.

By housing every drawing, form, variation document, and person on one platform we can eliminate delays and increase efficiency and productivity by connecting our clients, project team, and contractors in one system.

Procore benefits every project by reducing miscommunication and manual entry errors; proactively allowing us to course-correct to stay on schedule and budget. It allows access to collaborators to real-time project data for transparent communication at all stages.

Procore brings together all the key elements of a successful project onto one platform, accessible anytime from the palm of the project teams hand:

Financial Management

Similar to Procore, Universal works with the secure, cloud-based financial management platform called LEVESYS. This software has been specifically purpose-built for the Australian construction industry which provides complete visibility into the financial operation of a project and the business.

Utilising LEVESYS software has allowed Universal to tap into a wealth of knowledge, with full visibility of up-to-date, automated data consolidated for each project providing real-time insights on financial performance across our projects, which are easily accessible in the office, on the job site or the road.

Through the use of the live Job Costing application, Universal are able to provide clients with real-time updates ensuring project cost are always under control.



Since its inception, Universal has developed an extensive and diverse portfolio spanning all areas of construction including but not limited to Industrial, residential, education, retail, health care, hospitality, recreational, aged care, and defence.

Please find below some example of our work.

“Universal Constructions is the longest running family owned commercial builder in Western Australia”



512

Number Of ProjectsComplete

\$1.2B

Revenue



AGED CARE PROJECTS

Universal Constructions has 70 + years experience in successfully delivering aged care projects. Works undertaken have been both diverse and challenging with a notable change in design requirements observed over the decades. Projects have been built in a range of settings including extensions to live operating facilities as well as the construction of new aged care centres and independent living unit developments on both brown and greenfield sites.

Clients for which we have undertaken works for include Acacia Living, Elderbloom Community Care, Aegis Aged Care Group, and Brightwater Care Group.

ome of our completed projects in the Aged Care sector include:

- Acacia Living Meadow Springs Aged Care Centre
- Elderbloom Aged Care Centre Development
- Mell Gardens Aged Care Centre Development
- Mandurah Nursing Home
- Subiaco Nursing Home
- Joondalup Nursing Home
- Castledare Retirement Village
- Rockingham Regional Aged Care Centre
- Carinya Village Aged Care Centre
- Keith Lawrie Independent Living Unit Redevelopment
- Geneff Village Aged Care Development





HEALTH PROJECTS

Universal Constructions’ expansive knowledge and experience of the health sector ensures we are well-placed to deliver the most complex of health projects. Health projects often pose significant challenges as the majority are undertaken on live operating sites with the needs of both medical staff and patients requiring safe and careful consideration to ensure minimal disruption for all parties during construction.

Clients for which we have undertaken work for include the Cerebral Palsy Association of Western Australia, Ramsay Health Care WA, Australian Red Cross, and the Department of Health

Some of our completed projects in the Health sector include:

- The Centre for Cerebral Palsey
- Armadale Kelmscott Memorial Hospital Rehab Expansion
- Joondalup Hospital Mental Health Unit Expansion
- Australian Red Cross Lady Lawley Cottages
- Bentley Mental Health Facility
- Fremantle Hospital, F5 Block Redevelopment
- St Anne's Hospital Redevelopment
- Lefroy Health Care Centre
- Graylands Hospital Claremont, X Block Development Stage 1
- Graylands Hospital Claremont, X Block Development Stage 2
- Narrogin Hospital Permanent Care Ward





GOVERNMENT & PUBLIC PROJECTS

Universal Constructions has successfully completed multiple Government and Public Building projects throughout our long history. Such projects include fire stations, police stations, office developments and detention centres. We pride ourselves on our reputation for delivering projects for Local Government with an emphasis on quality and cost control.

Clients for which we have undertaken work for include the Department of Fire & Emergency Services, Western Australia Police, the Department of Housing, the Department of Transport and Works, the Department of Defence, and the Department of Justice.

Some of our completed projects in the Government and Public Buildings sector include:

- Vincent Fire Station
- Mundijong Police Station
- Australian Marine Complex Central Services Facility
- Banskia Hill Juvenile Detention Centre
- Mount Lawley Performing Arts Centre
- Butler Career Fire Station
- Kiara Fire Station Completion Works
- Kleenheat Gas Office Development
- Balcatta Public Office Development
- ABC Radio Office Development
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COMMUNITY PROJECTS

Universal Constructions has a strong track record in the delivery of local community projects such as chapels and crematoriums, civic and recreational centres, libraries and social clubs. Our ability to continuously deliver on time and on budget ensures we are well placed in the local community sector.

Clients for which we have undertaken works for include the Town of Cambridge, the Metropolitan Cemeteries Board, City of Stirling, City of Perth, City of Wanneroo, and the Town of Victoria Park.

Some of our completed projects in the Community sector include:

- Floreat Sporting Precinct
- Osborne Park Library
- Pinnaroo Chapel and Crematorium Development
- Mount Hawthorn Community Centre
- Craigie Recreation Centre
- Italo Australia Welfare and Community Centre
- Inglewood Civic Centre
- Leeming Recreation Centre
- Dianella Recreation Centre
- Mbantua Art Gallery
- Larapinta Community Centre
- Neville Shute Library Extension





EDUCATION PROJECTS

Universal Constructions has been delivering education related projects for 70 + years and are considered one of the top commercial education builders in Western Australia. We have a diverse education portfolio including primary schools, secondary schools and universities as well as extensions and refurbishments to existing education facilities. All of which have been either built on live operating sites or new brown or greenfield sites.

Clients for which we have undertaken works for include the Department of Education, Catholic Education WA, Murdoch University, Edith Cowan University, Swan Christian Education Association, Association of Independent Schools of Western Australia, and the Anglican Schools Commission.

Some of our completed projects in the Education sector include:

- Caversham South Primary School
- Salvado Catholic College Stage 2
- Cecil Andrews Senior High School STEM Centre
- Murdoch University Library Development
- Edith Cowan University Performing Arts Centre
- Ellenbrook Secondary College
- St Marys Anglican Girls School Library
- Edith Cowan University Stage House and Theatre
- Peter Moyes Anglican Community School Education Facility
- Emmanuel Catholic College Stage 9
- Replacement Doubleview Primary School





Residential & Hospitality Projects

Universal Constructions has a wealth of experience in the residential and hospitality sector. In 1952 we originally began building our portfolio of works through the construction of single unit dwellings. We have gradually expanded our portfolio over the years, today taking on hostels, hotels, restaurants and apartments.

Clients for which we have undertaken works for include the Department of Housing, KFC, Hungry Jacks, Budget Hotels and Norwood Developments.

Some of our completed projects in the Residential and Hospitality sector Include:

- Clontarf Boarding Hostel
- Norwood Park Apartments
- Hetti Perkins Hostel
- Sid Ross Hostel
- Perth City Budget Hotel
- Murdoch University Student Apartments
- Edith Cowan University Student Apartments
- Hale House Hostel
- Hungry Jacks Restaurant Northbridge
- Anderson House
- Yuluro Holiday Cabins





RECREATIONAL PROJECTS

Universal Constructions has completed a variety of recreational projects over the years such as swimming pools, multi-purpose sports halls, gymnasiums, indoor basketball centres, shooting complexes, tennis courts, netball courts, and hockey courts. Our ability to successfully deliver such projects has ensured Universal Constructions reputation has remained at the forefront of the Western Australia construction sector for almost 70 years.

Clients for which we have undertaken work for include the Department of Local Government, Sport and Cultural Industries, Town of Cambridge, Town of Victoria Park, City of Stirling, Edith Cowan University, and Murdoch University.

Some of our completed projects in the recreational sector Include:

- Edith Cowan University Sport and Recreational Facility
- Beatty Park Aquatic Centre
- Whiteman Park Shooting Complex
- Morawa Sporting Complex
- Victoria Park Basketball Clubhouse
- Traegar Park Basketball Complex
- Metlams Pool New Changeroom Facilities
- Narrogin Sports Hall and Gymnasium
- Verdi Sports Club
- Yulura Tennis Club
- Tenant Creek Squash Courts





INDUSTRIAL PROJECTS

Universal Constructions has a wealth of knowledge and experience in the Industrial sector including the construction of laboratories, cold store food warehouses, chiller buildings, storage warehouses, service stations, and airport hangars. These have been delivered through typical construction methods including steel-framed precast and tilt-up construction methods. Our experience with all forms of construction ensures we can provide a high-quality project that is cost effective to the client.

Clients for which we have undertaken works for include the Western Australian Mint, Department of Housing, Alinta Energy, Western Power, Department of Defence, and the Special Air Services Regiment.

Some of our completed projects in the Industrial sector include:

- Perth Mint Refinery Assay Laboratory Extension
- Fremantle Cold Store Food Warehouse
- Alinta Energy Laboratory
- SAS Offshore Training Facility
- Wigmore Tractors Workshop
- Edith Cowan Universtity Chiller Building
- SAS Swanbourne Indoor Shooting Range
- SAS Swanbourne Training Squadron
- North Beach Service Station
- LBI Warehouse & Service Centre
- Perth Airport Baggage Handling Development





SPECIAL OR UNUSUAL PROJECTS

Over the decades, Universal Constructions have been approached to undertake a variety of special or unusual projects that you may not typically associate with the construction sector. Our previous experience in other sectors of the industry lent itself to successfully being able to deliver a variety of special or unusual projects.

Clients for which we have undertaken works for include the Perth Zoo, Special Air Services Regiment, Department of Environment and Conservation, and the Bureau of Meteorology.

Some of our Special and Unusual completed projects include:

- Perth Zoo East African Savannah Development
- Perth Zoo Discovery Centre
- Special Air Services Regiment Mock-up Aircraft
- Offshore Meteorology Weather Station
- Perth Bio Diversity Science Centre
- Magnetic Space Observatory





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