



UNIVERSAL

CONSTRUCTIONS

CAPABILITY STATEMENT

*"Universal Constructions is the
longest running family owned
commercial builder still in
operation in Western Australia"*

John Mitchell, Universal Constructions





COMPANY INTRODUCTION

Universal Constructions is a licensed building contractor offering commercial building solutions to the local Western Australia market. The company was first established by McKenzie Mitchell (Mac) in 1952. In 1963, McKenzie'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 Constructions 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. As a family owned business, we are proud to say that Universal Constructions is the longest running commercial builder still in operation in Western Australia.

Over its long and successful history, Universal Constructions has developed an extensive and diverse portfolio spanning all areas of construction including but not limited to residential, education, retail, health care, hospitality, recreation, aged care, and defense. We have experience in Design and Construct contracts as well as traditional procurement methods.

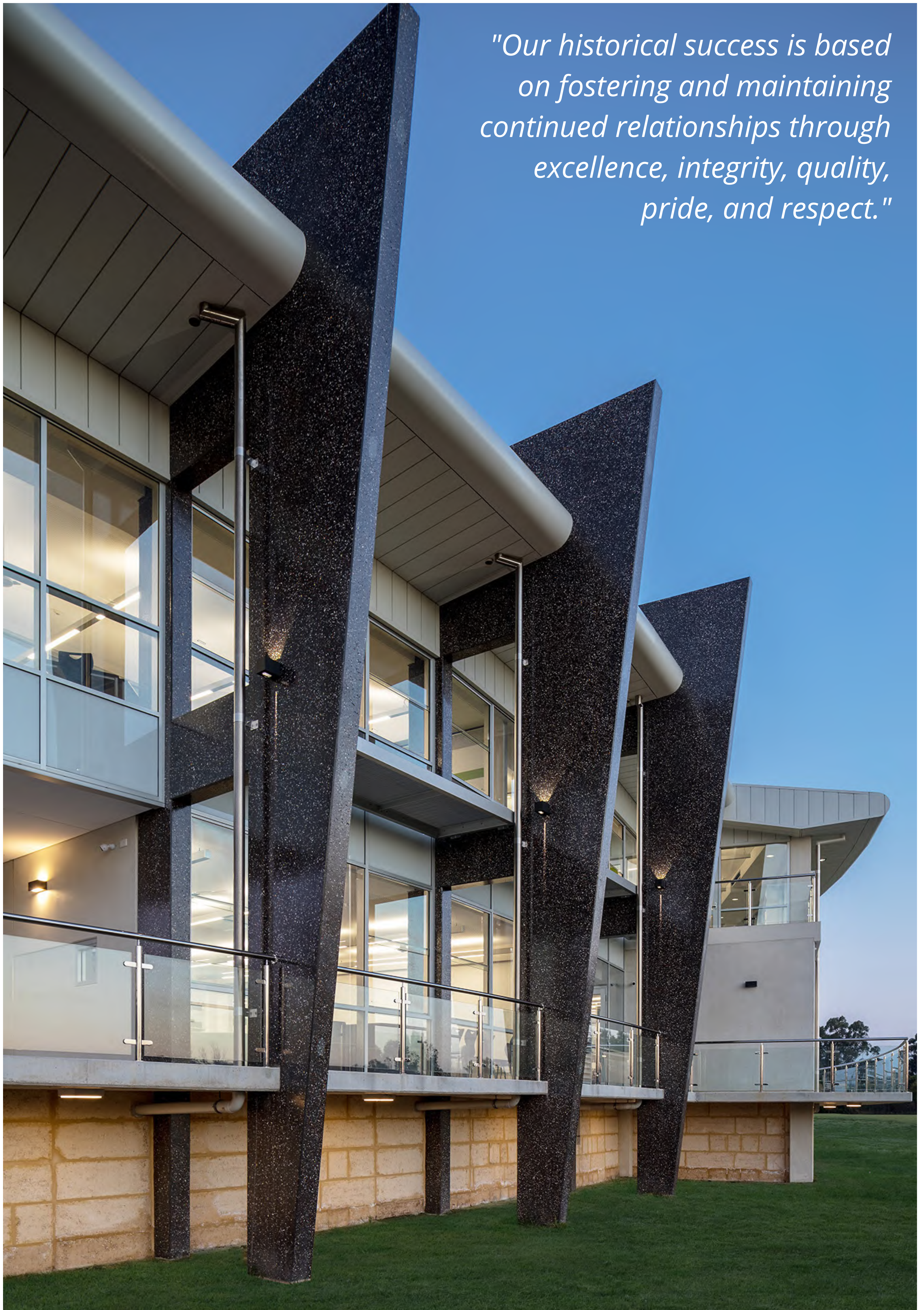
Our historical success is based on fostering and maintaining continued relationships through excellence, integrity, quality, pride, and respect. This ensures our Clients are well positioned to experience a highly professional and cost effective service when engaging Universal Constructions. Such a service is derived from our experienced and long serving management team and construction staff who facilitate projects from inception to completion through estimating, cost management, contract management and contract execution.

Universal Constructions adheres to the National Code of Practice for the Construction Industry and implements Health and Safety, Quality, and Environmental Management System on all our projects and is in line with both Local and Federal Government guidelines.

Universal Constructions are a Category Level 4 "Complex" builder under the State Governments pre-qualification scheme which enables us to tender on Government building contracts up to \$15 million in value. We generally have the capacity to tender on and execute works ranging between \$1 million - \$25 million in value and have both the financial and technical resources to do so.

Our company has been in operation for almost 70 years with John Mitchell leading company operations as Owner and Director. John works in close collaboration with other members of senior management including Operations Manager Matthew Carr, and Construction Manager Chris Patten which ensures continued success and growth for our company.

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A HISTORY IN TIME

1924-

Company founder McKenzie Mitchell emigrates from Scotland to Australia.

1937-

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

1945-

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

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.

2019-

492 projects completed and counting.





MANAGEMENT TEAM

JOHN MITCHELL

DIRECTOR & OWNER

John has over 57 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 (#1968).

John`s primary focus is on the day to day running of the company including overseeing all levels of senior management and managing company finances ensuring continued growth and success for years to come.

MATTHEW CARR

OPERATIONS MANAGER

Matthew has over 16 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 in his own right (#101511). He also represents Universal Constructions at the Master Builders Association of Western Australia as a Construction Council Future Leader Committee 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 in his own right (#10244). He also represents Universal Constructions at the Master Builders Association of Western Australia as a Construction Council Safety Committee member.

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.





AGED CARE PROJECTS

Universal Constructions has almost 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.

Some 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



Acacia Living Meadow Springs Aged Care Centre



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 the works.

Clients for which we have undertaken works 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:

- Cerebral Palsey Cassia Accommodation Development
- 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



Joondalup Hospital Mental Health Unit Expansion



GOVERNMENT & PUBLIC BUILDING 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 in delivering projects for Local Government with an emphasis on quality and cost control.

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



Mundijong Police Station



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, 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



Osborne Park Library



EDUCATION PROJECTS

Universal Constructions has been delivering education related projects for almost 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 Mary`s 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



Ellenbrook Secondary College



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
- Yulura Holiday Vabins



Clontarf Boarding Hostel



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 works 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



Beatty Park Aquatic Centre



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 University Chiller Building
- SAS Swanbourne Indoor Shooting Range
- SAS Swanbourne Training Squadron
- North Beach Service Station
- LBI Warehouse & Service Centre
- Perth Airport Baggage Handling Development



Perth Mint Refinery Assay Laboratory Expansion



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



Perth Bio Diversity Science Centre



TESTIMONIALS

"Ferguson Architects has worked on a variety of projects with Universal Constructions over the years. We have found Universal to be co-operative and professional, delivering quality projects on time and on budget. They take a refreshing and proactive view of construction with their approachable nature and wealth of experience ensuring specific design outcomes are achieved with the minimal of fuss."

Katherine Mead, Ferguson Architects

"I have worked on several small to medium sized projects with Universal Constructions. In my experience working with Universal, I have found them to be very helpful, obliging, professional, and have considerable construction and contracts knowledge. The staff were proactive, thorough, and responsive throughout the duration of the contract. Collectively Universal were committed to delivering a quality job which was evident in working with them and in the delivery of the final product. Their ability to manage time is excellent and they have a list of good quality trades to choose from to assist in their delivery of projects. I have found Universal to be particularly responsive to assist in determining a solution to a problem in a very collaborative way which I believe is key to their success as a quality builder. I have no hesitation in recommending Universal Constructions for any future projects".

Paolo Basini, Carabiner





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