



THE DRAGOTTA GROUP, LLC

“The Art of Building Excellence”

Teamwork, Communication and Project Administration

The Dragotta Group prides itself on the management and administration of high-end residential projects. A field office with an experienced full time Super is established at the beginning of every project. The field office is equipped with a lap top computer, phone, fax, file cabinet, drawing rack, meeting tables and chairs. Updated copies of all Architectural and Mechanical Drawings are logged and maintained on site. Project Manuals, Sketches and Task Lists are kept in the field office and at the main office.

Field meetings are held on the same day and time each week with the Architect, Designer, Project Manager, Field Super, Subcontractors and Consultants. The owners are encouraged to attend the meetings and are forwarded a copy of the decisions made each week. The meetings are designed to focus the team members on the goals and tasks completed that week and on the tasks to be accomplished before the next meeting. Feed back from all of the team members is encouraged. A review of the Project's Construction Schedule is tabled at each meeting. Decisions made and tasks that will be completed each week are issued to all attendees at the meeting.

The Construction Schedule is a major component of our project development. At the beginning of the project, the completion dates for the final drawings, submittals, approvals, fabrication and installation of all items are agreed upon. Each milestone and completion date is shown on the Construction Schedule. Every construction task is interlocked with the next logical task it impacts. All of the tasks are connected from the project's start date to its completion date. Every month the Construction Schedule is updated to show the dates each task was completed. Since all of the tasks are interlocked, all of the team members can see the impact they are having on the schedule and the anticipated completion date. The Construction Schedule is an invaluable tool in our project's successful development.

Along with the Construction Schedule, the project's Superintendent completes a Daily Field Report. The Daily Field Report notes the manpower from each trade, work performed, deliveries, safety issues and weather conditions each day. The Daily Field Reports are collected each week by the Project Manager and establishes a history of the project that can be reviewed at any time during or after the projects completion.

The management tools utilized by The Dragotta Group, LLC are critical to fostering good communication, teamwork and ultimately a distinguished project everyone will be proud of.

Quality Control

After project management and supervision comes the quality of the tradesmen and subcontractors. All builders are only as good as the sub contractors they assign to each project. Subcontractors like builders come in all sizes and abilities. Bigger is not always better. The Dragotta Group has established relationships with subcontractors who can deliver the technical ability and quality to meet the expectations of the Design Team and Owners.

Knowing the expectations of the Architect, Interior Designer and Owner is an essential ingredient in matching the right subcontractor with each project. Every subcontractor prior to being awarded a contract on a Dragotta project has to verify his manpower, schedule constraints, and understanding of the level of quality expected. Many times a qualified subcontractor who was the low bidder will not be awarded a contract if the lead foreman requested, manpower, or our schedule demands cannot be met.

A Realistic Time Factor

The next determining factor for a successful project is its completion date. A great team of architects, project managers and tradesmen will not succeed, if the time allotted to complete each task is unrealistic. High end finishes require a certain amount of time to complete. Some finish trades cannot be brought onto a project until other trades are completed. Good examples are painting and floor refinishing. If there is dust in the air these finishes will be ruined. If any trade is brought onto the project prematurely, their work will be unacceptable and must be done again further delaying a completion schedule. There is an old adage that rings true to this day, "We won't have enough time to finish it right the first time but we will have plenty of time to fix it later". The Dragotta Group will not bid a project if the scope of work and completion date is unrealistic with the level of quality we demand and our clients expect.

Our Resources

The Dragotta Group, LLC has established relationships with some of the best Craftsmen, Artisans and Suppliers in the High End Residential Market. We invite you to visit our Resources Page to view samples of stone, tile, wood veneers, mouldings, plumbing, light fixtures and other products from around the world. You might want to bookmark our Resource Page so you can access it quickly in the future to share with your clients, colleagues and design partners. We think you will find it to be a great place to start your next interior design project and an extremely user friendly research site.

Leadership

Frank Dragotta is the President of The Dragotta Group. Frank has worked in the High End Residential market in the New York Metropolitan area for over 20 years. Because the Dragotta name is associated with each project, Frank is personally involved in every aspect. Projects that Mr. Dragotta has managed have been featured on the cover of Architectural Digest and other interior design magazines.

References

The highest compliment we can receive is when an owner, architect, designer or tradesperson recommends The Dragotta Group to another potential client. The foundation of our business will always be our reputation.

We would be honored to show you some recent projects we have completed. References and letters of recommendation from past and present owners, architects and designers can be provided.

Construction Managers and Owners Representatives
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