

pasolini.it

General
Contractor

Management that
guarantees timing,
costs, and quality.

PASOLINI

Built on heritage, focused on results.

Coordinating is not enough. Governing changes the outcome.

A single point of contact to guide every decision. Us.

Control room and traceable route from initial selection to delivery, every time.

A single point of contact, backed by a comprehensive system. We define standards and controls, then coordinate people, suppliers, and timelines with a management approach that measures impact and priorities.

Every activity is **planned, verified, and recorded**, so the project remains clear even when changes occur. On site, we reduce variations, downtime, and rework because we decide in advance what matters.

The result is on-time delivery and consistent quality.

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“Guaranteeing” does not mean saying that everything will be fine. It means creating a work system that stabilizes what normally changes.

Managing a project means **combining technical direction and project management, but above all, closing the gap where surprises arise**: the distance between what is designed and what is actually built. This is where our DNA as a manufacturer makes the difference. Even when production is entrusted to a loyal and exclusive partner, the standards remain Pasolini's: specifications, executive details, materials, finishes, and controls.

This means that everything that arrives on site is already designed to be assembled with precision, reducing friction, rework, and compromises. For the client, the result is simple: **operational clarity, faster decisions, controlled variations, and complete delivery, with no gray areas.**



This is not a promise from a brochure. It is a management system that reduces the unexpected, makes every step verifiable, and protects time, costs, and quality.



A single point of contact. One director, one responsibility.

We keep the direction, people, and supplies together: the project is not scattered among too many hands, and responsibility remains solely with us.



Delays and extra costs rarely come out of the blue. They usually start as small disconnects: a detail left unresolved, a delivery that doesn't line up, a step that hasn't been verified, a decision that's been postponed. When management is fragmented, these signs remain invisible until they become variations, rework, and slippage in timelines. We work to prevent, not chase.

We address critical issues before they become problems, sequence activities, align supplies and processes, and verify every step. This allows us to protect timeframes and budgets while maintaining consistent, non-negotiable quality. Clients always have clarity on what is happening, what needs to be decided, and the impact of each choice.

The solution offered?

A single point of contact PM with the appropriate technical skills, who anticipates critical issues and resolves problems, coordinates and aligns all parties involved, and ensures traceability of decisions and constant performance monitoring.

For us, being a General Contractor means taking responsibility for transforming a project into a controlled delivery. **We coordinate people, schedules, supplies, and work processes so that the result does not depend on the latest urgency, but on clear direction.** We are the anchor between decisions and the construction site, between constraints and solutions, between what has been promised and what must actually work.

Each phase has quality controls and measurable progress. This allows the client to see, decide, and verify, without any gray areas. And nothing remains implicit.

A clear path. A guaranteed delivery.

Six steps to turn complexity
and constraints into control.



Feasibility and focus.

We analyze constraints, risks, priorities, and real objectives. We define what needs to be decided immediately and what can wait. This ensures a credible start without surprises.



Design and technical management.

We align technical solutions, timelines, and budgets. We finalize executive details and quality standards before construction begins, reducing variations, rework, and compromises.



Authorizations, compliance, security.

We manage procedures and requirements with clear responsibilities. We anticipate the necessary documentation and integrate security into the process, avoiding unexpected blockages and delays.

Each phase has defined deliverables, checks, and responsibilities.



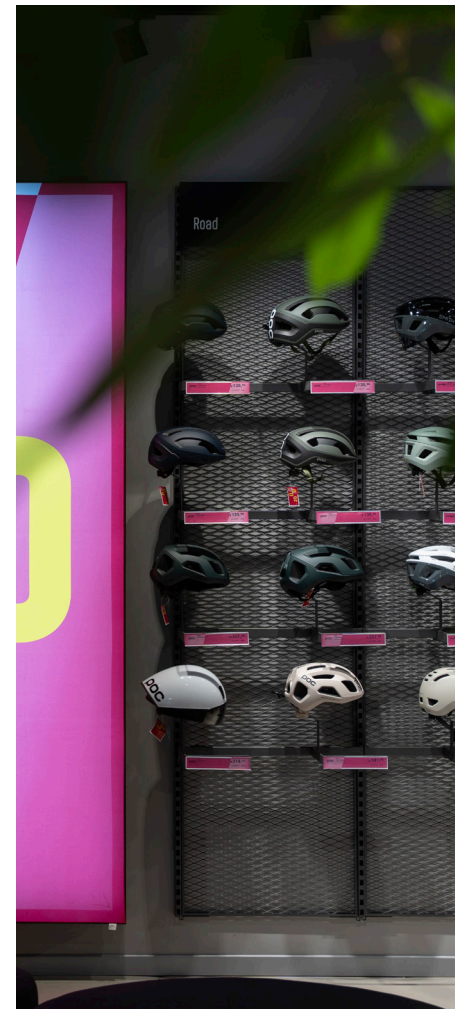
Estimating and procurement.

We build a solid and traceable economic framework. We plan purchases and supplies according to the phases, so that the supply chain remains aligned and urgent matters do not drive the project.



Construction site and project management.

We set the pace for progress with continuous monitoring of timing, quality, and variations. We coordinate teams and deliveries, verify every step, and keep the construction site organized.



Delivery and operational handover.

We manage testing, punch lists, and final documentation. We deliver a result that is ready to go, with no gray areas and operational continuity from day one.

DNA from producer, directed by General Contractor.

Management becomes strong when the supply chain also works below standard, with clear criteria and real controls.



We started out as a manufacturing company. This background has given us something that makes all the difference today: a way of thinking based on details, tolerances, sequences, and checks. In other words, real control. It's an approach that's not just words, but choices: what can be assembled, how it's assembled, with what margins, in what timeframes, and with what checks.

Today, production is managed through a loyal and exclusive partner, but **the know-how remains with Pasolini.** We define standards, working drawings, specifications, controls, and quality criteria, and we enforce them throughout the supply chain.

This is where management takes on a whole new level. Because we don't just coordinate suppliers and deadlines. Management also means overseeing everything that determines the final result: materials, finishes, tolerances, assemblies, and assembly sequences. This allows us to reduce variations, downtime, and compromises on site, ensuring that the project remains true to itself right up to delivery. The difference for the client is simple: **fewer surprises, more operational continuity, and more verifiable quality.**

COSMETICA

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The plan is always the first form of control.

First we finalize the executive details, then the construction site runs smoothly.

The final quality is decided long before the last finish is laid. It is decided when the execution details are clear, consistent, achievable, and agreed upon. This is why we align technical choices, constraints, and timelines, translating the project into precise instructions for execution.

We secure specifications and standards, verify consistency between choices and budgets, anticipate interference between processes and systems, and define control points and acceptance criteria. This allows us to reduce variations and streamline the operational phase. This is where our manufacturing DNA makes the difference, because we think in terms of tolerances, assemblies, sequences, and checks, not approximations.

A detail closed today means one less problem tomorrow.

Rules should not slow us down. They should protect us.



Compliance and security are part of the process from the outset, with clear responsibilities and traceable steps.

Preliminary supplier accreditations, authorizations, compliance, and security are not a separate chapter. They are part of the overall management. If they are handled late, they become obstacles: last-minute requests, incomplete documents, sudden stops, and confused responsibilities. If they are handled well, however, they become continuity.

That's why we oversee this process with dedicated skills, ongoing specific training, and a structured approach. **We plan documents and deadlines, coordinate procedures and the people involved, and align constraints and schedules before they become obstacles.** Each step is verified and tracked, so that the client is protected and the process remains stable. In practice, the direction is uninterrupted: it integrates rules and safety into the project flow, allowing the construction site to move forward with **clarity** and without friction.



A budget stands up well when it is well constructed: clear specifications, explicit assumptions, comparable choices. We translate the project into a solid economic framework and manage the supply chain to reduce emergencies, waste, and extra costs, with control over standards, finishes, and supplies aligned with the schedule.



When management is solid, progress becomes predictable and the construction site works without interruption.

On a construction site, it is not only those who work well who make the difference. It is also how the sequence is managed: who enters, when they enter, what they need to find ready, what they need to leave ready. **This is why we transform the construction site into a synchronized system.** We plan the phases, coordinate the teams, manage access and deliveries, and oversee critical moments.

This allows us to reduce downtime and protect the most delicate processes, those that determine perceived quality. Here, our manufacturing DNA comes into play once again: we focus on execution details and tolerances, not approximations. Before assembly, we iron out any issues that could lead to rework, and during execution, we check what really matters.

In the end, we only deliver what is truly ready.

A successful delivery does not just mean completing the work. **It means delivering a space that is ready to operate**, with all checks completed, documentation in order, and details truly finalized.

It is a transfer of responsibility, and must be managed with the same rigor as site management. That is why we manage testing, punch lists, and closures methodically, ensuring that no activities remain suspended or untracked.

We verify what needs to be verified, resolve any non-conformities, collect and organize the required certifications and documentation, and clearly define what has been completed and what has not. This ensures a smooth, frictionless, and clear-cut start to operations. What has been promised coincides with what is delivered, in a verifiable manner.

If required, we remain available even after delivery to assist with final adjustments and commissioning.



It's not enough to just finish the work. You need to complete checks, documents, and details so that the space is ready to do business from day one.

Timeframes, costs, and quality are not promised. They are planned.



Management really works when every stage is traceable and even the supply chain operates below standard, with real controls and clear responsibilities.

We make the project visible with updated milestones and SAL, quality checks on critical phases, variations with clear impacts on time and costs, reports for quick decisions, technical standards, and supply chain control on key elements.



Many delays do not originate on the construction site. They arise earlier: in a delayed supply, in incomplete materials, in an out-of-sequence delivery, in an assembly that has to wait. This is why we treat the supply chain as an integral part of the management process.

We plan procurement and deliveries together with the schedule, coordinate priorities and interdependencies, prevent bottlenecks, and manage critical issues before they cause construction delays. This is where a concrete advantage comes into play: our DNA as a manufacturer. Even when production is entrusted to a loyal and exclusive

partner, we manage specifications, standards, and execution details, so that the construction site receives what it needs, in the right way and at the right time.

The dedicated warehouse completes the system: it allows us to manage stock and strategic inventories, receive customer materials and thus reduce emergencies, protect deadlines and contain ancillary costs. For customers, this means greater reliability in terms of dates, smoother work sequences, fewer extra costs and greater control over the quality and completeness of supplies.

Close when you need us, fast when it really matters.



Proximity reduces decision-making times and increases operational control.

When a project accelerates, distance can become a limitation. That's why we reduce it with a **sales office in Milan and a logistics center in Bergamo**: operational structures designed to be there when it matters most. The result is faster discussions, timely decisions, and continuity in management, without delays or loss of information.

Even when the context changes, the construction site remains under control: **we constantly align the client, address critical issues reactively**, and oversee key points in the field. This way, decisions are made when they are needed, not when it is too late.

Replicating well is more difficult than carrying out a single project.

When a format is repeated, quality must become an operational standard.

A rollout is not a series of construction sites. It is a promise of consistency. It means opening, updating, or renovating multiple locations while maintaining the same level of quality, the same final experience, and the same details, even when spaces, constraints, and timelines change.

That's why we manage rollouts as a system.

We transform the project into clear rules, solid specifications, executive specifications, and replicable operating sequences. We define what must remain unchanged and what can be adapted, so that each location maintains its identity and performance without losing efficiency.

This is where our DNA as a manufacturer becomes a real advantage: we think in terms of standards, tolerances, kits, and checks. We don't let each point of sale become a case unto itself. We build a method that makes each opening smoother than the last, with more reliable timescales, fewer variations, and real control over materials, finishes, and completeness. In practice, complexity is organized and can be scaled without compromising quality.



Spaces ready to function, not just exist.

Different interventions,
one promise: control and
management until delivery

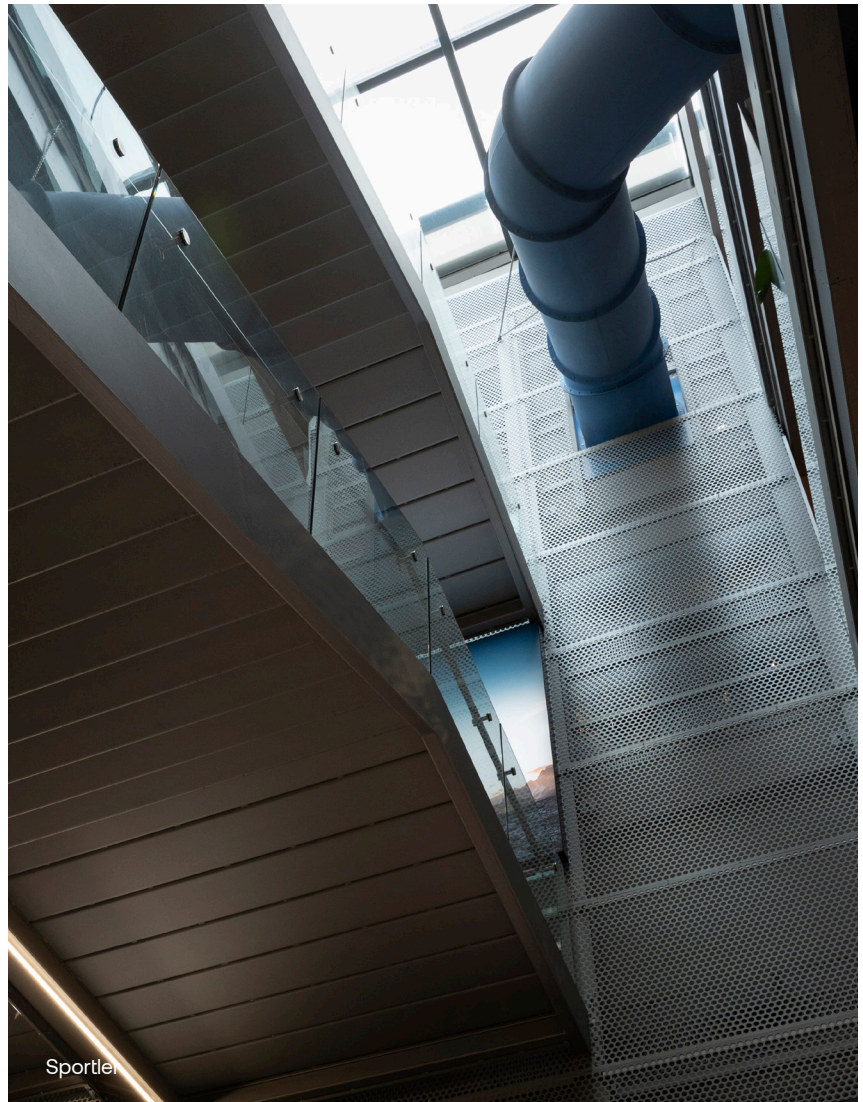
Whether it's a **new opening** or work on an **existing location**, the goal is not just to build: it's to deliver a space that's ready to go, without friction or gray areas. We work on **new openings, refits, renovations, brand/format updates, and maintenance**, often with operational continuity and tight deadlines.

We always follow the same approach: **an orderly method, a substandard supply chain, details finalized before printing**, checks where it matters. We align decisions, budgets, and sequences, managing supplies and processes so that the construction site remains a clear path, not a series of emergencies.



When complexity becomes a result.

Real constraints, decisive choices, deliveries that speak for themselves.



Every complex project has a visible part and a hidden part. The visible part is the construction site, the hidden part is what determines it: constraints, interference, unfinished choices, supplies that do not follow the sequence, decisions that arrive late. That is where the unexpected arises.

Problems pile up: unresolved details, out-of-phase deliveries, and missed checks become variations and rework. It's not complexity: it's the absence of direction.

If the project is important, it deserves direction that is up to the task.

Let's talk about goals and constraints, then we'll build a credible path forward.



Reliability means having a method, but also being able to demonstrate it. Certifications, awards, processes, and references become proof when they are consistent with what we promise: controlled times, costs, and quality.

If you are considering a complex project, let's start from the right place: a technical call, a few key data points, and a concrete initial assessment of the path forward.



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