"Case Study in the Application of Project Definition Rating Index (PDRI) to a SPF Roofing Project."

Abstract: Pre-planning has a direct impact on cost, time, and quality, and is critical to the success of any project in the construction industry. There are multiple pre-planning tools currently used by the owners and contractors in the industry. The Project Definition Rating Index (PDRI) assessment is one of the pre-planning tools used by the owners to determine the completeness of the scope definition before commencement of the design and construction phase. This paper focuses on measuring and analyzing the PDRI score for a high-risk roofing project in Miami, Florida. The PDRI score of 180 out of 1,000 indicates that the owner had a well-defined project, good estimate of cost and schedule, and an appropriate team alignment. Along with using the PDRI, the owner also utilized a value-based selection and project management process to deliver the project. The key component of process is pre-planning and identification / minimization of the risks associated with the project before signing the contract. The price and interview criteria were weighted the highest in the selection phase. Five contractors bid on the project and the awarded best value contractor had the highest interview score and the lowest cost. The low PDRI score coupled with a best value contractor who pre-planned the project led to a successful outcome. The project was completed on-time and on-budget with no contractor-generated change orders.