

Kingsford Hotel Bacolod — BMS

Initial Project Overview

Date: 2026-04-28 **Stage:** Greenfield (new construction) **Customer:** Megaworld Corporation

Scope at a glance

Metric	Value
BMS I/O points (in scope)	554
BMS-monitored equipment instances	161
BMS field panels	8
Estimated DDC controllers	21
BACnet/IP network drops	8
Total cable length (estimated)	6,810 m
Total project labor (estimated)	4,648 hr (581 person-days)
Project schedule	16 weeks from PO to handover
Peak on-site headcount	11 personnel (weeks 9–10)

Pricing summary

Item	PHP
Base cost (material + labor + services)	16,111,720
+ Overhead and margin (20%)	2,900,110
+ Contingency (7.5%)	1,140,710
Sub-total before VAT	20,152,539
+ VAT (12%)	2,418,305
GRAND TOTAL	22,570,844

Cost breakdown by section

Section	Subtotal (PHP)	% of base
1.0 Project	1,688,000	10.5%

Section	Subtotal (PHP)	% of base
Management & Engineering		
2.0 Material Supply	11,129,220	69.1%
3.0 Installation	2,282,680	14.2%
4.0 Programming & Configuration	413,220	2.6%
5.0 Testing & Commissioning	507,400	3.1%
6.0 Training & Handover	91,200	0.6%
Base total	16,111,720	100.0%

Key open items

This proposal assumes the following items pending customer confirmation. Each may shift pricing as indicated:

Priority	Item	Default assumed	Sensitivity
P1	Project stage (greenfield vs. retrofit)	Greenfield per technical docs	±30% if retrofit
P1	Required project duration	16 weeks	+20-30% if shorter required
P2	Per-guestroom FCU controls	Not in scope	+30-40% if confirmed in scope
P2	FDAS / PMS / CCTV / ACS	Not in scope	+PHP 200K-500K each

Priority	Item	Default assumed	Sensitivity
	integrati on		
P2	Brand standar dization	Tier-1 BACnet IP	±15% on material cost

What's included in this overview package

- **PDF — Initial Overview** (this document) — executive summary of scope and pricing
- **PDF — Proposal Draft** — full customer-facing proposal narrative (10 sections)
- **Excel — BOQ** — complete Bill of Quantities (86 line items, 8 sheets)
- **Excel — A1 I/O List** — 716 BMS I/O points with system/panel/equipment metadata
- **Excel — A2 Equipment Takeoff** — 135 equipment instances
- **Excel — A3 Cable Schedule** — 175 field cables + 7 trunks + 18 power feeds (6,810 m total)
- **Excel — A4 Panel Schedule** — 18 panels, 30 controllers, power + I/O breakdown
- **DOCX — Open Items / RFI** — 19 customer clarifications grouped by recipient
- **DOCX — Stated Assumptions** — 19 active assumptions for customer review