

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)	744
BMS-monitored equipment instances	109
BMS field panels	8
Estimated DDC controllers	19
BACnet/IP network drops	42
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)	15,468,260
+ Overhead and margin (20%)	3,093,652
+ Contingency (7.5%)	1,113,715
Sub-total before VAT	19,675,627
+ VAT (12%)	2,361,075
GRAND TOTAL	22,036,702

Cost breakdown by section

Section	Subtotal (PHP)	% of base
1.0 Project	1,688,000	10.9%

Section	Subtotal (PHP)	% of base
Management & Engineering		
2.0 Material Supply	10,829,165	70.0%
3.0 Installation	1,845,295	11.9%
4.0 Programming & Configuration	557,880	3.6%
5.0 Testing & Commissioning	456,720	3.0%
6.0 Training & Handover	91,200	0.6%
Base total	15,468,260	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