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08 — Customer Clarifications (Phase 8 — consolidated RFI list)

Status: 10 open clarifications, no responses yet received. **Critical-path Qs are Q-001, Q-006, Q-007, Q-009, Q-010** — the team should request these in parallel.

Items only the customer (or consultant) can resolve. Each row promoted from the watch-list at intake or added during phase work.

ID	Question	Why it matters	Phase raised
Q-001	Does “rehabilitation” mean replacing an existing in-service BMS (require strip-out, phased cutover, after-hours), or is this a fresh BMS install in a refurbished/under-construction hotel shell (no existing BMS to remove)?	Drives ±20–30% of cost (demolition, after-hours surcharge, cutover engineering, existing-cable disposition).	2
Q-002	Is operator/maintenance training to be included? Standard scope is 2 batches × 3 days (operator + technical).	Affects training module sizing and pricing.	2

ID	Question	Why it matters	Phase raised
Q-003	Is post-DLP Annual Maintenance Contract (AMC) within scope, or is the Defect Liability Period (12 months) the only after-handover obligation?	Drives whether to scope and price AMC as a separate line.	2
Q-004	Confirm BMS controller make/family (Honeywell / Siemens / Schneider / JCI / Distech / other). DRC-004-2024 standardizes points but not vendor.	Drives RFQ supplier list, headend pricing, programming hours, and training.	2
Q-005	Provide baseline (pre-revision) Electrical SLDs and Power Riser Part 2 of 2 (only Part 1 / EE-24 was issued in CB#8).	Required to identify the BMS panel power feed circuit and the dry-contact/metering tap points on incomers and major feeders.	3
Q-006	Provide architectural / mechanical floor plan PDFs (basement, GF, 2F, 3F, Roofdeck) so	Cable/conduit BOQ and T&C effort.	3

ID	Question	Why it matters	Phase raised
Q-007	<p>cable runs and panel locations can be verified. Heuristic A-001 in use until then.</p> <p>Confirm chiller count and chiller plant configuration (assumed 3 chillers — A-010).</p>	<p>Chiller plant drives ~90 of the high-value monitored points and the chiller-plant control sequence.</p>	3
Q-008	<p>Confirm IT integration scope: PMS, FLS, CCTV, ACS — any required for v1, or v2-and-beyond?</p>	<p>Per A-003, none assumed in v1.</p>	3
Q-009	<p>Confirm hot cutover strategy — does any existing BMS or temporary controls need to remain operational during the rehab?</p>	<p>Per A-008, zone-by-zone phased default.</p>	3
Q-010	<p>Confirm project schedule and beneficial-occupancy date.</p>	<p>Per A-006, 14 weeks assumed.</p>	3