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07 — Assumption Ledger (consolidated, Phase 7)

Status (as of 2026-04-28): 15 assumptions tracked. **0 confirmed**, **15 open**, **0 retired**.

High-impact-if-wrong (>±10% cost or schedule): A-001 (cable lengths), A-006 (schedule), A-008 (cutover), A-009 (cable reuse), A-010 (chiller count), A-011 (panel count). Each has a corresponding Q-NNN.

Assumptions promoted to Q-NNN customer clarifications: A-001→Q-006; A-002→Q-005; A-003→Q-008; A-004→Q-004; A-005→standard terms; A-006→Q-010; A-008/A-009→Q-009; A-010→Q-007; A-015→implicit (small impact).

Top 10 to cite in proposal narrative (per Phase 10): A-001, A-003, A-004, A-005, A-006, A-008, A-009, A-010, A-011, A-013.

Every assumption made during proposal generation is logged here. Each row carries an ID, the assumption itself, the rationale, and the impact if wrong.

ID	Assumption	Rationale	Impact if wrong
A-001	Average BMS field-device cable run = 30 m for guest-room/equipment-floor devices, 60 m for plant-room devices, 120 m for trunk between panels and head-end. Cable reuse from existing BMS = none (full new pull).	No floor plans provided. Heuristic from prior BMS-rehab hotel projects of similar footprint (≈ 4–6-storey podium + roofdeck).	Cable BOQ ±15%; T&C labor ±5%.
A-002	Electrical-side BMS scope = power metering	TUEC sheets do not include EE points; assumed	Adds/removes ~30–60 EE points depending on customer's actual EE

ID	Assumption	Rationale	Impact if wrong
	at: 1× incoming transformer main, 1× generator, 1× ATS, plus dry contacts from MCC/MDP feeders for major plant (chiller plant ×3, cooling tower ×2, boiler ×2, fire pump ×1). No lighting integration in BMS scope.	Megaworld baseline equivalent for hospitality. EE-CB#8 SLD revisions confirm power infrastructure exists.	monitoring strategy. ±2% BOQ.
A-003	BMS network = isolated managed BMS LAN (1× core L3 switch + edge switches per riser closet) with a single firewalled uplink to the customer's IT LAN for graphics/dashboards. No PMS / FLS / CCTV / ACS integration in v1.	DRC-004 narrative does not specify integration; standard hospitality-BMS practice.	If integrations are required, add 1 line item per integration (~PHP 80–250k each).
A-004	Controller / head-end family = open-protocol BACnet/IP with field-bus mix of BACnet MS/TP and Modbus RTU as required by equipment supplier interface.	DRC-004 says "open protocol" type wording in BMS-01 narrative. No vendor mandate.	Vendor-driven price band ±10–20%.

ID	Assumption	Rationale	Impact if wrong
	Tier-1 brands acceptable: Honeywell, Siemens, Schneider, JCI, Distech.		
A-005	Commercial terms = standard local market (PHP, 12-month DLP from beneficial occupancy, 10% retention released at end of DLP, milestone billing, 12% VAT inclusive in proposal price, 1% LD per week capped at 10% of contract value).	Not stated.	Term-driven adjustments handled at negotiation.
A-006	Project duration = 14 weeks from mobilization to commissioning sign-off (Medium-tier hospitality BMS heuristic).	Not stated.	Schedule risk → manpower loading curve flexibility.
A-007	Working hours = standard 8h/day, 6 days/week + 1 night/week (4-hour window) for cutover-sensitive work in occupied/handover-imminent areas.	Not stated; conservative for “rehab” risk.	After-hours surcharge ±3% of installation labor.
A-008	Cutover phasing =	Rehab default;	If a single big-bang cutover is

ID	Assumption	Rationale	Impact if wrong
	zone-by-zone (Basement BOH → 2F Casino MVAC → Hotel Roofdeck) with no system-wide outage. Each zone has 24-hour fallback to manual control.	needs confirmation if existing BMS is operational.	required, T&C compresses to 1 week + adds 20% premium.
A-009	Existing field cabling and trunk = 100% replaced (no reuse).	Conservative rehab default; no survey to confirm reuse viability.	If 30% of trunk reusable (common after survey), cable BOQ saves ~PHP 200–400k.
A-010	Number of chillers = 3 (assumed standard 3-chiller plant for medium-tier hospitality on this site footprint).	Chiller count not visible in extracted TUEC tiles. CHW/COW pump count and DRC-004 narrative imply multi-chiller.	Each additional chiller = 30 monitored points + 1 controller slot.
A-011	Panel population: 1× MCP (main control panel) at 2nd-Level Plant Room (chiller/CHW), 1× FCP at Roofdeck (cooling tower + DOAS-RD + PAHU-RD), 1× FCP at Basement (boiler + calorifiers + Lower-Ground HW), 1× FCP at GF (BOH AHU + GF exhaust), 1× FCP at	Equipment distribution per TUEC zones (Basement-Podium BOH; Casino MVAC; Hotel & Roofdeck).	Panel count drives switchgear, enclosure, UPS, and panel-cabling BOQ. ±1 panel = ±PHP 250–400k.

ID	Assumption	Rationale	Impact if wrong
	2F (Casino MVAC + 2F BOH AHU), 1× FCP at 3F Amenity (3F exhaust + amenity AHU). 6 panels total.		
A-012	Spare I/O = 20% per panel (DRC-004 narrative on BMS-01 typical for “growth”).	Standard practice + spec narrative.	Spare drives controller sizing and cost.
A-013	Programming objects ≈ 1× per monitored equipment + 1 zone scheduler per BMS zone × 6 zones + standard alarm objects. Graphics ≈ 1 main dashboard + 1 page per zone (6) + 1 page per major plant (chiller, CHW, COW, cooling tower, boiler, calorifier, generator/ATS) = ~14 graphics.	Hospitality BMS heuristic.	Programming hours ±15%.
A-014	T&C duration = 4 weeks (point-to-point + functional + integrated SAT) at ~150 points/week per technician.	Standard rate.	Manpower loading.
A-015	Air ionizer	TUEC sheet shows	Confirm at site: small (±PHP

ID	Assumption	Rationale	Impact if wrong
	monitoring (Casino zone) = supplied with ionizer; BMS provides 2× DI (status, trip) + 1× AI (VOC) per ionizer via interposing relays at the AHU panel. No ionizer programming in BMS scope.	ionizer monitoring is BMS-mapped but ionizer is by Equipment Supplier.	10–20k).