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07 — Assumption Ledger

Project: Kingsford Hotel Bacolod — BMS **Status:** living document — updated through phases.

ID	Assumption	Rationale	Impact if wrong	Source / phase
A-001	Project is **greenfield (new construction)** despite cover-letter wording "Rehabilitation".	Technical inputs are Construction Bulletins against a "For Construction" set, no existing-system inventory, kitchen-layout adjustments. Phase 2 triangulation.	High. Rehab classification would add demolition takeoff, after-hours premiums, cable-reuse evaluation (~₱2–4M cost addition).	Phase 2 / Q-001
A-002	**Guestroom-floor footprint** = ~60 m × 50 m typical floorplate; ~25–35 guestrooms per typical guest floor; **~10 guest**	EE-24 Part 1 only shows Basement↔3F; MC Standards references "Roof Deck Level (Guest Room Levels)"; project-scale	Medium. ±20% on guestroom-floor field-device count and corridor cable runs.	Phase 3 / Q-005

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	floors above L3, plus roofdeck.	tier (Medium) and Bacolod hotel comparables.		
A-003	**Equipment counts per system class** follow MC Standards typical density × project zoning on BMS-01/02 (e.g., 1× DOAS per floor band, 1× PAHU per landlord-zone, 1× AHU per public area).	Mechanical layouts not in inputs; standard developer practice.	Medium. ±15% on A2 takeoff.	Phase 3 / Q-006
A-004	**Full EE drawing set is consistent with CB#8** (no contradictions on non-bulletin sheets).	Only revised sheets supplied; latest-issued plan governs.	Low. Revisions affect kitchen power, not BMS bus.	Phase 3 / Q-007
A-005	**Upper-floor riser geometry**	EE-24 Part 2 missing; standard	Medium. ±15% on inter-floor riser cable lengths.	Phase 3 / Q-008

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	mirrors typical hotel pattern — single trunk shaft, 1× cable tray per floor for BMS bus + power, ~3.5 m floor-to-floor.	high-rise hotel construction.		
A-006	**BMS-01/02/03 is the complete project-specific BMS sheet set.** Hot-water-distribution and in-guestroom BMS scope is *not* included unless added by addendum.	Only 3 sheets in inputs; no BMS-04 referenced.	Medium. Could re-scope hot-water and guest-floor BMS.	Phase 3 / Q-002
A-007	**BMS-panel power feed** = 1× 20 A, 230 V, 1-phase circuit per BMS panel, supplied and	No BMS feeder named on EE-21/22/23; standard practice.	Low. Power-provision section only.	Phase 3 / Q-009

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	terminated by EE Contractor at a knife-disconnect; BMS Contractor terminates downstream.			
A-008	**Customer GUI / graphics standard** per BMS general spec on BMS-01 (per-floor graphics, per-system graphics, summary dashboards, alarm console, trend logs).	No separate GUI standard in inputs; spec already covers GUI requirements.	Low. Refines B2 graphics list.	Phase 3
A-009	**FAT/SAT protocol** per industry standard form (Megaworld-equivalent template), with point-by-point sign-off, PDF	No protocol in inputs.	Low. Scope already inclusive.	Phase 3

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	as-built, owner manual binders.			
A-010	**Training** = 2-day operator-level + 1-day admin/super-user, on-site at handover; 6 trainees × 1 batch.	Not stated; standard inclusion.	Low. Optional row in BOQ.	Phase 3 / Q-016
A-011	**M&O after handover** = priced as a 1-year preventive maintenance option (4× scheduled visits, 1× annual deep service, 24/7 phone support).	Not stated; offered standalone.	Low. Optional.	Phase 3 / Q-017
A-012	**Drawing scale calibration** = column grid bay ≈ 7.5 m on EE-03/06/09/12 (mid-range of 6–9 m structural-grid	No explicit scale bar; structural grid recoverable from layouts.	Low–Medium. ±10% on measured cable lengths.	Phase 3 / `measure-cable-routes`

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	hotel/casino bays).			
A-013	**Head-end** / **server location** in a central control room on Basement 1 or GF (TBD in coordination); BMS LAN as a standalone backbone with single uplink for off-network reporting.	No room marked; standard hotel BMS pattern.	Low. Affects A5/A6 narrative only.	Phase 3 / Q-011
A-014	**Project schedule** = 8 months end-to-end (engineering 8 wk, supply lead 12 wk paralleling, install 16 wk, T&C 8 wk, training/handover 2 wk).	No customer schedule stated.	Medium. Drives D1/D2/B4 productivity.	Phase 3 / Q-013
A-015	**Commercial terms** = 12-month warranty	Industry-standard defaults; not stated.	Variable — affects pricing/cashflow.	Phase 3 / Q-014

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	after substantial completion; 30/30/30/10 progress payment; 10% retention released at handover; 12% VAT-inclusive; LD 0.1%/day to cap 10%; no escalation.			
A-016	**Casino BMS** scope (BMS-02 tabulation) is included in BMS Contractor scope (Casino is part of the Kingsford property, not a separate fit-out).	Single proposal request; Casino I/O on the same project-specific points list.	Medium. Could split if Casino is a separate operator.	Phase 3 / Q-003
A-017	**Fire alarm** / **security** / **IT integration** is **excluded** from BMS scope — BMS-only	Not in points list; standard BMS-Contractor scope.	Low. Listed as exclusion.	Phase 3

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	HLI to power-meter consumption (per points list), no FDAS/CCTV/access tie-in unless requested.			
A-018	**Power monitoring** scope = HLI to existing EE meters / sub-meters where Modbus-equipped; no additional power-meter supply by BMS Contractor.	Standard split per MC Standards C/O (Equipment Supplier provides meters; BMS reads HLI).	Low. Scope clarity only.	Phase 3
A-019	**Containment** (cable tray + conduit) supplied and installed by **BMS Contractor** for BMS-cabling backbone; trunk-tray sharing with other low-	BMS Contractor scope per "Complete Supply, Delivery, Installation"; consistent with module `cabling-and-containment.md`.	Medium. ±10% on installation labour.	Phase 3

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	voltage allowed where approved.			
A-020	**Rate library** = `_playbook/checklists/standard-pricing-defaults.yaml` PHP rates with typical 15% spare for cabling and 10% spare for I/O.	Standard rate library; no project-specific quotes received.	Variable — to be refined post-RFQ.	Phase 6

(Additional A-NNN added through Phase 5–10.)