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08 — Customer Clarifications (RFI List)

This proposal is based on the documents you provided. The items below would refine pricing and schedule. Items marked **P1** materially affect price; please prioritize those.

Cover note

In preparing our proposal for the Kingsford Hotel Bacolod BMS, we identified the items below as needing clarification. Items marked **P1** materially affect pricing and schedule and should be answered first. Each question states the default we have used in our base proposal; your answers refine the proposal and may reduce contingency.

Open items

ID	Priority	Discipline	Question	Default in proposal	Affects
Q-001	P1	TECH-ME	Confirm full list of BMS-monitored systems for this hotel. Are all Megaworld MC Standards systems (ME + PL) in scope, or a subset?	Full MC Standards systems for the floors covered by the BMS-01..04 sheets	A1, A2, BOQ
Q-005	P1	OWNER	Are guestroom-level	In scope at typical density (sample floors only — not per-room)	A1, A2, A3, BOQ

ID	Priority	Discipline	Question	Default in proposal	Affects
			HVAC controls (FCU per guestroom) in BMS scope, or part of a separate fit-out / owner package?		
Q-007	P1	PROJECT	What is the required completion date / project duration?	16 weeks PO → handover	D1, D2, mobilization
Q-018	P1	PROJECT	The cover letter says “Rehabilitation” but the technical drawings are Construction Bulletins (new construction). Confirm classification.	Greenfield (per technical docs)	Whole proposal
Q-01	P2	TECH-IT	Is integration	None in base scope; each available as	7.x options

ID	Priority	Discipline	Question	Default in proposal	Affects
2			n with FDAS, PMS, CCTV, or ACS required in this scope?	Option (PHP 200–500K)	
Q-013	P2	OWNER	Confirm acceptable BMS brand list. Default: Siemens (Desigo PXC / Desigo CC / 7KM PAC) for BMS components and Dell PowerEdge / OptiPlex / Precision for head-end PCs.	Per default brand standards	A2, A6, BOQ
Q-014	P2	COMMERCIAL	Confirm payment terms, retention %, taxes, currency.	PHP, 12% VAT, retention 10%, milestone-based payment	06 commercial summary
Q-01	P2	OWNER	Operator training	16 hours, 2 days, up to 6 operators	6.0

ID	Priority	Discipline	Question	Default in proposal	Affects
5			duration and number of attendees.		
Q-016	P3	OWNER	Is a 1-year preventive-maintenance contract requested with this proposal?	Optional, priced separately	7.1
Q-002	P2	TECH-EE	EE Plan was provided as a Construction Bulletin set (raster). Provide CAD or scaled PDF for cable-route measurement at shop-drawing stage.	Lengths use reasoned typical-ranges per A3-route-lengths.yaml	A3
Q-003	P2	TECH-ME	Provide architectural floor	Same as above	A3

ID	Priority	Discipline	Question	Default in proposal	Affects
			plans (corridors , ceiling voids, riser shafts) for cable- route measure ment.		
Q-004	P3	TECH-EE	Confirm panel-board IDs and circuit assignments for the 25 dedicated 240V single-phase circuits to BMS panels and the head-end UPS.	Per A7 schedule (placeholder circuit IDs)	A7
Q-006	P3	TECH-IT	Confirm whether the BMS uplink lands on a dedicated VLAN on the customer	Isolated LAN with single uplink	A5

ID	Priority	Discipline	Question	Default in proposal	Affects
			LAN or remains fully isolated.		
Q-008	P2	TECH-ME	Per-guestroom FCU count per floor — confirm number of guestrooms per typical floor and zoning approach.	Sample 3 floors × 30 FCU/floor at typical density	A2, A3
Q-009	P3	TECH-ME	Smoke control / kitchen exhaust interlocks — in BMS scope?	Status monitoring only; no automated suppression interlock	A1
Q-010	P3	OWNER	Energy-savings algorithms required (chiller plant sequencing, demand control, peak shaving)?	Pre-engineered set included	B1
Q-	P3	OWNER	Number	1 admin, 2 operator	A6

ID	Priority	Discipline	Question	Default in proposal	Affects
Q1 1			of BMS administrator (vs. operator) seats; remote-access required?	workstations, 1 graphics PC; no remote access in base scope	
Q-017	P3	COMMERCIAL	Confirm warranty period.	1 year on workmanship + 1 year on equipment per supplier warranty	6.4
Q-019	P3	TECH-EE	Power-meter scope: confirm number and class (main vs. sub-feeder).	3 main + 10 sub-feeder = 13 meters	A2, 2.6
Q-020	P3	TECH-ME	Confirm number of BTU meters and chiller-side BACnet integration availability.	1 plant-level BTU meter; chillers have BACnet IP cards (per typical)	A2

Total: 19 active questions (4 P1, 9 P2, 6 P3).