

Table of Contents

08 — Customer Clarifications (RFI list)

Project: Kingsford Hotel Bacolod — BMS **Date:** 2026-04-28

Items requiring Megaworld input. Each Q-NNN has the question, why we need it, our current assumption (with A-NNN cross-ref), and the impact of the customer's answer.

Q-001 — Confirm project stage: Greenfield (new construction) per drawing evidence, vs. cover-letter "Rehabilitation" wording

- **Why:** Cover letter uses rehabilitation; Construction Bulletin No.8 (2025-11) and absence of existing-system inventory point to greenfield. We have classified greenfield (D-002 / A-001).
- **Customer to confirm:** Project is greenfield new construction.
- **Impact:** ±30% on proposal scope (demolition, hot cutover, after-hours premiums)

Q-002 — Confirm plumbing scope coverage

- **Why:** PL points list provided covers Centralized Hot Water only. Domestic water booster pumps, transfer pumps, sump pumps, sewage ejectors, water tanks are not in the package.
- **Customer to provide:** Remaining tabs of source workbook (DRC-004-2024) for plumbing equipment beyond hot water; OR confirm that hot water alone is the BMS plumbing scope.
- **Current assumption:** A-011 — hot water only.
- **Impact:** Adds ~30 DI/DO, ~20 cables, ~PHP 600k–1M if domestic-water + sump scope added

Q-003 — Guestroom per-room HVAC controls in BMS scope?

- **Why:** Guestroom-floor BMS points show only DOAS/PAHU/corridor exhausts; no per-room FCU thermostat enumeration.
- **Customer to confirm:** Per-room FCU controllers + thermostats for ~280 guestrooms (12 floors × ~24 rooms) are in BMS contractor scope, OR under fit-out / equipment-supplier scope.

- **Current assumption:** A-008 — out of BMS scope.
- **Impact:** PHP 8–14M if in scope

Q-004 — Required completion date / project schedule

- **Why:** Drives mobilization, manpower loading, T&C windows.
- **Customer to provide:** Required handover date or contract-execution-to-handover duration.
- **Current assumption:** A-003 — 16 weeks
- **Impact:** Crash schedule adds night-shift + duplicate teams; relaxed schedule reduces peak manpower and idle time

Q-005 — Architectural floor plans + mechanical/plumbing layout drawings

- **Why:** Enable full cable-route measurement; the EE/ECE sheets carry architectural backgrounds but mechanical/plumbing equipment locations are not depicted.
- **Customer to provide:** AR floor plans (all floors), ME layouts (chiller plant, roofdeck mechanical, AHU rooms), PL layouts.
- **Current assumption:** A-012 — typical-range cable lengths per context per Op#11 reasoned table.
- **Impact:** Refines BOQ cable + conduit $\pm 15\%$

Q-006 — Server-room / head-end PC location

- **Why:** Drives fiber backbone length and 24V/UPS routing.
- **Current assumption:** A-006 — Lower Ground IT/telecom room.
- **Impact:** Alternate location adds ~30 m fiber + minor

Q-007 — Hotel PMS (Property Management System) integration scope

- **Why:** Determines whether per-room HVAC setbacks driven by check-in/check-out events are in scope.
- **Current assumption:** A-007 — out of base scope, offered as option.
- **Impact:** PHP 800k–1.5M if added (gateway + per-room mapping)

Q-008 — Casino-floor CO sensors at AHU/DOAS return air

- **Why:** Casino + back-of-house return-air mixing typically requires CO monitoring per gaming-board / IAQ minimums; not explicitly enumerated in ME points list.

- **Current assumption:** A-009 — 1 CO sensor per casino-serving AHU/DOAS return (3 total).
- **Impact:** Saves PHP 200k if removed; or expands if regulator demands more

Q-009 — Complete EE drawing set (full EE-01..EE-24 + EE-24 part 2)

- **Why:** EE Plan PDF provided is Construction Bulletin No.8 only — covers revised sheets EE-03/06/09/12/21/22/23/24-part-1. Other unrevised sheets needed for full panel-context.
- **Customer to provide:** Complete EE set, all currently-issued revisions; EE-24 part 2 power riser.
- **Current assumption:** Use load schedules EE-21..23 + riser EE-24 part 1 as proxy.
- **Impact:** Refines per-panel power-feed sourcing; minor BOQ effect ($\leq 2\%$)

Q-010 — BMS-04 sheet

- **Why:** BMS-03 P&ID detail bubbles reference BMS-04 (“1/BMS-04”) but the sheet is not in the PDF.
- **Customer to provide:** BMS-04 sheet content.
- **Impact:** Likely minor; could clarify casino-MVAC or boiler details

Q-011 — PPCAS-14 panel relocation

- **Why:** EE-09 carries an open APD markup: “Relocate this provision PPCAS-14 inside the casino lobby. IMPLEMENT OR NOT?”
- **Customer to confirm:** Implement relocation or retain original PPCAS-14 location.
- **Impact:** ~5–8 m of trunk cable + ~PHP 30k

Q-012 — Brand approvals for BMS, head-end PCs, and balance-of-plant equipment

- **Why:** Megaworld customer-kb approved-brands list is STUB; awaiting MC Standards Section 9 firm-up.
- **Customer to confirm:** Siemens (BMS DDC + head-end), Dell (server + workstation), open-tier-1 for VFDs/UPS/network — or substitutes.
- **Current assumption:** A-002 — Siemens + Dell defaults.
- **Impact:** ± 5 –8% material BOQ swing

Q-013 — Working hours / site-access constraints

- **Why:** Daytime vs. night vs. shift-restricted affects labor productivity.

- **Current assumption:** A-004 — daytime, no shift restrictions.
- **Impact:** ~25% labor premium if night work mandated

Q-014 — Commercial terms: currency, payment, warranty, retention, taxes

- **Why:** Cover letter is silent on commercial terms.
- **Current assumption:** A-005 — PHP, 30-day, 12-month warranty, 10% retention, 12% VAT.
- **Impact:** Retention swing affects working capital; longer warranty affects spare-parts cost

Q-015 — ECE-05 (likely GF Aux) and ECE-06 (likely 2F FDAS) sheets

- **Why:** Sheets are present in the index but not in the PDF; coordination with Aux/FDAS routing typically shares BMS shaft space.
- **Customer to provide:** ECE-05, ECE-06.
- **Impact:** Minor — coordination only

Q-016 — 1-year preventive maintenance scope (option)

- **Why:** Standard option for hospitality projects.
- **Customer to confirm:** Include in base proposal or separate option line.
- **Current assumption:** Offered as option (A-033 covers training only)

Q-017 — FAT location and witness participation

- **Why:** Drives logistics + customer-rep mobilization
- **Current assumption:** A-034 — Manila workshop, 2 days, customer witness invited
- **Impact:** Off-Manila FAT adds travel cost