

Table of Contents

08 — Customer Clarifications (RFI list, living)

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

Items only the customer can answer. Phase 8 consolidates and prioritizes; phases prior write entries as they are surfaced.

ID	Priority	Question	Why we need it	Linked assumption	Impact if customer's answer differs
Q-001	High	Confirm whether per-guestroom HVAC controls (FCU thermostat, occupancy sensors, PMS-driven setbacks) are in BMS contractor	Project-specific BMS Points list shows no guestroom FCU points. Affects BOQ by PHP 8M–15M.	A-004	If in scope: add ~2,000–4,000 points + per-room FCU controllers + thermostats + PMS gateway.

ID	Priority	Question	Why we need it	Linked assumption	Impact if customer's answer differs
		scope or excluded (handled under fit-out / separate trade)			
Q-002	High	Provide the latest mechanical (HVAC) layout drawings — chiller plant, AHU/DOAS room layouts, FCU/exhaust locations per	Drives equipment placement assumptions, cable runs, panel-to-equipment cabling.	A-005	Materially refines A3 cable schedule.

ID	Priority	Question	Why we need it	Linked assumption	Impact if customer's answer differs
		floor.			
Q-003	High	Provide required completion date / project schedule.	Drives mobilization, manpower-loading, T&C window, possible after-hours premiums.	A-011	If <10 wk: +20% labor (double shift).
Q-004	Medium	Provide architectural floor plans (all floors)	For accurate cable route lengths and equipment placement.	A-023	Reduces typical-range fallback share; tightens BOQ.
Q-005	Medium	Provide EE-24 Power Riser Diagram Part 2 of 2.	Confirms guestroom-tower distribution and metering scope.	A-015	Per-floor guestroom-feeder metering may be required (+~10 meters, +~2,000 m cable).
Q-006	Medium	Provide plumbing/sanitary layout	Confirms calorifier, heat-pump, recirc-pump locations.	A-005	Refines plant-room cable lengths.

ID	Priority	Question	Why we need it	Linked assumption	Impact if customer's answer differs
Q0007	Medium	<p>Confirm BMS network topology and head-end location: isolated BMS LAN with single uplink to customer LAN; server-room placement adjacent to MV/LV.</p> <p>Confirm count of operator</p>	<p>A5/A6 head-end + network architecture.</p>	<p>A-006, A-016</p>	<p>Casino regulatory may require redundant supervisor (+PHP 800K); full IP-to-field adds licensing.</p>

ID	Priority	Question	Why we need it	Linked assumption	Impact if customer's answer differs
Q008	Medium	works tation s and HMI clients . Confir m appro ved brand list for: BMS contro llers/D DC, super visory /head- end, room senso rs, valves , BTU meter s, power meter s, switch es, UPS, VFDs. (Mega world	Brand- locking affects pricing ±5- 15%.	A-007	Re-quote at customer- approved equivalents.

ID	Priority	Question	Why we need it	Linked assumption	Impact if customer's answer differs
		MC Standards DRC-004-2024 referred.)			
Q-009	Low	Confirm whether hotel PMS integration (per-room occupancy → HVAC setbacks) is required.	If required, gateway + custom point mapping needed.	A-008	If yes: +PHP 800K base; could be priced as optional add-on.
Q-010	Medium	Confirm casino-zone special points: vault-door	Casino-specific points beyond what's in BMS-02.	A-009, A-025	Add ~30–60 points + door hardware.

ID	Priority	Question	Why we need it	Linked assumption	Impact if customer's answer differs
		status, count-room HVAC isolation, smoking-zone exhaust strategy, gaming-g-floor IAQ regulator references (PAGC OR / local gaming-g-board minimums).			
Q-011	Low	Confirm BOH kitchen exhaust /	Determines whether BMS-side wiring of fire interlock relays is	A-010	If required: +PHP 200K; coordination with kitchen FS contractor.

ID	Priority	Question	Why we need it	Linked assumption	Impact if customer's answer differs
		Ansul / hood-fire-suppression interlock scope.	required.		
Q-012	Medium	Commercial terms: warranty period, payment milestones, retention %, LD %, tax handling, currency.	Commercial contingency calibration.	A-012	Harsher terms: +1–3% contingency.
Q-013	Low	Working-hours / site-	Labor premium calibration.	A-013	After-hours mandate: +15–25% labor.

ID	Priority	Question	Why we need it	Linked assumption	Impact if customer's answer differs
Q-014	Low	access constraints (after-hours, noise restrictions, weekend work). Confirm training and O&M scope: number of training rounds, attendees per session, O&M contract term beyond 12-month	Discrete priced line items.	A-014	Extended O&M priced separately.

ID	Priority	Question	Why we need it	Linked assumption	Impact if customer's answer differs
Q-015	High	<p>warranty.</p> <p>Cover letter says “Rehabilitation” but Construction Bulletins are dated 2025 with “For Construction” status and no existing system inventory was provided. Please confirm: green field</p>	<p>Highest-leverage classification axis; ±25–30% cost.</p>	A-001	<p>If actually rehab: rework with demolition + cutover + reuse evaluation.</p>

ID	Priority	Question	Why we need it	Linked assumption	Impact if customer's answer differs
		(new construction) or rehabilitation?			

Priority handling

Address **High** priority Q-NNNs in parallel with proposal submission. **Medium** can be answered during proposal review. **Low** may be carried into post-award engineering.

Status

All 15 RFIs **OPEN** at proposal submission.