

Table of Contents

07 — Assumption Ledger (living)

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

Each assumption is recorded with rationale, basis, and impact-if-wrong. Phase 7 consolidates and reviews this ledger; phases prior write/update entries as they are made.

ID	Phase	Assumption	Basis / rationale	Impact if wrong
A-001	2	Project is greenfield (new construction), not rehabilitation	Construction Bulletin No.8 dated Nov-2025; “For Construction” status; design revisions for new kitchen layout; no existing-system inventory in inputs. Cover-letter wording disagrees → Q-015.	If actually rehab: add demolition takeoff, after-hours premiums, hot-cutover plan, existing-cable reuse evaluation. Cost impact ±25–30%.
A-002	2	Tier = Medium (PHP 25M–50M); ~600–700 BMS hardwired points + ~67 HLI	Project-specific BMS Points list summary; typical hospitality density.	If actually large: add senior PM, double-shift T&C, additional supervisory engineer. ±15% on manhours.
A-003	3	Building floor count: B1, LG, GF, 2F, 3F, 4F–9F (typical guestroom), Roof Deck — ~10–11 stories	ECE auxiliary plans per floor (page 11–22) + BMS Points list level references. Subject to Q-001/Q-004.	Cable risers ±1 floor per assumption error (~30–50 m per riser).
A-004	3	BMS scope excludes per-	Project-specific BMS Points list shows no	If included: add ~2,000–4,000 points +

ID	Phase	Assumption	Basis / rationale	Impact if wrong
		room guestroom HVAC controls (FCU thermostats, occupancy sensors, PMS- driven setbacks)	guestroom FCU points.	per-room FCU controllers + thermostats + PMS gateway → +PHP 8M- 15M. → Q-001.
A- 005	3	Mechanical layouts per typical hotel density: 1 plant room (B1/2F), AHU/DOAS in mechanical rooms per floor zone, exhaust fans on roof, calorifiers at LG and Roof Deck (per BMS Points list zoning)	BMS Points list zone tags (LG, 2F, RD); ECE plans show plant-room outlines.	Equipment placement ±15 m typical floor, affects cable lengths only. → Q-002.
A- 006	3	BMS LAN: isolated Layer-2 BMS network, single managed uplink to customer LAN; BACnet/IP at head-end and	Megaworld MC Standards (DRC-004- 2024) cited convention; internal preferred topology.	If full IP-to-field: add per-controller IP licensing + larger switch count. ±PHP 1-2M. → Q-007.

ID	Phase	Assumption	Basis / rationale	Impact if wrong
		supervisory level, BACnet MS/TP at field controllers		
A-007	3	Brand preference: Siemens for BMS controllers / DDC / supervisory / PLC / FDAS / SCADA; Dell for head-end PCs/servers; managed switches Cisco/Aruba; UPS APC/Eaton; BTU/power meters Belimo + 7KM (Siemens SENTRON family)	Megaworld customer-kb is STUB; internal preferred per <code>_playbook/checklists/preferred-brands.md</code> .	If customer brand-locks otherwise: re-quote at customer-approved brand prices (typical $\pm 5-15\%$). → Q-008.
A-008	3	PMS (hotel property management system) integration is not in BMS base scope; provided as priced optional add-on	Cover letter is silent; per Megaworld bms-hospitality-casino checklist default.	If required: add ~PHP 800K (gateway + custom mapping). → Q-009.

ID	Phase	Assumption	Basis / rationale	Impact if wrong
A-009	3	Casino-zone special points (vault, count-room, smoking exhaust) covered at default minimums per bms-hospitality-casino checklist; not separately enumerated in customer points list	BMS Points list shows DOAS-Casino + smoke-sanitizer; vault/count-room not addressed.	If required: add ~30–60 additional points + door-status hardware. ±PHP 300–500K. → Q-010.
A-010	3	BOH kitchen exhaust monitor-only (run-status only); no Ansul/hood-fire-suppression integration	BMS-01 ventilation block lists kitchen TEFs as run-status.	If required: add interlock relays + integration spec. ±PHP 200K. → Q-011.
A-011	3	Project schedule: 14-week construction + T&C window (assumed comfortable for medium-tier scope)	No customer schedule; medium-tier reference timeline.	Compressed to <10 weeks: double-shift, after-hours premiums (+20% manhours). → Q-003.
A-012	3	Commercial terms: PHP	Standard Philippine market default;	Customer-imposed harsher terms shift

ID	Phase	Assumption	Basis / rationale	Impact if wrong
		currency; warranty 12 months from substantial completion; payment 90% progressive / 10% retention released at warranty completion; no LD beyond 0.1%/day capped at 5%; tax inclusive (12% VAT)	customer is silent.	contingency 1–3% of contract value. → Q-012.
A-013	3	Working hours: standard daytime construction (Mon–Sat 0700–1700); no after-hours or noise-restricted work expected	Greenfield site assumption.	Hotel-tower fit-out windows imposed (night/weekend): +15–25% labor premium. → Q-013.
A-014	3	Training: one round (8 hours, on-site) of operator training included; no extended O&M contract	Cover letter silent on training/O&M.	Extended O&M (1–3 yr): add separate priced line item. → Q-014.
A-015	3	Power riser EE-24 Part 2 of	Riser Part 1 visible; Part 2 not in bundle.	Per-guestroom-floor metering required:

ID	Phase	Assumption	Basis / rationale	Impact if wrong
		2 covers guestroom- tower distribution; metering scope confined to MV main + major mechanical/ca sino feeders + per-floor BOH lighting feeders (not per- guestroom- feeder metering)		add ~10 power meters + ~2,000 m additional cable. ±PHP 600K. → Q-005.
A- 016	3	Network architecture: 1× supervisory server, 1× operator workstation, 1× HMI workstation, 1× engineering laptop; isolated BMS LAN with managed L2 switches	Standard hotel BMS reference; A6 will refine.	Casino regulatory requirements may require redundant supervisor: ±PHP 800K. → Q-007.
A- 017	3	Cable jacket: FRLS (fire- retardant low-	Customer-kb note + standard practice.	Higher rating (FR- LSZH or FT-FT4): +10–20% cable cost.

ID	Phase	Assumption	Basis / rationale	Impact if wrong
		smoke) per Megaworld MC Standards + BFP IRR		
A-018	3	Conduit/cable-tray supply: BMS contractor responsible for vertical conduit runs and BMS panel-room internal trunking; horizontal cable tray (main building) provided by ME contractor	Standard scope-split per Philippine market.	If BMS contractor must supply main tray: +PHP 1.5–3M.
A-019	3	Reasoned typical-range cable lengths populated in A3-route-lengths.yaml (Phase 5a) per context: plant-room same-room ~12 m, inter-floor riser ~3.5 m per floor + 8 m per panel allowance, guestroom-corridor field	Per Operating Principle #11; basis: Philippine hotel-BMS prior projects + cable industry typical-route guidance.	Variance ±20% per context affects A3 cable totals proportionally.

ID	Phase	Assumption	Basis / rationale	Impact if wrong
		cable ~35 m, casino-floor field cable ~28 m		
A-020	3	Conduit-to-cable ratio: 30% (used by generate-b4-installation-manhours.py)	Helper default; flagged as known issue in ORCHESTRATOR.md.	If retrofit (50–70%) or if dedicated vertical conduit is heavy: +/-15% on conduit cost.
A-021	3	Spare I/O capacity: 25% per AI/AO/DI/DO module sizing	generate-06-boq.py default.	More aggressive (10%): smaller controller count; less aggressive (40%): more. ±5% on hardware cost.
A-022	3	Trend logs: 100% of AI, 40% of DI, 70% of HLI logged	generate-b1-b3-programming-and-commissioning.py default.	Casino regulatory trending requirements may push higher.
A-023	3	Cable lengths: trunk panel-to-panel measured from EE-03/06/09/12; vertical risers measured from EE-24 (Part 1); plant-room same-room cables measured from zone tags; guestroom-	Drawing-availability triage in Phase 3.	Per Phase-3 triage, the customer-facing language must disclose what was measured vs. what fell back.

ID	Phase	Assumption	Basis / rationale	Impact if wrong
A-024	3	<p>corridor and casino-floor field cables fall back to reasoned typical ranges per A-019</p> <p>Equipment counts: BOH/casino/ro ofdeck equipment quantities directly from BMS Points list (TUEC); guestroom-corridor FCU counts (if confirmed in scope per Q-001) at typical density of 1 FCU per guestroom + 2 FCU per typical floor corridor</p>	BMS Points list + typical hotel density.	±15% if guestroom layout differs materially.
A-025	3	<p>Casino MVAC point count: per BMS-02 visible (DOAS ×2 + smoke sanitizers ×2 + AHU ×2 + cooling tower interface)</p>	BMS Points list (TUEC) BMS-02.	If gaming-board adds further requirements: +30 points. → Q-010.

Notes

- Living document. Phase 7 reviews and renumbers if needed.
- Each A-NNN should resolve to either a confirmed customer answer (close out the row) or remain as a flagged assumption in the proposal narrative.