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08 — Customer Clarifications (RFI List)

Project: Kingsford Hotel Bacolod — BMS (AB-Run-6) Living document. RFIs raised here for the customer to confirm or close. Each item references the assumption it would replace.

ID	Question	Why it matters	Current assumption	Impact if answered	Source
Q001	The cover letter uses the wording “ <i>Rehabilitation</i> ” but the EE and BMS Construction Bulletins are issued for new construction with no existing -system inventory. Please	Stage classification drives demolition scope, after-hours premium, cable-reuse evaluation. Wrong answer ≈ PHP 2-4M cost impact.	Greenfield (A-001)	Confirms or pivots scope.	Cover letter (Requirement) vs EE Plan / BMS Points List Construction Bulletins

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	confirm whether this is greenfield (we proceed accordingly) or whether an existing BMS is being replaced (we will need an existing -system inventory + cutover plan).				
Q-002	Required warranty period and conditions?	Drives commercial loading.	1 year hardware + workmanship warranty (A-002)	Adjusts price by ~1-3% per year extension.	(not stated in inputs)
Q-003	Post-handover maintenance contract	Affects commercial loading + helpdesk scope.	Excluded from this proposal; offered as optional addendum (A-002)	Adjusts price + recurring revenue line.	(not stated)

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—	separate scope or included in this proposal?				
Q004	Megaworld DRC-004-2024 Section 9 — please share the brand-approval list. Internal preferred is Siemens (BMS / FDAS) and Dell (PCs/server).	Brand substitutions during shop-drawing review can shift cost ±5-15%.	Siemens / Dell (A-003)	Confirms or replaces brand selections.	_customer-kb/megaworld/approved-brands.md Q-MW-001
Q005	Architectural floor plans — please share.	Required for accurate cable-route measurement (corridor lengths, tray	Cable lengths fall back to typical ranges per A3-route-lengths.yaml (A-004)	Replaces fallback with measured values where applicable.	doc inventory

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		paths, riser locations). Without it, ~40-60% of cable lengths fall back to project-specific typical-range estimates.			
Q-006	Mechanical (HVAC) layouts — equipment locations confirm guestroom-zone counts, FCU/VAV per-location densities, ductwork routing, FCU/VAV placement. Please share.	HVAC equipment locations confirm guestroom-zone counts, FCU/VAV per-floor density, AHU/PAHU plant locations.	Equipment counts inferred from points-list zoning + typical hotel density (A-005)	Refines guestroom-floor counts and FCU cable counts.	documentation
Q-007	If existing BMS is being replaced (per Q-001 outcom	Drives demolition + reuse decisions.	N/A unless Q-001 answers “rehab” (A-006)	Critical for rehab scope.	documentation

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	e); please share existing controller inventory, panel locations, and cabling reuse intent.				
Q008	Has an “EL” (Electrical) BMS points-list partition been issued or is one forthcoming? Per Megaworld DRC-004, energy submetering is required at all	Defines whether power-quality / energy-monitoring scope is in this proposal or a separate package.	Limited to power meters at major load centers per Megaworld DRC-004; no main-board incomers, no UPS/genset monitoring (A-007)	Adds or removes a 30-50 point energy-monitoring scope.	DRC-004 / _customer-kb/megaworld/approved-brands.md

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	major load centers — we expect a points-list addendum covering main-board / chiller MCC / AHU MCC / lighting feeder meters.				
Q009	Plumbing BMS scope — Part C of the points list covers domestic hot-water only. Should sump pumps, fire pumps, transfer	Defines BMS scope vs. ME-package monitoring.	BMS scope limited to domestic hot-water per Part C (A-008)	Adds or removes a 20-40 point plumbing scope.	MC Standards - PL Points list.pdf

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	pumps, and sewage equipment also be on BMS?				
Q010	Building stack — please confirm: Basement / LG / GF / 2F amenity / 3F amenity / 4F transition / 5F mixed F&B+guestroom / 6F-11F typical guestroom (~24 keys) / 12F club floor / Roof Deck plant.	Drives equipment-instance count for guestroom-zone aggregation and inter-floor cable runs.	Stack inferred from EE plan + points-list zoning (A-009)	Refines per-floor equipment count.	inferred

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Q0111	BMS Server + control room location — typically in Lower Ground or Ground Floor BOH. Please confirm .	Drives head-end siting + uplink trunk lengths.	Lower Ground IT/BOH room assumed	Refines A5 architecture and trunk lengths.	inferred
Q0112	Casino / gaming-floor adjacency — Kingsford casino floors share the building. Are there gaming-board IAQ requirements (CO	Adds CO-sensor scope at gaming-floor return air.	Not in scope unless customer confirms	Adds 20-40 sensor + cabling rows.	_customer-kb/megaworld/approved-brands.md

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	sensors at return air per local gaming-board minimums) that fall in BMS scope?				
Q013	Number of typical guestrooms from FCUs per floor and per FCU-class — verify against M-plan.	Drives guestroom field-device count.	~24 FCUs per typical guestroom floor (× 6 typical floors = 144 FCU instances), 1 thermostat each per A-009	Refines guestroom field-device count.	inferred
Q014	Power Riser Diagram (sheet EE-24 per cover letter) and	A5 (network architecture) + A7 (power provisions) need the riser + schedule for proper sizing.	Single-shaft riser + standard 1.5mm ² copper feeder per panel assumed (A-010)	Confirms or refines BMS panel power-feed circuit IDs.	EE Plan binder vs cover letter

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	<p>Load Schedules (EE-21/22/23) — these were listed in the EE Plan transmittal but the binder pages 17-22 contain ECE-10..ECE-15 auxiliary-system layouts (FDAS, low-voltage) . Can you re-issue the riser + load schedules?</p>				
Q -	DDC field-	Drives field-bus topology +	BACnet MS/TP at field + BACnet/IP at	Confirms or refines	BMS-03 +

ID	Question	Why it matters	Current assumption	Impact if answered	Source
015	controller protocol confirmation — BMS-03 P&ID sheet shows NETWORK row at every equipment skid implying BACnet MS/TP at field, BACnet/IP at supervisory. Confirm	cable spec.	head-end (per DRC-004)	protocol.	Mega world customer-kb

(Additional RFIs added as Phase 5 / 6 / 8 progress.)