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07 — Assumption Ledger

Project: Kingsford Hotel Bacolod — BMS (AB-Run-6) Living document. New assumption rows added as work progresses; no row removed without recording supersession.

ID	Assumption	Basis	Working doc / phase	Impact if wrong
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(Populated below per phase.)

Stage / scope assumptions (Phase 2)

- **A-001 — Project stage is Greenfield (new construction)**, despite cover-letter wording “*Rehabilitation*”. Basis: triangulation per Phase 2 worked example — EE Plan = Construction Bulletin No.8 (2025-11-05, “For Construction”); BMS Points List Construction Bulletin (October 2025); no existing-system inventory in inputs. Impact-if-wrong: scope adds demolition takeoff, after-hours premium, cable-reuse evaluation (~PHP 2-4M cost). RFI: Q-001.
- **A-002 — Scope is turnkey: Supply, Delivery, Installation, T&C** including standard 1-year warranty + 2-year free maintenance support customary for Megaworld-tier hospitality contracts. Basis: cover letter explicit on first three; warranty + free-maintenance customary for the customer. Impact: reflected in commercial rates. RFI: Q-002 (warranty period), Q-003 (post-handover maintenance contract scope).
- **A-003 — Brand selections use internal preferred** (Siemens for BMS controllers / supervisor / FDAS interface, Dell for PCs and BMS server) pending Megaworld brand-approval list confirmation. Basis: customer-kb stub at `_customer-kb/megaworld/approved-brands.md`. Impact: brand substitution at Megaworld review may alter unit cost $\pm 5-15\%$. RFI: Q-004.

Document / drawing assumptions (Phase 3)

- **A-004 — Architectural floor plans are not provided** and must be substituted with the EE Plan electrical layouts and the points-list zoning for equipment locations. Basis: doc inventory. Impact: cable-route measurement is restricted to the subset visible in EE Plan layouts; guestroom-corridor and tenant-space cable lengths fall back to project-specific typical-range estimates. RFI: Q-005.
- **A-005 — Mechanical (HVAC) drawings are not provided.** HVAC equipment locations are inferred from the BMS points-list zoning labels (Roof Deck / 2nd Level / Lower Ground / Basement / GF / etc.). Basis: doc inventory. Impact: equipment counts for plant-room equipment are confirmed against the points list; guestroom-floor / amenity-floor zone-equipment counts use density-based typical ranges. RFI: Q-006.
- **A-006 — Existing-system inventory not provided** (consistent with Greenfield classification under A-001). If the project does have an existing system, reuse-vs-replace decisions are pending. RFI: Q-001 / Q-007 jointly.
- **A-007 — EL (electrical) BMS points-list partition not issued.** The customer's points list covers Mechanical (Part B) and Plumbing (Part C) only. No main-board / generator / UPS / lighting BMS monitoring scope was issued. Assume electrical BMS scope is limited to power meters at major load centers (chillers / pumps / AHUs / lighting feeders) per Megaworld DRC-004 "*Energy submetering required at all major load centers*", until an EL points-list addendum surfaces. RFI: Q-008.
- **A-008 — Plumbing BMS scope is limited to domestic hot-water** (calorifiers, heat pump, supply/return headers, circulating pumps) per Part C of the points list. Sump pumps, fire pumps, transfer pumps, sewage are NOT in BMS scope unless an addendum is issued. RFI: Q-009.

Building-massing assumption (Phase 3)

- **A-009 — Building massing inferred from EE Plan + points-list zoning:**
 - Basement (Lower Ground): boilers, BOH common, calorifiers, heat pump, general exhaust
 - Ground Floor (GF): main lobby, public areas, BOH common, restaurants

- 2nd Floor (2F): amenity, AHU plant, **chillers (2 units)**, CHW circulating pumps, CW circulating pumps, CHW supply/return main headers, CHW differential pressure
 - 3rd Floor (3F): amenity area (no guestrooms)
 - 4th Floor (4F): typical (assumed mixed/transition floor)
 - 5th Floor (5F): mixed F&B + guestrooms
 - 6th–11th Floor (6F-11F): six typical guestroom floors at ~24 keys each = ~144 typical guestrooms
 - 12th Floor (12F): club / amenity floor
 - Roof Deck (RD): DOAS (serving guestrooms), cooling towers, water tanks, calorifiers, pressurization fans
 - Total: ~150 keys + amenity + plant
 - Basis: EE Plan pages 17-22 (sheets ECE-10..ECE-15 auxiliary-system layouts) + BMS points-list zoning labels. Floor count confirmed by sheet correspondence.
 - Impact-if-wrong: $\pm 20\%$ on guestroom-floor cable count; flagged to customer.
 - RFI: Q-010.
- **A-010** — **Service-core / electrical-closet** is on the west end of every floor — single vertical riser path for BMS LAN and DDC panels at floor levels. Basis: visible in EE Plan auxiliary-system layouts. Impact: simplifies network architecture (single-shaft riser); A5 baseline assumption. RFI: not raised — measured.

(Phase 5+ assumptions added inline as helper-required typical ranges populate.)