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08 — Customer Clarifications / RFI List (LIVING DOC)

Questions only the customer can answer. Send as RFI; track responses; update related A-NNN assumptions when answered.

Phase 8 Dispatch Package (as of 2026-04-28)

Status: Ready for dispatch to customer.

Counts: - **Active:** 19 questions across 3 priority tiers (P1: 2 · P2: 5 · P3: 12) -
Retired: 3 (Q-002, Q-006, Q-010 — resolved during proposal development)

Suggested cover letter

Dear [Customer / Project Manager],

We are pleased to be progressing the proposal for the **Kingsford Hotel Bacolod** — **BMS** project. In the course of preparing our proposal, we have identified the following clarifications and information requests that, when answered, will allow us to refine our pricing and reduce our contingency. Items are grouped by priority:

- **P1 (Critical, 2 items)** — answers can swing total cost > 10%; please prioritize.
- **P2 (Important, 5 items)** — answers refine pricing; do not block proposal draft.
- **P3 (Useful, 12 items)** — answers polish the proposal; can be deferred.

Each question lists the **default assumed** in our base proposal so that you can see the impact of your answer. Where we have made an assumption that you find acceptable, no action is needed.

Please send your responses to [BMS team contact] at your convenience. We appreciate your collaboration.

— [BMS Contractor name]

Recipient routing

- **TECH-ME** (Mechanical consultant — R.J. Calpo & Co.): Q-008, Q-017, Q-021

- **TECH-EE** (Electrical consultant — Mario A. Alix Phils.): Q-011, Q-012 (electrical portion)
 - **TECH-IT** (Customer IT): Q-012 (network portion)
 - **PROJECT** (Customer project manager / Megaworld): Q-001, Q-003, Q-004, Q-005, Q-007, Q-009, Q-018, Q-019, Q-020
 - **COMMERCIAL** (Customer procurement): Q-013, Q-014, Q-015, Q-016
 - **OWNER** (Hotel operator / Megaworld): (TBD if any operations-impacting questions)
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P1 — Critical (answers can swing total cost > 10%)

ID	Question	Why we ask	Related
Q-018	The cover letter (Requirement . rtf) says “ <i>Rehabilitation of Building Management System</i> ”, but the BMS Points list and EE Plan are both Construction Bulletins dated October–November 2025 (i.e., active new-construction documents). Please confirm: is this a new-construction project or a retrofit on an existing building ?	Stage drives huge cost differences (demolition, after-hours, cutover). We have currently classified this as greenfield based on technical-document evidence.	(project-wide)
Q-007	What is the required project completion date (or duration from PO)? Are there milestone constraints (e.g., partial handover by	Drives manpower loading and overtime premium pricing.	G-004 / A-009

ID	Question	Why we ask	Related
	hotel-event date)?		

P2 — Important (answers refine but don't block draft)

ID	Question	Why	Related
Q-001	Please confirm the contracting entity for this proposal. (We are addressing this to Megaworld Corporation pending confirmation.)	Required for proposal letter & contract counterpart y	G-005 / A-015
Q-005	Please share the complete architectural floor-plan set for floors in BMS scope (basement → roof deck).	Cable runs, equipment placement, conduit estimation	G-001 / A-001
Q-008	Please share the mechanical (HVAC) layout drawings for plant rooms and equipment-bearing floors.	Plant-room cable runs and control wiring	G-003 / A-001
Q-011	Please share the complete electrical drawing set (not just Construction Bulletin No.8 revisions) — full SLDs, riser diagrams, load schedules.	Power metering scope refinement	G-102 / A-003 / A-004 / A-005
Q-009	Working hours and site access — confirm standard daytime construction hours apply (no special restrictions).	Labor pricing	G-105 / A-010-rev

P3 — Useful (improves pricing precision)

ID	Question	Why	Related
Q-003	“TUEC” prefix in document filenames — please confirm this is the correct project / contract code we should reference.	Proposal labeling	(own item)
Q-004	Construction Bulletin No.8 implies bulletins 1–7 exist. Please share the complete latest “for construction” set, or confirm the bulletin set is the only governing document.	Document version control	(own item)
Q-012	Network/IT integration scope: any integration required with hotel PMS (Property Management System), FLS (fire), CCTV, ACS (access control)? Or BMS standalone?	Integration scope and cost	G-103 / A-007
Q-013	Brand preferences / standardization: Megaworld portfolio standard for BMS? Any prior controller/sensor brands to maintain compatibility with?	Supplier RFQ direction	(Phase 9)
Q-014	Commercial terms: payment milestones, retention %, warranty, LD/penalty, currency, taxation.	Pricing structure	G-104 / A-008
Q-015	Training scope: 16-hour operator training assumed; please confirm or specify additional.	Training cost	G-107 / A-013

ID	Question	Why	Related
Q-016	Maintenance scope: Should base proposal include 1-year preventive maintenance, or quote separately as option?	Pricing structure	G-108 / A-014
Q-017	The Megaworld MC Standards points lists are titled “BMS Standards CONDOTELS.” Does Kingsford Hotel Bacolod follow the condotel standard exactly, or are there hotel-specific adaptations?	Spec reference	—
Q-019	The points list does not appear to include per-guestroom Fan-Coil Unit (FCU) controls (thermostat, valve actuator, fan speed, occupancy sensor). For a hotel, this is normally significant scope. Please confirm: are FCUs in BMS scope (per-room or floor-level integration)? Or are they handled by guestroom controllers / lighting system separately?	Affects ~200–500 additional I/O points and a major sub-system	Surfaced in A1 page-coverage analysis
Q-020	The points list does not include domestic cold-water booster pumps monitoring (pump status / pressure / level for cold water tank). Please confirm: in BMS scope or excluded?	Standard plumbing BMS scope item	Surfaced in A1 page-coverage analysis

ID	Question	Why	Related
Q-021	The “BASEMENT-PODIUM BOH I/O Point Tabulation” on sheet BMS-01 has the header row “AIR HANDLING UNIT — qty 10” with point counts of 10 in each column. However, only 3 AHUs are explicitly location-tagged: “AT GND LEVEL (CHWP-1.1/1.2/1.3)”. The other 7 AHUs are not enumerated by tag/location in the points list. Please share the complete BOH AHU schedule (tag, location/floor, capacity) so we can build the I/O list and panel/cable schedules accurately.	Affects ~110 additional I/O points and panel sizing	Surfaced in A1 chunk 2 generation

Retired questions (after stage re-classification 2026-04-27)

ID	Was	Reason retired
Q-002	“BMS Points list has sheets BMS-01, BMS-02, BMS-04. Is BMS-03 missing?”	Was a misread. Page 3 title block sheet number is BMS-03 (sheet content: Process and Instrumentation Diagram). The internal M-03/M-04 tags I saw earlier are mechanical-drawing references inside the schematics, not sheet numbers. So the file has BMS-01, BMS-02, BMS-03 — complete sequential numbering.
Q-006	“Please provide an inventory of the existing BMS system to be	Project re-classified greenfield — no existing BMS. (Restore if Q-018 reveals retrofit.)

ID	Was	Reason retired
	rehabilitated ..."	
Q-010	"Cutover tolerance — acceptable to take one zone offline at a time?"	No existing system to cut over. (Restore if Q-018 reveals retrofit.)

Status

- All Q-NNN above are **Open** (not yet sent to customer).
- User decision (this session): proceed Phase 4 internally + send P1+P2 RFI in parallel; P3 can follow.