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07 — Assumption Ledger (LIVING DOC)

Every assumption made during proposal development. Each row has rationale, impact if wrong, and the gap it covers.

When customer answers a Q-NNN, find every A-NNN that referenced that gap and reconfirm/adjust.

Phase 7 Consolidation Summary (as of 2026-04-28)

Status	Count
Open (active during proposal)	19
Retired (rehab-specific, dropped after greenfield re-classification)	4
TOTAL tracked	23

High-impact-if-wrong assumptions (±10% cost/schedule or more)

These need explicit customer confirmation in proposal acceptance — flagged with **[HIGH-IMPACT]** below:

- **A-009** — 16-week project schedule (Q-007 dependent — schedule pressure could add 20–30% labor)
- **A-CHW-001** — 4 PCHWP (3W+1S) — wrong count cascades into pump/cable/manhour
- **A-CHW-002** — 3 cooling towers — same
- **A-PL-001** — Plumbing pump LZ DI / HZ HLI split — affects panel I/O module sizing
- **A-VENT-001** — 3-DI per fan — TUEC totals diverge by 23 DI; could indicate scope misread
- **A-EE-001** — 13 power meters per A-004 — Q-011 dependent
- **A-006-rebuilt-if-retrofit** — if Q-018 reveals retrofit, demolition/cutover could add 30%

Phase 7 dispositions

- **No assumptions retired in this pass** (all rehab-specific assumptions were already retired during Phase 2 stage re-classification)
- **All Open assumptions remain Open** — pending customer answers to Q-001 through Q-021
- **Any new generator-implicit assumptions captured?** Yes — A-NET-001..005 (network architecture defaults from A5) and pricing defaults from `_playbook/checklists/standard-pricing-defaults.yaml` are documented in their respective working docs but not duplicated here

Top 5 assumptions for proposal "Stated Assumptions" section (Phase 10)

The proposal team should highlight these to the customer (per importance + likelihood of disagreement):

1. **A-009** — 16-week schedule from PO to handover
2. **A-008** — Commercial terms (30-day net, 10% retention, 1+1 yr warranty, no LD, PHP)
3. **A-007** + **A-NET-003** — Isolated BMS LAN, flat /24, single uplink to customer LAN; no integration with PMS/FDAS/CCTV/ACS unless added (Q-012)
4. **A-013** — 16 hours operator training included; admin/factory training as priced options
5. **A-014** — 1-year preventive maintenance NOT in base; available as priced option

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Format

ID	Assumption	Rationale	Impact if wrong	Gap covered	Status

Active assumptions

ID	Assumption	Rationale	Impact if wrong	Gap	Status
A-001	Cable run lengths use a 30 m average panel-to-device run + 80 m trunk	Partial drawing coverage; agent skipped drawing-based	±15% on cable, conduit, and wireman-hours for the fallback subset; measured rows have ±5–10% as-installed deviation	G-003 (HVAC), G-001 (full	**Action: re-measure from EE Plan before**

ID	Assumption	Rationale	Impact if wrong	Gap	Status
	per floor as a fallback for cable routes not covered by the available drawings. **Scope of fallback (Kingsford-specific):** the proposal-stage information includes the EE Plan (Construction Bulletin No.8 — partial architectural backgrounds, panel locations, riser diagram EE-24) and the BMS Points list with zone-coded sheets BMS-01/02/04 covering Basement-Podium BOH. Trunk cables between panels, inter-floor riser cables, and	measurement in initial pass		architectural set)	**issue**

ID	Assumption	Rationale	Impact if wrong	Gap	Status
	plant-room cable runs in the Basement-Podium BOH zones are *measurable* from these inputs and should not use A-001. Guestroom-corridor FCU/VAV runs and tenant fit-out spaces *are* A-001 fallback because no HVAC / full-architectural set has been provided for those areas. **Pilot-run note (2026-04-27):** the pilot run applied A-001 to every cable rather than measuring the measurable subset from the EE Plan; this is a				

ID	Assumption	Rationale	Impact if wrong	Gap	Status
	process gap, not the system design — see `_playbook/sub-routines/measure-cable-routes.md`. Re-measurement of trunk + plant-room cables from the EE Plan is a Phase-5a follow-up before the proposal is issued.				
A-002	Plumbing equipment locations follow MC Standards typical condotel layout; calorifier rooms = 2 (lower ground + roof deck) per points list	No plumbing layouts; points list confirms quantities	Minor — points list gives equipment count	G-101	Open
A-003	Electrical baseline single-line follows MC	Only revisions provided; full baseline	Affects power metering point identification — ±5%	G-102	Open

ID	Assumption	Rationale	Impact if wrong	Gap	Status
	Standards condotel template; only the explicitly revised sheets (per Construction Bulletin No.8) deviate	absent			
A-004	Power metering hierarchy = main switchgear + each significant feeder (per Megaworld standard practice); estimate 1 meter per main + 1 per major load center	No full riser; revised EE-24 only Part 1 of 2 visible	±10% on power meter count and Modbus interface effort	G-102	Open
A-005	Load schedule structure = 1 EE-21/22/23 page per major panel group; total panel-mounted instrument count	EE-21/22/23 provided as revisions; BMS PL gives definitive panel-mounted device count	Minor	G-102	Open

ID	Assumption	Rationale	Impact if wrong	Gap	Status
	derived from BMS Points list “C/O” column showing C/O = “BMS Contractor”				
A-007	Network: dedicated BMS LAN (Cat6 trunk, managed Layer 2 switches) with single 1G uplink to customer corporate LAN at server room; no integration with hotel PMS, FLS, CCTV, ACS in base scope	No IT requirements stated; safe default	Affects switch count, network engineering hours, integration scope	G-103	Open
A-008	Commercial terms: 30-day net payment; 10% retention released at handover; 1-year manufacturer warranty + 1-year on-site defect	No terms stated; standard local market	Affects cash-flow & risk pricing — ±2%	G-104	Open

ID	Assumption	Rationale	Impact if wrong	Gap	Status
	liability; no LD; PHP-denominated				
A-009	Schedule: 16-week project duration from PO to handover (4 weeks engineering, 4 weeks supply, 6 weeks installation, 2 weeks T&C). Comfortable schedule, normal manpower loading.	No customer schedule given	If actual is 8 weeks, requires double crew + overtime → +20-30% labor	G-004	Open — **high-priority gap**
A-010-rev	**Working hours (greenfield):** standard daytime construction hours (8am–5pm Mon–Sat); no night-work premium; weekend work as needed for critical-path catch-up	New-construction site, no operating-building constraints	Minor (compared to retrofit assumption)	G-105	Open
A-	**MEP**	Standard	Affects mobilization	G-	Open

ID	Assumption	Rationale	Impact if wrong	Gap	Status
011-rev	**sequencing (greenfield):** BMS installation follows main MEP trades — first-fix conduit/cable trays after structure, second-fix wiring after MEP rough-in, terminations & devices after MEP equipment delivery, T&C after MEP commissioning. Standard critical path.	greenfield sequencing	timing, not total cost	105	
A-013	Training: 16 hours of operator training on-site after handover, included in base	Standard for hotel BMS handover	Minor	G-107	Open
A-014	Maintenance: NOT included in base. Optional 1-year preventive	Customer did not request	Removes maintenance from base scope; customer can add later	G-108	Open

ID	Assumption	Rationale	Impact if wrong	Gap	Status
	maintenance contract priced separately				
A-015	Contracting entity = **Megaworld Corporation**	Reviewed-by stamp + recipient on EE bulletin	If wrong, affects contract counterparty / billing entity	G-005	Open
A-CHW-001	Primary CHW Pump (PCHWP) quantity = **4** (3 working + 1 standby)	TUEC BMS-01 doesn't enumerate count; MC Standards mentions "Primary Chilled Water Pumps"; standard practice is N+1 redundancy matching N chillers	±5 rows in A1; affects pump VFD count + cable runs	G-001 / G-003 — refine after Q-005/ Q-008/ Q-011	Open
A-CHW-002	Cooling Tower quantity = **3** (CT-1, CT-2, CT-3) — typical N=N relationship to chillers	BMS-02 r1c2 cooling tower table shows qty 3 column structure; matches 3 chillers + 3 condenser water pumps	±9 rows per CT in A1	G-001 / G-003 — refine after Q-005/ Q-008	Open
A-PL-	Plumbing pump status	TUEC visible PL totals	If wrong (e.g., all hardwired DI per MC	G-101	Open

ID	Assumption	Rationale	Impact if wrong	Gap	Status
001	routing: **Lower-Ground (LZ) pumps via hardwired DI** to BMS panel; **Roofdeck (HZ) pumps via equipment-panel HLI gateway** to BMS	show 18 DI + 18 HLI for 36 pump status points (12 pumps × 3 status types). MC Standards lists all as “Auxiliary Contact” but physical wiring strategy varies by location. LZ-DI/HZ-HLI split matches TUEC totals exactly.	Standards baseline), 18 HLI rows shift to DI, affecting panel I/O module sizing for PNL-PL-HZ. Same total point count.	— refine after Q-008 (mech layouts) confirms wiring strategy	
A-VENT-001	All exhaust fans use 3-DI point pattern (Motor Status + Hand/Off/Auto + Trip Alarm), per MC Standards EAS baseline	MC Standards EAS baseline lists all 3 statuses for every fan. TUEC visible total is 181 DI for ventilation section. With 68 fans × 3 = 204 expected.	23-DI discrepancy from TUEC suggests ~7-8 smaller fans (basement mech rooms, roofdeck) may have 2-DI pattern (no HOA) or some fans are missing in the points list. ±23 rows in A1 (±2-3% of total).	G-001 / G-003 — refine after Q-008 (mech layouts) confirms per-fan point	Open

ID	Assumption	Rationale	Impact if wrong	Gap	Status
				pattern	
A-EE-001	Power metering scope = **13 multifunction power meters** (3 main + 10 sub-feeder), each via Modbus with 5 HLI sub-points (kW, kWh, kVAR, V_avg, I_avg) + 1 Network connection	A-004 says "1 meter per main + per significant feeder"; common practice for medium hotel BMS scope. Sub-feeder coverage: chiller plant, AHU plant, kitchen, lighting, hotwater plant, lifts, BMS UPS, mechanical/pumps, boiler/laundry, fire pump.	If actual count is 5–20 meters, ±5 rows per meter (×6 = ±30-90 rows). Driver: customer's energy-monitoring expectations.	G-102 — refine after Q-011 (full electrical drawing set) and Q-013 (brand preferences)	Open

Retired assumptions (rehab-specific, removed after stage re-classification 2026-04-27)

These were dropped when project was re-classified from rehabilitation to greenfield. **If Q-018 reveals the project is actually a retrofit, restore these.**

ID	Was	Reason retired
A-006	"Full replacement of head-end + controllers +	No existing system to replace — greenfield

ID	Was	Reason retired
	field devices + cabling; reuse trunk only on survey”	
A-010 (orig)	“Working hours: BOH plant rooms daytime; guestroom floors night-work 10pm–6am at 1.5×”	No operating-building constraint — greenfield
A-011 (orig)	“Phased zone-by-zone cutover; no system-wide outage”	No existing system to cut over — greenfield
A-012	“Replace 100% field cabling; reuse main cable trays / conduit / penetrations where survey confirms”	No existing cabling — greenfield, all new install