

Smart Lock Technical Specifications

Vendor Evaluation & Comparison Template

Purpose: Use this template to document and compare smart hotel lock systems. This includes industry-standard specifications based on leading manufacturers (ASSA ABLOY, Salto, Dormakaba, Onity, SimonsVoss).

1. Property Information

Property Name:

Number of Doors:

Property Type:

Current Lock System:

Evaluation Date:

Evaluated By:

Budget Range:

Target Installation:

2. Vendor Comparison Matrix

Compare up to 3 vendors side-by-side

Specification	Vendor A	Vendor B	Vendor C
Company Name			
Model/Series			
LOCK TYPE			
RFID (125kHz)	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
RFID (13.56MHz)	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Mobile Key (BLE)	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
NFC	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
PIN Code	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
HARDWARE SPECIFICATIONS			
Battery Type			
Battery Life (months)			
Finish Options			
Door Thickness (mm)			
Backset (mm)			
CERTIFICATIONS			
ANSI/BHMA Grade	☐ 1 ☐ 2 ☐ 3	☐ 1 ☐ 2 ☐ 3	☐ 1 ☐ 2 ☐ 3
Fire Rating	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
FCC Certified	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
CE Marked	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

3. Software & Integration

Feature	Vendor A	Vendor B	Vendor C
PMS Integration	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Cloud-Based	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Mobile App (iOS/Android)	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Real-Time Monitoring	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Audit Trail	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Remote Lock/Unlock	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Energy Management	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
API Available	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

4. Pricing & Total Cost of Ownership (5 Years)

Cost Item	Vendor A	Vendor B	Vendor C
Hardware (per lock)	\$_____	\$_____	\$_____
Software License (Year 1)	\$_____	\$_____	\$_____
Software (Annual)	\$_____	\$_____	\$_____
Installation (per lock)	\$_____	\$_____	\$_____
Training	\$_____	\$_____	\$_____
Annual Support	\$_____	\$_____	\$_____
Total 5-Year TCO	\$_____	\$_____	\$_____
Cost per Lock (5yr)	\$_____	\$_____	\$_____

5. Decision Matrix (Score 1-10)

Criteria	Weight	Vendor A	Vendor B	Vendor C
Technical Features	30%	____/10	____/10	____/10
Total Cost	25%	____/10	____/10	____/10
PMS Integration	20%	____/10	____/10	____/10
Vendor Reputation	15%	____/10	____/10	____/10
Support & Training	10%	____/10	____/10	____/10
TOTAL SCORE	100%	_____	_____	_____

6. Final Recommendation

Selected Vendor: _____

Justification:

Approved By: _____

Date: _____