



# Understanding Smart G4 GRMS: Differences and Budgeting for a 3,800- Room Hotel (USD)

A Guide to Guest Room Management Systems Selection and Cost Planning

## Introduction

Guest Room Management Systems (GRMS) are essential in contemporary hotels, enhancing guest satisfaction and energy efficiency. For a hotel with 3,800 rooms, choosing the most suitable type of GRMS and planning the budget accordingly is crucial for balancing service excellence, sustainability, and financial viability.

## What is GRMS?

A Guest Room Management System (GRMS) is an integrated technology that controls room features including lighting, air conditioning, curtains, and other guest services. GRMS solutions range from basic to highly advanced, offering varying levels of automation, integration, and analytics.

## Types of GRMS

- **Basic GRMS:** Covers fundamental room control such as key card-based power activation, simple HVAC, and basic lighting. These systems are budget-friendly but limited in integration and flexibility.
- **Mid-Range GRMS:** Introduces scene-based lighting, central monitoring, energy-saving routines, and integration with Property Management Systems (PMS). Ideal for hotels that want enhanced control without significant complexity.
- **Advanced/Smart GRMS:** Includes full automation, touch or app-based controls, occupancy sensors, Building Management Systems (BMS) integration, and real-time analytics. Tailored for luxury hotels seeking a premium guest experience and comprehensive operational efficiency.



## Key Differences between GRMS Types

Feature	Basic	Mid-Range	Advanced/Smart
Power Control	Key card, Bell with Room Number DND/MUR, Chime, Energy Saving	Key card + Bell with Room Number DND/MUR, occupancy sensors, window terrace sensors	Automated, multi-sensor, smart monitored
Lighting	Basic On/Off - Cut Off if no occupant	Multiple point Lighting control, scenes, switches. Smart Control	Custom scenes, dimming, color, remote control, touch panels
HVAC	Manual/Basic, with energy saving power cutoff	Programmable, energy saving	Automated, integrated with BMS
Integration	Minimal	PMS, limited BMS	Full PMS/BMS integration
Guest Interface	Bell, DND, Service	Bell, DND, Service, Wall panels	Bell, DND, Service, Touch panels, apps
Analytics & Reporting	No	Basic	Advanced, real-time
Cost per Room*	\$190–\$320	\$380–\$640	\$760–\$1,520

\*Indicative costs; actual pricing may vary by series selected, region, and project specifics.

## Budget Estimates for a 3,800-Room Hotel

Budgeting for a hotel of this size involves multiplying per-room costs by the total number of rooms, as well as accounting for additional expenses such as central infrastructure, installation, ongoing maintenance, and system integration.

### Basic GRMS:

- Per room: \$190–\$320
- Total for 3,800 rooms: \$722,000 – \$1,216,000
- Additional (central control, installation according to region): \$125,000 – \$250,000
- Estimated Total Budget: \$847,000 – \$1,466,000



#### Mid-Range GRMS:

- Per room: \$380–\$640
- Total for 3,800 rooms: \$1,444,000 – \$2,432,000
- Additional (control systems, integration according to region): \$190,000 – \$380,000
- Estimated Total Budget: \$1,634,000 – \$2,812,000
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#### Advanced/Smart GRMS:

- Per room: \$760–\$1,520
- Total for 3,800 rooms: \$2,888,000 – \$5,776,000
- Additional (advanced integration, analytics, installation according to region): \$380,000 – \$760,000
- Estimated Total Budget: \$3,268,000 – \$6,536,000

## Conclusion

Selecting the right GRMS depends on your hotel's brand positioning, guest expectations, sustainability goals, and available budget. Basic systems fit budget hotels or those prioritising cost control. Mid-range solutions balance enhanced features and price, while advanced GRMS is best for luxury properties focused on exceptional guest experience and operational performance. For a 3,800-room hotel, strategic planning is crucial to ensure both value and excellence in implementation.

## References

Kindly Refer to [www.smartG5.com](http://www.smartG5.com) for full information about front end, backend, features, and different series. Also check hotel wish list manual.