



City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2025-0370

TO: Mayor and City Council Members
FROM: Mike Viazanko, Director Building/Ordinance/Facilities
DATE: September 8, 2025
SUBJECT: High Speed Fabric Doors

REQUEST:

City Council is requested to authorize a project budget for the purchase and installation of three high speed fabric doors in the Department of Public Services (DPS) parking garage to KVM Door Systems, Inc. of Clinton Township, Michigan and other vendors as necessary in the amount not-to-exceed \$155,607.28 and further authorize the Procurement Manager to execute an agreement on behalf of the City.

REASON FOR PURCHASE:

The overhead doors at the DPS building are in constant use, leading to frequent replacement of door springs approximately every 100,000 cycles due to daily operations. The proposed High-Speed Overhead Door system would be installed on the exterior of the building. This would allow the existing heavy-duty interior door to remain in place for security purposes, only needing to be opened and closed once per day.

The Purchasing Division solicited competitive sealed Request for Proposals for three high speed doors to be installed at the DPS parking garage using the MITN system. A site visit was held to give potential proposers access to the site.

Four proposals were received. A committee comprising of staff from Facilities and Fleet evaluated the responses and the highest ranked proposal was received from KVM Door Systems. While two other proposals were received at a lower cost, one's references could not be verified and they both could not meet the required color specifications. The committee determined that the proposal from KVM Door Systems was the most advantageous based on their high-speed fabric door experience, door color, and capacity.

KVM Door Systems, Inc. is also a familiar vendor, as they have previously performed the City's on-call overhead door maintenance and repairs. They are well-acquainted with the site and have a history of satisfactory performance. For these reasons, KVM Door Systems is recommended for the award of this contract. The total cost for the doors is \$127,044.00. A 10% contingency of \$12,704.40 is included, making the total not-to-exceed amount \$139,748.40. An additional \$15,858.88 has been allocated for the necessary electrical work, which will be completed by the City's contracted On-Call Electrician for a total project budget amount of \$155,607.28.

PROCESS:

Vendor Name and Address:

KVM Door Systems, Inc.
24387 Sorrentino Court
Clinton Township, MI 48035

Reason for Selection:

Best Value/Quality Based Selection

Method of Purchase:

Blanket Purchase Order/Contract

BUDGET:

Funding is included in the FY 2025 Adopted Budget

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
W/S Capital	593.976000	FA-04N: DPS Garage High Speed Overhead Doors	\$300,000.00	\$155,607.28	\$144,392.72

RECOMMENDATION:

It is recommended that City Council authorize a project budget for the purchase and installation of three high speed fabric doors in the Department of Public Services (DPS) parking garage to KVM Door Systems, Inc. of Clinton Township, Michigan and other vendors as necessary in the amount not-to-exceed \$155,607.28 and further authorize the Procurement Manager to execute an agreement on behalf of the City.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Budget Content: Chief Financial Officer		
Purchasing Process: Procurement Manager		
Mayor		
City Clerk		

Contract Reviewed by City Attorney Yes N/A