



Leanne Scott <scottl@rochesterhills.org>

High speed doors

Mike Viazanko <viazankom@rochesterhills.org>

Mon, Sep 8, 2025 at 11:41 AM

To: Leanne Scott <scottl@rochesterhills.org>

Cc: Bryan Barnett <barnettb@rochesterhills.org>, Lisa Cummins <cumminsl@rochesterhills.org>, Matt Exley <exley@rochesterhills.org>

Good morning,

Thank you for reaching with your questions. Please review the responses to your questions last night indicated below to provide some clarity to the project.

- Do you have a picture of the doors you are proposing? **Please see the youtube link provided below**
- How weather resistant are the doors (will the cold weather be blocked or do the bays experience colder temperatures)? **This is an exterior mounted high speed fabric door which means we are keeping the current overhead door as well. The high speed door will be utilized during working hours instead of using the metal roll up doors everytime a vehicle enters or exits the garage area. This will significantly reduce the wear and tear of the existing metal roll up doors. Using the proposed high speed overhead doors during working hours, this will significantly reduce the amount of service calls. Since these are high speed doors, the doors will remain open much less than the existing set up.**
- What processes will be implemented to reduce the open/close times? **The proposed high speed door is designed/programmed to stay closed unless triggered to open. It will take about 3 seconds to open and close.**
- What is the expected life of these doors compared to the existing doors? The bid specifies the number of uses - how do we compare and will these last the 20 years the bid states? **According to the manufacturer, the proposed doors have a life expectancy of 20 years and also come with a five year warranty. Commercial overhead doors are typically rated for 100,000 cycles so using the same 8,000 times per year should expect to see 12.5 years on our current overhead doors.**

<https://www.youtube.com/watch?v=9PhriR9Sy8E>

--

1000 Rochester Hills Dr.
Rochester Hills, MI 48309-3034
rochesterhills.org



Michael Viazanko
Director
ICC Certified
Building Department
Ordinance & Facilities

office 248.841.2445
fax 248.656.4623
viazankom@rochesterhills.org

[Quoted text hidden]