



Title: Authorization to Contract with Sunram Construction for Gray's Bay Dam Maintenance

Resolution number: 26-047

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Reviewed by: Name/Title: Chuck Holtman, Smith Partners

Recommended action: Authorize the District Administrator to execute contract with Sunram Construction

Schedule: May 2025: Conduct Cable Replacement on Gate One
May/June 2025: Conduct Cable Replacement on Gates Two and Three

Budget considerations: Fund name and code: Project Maintenance and Land Management 2-2003
Fund budget: \$685,673.00
Expenditures to date: \$53,397.30
Requested amount of funding: \$29,850 + 10% contingency

Past Board action:

Res #: 16-065	Title: Authorization to Enter into a Construction Contract with Blackstone Contractors for Maintenance of the Grays's Bay Dam
Res #: 20-034	Title: Authorization to Execute a Contract with Blackstone Contractors to Fabricate and Install New Gray's Bay Dam Plates
Res #: 25-032	Authorization to Contract Sunram Construction for Maintenance of Gray's Bay Dam

Summary:

The Gray's Bay Dam Headwaters control structure includes three discharge bays, each fitted with stainless steel radial tainter gates equipped with side wall and bottom seals. These seals minimize leakage and ensure the structure can effectively and accurately regulate flows from Lake Minnetonka into Minnehaha Creek. The seals were last replaced in 2017 and, through routine operations, have experienced wear from contact with concrete surfaces, exposure to constant flow conditions, and age.

Observations throughout 2025 dam operations, staff and the District Engineer have identified that while the seals remain functional, they exhibit signs of wear and leakage across portions of all three gates. The condition of the bottom seals is less visible due to their orientation but are assumed worn based on observed leakage under all three gates when fully closed. While the structure remains operable, continued wear of these seals may increase leakage beyond desired levels. Inspection done by Wenck in 2016 recommended a maintenance interval for these rubber seals of 10 years, which we would reach next season.

Seal replacement will restore proper sealing along the gate interfaces, reducing leakage and maintaining precise control of discharge. The work will involve removal of existing seal materials, bands, and hardware, cleaning of sealing surfaces,

and installation of new seal materials procured by MCWD in 2025. Replacement will reuse existing bands as they remain in good condition but will include new stainless steel hardware. To ensure precise fit seal material has been ordered slightly oversized and will be fit in the field. Staff worked with the District Engineer to develop a scope of work (Attachment 1) to complete seal replacement across all three gates.

Replacement seal material was purchased by MCWD in summer of 2025 and quotes were requested from two contractors to conduct work that fall. Only one quote was received at that time, and it was decided to delay the work through the winter when stop logs would be in place and gates would not be in operation. In Spring of 2026 staff requested work from a larger group of seven contractors and again only received a single quote to complete this work. Quote was submitted by Sunram Construction in the amount of \$29,850. The District has worked with Sunram in the past, including maintenance of dam lift cables in spring of 2025, and found the quality of their work to be at District standards. This being the second time seeking quotes and the dam to be in operation soon, staff prefers to not delay this work further.

Recommendation:

Staff recommends that the MCWD Board of Managers authorize the District Administrator, on advice of District counsel, to execute a contract with Sunram Construction for seal replacement services at Gray's Bay Dam in an amount not to exceed \$29,850, and to authorize the Administrator to execute amendments, in his discretion, up to an additional 10% of the contract price.

Supporting documents (list attachments):

1. Scope of Work: Gray's Bay Dam Maintenance
2. Quote Sheet: Sunram Construction



RESOLUTION

Resolution number: 26-047

Title: Authorization to Contract with Sunram Construction for Gray’s Bay Dam Maintenance

- WHEREAS, the Minnehaha Creek Watershed District (MCWD) owns and operates the Grays’s Bay Dam, a regional flood mitigation structure;
- WHEREAS, the Project Maintenance and Land Management program operates, inspects, and oversees maintenance of Gray’s Bay Dam;
- WHEREAS, throughout 2025 dam operations, staff and District engineer observed significant leakage around and wear on, the three Gray’s Bay Dam radial gate seals;
- WHEREAS, in fall 20225 MCWD staff distributed a scope of work to two contractors to solicit quotes to complete maintenance in fall of 2025; only one quote was received and work was delayed to seek quotes again in Spring 2026;
- WHEREAS, the scope of work has been distributed to seven contractors, and again only one quote was received, from Sunram Construction in the amount of \$29,850;
- WHEREAS, this quote exceeds the District engineer’s estimate, but the Board of Managers finds that the work should proceed to ensure proper maintenance of the structure and avoid costs of further heightened inspection of dam function and work solicitation;

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers authorizes the District Administrator, on advice of counsel, to execute a contract with Sunram Construction, Inc, in an amount not to exceed \$29,850, and authorizes the District Administrator, in his judgement, to execute work changes up to an additional 10 percent of the contract price, in aggregate.

Resolution Number 26-047 was moved by Manager _____, seconded by Manager _____. Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: 4/23/2026

 Secretary Date: _____

Scope of Work:

Gray's Bay Dam Maintenance

1. **PURPOSE:** Implement maintenance of the Gray's Bay Dam (Headwaters Control Structure)
2. **GENERAL BACKGROUND:** The Gray's Bay Dam allows the Minnehaha Creek Watershed District (MCWD) to appropriately manage flow from Lake Minnetonka into Minnehaha Creek. The structure was designed by MCWD and built in 1979-1980. The structure consists of three 10-foot wide discharge bays fitted with adjustable stainless steel radial tainter gates accompanied by a 202-foot fixed crest steel sheet pile weir that serves as an emergency spillway in the event of extreme weather. The dam is covered by a wooden deck and railing system, and the dam can be accessed through aluminum grate openings in the top of the wooden deck.
3. **EQUIPMENT DESCRIPTION AND NEEDED REPAIRS (CONTRACT SERVICES):**

3.1 GATE SIDE WALL SEALS

Current Condition: Gate seals were last replaced in 2017. These seals have been in place since and are in an acceptable but worn condition. Seal edges have been worn by contact with the concrete walls and some have significant leakage. Side seals abut the bottom seals, that run the full length, and extend slightly past the top of the gate face. Gate seals are held in place by a stainless steel band and 15 sets of stainless steel hardware. Each set of hardware is a 5/16 x 2 inch coarse thread bolt, a fender washer, a lock washer, and a nut.

Repairs (Contract Services): Seal materials obtained by the OWNER will be used to replace the gate seals following the installation of stop logs in the fall/early winter or when water levels are low enough to allow access to gates. This will require the removal of the metal band and hardware (bolts, nuts, and washers) retaining the current seals. It should be expected that some of this hardware will need to be replaced during the repair, this will be provided by the CONTRACTOR. Replacement hardware needs to be equivalent to existing hardware. Hardware that is not damaged and in good condition can be reused. Seal material has been purchased at 6ft lengths and will need to be trimmed to length. Seals will need to have holes cut to accommodate hardware during installation, material is not pre-cut. Side walls should be scraped and cleaned as part of the repair

3.2 GATE BOTTOM SEALS

Current Conditions: Due to their orientation in the dam the specific current condition is somewhat unknown, and an inspection should be conducted as part of the repair work. Seals were last replaced in 2017 and condition is assumed to be worn. When fully closed there is leakage across portions of the seal on all three gates, though to varying degrees. Bottom seals run the full length of the gate with the side seals abutting the top of the seal. Gate seals are held in place by a stainless steel band and 26 sets Stainless steel hardware. Each set of hardware

is a 5/16 x 2 inch coarse thread bolt, a fender washer, a lock washer, and a nut.

Repairs (Contract Services): Seal materials obtained by the OWNER will be used to replace the gate seals following the installation of stop logs in the fall/early winter. This will require the removal of the metal band and stainless steel hardware (bolts, nuts, and washers) retaining the current seals. It should be expected that some of this hardware will need to be replaced during the repair, this will be provided by the CONTRACTOR. Replacement hardware needs to be equivalent to existing hardware. Hardware that is not damaged and in good condition can be reused. Seal material has been purchased at 12ft lengths and will need to be trimmed to length. Seals will need to have holes cut to accommodate hardware during installation, material is not precut. Gate seal plate should be scraped and cleaned as part of repair.

4. ASSUMPTIONS:

- a) All replacement materials should be Stainless steel
- b) Repair of seals to be inspected by Engineer before repair work is deemed complete.
- c) Repairs will be done sequentially per gate if gates are in operation. If stop logs are in place or water level do not require use of gate to control flow then all gates can be worked on concurrently.

5. APPENDIX:

- APPENDIX A: Quote Sheet
- APPENDIX B: Original Construction Plans

6. SUBMITTING QUOTE:

Please submit a completed Quote Sheet (Appendix A) to James McDermond-Spies at jmcdermondspies@minnehahacreek.org

Appendix A:

Quote Sheet

Dam Maintenance Quote Sheet					
Line	Description	Quantity	Unit	Unit Cost	Total cost
1	Gate Sidewall Seal installation	6	Each		\$ -
2	Gate Bottom Seal installation	3	Each		\$ -
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
				Project Total	\$ -

Appendix A:

Quote Sheet

Dam Maintenance Quote Sheet					
Line	Description	Quantity	Unit	Unit Cost	Total cost
1	Gate Sidewall Seal installation	6	Each	3550.00	\$ 21300.00
2	Gate Bottom Seal installation	3	Each	2850.00	\$ 8550.00
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
Project Total					\$ 29850.00

Sunram Construction, Inc.

Ryan M. Sunram

9/16/25