

Specifications

Wynnewood State Historic Site Maintenance

Contacts:

- **Tennessee State Historic Sites Program:**
 - David Britton, 931-434-6028
 - Bobby Cooley, 629-395-8012
- **Wynnewood Site Director (for Scheduling):**
 - Tonya Staggs, 615-838-9751

Site Address

210 Old Highway 25

Castalian Springs, TN 37031

1. General Contractor Requirements

- **Safety & Maintenance:** Contractors must keep all work areas safe and free of debris. The job site must remain inaccessible to the public until completion. Work with Site Director to determine where barriers are and are not necessary.
- **Coordination:** All work times must be coordinated in advance with the Site Director.
- **Measurements:** Contractors are solely responsible for verifying all field measurements.
- **Due to potential for ground disturbance, Division of Archaeology may supervise or intervene as they determine necessary.** This project will begin after Phase 1 Investigations are complete. The State Historic Sites Program will be handling Phase 1.

2. Site Visits

Bidders are strongly encouraged to conduct a site visit prior to submitting a proposal to inspect existing conditions, verify dimensions, and understand the full scope of work. By submitting a bid, the respondent acknowledges responsibility for the accuracy of all measurements and pricing. Failure to conduct a site visit or to provide a complete and accurate bid submission shall not constitute grounds for price adjustments, change orders, or claims for additional compensation after contract award. To schedule a site visit on May 14th or 15th between 9:30a and 4:30p CST, please contact Sydney Loomans 615-253-7266.

3. Road-Facing Fence Replacement

Objective: Replace all existing road-facing fencing, following the current design minus the top horizontal rail.

- **North Section (approximately eight hundred and seventy-five (875) feet):** From the west end stone wall, running east to the end of the existing fence (property corner).
- **South Section (approximately one thousand, three hundred and fifty (1,350) feet):** From the west end at Lick Creek bridge, running east to the property corner, then south to the existing fence end.
- **Materials:**
 - **Wood:** Rough-cut white oak (or similar rough-sawn species).
 - **Dimensions:** Four (4) inch x four (4) inch posts; one (1) inch x six (6) inch boards.
 - **Finish:** Black asphalt fence paint (e.g., Gardner Black Beauty). Posts must be finished on all sides prior to installation. All unused products are to be left onsite.
 - **Fasteners:** All fasteners must be coated.
- **Installation:**
 - **Spacing:** Eight (8) foot sections; four (4) feet tall (approximately four (4) feet three (3) inches overall) with a three (3) inch gap between the bottom rail and ground.
 - **Posts:** Use existing holes where possible (widening allowed as necessary). Posts may be driven or hand-dug and tamped. Contractor shall make every attempt possible to reuse existing post holes.
 - **Stability:** All corner and end posts must be set in concrete.

4. Gate Replacement & Restoration

Objective: Demolish existing gates and construct four (4) new gates at current locations.

Gates 1, 2, & 3 (Highway Access)

- **Locations:** Spencer Cabin (1), The Lick (2), and the Barn (3).
- **Design:** Hoover Fence X-Rail double gate plan (sixteen (16) feet total width; two (2) eight (8) foot leaves).
 - <https://www.hooverfence.com/assets/media/hooverfence/pdfs/XRail-DoubleGatePlan-8ft8ft.pdf>
- **Hardware:** Black hardware kits from Hoover Fence or similar.
- **Center in-ground catch:** Pour a twelve (12) inch x twelve (12) inch x twelve (12) inch concrete “catch” for gate closures (max one (1) inch above surface). Create two (2) holes for catch hardware.
- **Posts:** six (6) inches x six (6) inches terminal posts, mounted five (5) feet above ground with three (3) foot depth. Set in eighteen (18) inch diameter holes with concrete poured to six (6) inches below surface.
- **Finish:** Asphalt black paint to match fencing (e.g., Gardner Black Beauty); three (3) inch ground clearance. Any unused product are to be left onsite.

Gate 4 (Parking Lot to Wynnewood)

- **Design:** Reproduce existing gate and stationary side sections based on precise field measurements.
- **Materials:** Cypress or Sapele.
- **Hardware:** Strip all existing hardware of paint/rust and repaint with gloss black oil-based paint (Linseed oil paint preferred, Rustoleum or similar black oil enamel acceptable). Any unused product are to be left onsite.
- **Finish:** 50/50 mix of pine tar and raw linseed oil applied to saturation. A pre-mixed product is required.

5. Fenceline & Vegetation Clearing

- **Fence Removal:** Remove approximately four hundred and seventy-five feet (475) of North/ South fenceline between the barn and Wynnewood, and approximately one hundred and seventy-five feet (175) of perpendicular East/West fenceline.
- **Restoration:** Fill all post holes with screened soil; apply seed and straw.

- **Vegetation:** Remove all vegetation along these lines for off-site disposal.
 - **Stumps:** No surface penetration for stump grinding. Stumps should be ground flush with ground surface.
 - **Herbicide:** Spot treat only with Crossbow or similar product intended for shrubby applications to prevent regrowth; no broad application. Any unused product is to be left onsite.

6. Spencer Cabin Exterior Repairs

Objective: Perform exterior repairs using Secretary of the Interior (SOI) approved methods.

- **Siding & Trim:**
 - Remove existing siding, gutters, and downspouts for access.
 - Replace damaged soffit and fascia boards.
 - Install new siding; prime bare wood with oil-based primer, and paint white to match existing sheen/ finish and shade of white (including exterior trim). Paint shall be Sherwin Williams Latitude Exterior Acrylic Latex or similar.
 - Reinstall gutters and downspouts.
- **Window Restoration:**
 - Strip paint/glazing; stabilize soft wood; apply oil-based primer to bare wood.
 - Seal rabbets with shellac; back-bed glass and install Sarco Dual Glaze oil-based glazing.
 - Replace broken/missing glass; paint sashes to match existing colors.
 - Reinstall sashes and touch up interior/exterior trim.
- **Site Clearing:** Clear vegetation behind the cabin to create a pathway/line of sight to the rear barn; large trees must remain.
 - **Stumps:** **No surface penetration for stump grinding.** All stumps shall be ground flush with the surface.

7. Lick Repairs & Maintenance

Objective: Remove damaged and non-compliant materials.

- Remove flagpole from the Lick (near the creek)
 - If the pole base underground is considerably large, pole and base may be cut off approximately eight(8) inches below surface and covered with soil.
 - Back fill with screened topsoil.
 - Seed and straw.

- Remove concrete stairs from fenceline.
 - Remove stairs, and any base.
 - Backfill with screened topsoil
 - Seed and straw

8. Groundhog Damage Repairs

- Dig out three (3) groundhog holes approximately one (1) foot below surface and install heavy mesh wire.
- Fill in holes with large rocks and dirt.
- Cover wire with dirt.
- Holes located at the doctor's office, kitchen, and behind main house.
- Replace post at doctor's office from groundhog chewing damage. Match existing.