

**PROPOSAL FOR STABILIZATION AND INTERIM PRESERVATION OF  
EUGENIA WILLIAMS PROPERTY**

Knox Heritage, Inc., a Tennessee non-profit corporation, submits this proposal to the University of Tennessee for stabilization and interim preservation of the Eugenia Williams property.

<b>Property:</b>	Eugenia Williams estate at 4848 Lyons View Pike, Knoxville, TN, including the 10,800 square foot residence and outbuildings located on the 24 acre tract.
<b>Property Owner:</b>	The University of Tennessee 831 Andy Holt Tower Knoxville, TN 37996-0180 Attn: Dr. Jan Simek, Interim President
<b>Proposer:</b>	Knox Heritage, Inc. P.O. Box 1242 Knoxville, TN 37901 Attn: Ms. Kim Trent, Executive Director
<b>Proposal:</b>	Knox Heritage proposes to donate and provide all project supervision, labor and materials for the stabilization and interim preservation of the improvements on the Eugenia Williams property for a period of three years in accordance with the attached preservation plan.
<b>University Services:</b>	During the term of the agreement, the University will continue to provide: <ul style="list-style-type: none"> <li>▪ security surveillance by U.T. Department of Safety and Security.</li> <li>▪ mowing, lawn maintenance and other landscape services as needed.</li> <li>▪ trash removal as needed.</li> <li>▪ maintenance of walls, fences, gates, driveways and other improvements other than the residence and outbuildings.</li> </ul>

<p><b>Costs:</b></p>	<p>Knox Heritage will provide the preservation services and materials outlined above (other than the University Services) at no cost to the University for a period of three years, up to a maximum out-of-pocket expense of \$200,000.</p> <p>In the event the University sells the Eugenia Williams property within five years from the date of the agreement, the University will pay and reimburse Knox Heritage an amount equal to 75% of the documented out-of-pocket costs incurred by Knox Heritage in providing the preservation services, such payment not to exceed \$150,000. If the property is not sold within the five year period, no payment will be due from the University to Knox Heritage, and the preservation services and materials will be a donation from Knox Heritage to the University.</p>
<p><b>Insurance:</b></p>	<p>During the term of the agreement, Knox Heritage will maintain general liability with limits of at least \$2 million, will name the University as an additional insured and will provide current evidence of such insurance to the University.</p>
<p><b>Term:</b></p>	<p>Three years from the date of the agreement. The agreement may be terminated by the University at any time by giving thirty days advance written notice of termination to Knox Heritage in the event the University decides to sell the property, assume responsibility for the preservation services or renovate the improvements.</p>
<p><b>Contingencies:</b></p>	<p>This proposal is contingent upon (i) inspection of the property by Knox Heritage and its consultants, (ii) confirmation of the estimated preservation costs and (iii) execution of an agreement between the University and Knox Heritage on the terms outlined herein.</p>

## **PRESERVATION PLAN**

1. Documentation. Inspection and documentation of existing conditions at the property.
2. Condition Assessment. Preparation and submission to the University of a condition assessment of the building and consultation with a licensed general contractor and such other architects, engineers and consultants as may be appropriate.
3. Stabilization Plan. Development of a plan for structural stabilization of the buildings on the property, including:
  - bracing, underpinning or reinforcing structural elements as needed.
  - repair or reinforcement of damage caused by insects, moisture or other causes.
  - termite and pest inspections/treatment.
  - installation of temporary security system.
  - moisture protection for exterior building envelopes, including any necessary roof and gutter repairs, window replacements, caulking and repainting, re-pointing deteriorated brick chimneys or walls.
  - modification of site drainage as necessary.
  - installation of air handling and processing equipment as necessary to ensure adequate ventilation and humidity control.
  - inspection and disconnection or repair of existing utilities and equipment and installation of temporary utilities as needed for preservation efforts.
  - other reasonable repairs and modifications necessary to stabilize and preserve the building in accordance with the temporary preservation recommendations of the National Park Service of the Technical Preservation Services, Heritage Preservation Services Division, National Park Service of the U.S. Department of the Interior.
4. Implementation of Stabilization Plan. Provide all supervision, labor and materials for implementation of the Stabilization Plan as approved by the University.
5. Ongoing Maintenance. Ongoing inspections, maintenance and repairs to maintain stabilized condition, including:

- monthly inspections of building exteriors, including roof, gutters, windows, doors and foundations.
- monthly interior inspections.
- cleaning and repair of gutters and downspouts on regular basis.
- payment for monthly professional pest control service.
- payment for monitoring of temporary security system.
- payment for all utilities related to preservation services.