



**Memorandum of Agreement
Between
University of Alaska Southeast and the Juneau Housing Trust**

January 1, 2016 – December 31, 2016

Summary of Goals

The University of Alaska Southeast (UAS) Juneau Construction Technology program wishes to collaborate with the Juneau School District via Juneau Douglas High School (JDHS) and the Juneau Housing Trust to build one or more single family affordable residence(s) as an experiential learning opportunity for construction technology students. This partnership will allow the JDHS to continue with the highly successful House Build project, as well as create an opportunity for UAS students to participate. The Juneau Housing Trust will continue providing affordable housing for Juneau residents.

Scope of Work

UAS shall provide:

1. One qualified term assistant professor, who will work along with the Juneau Housing Trust, the Juneau School District staff and all relevant sub-contractors
2. Tools and equipment for use by UAS students in working on the construction of the structures
3. Collaboration with JHT and JSD in the solicitation and establishment of sub-contracts to be paid for by the JSD
4. Tracking and reporting of expenses
5. Scheduled payment requests to JSD for construction management and subcontractor services performed

The Juneau Housing Trust will provide non-profit affordable housing developer consulting services regarding:

1. Affordability – Construction of an affordable house that will be sold to income qualified households under the terms of the Neighborhood Stabilization Program (NSP) Grant through the Alaska Housing Finance Corporation (AHFC).
2. Working to assure affordability by:
 - a. Design, Permitting and Construction Processes including (i) Interior Design (including all finishes, wall coverings, lighting fixtures, countertops, plumbing fixtures, floor coverings, cabinets) and (ii) Exterior Design – grading, exterior lighting, landscaping, exterior

finishes. JHT recognizes that UAS will not be registering as a contractor, pursuant to AS 08.18.161(1).

b. Marketing and Sale of homes to income qualified households pursuant to the Neighborhood Stabilization Program (NSP) guidelines;

3. Provide access to a fee simple interest in real property for the construction of one or more single family home(s) under the JDHS School House Build Program

Insurance

The University of Alaska maintains a self-insured retention for physical damage and liability exposures that is supported by the financial resources of the University. The University administers any losses that fall within the retention levels. Insurance in connection with this memorandum of agreement is contained within the level of self-insurance maintained by the University. Waivers, including waivers by the parent(s) of minor participants, will be required from all participants engaging in the construction activities pursuant to this Memorandum of Agreement.

Indemnity

1. From UAS to JHT: Subject to a specific appropriation by the legislature for this purpose, UAS agrees to indemnify JHT, and its employees, guests, agents, representatives, officers and directors, for any liability resulting from claims arising from injury to UAS students enrolled in the UAS Construction Technology courses associated with this program, while they are working under UAS supervision on the structures being built pursuant to this MOA. All parties recognize and agree that UAS has no appropriation currently available to it to indemnify JHT under this provision and that enactment of an appropriation in the future to fund a payment under this provision remains in the sole discretion of the legislature and the legislature's failure to make such an appropriation creates no further liability or obligation of UAS or the University of Alaska.
2. From JHT to UAS: JHT is solely responsible for any liability arising, directly or indirectly, as a result of any claims for negligent or improper work; for breach of contract by a third party; for damage to public facilities occurring in the course of the construction; for violation of any warranties, including warranties for workmanship; for any liability for the materials used, including any appliances installed; and for liability for any damages not covered by the homeowner's home insurance. JHT will indemnify and hold harmless UAS, and its employees, guests, agents, representatives, officers and directors from any loss, damage, injury or liability arising, directly or indirectly, from any claims that may be brought against UAS falling within this subparagraph




Points of Contact:


For University of Alaska Southeast:
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For Juneau Housing Trust:
Tamara Rowcroft, Vice President
907-780-4500

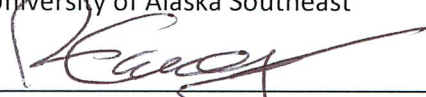
Date: _____

 4-7-16
Pete Traxler, Executive Dean
School of Career Education
University of Alaska Southeast

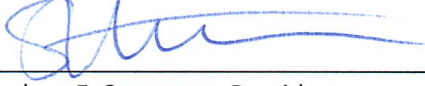
Date: 4-15-16


Roxanna Felkl, Budget Director
University of Alaska Southeast

Date: _____


Richard Caulfield, Chancellor
University of Alaska Southeast

Date: 3-18-2016


Stephen F. Sorensen, President
Juneau Housing Trust