

# Realty Advisory Board on Labor Relations, Incorporated

292 Madison Avenue, New York, N.Y. 10017

Telephone:(212) 889-4100 Facsimile:(212) 889-4105 Web: www.rabolr.com



## Officers

JOHN SANTORA  
JOHN J. WHALEN  
ERIC RUDIN  
JONATHAN RESNICK  
ANDREW HOFFMAN

Chairman  
Vice-President  
Vice President  
Treasurer  
Secretary

Howard I. Rothschild  
President

Proskauer Rose LLP  
General Counsel

## Directors

*Residential Division*  
MITCHELL BARRY  
MICHAEL BERENSON  
PAUL BRENSILBER  
JEFFREY BRODSKY  
RITA C. CHU  
NEIL DAVIDOWITZ  
CHARLES DOREGO  
MITCHELL GELBERG  
PAUL HERMAN  
ANDREW HOFFMAN  
JEFFREY MANOCHEIRAN  
BRIAN MCCARTHY  
JAMES V. O'CONNOR  
MARY ANN ROTHMAN  
JONATHAN S. WEST  
MICHAEL WOLFE  
DANIEL WURTZEL  
LAURIE ZUCKER

## Directors

*Commercial Division*  
PAUL ALLEGRETTI  
ASHER BERNSTEIN  
BLAISE CRESCIULLO  
WILLIAM DACUNTO  
MATTHEW DUTHIE  
LOUIS ESPOSITO  
KATE HEMMERDINGER-GOODMAN  
THOMAS HILL  
DANIEL KINDBERGH  
THOMAS MADDEN  
BART MC DADE  
SCOTT MURRAY  
EDWARD V. PICCINICH  
JONATHAN RESNICK  
JOHN SANTORA  
GERALD SCHUMM  
GASTON SILVA  
JOHN J. WHALEN

## Director-at-Large

ERIC RUDIN  
*Rudin Management Co., Inc.*

## Chairmen Emeritus

EDWARD F. GALLAHER  
CHARLES C. QUINN  
EDWARD A. RIGUARDI

## President Emeritus

JAMES F. BERG  
*Realty Advisory Board on Labor Relations, Inc.*

The Realty Advisory Board announces that it has tentatively reached an agreement with SEIU Local 32BJ for a renewal of the commercial and contractors building workers contracts that expire on December 31, 2015. The deal covers more than 23,000 commercial building service workers – including office cleaners, maintenance workers, elevator operators, porters, lobby attendants, and some security professionals – in more than 1,200 commercial properties throughout Manhattan, Brooklyn, Queens, and Staten Island. The tentative agreement is subject to ratification by the Board of Directors of the Realty Advisory Board and the membership of the Union.

The tentative agreement was reached an unprecedented 13 days before it was set to expire on December 31. That is great news not only for our building owners and contractors, but also all who work in New York City's commercial properties, because the industry does not have to disrupt its normal routines over the holidays to plan for a possible strike.

The broad financial parameters of the tentative deal are as follows:

- The agreement includes an average wage increase of 2.69% each year over the four year contract. That will bring total wages for a typical office cleaner from approximately \$49,760 to \$55,324 by the end of the contract.
- The deal also maintains the benefits packages that 32BJ members receive, including full family health insurance covering medical, dental, optical and prescription drug coverage and a defined benefit pension fund and 401K annuity with an employer contribution.

This agreement includes a renewed spewer commitment by each side to collaboratively find cost savings and efficiencies to keep health care costs down. This partnership to reduce future health care costs was first implemented in 2011 and helped realize health fund savings of over \$100 million annually. Nevertheless, the parties agree that as health costs continue to escalate, they must do even more to control costs while providing quality health care.

The RAB Board of Directors is scheduled to meet on January 4, 2016 to consider ratification of the agreement. The union membership will also have a ratification vote.