

**From: Realty Advisory Board on Labor Relations**  
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***FOR IMMEDIATE RELEASE***

## **REALTY ADVISORY BOARD AND LOCAL 32BJ REACH TENTATIVE LABOR AGREEMENT FOR NEW YORK CITY'S MORE THAN 23,000 COMMERCIAL BUILDING WORKERS**

*Bargaining Based on Mutual Respect Results in an Early Contract*

**New York, NY (December 18, 2015)** - The [Realty Advisory Board on Labor Relations](#) (RAB) today announced that it has reached a tentative four-year labor agreement with SEIU Local 32BJ, the union representing commercial building service workers in Manhattan, Brooklyn, Queens, and Staten Island. The deal covers more than 23,000 commercial building service employees – including office cleaners, maintenance workers, elevator operators, porters, lobby attendants, and some security professionals – in more than 1,200 commercial properties.

“Throughout these negotiations, we have once again demonstrated how labor and management can work together and find common ground,” said Howard Rothschild, president of the Realty Advisory Board. “As a result of this mutual respect, we were able to reach an agreement - an impressive 13 days before the deadline. This means that the more than 23,000 commercial building service workers in New York City will not only remain the best compensated commercial workers in the nation, but that all tenants, workers and owners can enjoy their normal routines without worry of a strike over this holiday season. I would also like to thank our negotiating committee for their leadership and efforts on behalf of the entire real estate industry, as well as the union’s negotiating committee for their commitment to reach this early and fair agreement.”

“The Realty Advisory Board on Labor Relations (RAB) and Local 32BJ SEIU are to be commended for reaching an agreement that advances the interests of the building service workers and the industry simultaneously. Our thanks go out to Howard Rothschild, president of the RAB, Hector Figueroa, president of 32BJ, and the members of both negotiating teams for once again showing what a successful labor-management relationship is. The Real Estate Board of New York is particularly proud to work with a labor union, like 32BJ SEIU, that understands that providing good paying union jobs needs to be rooted in economic realities,” said John H. Banks, III, President of The Real Estate Board of New York.

Under the tentative labor agreement, New York City’s commercial real estate industry will continue to be among the most heavily unionized industries in the nation, with a growing workforce of Local 32BJ members in solid middle-class jobs. 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 agreement also includes a renewed commitment by each side to collaboratively find additional cost savings and efficiencies to continue keeping health care costs down.

The tentative agreement is subject to ratification by both the union membership and RAB board. Once ratified, the contract will extend until December 31, 2019.

**The Realty Advisory Board on Labor Relations, Inc., (RAB)**

The RAB, formed in 1933 as an organization through which employers in the building service industry could bargain with the union, has more than 4,000 members in New York City, Long Island, Westchester, Connecticut and Northern New Jersey. The RAB negotiates collective bargaining agreements on behalf of owners and operators of real property with unions that represent their maintenance and operating employees. They also advise and represent members in the administration of their collective bargaining agreements and in matters concerning personnel and human resources.

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