

From: Realty Advisory Board on Labor Relations
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FOR IMMEDIATE RELEASE

**REALTY ADVISORY BOARD PRESENTS PROPOSAL TO LOCAL 32BJ COVERING
MORE THAN 30,000 RESIDENTIAL BUILDING WORKERS**

Proposal Offers Fair and Reasonable Wage Increases and Sharing of Healthcare Costs

New York, NY (March 15, 2018) - The [Realty Advisory Board on Labor Relations](#) (RAB) and Local 32BJ today met for the second time to discuss a new collective bargaining agreement for building service employees in New York City residential buildings. The union made its initial proposal to the RAB on Thursday, March 1, and the RAB responded with its proposals today.

More than 30,000 residential building service employees, including doorpersons, porters, handypersons and building superintendents, work in more than 3,000 residential rentals, co-ops and condos throughout Manhattan, Brooklyn, Queens and Staten Island. The current labor agreement expires at midnight on Friday, April 20.

The RAB today outlined a series of proposals including:

- Fair and reasonable wage increases; and
- Sharing of healthcare costs by employees.

Detailed specifics will be addressed in upcoming collective bargaining sessions. The next negotiating session is scheduled for Monday, March 26.

“RAB and 32BJ represent the gold standard for labor relationships in the United States,” **said President of the Realty Advisory Board on Labor Relations Howard Rothschild.** “Beyond our history of successful collective bargaining, we have worked together day in and day out for approximately 80 years. Together we support more than 30,000 middle class jobs that are helping to make the American Dream possible. We look forward to productive negotiating sessions that will result in a fair and mutually-agreeable resolution by April 20.”

Residential building service work is a great middle class occupation. The cost to employ an average doorperson or porter is more than \$85,000 annually in wages and benefits, and for an average handyperson, more than \$91,000 annually in wages and benefits. Superintendents and Resident Managers make even more and often receive a free apartment on site. All employees receive world class benefits packages including full family health insurance covering medical, dental, optical and prescription drug coverage, with no premium contributions from the employees. Workers also receive a defined benefit pension, a 401K annuity with an employer contribution, and have up to 49 paid days off for holiday, vacation, sick and personal time.

32BJ members enjoy additional benefits, such as training and legal benefits fully paid by the employer. Legal benefits provide for attorneys free of charge, including immigration petitions for employees and their families, house closings, wills and trusts. The industry offers 32BJ members and their families a scholarship fund so they can access higher education. Since just 2009, the program has funded 170 scholarships to schools such as Cornell, NYU law school, Harvard and Johns Hopkins Medical Schools.

As a result, the relationship between the industry and its workers is one of the best in the country. Collective bargaining based on mutual respect has led to uninterrupted labor agreements for more than 25 years, with the last strike being in 1991 and before that in the 1970s. The previous labor agreement, which was negotiated in 2014, provided generous wage and benefits packages for workers including average annual wage and benefit increases of over 3.4% each year – totaling over 13.75% over the contract period, far better than what most industries experienced and 300% over the cost of living index.

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

The Realty Advisory Board on Labor Relations (RAB) was formed in 1933 as an organization through which employers in the building service industry could bargain with the union. The RAB represents building owners in one of the most unionized industries in New York City and its building service workers are among one of the highest paid in the country.

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