

**AGREEMENT**

**Between**

**SERVICE EMPLOYEES INTERNATIONAL UNION,  
LOCAL 1**

**Residential Division**

**and**

**THE APARTMENT BUILDING OWNERS  
AND MANAGERS ASSOCIATION  
OF ILLINOIS**

**Covering  
JANITORS IN  
FIREPROOF APARTMENT  
BUILDINGS**

**Effective December 1, 2021 - November 30, 2024**

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**Effective December 1, 2021 - November 30, 2024**

## **PARTIES TO THE AGREEMENT**

This Agreement is made and entered into effective as of December 1, 2021 by and between SERVICE EMPLOYEES INTERNATIONAL UNION, LOCAL 1, (The "Union") and APARTMENT BUILDING OWNERS AND MANAGERS ASSOCIATION OF ILLINOIS (The "Association") acting for and on behalf of itself and each of the Owners and other Employers (as defined in Article II, Section 1(f) hereof) of specified premises (as defined in Article II, Section 1(e) hereof) represented by the Association who have authorized the Association to enter into this Agreement. It is intended that this Agreement shall constitute the Standard Agreement for premises (as defined in Article II, Section 1(c) hereof) within the jurisdictional area of the Union (as defined in Article II, Section 1(b) hereof). Accordingly, the parties to this Agreement shall also include all other Employers who have agreed to, adopted, or assented to be bound by this Agreement (or who hereafter so agree) whether or not such agreement, adoption, or assent is signified in writing, in practice, or by other conduct. This Agreement shall, in addition, be binding upon the successors, administrators, executors and assigns of each Owner and/or Employer of premises covered thereby whether such is voluntary or by operation of law.

## **ARTICLE I**

### **Effective Date and Duration**

**Section 1. Duration.** This Agreement shall become effective December 1, 2021 and shall remain in full force and effect until November 30, 2024, provided that this Agreement shall continue in full force and effect thereafter until terminated by either party giving to the other no less than sixty (60) days prior written notice of its intention to terminate the Agreement, which notice shall be delivered in person or sent by first class mail to the other party.

**Section 2. Termination Procedure.** In the event that a sixty (60) day termination notice is sent by either party to the other pursuant to Article I, Section 1 hereof, the Association and the Union shall each appoint a Committee to meet jointly and engage in collective bargaining negotiations.

Such negotiations shall commence promptly. Unless extended by mutual agreement, such negotiations shall be concluded within thirty (30) days after the first meeting of the Committee. Failure to reach an Agreement within the thirty (30) day period shall (unless the parties otherwise agree in writing) automatically terminate the Agreement at the conclusion of the sixty (60) day period or November 30, 2024, whichever date is later.

## **ARTICLE II**

### **Definitions and Application of Agreement**

**Section 1.** The following terms as used in this Agreement, unless the context indicates otherwise, shall have the following meanings and the Agreement shall have the following application:

(a) "Notice" or "Notification". When required by an Employer, "notice" or "notification" means written notice sent either by: (i) first class mail or overnight delivery to the Union at its main office at 111 E. Wacker Drive, 17<sup>th</sup> Floor, Chicago, Illinois 60601; (ii) facsimile to a facsimile number regularly used by the Union; or (iii) e-mail to Residential Director or any other designated Union business representative.

(b) "Jurisdictional Area". The jurisdictional area of the Union shall include but shall not be limited to buildings and premises in Cook, Kane, DuPage, Will, McHenry, Lake and Kendall counties.

(c) "Premises". Premises means any building/s or any complex or any project of more than one (1) building, of fireproof construction, four (4) stories or more in height, in which there are one or more flats, apartments, or units, including private garages, stores, shopping centers, offices (if any) and the like, and including all floors, hallways, stairways, basements, porches, approaches, yards, lawns and abutting sidewalks and parkways comprising the property in which employees covered by this Agreement perform services; provided, however, this Section shall not be construed to give the Union jurisdiction over any employees employed on the premises who are already represented by another union pursuant to an existing collective bargaining agreement.

(d) "Apartment" or "Flat". Apartment or flat means that part of the premises rented or occupied for private use by a tenant or other resident or used by the Employer.

(e) "Specified Premises". Specified premises in the case of each Employer means those premises which are listed on Schedule A attached hereto and any supplement thereto and such additional premises of employers who hereafter authorize the Association to act as their collective bargaining representative in respect to particular premises. ABOMA shall furnish to the Union, on or about October 30 of each year of this Agreement, an updated list of ABOMA members who have authorized ABOMA to negotiate on their behalf, including a list of all specified premises covered under the Agreement with respect to each such member. For each specified premises the Association or Employer will provide the Union with names and addresses of the Owner or Management Representatives or Agent, the applicable federal employer identification number, and the address of the premises. It is the understanding of the parties that without regard to whether or not a particular building is listed in Schedule A and any supplement thereto, this Agreement will also cover all premises: (1) which were covered under the Fireproof Apartment Buildings Agreement of December 1, 2020 unless the Union was notified in writing prior to October 1, 2021 that the Owner of such premises did not desire such premises to be covered; and (2) which any Employer specifies or signifies is covered whether or not such a coverage is evidenced in writing, by practice or by other conduct, as in the case where, for example, an Employer recognizes the application of the

Agreement by operating under its terms and by making contributions to the Local No. 1 Health Fund and/or Local No. 1 Pension Trust Fund and/or Local No. 1 Training Fund, or by any other conduct or action/s consistent with an affirmation of the coverage of the premises by the Agreement. Notwithstanding the coverage by this Agreement of premises not listed in Schedule A, or supplement thereto, it is expressly understood that no premises are covered by this Agreement solely by reason of being owned, managed or represented by an Employer who maintains, operates, and/or controls "specified premises" as defined in this Section.

(f) "Employer". An Employer means an Owner and any other person designated by an Owner, whether acting as a Management Agent or Representative or as the association, board or other body designated by the owners of a condominium or cooperative building, or in any other capacity, to maintain, operate and/or control "specified premises" of the Owner within the jurisdictional area of the Union, and to hire and direct employees to perform "duties" covered by this Agreement in respect to such "specified premises", and/or to be responsible for the tenure, terms and conditions of such employment and/or the administration thereof. The term Employer includes but is not limited to: (1) all Employers who have designated or hereafter designate the Association as their collective bargaining representative in the negotiation of this Agreement in respect to specified premises; (2) all other persons who agree to adopt or assent to be covered by this Agreement whether signified in writing, in practice, or by other conduct; and (3) the Owner of any premises operated under this Agreement irrespective of the extent, if any, to which the Owner has retained or delegated to any management representative or agent or any other person any of the functions or responsibilities of an Employer. Each such management representative or agent or any other person who is a party to this Agreement or who has designated the Association to represent it in negotiations for this Agreement or to enter into this Agreement on its behalf for specified premises shall be deemed also to be acting for and on behalf of the Owner as a party to this Agreement in respect to the premises specified and such Management Agent or Representative or other person hereby expressly warrants that in so doing it is fully authorized by the Owner to bind the Owner as a party thereto and, upon written request, shall submit to the Union written evidence of such authorization to bind the Owner, but such Management Agent or Representative is not bound with respect to any premises which are not "specified premises" solely by reason of its managing or representing premises which are "specified premises". For the purposes of this Agreement, the term "Owner" shall not mean the individual shareholders of a cooperative building or the individual owners of a condominium unit but shall mean such person/s designated by and acting for and on behalf of such owners or shareholders collectively as in the case of a Management Agent or Representative or as the association, board, or other such body acting as an Employer in their stead. The term "Employer" shall include the successors, administrators, executors and assigns of the Employer.

(g) "Employee". An Employee means and includes persons employed by an Employer in the following classifications:

(1) "Chief Engineer". Chief Engineer means any employee engaged by the Employer to do the work and as a matter of routine to transmit the Employer's directions and instructions in respect to the performance of the work involved in the maintenance, cleaning, servicing, heating and operation of the premises, but such employee shall have no authority to hire, discharge, or otherwise discipline or reward other employees, to adjust their grievances, or to recommend any action in respect to discipline or their status as employees, or terms or conditions affecting their employment. An Employer may, however, authorize a Chief Engineer in an emergency to direct the physical removal of any employee from the premises when the conduct of such person constitutes a hazard to the safe operation of the premises or the safety of its occupants. Whenever the term Janitor is used in this Agreement, it shall interchangeably also mean Chief Engineer.

(2) "Exclusive Service Chief Engineer ". This term refers to a Chief Engineer who is employed to render services for an Employer exclusively in respect to premises at a specified location consisting of a single building or a single complex of buildings at such location and who is not permitted to service any other premises for any other employer or at another location.

(3) "Assistant Engineer". Assistant Engineer means any employee who is engaged by the Employer to assist the Chief Engineer in the performance of their duties and responsibilities with like availability in respect to hours and emergency situations.

(4) "Helper A". Helper A means any employee engaged by the Employer to perform such duties with respect to the premises as are defined and enumerated in this Agreement.

(5) "Helper A Trainee". Helper A Trainee means any newly hired employee who is to be trained for a position as a Helper A and who has less than one year's previous experience in the industry as a Janitor or Helper A.

(6) "Helper C". Helper C means any employee engaged by the Employer to perform such duties with respect to the premises as are defined and enumerated in Article IV, Section 1(a)-(c) of this Agreement.

(7) "Helper C Trainee". Helper C Trainee means any newly hired employee who is to be trained for a position as a Helper C. The training period may not exceed 6 consecutive months.

(8) "Swimming Pool Attendant". Swimming Pool Attendant means an employee who performs maintenance or cleaning services with respect to swimming pool operations in addition to other duties.

(9) "Maintenance Employee and Other Job Classifications". Such classifications cover employees engaged by the Employer, under such job title/s as the Employer may designate, to perform primarily and on a non-seasonal basis such duties as the Employer may require in respect to the physical care, maintenance and operation of the premises other than general janitorial or custodial services.

(h) "Apparatus". Apparatus means appurtenances, such as boilers, furnaces, gas and oil burners, electrical heat and other heating plant devices and mechanisms, incinerators, stokers, smoke abatement devices, pumps, refrigeration machines, air conditioning equipment, elevators, vacuum cleaners, motors and ash hoists which are permanently installed in the premises, garbage and refuse disposal equipment, and other like and related equipment, the operation of which constitutes an essential adjunct in the servicing of the premises and such other appurtenances which, if not usual to the servicing of premises, shall be agreed upon between the Employer and the Union.

(i) "Equipment". Equipment means appurtenances such as furnishings, carpets, cleaning devices, windows and door screens, storm doors and storm windows and similar articles commonly considered necessary to the furnishing and operation of the premises.

(j) "Gas, Electric or Oil Heat". Such reference means and applies only to premises heated with gas, electric or oil and operated with automatic controls.

(k) "Time Computations". All references herein to the number of days in computing time limitations shall mean calendar days, unless specified otherwise.

**Section 2.** Temporary Employees. All employees who are hired on a temporary, relief, substitute or seasonal basis shall be notified of such status at the time of hire, and the Employer shall notify the Union of such hire within thirty (30) days of the start date. All Employees hired under this Section shall be required to secure a Union Permit if working more than 30 days. Such permits shall be fifty dollars (\$50.00) per month, and it is the responsibility of the employee to pay for the permit. An employee's failure to secure a permit in a timely manner does not change their status from "temporary", "seasonal", "substitute" or "relief" to "regular" status.

- (a) A "temporary" employee is an employee hired on a temporary basis due to (i) the absence of one or more regular employees (as a result of a leave of absence, vacation, resignation or termination); or (ii) a special project that is intended to be of limited duration. If a temporary employee works for more than six (6) consecutive months (unless the LOA of the person for whom they are substituting is extended to more than six (6) months), or more than twelve (12) consecutive months if substituting for an employee on leave of absence due to work-related injury, their status must be changed to that of a "regular" employee effective on the first day of the month following completion of six consecutive months (or up to twelve (12) months if substituting for an employee on leave of absence due to work-related injury) of service.
- (b) A "relief" employee is an employee hired to relieve employees due to absences for periods of short duration (e.g., illness, injury, personal day, holiday, vacation, etc.).
- (c) A "seasonal" employee is an employee hired to provide services needed as a result of changes in the seasons (e.g., landscaping, storm window or window screen installation, pool readiness, etc.). If a seasonal employee works for more than four (4) consecutive months, their status must be changed to that of a "regular" employee effective on the first day of the month following completion of four consecutive months of service.
- (d) No Health, Pension or Training Fund contributions shall be required for Temporary, Substitute, Relief or Seasonal Employees.

### **ARTICLE III**

#### **Union Recognition, Security, Hiring and Staffing**

**Section 1.** Recognition. The Employer recognizes the Union as the sole bargaining agent for the employees defined or otherwise referred to in this Agreement and shall bargain collectively with the Union as the exclusive collective bargaining agent for such employees with respect to rates of pay, wages, hours and terms and conditions of employment.

**Section 2.** Union Shop. All employees, as a condition of employment, shall be or become members of the Union on the 31st calendar day following the effective date of this Agreement or the 31st day of their employment, whichever is the later, and shall remain members of the Union in good standing during the life of this Agreement as defined by the Labor-Management Relations Act of 1947, as amended. The Employer shall notify all Benefit Funds about new employees who make the 31<sup>st</sup> day of employment and shall make all required payments to the Benefit Funds in a timely manner. For the purposes of this Agreement, Union membership shall mean only that the employee has tendered to the Union the lawfully required initiation fees and periodic dues uniformly required as a condition of retaining membership in the Union. The Employer shall discharge an employee for non-payment of Union initiation fees or dues ten (10) days after receipt of written notice by the Union that such employee is not in good standing. Said notice shall state that the employee has previously been given fifteen (15) days' written notice: (a) of the delinquency; (b) the amount and

method of computation thereof; (c) that the employee is not in good standing; and (d) that discharge will result at the end of said fifteen (15) day period unless all arrears are paid. The Union will indemnify the Employer against all claims and costs incurred by reason of the Employer's compliance with this section. The Union reserves the right, at its option, to appear and defend all such claims whenever suit is brought against the Employer. Such discharge will not be subject to arbitration.

**Section 3. Dues Deduction.** The Employer shall deduct from the wages of employees who authorize such deductions in writing, monthly Union dues and initiation fees (to be deducted in four installments when billed by the Union), in advance, in the first pay period of each month. Such deductions shall constitute Trust Funds and shall be forwarded to the Union within twenty (20) days thereafter. In the event such deductions are not paid to the Union within said period, the Employer shall be assessed interest on such deductions at the rate of one percent (1%) per month late charges.

**Section 4. Cope Deduction.** The Employer agrees to deduct and transmit to SEIU Local 1, on a monthly basis, contributions to SEIU COPE deducted from the wages of employees who voluntarily authorize such deductions on the forms provided for that purpose by the Union. These transmittals shall be made based on a monthly invoice received from the Union which shall contain the names of the Employees and the amount to be deducted from the Employees wages who are participating in the voluntary COPE deduction program. No fees, penalties or late charges may be assessed without written notice from the Union.

**Section 5. Vacancies and Hiring.** The Employer will inform the Union of all job vacancies and attempt to secure all employees through the Union and Local 1 Training Fund to the extent that the Union can promptly supply qualified employees, if available. The Union agrees to refer qualified employees on a non-discriminatory basis. The Union, in unison with the Local 1 Training Fund, shall keep an updated list of qualified candidates for each classification covered by the contract and shall make such list available to ABOMA members upon request. Employers may communicate to the Union job openings, which the Union will then post on its website or Training Fund website for members to view.

In addition to above, the Employer agrees to the following:

(a) **Employees Information.** The Employer shall notify the Union of the names, addresses, last four social security numbers, classifications, dates of hire, and wage rates of all new employees within five (5) working days of their hire.

(b) **Probationary Employees.** Newly hired employees shall be considered probationary employees until they have completed a 120-day period of employment. The probationary period may be extended upon good cause shown with the approval of the Union. The employee's obligation to pay Union dues in accordance with Article III of this Agreement arises upon completion of their initial thirty (30) calendar days of employment.

(c) **Employee List.** The Employer shall provide to the Union a complete list of all employees covered by this Agreement upon request, but the Union may not make such a request more than twice a year unless the information is needed for processing of a specific grievance. Such information shall be transmitted electronically in a common, commercially-available spreadsheet such as Excel. The Union shall make secure FTP site for transmittal of files to the Union available to all Employers upon request.

**Section 6.** Union Visitation. Any authorized representative of the Union shall, upon prior notice to the Employer, be permitted to meet with any employee during working hours at the place of their employment, provided that there shall be no interference with employees' duties. Reasonable requests for visitation shall not be denied by the Employer.

**Section 7.** Staffing.

(a) On premises where one or more janitors are employed, at least one of such employees shall be classified as a Chief Engineer, whether the employee shall be an exclusive or non-exclusive Chief Engineer.

(b) The employment of employees in the classification of Helper C is subject to the following conditions:

(1) No employee employed at the premises on the effective date of this Agreement may be terminated for the purpose of replacing such employee with a Helper C or Helper C Trainee.

(2) For premises with 12 or fewer regular employees covered by this Agreement, the ratio of Helpers C to the entire janitorial staff shall be as follows:

**RENTAL PROPERTIES**

Total Janitorial Staff	Maximum No. of C's Allowed
1	0
2	1
3	2
4	3
5	3
6	4
7	4
8	5
9	5
10	5
11	6
12	6

For premises with more than twelve (12) regular employees covered by this Agreement, the percentage of Helpers C within the entire janitorial staff shall not exceed fifty (50%) percent.

## CONDOMINIUM AND CO-OPERATIVE PROPERTIES

Total Janitorial Staff	Maximum No. of C's Allowed
1	0
2	1
3	2
4	3
5	4
6	5
7	5
8	6
9	7
10	7
11	8
12	8

For premises with more than twelve (12) regular employees covered by this Agreement, the percentage of Helpers C within the entire janitorial staff shall not exceed sixty-seven (67%) percent.

(3) Where a Helper A or higher classified employee is discharged for just cause or leaves their employment voluntarily, such employee may not be replaced by a Helper C unless the formula provided herein is followed or after the negotiation with, and written agreement of, the Union. However, no presently employed Chief Engineer, Assistant Engineer, Helper A or Helper A Trainee may be replaced by a Helper C or Helper C Trainee.

(4) Any change in staffing pattern which exceeds the ratio provided in Section 7(b) (2) of Helpers C at any premises shall be the subject of negotiation and written agreement with the Union.

(5) Any negotiated reduction-in-force of any employee covered by this Labor Agreement shall be according to seniority as provided in Article V, Section 3 of the Agreement as presently amended. Any such employee covered by the Labor Agreement affected by such negotiated re-staffing resulting in a reduction-in-force of employees and an addition of Helper (s) C shall be entitled to preferential hiring if such affected employee wishes to apply for said new Helper C position.

(6) In cases of bona fide emergencies and/or vacation relief, a Helper C may occasionally perform duties outside the scope of the Helper C classification on the basis of seniority; provided that the Helper C performing such other duties shall be considered a Helper A or a higher classification and shall be entitled to the applicable wages for such work performed, unless prior written agreement to the contrary has been reached with the Union. The Helper C will receive the higher classification wage rate after the fourth (4<sup>th</sup>) consecutive day is worked in such higher classification.

(7) In cases of new buildings or other premises that have no prior established staffing pattern, only items 2 and 6 above shall be applicable.

(8) When "A" Janitors are performing on-call duties because the Chief Engineer or Assistant Engineer is unavailable and when called into the property, they shall be paid a premium of \$2.00 per hour for all on-call hours performed.

(c) In the event of any controversy or disagreement, for any reason whatsoever, determination of the number of employees necessary at any building or premises shall, at the election of the Employer or the Union, be a matter for arbitration under Article XV of this Agreement.

(d) In the event a Chief Engineer is unavailable for work for more than three (3) consecutive days, the employee temporarily assigned to perform the principal duties of the Chief Engineer shall be paid at a rate not less than the minimum hourly wage rate established for the Chief Engineer under this Agreement, commencing on the fourth day, but retroactive to first day of such temporary assignment for all hours worked. (Example: Employee fills in for Chief Engineer who is sick. Chief Engineer ends up being out for four days due to illness, so Employee covering Chief Engineer's work shall be paid for all four days of work at the Chief Engineer hourly rate).

#### **ARTICLE IV The Duties of the Employees**

**Section 1. Duties Covered.** It shall be the duty of the employee to safeguard the interest of the Employer in every possible manner, to render them efficient, capable and loyal service, and to maintain the premises, apparatus and equipment thereof and protect it against avoidable damage, loss and deterioration, and no lesser service shall be considered to be in harmony with the intent and spirit of this Agreement. The Employee shall be obligated to wear and use all provided safety equipment and maintain them in a reasonable fashion. All equipment purchased by the Employer must be returned to the Employer upon termination of employment. The employees shall perform such work and duties as are necessary to carry out the intent and spirit of this Section and this Agreement. Employees shall be obligated to be on time for their shift. In respect to any premises, employees shall continue, if required by the Employer, to perform such duties as they have previously performed, subject to the agreement of the Union. It is further agreed that the employees will obtain all governmental certifications as mandated by law for performance of all duties of the employee's position. After two attempts (at the Employer's expense) to pass each educational criteria the employee will be responsible for the cost of any additional attempts and after the third or subsequent failure to pass the test the employee can be demoted or transferred by the Employer.

In addition to these general duties, employees shall perform duties as set forth herein.

Helpers C and Helper C Trainee shall be responsible for the following duties:

(a) Keeping the premises clean and in order and employing reasonable diligence in the removal of snow to afford ready access into and past the buildings and garages belonging to the premises.

(b) Putting all ashes and other refuse into the receptacles provided by the premises for waste removal.

(c) Sweeping and dusting vacant apartments or flats, common areas (including party rooms, swimming pools, locker rooms, laundry rooms, etc.), keeping the plumbing fixtures, refrigerators and gas or electric ranges clean, and washing windows as often as may be necessary to keep the premises in presentable condition for rental, provided that employees shall not be required or permitted to wash windows on the outside above the ground level. In cases where there is an abnormal tenant turnover so that the need to clean vacant apartments cannot be fulfilled within the scope of the employee's normal daily duties and would place an abnormal burden upon the

employees, such employee shall either be scheduled on overtime for the completion of such work or shall not be required to perform all of the duties normally assigned to them in order that such work may be performed, it being understood that the basic principle shall be a fair day's work during a regular work day.

In addition to all the above duties of Helpers C, it shall be the responsibility of all other classifications set forth in Article II, Section 1(g), except Swimming Pool Attendants, to perform the following duties:

(d) Keeping the premises supplied with hot water at all times; keeping the premises heated in the cooler months; keeping the premises cooled in the warmer months where central air conditioning has been supplied; performing routine maintenance and repair on central and individual air conditioning units owned by the Employers under this Agreement or, where previously authorized or performed, in respect to units located in condominium or cooperative apartments; and making the most effective and economical use of the fuel and supplies furnished for these purposes.

(e) Giving such care to apparatus as may be necessary for its continuous operation and functioning, and conserving equipment and keeping it in good condition. Emergency repairs required to prevent immediate damage shall be performed.

(f) Assisting in the renting of vacant apartments, offices and garages or other vacancies on the premises by showing them to prospective tenants upon proper authorization by the Employer. Such showing of vacant premises shall be required only during the employee's regular working hours and, when deemed necessary, by appointment made and verified by the Employer. The Employer shall not use the employee's telephone number in any advertisement relating to rentals unless authorized by the employee. No employee shall be used to assist in the sale of any premises by showing it to any prospective buyer except when accompanied by a representative of the Employer, nor shall any employee make any statement to a prospective buyer covering the occupancy or condition of the premises or the apparatus or equipment pertaining thereto.

(g) In respect to work done by other contractors and laborers on the premises, the employee may be requested to observe the progress of the work, report thereon to the Employer and give their best opinion concerning the satisfactory performance of such work.

(h) Putting up and taking down window and door screens, storm doors, and windows as the season requires or according to any local ordinance or regulation, and keeping such equipment in presentable condition and properly stored when not in use. In respect to storm windows, the Employer shall provide employees with such additional help as is reasonably necessary to aid and assist this work.

(i) To supply hand tools at their own expense.

(j) In addition to all the above duties, Chief Engineers and Assistant Engineers shall be required to subscribe for telephone service at their place of residence, provide the telephone number to the Employer and to pay for the cost of local calls. The Employer shall reimburse the employee for all calls made in the discharge of their duties for the Employer. To be entitled to reimbursement, the employee shall keep (and furnish upon request) a record of the telephone numbers called, the name of the party called, the nature of the call (i.e., supplier, contractor, tenant, etc.) and the date of the call.

(k) In addition to all of the above duties, Chief Engineers and Assistant Engineers may be required by an Employer to assist with the following: (i) scheduling of vacations, holidays, and floating holidays for janitors; (ii) training the janitorial staff; (iii) monitoring the performance of duties by janitorial staff; and (iv) reviewing the hours scheduled and worked by janitorial staff for the purpose of payroll.

**Section 2. Prohibited Work.** Employees shall not be required by an Employer:

(a) To do work which will conflict with the recognized field of work of any other union except in cases of emergency or where the interest of the Employer will suffer from failure to have the work done at once, and except, further, as may be permitted pursuant to Subsection (d) of this Section 2.

(b) To collect rents or manage the property, enter into or sign any contracts for goods and/or services without written permission of the owner or agent of the building.

(c) To serve or deliver legal notices to tenants.

(d) To perform duties not normally considered janitorial or custodial in nature, unless it is work which has been regularly performed in the past by employees on the premises to the knowledge and with the consent of the Union. An Employer who desires an employee to perform special assignments in addition to their regular duties shall notify and discuss the work in question with the Union. The basis of compensation for such work, in addition to the regular wages due under this Agreement, shall be negotiated with the Union. In the event that the Employer and the Union disagree as to the appropriate wage after discussion, this wage dispute may be submitted to arbitration under Article XV of this Agreement.

(e) To use their apartment as receiving rooms or to act as receiving clerks, except in emergencies.

(f) To hire, transfer, suspend, lay off, recall, promote, discharge, reward or discipline other employees, or to recommend such action, or to adjust their grievances. In no event shall a Chief Engineer be either required or permitted to perform such supervisor duties, nor to prepare or execute a written recommendation that an employee covered by this Agreement is to be discharged, suspended, or otherwise disciplined. However, this shall not limit the requirement that any employee covered by the collective bargaining agreement may be asked to give a written statement as to their knowledge of the facts which were involved and resulted in the disciplinary action.

(g) To make up their regular work when they are taken away from their normal jobs to perform assignments or duties at the direction of the Employer, unless their regular work may be reasonably performed during their regular working hours or performed as overtime work upon agreement by the employee.

(h) To utilize their spouse to perform or assist in the performance of their job, nor shall such work be permitted.

(i) To employ or to permit the employment of others to assist them in the performance of service under this Agreement. Nor shall any employee undertake to work for any Employer at more premises than can reasonably be serviced faithfully and efficiently in accordance with the provisions of Section 1 of this Article IV.

(j) To take orders from any tenant or other person not expressly designated by the Employer to give orders, except in case of emergency.

(k) Persons who are not members of the bargaining unit shall not be permitted to do unit work or work covered by this Agreement except in emergencies or when unit employees are not readily available.

(l) All skills taught by the Union Training Programs shall not be prohibited work for a Chief Engineer, Assistant Engineer, or Helper A.

**Section 3.** Employee Obligations Upon Termination. An employee shall give the Employer fourteen (14) days' notice in writing before leaving their job. An employee who fails to perform their duties during the notice period shall be subject to termination prior to the expiration of the notice period. If the employee finds it necessary to leave before the expiration of such notice period, they shall, with the prior approval of the Employer, furnish a temporary qualified substitute. The Employer shall be entitled to employ temporary employees to carry on services until such time as a regular replacement can be engaged.

**Section 4.** Obligation to Release Apartment. An employee who is discharged for just cause or who quits shall vacate any apartment which has been furnished to them under this Agreement not later than fourteen (14) days after notice of discharge or quit, unless extended by agreement, and shall at that time, in addition, return to the Employer all keys, equipment or other property of the Employer for which the employee has signed as having received, excepting only such property as was necessarily expended in the course of employment. An employee who is discharged immediately, in accordance with Article V, Section 2, shall also vacate any apartment furnished under this Agreement not later than fourteen (14) days after the termination.

The Union shall utilize its best efforts to require affected employees to comply strictly with this requirement. If such efforts are unsuccessful, the employee will be liable for the payment of rent for each day they remain in the apartment after the effective date of the termination or the agreed extension of time for vacating the apartment. The amount of daily rent shall be the pro rata amount of a monthly rent equal to 25% of the employee's regular wage rate but shall not be in excess of the amount permitted or provided under any law or program applicable to such building.

## **ARTICLE V**

### **The Obligations of the Employer**

**Section 1.** General Obligations. The Employer shall have the following obligations:

(a) To pay the wages of employees in accordance with the basic wage scale and to provide for all other benefits established under this Agreement.

(b) To furnish uniforms if required by the Employer and to clean and repair them at the Employer's expense. However, it shall be the employee's responsibility to clean and maintain the uniform when the employee fails to return the uniform for cleaning in a timely manner.

(c) The Employer shall provide and pay for safety equipment in accordance with the provisions of the Personal Protective Equipment Standard promulgated pursuant to the Federal Occupational Safety and Health Act or any Federal, State or Local rules or regulations.

(d) The Employer may prohibit the wearing of non-uniform hats, sandals, athletic shoes, open toed or other non-work related shoes by employees.

**Section 2. Discharges.** No employee shall be disciplined or discharged except for just cause. In cases of gross misconduct (including, but not limited to, dishonesty, insubordination and the like, willful destruction of the Employer's property, drinking alcohol on the job, cannabis use on the job, possession or unauthorized use of controlled or illegal substances on the premises, or working under the influence of alcohol and/or drugs or working under the influence of cannabis a serious instance of sexual harassment or harassment based on another federal, state or city protected class, possession of firearms, or failure to return to work without justifiable cause following a personal leave of absence) employees may be subject to summary discharge without prior notice. Subsequent written notice of the discharge shall be provided to the employee and the Union within five (5) days of the discharge. In all other cases, employees shall be entitled to fourteen (14) calendar days' written notice of discharge with a copy of such notice to be simultaneously sent to the Union. Failure to notify the Union in this regard shall nullify the notice to the employee. The notice shall state the reasons for the discharge and shall be signed by the Employer or their designated representative. In no event shall the notice be signed by an employee in the bargaining unit. Where the Union consents, the Employer may be permitted to pay the employee for the fourteen (14) calendar days instead of keeping them on the job. In any event, where the discharge is immediate, the employee shall be permitted to occupy the apartment furnished on the premises for no more than fourteen (14) calendar days thereafter. During the fourteen (14) calendar day period, the Union shall investigate the reasons for discharge and may grieve the discharge pursuant to Article XV if it is of the opinion that the discharge was not for just cause. No employee shall be discharged while they are not at work due to vacation. Except as otherwise provided herein, all monies due or which have accrued, including vacation or accrued vacation allowances and holiday pay, shall be paid to an employee within five (5) business days. No warnings or reprimands shall be considered for purposes of disciplinary action after twenty-four (24) months from the date of the warning or reprimand.

Where an employee is not entitled to fourteen (14) days' notice of discharge under this provision, the employee shall nevertheless be entitled to a written notification of such discharge, including a statement of the reason/s for the discharge. Where it is not practical to give such notice prior to or at the time of discharge, it shall be given as promptly as possible but not later than five (5) calendar days following the discharge, by certified mail, return receipt requested or by fax.

**Section 3. Layoffs.** Layoffs due to lack of work shall be in accordance with the length of service of the employees within each classification at the premises in which the employees are employed so that the employee with the least service in an affected classification shall be laid off first, except that a junior employee having special skills and qualifications not possessed by a senior employee may be retained without regard to seniority. Employees in a higher classification shall have the right to exercise seniority and replace the least senior employee in a lower classification at the lower rate of pay. The Employer shall give the Union and the employees affected not less than fifteen (15) days' notice of any such layoff. Recall from layoff shall be in the reverse order of the layoff so that the employee last laid off in an affected classification shall be the first to be recalled for a maximum of one year after the most recent layoff.

**Section 4. Seniority.** The term "seniority" shall mean an employee's length of unbroken service on the premises, by classification. An employee's seniority rights shall not be affected by a change in ownership or management of the premises so long as said employee remains in the employ of the new owners or managers.

No employer shall transfer any employee to different premises without the prior consent of the employee and notification to the Union.

Seniority shall not be broken except by:

- (a) discharge for cause,
- (b) resignation,
- (c) layoff for more than one year, except that employees having less than one year's service shall retain their seniority only for a period equal to their length of service, or
- (d) failure to return to work upon expiration of leave of absence.

Seniority rights shall not apply to temporary or relief employees.

**Section 5. Promotions and Transfers.** In the case of employees applying for transfers to a different shift within the same classification, the most senior applicant shall be entitled to any available opening. Within thirty (30) working days of any promotion or transfer under this section, the employee may be returned to their former position if they are unable to demonstrate the ability to perform the work or otherwise adequately meet the requirements of the new job or shift. The Employer shall provide notice to the Union at the time any job opening within the bargaining unit becomes available, in accordance with the terms of Article III, Section 4, and shall also notify the Union of any promotion or transfer of employees within the bargaining unit.

**Section 6. Changes in Ownership and/or Operation-Successorship.**

(a) **Obligations of Owner and/or Management Agent.** In the event of the sale, transfer, assignment or other change, in whole or in part, of the ownership or operation of any premises covered by this Agreement (whether voluntary or by operation of law), including changes incident to conversion to a condominium or cooperative form of ownership and operation and including, also, a change in the Management Agent/s or Representative/s or other person/s acting for the Owner/s or in the place or stead of the Owner/s in the operation of the premises, it shall be the obligation of the Owner and/or Management Agent:

(1) Prior to the date of any agreement for the sale, transfer, change of management representative or other change in the ownership or operation of the premises, to provide the successor owner, transferee, or assignee with a copy of this Agreement and to advise such person/s in writing that the premises are subject to this Agreement and that its terms expressly provide that it is binding upon the successors, executors, administrators and assigns of the Owner and all other persons acting as or on behalf of the Employer in respect to the employees represented by the Union at the premises; and

(2) To notify the Union in writing, not later than five (5) working days after the date of the agreement for sale, transfer, or other change in ownership or operation of the premises, that it has taken the action specified in paragraph (1) above and provide the Union with the name and address of the successor Owner and/or Management Agent, as applicable.

(3) To provide the Union and successor owner or management agent a full list of currently employed members the information below within 5 working days after the last payroll is processed.

1. Date of hire as a SEIU union member at current property
2. Rate of pay
3. Job classification
4. Vacation days used or paid in current contract year
5. Regular or disability sick leave days used or paid in current contract year
6. Floating holidays used or paid in current contract year
7. Unused sick leave accumulation
8. Voluntary contribution authorizations to ABOMA 401K Savings Plan or COPE
9. Leave of absence, sick leave status, if applicable
10. Union leave issued during current contract year
11. Housing allowance, if applicable
12. SEIU Health fund co-pay election

(b) Compliance and Failure of Compliance. Notwithstanding any other provision herein, an Owner or Management Agent, Representative or other person acting for or in place of the Owner in the management and operation of the premises who complies with the provision of Paragraph (a) of this Section, shall not, following the effective date of the change in ownership or management, be liable for any failure of any successor to adopt or abide by the terms of this Agreement. An Owner or a Management Agent, Representative, or other person acting for or in place of the Owner in the management and operation of the premises who fails to comply with the provisions of Paragraph (a) shall be liable to the Union and the affected employee/s for such damages as may have been sustained by them due to such failure.

(c) Accrued Liabilities. Notwithstanding the provisions of Paragraphs (a) and (b) of this Section, in the case of any change in ownership or operation of the premises, the prior Employer/s shall pay to each employee all wages and holiday pay, and to the Health, Pension, and Training Funds all contributions, which have accrued up to and including the last day of the Employer's control, possession, ownership, or management of the premises, and shall make such payment by no later than the effective date of such change. In the event that there is outstanding pro-rated vacation pay due and owing to employees at the premises on the date of such change, either (i) the amount of such pro-rated vacation pay shall be paid by the prior Employer on or before the date of the change, or, (ii) if the successor and predecessor Employers agree, the successor Employer shall pay the entire vacation amount due at the time the employee takes their vacation in accordance with the provisions of this Agreement, provided that the Union has been notified in writing of such agreement. The prior Employer shall remain liable for any and all employee benefits (except for accumulated sick leave noted in paragraph e below) which have accrued up to and including the last day of the Employer's control, possession, ownership, or management of the premises, unless otherwise expressly provided in writing between the parties and notice thereof given to the Union.

(d) Rights Against Successors. Successors shall honor previously agreed upon benefits (i.e., wages, work schedules, and paid time off). Nothing contained in this Agreement shall be deemed to limit or diminish in any respect whatsoever any rights which the Union may have for the enforcement of this Agreement against any transferee, assignee or other successor pursuant to applicable law and to pursue such rights before any court or other tribunal or in any proceedings permissible under law in addition to or as a substitute for arbitration under the provisions of this Agreement. In any event and notwithstanding any of the provisions of Article XIV, the Union shall

have the right to engage in strike, picketing, or other lawful economic action against the transferee and/or against any successor management agent, representative or other person acting as an Employer who fails to recognize and to adopt this Agreement, but such action shall be limited by the provisions of Section 4 of Article XIV.

(e) Any accumulated unused sick leave up to the maximum accumulation of thirty (30) days, as provided for in Article VII Section 4(a), will be transferred to the successor and will not be paid out by the Employer.

**Section 7.** Subcontracting. Except, as provided hereunder, no Employer shall subcontract to any person, in whole or in part, any of the work within the scope of this Agreement without the agreement of the Union, which shall be evidenced in writing.

- (a) During the term of this Agreement, the Employer may contract for all or part of the services being performed or to be performed by employees within the scope of this Agreement, provided that the Employer includes in the agreement with such contractor the following provisions:
  - (1) The contractor must observe the economic terms and conditions of this Agreement such as wages, hours, fringe benefits and other terms and conditions of employment applicable to cleaning and maintenance personnel;
  - (2) All employees currently employed by the Employer shall be offered employment by the contractor as a condition of any contract between the Employer and the contractor (provided that the employees are not probationary and do not have to go through pre-employment screening); and
  - (3) In the event the contractor shall not faithfully observe the terms of this Agreement, the Employer may terminate its agreement with the contractor upon 30 days' notice, a copy of which shall be sent to the Union.

The Employer shall act as guarantor and be liable for compliance with all the terms and conditions of this Agreement and, in the event that the contractor shall fail to observe the terms of this Agreement, shall assume all the responsibilities and liabilities hereunder.

- (b) The Employer shall be permitted to hire a contractual cleaning company to perform a seasonal or temporary task that would otherwise be performed by a janitorial employee where such seasonal or temporary task cannot be completed by the regular janitorial staff within the normal working schedule, provided that:
  - (1) Where such subcontracting will not be completed within two (2) weeks, the Employer shall provide the Union with prior written notice of such subcontracting and the dates on which such subcontracting will begin and end; or
  - (2) Where such subcontracting will be completed within two (2) weeks, such notice may be given to the Union orally.

**ARTICLE VI**  
**Compensation And Hours Of Employees**

**Section 1. Wage Scale and Rates.**

(a) Establishment. The wage rates for Chief Engineers, Assistant Engineers, Helpers and other existing job classifications in which employees are presently employed have been negotiated and have become fixed contract rates applicable to such classifications. Such rates shall not be less than the minimum rates established for such jobs in this Agreement and may, in particular instances, be higher than the minimum rates. In no event shall existing rates which are higher than the minimum rate be reduced but, instead, shall be increased by the amounts specified in Subsection (a) of this Section 1. The increases shall not apply to Swimming Pool Attendants. The wage rates for such job classifications at premises not heretofore covered by this Agreement, or, if covered, for jobs not established at such premises, shall be the rates specified in this Agreement for such classifications or, where no fixed rate is established for a particular classification, shall be the rate established by negotiations between the parties, based upon the wages applicable to such jobs in premises of the same general type in the same general area. In respect to job classifications falling within Paragraph (a) (7) of this Section 1, it is recognized that no uniform rate for such job can be established in view of the non-uniform nature of their job content and it is, accordingly, agreed that the rate for each such job shall in each case be established by negotiations taking into account the particular duties to be performed by employees in each such job, provided that the negotiated wage rate for any Maintenance Employee shall be not less than the wage rate for a Helper A on the premises. Any controversy which arises in setting a wage rate under this Agreement which cannot be settled by negotiations shall be settled under the arbitration procedure set forth in Article XV.

Any employee receiving a wage rate in excess of the hourly rate herein shall continue to receive the higher wage rate in addition to the increases provided in this Section.

- (1) **Exclusive Service Chief Engineers.** Effective December 1, 2021 the hourly wage of all Exclusive Service Chief Engineers shall be increased by eighty (\$.80) cents per hour over their hourly wage which was in effect as of November 30, 2021. The minimum wage scale for such janitors servicing premises shall then range from a minimum of not less than \$28.55 per hour to a minimum of not less than \$31.96 per hour.
- (2) Effective December 1, 2022 the hourly wage of all Exclusive Service Chief Engineers shall be increased by seventy-five (\$.75) cents per hour over their hourly wage which was in effect as of November 30, 2022. The minimum wage scale for such janitors servicing premises shall then range from a minimum of not less than \$29.30 per hour to a minimum of not less than \$32.71 per hour.
- (3) Effective December 1, 2023 the hourly wage of all Exclusive Service Chief Engineers shall be increased by seventy (\$.70) cents per hour over their hourly wage which was in effect as of November 30, 2023. The minimum wage scale for such janitors servicing premises shall then range from a minimum of not less than \$30.00 per hour to a minimum of not less than \$33.41 per hour.

- (4) **Assistant Engineers.** Effective December 1, 2021, the hourly wage of Assistant Engineers shall be increased by eighty (\$.80) cents per hour over their hourly wage which was in effect as of November 30, 2021. The minimum hourly wage rate for such employees shall then be no less than \$26.38.
- (5) Effective December 1, 2022, the hourly wage of Assistant Engineers shall be increased by seventy-five (\$.75) cents per hour over their hourly wage which was in effect as of November 30, 2022. The minimum hourly wage rate for such employees shall then be no less than \$27.13.
- (6) Effective December 1, 2023, the hourly wage of Assistant Engineers shall be increased by seventy (\$.70) cents per hour over their hourly wage which was in effect as of November 30, 2023. The minimum hourly wage rate for such employees shall then be no less than \$27.83.
- (7) **Helpers A.** Effective December 1, 2021, Helpers A shall receive an hourly wage increase of eighty (\$.80) cents per hour over their wage rate which was in effect on November 30, 2021. No Helper A shall receive less than \$23.68 per hour.
- (8) Effective December 1, 2022, Helpers A shall receive an hourly wage increase of seventy five (\$.75) cents per hour over their wage rate which was in effect on November 30, 2022. No Helper A shall receive less than \$24.43 per hour.
- (9) Effective December 1, 2023, Helpers A shall receive an hourly wage increase of seventy (\$.70) cents per hour over their wage rate which was in effect on November 30, 2023. No Helper A shall receive less than \$25.13 per hour.
- (10) **Helpers C.** Effective December 1, 2021, Helpers C shall receive an hourly wage increase of eighty (\$.80) cents per hour over their wage rate which was in effect on November 30, 2021. No Helper C shall receive less than \$19.12 per hour.
- (11) Effective December 1, 2022, Helpers C shall receive an hourly wage increase of seventy-five (\$.75) cents per hour over their wage rate which was in effect on November 30, 2022. No Helper C shall receive less than \$19.87 per hour.
- (12) Effective December 1, 2023, Helpers C shall receive an hourly wage increase of seventy (\$.70) cents per hour over their wage rate which was in effect on November 30, 2023. No Helper C shall receive less than \$20.57 per hour.
- (13) **Non-Exclusive Fixed Wage Janitors and Other Employees Including Employees at Condominiums and Cooperatives.** Effective December 1, 2021, all Maintenance Employees, non-exclusive fixed wage janitors and all other employees (except swimming pool attendants) shall receive an increase of eighty (\$.80) cents over their wages in effect as of November 30, 2021, except that in the case of gross hardship the increases to be effective may be the subject of negotiations with the Union.

- (14) Effective December 1, 2022, all Maintenance Employees, non-exclusive fixed wage janitors and all other employees (except swimming pool attendants) shall receive an increase of seventy-five (\$.75) cents over their wages in effect as of November 30, 2022, except that in the case of gross hardship the increases to be effective may be the subject of negotiations with the Union.
- (15) Effective December 1, 2023, all Maintenance Employees, non-exclusive fixed wage janitors and all other employees (except swimming pool attendants) shall receive an increase of seventy (\$.70) cents over their wages in effect as of November 30, 2023, except that in the case of gross hardship the increases to be effective may be the subject of negotiations with the Union.

Vacancies in such jobs shall be filled at a wage rate not less than the minimum of the rate negotiated with the Union for that job in effect at that time except that the rate for the job in effect at that time shall not apply when it was negotiated in respect only to a particular employee upon special facts applicable to such employee and/or the duties to be performed and which do not apply to the replacement for such employees.

- (16) **Maintenance Employees.** The monthly wage rate for any Maintenance employee shall be negotiated between the Union and the Employer pursuant to subsection (a) (1) of this Article VI, provided, however, that in no event shall the minimum monthly wage rate for any Maintenance employee be less than the wage rate for a Helper A on the premises.
- (17) **Trainees. Helper A** The rate of a Helper A Trainee shall not be less than ninety percent (90%) of the then current minimum rate for a Helper A. Effective December 1, 2021 the Helper A Trainee hourly rate shall be no less than \$21.31. When a Helper A Trainee has completed fifty percent (50%) of the Apprenticeship Program the Trainee A rate of pay will not be less ninety-five percent (95%) of the current minimum rate for a Helper A.
- (18) The rate of a Helper A Trainee shall not be less than ninety percent (90%) of the then current minimum rate for a Helper A. Effective December 1, 2022 the Helper A Trainee hourly rate shall be no less than \$21.99. When a Helper A Trainee has completed fifty percent (50%) of the Apprenticeship Program the Trainee A rate of pay will not be less ninety-five percent (95%) of the current minimum rate for a Helper A.
- (19) The rate of a Helper A Trainee shall not be less than ninety percent (90%) of the then current minimum rate for a Helper A. Effective December 1, 2023 the Helper A Trainee hourly rate shall be no less than \$22.62. When a Helper A Trainee has completed fifty percent (50%) of the Apprenticeship Program the Trainee A rate of pay will not be less ninety-five percent (95%) of the current minimum rate for a Helper A.
- (20) **Helper C Trainees.** The rate of a Helper C Trainee shall not be less than ninety percent (90%) of the then current minimum rate for a Helper C. Effective December 1, 2021 the Helper C Trainee hourly rate shall be no less than \$17.21.

- (21) The rate of a Helper C Trainee shall not be less than ninety percent (90%) of the then current minimum rate for a Helper C. Effective December 1, 2022 the Helper C Trainee hourly rate shall be no less than \$17.88.
- (22) The rate of a Helper C Trainee shall not be less than ninety percent (90%) of the then current minimum rate for a Helper C. Effective December 1, 2023 the Helper C Trainee hourly rate shall be no less than \$18.51.

Upon the completion of the required classes the Helper C Trainee will be increased to the full Helper C Janitor rate of pay.

(b) Night Shift Premium.

(i) Employees hired before December 1, 2011. Helpers who are employed on a shift in which the greatest number of working hours come within the period of 5:00 p.m. to 8:00 a.m. shall receive a premium of five percent (5%) over the regular rate for such jobs. Employees in other classifications falling within Subsection (a)(6) of this Section shall receive a premium of five percent (5%) over the regular rate for such jobs provided that such night shift differential has not been expressly negotiated and added to the rate of such jobs.

(ii) Employees hired on or after December 1, 2011. Employees new to a shift who are employed on a shift in which the greatest number of working hours come within the period of 12 midnight to 6 a.m. shall receive a premium of five percent (5%) over the regular rate for such jobs for all hours worked provided that such night shift differential has not been expressly negotiated and added to the rate of such jobs.

(c) Parking Lots. Effective May 1, 1998, with respect to all buildings having parking lots adjacent thereto, no additional compensation shall be required for servicing such lots. However, all employees hired prior to May 1, 1998 who have performed such services under the Agreement effective from December 1, 1996 through November 30, 1998 and who were paid additional compensation for such services shall continue to perform such services and shall continue to be paid such additional compensation.

**Section 2.** Condominiums and Cooperatives. Wages for employees in cooperatively owned buildings or condominium apartment buildings shall be equivalent to the wages applicable to rental buildings of the same general type for the same general area.

**Section 3.** Bonuses. Any payments made by the Employer which are in excess of the wage rates established under this Agreement and which are made at its discretion shall be considered as bonus payments and shall not be considered as a part of the established wage rate hereunder for that employee, provided, however, that such payments shall not be deemed to be bonus payments unless the Union is informed of the bonus by the Employer. Bonuses shall apply only to the individual employees who are receiving them. Bonuses for such individuals shall not be reduced by nor shall they be offset against any wage increases due under this Agreement. Bonus payments need not be included in computing sums due to the Local No. 1 Health, Training or Pension Funds.

**Section 4.** Living Quarters. Chief Engineers (and Assistant Engineers and other employees for whom it has been negotiated or who are otherwise being so provided, whether or not they are exclusive service janitors) shall be provided living quarters, rent free, with all such services as are customarily provided a tenant in the premises as part of such tenant's rent, including air conditioning. Such apartment shall be heated at the expense of the Employer and shall be decorated at least once every two (2) years at the expense of the Employer. In the event, however, that decorating services are not provided to tenants, such employees shall be provided with the necessary paint and other materials required to decorate the apartment and reasonable time off within which to perform that work. In any event, however, the apartment shall be decorated at the expense of the Employer when such employee is replaced by another such employee in the building. No Employer shall be required to furnish the employee more than one (1) apartment as living quarters but such apartment shall include one (1) bedroom if there is such an apartment in the building and shall be in good and habitable condition. No employee shall be required to post a security deposit for an apartment. No Employer shall be required to furnish living quarters for any Helper or other classification of employees or for relief janitors. It is expressly agreed, however, that the cost or value of any living quarters, decorating or any other tenant services provided in accordance with this Agreement shall not be considered or included as part of the wages paid to any employee covered by this Agreement, but shall be deemed only to be in addition to such wages, and for the convenience of the Employer. Nor shall the value of the living quarters be deemed, in whole or in any part, as an offset against overtime or any other pay which may otherwise be due to an employee. An employee who is provided an apartment under the provisions of this Agreement may be required to sign a lease if the Employer requests the employee to execute such lease. However, such lease shall become operational and binding only on the effective date when the employee's right to occupy the apartment as an employee expires. Upon termination of the employee's rights to continue the occupancy of the apartment, whether such termination of the employee's occupancy rights have been effectuated by discharge for just cause by the Employer or voluntary termination of employment by the employee, shall any lease, regardless of the date of such lease, become effective.

Upon termination of an employee who has not executed a lease, such employee's tenancy shall be considered month to month and shall be deemed covered by the terms and conditions of the most recent standard lease form used at the premises by the owner or manager. It is expressly understood that this Agreement takes precedence over such a lease and any provisions in a lease which are contrary to the provisions of this Agreement shall be invalid and unenforceable in a court of law or otherwise. No employee shall be entitled or permitted to sell, lease, or sublease any apartment, or other space, parking space, amenity or privilege of the employee to a third party. In the case where living quarters are provided which are in excess of what is required hereunder, a use and occupancy agreement may be entered into covering such arrangement.

No employee shall have the right to refuse the occupancy of an apartment unless both the Union and the Employer shall mutually agree for good cause shown to excuse the employee from such occupancy. However, in such a case, or if an apartment is not available or not furnished to the employee for good cause shown, an apartment allowance shall be negotiated in lieu of the apartment based on the average fair market rental for a one-bedroom apartment in the area for purpose of insuring that the employee will reside in a location convenient to the premises for which they have responsibility. An apartment allowance for employee hired by the Employer after December 1, 2008 who reside more than 10 miles from the building does not have to be negotiated. Employees under this Section shall be required to occupy the Living Quarters provided during their scheduled work week (including on-call time).

**Section 5.** Work Week for Chief and Assistant Engineers. The regular work week for Chief Engineers and Assistant Engineer shall consist of forty (40) hours per week arranged to provide such employees with time off from the premises consisting of 48 consecutive hours each week; provided, however, that if another employee is not available for emergency service during such period either the employee shall be available or provide a substitute approved by the Employer as a substitute for such period at no cost to the employer. Upon good cause shown and with the approval of the Union, the Employer may on a temporary basis adjust the regular workweek for Chief Engineers and Assistant Engineers.

**Section 6.** Work Week for Helpers and Other Employees. The regular work week for Helpers and employees in other job classifications specified in Sections 1(a) (4), 1(a)(5), 1(a)(7), 1(a)(8), and 1(a)(9) of this Article shall consist of five (5) consecutive days of eight (8) hours each comprising forty (40) hours per week. Upon good cause shown and with the approval of the Union, the regular workweek may be adjusted provided that all days within the regular workweek are scheduled to be worked consecutively.

**Section 7.** Overtime. Sections 5 and 6 above are intended only to establish the regular work week of the employees covered thereby and do not prohibit the Employer from scheduling reasonable mandatory overtime on the sixth and seventh day of an employee's work week. Hours worked in excess of eight (8) hours in one day (unless otherwise expressly agreed to by the Union) or forty (40) hours per week by employees shall be paid at the rate of one and one-half (1-1/2) times their regular rate of pay. In no event shall time off be substituted for overtime pay in any case. No employee may work overtime without authorization of the Employer except in the event of an emergency. If, at the request of the Employer, an employee does not work a holiday that would otherwise be a scheduled work day and is called back to work on Employee's day off within the same work week, the hours worked shall be compensated at the overtime rate provided that the Employee has worked all other scheduled hours during the work week.

**Section 8.** Wage Computations. The regular hourly rate of the employees specified in Section 5 and Section 6 of this Article VI shall, for all purposes including overtime, be computed by dividing the monthly rate by 173.33 hours. In no case shall time off or any other benefit whatsoever be substituted for overtime pay. The regular daily pay of an employee for an 8-hour day shall be equal to 4.62 percent of the monthly wage. The regular weekly pay for an employee for a 40-hour week shall be equal to 23.1 percent of the monthly wage. The regular bi-weekly pay for such employee shall be equal to 46.19 percent of the monthly wage. The regular semi-monthly pay for such employee shall be equal to 50.0 percent of the monthly wage.

**Section 9.** Reporting Pay. In the event any employee is called back to work for an emergency, the employee shall be paid for all time worked at the appropriate rate (including the overtime rate when required by Section 7) plus one hour at straight time as travel time if the employee does not live on the premises.

**Section 10.** Maintenance of Benefits. No benefits, privileges or other terms and conditions of employment heretofore in effect for employees covered by this Agreement which provide conditions more favorable than what is established under this Agreement shall be reduced or eliminated, but shall continue in full force and effect, except by express written agreement with the Union. This provision, however, shall not apply where such benefits are in contravention of this Agreement or were established and applied solely in respect to a particular employee/s based upon special facts applicable to such employee/s and such facts do not any longer apply to such employee/s or to the replacement for such employee/s.

**Section 11.** Pay Discrepancies. Employers will make their best effort to issue paychecks for pay discrepancies within two (2) business days after being notified by employee or Union.

**Section 12.** For employees called in for mandatory building meetings or training, there shall be two (2) hours minimum straight time pay.

**Section 13.** Express Waiver of Chicago Fair Workweek Ordinance. The parties expressly agree that all rights, requirements, and benefits under the Chicago Fair Workweek Ordinance are hereby expressly waived.

## **ARTICLE VII**

### **Holidays, Vacations and Other Benefits**

**Section 1.** Holidays. All employees shall observe the following holidays without loss of pay for the period beginning December 1, 2021 through November 30, 2024.

Christmas Day – December 25

New Year's Day – January 1

Martin Luther King Birthday - January 17, 2022; January 16, 2023; January 15, 2024

Memorial Day - May 30, 2022; May 29, 2023; May 27, 2024

Independence Day – July 4

Labor Day - September 5, 2022; September 4, 2023; September 2, 2024

Thanksgiving Day – November 24, 2022; November 23, 2023; November 28, 2024

Employee's Birthday

Two (2) Floating Holidays per contract year

Juneteenth – June 19 or One Floating Holiday (Employee's choice)

- (a) The Employer and the employee shall select the Floating Holidays and may agree to an alternate holiday in lieu of the Employee's Birthday. Such employees, other than those engaged in a temporary or substitute capacity, when required to work on holidays shall receive one and one-half (1-1/2) times their regular rate of pay in addition to their holiday pay, except for the Employee's Birthday for which the employee shall receive straight time plus holiday pay.

(1) If the holiday occurs on an employee's day off (except in the case of temporary or substitute employees) or while the employee is on vacation, the employee shall receive one day's pay for such holiday or an extra day's paid vacation as the case may be.

(2) In the case of an employee working on a swing shift, if the majority of their hours fall on a holiday, they shall receive an extra day of pay for work on that day. When, however, one-half of the employee's hours falls on a regular day and the other one-half falls on a holiday, the day on which the employee starts to work shall determine whether or not it is a holiday.

(3) Regardless of the provisions of this Section 1, an employee shall not be eligible for holiday pay unless they have worked both the last scheduled day of their regularly scheduled workweek prior to the holiday and their first scheduled day of their regularly scheduled workweek subsequent to the holiday, unless the absence is excused for illness, injury or other bona fide reason. An employee shall not be eligible for holiday pay unless the employee has been employed by the Employer for at least one-hundred twenty (120) days prior to the holiday. An employee will be eligible for Holiday Pay during their first leave of absence during a contract year, but ineligible for Holiday Pay during subsequent leave of absence(s) during the same contract year.

(b) In the case of Chief Engineers or Assistant Engineer, the Employer may, in its discretion, in lieu of a designated holiday, give such employee alternate days off within one month of the holiday or add such days to their vacation period. If the Employer does not exercise this option, but requires the employee to be on duty on such holidays, the employee shall receive a total of 1-1/2 times their regular rate of pay in addition to their regular holiday pay for the holidays worked.

(c) No more than one (1) Floating Holiday shall be taken in any one (1) quarter of the contract year.

(d) An employee who has not received the Floating Holidays provided herein during the contract year shall be paid for such holiday/s and an employee who is terminated prior to having received the Floating Holidays specified in this Agreement shall be paid for such holidays upon termination. Such payments shall be at straight-time pay.

(e) In order to be eligible to receive Floating Holiday benefits under this Section, an employee must have been employed at the premises at least six (6) months.

(f) "EXAMINATION DAY" one (1) day per year that can be used by the Employee for the sole purpose of having a complete medical examination. The Employee shall be paid, on a straight time basis, for this "Examination Day" only if the Employee actually uses this day and presents proof of the examination.

(i) A complete physical examination shall include, at minimum, a majority of the following:

1. A consultation with a physician;
2. A comprehensive examination;
3. Complete blood counts;
4. Chemistries;
5. Electrocardiogram;
6. Chest X ray;
7. Urinalysis.

**Section 2. Vacations.** (a) Amount. All regular full-time employees with at least six (6) months of continuous service on the premises, shall be entitled to a vacation with pay according to the following schedule:

(1) Six months' of service - one (1) week of vacation forty (40) hours of vacation.

(2) For each full month of service in excess of the first six (6) months' service – Eight (8) additional hours of vacation but not more than a total of Eighty (80) hours of vacation for one (1) year of service.

(3) One (1) year or more but less than three (3) years of service - Two (2) weeks of vacation equal to eighty (80) hours of vacation.

(4) Three (3) years or more but less than ten (10) years of service - Three (3) weeks of vacation one hundred twenty (120) hours of vacation.

(5) Ten (10) years or more but less than twenty (20) years of service - Four (4) weeks of vacation equal to one hundred and sixty (160) hours.

(6) Twenty (20) or more years of service - Five (5) weeks of vacation equal to two hundred (200) hours of vacation.

(7) Twenty-five (25) or more years of service - Six (6) weeks of vacation equal to two hundred and forty (240) hours of vacation.

All regular part-time employees shall be entitled to a reduced, proportionate amount of vacation with pay based on the foregoing schedule, pro-rated on the basis of the number of regular weekly hours the employee worked in relation to a forty (40) hour work week.

(b) Prorated Vacation Pay. An employee with at least six (6) months of continuous service on the same premises whose employment terminates before they qualify for their next vacation shall be entitled to prorated vacation pay equal to one-twelfth (1/12th) of their vacation pay for each full one (1) month of service for which they have not received prior vacation allowance credit whether or not such service precedes June 1st of any year.

(c) Scheduling. Vacations may be scheduled at any time during the year as agreed between the Employer and employee. Vacation scheduling requests shall be granted in the order in which they are received. If vacation schedules are submitted at the same time, preference on the basis of seniority will be granted.

(d) Substitutes. The Employer may hire a temporary or substitute employee for each employee on vacation so that the same number of employees in all classifications shall be maintained during vacations. On premises where no Helper is employed, the Union may furnish, at the Employer's expense, a substitute employee in the classification of the vacationing regular employee.

(e) Use-it or Lose-it for Vacation. Employees who are awarded their annual vacation on a particular date (whether on December 1, January 1, or the anniversary of the employee's hire date) must use that vacation within 12 months of the date it is awarded or such vacation is forfeited. For example, an employee who is awarded their two weeks of annual vacation on December 1, 2020 must use that two weeks of vacation by November 30, 2021 or it is forfeited. In order to enforce this use-it or lose-it requirement for vacation, the Employer must allow the employee a reasonable opportunity to use their available vacation. Any Employee unable to use their vacation fully in a year because of the employer not approving requested time off shall be allowed to be paid out the last pay period of the current accrual year.

(f) Any Employee on a three (3) month or more leave of absence shall have to work ninety (90) days after returning from leave to use any accrued vacation. If an employee on leave does not return to work, they shall not be paid out for any vacation accrued during the leave.

**Section 3. Sick Leave.**

(a) Leave of Absence. In the case of inability to work due to physical disability or illness, an employee shall be entitled to a leave of absence. In any twelve (12) month period, sick leave(s) shall not exceed the cumulative maximum of six (6) months after one year of service or, in the case of employees with less than one (1) year of service, the cumulative maximum of one-half (1/2) the employee's length of service except that this period may be extended in hardship cases by mutual agreement. An employee with a bona fide work related injury will be entitled to a maximum of one year leave of absence. If the employee occupies an apartment on the premises, the employee shall continue to live there rent-free during the leave of absence.

In addition, the Employer shall continue to make payments to the Local No. 1 Health Fund, Local No. 1 Pension Trust Fund, and the Local No. 1 Training Fund for an employee for the leave of absence period which is provided by this section; an Employer who voluntarily extends the leave of absence beyond the period required by this section is not obligated to continue making payments to the Funds during the period of such extension. An employee engaged as a substitute for the employee on leave shall not be entitled to an apartment, provided that if the Employer requires that the substitute live on the premises the Employer and the Union shall agree upon a suitable arrangement to accommodate the Employer's operating needs. Nor shall the Employer be required to contribute to the Local No. 1 Health Fund, Local No. 1 Pension Trust Fund, or the Local No. 1 Training Fund on account of the employment of a substitute.

Employees on a leave of absence must complete the following:

- a. supply medical substantiation of the need for leave as required by the Employer;
- b. regular bi-monthly updates by the employee (either by phone or email) giving their status during the leave.

(b) Family Medical Leave Act. The provisions of this Section shall be interpreted and applied in conformance with all applicable requirements of the Federal Family and Medical Leave Act ("FMLA"). To the extent any provision of this Agreement or any policy or practice of the Employer is contrary to the FMLA, such provision, policy or practice shall be deemed modified so as to conform to the requirements of the FMLA. Only in the event an employee takes a leave of absence for which they are eligible pursuant to the FMLA and not pursuant to a specific provision of this Agreement, the employee must first exhaust all unused vacation time towards the twelve (12) week FMLA period.

(c) Employees responsibility for Union Dues, COPE, Health Copay. It is solely the employee's responsibility to pay Union dues, contribution to COPE or provide Health Insurance co-pay while the employee is on disability, workers' compensation or leave of absence.

**Section 4. Sick Leave Pay.**

(a) Regular Sick Leave. All employees who have accumulated a minimum of six (6) months of service with the same Employer or their successor or predecessor shall be entitled to five (5) days of sick leave in each year of employment, measured from date of hire, without suffering any loss or reduction of earnings for bona fide illness preventing them from performing their job duties. Employees may carry over any unused sick days from year to year, up to maximum accumulation of Thirty (30) days. An employee shall notify the Union and their Employer promptly in order to be eligible for sick leave payments and shall, upon the request of their Employer, present

medical evidence of their illness for absences of two (2) or more consecutive scheduled work days. Sick leave taken immediately before or after a scheduled vacation unless substantiated by acceptable medical evidence is considered to be an unexcused absence and the employee is not eligible for sick leave pay.

(b) Employees who have been continuously employed by an Employer for ten (10) years or more, retire from employment and apply for their pension from the SEIU Local No.1 Pension Fund shall receive at the time of retirement, in addition to all other benefits, payment, at the regular straight time rate of pay, for one hundred percent (100%) of the unused accumulated sick day's credit (including a prorate portion of the present year's credit.

(b) Disability Sick Leave. In addition to regular sick leave provided under Section 4(a) above, an employee who meets all of the foregoing conditions of Section 4(a) shall also be entitled to receive up to 23 days of paid sick leave in each year of employment, measured from date of hire, for time during which they are unable to work due to bona fide disability, as evidenced by a written statement from their doctor, except that employees who have less than twelve (12) months of service with the same Employer or their successor or predecessor shall only be entitled to receive up to ten (10) days of paid disability sick leave. At the time of the request for the sick leave, the employee requesting leave must provide a Medical Statement with the date of their expected return to work. Under this subsection, "bona fide disability" shall mean any verifiable medical condition which requires hospitalization or outpatient surgery and shall not include routine illness. After an employee has used 50% of their available regular and accumulated sick leave under Section 4(a) above, the employee may then apply for use of any available disability sick leave.

In the case of a pandemic, as defined by the World Health Organization, where Federal or State laws do not cover paid sick leave, employees would be allowed to utilize the above provision if rendered medically unable to work due to that declared pandemic.

(d) At the employer's discretion and expense additional doctors opinions may be obtained to determine qualification for benefit.

(e) No pyramiding. An employee shall not be entitled to sick leave pay and disability payments under the state worker's compensation law for the same day of absence. If an employee received paid sick leave and subsequently received payment under worker's compensation for those same days, they must reimburse the Employer for the paid sick leave for which they were not entitled. The Employer may obtain such reimbursement through a payroll deduction plan.

(f) Express Waiver of Cook County and City of Chicago Ordinances. The provisions of this Section 4 are in lieu of the rights and benefits provided by the Cook County Earned Sick Leave Ordinance and the City of Chicago Paid Sick Leave Ordinance. The parties expressly agree that all rights, requirements and benefits under the Cook County Earned Sick Leave Ordinance and the City of Chicago Paid Sick Leave Ordinance are hereby waived.

(g) Express Waiver of Illinois Employee Sick Leave Act. The provisions of this Section 4 are in lieu of the rights and benefits provided by the Illinois Employee Sick Leave Act. The parties expressly agree that all rights, requirements, and benefits under the Illinois Employee Sick Leave Act are hereby waived.

**Section 5.** Jury Duty. Any employee who is called to jury duty and who loses time from their regular work week because of such duty will receive pay from the Employer in an amount representing the difference between their regular pay and the amount received by the employee while on jury duty, including time spent when qualifying as a juror; provided, however, to be eligible for such payment the employee must notify the Employer that they have been summoned for such duty within five (5) days after receipt of notice thereof and provided, further, that such payment shall not be due more than once during the term of this Agreement.

**Section 6.** Bereavement Leave. In the event of the death of an employee's spouse, parent, child, brother or sister, parent of current spouse, grandparent, grandchildren, stepchildren, and upon prompt notice to the Employer, any employee covered by this Agreement shall be entitled to three (3) consecutive working days off with no reduction or loss in earnings.

**Section 7.** Maternity Leave. In the event of pregnancy, the pregnant employee shall notify the Employer and be entitled to a leave of absence. The maternity leave shall commence at a reasonable time prior to delivery and shall end at a reasonable time following delivery when they are medically able to return to work, such time to be established by their doctor subject to verification by a doctor selected by the Employer, as required by law.

**Section 8.** Computation of Pay For Sick Leave. Employees shall be paid their regular pay, calculated at one-fifth of the employee's regular weekly wage, for each leave day for which the employee is entitled to payment under this Agreement

**Section 9.** Official Union Leave. An employee selected to represent the Union at conventions, conferences, collective bargaining, grievances and arbitration proceedings or other Union business, shall be granted a personal leave of absence (at no pay) based on the following employee classification and schedule:

Chief Engineers: no more than ten (10) work days per contract year to carry out said business.

All other Employees: no more than twenty-two (22) work days per contract year to carry out said business.

Such leave shall require a thirty (30) day advance written notice to the Employer for Chief Engineers requesting such leave and fourteen (14) day advance written notice to the Employer for all other employees requesting leave. Any building with three (3) or less employees shall be exempt from this requirement. Only one (1) employee per building will be granted a personal leave of absence to represent the Union at any one time.

## **ARTICLE VIII**

### **Adoption of Health, Pension and Training Fund Trusts**

The Employer hereby adopts and subscribes as a party to the Agreement and Declaration of Trust, dated July 10, 1963, as amended, covering the Local No. 1 Health Fund, the Agreement and Declaration of Trust dated January 4, 1967, as amended, covering the Local No. 1 Pension Fund and Plan and the Agreement and Declaration of Trust, dated May 1, 1996 covering the SEIU Local No. 1 Training Fund, and agrees to and adopts, further, the appointment of the Employer Trustees of each of the Funds who shall from time to time be appointed as such in accordance with the terms of said Agreements and Declarations of Trust. The Employer agrees to pay the amounts of money which are required to be paid in Articles IX, X and XI of this collective bargaining Agreement relating to the Health Fund, Pension Fund and the Training Fund and to be bound by

and be a party to the Trust instruments relating thereto and all amendments and revisions thereof from time to time hereafter made as if the Employer had signed the original copy of the said Trust instruments and amendments and revisions thereof from time to time made or to be made.

## **ARTICLE IX Local No. 1 Health Fund Contributions**

**Section 1.** For the period beginning December 1, 2021 and ending November 30, 2022, Employers shall contribute to the Local No. 1 Health Fund the sum of \$1,045.20 (one thousand, forty five dollars and twenty cents) each month on behalf of each regular full-time employee covered by this Agreement who is on its active payroll, provided however, that Employer's contributions shall be prorated for those months in which such regular full-time employees, cease their employment and/or remain on medical or personal leaves of absence for periods in excess of those specified in Article VII, Section 3.

In the case of employees other than regular full-time employees, for the period beginning December 1, 2021 and ending November 30, 2022, Employers shall contribute \$6.03 (six dollars and three cents) for each paid hour of work performed by such employee.

For the period beginning December 1, 2022 and ending November 30, 2023, Employers shall contribute to the Local No. 1 Health Fund the sum of \$1,079.87 (one thousand, seventy nine dollars and eighty seven cents) each month on behalf of each regular full-time employee covered by this Agreement who is on its active payroll, provided however, that Employer's contributions shall be prorated for those months in which such regular full-time employees, cease their employment and/or remain on medical or personal leaves of absence for periods in excess of those specified in Article VII, Section 3.

In the case of employees other than regular full-time employees, for the period beginning December 1, 2022 and ending November 30, 2023, Employers shall contribute \$6.23 (six dollars and twenty three cents) for each paid hour of work performed by such employee.

For the period beginning December 1, 2023 and ending November 30, 2024, Employers shall contribute to the Local No. 1 Health Fund the sum of \$1,123.20 (one thousand, one hundred twenty three dollars and twenty cents) each month on behalf of each regular full-time employee covered by this Agreement who is on its active payroll, provided however, that Employer's contributions shall be prorated for those months in which such regular full-time employees, cease their employment and/or remain on medical or personal leaves of absence for periods in excess of those specified in Article VII, Section 3.

In the case of employees other than regular full-time employees, for the period beginning December 1, 2023 and ending November 30, 2024, Employers shall contribute \$6.48 (six dollars and forty eight cents) for each paid hour of work performed by such employee.

(a) For purposes of the foregoing, a "regular full-time employee" shall be defined as one who is normally scheduled to work 120 (one-hundred-twenty) or more hours within a calendar month.

(b) Paid vacations, holidays and funeral leave shall be treated as time worked. In the event an employee works during their holiday or vacation, one payment to the Welfare Fund is all that will be required.

(c) It is understood that the Welfare Fund confirms Participant eligibility on the basis of Employer contribution remittance reports and that prompt notification of termination of employment is necessary for the efficient administration of the Welfare Fund and the proper determination of eligibility and payment of claims. Therefore, it is agreed that, notwithstanding any other provision herein to the contrary, the Employer shall give written notification to the Local No. 1 Health Fund of the termination of employment of any employee within ten calendar days of such termination.

(d) The Employers contribution to the Health Fund shall begin on the first day of the first full month of an Employee's employment regardless of whether an employee is full time or part time.

(e) The hourly contribution to the Welfare Fund shall not be paid for hours worked in excess of 40 hours per week.

## **Section 2. Employee Co-payment.**

(a) The Employee Co-payment to the Health Fund shall begin on the first day of the first full month of an Employee's employment.

(b) All full-time employees who have elected "Plan A" coverage shall be required to make a co-payment of twenty dollars (\$20.00) per month to supplement the Employer's contribution for continued coverage under the Local No. 1 Health Plan. Such co-payments shall be deducted from the employee's wages by the Employer on the pay period prior to the month for which contributions are due to the Health Fund. The Employer shall be responsible for the remittance of the employee's co-payment together with the Employer's contribution in advance each month. Such remittance shall be made no later than the 10th day of each month for coverage for such month.

(c) All full-time employees who have elected "Plan B" coverage shall be required to make a co-payment of one hundred and thirty dollars (\$130.00) per month to supplement the Employer's contribution for continued coverage under the Local No. 1 Health Plan. Such co-payments shall be deducted from the employee's wages by the Employer on the pay period prior to the month for which contributions are due to the Health Fund. The Employer shall be responsible for the remittance of the employee's co-payment together with the Employer's contribution in advance each month. Such remittance shall be made no later than the 10th day of each month for coverage for such month.

**Section 5.** Remittances under this Article are payable monthly in arrears and are due on the fifteenth (15<sup>th</sup>) day of the month following the month in which the work was performed, or ten (10) days after receipt of the preprinted form, whichever is later.

## **ARTICLE X Local No. 1 Pension Trust Fund Contributions/401 K**

**Section 1.** For the period beginning December 1, 2021, and ending November 30, 2022, Employers shall contribute to the Local No. 1 Pension Fund the sum of \$242.66 (two hundred forty two dollars and sixty six cents) each month on behalf of each regular full-time employee covered by this Agreement who is on its active payroll; provided, however, that Employer's contributions shall be prorated for those months in which such regular full-time employees, cease their employment and/or

remain on medical or personal leaves of absence for periods in excess of those specified in Article VII, Section 3.

In the case of employees other than regular full-time employees, for the period beginning December 1, 2021 and ending November 30, 2022, Employers shall contribute \$1.40 (one dollar and forty cents) for each paid hour of work performed by such employee.

For the period beginning December 1, 2022, and ending November 30, 2022, Employers shall contribute to the Local No. 1 Pension Fund the sum of \$242.66 (two hundred forty two dollars and sixty six cents) each month on behalf of each regular full-time employee covered by this Agreement who is on its active payroll; provided, however, that Employer's contributions shall be prorated for those months in which such regular full-time employees, cease their employment and/or remain on medical or personal leaves of absence for periods in excess of those specified in Article VII, Section 3.

In the case of employees other than regular full-time employees, for the period beginning December 1, 2022 and ending November 30, 2023, Employers shall contribute \$1.40 (one dollar and forty cents) for each paid hour of work performed by such employee.

For the period beginning December 1, 2023, and ending November 30, 2024, Employers shall contribute to the Local No. 1 Pension Fund the sum of \$242.66 (two hundred forty two dollars and sixty six cents) each month on behalf of each regular full-time employee covered by this Agreement who is on its active payroll; provided, however, that Employer's contributions shall be prorated for those months in which such regular full-time employees, cease their employment and/or remain on medical or personal leaves of absence for periods in excess of those specified in Article VII, Section 3.

In the case of employees other than regular full-time employees, for the period beginning December 1, 2023 and ending November 30, 2024, Employers shall contribute \$1.40 (one dollar and forty cents) for each paid hour of work performed by such employee.

For purposes of the foregoing, a "regular full-time employee" shall be defined as one who is normally scheduled to work 120 (one-hundred-twenty) or more hours within a calendar month.

The Employers contribution to the Pension Fund shall begin on the first day of the first full month of an Employee's employment regardless of whether an employee is full time or part time.

Remittances under this Article are payable monthly in arrears and are due on the fifteenth (15<sup>th</sup>) day of the month following the month in which the work was performed, or ten (10) days after receipt of the preprinted form, whichever is later.

**Section 2. 401(k) Fund.** Janitorial employees employed in ABOMA Member buildings shall be allowed through payroll deduction to participate in the SEIU Local 1 Retirement Savings Plan (401(k) fund). There shall be no contribution from the Employer, but the employees shall be able to designate monthly contributions for the 401(k) Plan. The Employer shall never be required to contribute to the SEIU Local 1 Retirement Savings Plan (401(k) fund).

**ARTICLE XI**  
**SEIU Local No. 1 Training Fund Contributions**

For the period beginning December 1, 2021 and ending November 30, 2022, Employers shall contribute to the Local No. 1 Training Fund the sum of \$20.80 (twenty dollars and eighty cents) each month on behalf of each regular full-time employee covered by this Agreement who is on its active payroll, provided however, that Employer's contributions shall be prorated for those months in which such regular full-time employees, cease their employment and/or remain on medical or personal leaves of absence for periods in excess of those specified on Article VII, Section 3.

In the case of employees other than regular full-time employees, for the period beginning December 1, 2021 and ending November 30, 2022 Employers shall contribute \$0.12 (twelve cents) for each paid hour of work performed by such employee.

For the period beginning December 1, 2022 and ending November 30, 2023, Employers shall contribute to the Local No. 1 Training Fund the sum of \$20.80 (twenty dollars and eighty cents) each month on behalf of each regular full-time employee covered by this Agreement who is on its active payroll, provided however, that Employer's contributions shall be prorated for those months in which such regular full-time employees, cease their employment and/or remain on medical or personal leaves of absence for periods in excess of those specified on Article VII, Section 3.

In the case of employees other than regular full-time employees, for the period beginning December 1, 2022 and ending November 30, 2023 Employers shall contribute \$0.12 (twelve cents) for each paid hour of work performed by such employee.

For the period beginning December 1, 2023 and ending November 30, 2024, Employers shall contribute to the Local No. 1 Training Fund the sum of \$22.53 (twenty dollars and fifty three cents) each month on behalf of each regular full-time employee covered by this Agreement who is on its active payroll, provided however, that Employer's contributions shall be prorated for those months in which such regular full-time employees, cease their employment and/or remain on medical or personal leaves of absence for periods in excess of those specified on Article VII, Section 3.

In the case of employees other than regular full-time employees, for the period beginning December 1, 2023 and ending November 30, 2024 Employers shall contribute \$0.13 (thirteen cents) for each paid hour of work performed by such employee.

"The Employers contribution to the Training Fund shall begin on the first day of the first full month of an Employee's employment regardless of whether an employee is full time or part time.

Remittances under this Article are payable monthly in arrears and are due on the fifteenth (15<sup>th</sup>) day of the month following the month in which the work was performed, or ten (10) days after receipt of the preprinted form, whichever is later."

For purposes of the foregoing, a "regular full-time employee" shall be defined as one who is normally scheduled to work 120 (one-hundred-twenty) or more hours within a calendar month.

In the event that the Training Fund shall cease operation, the Training Fund monthly contribution shall be added to the monthly pension contribution.

**ARTICLE XII**  
**Health Fund Contribution Purposes**

The contributions provided for in Article IX are intended for the purpose of maintaining the same or substantially similar benefits as were available to the employees pursuant to the Fund plan as of November 30, 2021. No improvements in the plan of benefits or changes resulting in an increase in the Employer's contribution to the Local No. 1 Health Fund with respect to employees covered by this Agreement shall be made during the term of this Agreement.

**ARTICLE XIII**  
**Health, Pension and Training Fund**  
**Delinquent Contributions and Right to Audit**

**Section 1.** The Employer recognizes the necessity of making prompt Health and Welfare, Pension and Training Fund contributions to preserve the benefit standing of employees. If the Employer continues to be delinquent in making payments to either the Health Fund or the Pension Fund or the Training Fund for a period of twenty (20) calendar days after written notice of delinquency is given to the Employer, via certified mail, return receipt requested, or refuses to make available payroll records in accordance with Section 2 of this Article, the Union may strike the Employer to enforce such payments or production of records without regard to the No-strike clause in Article XIV or the Grievance and Arbitration procedure provided in Article XV. In addition, any Employer delinquent for more than 30 days after receipt of notice or delinquency in making required contributions to the Health Fund or the Pension Fund or the Training Fund shall be required to pay, in addition to the actual delinquent amount, interest at the rate of one percent (1%) per month thereon, and liquidated damages at the rate of two percent (2%) per month thereon, as well as accounting and attorney's fees and court costs, if any, incurred in effecting collection.

**Section 2.** The Funds shall have the right to inspect payroll records of the Employer for the purpose of determining whether the Employer is complying with the provisions of this Agreement relating to the fringe benefit contributions being paid on behalf of employees covered by this Agreement. The Employer shall make such books and records available at reasonable business times and hours to the representatives or a certified public accountant designated by the Funds. If the audit reveals violations by the Employer in excess of ten percent (10%) of the required contributions for the period audited, the cost of the audit shall be borne by the Employer.

**ARTICLE XIV**  
**No-Strike and No-Lockout**

**Section 1.** The Association and all Employers covered by this Agreement agree that there will be no lockouts during the term of this Agreement.

**Section 2.** The Union agrees that, except as otherwise expressly provided in Section 3 of this Article XIV, there will be no strikes, work stoppages, or slowdowns against any building covered by this Agreement during the term of this Agreement with respect to issues covered by this Agreement and it will not countenance or permit suspension of work or strikes by its members for any purpose whatsoever, and that its members will not suspend work or refuse to perform their regular duties or engage in any sympathetic strike. The Union agrees that it will promptly take reasonable steps to end any unauthorized strike or stoppage. If the Union promptly takes such

action in good faith, the Employer agrees that it will not bring any action against the Union in respect to any such concerted activity. It shall not be a violation of this Agreement nor cause for discharge or discipline for any employee covered hereunder to refuse to cross a lawful primary picket line or to refuse to perform work where such picket line has been authorized by the labor organization picketing. It is understood that an employee shall not refuse to perform their work under such circumstances until they have been so authorized and has notified their Employer that they intend not to work.

**Section 3.** Regardless of the provisions of Section 2 of this Article, the Union shall have the right to picket, strike, or use other lawful economic means against any Employer or building by reason of the failure or refusal of the Employer to pay the contributions required to the Local No. 1 Health Fund and/or the Local No. 1 Pension Trust Fund and/or the Local No. 1 Training Fund and/or the wages of any employee as is more fully provided by the terms of this Agreement, or refuses to arbitrate or mediate as provided under this Agreement, or, in the case of an Employer who is bound by this Agreement, fails or refuses upon request to execute an adoption of this Agreement in written form for the premises covered by it, or fails to comply with the terms of an Arbitration Award.

**Section 4.** Any lawful strike, picketing or other economic means engaged in by the Union under this Article XIV shall not take place at the premises of any other Employer who may be represented by the same Management Agent that represents the premises concerning which the Union has the primary dispute.

## **ARTICLE XV Grievance and Arbitration Procedure**

**Section 1.** Employees within the first one hundred and twenty (120) days of service (probationary period) shall be entitled to file a grievance for any violation of the Agreement, except for termination.

**Section 2.** STEP 1: Should the Union or any employee covered by this Agreement have any complaint, grievance or dispute concerning or arising from the application of this Agreement or directly related thereto, the Representative of the Union (or designated representative) and the Employee shall meet and discuss the grievance, complaint or dispute with the Building Manager of the Employer (or designated representative). The Step 1 Meeting may take place in person or by video conference or telephone conference if mutually agreed to by the Union and Employer.

The Step 1 shall commence:

1. Within 15 business days of the date of issuance of the disciplinary action to the employee with timely notice to the union or;
2. Within 15 business days of the date the employee gets knowledge of the complaint or dispute with timely notice to the union.

Failure to act within the time period specified waives the grievance.

**Section 3.** STEP 2: If the matter cannot be settled in above manner (Section 2. Step 1) within five (5) business days after the meeting, the representative of the Union shall reduce the complaint, grievance or dispute to writing, stating the nature of the dispute and the requested relief, and send a copy thereof to the Employer or its designated representative, requesting that the principal representative(s) of the Employer (other than the representative of the Employer who participated in the STEP 1 meeting) meet with a principal representative of the Union (other than the representative of the Union who participated in the STEP 1 meeting) within ten (10) business days to endeavor to settle the matter. The Step 2 Meeting may take place in person or by video conference or telephone conference if mutually agreed to by the Union and Employer. Failure to act within the time period specified waives the grievance.

**Section 4.** STEP 2 A: Should an Employer have any complaint, grievance or dispute concerning or arising from the application of this Agreement it shall have the right within fifteen (15) business days after the grievance, complaint or dispute arose to meet and discuss the matter with a principal officer(s) of the Union to endeavor to settle the matter. Failure to act within the time period specified waives the grievance.

**Section 5.** Differences of every kind which may arise with reference to this Agreement involving members in good standing of ABOMA, (and which does not involve a Contractor who's allowed to adopt certain terms and conditions of this Agreement pursuant to Article V, Section 7) and which if not resolved under Article XV, Section 1, Section 2, Section 3 or Section 4 above, shall be referred to a "Joint Board of Arbitration" in the following manner;

STEP 3: The written statement of the specific grievance to be arbitrated shall be furnished by the party making the complaint to the other party and to ABOMA or the Union, as the case may be, setting forth in detail the grievance requiring arbitration, the requested relief, the dates of the prior grievance meetings as specified in Article XV, Section 1, Section 2, Section 3 or Section 4 above, and the names of the participants at each meeting within ten (10) business days of the meeting held pursuant to Section 2, Section 3 or Section 4. Failure to act within the time period specified waives the grievance.

(b) STEP 4: The "Joint Board of Arbitration" shall be selected within ten (10) business days from the receipt of the written statement of grievance, and shall consist of one (1) person selected by ABOMA and one (1) person selected by the Union, and shall endeavor to resolve the matter. No party may have legal counsel present. In the event a party insists upon legal counsel being present, that party will be deemed to have waived the right to a Board of Arbitration hearing and decision, and the grievance shall be considered unresolved at Step 5. Upon mutual written consent of the Union and ABOMA, time limitation contained in STEP 4 may be extended.

(c) All documents including tape recordings and video files that will be used by either party at the Board of Arbitration hearing must be submitted five (5) business days in advance of the Board of Arbitration meeting to ABOMA. ABOMA upon receipt of the above documentation, tape recording and video files will submit the information to the ABOMA Appointed Arbitrator and the Union Appointed Arbitrator.

(d) STEP 5: The "Joint Board of Arbitration" shall meet within ten (10) business days after being selected and shall render their written decisions within (10) business days after the meeting. The Step 5 Meeting may take place in person or by video conference or telephone conference if mutually agreed to by the Union and Employer. The arbitrators may not alter, change or in any way expand or contract the provision of this Agreement. Upon mutual written consent of the Union and ABOMA, time limitation contained in STEP 5 may be extended.

(e) In the event that the two members of the Joint Board of Arbitration issue an opinion in which they both concur, the matter shall be considered resolved, and the decision of the " Joint Board of Arbitration" shall be final and binding on both parties, and shall be enforceable in a court of law in accordance with State and Federal law.

(f) The fees and expenses of the Joint Board of Arbitration shall be divided equally between the Union and the Employer. All other expenses of the arbitration shall be assumed by the party incurring them

**Section 6.** The Union or the Employer, as the case may be, may within thirty (30) business days after completion of the Section 2 or Section 3 procedure, or, in cases of ABOMA members in good standing, for matters not resolved by the Section 5 procedure, notify the other party in writing that it wishes to arbitrate the grievance, complaint or dispute. Such notice, in the case of the Union shall be given to its Principal Representative and in the case of an Employer shall be given to its designated Principal Representative. The parties shall then attempt to agree upon an arbitrator. Failure to act within the thirty (30) business day time period waives the grievance. In the event that they cannot so agree within a period of five (5) business days, either party may apply to the Federal Mediation and Conciliation Service for a panel of seven (7) impartial arbitrators from which the parties shall select an arbitrator as follows.

(a) Either party shall have the right to strike the entirety of the first panel submitted by the Service and apply for a second panel.

(b) From the panel which is effective the parties shall, commencing with the party requesting arbitration, alternately strike off six (6) names. The remaining arbitrator shall be the arbitrator in the case.

**Section 7.** The arbitrator may not alter, change or in any way expand or contract the provision of this Agreement. The decision of the arbitrator shall be final and binding on both parties and shall be enforceable in a court of law in accordance with state and federal law.

**Section 8.** The fees and expenses of the arbitrator shall be divided equally between the Union and the Employer. All other expenses of the arbitration shall be assumed by the party incurring them.

**Section 9.** If the parties are unable to resolve a complaint, grievance or dispute concerning the payment of wages or benefits (other than those benefits provided pursuant to the Health Fund, Pension Fund and Training Fund), in lieu of arbitration pursuant to Section 5 through 8 of the Article, either party may apply to the Illinois Department of Labor, Conciliation and Mediation Division, for expedited mediation of the dispute. If the parties are unable to reach agreement on a resolution, the Mediator will be empowered to issue a final and binding resolution, which shall be enforceable in a court of law in the same manner and with the same effect as if the Mediator's resolution was an arbitration award.

**Section 10.** Upon mutual written consent of the parties, time limitations contained in this Article may be extended.

**Section 11.** Upon mutual written consent of the Union and the Employer and with written notice to ABOMA, Section 3 (STEP 2) or, Section 4 (STEP 2 a) or Section 5 (STEPS 3, 4 and 5) of Article XV can be waived.

## **ARTICLE XVI Management Rights**

The management of the premises, the direction of the work force and the authority to execute all of the functions and responsibilities of management including, but not limited to, the right to schedule the work to be performed and the assignment of employees to such work, the control and regulation of all equipment and other property of the Employer, the determination, establishment and enforcement of reasonable published rules of safety and conduct, and the right to maintain discipline and efficiency of all employees, are all vested exclusively in the Employer, except that such rights, functions and responsibilities are subject to and shall not be exercised in such manner as to conflict with any of the provisions of this Agreement.

## **ARTICLE XVII More Favorable Agreements**

**Section 1.** No Employer covered by this Agreement shall bargain with or enter into any agreement with any employee/s covered by this Agreement independently of the Union and no agreement made by such Employer in respect to or on behalf of such employee/s with whomsoever made concerning wages, hours or other terms and conditions of employment as provided in this Agreement shall be valid or binding upon the Union unless a principal officer of the Union is a party thereto in writing.

**Section 2.** Should the Union at any time during the term of this Agreement enter into a lawful agreement with any other Employer in respect to premises as defined in this Agreement which Agreement grants more favorable conditions in total to such Employer than those contained in this Agreement for the performance of the same work under the same conditions within the city limits of Chicago, such more favorable conditions shall, unless corrected by the Union within 90 days after notice thereof in writing is served upon a principal officer of the Union by any Employer whose premises are covered by this Agreement, be automatically allowed to every other Employer in respect to premises covered by this Agreement as of the date of such other agreement.

**Section 3.** Upon request from ABOMA SEIU Local 1 will provide a list of the names and address of all properties and/or companies executing and labor agreement between Service Employees International Union, Local 1 Residential Division know as Independent Highrise Apartment Agreement covering Janitors in Fireproof Apartment Buildings effective December 1, 2021. The request for the list shall be limited to once per year. SEIU agrees to provide information on any new Independent Highrise Apartment Agreements as new agreements are signed after the date the list is requested. The Union also agrees to provide full and complete copies of any of the specific individual "independent" labor agreements as requested by ABOMA within 5 business days of the request.

**ARTICLE XVIII**  
**Wage Information**

The Employer shall, upon written request, promptly supply the Union with the name, address, classification, social security number, date of hire and wage rate of each employee covered under the terms of the Agreement and shall, in addition, promptly supply the Union with such wage and related information as may be necessary to comply with the law and/or to determine compliance by the Employer with the provisions of this Agreement.

**ARTICLE XIX**  
**Americans with Disabilities Act**

In the event an employee requests a reasonable accommodation because of a mental or physical disability as defined by the Americans with Disabilities Act, the Employer shall attempt to provide a reasonable accommodation as provided by law. To provide such an accommodation, seniority shall not be applicable for any purpose except layoff and recall. Any dispute with respect to the Employer's or Union's compliance with this Article shall be subject to the grievance and arbitration procedure. However, the Union's decision in respect to the grievance and arbitration procedure shall not waive or affect the employee's right to seek additional remedies under any applicable federal, state, or local law.

**ARTICLE XX**  
**Nondiscrimination**

The Employer and the Union shall not discriminate against any employee or applicant for employment by reason of race, color, national origin, sex, age, religion, handicap, disability, military service (including the Reserves and National Guard), Union membership or activity and shall in such respects comply with applicable state, local and federal law. Any disputes with respect to the Employer's or Union's compliance with this Article shall be subject to the grievance and arbitration procedure. However, the Union's decision in respect to the grievance and arbitration procedure shall not waive or affect the employee's right to seek additional remedies under any applicable federal, state, or local law.

**ARTICLE XXI**  
**Severability**

In the event that any provision of this Agreement is held to be in violation of law, it shall be deemed to be of no force and effect, and this Agreement shall be construed as if such provision were not a part thereof, it being understood, however, that all other provisions of this Agreement shall not be affected thereby.

**ARTICLE XXII**  
**Continuing Education and Training**

**Section 1. Formation of Joint Labor-Management Committee**

The Labor Management Committee in cooperation with the Training Fund will mutually agree upon required classes. Classes will be offered through the Training Fund.

**Section 2. Continuing Education and Training**

Chief Engineers, Assistant Engineers & Helper A Janitors

- a. Annual requirement of Continuing Education to be completed during work-time and all hours will be compensated at straight-time.
- b. All must show certificate of completion for the allotted training.
- c. Continuing Education Courses selected shall be subject to the approval of the Employer with consideration of the recommendations of the Chief Engineer.
- d. Chief Engineers must complete eight (8) hours of continuing education annually; Assistant Engineers and must complete eight (8) hours of training annually.
- e. Helper A Janitors will be required to complete eight (8) hours of training annually.
- f. Failure to complete or refusal to enroll in the classes to meet the Continuing Education requirement shall be grounds for progressive discipline unless the employee cures said failure to complete or enroll within thirty (30) days' receipt of notice from Employer.
- g. Employers who employ part-time or shared employees shall compensate employees for continuing education hours, on a pro-rata basis, based on number of days worked in workweek. Employers shall provide worktime to attend continuing education classes in accordance with the schedule of the Training Fund classes.

Helper A Janitors

- a. All Helper A Janitors must complete a two-year Apprenticeship Program through the Local No. 1 Training Fund within thirty-six (36) months from the date of hire or written notice from employer. Enrollment in the Apprenticeship program must begin within six (6) months of the date of hire or written notice from the employer, as evidenced by written notice from the Training Fund to the Employer. Failure or refusal to enroll within the six-month period or complete the Apprenticeship Program within the thirty-six (36) month period shall be grounds for dismissal. If second shift employee work schedule prevents attendance at required Training Fund Classes, employer shall attempt to make a reasonable accommodation. By written agreement between the

Employer, Employee and the Union the requirement to complete the two-year Apprenticeship Program can be waived, or time frame extended.

- b. All newly hired Helper A Janitors will be hired at a rate of pay equal to ninety percent (90%) of the Helper A Janitor rate. After completing fifty percent (50%) of the Apprenticeship Program, pay will increase to ninety-five percent (95%) of the Helper A Janitor rate. Upon receiving a certificate of completion they will receive the full Helper A Janitor rate. The Employer shall be required to provide confirmation paperwork of on-the-job training work completed as required by the SEIU Local 1 Apprenticeship Program and the Department of Labor.
- c. All employees hired into Helper A Janitor positions before November 30, 2003, will be exempt from this requirement.

### Helper C Janitors

- a. All Helper C Janitors must complete the Helper C Training Classes as established by the SEIU Local No. 1 Training Fund Trustees within eighteen (18) months from the date of hire or written notice from employer. Enrollment in the Training Classes must begin within six (6) months of the date of hire or written notice from the employer, as evidenced by written notice from the Training Fund to the Employer. Failure or refusal to enroll within the six-month period or complete the training within the eighteen (18) month period shall be grounds for dismissal. If second shift employee work schedule prevents attendance at required Training Fund Classes, employer shall attempt to make a reasonable accommodation. By written agreement between the Employer, Employee and the Union the requirement to complete the required training can be waived, or time frame extended.
- b. All employees hired into Helper C Janitor positions before November 30, 2003, will be exempt from this requirement.
- c. Helper C Training Classes are the responsibility of the Employee and the Employer is not required to reimburse (pay) the Employee for the hours related to these classes.
- d. After an Employee completes the required training classes, they should provide the Employer with a certification of such completion from the SEIU Local No. 1 Training Fund. The Employer shall increase the Employee's pay rate to the full Helper C Janitor rate effective the first pay period following the Employer's receipt of the certification of completion of the training.

**ARTICLE XXIII**  
**Execution**

IN WITNESS WHEREOF the parties hereto, being fully authorized, have hereto set their hands and seals effective as of December 1, 2021.

SERVICE EMPLOYEES INTERNATIONAL  
UNION, LOCAL 1

APARTMENT BUILDING OWNERS AND  
MANAGERS ASSOCIATION OF ILLINOIS

By: Thomas Balanoff  
Thomas Balanoff, President

By: Robert C. Wiggs  
Robert C. Wiggs

Date: February 2, 2022

Date: 1/26/2022

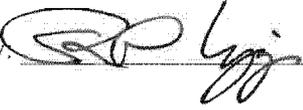
**LETTER OF UNDERSTANDING  
DRUG AND ALCOHOL POLICIES**

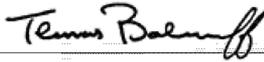
The Union acknowledges the right of ABOMA members to devise and implement a drug and alcohol policy within parameters of State and Federal Laws. The Union states that it has no objection to implementation of any such policy to extent that such policy constitutes a lawful exercise of the Employer's managerial discretion to institute reasonable rules and regulations; provided, however, that the Union reserves the right to review such policy and to challenge the unreasonableness of either the policy or its application through the Grievance Procedure set forth in the this Agreement.

Approved and agreed effective as of December 1, 2021 – November 30, 2024.

Apartment Building Owners  
and Managers Association of Illinois

S.E.I.U. Local 1

By:  \_\_\_\_\_

By:  \_\_\_\_\_

Date: 1/27/2022

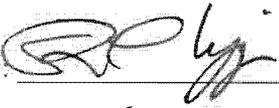
Date: February 2, 2022

**LETTER OF UNDERSTANDING**  
**WITH RESPECT TO**  
**COLLECTIVE BARGAINING AGREEMENT**  
**BY AND BETWEEN**  
**ABOMA AND SEIU LOCAL 1**  
**COVERING CHIEF ENGINEERS AND OTHER MAINTENANCE EMPLOYEES**

The Apartment Building Owners and Managers Association of Illinois ("ABOMA") and the Residential Division of Local 1 of the Service Employees International Union ("Local 1") agree that it has been the understanding of ABOMA and Local 1, since at least December 1, 1998, that the collective bargaining agreements covering maintenance employees do not require Employers to pay benefit contributions on behalf of a substitute for an Employee who is absent due to illness, injury, vacation or a leave of absence, as long as the Employer was continuing to make contributions to the Local No. 1 Health Fund, the Local No. 1 Pension Trust and the Local No.1 Training Fund on behalf of the absent employee.

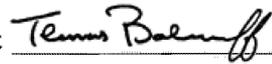
Approved and Agreed effective as of December 1, 2021.

Apartment Building Owners  
and Managers Association of Illinois

By:  \_\_\_\_\_

Date: 1/27/2022

S.E.I.U. Local 1

By:  \_\_\_\_\_

Date: February 2, 2022

**LETTER OF UNDERSTANDING  
WITH RESPECT TO COLLECTIVE  
BARGAINING AGREEMENT  
BY AND BETWEEN ABOMA  
AND SEIU LOCAL 1  
COVERING CHIEF ENGINEERS AND OTHER MAINTENANCE EMPLOYEES**

**Effective 12/1/20 through 03/31/22 the following will be effect:**

Hazard Pay – If the Employees under this contract are considered essential frontline workers by the State of Illinois, they shall be paid a wage premium of five (5%) percent of their regular hourly straight time wage per hour worked (maximum of forty (40) hours per work week) while working when, by Executive Order of the Governor of the State of Illinois, a stay-at-home order is in effect and only essential workers are allowed to work.

SERVICE EMPLOYEES INTERNATIONAL  
UNION LOCAL 1

APARTMENT BUILDING  
OWNERS AND MANAGERS  
ASSOCIATION OF ILLINOIS

  
\_\_\_\_\_

  
\_\_\_\_\_

Date: February 2, 2022

Date: 1/20/2022

**SEIU LOCAL 1  
RESIDENTIAL DIVISION ABOMA WAGE RATES**

	<u>Effective 12/1/21</u>	<u>Effective 12/1/22</u>	<u>Effective 12/1/23</u>
	(\$0.80 increase)	(\$0.75 increase)	(\$0.70 increase)
Chief Engineer	\$31.96/hr	\$32.71/hr	\$33.41/hr
Assistant Engineer	\$26.38/hr	\$27.13/hr	\$27.83/hr
Helper A	\$23.18/hr	\$23.93/hr	\$24.63/hr
A Trainee	\$21.31/hr (90%) \$22.50/hr (95%)	\$21.99/hr \$23.21/hr	\$22.62/hr \$23.87/hr

*After completion of the 2 yr. Apprenticeship program you will be brought to full scale.*

Helper C	\$19.12/hr	\$19.87/hr	\$20.57/hr
C Trainee	\$17.21/hr	\$17.88/hr	\$18.51/hr

*After completion of the 10-week Janitorial classes you will be brought to full scale.*

Non-Exclusive	(\$0.80 increase)	(\$0.75 increase)	(\$0.70 increase)
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Schedule A: ABOMA Member Buildings (employers) who have authorized ABOMA to include them into the collective bargaining agreement by and between ABOMA and SEIU Local 1 Building Services Division beginning December 1, 2021 and ending November 30, 2024 covering maintenance employees as specified in Article II Section 1 (g) who are employed in ABOMA Member Fireproof Apartment Buildings.

**REPORT DATE January 25, 2022**  
**ABOMA reserves the right to add additional Schedule A's to the CBA if additional Buildings (employers) adopt inclusion into the CBA.**

<u>Building Name</u>	<u>Bldg Address</u>	<u>Bldg City</u>
10 East Delaware Condominium Association	10 East Delaware	Chicago
1000 Condominium Association	1000 North Lake Shore Plaza	Chicago
1000 W. Washington Lofts Condominium Association	115 N. Carpenter Street	Chicago
1010 Lake Shore Association	1000 N. Lake Shore Drive	Chicago
110 E. Delaware Condominium Association	110 E. Delaware	Chicago
1100 Lake Shore Drive Condo Assoc	1100 North Lake Shore Drive	Chicago
111 E. Chestnut Condominiums	111 E. Chestnut	Chicago
1110 Lake Shore Apartments Homeowners Association	1110 North Lake Shore Drive	Chicago
1111 S. Wabash Condominiums	1111 S. Wabash	Chicago
1120 North Lake Shore Drive Building Corp.	1120 North Lake Shore Drive	Chicago
1130 South Michigan	1130 S. Michigan Avenue	Chicago
1169 South Plymouth Court Condominium Association	1169 S. Plymouth Court	Chicago
1209 Astor Building Corporation	1209 North Astor Street	Chicago
1212 Lake Shore Drive Condominiums	1212 Lake Shore Drive Condominiums	Chicago
1225 Old Town	1225 N. Wells Street	Chicago
1242 Lake Shore Drive Corporation	1242 North Lake Shore Drive	Chicago
1250 North Dearborn Condominium Association	1250 N. Dearborn	Chicago
1255 North State Parkway Condominium	1255 N. State Parkway	Chicago
1300 Lake Shore Drive Condominium Association	1300 N. Lake Shore Drive	Chicago
132 East Delaware Place Condominium	132 East Delaware Place	Chicago
1320 North State Street Apartments	1320 N. State Parkway	Chicago
1335 Astor Cooperative Apartments, Inc.	1335 North Astor Street	Chicago
1350 Astor Cooperative Apartments	1350 N. Astor	Chicago
1350 Lake Shore Associates	1350 N. Lake Shore Drive	Chicago
1400 Museum Park Condominium	100 E. 14th Street	Chicago
1410 North State Parkway Condominium Association	1410 N. State Parkway	Chicago
1415 North Dearborn Condominium Association	1415 North Dearborn Parkway	Chicago
1418 Lake Shore Drive Condominium Association	1418 N. Lake Shore Drive	Chicago
1420 Lake Shore Drive	1420 N. Lake Shore Drive	Chicago
1430 Lake Shore Drive Building Corporation	1430 North Lake Shore Drive	Chicago
1448 Lake Shore Drive Building Corp.	1448 North Lake Shore Drive	Chicago
1500 Lake Shore Drive Building Corporation	1500 Lake Shore Drive	Chicago
1530 N. Dearborn Condominium Association	1530 N. Dearborn	Chicago
1530 North State Parkway Building Corporation	1530 North State Parkway	Chicago
1540 Lake Shore Drive Corporation	1540 Lake Shore Drive	Chicago
155 Harbor Drive Condominium Association	155 Harbor Drive	Chicago
1550 Condominium Association	1550 Lake Shore Drive	Chicago
1550 State Parkway Condominium Association	1550 N. State Parkway	Chicago
1555 Astor Condominium Association	1555 N. Astor Street	Chicago
1600 Museum Park Condominiums	1629 S. Prairie Avenue	Chicago
161 Chicago Avenue East Condominium Association	161 Chicago Avenue East	Chicago
1616 Condominium Association	1616 Sheridan Road	Wilmette
1625 Sheridan Road Condominium Association (aka 1625 Sheridan House)	1625 Sheridan Road	Wilmette
1630 Sheridan Corporation	1630 Sheridan Road, Wilmette	Wilmette
1660 Condominium Association	1660 N. LaSalle Street	Chicago
1700 East 56th Street Condominium	1700 E. 56th Street	Chicago
175 East Delaware Place Homeowners Association	175 E. Delaware Place	Chicago
199 East Lake Shore Building Corporation	199 East Lake Shore Drive	Chicago

Schedule A: ABOMA Member Buildings (employers) who have authorized ABOMA to include them into the collective bargaining agreement by and between ABOMA and SEIU Local 1 Building Services Division beginning December 1, 2021 and ending November 30, 2024 covering maintenance employees as specified in Article II Section 1 (g) who are employed in ABOMA Member Fireproof Apartment Buildings.

**REPORT DATE January 25, 2022**  
**ABOMA reserves the right to add additional Schedule A's to the CBA if additional Buildings (employers) adopt inclusion into the CBA.**

<u>Building Name</u>	<u>Bldg Address</u>	<u>Bldg City</u>
20 East Cedar Condominiums	20 E. Cedar Street	Chicago
200 East Delaware Condominium Association	200 East Delaware	Chicago
200 North Dearborn Condominium Association	200 N. Dearborn, Suite 701	Chicago
2007 Sedgwick Condominium Association	2007 N. Sedgwick	Chicago
201 East Chestnut Condominium Association	201 East Chestnut Street	Chicago
2020 Lincoln Park West Condominium Association	2020 Lincoln Park West	Chicago
21 West Chestnut Condominium Association	21 West Chestnut	Chicago
210 East Pearson Condominium Association	210 East Pearson Street	Chicago
219 E. Lake Shore Drive Condominium Association	219 E. Lake Shore Drive	Chicago
221 Walton Place Condominium	221 E. Walton Place	Chicago
227-237 East Delaware Place Corporation	227 E. Delaware	Chicago
233 East Walton Place Building	233 E. Walton Place	Chicago
2430 Lakeview Building Corporation	2430 North Lakeview	Chicago
2450 North Lakeview Avenue Building	2450 North Lakeview	Chicago
247 East Chestnut Condominium Association	247 E. Chestnut	Chicago
253 East Delaware Condominium Association	253 E. Delaware Place	Chicago
2626 Lakeview Condominium Association	2626 N. Lakeview Avenue	Chicago
2650 Lakeview Condominium Association	2650 North Lakeview	Chicago
2800 N. Lake Shore Drive Condominium Association	2800 North Lake Shore Drive	Chicago
2909 Sheridan Condominium Homeowners Association	2909 N. Sheridan Road	Chicago
2950 N. Sheridan Road	2950 N. Sheridan Road	Chicago
30 E. Huron Condominium Association (Huron Plaza)	30 E. Huron	Chicago
30 East Division Condominium Association	30 East Division	Chicago
30 East Elm	30 E. Elm	Chicago
3000 Sheridan Road	3000 N. Sheridan Road	Chicago
3110 Sheridan Condominium Association	3110 N. Sheridan Road	Chicago
3150 Lake Shore Condominiums	3150 N. Lake Shore Drive	Chicago
3150 North Sheridan Road Condominiums	3150 N. Sheridan Road	Chicago
3180 Condominium Association	3180 North Lake Shore Drive	Chicago
3240 Lake Shore Drive	3240 N. Lake Shore Drive	Chicago
3260-3270 Lake Shore Drive	3270 N. Lake Shore Drive	Chicago
33 East Cedar Condominiums	33 E. Cedar	Chicago
33 W. Huron Condo. Assn.	33 W. Huron	Chicago
33 West Ontario Condominium Association (Residences of Millennium Centre Condominium)	33 W. Ontario	Chicago
330 S. Michigan, The Residences	330 S. Michigan Avenue	Chicago
3300 Lake Shore Drive Condominiums	3300 North Lake Shore Drive	Chicago
336 Wellington Condominium Association	336 W. Wellington	Chicago
340 On the Park Condominium Association	340 E. Randolph	Chicago
3400 North Lake Shore Drive Condo Assn.	3400 North Lake Shore Drive	Chicago
3440 North Lake Shore Drive Condominium Association	3440 N. Lake Shore Drive	Chicago
345 Fullerton Parkway Condominium Association	345 W. Fullerton Parkway	Chicago
3520 Lake Shore Drive Condominium	3520 N. Lake Shore Drive	Chicago
3600 Condominium Association	3600 N. Lake Shore Drive	Chicago
3750 Lake Shore Drive	3750 N. Lake Shore Drive	Chicago
3800 Lake Shore Drive Condominium Association	3800 N. Lake Shore Drive	Chicago
3950 N. Lake Shore Drive Condominium Association	3950 N. Lake Shore Drive	Chicago
399 Corporation	399 W. Fullerton Parkway	Chicago

Schedule A: ABOMA Member Buildings (employers) who have authorized ABOMA to include them into the collective bargaining agreement by and between ABOMA and SEIU Local 1 Building Services Division beginning December 1, 2021 and ending November 30, 2024 covering maintenance employees as specified in Article II Section 1 (g) who are employed in ABOMA Member Fireproof Apartment Buildings.

**REPORT DATE January 25, 2022**  
**ABOMA reserves the right to add additional Schedule A's to the CBA if additional Buildings (employers) adopt inclusion into the CBA.**

<u>Building Name</u>	<u>Bldg Address</u>	<u>Bldg City</u>
40 East Cedar Condominium Association	40 E. Cedar Street	Chicago
40 East Delaware Place Condominium Association	40 E. Delaware Place	Chicago
400 East Ohio Condominium Association	400 E. Ohio	Chicago
400 North LaSalle Condominium Association	400 North LaSalle	Chicago
401 E. Ontario	401 E. Ontario	Chicago
415 Condominium Association	415 Aldine	Chicago
422-24 Melrose Street	422 West Melrose Street	Chicago
4343 Clarendon Condominium Association	4343 North Clarendon Avenue	Chicago
442 Wellington Cooperative Building Corporation	442 W. Wellington	Chicago
474 N. Lake Shore Drive Condo Assoc	474 N. Lake Shore Drive	Chicago
4880 N. Marine Drive Condo Association	4880 N. Marine Drive	Chicago
4950 Powhatan Bldg. Corp	4950 S. Chicago Beach Drive	Chicago
50 East Bellevue Condominium Association	50 E. Bellevue Place	Chicago
50 East Chestnut Condominium Association	50 E. Chestnut	Chicago
5000 Marine Drive Corporation (The Aquitania)	5000 Marine Drive	Chicago
5000 South East End Condominium Association	5000 S. East End Avenue	Chicago
5040-60 Marine Drive Condominiums	5048 N. Marine Drive	Chicago
5100 Condominium Association	5100 Marine Drive	Chicago
530 Lake Shore Drive Condominium Assoc.	530 N. Lake Shore Drive	Chicago
535 Cornelia Building	535 W. Cornelia Avenue	Chicago
535 North Michigan Avenue	535 N. Michigan Avenue	Chicago
5445 Edgewater Plaza Condominium Association	5445 N. Sheridan Road	Chicago
5455 Edgewater Plaza Condo Association	5455 North Sheridan Road	Chicago
555 Cornelia Condominium Association	555 West Cornelia Avenue	Chicago
5550 Dorchester Apartments	5550 S. Dorchester Avenue	Chicago
565 W. Quincy Condo Association	565 W. Quincy	Chicago
5757 N. Sheridan Road Condominium Association	5757 N. Sheridan Road	Chicago
600 N. Lake Shore Drive Condo Association	600 N. Lake Shore Drive	Chicago
601 Condo Association (Lake Meadows)	601 E. 32 Street	Chicago
61 Banks Street	61 E. Banks Street	Chicago
6118 N. Sheridan Road Condo Home Owners Association	6118 N. Sheridan Road	Chicago
6-12 Scott Street Cooperative Apt	6-12 E Scott Street	Chicago
630 N. State Parkway Condominium Association	630 N. State	Chicago
640 North Wells	640 N. Wells Street	Chicago
65 East Goethe Condominium Association	65 E. Goethe	Chicago
65 East Scott Building	65 East Scott Street	Chicago
680 Lake Shore Drive South Residence	680 N. Lake Shore Drive	Chicago
680 Lake Shore Drive Tower Residence	680 N. Lake Shore Drive	Chicago
700 Bittersweet Condominium Association	700 West Bittersweet	Chicago
720 Gordon Terrace Condominium Association	720 W. Gordon Terrace	Chicago
73 East Elm	73 East Elm Street	Chicago
757 Orleans At Chicago Condominium Association	757 N. Orleans Street	Chicago
800 North Michigan Condominium Association	800 N. Michigan Avenue	Chicago
801 South Plymouth Court Condominium Association	801 S. Plymouth Court	Chicago
840 North Lake Shore Drive Condominium	840 North Lake Shore Drive	Chicago
860 Lake Shore Drive Trust	880 N. Lake Shore Drive	Chicago
899 South Plymouth Court	899 S. Plymouth Court	Chicago
9 West Walton Condominium Association	9 W. Walton	Chicago

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**REPORT DATE January 25, 2022**  
**ABOMA reserves the right to add additional Schedule A's to the CBA if additional Buildings (employers) adopt inclusion into the CBA.**

<u>Building Name</u>	<u>Bldg Address</u>	<u>Bldg City</u>
900/910 Lake Shore Drive Condominium Association	900 Lake Shore Drive	Chicago
901 South Plymouth Court	901 S. Plymouth Court	Chicago
999 Lake Shore Drive Corporation	999 Lake Shore Drive	Chicago
Albion Evanston	1500 Sherman Ave	Evanston
Albion Oak Park	1000 Lake Street	Oak Park
Algonquin Apartments	1606 E. Hyde Park Blvd.	Chicago
Ambassador Condominium Homeowners Assoc.	1300 N. State Pkwy	Chicago
Ambassador House Condominiums	1325 N. State Parkway	Chicago
Americana Towers Condominium Association	1636 N. Wells Street	Chicago
Aqua at Lakeshore East Condominium Association	225 N. Columbus Drive	Chicago
Armitage Commons Preservation LP	3720 W Armitage	Chicago
Asbury Plaza	750 N. Dearborn	Chicago
Aspire Residences	2111 S. Wabash Avenue	Chicago
Astor Banks Condominium Association	1325 N. Astor Street	Chicago
Astor House	1340 N. Astor	Chicago
Astor Tower Condominium Association	1300 N. Astor Street	Chicago
Astor Villa Condominium Association	1430 North Astor Street	Chicago
Atrio	1922 W. Odgen	Chicago
Atrium Apartments LP ONNI	300 W. Division Street	Chicago
Avenue East Condo Association	160 E. Illinois	Chicago
Beach Point Tower Condominium Association	5801 N. Sheridan Road	Chicago
Brownstone Condominium Association	1440 N. State Parkway	Chicago
Buckingham Condominium Association	360 E. Randolph Street	Chicago
Burnham Park Plaza Condo. Assoc.	40 E. 9th Street	Chicago
Burnham Pointe Residences at Printer's Row	730 S. Clark Street	Chicago
Cambridge Manor	2631 S. Indiana Avenue	Chicago
Canterbury Court Apts.	1220 North State Parkway	Chicago
Carl Sandburg Village Condo Assn. #1(Cummings/Dickinson)	1355 North Sandburg Terrace, Room 104	Chicago
Carl Sandburg Village Condominium Association #2	1455 North Sandburg Terrace	Chicago
Carl Sandburg Village HOA	1355 N. Sandburg Terrace Rm 103	Chicago
Cascade	455 E. Waterside Drive	Chicago
Catalyst	123 N. DesPlaines	Chicago
Cedar Street Corporation	70 East Cedar Street	Chicago
Century Tower	182 W. Lake Street	Chicago
CHA Lathrop Elderly Apt	2717 N Leavitt	Chicago
Chicago Residential, Inc.	2440 North Lakeview Avenue	Chicago
Cicero & George LP	4800 W George	Chicago
Cirrus Condominiums	211 North Harbor Drive	Chicago
CityView Condominium Association	440 & 480 N. McClurg Ct.	Chicago
Coast at Lake Shore East	345 E. Wacker Drive	Chicago
Columbus Plaza	233 E. Wacker Drive	Chicago
Commonwealth Plaza Condominium Association	330 W. Diversey	Chicago
Constellation Condominium Association	1555 N. Dearborn	Chicago
Cornell Village Tower Condominium	5201 S. Cornell Ave.	Chicago
Dearborn Elm Condominium Association	1155 N. Dearborn	Chicago
Domain Condo. Assoc.	900 N. Kingsbury	Chicago
Drake Tower Apartments, Inc.	179 East Lake Shore Drive	Chicago
East Park Apartments	3300 W. Maypole	Chicago

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<u>Building Name</u>	<u>Bldg Address</u>	<u>Bldg City</u>
East Point Condominium Association	6101 E N. Sheridan Road	Chicago
Eden Commons (formally York Terrace Apartments)	2701 S. Indiana	Chicago
El Lago Condominium Association	6157 N. Sheridan Road	Chicago
Eliot House	1255 Sandburg Terrace	Chicago
Elm Street Plaza	1130 N. Dearborn	Chicago
Eugenie Terrace Apartments	1730 N. Clark Street	Chicago
Evo Union Park	1454 W Randolph Street	Chicago
Fordham Condominium Association	25 East Superior	Chicago
Gaslight Village Condo Assoc.	804 W. Oakdale	Chicago
Gateway Centre Apartments Ltd. Partnership	7450 N. Rogers Avenue	Chicago
Goethe-Astor Incorporated	1301 Astor Street	Chicago
Gold Coast Galleria	111 W. Maple Street	Chicago
Grand Plaza	545 N. Dearborn Street	Chicago
Granville Tower Condominium Association	6166 N. Sheridan Road	Chicago
Haberdasher Square Loft Codominiums	728 West Jackson	Chicago
Hampden Green Condo.	2728 N. Hampden Ct.	Chicago
Harbor House Condominiums	3200 N. Lake Shore Drive	Chicago
Hawthorne House	3450 N. Lake Shore Drive	Chicago
Homestead Apartments	443 Sherwood Road	LaGrange Park
Horizon House Condominium Association	5733 N. Sheridan Road	Chicago
Hubbard Place	360 W. Hubbard Street	Chicago
Humboldt Park LP	3040 W North AVE	Chicago
Imperial Towers Condo Association	4250 N. Marine Drive	Chicago
Jackson Towers	5555 S. Everett	Chicago
Jade Garden Apartments	336 West Cermak, Suite 1D	Chicago
James Kilmer (Carl Sandburg Condominium Association #7)	1560 N. Sandburg Terrace	Chicago
Jefferson Tower Condo	200 North Jefferson	Chicago
Kenmore Plaza	5225 N. Kenmore	Chicago
Kingsbury Plaza	520 N. Kingsbury	Chicago
Kinzie Park Home Owners Association	501 N. Clinton Street	Chicago
Lake Point Tower	505 North Lake Shore Drive ste.200	Chicago
Lake Shore Condominium Association	1440 N. Lake Shore Drive	Chicago
Lake Shore Land Association, Inc.	1130 N. Lake Shore Drive	Chicago
Las Moradas Apts.	1307-26 N. California	Chicago
LaSalle Private Residences	1212 North LaSalle	Chicago
Lincoln Park 2550	2550 N. Lakeview Avenue	Chicago
Lincoln Park Tower Condominium Association	1960 Lincoln Park West	Chicago
Logan Vistas	2600 N. Kedzie	Chicago
Long Grove House	2001 S. Michigan Avenue	Chicago
Lowell House Condominium Association	88 West Schiller	Chicago
Malibu East Condominiums	6033 N. Sheridan Road	Chicago
Marina Towers Condominiums	300 N. State Street	Chicago
Marlborough Condominium Association	400 W. Deming Pl.	Chicago
Mayfair Condominium Association	189 E. Lake Shore Drive	Chicago
McClurg Court	333 E. Ontario Street	Chicago
McKinley Park Lofts	2323 W. Pershing Road	Chicago
Metropolitan Place	130 S. Canal	Chicago
Metropolitan Tower Condominium Association	310 S. Michigan Avenue	Chicago

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<u>Building Name</u>	<u>Bldg Address</u>	<u>Bldg City</u>
Michigan Avenue Lofts -Management Office	910 S. Michigan Avenue	Chicago
Michigan Building Corporation	229 East Lake Shore Drive	Chicago
Museum Park Place	1841 S. Calumet Ave.	Chicago
Museum Park Tower I	1322 S. Prairie Avenue	Chicago
Museum Pointe Condominiums	233 East 13th Street	Chicago
Newberry Park Apartments	1355 South Blue Island Ave.	Chicago
Newberry Plaza Condominium Association	1030 North State Street	Chicago
North & Pulaski Elderly LP	3949 W North Ave	Chicago
North & Talman Elderly Apts	1600 N Talman	Chicago
North & Talman Family Apts	2654 W North Ave	Chicago
North & Talman III LP	1605 North Wastenaw Ave	Chicago
North Harbor Tower	175 N. Harbor Drive	Chicago
Oak Park City Apartments	675 Lake Street	Oak Park
One East Delaware	1 East Delaware, Management Office	Chicago
One East Schiller	1 East Schiller Street	Chicago
One East Scott Condominium Association	1 East Scott Street	Chicago
One Magnificent Mile Condominium Association	950 North Michigan Avenue	Chicago
One Museum Park West Condominium Association	1201 Prairie	Chicago
Ontario Place Condo Association	10 E. Ontario	Chicago
Palmolive Building Condominium Association	159 Walton Place	Chicago
Park Alexandria Condominium Association	125 South Jefferson	Chicago
Park Astor Condominium Association	1515 N. Astor	Chicago
Park Millennium	222 N. Columbus Drive	Chicago
Park Place Tower	655 W. Irving Park Road	Chicago
Park Tower Condominium Association	5415 N. Sheridan Road	Chicago
ParkView at River East Condominium	505 N. McClurg Court	Chicago
Parq Fulton Apartments	1400 Randolph Street	Chicago
Paseo Boricua Apts	1154 N Campbell	Chicago
Pattington Condominium Association	660-700 W, Irving Park Road	Chicago
Pavilion Complex 5421-5431-5441-5451-61 N. East River Road	5441 N. East River Road	Chicago
Pines of Edgewater - Phase II	5439 N. Kenmore Street	Chicago
Pines of Edgewater 1	5439 N. Kenmore Avenue	Chicago
Plaza 440 Private Residences Condominium Association	440 N. Wabash, 8th Floor	Chicago
Plaza on DeWitt Condominium Association	260 East Chestnut	Chicago
Plaza Taino (Humboldt Park)	1111 N. Francisco	Chicago
Prairie District Homes Tower Residences Condominium Association	1717 S. Prairie Avenue	Chicago
Prairie Pointe at Central Station	1600 S. Prairie Ave	Chicago
Presidential Towers	555 W. Madison Street	Chicago
Printer Square Condominium Association	700 S. Federal Street, Suite 141	Chicago
R+D659 Condominium Association	659 West Randolph Street	Chicago
Randolph Place Residences Condo Assoc.	165 N. Canal Street	Chicago
Randolph Towers City Apartments	188 W. Randolph	Chicago
RAYMOND PARK BUILDING CORP	1501 N. Hinman / 425 Grove	Evanston
Regents Park Apartments	5020-5050 S Lake Shore Drive	Chicago
Renelle Condominium Association	403 N. Wabash Ave.	Chicago
Rev. Daniel Alvarez (Sacramento Elderly)	2451 N. Sacramento	Chicago
Ritchie Tower Condominiums	1310 Ritchie Court	Chicago

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<u>Building Name</u>	<u>Bldg Address</u>	<u>Bldg City</u>
River North Park	320 West Illinois Street	Chicago
Riverside Village (New Eden Green)	13215 S. Indiana (301 E. 132nd Place)	Chicago
RiverView Condominium Association	445 E. North Water Street	Chicago
Sacramento & Thomas LP	1045 N Sacramento	Chicago
Sheridan Tower Condominiums	2930 N. Sheridan Road	Chicago
Shoreline Park	4950 N. Marine	Chicago
Shoreline Towers Condominiums	6301 North Sheridan Road	Chicago
Silver Tower Chicago Condominium Association	303 West Ohio Street	Chicago
Sixty Thirty Condominium Association	6030 North Sheridan Road	Chicago
SKY55 at Central Station	1255 S. Michigan Avenue	Chicago
Skybridge Condominium Association	737 W. Washington Blvd.	Chicago
Southbridge Phase 1A	2310 S State Street	Chicago
Southbridge Phase 1B	2344 S. State Street	Chicago
State Parkway Condominium Association	1445 N. State Parkway	Chicago
State Place Condominium Association	1101 S. State Street, 4th Floor	Chicago
Statesman Condominium	5601 N. Sheridan Road	Chicago
Summit on Lake (73 East Lake)	73 E. Lake Street	Chicago
THC 1333 S Wabash LLC	1333 South Wabash Avenue	Chicago
The 400 Condominium Association (Outer Drive East)	400 E. Randolph Drive	Chicago
The Barry Condominiums, Inc.	3100 N. Sheridan Road	Chicago
The Belvedere Condominium Association	270 E. Pearson	Chicago
The Bristol Condominium Association	57 E. Delaware Place	Chicago
The Caravel Condominium Association	635 N. Dearborn Street	Chicago
The Carlyle Apartments Homeowners Association	1040 N. Lake Shore Drive	Chicago
The Chandler	450 E. Waterside Drive	Chicago
The Columbian Condominium Association	1160 S. Michigan Avenue	Chicago
The Concord at Sheridan	6438 N. Sheridan Road	Chicago
The Conservatory	2314 Lincoln Park West	Chicago
The Edge Lofts and Tower	210 S. DesPlaines	Chicago
The Elm At Clark Condominium Association	1122 N. Clark - Management Office	Chicago
The Farallon Condominium Association	600 N. Dearborn Street	Chicago
The Grand Ohio Condominium Association	211 East Ohio Street	Chicago
The Heritage at Millennium Park	130 N. Garland Court	Chicago
The Hermitage Condominium Association	70 W. Huron	Chicago
The Lancaster	201 N. Westshore Drive	Chicago
The Legacy at Millennium Park	60 E. Monroe Street	Chicago
The Lofts & Fairbanks at City Front Plaza	240 E. Illinois	Chicago
The Mason	180 N. Ada	Chicago
The Metropolitan Condominium	5320 N. Sheridan Road	Chicago
The Montrose (aka Pensacola Place Apartments)	4334 N. Hazel	Chicago
The New York Private Residences	3660 North Lake Shore Drive	Chicago
The Newport Condominium Association	4800 S. Chicago Beach Drive	Chicago
The Oaks	820 S. Park Terrace	Chicago
The Park Newberry Condominoim Association	55 West Delaware Place	Chicago
The Pearson	250 E. Pearson	Chicago
The Pierre Condo. Assoc.	2100 N. Lincoln Park West	Chicago
The Pinnacle Condo Association	21 East Huron Street	Chicago
The Private Residences of Ritchie Court	1313 North Ritchie Court (3rd Floor)	Chicago
The Regatta Condominium Association	420 E. Waterside Drive	Chicago

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<b><u>Building Name</u></b>	<b><u>Bldg Address</u></b>	<b><u>Bldg City</u></b>
The Residences at 41 East Eighth	41 E. 8th Street	Chicago
The Residences at 900	77 E. Walton Street	Chicago
The Residences at River East Condominium Association	512 McClurg Court	Chicago
The River Plaza Homeowners Association	405 N. Wabash Avenue	Chicago
The Sterling Private Residences	345 N. LaSalle Blvd.	Chicago
The Towers Condominium Association	1221 N. Dearborn Street	Chicago
The Wellington Condominium Association	360 West Wellington	Chicago
The Whitney Condominium Association	1301 N. Dearborn	Chicago
Thorndale Beach South Condominium Assoc.	5855 N. Sheridan	Chicago
Tiara Homeowners Association	6145-6147 N. Sheridan Road	Chicago
Tower Residences at Museum Park	1235 S. Prairie Avenue	Chicago
Twin Towers Apartments	1649 E. 50th Street	Chicago
Two East Erie Condominium Association	2 East Erie Street, Ste. 1104	Chicago
University Park Condominium	1451 East 55th Street	Chicago
Vail Street Condominium Association	44 Vail Street	Arlington Heights
Vantage Oak Park	150 Forest Avenue	Oak Park
Vision On State Condominium	1255 S. State Street	Chicago
Vista Homes Building Corp.	5830-44 S Stony Island	Chicago
Warwick Condominium Association	1501 N. State Parkway	Chicago
Wellington Arms	2970 Sheridan Road	Chicago
West Point Plaza	300 S. Damen Avenue	Chicago
Winston Towers #4	7033 N. Kedzie Avenue	Chicago
Winston Towers I Condominium Assn	6933 N. Kedzie	Chicago
Wolf Point West	343 W. Wolf Point Plaza	Chicago
Number of Buildings		<b>359</b>