

**NORTHERN CALIFORNIA MAINTENANCE CONTRACTORS AGREEMENT**  
**MAY 1, 2024 THROUGH APRIL 30, 2028**

**STRUCTURE OF THIS AGREEMENT**

The Northern California Maintenance Contractors Agreement covers both the Bay Area and the Sacramento Area, as defined below. The Agreement is divided into the following principal sections:

1. Main Body of the Agreement: Non-Economic Language Provisions. All language shown in regular typeface applies to both the Bay Area and the Sacramento Area. Articles, Sections and Subsections which apply to only one of the two areas follow a statement indicating which of the two areas applies.
2. Appendix A: Bay Area Economic Provisions. Appendix A shows the total economic package for each type of worksite, as well as provisions applying to all Bay Area sites. The Bay Area Side Letters specifying conditions at particular sites are published separately.
3. Appendix B: Sacramento Area Economic Provisions. Appendix B shows the total economic package for each type of worksite, as well as provisions applying to all Sacramento Area sites. The Sacramento Appendices specifying conditions at particular sites are published separately.
4. Additional Appendices and Side Letters. These apply to both the Bay Area and the Sacramento Area. The following Appendices and Side Letters are included:

Appendix C	SEIU National Industry Pension Fund
Appendix D	Maintenance Industry Labor-Management Cooperation Trust Fund
Appendix E	Side Letter on Subcontracting to Minority Business Enterprise Contractors
Appendix F	Benefit Provisions pursuant to Legislation
F-1	Sick Leave: California Healthy Workplaces, Healthy Families Act of 2014
F-2	Minimum Value Coverage Pursuant to Health Care Legislation
Appendix G	
G-1	Special Provisions Regarding Sexual Harassment and Misconduct
G-2	Wage and Hour Protocol
G-3	Waiver of Provisions of California Labor Code 238.5
G-4	Waiver of SB93
Appendix H	Incorporation of Recognition Process Agreements
Side Letter	Workload
Side Letter	Worker Retention Pilot Program
Side Letter	Health and Safety during Pandemic
Appendix I	List of Signatory Employers

# **NORTHERN CALIFORNIA MAINTENANCE CONTRACTORS AGREEMENT**

## **AGREEMENT**

This Agreement is made and entered into effective May 1, 2024, by and between those signatory Employers hereinafter referred to as the "Employer" and the Service Employees International Union, United Service Workers West, hereinafter referred to as the "Union" (successor to SEIU Local 1877, also referred to as "SEIU-USWW").

The Employer recognizes the Union as the sole collective bargaining representative for its employees within the specifically defined counties of Santa Clara, San Mateo, Alameda, and Contra Costa (hereinafter referred to as the "Bay Area"), and Sacramento, Yolo, and Placer (hereinafter referred to as the "Sacramento Area"), in the State of California. This Agreement is the successor to the previous Northern California Maintenance Contractors Agreement and to the previous Bay Area Maintenance Contractors Agreement and the Sacramento Area Agreement. Any other Collective Bargaining Agreement between any signatory Employer and the Union within the geographic jurisdiction of this Agreement shall remain separate from this Agreement.

The Employer shall be bound by each of the following agreements in the event that the Employer performs work within the geographic areas subject to those agreements: the 2024 Southern California Maintenance Contractors Agreement, or the successor to that Agreement.

## **ARTICLE I – NON DISCRIMINATION AND NON HARASSMENT**

1.1 The Union and the Employer agree they shall not discriminate against any applicant or employee in hiring, promotions, assignments, recall or lay off status, because of race, color, ancestry, religion, creed, national origin, age, sex, gender, age, ancestry, physical or mental disability (as defined by the Americans with Disabilities Act), marital status, military and veteran status, maternity status, sexual orientation, genetic information, gender identity, or gender expression. No employee or applicant for employment covered by this Agreement shall be discriminated against because of membership in the Union or activities on behalf of the Union.

The Employer and the Union further agree to comply with all applicable federal, state, and local laws intended to prevent discrimination against any employee or applicant for employment because of race, color, religion, sex, age, national origin, disability, veteran status, Shop Steward and/or Union activity. The Employer and Union agree that they will not retaliate against any person who makes or assists a person complaining about a violation of any such law.

Whenever the masculine gender is used in the Agreement it shall be deemed to include the feminine gender and vice versa as the case may be.

- 1.2 The Union, the employees and the Employer are committed to providing a work environment that is free of unlawful harassment. This would include harassment based on any of the following categories: race, color, religion, sex, national origin, ancestry, age, sexual orientation or marital status. Any employee who believes that harassment has taken place, should immediately report the facts to the Employer. Any person found by the Company to have harassed another in violation of this policy will be subject to discipline.
- 1.3 Favoritism Prohibited. Under this Agreement, all forms of favoritism by the parties to this Agreement are prohibited.
- 1.4 This Agreement uses the gender-neutral pronouns "they", "them", "their" and "theirs". Any such pronoun shall be deemed to refer to a single person of any gender, or to multiple persons, depending on the context.

## **ARTICLE II – UNION RECOGNITION**

### 2.1 Scope of Bargaining Unit

The Employer recognizes the Union as the sole collective bargaining agent for all persons that come under the jurisdiction of the Union, in all establishments or places of business which the Employer is now, or may in the future be servicing under contract or otherwise, and the Employer agrees to pay the wages and to work his employees under the terms and conditions of employment hereinafter set forth. The parties have agreed that the classifications covered by this Agreement are exclusive of clerical, supervisory and management employees.

The classifications covered by this Agreement include the following:

For the Bay Area:

- Janitor
- Foreperson / Lead
- Utility Worker
- Waxer / Floor Technician
- Ride On Power Sweeper
- Window Cleaner
- Day Porter

For the Sacramento Area:

- Janitor

Foreperson / Lead  
Utility Worker/Waxer  
Day Porter

2.2 Authority of Forepersons

The Employer will not authorize leads or Forepersons to perform supervisory duties (i.e. hire, fire, impose discipline, set wages or benefits, define permanent work schedules or areas, evaluate employees, adjust grievances, or disclose employees' confidential information). Also, they shall not have access to the following information about employees: wage rates, or other payroll information, Social Security numbers, discipline or evaluation records. The Employer shall ensure all leads or Forepersons receive appropriate training as it pertains to prohibited harassment.

- 2.3 The Employer and the Union agree to establish a joint Committee to discuss potential organizing by the Union of non-union Janitorial employees in Northern California counties not covered by this Agreement.

2.4 Other Collective Bargaining Agreements

If the Employer obtains a contract to provide janitorial services to a commercial account outside the jurisdiction of SEIU-USWW, and the property services at such building is presently governed by an area-wide agreement with SEIU Local 1, SEIU - Texas, SEIU Local 6, SEIU Local 26, SEIU 32BJ, SEIU Local 49, SEIU Local 105, or SEIU Local 87, then the Employer will assume the SEIU Local's area-wide agreement in effect at that building. This provision would not change the scope of recognition of any such area-wide agreement(s). Upon request of the Employer, the Union will promptly provide a copy of any contract referenced in this Section. "Area-wide agreement" as used herein refers to a collective bargaining agreement covering janitorial work that is signed by multiple employers and covers multiple sites in that market.

It is mutually agreed that this provision applies when the Employer acquires a new commercial account within the jurisdiction of another SEIU Local Union where such account was operated as a union site prior to the account transition. This provision does not apply if the Employer acquires a new commercial account in a geographic market where the Employer is not signatory to the area-wide agreement, where such account was not operated under the area-wide collective bargaining agreement prior to the account transition. And this provision is not triggered by the Employer's existing accounts in those geographic markets where the Employer is not already a signatory to the area-wide collective bargaining agreement.

- 2.5 In addition to the above, effective May 1, 2024, the Employer will not voluntarily recognize, or enter into any Collective Bargaining Agreement with, another labor union or a different local union in violation of Article II, Section 2.1 (Union

Recognition). Notwithstanding the foregoing, in cases where the Employer assumes a new account where another labor union represents the incumbent employees, principles of successorship or accretion under the National Labor Relations Act will be followed, with disputes resolved by the National Labor Relations Board.

**The following Section 2.6 applies only to the Bay Area:**

- 2.6 It is hereby agreed by and between the Service Employees International Union United Service Workers West and those firms signatory to this Collective Bargaining Agreement with SEIU-USWW that the work entitled "pressure washing" is excluded from Union jurisdiction.

**The following Section 2.7 applies only to the Sacramento Area:**

- 2.7 Beginning with the negotiations for the successor to this Agreement, the parties agree to conduct joint negotiations between the Union and the Bay Area and Sacramento Employers. The Union agrees to preserve existing differences between the provisions applying to the two areas except as agreed upon between the parties. The Union agrees to separate negotiations regarding any non-economic provision applying to only one of the areas and to conduct such separate negotiation dates in the appropriate geographic area.

**ARTICLE III – HIRING AND EMPLOYMENT**

3.1 Union Security

- A. As a condition of continued employment, all employees employed by the Employer in the unit which is the subject of this Agreement shall become and remain members of the Union not later than thirty-one (31) days following the beginning of their employment, or the execution date of this Agreement, whichever is the later. Upon notice from the Union that any employee is not in good standing the Employer shall discharge said employee within ten (10) days after receiving such notice, unless the employee puts himself/herself in good standing with the Union before the expiration of the ten (10) day period, herein mentioned, and before such discharge.
- B. The Union and the employees shall forever hold and save the Employer harmless from any action or cause of action resulting from this Article 3 or from the Employer's reliance upon the authenticity or effectiveness of such authorization cards.

### 3.2 Hiring

- A. When new or additional employees are needed, the Employer shall notify the Union of the number and classifications of employees needed.
- B. Part-time employees shall have priority in seniority order within the worksite over new hires in filling any full-time jobs that become vacant or newly created, provided such employee is qualified to perform the work. Employees not regularly scheduled ("on call" employees) shall be given consideration for full time positions, over new hires, provided they are qualified to perform the work.

In addition to the above, part-time employees shall have priority over new hires in adding to their shift any regularly scheduled part-time hours that become vacant or are newly created provided such employee is qualified to perform the work. Such hours shall be offered to part-time employees in the same worksite by seniority, and then to part-time employees in other worksites in the same geographic area.

New available part-time hours must be offered to employees as they become available.

- C. Applicants for jobs shall be referred by the Union to the Employer for employment on a nondiscriminatory basis without reference to their Union membership or lack of such membership, provided that such referral shall not be affected in any way by Union rules, regulations, by laws, constitutional provisions or any other aspect or obligation of Union membership, policies or requirements.
- D. In hiring, the Employer shall consider giving preference to applicants previously employed in the Service Employees industry in the local labor market area. The Employer shall be the sole judge of applicants and reserves the right to reject any applicant referred by the Union.
- E. The Employer shall give the Union equal opportunity with all other sources to refer suitable applicants for employment, provided the Employer on the date of hiring shall notify the Union of the name and address of each person hired. If the Employer utilizes a fee employment agency for the purpose of securing janitorial employees, the entire fee of said employment agency covering each employee shall be borne solely by the Employer.
- F. During the employment of any person while such person is not yet a member of the Union, the Employer shall pay said person so employed the contract wage rates and provide all other benefits the employee is entitled

to. The Employer shall in all other aspects require said employee to work under and live up to all rules and regulations specified in the Agreement.

- G. The Employer shall provide, at the time of hire, a Union New Hire Packet to all new employees. The Union New Hire Packet shall include a membership application. Other documents shall include: 1) Welcome information to the union for new members (1 sheet); 2) A link to further information about the Union, including the Collective Bargaining Agreement, and contact information for the Union representatives and Union Stewards in the appropriate geographic area.

Upon the employee's completion of a membership application during the new hire process, the Employer shall collect the membership application and transmit it to the Union. In the event the newly hired employee refuses to sign, the Employer will refer the new hire to the Union and notify the Union immediately.

- H. An integral part of each employee's tenure with the Employer is an understanding of the CBA and the role of the Union in the employment setting. As such, each new employee, as part of her/his orientation, shall be required to attend a mandatory fifteen (15) minute session where he/she will receive an overview of the Union and its program. The session will be conducted during working hours and on-site by Union representatives, including a Union Steward designated by the Union, if available. These meetings shall be scheduled as part of orientations which the Employer does for groups of six (6) or more new employees.

The Union agrees to give the Employer copies of the materials to be used in such a session, which may include, but not be limited to, a copy of the provisions of the Agreement, a Union membership card, and a list of Shop Stewards prepared by the Union showing their work locations and telephone numbers. The Union agrees not to disparage the Employer during this session.

### 3.3 Retention of Employees at Non-Union Sites

When an Employer takes over the servicing of an establishment not being serviced by a Union Contractor and the Union can demonstrate that the changeover of contractor was a direct result of the Union organizing efforts, the Employer shall employ employees of the prior contractor at the site within the specifications of the site. The Employer will give consideration to employees not so retained being hired elsewhere in the company.

3.4 Probationary Period

All new employees shall be probationary for a period of time which is equal to their applicable waiting period for eligibility in health and welfare plans described in Section 13.3 and in Appendix A and B to this Agreement. During their first sixty (60) work days new employees shall have no recourse to the grievance procedure. Upon the completion of sixty (60) work days new employees shall have recourse to the grievance procedure. Employees shall not attain building site seniority until they have completed a sixty (60) work days. The sixty (60) work day period during which a new employee has no building site seniority or access to the Grievance Procedure may be extended by mutual agreement between the Union and the Employer. Termination for any cause during this period the first sixty (60) work days shall not be subject to the Grievance Procedure.

3.5 Temporary Positions

If a laid off employee indicates his/her interest in accepting a temporary position(s) in writing to the Employer, and the position is of at least ninety (90) days in length of a documented leave, then the Employer will make reasonable efforts to call employees from such list based on existing practices. The Employer shall only be obligated to call laid off employees to work who are available for the work and with whom the Employer has been able to communicate. Temporary coverage assigned to an employee on layoff status may be canceled if the employee is recalled to a regular position within the duration of the temporary coverage. In this case, temporary coverage will be reassigned to the other eligible employees.

3.6 Agency Employees

The Employer is prohibited from using employees paid by Temporary agencies to fill positions under this Agreement for longer than the first thirty (30) days on the job, except in circumstances where subcontracting is allowed as defined in this Agreement. If an Employer can show proof that it would incur a penalty from the Temporary Agency due to hiring an employee of the Temporary Agency after thirty (30) days, it may use the Temporary Agency employee for up to ninety (90) days, or until it would no longer incur such penalty, whichever occurs first. The Employer is prohibited from using "rotation" of Temporary Agency positions to evade the intent of this paragraph. If a Temporary Agency employee is employed for more than ninety (90) days in the Temporary position, such employee shall become a permanent employee of the Employer with his or her seniority date set as the first date of employment with the Employer.

**ARTICLE IV– CHECK OFF**

4.1 Payment of Membership Initiation and Dues

The Employer shall, at the time of hire, inform each new employee who comes under the scope of the Agreement, of the existence and terms of the Agreement and of such employee's obligations of Union membership. Further, the Employer



shall, at the time of hire, give each new employee a copy of the Notice to New Employees, an authorization and membership application form. The Union agrees to provide the Employer with copies of these notices.

4.2 Monthly Remittance

The Employer will furnish the Union with an alphabetical check-off list each month, indicating thereon the amount due for each employee, phone number if available, full social security number and worksite name and address. The Employer shall add to this list, the name and address and phone number if available and full social security number (contingent upon establishment of secure link) and worksite name and address of any new employee whose name does not appear on the check-off list, and shall submit union membership forms completed by such new employees. The Employer shall delete the names of employees no longer employed. The Union agrees to maintain a secure link (e.g. Dropbox) for submissions of the required information within six (6) months of ratification.

Authorization cards will be distributed with employee packet. New employees who refuse to sign an authorization card will be listed with the check-off list.

If an Employer takes over an existing union worksite the Employer shall collect signed union membership forms (including COPE for employees who authorize such deductions) given to employees retained from the prior Employer and send those forms to the Union.

4.3 Upon signed authorization of the employee, the Employer agrees to deduct from the pay of each employee, union dues, initiation fees, assessments and COPE contributions. The dues shall be deducted on the first pay period of each month and shall be submitted to the Secretary-Treasurer of SEIU, United Service Workers West by the 20<sup>th</sup> of the following month. The Union shall notify the Employer of the amounts that are to be deducted from the employee for dues, initiation fees, assessments, and COPE contributions.

4.4 The regular monthly dues for regular employees shall be deducted from the first paycheck of each calendar month. By mutual agreement between the Employer and employee, monthly dues may be deducted from the first and second paychecks of each calendar month. For newly hired regular employees, one fourth of the full initiation fee and the first month's dues shall be deducted from the employee's first paycheck in the second month of employment. The balance of the initiation fee shall be deducted in three installments, to be deducted along with each month's regular dues.

4.5 The Union agrees and the employees agree to forever hold and save the Employer harmless from any action or cause of action resulting from such possible withholdings.

- 4.6 The parties acknowledge and agree that the term "individual authorization" as provided in this Agreement includes authorizations created and maintained by use of electronic records and electronic signatures consistent with state and federal law. The Union shall provide proof that the Union possesses electronic records of such membership in order to give full force and effect to such authorizations.

The Employer shall honor an employee's authorization for paycheck deduction of union dues, fees, and/or contributions unless such authorization is revoked in accordance with the terms of the signed authorization agreement between the Union and the employee, regardless of whether the employee is a member of the Union.

## **ARTICLE V – ENFORCEMENT**

### 5.1 Union Access

The Union Representative shall be allowed to visit the Employer's building for the purpose of ascertaining whether or not this Agreement is being observed. This right shall be exercised reasonably. The Union Representative shall report to the Contractor's representative before proceeding through the building. If prior approval is needed for visitation, the Employer will set up the procedure for visitation. In the event the Union Representative wishes to go through the building, the Employer may send a representative to accompany him or her. Said Union Representative shall not interfere with normal course of work in the building. The Union will notify the Employer twenty-four (24) hours in advance of such visits. It shall be the Employer's responsibility to provide the Union with a list of accounts which require prior approval. Subject to the consent and approval of the client, the Employer shall cooperate to arrange a location at the worksite where the Union representative can meet with the employees.

### 5.2 Union Steward

- A. The Employer recognizes the Union's right to elect or appoint Union Stewards on all shifts for the purpose of monitoring this Agreement and representing employees in attempts to resolve all problems or disputes before they are referred to the grievance procedure. The Union shall notify the Employer, in writing, and with at least ten (10) days' notice, as to who the Steward and alternates may be in each location.
- B. The employee may request the presence of a Union Steward when being suspended or terminated or when receiving a written warning. The Employer must grant such request except when circumstances are such that require immediate action. In the absence of the Union Steward, the employee may request the presence of another employee. The employee

shall have the freedom to select the Union Steward of his/her choice among the Stewards available at the time of the meeting (at the same work site and on the same shift).

5.3 Union Bulletin Board

The Employer shall allow a section of the main bulletin board located at the Employer's office or headquarters to be used by the Union for the purpose of posting notices of official business of the Union. The Employer further agrees to allow the posting of official notices at sites where there are four (4) or more employees covered by this Agreement and where it will be reasonably convenient for the employees to observe them, subject to the approval of the client. The Union agrees that it will not distribute handbills, posters or other literature within the building of the client. The Employer will not remove notices of official Union business from the bulletin board.

- 5.4 The Union recognizes the responsibility imposed upon it as the exclusive bargaining agent of all employees covered under the terms of this Agreement, and, therefore, agrees that it will cooperate with the Employer and lend its support to assure a full day's honest effort on the part of each of its members in return for a day's pay; that it will support the Employer in its efforts to conserve materials and supplies, improve the quality of performance, help in preventing accidents, and strengthen good will between the Employer, employee, and the Union.

**The following Section 5.5 applies only to the Bay Area:**

- 5.5 The Employer will make reasonable efforts to meet with Union Stewards up to thirty (30) minutes a week on company time to review items of concern. Union Stewards may also speak with employees in their own worksites within this thirty (30) minute period. It is understood that the thirty (30) minutes referred to does not have to be at one time but it may be spread throughout the week. If the Employer representative asks the Union Steward to speak with an employee regarding a problem, the time to do so shall not count as part of the thirty (30) minutes.

**ARTICLE VI – NO STRIKE/LOCKOUT**

- 6.1 For the duration of this Agreement, the Union, its agents, and its members agree, both individually and collectively, that they shall not authorize, cause, sanction, aid, engage in or assist in any strike, boycott, slowdown of operations, or stoppage of work for any reason, including honoring an unsanctioned picket line of another union, that has not been properly sanctioned by the appropriate Central Labor Council nor shall they attempt to prevent access of any person to any job site. The Employer agrees that during the same period it will not engage in, cause, or aid in a lockout of Union employees.

- 6.2 In the event of any violation of this Section, the violating party, whether it be the Union or the Employer will, in good faith and without delay, publicly disavow the violation and attempt to bring about a quick termination of the violation.
- 6.3 Honor Union Picket Lines: It shall not be a violation of this Agreement and it shall not be cause of disciplinary action for any employee covered by this Agreement to refuse to go through or work behind any picket line established because of a strike authorized by the appropriate Central Labor Council or the Teamsters Joint Council #7.
- 6.4 The Union agrees not to utilize Union Access visits scheduled with prior notification to the Employer for the purpose of activities directed to the Employer's client or the client's tenants or employees (including activities or communication related to the Employer); however, this shall not restrict or limit the Union's right to communicate directly with members of the Union.

#### **ARTICLE VII – MANAGEMENT RIGHTS**

- 7.1 It is expressly agreed that all rights which ordinarily vest in and are exercised by the Employer, except as such as clearly relinquished herein by the Employer, are reserved to and shall continue to vest in the Employer. This shall include, this enumeration being merely by way of illustration and not by way of limitation, the right to: manage the company and direct the working forces, including the right to hire and to suspend, discipline or discharge employees for just cause, the right to transfer employees from one department and/or classification to another based on the needs of the employer; layoff or relieve employees from work because of a lack of work or for other legitimate reasons based upon the needs of the employer; promote and/or transfer employees to positions and classifications not covered by this Agreement, it being understood that employees in the bargaining unit cannot be forced to take a position outside the bargaining unit; make such operating changes as are deemed necessary by the Employer for the efficient and economical operation of the company, including the right to change the normal work week, the number of hours normally worked during the work week, the length of the normal work day, the hours of work, the beginning and ending time of each shift or assignment and the number of shifts to be operated; the right of the Employer to assign duties and tasks; transfer persons from positions and/or classification not covered by this Agreement to positions and/or classifications covered by this Agreement; maintain discipline and efficiency; determine the type of machines and/or equipment to be used or furnished by the Employer, the location of work assignments, within work periods and the methods and means to conduct the business of the Employer; the right of the Employer to establish, eliminate, combine jobs and classifications; in addition to the rights specified above, the right of the Employer to evaluate all employees covered by this

Agreement, and the right of the Employer to subcontract work based upon the needs of the company as permitted under this Agreement.

- 7.2 In the event of any conflict between a provision in this Article VII and another provision of this Agreement, or between a provision in this Article VII and a provision of the National Labor Relations Act, the other provision of this Agreement or of the National Labor Relations Act shall prevail.

## **ARTICLE VIII – WAGES AND MILEAGE**

### 8.1 Payment for Travel

- A. An employee who is required to move from location-to-location in the course of performing his work assignments shall be paid for all time spent in traveling between such locations.
- B. An employee who is requested or required by the Employer to furnish his own vehicle between locations shall be reimbursed. The mileage allowance shall be the standard IRS mileage rate in effect for that year.

Computation of such reimbursed mileage shall begin with the first location and shall include all distances traveled to each location thereafter.

- C. The Employer shall carry non-ownership liability insurance on the vehicles in connection with their work.

#### **The following subsections D and E apply only to the Bay Area:**

- D. All payments due to reimburse employees for the use of their own vehicles shall be paid at each pay period, either by separate check or together with the payroll check, the amount of such payment to be specified on the check stub.
- E. In the event the Employer fails to secure non-ownership liability insurance, he shall assume full responsibility for all legal fees, court costs, or damages incurred by the employee by the use of such vehicle during the course of his work.

#### **The following subsection F applies only to the Sacramento Area:**

- F. All payments due to reimburse employees for the use of their own vehicles shall be paid at least one time per month either by separate check or together with the payroll check, the amount of such payment to be specified on the check stub.

8.2 Working out of Classification

Any employee required to work out of his/her job classification and/or pay rate into a higher pay classification, shall be paid the higher classification rate for all hours worked in that classification beginning with the second (2<sup>nd</sup>) hour performing such work.

8.3 Wage scale: refer to Appendix A (beginning on page 50) for the appropriate wage rates, differentials and wage increases applying to the Bay Area. Refer to Appendix B (beginning on page 94) for the appropriate wage rates and wage increases applying to the Sacramento Area.

8.4 Payment of Wages

Employees shall be paid the minimum of two (2) times per month and each Employer shall establish definite paydays and the employees shall be informed of the paydays. If payday falls on a weekend the Employer will make a reasonable effort to pay employees on the preceding Friday during the business day. Paycheck stubs will show each employee's current accrued vacation and sick leave balance in each pay period.

8.5 Disbursements for Wages

All disbursements for wages shall be made by voucher check, which shall show the total number of hours worked, the rate of pay, and an itemized list of all deductions made therefrom. The Employer may also offer alternate methods of payment consistent with current practice.

All employees may elect to receive their pay stubs in physical or electronic form.

8.6 Union Inspection of Paychecks

The Union shall have the right to inspect the paycheck of any employee covered by this Agreement after the same has been returned to the Employer by the Bank, and the Employer shall make the time card and payroll records available to the representative of the Union upon request at any time within twelve (12) months from the date of issuance. It is agreed that this section shall only be used in case of a dispute between the Employer and the employee over wages, hours or working conditions.

8.7 Government Wage Determination

When an Employer bids or provides service at a location covered by either a State, Federal, local government agency, or City wage determination and that determination is different from the salary and benefit schedule of this Agreement, then the wage and benefit determination established by the government shall apply.

The incumbent Employer at the location shall provide the government wage and benefit determination as part of the staffing information required elsewhere in this Agreement.

8.8 No Reduction of Hours

No full shift employee or part time employee shall have his or her hours reduced as a result of the signing of this Agreement.

8.9 Correction of Paycheck Errors

Any employee whose pay check is short due to the Employer's error shall be reimbursed as soon as possible. The Employer will make a reasonable effort to give out paychecks the day before a holiday if the payday falls on that holiday.

8.10 Construction Cleanup

Any clean-up work on any new construction shall be covered under this Agreement after the building has been turned over to the new owner.

**ARTICLE IX – WORKING CONDITIONS AND JOB EXPENSE**

9.1 Non Solicitation

The Employer agrees that no member of the Union shall be permitted or requested to solicit customers or work which is being performed by a fair competitor or by any Union member or members.

9.2 Uniforms and Safety Equipment

If special uniforms, safety equipment, overalls, or coveralls are required, it is agreed that such must be furnished by the Employer without cost to the employee and the cost of upkeep and maintenance of them must be paid for by the Employer.

The employees agree to take good care of such uniforms, safety equipment, overalls, or coveralls, and not to wear same except in the course of their working hours, meal time excepted. Employees who fail to wear safety equipment may be disciplined.

The Employer will supply those materials necessary for the employees to perform their work.

The Employer shall supply and store a first aid kit at each job site.

The Employer shall replace any uniform or equipment required by this Section 9.2 when it is torn or no longer wearable or usable. The Employer shall not charge employees for accidental damage to any equipment that the Employer provides to the employees, including mobile phones.

### 9.3 Work Rules

A. The following subsection A applies only to the Bay Area:

Rules and regulations for the conduct of business as the Employer shall consider necessary and proper and which do not conflict with the terms and conditions of this Agreement shall be observed by all employees. All work rules for which an employee may be disciplined or discharged shall be either posted or supplied to employees so that they may become familiar with such regulations. A copy of these rules and regulations shall be submitted to the Union at least ten (10) days prior to the effective date of said rules.

Should the Union deem any of the rules to be unreasonable, the parties should meet and try to resolve differences. If no resolution can be made, then it shall be treated through the grievance procedure.

B. The following subsection B applies only to the Sacramento Area:

The Employer's work rules are incorporated into this section. Work rules shall be distributed to each employee with a copy to the Union.

### 9.4 Non-Bargaining Unit employees

Non-bargaining unit employees will not perform work of the bargaining unit except for the purposes of training or in emergency situations. Supervisors may perform work as provided in the foregoing sentence or when assisting bargaining unit employees which does not result in a reduction of hours.

### 9.5 No Sexual Harassment

The Employer, Union and employees agree to cooperate in maintaining an environment free from sexual harassment in accordance with the Employer's policy concerning sexual harassment. See Appendix G-1 for policies and rules regarding Sexual Harassment and Misconduct.

### **The following Sections 9.6 and 9.7 apply only to the Bay Area:**

9.6 No Window Cleaner shall be allowed to work on an extension ladder more than four (4) hours in any one day. Only in case of extreme emergency, where an employee can finish a job, one (1) more hour will be permitted.

There will be two (2) employees required on all jobs where a ladder of eighteen (18) feet or longer is used, one (1) employee will hold and protect the base of the ladder.



All other safety conditions, not specified herein, but which form a part of the rules and regulations of the California Industrial Accident Commission for Window Cleaners shall be observed by the Employer.

9.7 Part-Time Employees

The Employer may employ part time employees. Two or more part time employees shall not work on the same job and thus reduce work opportunities for one employee. (Example: On an eight (8) hour job, only one (1) employee can work... not two (2) four (4) hour employees. On a six (6) hour job only one (1) employee can work... not two (2) three (3) hour employees).

**The following Section 9.8 applies only to the Sacramento Area:**

9.8 The Employer agrees to continue cooperating with the Union to seek means to provide free parking for employees covered under this Agreement where this is an issue.

**ARTICLE X – HOLIDAYS**

See Appendix A (beginning on page 50) for Holiday benefits and provisions applying to the Bay Area. See Appendix B (beginning on page 94) for Holiday benefits and provisions applying to the Sacramento Area.

**ARTICLE XI – VACATION**

See Appendix A (beginning on page 50) for Vacation benefits and provisions applying to the Bay Area. See Appendix B (beginning on page 94) for Vacation benefits and provisions applying to the Sacramento Area.

**ARTICLE XII – LEAVES OF ABSENCE**

12.1 An employee returning from an authorized leave of absence shall be placed in his former job.

12.2 Maternity Leave

Maternity leave up to four (4) months shall be granted for any worker with six (6) or more months of continuous work. The worker shall report back to work within sixty (60) days after the date of delivery. Extension of the leave shall be granted for medical reasons with verification of the employee's doctor. Upon return to work, the employee will present a statement verifying her ability to return to her normal work. Any replacement for an employee on maternity leave shall perform the work on a temporary basis. This section shall be in compliance with current State and Federal law.

### 12.3 Personal Leave of Absence

Any employee with one (1) or more years of continuous service shall be eligible to request an unpaid leave of absence up to a maximum of thirty (30) days in one (1) calendar year for personal reasons without a break in continuity of seniority. Employees may also request an extended leave. Their request for leave of absence must be in writing and the Employer's acceptance must also be in writing. The Employer shall make the ultimate determination as to the total number of employees who will be granted a leave of absence at any one time and must inform each employee within five (5) business days whether or not their request was approved. When an employee returns to work after completing an authorized leave of absence, he shall be reinstated to his same classification and work sites where he was employed before his absence.

Failure to return from an authorized leave on the date specified, including extensions granted by the Employer, shall be considered a voluntary quit.

The Employer shall make reasonable efforts to approve Personal Leaves of Absence requested with sufficient advance notice.

### 12.4 Unpaid Union Leave

Leave of absence with accumulative seniority and no pay shall be granted in the event an employee is elected or requested by the Union to take time off from work for official Union business. The leave shall be for a maximum of thirty (30) days but the Union may request an extension. No more than one person per site may be requested at any one time and the Employer reserves the right to refuse a request for day persons and forepersons and for other business necessities. The Union agrees to notify the Employer in a reasonable advanced notice as to the time needed and nature of the time off requested.

As soon as an employee is confirmed to be holding an elected position for the Union (Executive Board, Industry Vice President, Auditor), the Union is responsible for notifying the employee's current Employer of this elected position. On annual basis, the Union agrees to notify the Employer of the scheduled dates during that year when the presence of the employee will be required for official Union business when those dates are established. When such unpaid time off request is needed, the Union must provide at least fifteen (15) business days' written notice to the Employer and the Employer shall grant the absence based upon this notification.

The Employer shall also grant unpaid Leave of Absence for employees on the Union's Bargaining Committee for the purpose of preparing for or attending negotiation sessions for Master Contract renewal including Side Letters, Appendices or other related agreements.

**The following only applies to the Sacramento Area:**

In the event that more than one employee in a single worksite is confirmed to be holding an elected position for the Union, the Employer agree to make its best efforts to accommodate the requested releases.

12.5 Medical Leave

Employees with at least six (6) months of service shall be granted leaves of absence for bona fide illness, accident, or injury, up to six (6) months, and shall be restored to their regular job upon presentation of a doctor's certificate that they are able to return to work. If such leaves of absence exceed sixty (60) days, the employee's former seniority shall be restored upon return to work by the employer, but no seniority shall have accrued during the period of absence.

12.6 Notification of Personal Leave

For any non-emergency, the employee will give at least two weeks notification for such leave to his/her immediate supervisor. In the event of an emergency, delaying the expected return of an employee from leave, an employee shall give 2 days' notice prior to the last day of the approved leave, verbally and to be confirmed, if requested, in writing an extension of the leave beyond the 30 days. In extreme emergencies the employer may grant extensions of leaves with one day notice.

**ARTICLE XIII – HEALTH AND WELFARE**

13.1 Health and Welfare

This Section covers employees of the Employer who are covered by this Agreement. It expresses the understanding of the Employer and the Union concerning Employer contributions to the Health and Welfare Plan on behalf of such employees and their dependents, as applicable.

13.2 Trust Fund

All Employer contributions referred to in this Article shall be paid into the General Employees Trust Fund, at the address designated by the Trustees. It is understood that all questions concerning eligibility of employees for coverage, including the commencement and termination of coverage, shall be determined by the Trustees of said Trust Fund.

The Employer agrees to be bound by all the terms and provisions of the Agreement and Declaration of Trust (as amended) of the General Employees Trust Fund, and any plan documents or summary plan description thereof, as each of these may from time to time be amended by the Board of Trustees, and hereby acknowledges prior receipt of a copy thereof.

The Employer shall comply with all the provisions of the General Employees Trust Fund and shall maintain, furnish and make available for audit such data and records as the Trustees may require, as provided in the Agreement and Declaration of Trust of the General Employees Trust Fund.

An Employer which requests that an audit take place out of the jurisdictional area of this Agreement shall reimburse the Trust Fund for all additional costs incurred by the Fund Auditors to include travel and out of pocket expenses.

13.3 Health Plan, Eligibility and Contributions

For the appropriate Health and Welfare Plans, Employer contributions and eligibility rules, see Appendix A (beginning on page 50) for the Bay Area and Appendix B (beginning on page 94) for the Sacramento Area.

To the extent that this Agreement changes Health and Welfare benefits, the effective date of any such change shall be subject to the rules of the General Employees Trust Fund.

For employees covered under Health and Welfare Plans with Kaiser option, until an employee has affirmatively enrolled in the Kaiser benefit plan, he/she shall be covered under the default medical plan (Indemnity Plan) as specified by the Trust Fund rules.

13.4 Family and Medical Leave Act

The Employer agrees to comply with its obligations to make Health and Welfare payments pursuant to the Federal or California Medical Family Leave Act (FMLA).

13.5 Responsibility of the Employer

If any employee works the required number of hours in the month but is not listed by the Employer, the Employer shall be personally liable and fully responsible for all claims that may be incurred by such employee in the same amounts as though the employee had in fact been listed. This personal liability, however, does not in any way relieve the Employer of his liability to make payments under this Agreement.

13.6 IRS Code 125

When possible the Employer agrees to implement IRS Code 125 upon effectuating this Agreement. This allows employees to set aside a portion of their compensation before taxes to make contributions toward the cost of health insurance.

13.7 Health Care Legislation

In the event that the federal Patient Protection and Affordable Care Act is invalidated, repealed, or otherwise modified as a result of court decision or congressional action, or in the event that a similar law is subsequently enacted by

state or federal legislation, the following shall apply: the parties shall meet and discuss the effects upon the bargaining unit.

#### **ARTICLE XIV – PENSION**

See Appendix A (beginning on page 50) for Pension benefits and provisions applying to the Bay Area. See Appendix B (beginning on page 94) for Pension benefits and provisions applying to the Sacramento Area.

#### **ARTICLE XV – TRAINING AND INVESTIGATION FUNDS**

- 15.1 See Appendix A (beginning on page 50) for Employer contributions in the Bay Area. See Appendix B (beginning on page 94) for Employer contributions in the Sacramento Area.
- 15.2 The parties agree to establish a new Labor-Management Committees on Sustainable Building Practices and on Recruitment and Skills Training. The parties will agree on a list of topics and the parameters and makeup of the Committee.

#### **ARTICLE XVI – DISCIPLINE AND DISCHARGE**

- 16.1 No employee shall be disciplined without just cause. The reason for discharge or other disciplinary action must be given in writing to the employee and the Union Representative or the Steward.

Any discipline must be imposed within fifteen (15) business days of the date on which the Employer becomes aware of the incident; the Employer will notify the Union within the fifteen (15) business days if additional time is required to complete the investigation.

The employee may request the presence of a Union Steward when being suspended or terminated or when receiving a written warning. The Employer must grant such request except when circumstances are such that require immediate action. In the absence of the Union Steward, the employee may request the presence of another employee.

- 16.2 Discipline will consist of up to four (4) steps:
  1. Documented verbal warning
  2. First written warning
  3. Suspension or Final written warning
  4. Termination

Proceeding through the foregoing discipline steps, subject to the grievance procedure, shall constitute just cause.

The type of discipline imposed in any instance depends on the nature and seriousness of the offense involved.

All discipline notices at Steps 1, 2 and 3 as defined above shall be retained in the employee's personnel file for no longer than twelve (12) months from the date of issuance; thereafter such notices shall be removed from the file and shall no longer count for the purpose of progressive discipline.

Disciplinary steps taken need not be for the same infraction.

- 16.3 Copies to Union. A copy of all written warnings and reprimands shall be provided to the employee. Copies in regards to steps 2, 3 and 4 above shall be provided to the Union within five (5) working days.
- 16.4 Union Representation. In case of discharge, an employee may request to have a Union Representative present before the action becomes final except when circumstances require immediate action.
- 16.5 Appeal of Discipline. Should the employee desire to contest discipline or termination, the matter shall be processed under the grievance procedure.

## **ARTICLE XVII – GRIEVANCE AND ARBITRATION PROCEDURE**

### 17.1 Procedure

Any difference between the Employer and the Union involving the meaning or application of the provisions of this Agreement shall constitute a grievance and shall be taken up in the manner set forth in this section. A grievance need not be considered unless the aggrieved party serves upon the other party a written statement setting forth the facts constituting the alleged grievance. For a discharge case grievance, such notice must be served within fifteen (15) business days from the date of discharge. Such written statement concerning any other type of grievance must be served within fifteen (15) business days of its occurrence or the discovery thereof by the aggrieved party. Employees do not have recourse to the grievance procedure to grieve disciplinary matters during their first sixty (60) work days. It is the intent of the parties that reasonable diligence be used in the discovery and reporting of alleged grievances so that they may be adjusted or dismissed without undue delay.

### 17.2 Steps 1 and 2

The Employer and the Union agree to use their best endeavors by informal conferences between their respective representatives to settle any grievance

within ten (10) business days after service of such written statement. Upon receipt of a timely written request there shall be an Adjustment Board consisting of two (2) representatives designated by the Union and two (2) representatives from the Employer. Said board shall meet within thirty (30) days from the filing of the written grievance, or the grievance is automatically waived, unless the time limit is mutually extended by both parties in writing.

Either party may request the following procedure for any Adjustment Board meeting. The chairperson of the Adjustment Board shall be a representative designated by the Federal Mediation and Conciliation Service. The chairperson shall be a non-voting member of the Adjustment Board but shall meet with the panel to assist and offer advisory opinion(s) in an effort to help the panel reach a decision. The Board shall render a decision upon adjournment of the hearing, or by mutual agreement extend such hearing for a period not to exceed ten (10) business days.

The mediator shall be chosen from but not limited to the following list of mediators from the Federal Mediation and Conciliation Service:

Joel Schaffer  
Rachel Lev  
Jasmeer Basi  
Isael Hermosillo  
Cathy Stevens  
Dale Berman

Whichever mediator from the above list who is available on the earliest date available to the parties shall be selected to attend the Board of Adjustment. The parties shall agree upon on a timeline for the mediated Board of Adjustment to be held at the time that either party requests the above procedure. The parties may also mutually agree to modify the list of mediators.

The Employer reserves the right to request a mediator not named above, and the parties shall utilize the services of such mediator by mutual agreement.

It is expressly understood that if operating conditions do not allow non-adversary participants, this rule may be modified by mutual agreement as well as time limits.

The Adjustment Board shall meet as required and shall consider fully all aspects of the issues presented. Any decision by the majority of the four (4) members of the Board of Adjustment shall be final and binding upon all parties subject to the limitations of jurisdiction and authority contained in this Contract.

### 17.3 Arbitration

If during the period that the Adjustment Board can meet, no majority decision is reached either party may within fifteen (15) business days following such period request in writing that the matter be referred to arbitration. The referral to arbitration must be done within thirty (30) calendar days after the Board of Adjustment or the right to arbitrate is waived. If the parties cannot agree upon a person to act as an impartial arbitrator within five (5) business days after service of such demand, then an impartial arbitrator shall be named by agreement from a list of five (5) arbitrators supplied by the State Conciliation Service. The decision of the arbitrator shall be final; and binding on both parties hereto. The arbitrator shall have no power to amend or modify the terms of this Agreement. In the event of willful failure by either party to appear before the Arbitrator he is hereby authorized to render his decision upon the evidence produced by the party appearing. Each party shall bear all costs of presenting its case to the Arbitrator. The Arbitrator's fee and all incidental expense of the arbitration shall be borne by the parties hereto.

The Arbitrator shall not award to an employee back pay for a period beginning more than thirty (30) days prior to the date on which the employee made a written claim or filed a grievance; the Employer must make available a means by which employees can make written claims of pay disputes. This provision shall not apply to scheduled wage increases or benefit increases under this Agreement.

### 17.4 Expedited Arbitration

- A. Differences between the Employer and the Union shall be referred to the (new) Expedited Arbitration provisions upon mutual agreement of both the Union and the Employer.
- B. The Employer and the Union shall each designate two (2) representatives who shall meet and work out all the details of an Expedited Arbitration system, such as arbitrator selections, calendaring logistics, billing/notification arrangements, and all other logistics.

## **ARTICLE XVIII – EXPEDITED ARBITRATION**

- 18.1 In order to provide for the timely and informal resolution of disputes, grievances filed pursuant to Article XVII of this Agreement may be filed to this Expedited Arbitration Procedure. There shall be a panel of not more than three permanent arbitrators on a rotating basis. If the parties cannot agree on the number of panelists, then the Panel shall consist of three (3) arbitrators. The initial panel shall be selected as provided in 18.2. Either party may remove a member of the panel by serving written notice of its intention to do so on the other party within thirty (30) calendar days preceding May 1, 2024, or any subsequent May 1st during the



term of this Agreement, Neither party may remove more than two (2) members of the panel during the term of this Agreement. In the event that a member of the panel is removed by one of the Parties, or a position on the panel becomes vacant due to death, disability or resignation, the parties shall meet within ten (10) days of such removal, or the creation of such vacancy for the purpose of selecting a replacement as provided in Section 18.2.

18.2 The procedure for selecting the members of the initial panel and for filling vacancies shall be as follows:

- 1) The parties shall meet promptly to select mutually acceptable arbitrators.
- 2) If they are unable to agree within thirty (30) days of the date of ratification of this Agreement, or the opening on the panel, they shall then exchange lists of five (5) arbitrators each within the following seven (7) days. An arbitrator whose name appears on both lists shall be considered mutually acceptable. If the initial exchange does not result in the selection, the parties shall exchange additional lists within succeeding seven (7) day period until the required number of arbitrators has been selected.

18.3 The Arbitrator shall be the sole arbitrator to hear and determine the matter. Such hearing shall be held within ten (10) days after the arbitrator receives notification of the dispute. The arbitrator shall consider and decide the grievance and shall render a decision immediately after hearing and consideration of all evidence presented. The arbitrator may request and upon mutual agreement of both parties to the dispute receive additional time to deliberate on the matters presented but in no case shall the decision be delayed beyond the forty-eight (48) hours following the close of the hearing.

18.4 The Arbitrator shall orally advise the parties of his decision with a brief explanation of the basis thereof. He shall make a brief, signed note upon the written grievance stating his disposition of the matter. Such decision shall be final and binding on all parties to the dispute and the aggrieved employee, but shall not be considered as a precedent in any future proceeding.

18.5 Any arbitration held under the provisions of this Step Three shall be conducted as informally as possible, consistent with a full and fair hearing of the issues. The parties to the proceeding shall be permitted to participate only through full-time operating officials who are not lawyers. The Arbitrator shall establish appropriate informal arbitration procedures and have the authority to exclude any representative of either party who does not meet the qualifications set forth in this Section.

- 18.6 Any expense incurred for the production of witnesses, or other evidence, shall be borne by the party seeking to produce such evidence or testimony. For the purposes of this Section, time spent as a witness shall not be construed as working time under the provisions of this Agreement.
- 18.7 The Arbitrator shall have no authority to modify, add to, or subtract from any of the terms of this Agreement. Any expenses incidental to the conduct of the hearing, and the fee of the Arbitrator, shall be borne equally by the parties.
- 18.8 No grievance concerning an employee's discharge shall be considered unless the aggrieved employee files a complaint with the Union, in writing, not more than ten (10) days after the date of his/her discharge or other disciplinary action.
- 18.9 In the event either party believes the matters raised by a grievance are of such importance as to override the desirability of the expedited and informal arbitration procedures contained in this Article, such party shall advise the other in writing of its desire to proceed to arbitration under the provisions of Article XX of this Agreement, wherein the parties are not limited to representation by any person of their choice.
- 18.10 The Arbitrator shall not award to an employee back pay for a period beginning more than thirty (30) days prior to the date on which the employee made a written claim or filed a grievance; the Employer must make available a means by which employees can make written claims of pay disputes. This provision shall not apply to scheduled wage increases or benefit increases under this Agreement.

#### **ARTICLE XIX – CHECKOFF FOR VOLUNTARY POLITICAL CONTRIBUTIONS**

If an employee voluntarily signs a check-off form, the Employer agrees to deduct from the employees paycheck the amount authorized by the check-off authorization in increments of \$1.00 and this amount shall be transmitted to the SEIU Committee on COPE Funds, Property Services Civic Engagement (PSCE) Fund, or any other authorized Political Action Fund. It is expressly understood that this voluntary contribution is not a condition of employment.

The Union agrees and the employees agree to forever hold and save the Employer harmless from any action or cause of action resulting from such possible withholdings.

In the event of a change of Employer at a workplace, the Employee may provide a voluntary payroll deduction form to continue their COPE deductions.

## **ARTICLE XX - JOINT LABOR MANAGEMENT COMMITTEE**

The Employer and the Union agree that mutual interests are advanced in a climate of respect, mutuality and open communication. Therefore, the parties hereto agree to establish a Joint Labor-Management Committee. The Committee shall meet not more than every three months for a one (1) hour time period, which may be extended by mutual agreement, to discuss mutual concerns; provided that this shall not either expressly or by implication result in any obligation to reopen any of the terms of Agreement or otherwise to bargain with respect to any particular subject. The committee meeting shall be by individual Employer.

## **ARTICLE XXI – INDIVIDUAL LEGAL RIGHTS**

- 21.1 The Union is obligated to represent all employees without discrimination based upon national or ethnic origin. The Union is therefore obligated to protect employees against violations of their legal rights occurring in the workplace, including unreasonable search and seizure.
- 21.2 The Employer shall notify the Union by phone or fax and give oral notice to the Union steward, as quickly as possible, if any Department of Homeland Security, or successor agency, agent appears on or near the premise, or otherwise notifies the Employer of an audit of employee records, so as to enable a Union representative or attorney to take steps to protect the rights of employees.

To the extent legally permissible and unless prohibited by an agent of the federal government, the Employer agrees to cooperate with the Union in these circumstances, including: providing all relevant information to the Union (including the names of all affected employees), cooperation in requesting extensions by the government, and ensuring access by representatives of the Union to affected employees during meetings with the Employer.

Notwithstanding the above, this Section shall not require the Employer to take any action prohibited by law or specifically prohibited by a government agency.

- 21.3 The Employer shall reinstate any employee who is absent from work due to court or agency proceedings relating to immigration matters and who returns to work within six (6) months of commencement of the absence. To be eligible for such absence the employee must initiate the court or agency proceedings within the first thirty (30) working days of the absence. The Employer shall not withhold a reasonable extension of the period of absence for an additional six (6) months if the request is made within the initial six (6) month period. The Employer may grant an additional extension to the absence at its discretion if the employee request is made in writing with proof that additional time is required. The Employer may require documentation of appearance at such proceedings.

In addition the Employer shall reinstate to the layoff list, with original seniority, any employee who was terminated for work eligibility issues and who returns with verifiable documentation within twelve (12) months of the date of termination.

- 21.4 Except as may be prohibited by law, employees shall not be discharged, disciplined or suffer loss of seniority or any other benefit or be otherwise adversely affected by a lawful change of name, Social Security number, or employment authorization document. Such legal change of name, Social Security number, or employment authorization document shall not be considered a change of employment nor an interruption of continuous employment.
- 21.5 Unless otherwise established by law, A "No-Match" letter from the Social Security Administration shall not itself constitute a basis for taking adverse action against an employee or for requiring an employee to reverify work authorization. The Employer shall promptly forward a copy of any "No-Match" letter that it receives to the Union and to affected employee(s).
- 21.6 In the event an employee is displaced due to disqualification from employment due to the application by the Employer of e-Verify, or similar employment eligibility verification program, including background check, the incoming replacement employee will be paid at wage rate of the employee who is being replaced. Benefit levels will be established by replacement employee's seniority date and site eligibility requirements.

The Employer agrees to provide copies of "Tentative Non-Confirmation" (TNC) notices to the individual for whom the notice is issued.

- 21.7 Privacy. The Employer shall not violate the privacy rights of employees, without their express consent, by revealing to third parties, including the DHS, any employee's name, address or other similar information, unless required by law. The foregoing does not apply to the furnishing of information necessary to provide benefits required under this Agreement such as Health and Welfare or Pension benefits.
- 21.8 Notwithstanding any other provision herein, an employee may not be discharged or otherwise disciplined because the employee has been granted work authorization through the Federal Deferred Action for Childhood Arrivals (DACA) or the Federal Action for Parents of Americans (DAPA) program since being hired, if such authorization is accompanied by an unexpired work authorization document.

## **ARTICLE XXII - HEALTH AND SAFETY**

The Employer and the employee shall abide by applicable State and Federal Laws regarding Health and Safety. The Union agrees to cooperate with the Employer in this effort. No employees shall be compelled to work on unsafe equipment or under dangerous conditions.

## **ARTICLE XXIII - ALCOHOL AND DRUG TESTING**

The Employer reserves the right to establish any lawful policy concerning employee use, possession or transfer of alcohol, controlled substances or drugs as a condition of employment. Said policies include, but are not limited to, reasonable suspicion testing and post-accidental testing.

In the event there are reasonable grounds to suspect an employee is using, possessing or distributing alcohol, controlled substances or non-prescription drugs on the job, the Employer reserves the right to impose any and all discipline, including termination for refusal to submit to lawful testing.

Employees who are terminated as a result of the policy may request reinstatement after completion of a certified drug and/or alcohol rehabilitation program, which must be paid for by the employee.

## **ARTICLE XXIV - SAVINGS CLAUSE**

If any provision of this contract or the application of such provision to any person or circumstances be ruled as an "unfair labor practice", or in any other way contrary to law, by any Federal or State court or duly authorized agency, the remainder of this contract or the application of such provision to other persons or circumstances shall not be affected thereby, and the parties will negotiate to replace such provision.

## **ARTICLE XXV - MOST FAVORED NATIONS**

25.1 If, during the term of this Agreement, the Union enters into a Collective Bargaining Agreement in the area defined in AGREEMENT with another Employer or group of Employers covering employees in the classifications covered hereunder, which provides for a compensation package of wage rates, economic fringe benefits, union recognition, or any other provisions which are more favorable to any Employer than the corresponding or similar provisions of this Agreement, then it is agreed that those more favorable conditions will become effective under the terms and conditions of this Agreement on the same date that they become effective under the other Collective Bargaining Agreement.

- 25.2 Agreements providing more favorable conditions such as "phase-in" schedules at specified worksites or groups of worksites shall not affect other worksites covered under this Agreement; however, any Employer signatory to this Agreement is entitled to bid on or perform work at such worksites under the agreements providing such more favorable conditions.
- 25.3 The parties agree that upon execution of this Agreement, and every six (6) months thereafter, the Union will supply a Committee, made up of two (2) Employers, with the status of all Employers signatory to "Me-Too" agreements to the Northern California Maintenance Contractors Agreement, or to any modified versions of this Agreement. This shall include information related to "Me-Too" status, phase-in status, separate negotiation status, and/or Site Agreements. The Employers agree to notify the Union as quickly as possible upon the execution of this Agreement of the members of the Employer Committee and of any changes thereto. The Union agrees to meet with the Employers Committee to provide this information.

## **ARTICLE XXVI – HOURS OF WORK**

### 26.1 Day's Work

Eight (8) hours within nine (9) consecutive hours shall constitute a day's work. All employees who work in excess of a day's work shall be paid at the rate of time and one half (1-1/2) the employee's regular rate of pay for such excess time. Hours in excess of twelve (12) hours in one day shall be paid at double time.

In cases when there is a change of shift or similar major change affecting an entire group of employees at a worksite (for example, change to day shift or change to "green cleaning" methods), the Employer shall notify the Union.

#### **The following paragraph applies only to the Sacramento Area:**

Any unpaid lunch period of longer than thirty (30) minutes must be agreed upon with the affected employees. Relief persons and part time employees may work a split work week. Hours other than herein stated may be established by mutual agreement between the parties.

### 26.2 Week's Work

#### **A. The following Subsection A applies only to the Bay Area:**

A week's work shall consist of five (5) days followed by two (2) consecutive days off; the sixth (6th) day shall be paid at time and one half (1-1/2); the seventh (7th) day shall be paid at double time. All employees required to work on their day off shall be paid at the rate of one and one half (1-1/2) times the employee's regular rate of pay.

Part-time: The work week for part-time employees shall be up to five (5) consecutive days then have two (2) consecutive days off. After a part-time employee works five (5) days or eight (8) hours in a day, additional time worked shall be at time and one-half (1 1/2). If a part-time employee works seven (7) consecutive days, the seventh day shall be paid at double time (2x) for the actual number of hours worked.

Five (5) Day Cleaning sites: Any employee who is absent without pay during his or her regular straight-time work week and who voluntarily works on what otherwise would have been his or her sixth (6<sup>th</sup>) or seventh (7<sup>th</sup>) day shall, for that week only, be paid overtime at a rate of time and one-half (1 1/2 ) for all straight-time hours worked or paid for in excess of eight (8) hours in any one (1) work day or forty (40) hours in that work week.

Seven (7) Twenty-Four (24) Hour A Day Cleaning Sites: Any employee who is absent without pay during his or her regular straight-time work week and who is required or voluntarily works on what otherwise would have been his or her sixth (6<sup>th</sup>) or seventh (7<sup>th</sup>) day shall, for that week only, be paid overtime at a rate of time and one-half (1-1/2) for all straight-time hours worked or paid for in excess of eight (8) hours in any one (1) work day or forty (40) hours in that work week.

**B. The following Subsection B applies only to the Sacramento Area:**

All work performed over eight (8) hours per day, forty (40) hours per week, on the sixth consecutive day in any work week, shall be paid at the rate of time and one half (1 1/2) the regular rate of pay.

26.3 Overtime

Overtime connected with the regular shift and duties of an employee and which is normally performed by on-site employees, shall be first offered to the employee who regularly performs that work, and secondly, to other employees working at the site and shall be made available by seniority by rotation as equally as is reasonable among employees at a given site. Employees are responsible for notifying Employers in writing of their interest in working overtime hours and the Employer shall provide this information to the Union Steward at the site, or to other affected employees at the site upon request if there is no Union Steward at the site.

26.4 Rest Periods

**A. The following Subsection A applies only to the Bay Area:**

Every employee shall be authorized by the Employer to take rest periods which insofar as practical shall be in the middle of each work period. Rest periods shall be computed on the basis of ten (10) minutes within each four (4) hours working time or major fractions thereof for San Mateo and Santa Clara, fifteen (15) minutes for East Bay.

**B. The following Subsection B applies only to the Sacramento Area:**

Every employee shall be authorized by the Employer to take rest periods which insofar as practical shall be in the middle of each work period. Rest periods shall be computed on the basis of ten (10) minutes within each four (4) hours working time or major fractions thereof.

26.5 Reporting Pay

**The following Subsection A applies only to the Bay Area:**

- A. Should an employee be called for work and no work is available, he shall be paid for two (2) hours work. Should an employee be called for work and start work, he shall be paid for at least four (4) hours work. Should he be worked over four (4) hours, he shall be guaranteed at least eight (8) hours work. If an employee voluntarily leaves his place of employment, he shall be paid for actual hours worked.

**The following Subsection B applies only to the Sacramento Area:**

- B. Should an employee be called for work and no work is available, he/she shall be paid for two (2) hours of work. If an employee, in this situation, works over two (2) hours, he/she shall be paid for four (4) hours of work.

26.6 Replacement of Absent Employees

When an employee is absent from a worksite due to vacation, leave of absence or similar reasons, the Employer may assign another employee to the worksite temporarily to work the shift of the absent employee.

**The following Sections 26.7 and 26.8 apply only to the Bay Area:**

26.7 Minimum Time Off Between Shifts

Except in bona fide emergencies, the minimum time off between shifts shall be ten (10) hours and the employees called to work sooner than ten (10) hours from the end of their last work period shall be paid time and one-half (1 1/2) for all work performed up to the time of said ten (10) hour period shall have elapsed.



26.8 Window Cleaners

In case of Window Cleaners unable to work five (5) consecutive days because of rain, they may if they so request, be allowed to work on the scheduled days off for that week at straight time to the extent required to make up time lost. In no event, however, shall the Employer lay off a Window Cleaner during the week in order to avoid overtime pay on regularly scheduled days off.

**The following Sections 26.9 through 26.12 apply only to the Sacramento Area:**

26.9 All paid leaves, including sick leave, vacation, paid holidays, and any other paid leave shall be considered time worked for purposes of Health and Welfare contributions and the Pension program.

26.10 Full-Time Work Schedules. The Employers and the Union hereby agree that the Joint Labor-Management Committee shall meet to discuss and identify sites within the Sacramento Area where full-time work schedules can be established and maintained, as well as Union participation in protecting established union work. Any decisions made by the Joint Labor-Management Committee shall be by mutual consent of the parties, and the failure to reach agreement on a particular topic shall not in itself be subject to the grievance procedure. Criteria that the Committee uses for sites where full-time work opportunities exist would include building/site size, percentage of space cleaned by union contractors within specific geographic areas, and sites with current full-time work schedules.

In addition to the above, the parties agree on the following:

26.11 Phase 1: By 1/1/2023 building sites or complexes (as referenced in the definition of Areas 2A/2B and 2C) in excess of 500,000 square feet will have full-time work schedules, with the exception of where client requirements call for part-time work that fulfills specific operational needs.

Phase 2: By 1/1/2024 building sites or complexes (as referenced in the definition of Areas 2A/2B and 2C) herein in excess of 300,000 square feet will have full-time work schedules, with the exception of where client requirements call for part-time work that fulfills specific operational needs.

26.12 Full-time schedules are schedules of eight (8) hours per day and forty (40) hours per week. The Employer may request exceptions to the above based on client requirements and the Union shall not unreasonably deny such requests, provided that the Employer provides documentation of the client requirements.

The Employer shall not replace full-time positions with part-time positions if an employee resigns, retires, transfers to a different worksite, or is terminated.

No employee will suffer a reduction in work hours or full-time work schedule as a result of a changeover to a new contractor signatory to this Agreement.

## **ARTICLE XXVII – MAINTENANCE OF WORKING CONDITIONS**

### **27.1 Registration of all Job Locations**

A. As new persons are hired, the Employer will submit to the Union the following information regarding all employees hired during the previous calendar month:

1. Full Name
2. Home Address
3. Primary telephone number
4. Last four (4) digits of Social Security Number
5. Employee Number (if applicable)
6. Wage
7. Date of Hire
8. Job Classification
9. Contract Appendix/Section

For the Bay Area, information provided by the Employer on newly hired employees pursuant to Section 28.1.A, item 9 (Contract Appendix/Section), shall distinguish between the following six (6) types of worksites as defined in Appendix A:

1. Master Contract Sites (Areas 1A/1B)
2. Small Master Contract Sites of 150,000 square feet or greater and less than 200,000 square feet (Areas 1C/1D)
3. Small Master Contract Sites below 150,000 sq. feet (Areas 1E/1F)
4. New Construction and Former Non-Union Sites (Area 1L)
5. New Construction and Former Non-Union Small Sites (Area 1M)

For the Sacramento Area, information provided by the Employer on newly hired employees pursuant to Section 28.1.A, item 9 (Contract Appendix/Section), shall distinguish between the following three (3) types of worksites as defined in Appendix B:

1. Master Contract Sites (Area 2A)
2. Small Master Contract Sites (Area 2B) of less than 150,000 square feet
3. New Construction and Former Non-Union Small Sites (Area 2C)

The Union agrees to maintain all of the information submitted pursuant to this Section as confidential and only for internal use by the Union.

By no later than January 31 of each year, the Employer shall furnish to the Union the names and addresses of all worksites, in a standard electronic form approved by the Union, including:

1. Client Name
2. Worksite Street Address, City and Zip Code
3. Employer's Determination of Contract Economic Area of This Agreement (Area 1A, etc.), Appendix or Side Letter Defining Economic Terms for the Worksite
4. For each employee assigned to each worksite, the Employer shall provide the information regarding newly hired employees indicated following paragraph 1 above.

- B. Upon receipt of such information the Union will treat the information on a confidential basis and will release it to another Employer in accordance with the provisions of this Agreement only when it has been determined that bona fide bids are being requested and that said Employer requesting the information is also signatory to a SEIU-USWW Agreement covering this jurisdiction.

#### 27.2 Job Bidding Procedures

The following rules shall be observed when an Employer is bidding on or taking over the servicing of an establishment where the Union represents the existing employees:

1. When requesting staffing information from the Union, the requesting employer must provide the Union with those sections of the client's RFP (Request For Proposals) that identify the addresses out to bid, and the bid deadlines, or provide the Union with satisfactory evidence that the client is soliciting a bid, such as the RFP's cover letter or direct client request for a bid ("Evidence of Bid") The Union agrees that it will designate an authorized person(s) to receive requests for staffing information from Bidding Employers and to request and receive staffing information from Incumbent Employers. The Bidding Employer will submit a written request to Union's designated point of contact for the account's information prior to submitting any bid proposal (unless the bidding Employers did not request staffing information at the client's request, in which case upon awarding of the bid, all of the requirements of this Section 28.2 shall remain in effect).
2. The Employer shall provide in writing, on a standard form approved by the Union, the following information ("Staffing Report") for any job location covered by this Agreement upon receipt of a request from the Union:

- a. For each employee (including employees absent due to leave of absence, maternity leave, Workers' Compensation leave, or similar reasons):
  - i. Full name of employee;
  - ii. Job classification;
  - iii. Number of hours worked per day, and per week;
  - iv. The wage rate and fringe benefit costs specifically, but not limited to, health insurance, total sick leave hours, and pension (if applicable);
  - v. The original hire date with the Employer, other Employers or at the job location, whichever is earlier (i.e., Union seniority date);
  - vi. Primary phone number;
  - vii. Status (active, on authorized leave);
  - viii. Assigned worksite (if bid includes multiple worksites)

The Union will use the employee's phone number solely for internal purposes and will not provide it as part of staffing information to bidding Employers.

In addition, the following will also be provided:

- Summary of current cleaning specifications for the job location(s), including but not limited to dusting, vacuuming and mopping frequencies, and additional duties, such as waxing or recycling.
  - Current vacancy including:
    - Total fully-occupied square footage of the job location;
    - Total square footage currently vacant.
- b. Upon receipt of the bulleted items above, the Union will treat the information on a confidential basis and restricted to the Union's internal use. Any alleged violation of this agreement will be processed as a grievance under the CBA's formal grievance procedure, or expedited grievance procedure.
  - c. If a contract, side letter, appendix, or phase-in agreement other than this Agreement is in effect, a copy of that document will also be provided.
  - d. It is the entire responsibility of the incumbent Employer to provide correct and timely information pursuant to this Section. For all employees retained at the worksite, the incoming (bidding) Employer shall be fully responsible for maintaining all wages and benefits for which the employees are entitled to at the job location. In cases where inaccurate staffing information was provided, the incumbent Employer, and not the incoming Employer, will be responsible for any back pay in wages, or benefits after it is established in writing by the

Union and incoming Employer that such corrections are valid and required to establish correct individual employee information.

- e. The Employer shall provide staffing information to the Union upon its request for jobs out to bid within four (4) working days of the request.
  - f. The Union agrees to supply such requested information within eight (8) working days of said request to any Union contractor requesting such information or the Employer is not obligated to any staffing levels, Only when a building is going out to bid shall the Employer be obligated to supply this detailed information.
  - g. The appropriate staffing shall be considered as the number of employees at the job sixty (60) days prior to the service contract for such building being awarded. Employees working at the job site for less than sixty (60) days shall be subject to the terms of Section 3.4 of this Agreement (i.e. lack of access to the grievance procedure), but may refuse a transfer to such job site as stated below in Section 30.3.
  - h. In the event of a dispute regarding the wage rate of an employee who is retained at the work site, if the employee can produce three (3) months of payroll stubs showing the claimed wage rate (not taking into account contractual increases), the new Employer shall honor the claimed wage rate for such employee. The dispute must be raised within thirty (30) days of the date when the new Employer begins servicing the site.
3. The incoming Employer shall recognize the work time and overall employment service of all permanent employees retained at the job location, building or establishment, including those who might be on vacation or off work because of illness, injury, Workers' Compensation or authorized leave of absence and shall be considered as continuous regardless of change of employers, for all purposes including seniority, sick leave and vacation benefits, so that no employee will lose any such benefits because of the change of Employers. Based upon the above requirement, the incoming Employer is a successor Employer for the existing employees continuing on the job, and as such will not submit any continuing employees to E-verify procedures, unless required to do so by law and will provide advance notice in writing to the Union of the intent to do so.
4. Upon request by the Union within thirty (30) days of taking over servicing of any job location, the Incoming Employer will provide the Union an updated Staffing Report ('Award Staffing') for the new location(s).

5. In the event of a dispute regarding the seniority date of an employee retained in a work site during a change of contractors, the new Employer and the Union shall agree to review and determine appropriate means to verify the seniority date of the employee. The dispute must be raised within sixty (60) days of the date when the new Employer begins servicing the site.
6. Discipline records shall in no case be transferred from the previous Employer to the new Employer nor to the client.
7. If the Union requests, the new Employer shall meet with the Union representative to discuss employees being retained at the worksite. Additionally, if the incoming Employer conducts a transition meeting with the entire staff, it will, upon Union request, provide access to the Shop Steward or Union Representative, as designated by the Union, to the meeting.
8. Transfer of Benefits
  - a. In the event of a change of contractors during a calendar month, the Employers will prorate their contributions based on calendar days in the month provided that the employee meets requirements for eligibility between the two Employers. In this circumstance each Employer will report the hours of affected employee(s) to the General Employees Trust Fund (GETF), and the GETF will confirm eligibility for such employee(s) based upon the total hours reported by the two Employers.
  - b. In the event of a change of contractors immediate before or after a paid Holiday, the Employer which is providing service at the beginning of the shift in which the Holiday falls shall be responsible for the payment of the Holiday to eligible employees taking into account the hours worked with the two Employers.
  - c. The new Employer shall assume responsibility for the Sick Leave accumulated by the employees with the previous Employer.
9. Employees transferred to a site or building where the incumbent contractor lost the service contract shall in all instances be informed that such a transfer shall be voluntary and that they can refuse such a transfer; this notification shall be in writing and the employee shall at all times be informed that they are subject to the site seniority waiting time and Grievance Procedure access limitations described in Section 3.4 under the incoming contractor for a period of sixty (60) work days. If the Employer fails to notify the employee of these limitations because of the transfer, the employee is to be returned to previous or other site with the previous Employer without loss of wages or benefits.

10. Employees retained by the Employer shall receive the wages and fringe benefits as established in this Agreement at that work location based on the employee's seniority.

No employee will suffer a reduction of wage level as a result of a transition to another Employer signatory to this Agreement at a work location; however the benefit structure for the employee will be in accordance with the appropriate Economic Area or other signed agreement between the parties.

11. When necessary based on business need, the Employer shall have the right to determine and change the assignment of employees within a building or site and where, what and how the work is to be performed.
12. When necessary for the operation of its business, the Employer may alter the starting time of work, and may change the days of work by up to one (1) day.

**The following Subsections 13, 14 and 15 apply only to the Bay Area:**

13. If awarded the service contract, the incoming (successor) Employer may request new Staffing Information prior to beginning service if the one previously provided is more than thirty (30) days old. The incumbent Employer shall provide to the Union employment records necessary to facilitate the transition of bargaining unit employees.
14. The following provisions shall apply specifically to the process of bidding and Employers taking over the servicing of accounts from the previous Employers. The Employer shall not cut the work schedules of any employee which would reduce the number of working hours per day or per week. Only when it is verified in writing by the client that service specifications of a job are altered by the client or that the client requires cost changes that would result in an alteration of service specifications, the Employer may increase or decrease the work force pursuant to the terms of this Agreement.
15. These rules do not apply to window cleaning.

**The following Subsection 16 and 17 applies only to the Sacramento Area:**

16. The Employer shall not reduce the number of working hours per day or per week except when it is verified that the service specifications of a job are altered by the client; then the Employer may increase or decrease the work force pursuant to the terms of the new specifications.

17. The Employer will furnish to the Union, in writing, the name and address of any job where the Employer's services have been terminated, together with the number of employees, the amount of daily person hours worked and the rates of pay at such job.

**The following Sections 27.3, 27.4 and 27.5 apply to both the Bay Area and the Sacramento Area:**

- 27.3 The Employer agrees to notify the Union of all new jobs including its initial date at the new job, and also to give written notice to the Union of all job cancellations, including its final date of service at the job. Such notifications shall be made no more than ten (10) business days from the date on which the Employer was notified of the new job or the cancellation.
- 27.4 The Employer agrees to inform the Union as soon as reasonably possible when a site is being bid by a non-union contractor(s) and/or is in danger of being lost as a result.
- 27.5 Termination of Employer's Services  
The Employer losing a job shall remove the employees working at that job from its payroll on the last day of service. The Employer will pay the employees at the time of removal from payroll their earned and unpaid wages and any accrued and unpaid vacation pay. This Section does not apply to situations described in Sections 29.12 (Bay Area) and 30.14 (Sacramento Area).

**The following Section 27.6 applies only to the Bay Area:**

- 27.6 Operational Changes  
When an Employer needs or is required to make changes and these changes are not connected to the process of bidding or taking over the servicing of an account from a previous Employer, the following provisions shall apply:
  - A. The Employer shall notify the Union in writing in advance of the proposed changes at least one (1) week before the date of the changes provided that the Employer has one (1) weeks' notice; however, such notification does not imply that the Employer must seek the Union's consent to the changes;
  - B. The Employer agrees to meet with the Union to discuss the changes;
  - C. Any employees laid off as a result of such changes shall retain recall rights as defined in this Agreement;
  - D. The Employer shall provide training or orientation to employees affected by such changes;



- E. Once the changes have taken effect, the Employer shall meet upon request with the Union to review the changes.

**The following Sections 27.7 and 27.8 applies only to the Sacramento Area:**

- 27.7 When service specifications of a worksite are altered, the process or system of cleaning is changed, or the square footage to be cleaned increases or decreases, the Employer may decrease or increase the workforce.
- 27.8 The Employer will furnish to the Union, in writing, the name and address of any job where the Employer's services have been terminated, together with the number of employees, the amount of daily person hours worked and the rates of pay at such job.

**ARTICLE XXVIII – REMOVAL OF EMPLOYEES BY CLIENT REQUEST**

**28.1 Removal of Employees by Client Request**

In the event that the building management requests the removal of an employee from a site without just cause, the request shall be confirmed in writing by the Employer and a copy of the client's request will be shown to the Union. If the aforementioned requirement is not possible because of client refusal to put the request in writing, the Employer will provide proof that the removal is based on a legitimate breach of client site protocol requirements or other issue that may or may not be subject to the disciplinary process as outlined in Article XVI- Discipline and Discharge. The Employer retains the responsibility to transfer the employee to another site within the same geographic area and contract economic Area, without loss of wages, benefits, or seniority for such employee.

The transfer will be made to a vacant position as soon as is reasonably possible, not to exceed ten (10) working days, which may be for work performed during all or part of that period, and which will also count towards Health and Welfare eligibility. If there is not a vacant position, or a voluntary swap is not feasible, the least senior person in the building to which the affected employee is being assigned shall be required to take the position of the employee being transferred.

If the employee refuses a transfer as specified above, then the Employer shall have no obligations to make the employee whole. Employees transferred as provided here shall not be guaranteed the same schedule either in terms of time of shift or days off.

- 28.2 Any discipline imposed by the Employer in connection with the removal of an employee by the client shall be subject to Just Cause and shall be dealt with through the grievance and arbitration procedure.

28.3 If just cause is established but does not necessitate termination, the Employer will attempt to place the removed employee in another position, however if no position within the same geographic area and contract economic area is available, the employee shall be put on layoff status.

## **ARTICLE XXIX – SENIORITY, TRANSFER, AND LAYOFF – BAY AREA**

### **Article XXIX applies only to the Bay Area.**

29.1 Seniority is the right accruing to employees through continuous length of service at a particular work site which entitles the employee to preference in layoffs, recalls from layoff, and vacation time, For the purpose of this Agreement, "worksite", "job site" or "site may refer to a particular building; however, a complex or group of buildings as defined in the economic provisions of this Agreement shall be considered a "work site", "job site" or "site".

29.2 Seniority shall also apply in filling permanent vacant station assignments within the same building site providing the person applying for said vacancy is qualified to perform the work as determined by the Employer. Employees who only cover vacancies at a single affected site shall have the first right to permanent station assignments by seniority, after the permanent employees at the site.

29.3 Definition of Seniority. An employee's seniority date is defined as the earliest date after which the employee worked continuously for the same Employer or series of successor Employers at a particular location.

29.4 An employee shall transfer their seniority upon transfer to another work site.0

29.5 In filling higher paid positions covered by this Agreement, employees working in other classifications covered by this Agreement shall be given a reasonable trial on the basis of seniority where merit, ability, and physical fitness are equal as determined by Employer.

30.5 Workers who request a transfer to another site shall be paid at the wage and benefit level in effect at that job site, provided the vacant position is equal to or better than their current wage and benefit level, corresponding to their level of seniority.

### 29.6 Loss of Seniority

Seniority rights shall be lost for the following reasons:

1. Quit
2. Discharge

3. A lay-off for a continuous period of twenty four (24) months which results from the COVID-19 pandemic, or a layoff for a continuous period of twelve (12) months which results from other causes.
4. Retirement
5. Promotion out of the unit after sixty (60) calendar days
6. Failure to report to work for three (3) consecutive work days without notice, unless it is beyond the reasonable control of the employee, shall be considered a voluntary quit. Failure to return from an authorized Leave of Absence (LOA) without having an extension approved in writing, unless is beyond the reasonable control of the employee, shall be considered a voluntary quit.

29.7 Transfers to a different worksite by the Employer shall be for legitimate reasons only and not be used a means of discipline. Employees transferred to a different worksite shall be informed of the reason for the transfer.

29.8 Transfers and Job Advancement

All employees desiring either more hours, a full time job, a job in a specific location or geographic area, or a job with higher pay and benefits shall indicate such specifics, in writing, to the Employer. The Employer will keep such requests on file on a list for at least one year.

When vacancies occur at existing worksites, where part-time employees decline seniority rights as stated in Section 3.2.B, or the Employer secures a new account where hiring will occur, all current employees who have a written transfer request on file, and who meet the reasonable qualifications for the position, will be given preference by seniority for such employment opportunities before workers are hired from the street.

The Employer will communicate all vacant positions at job sites covered under this Agreement by notification to employees at the Employer's office, and in an additional Employer office in the County where the position(s) are located if the Employer has an office in that County. Upon written request by Union, the Employer may provide copies of announcements of vacant positions. In addition, the Employer shall post notices of vacant station assignments within the site at locations with twenty (20) or more employees.

The Employer shall maintain such postings for at least five (5) business days.

29.9 Notice of Layoff

The Employer agrees to provide five (5) days' notice to employees of a permanent layoff, or the time in which the employer has knowledge of the layoff, if it is less than five (5) days. The Union shall receive copies of such notices. The affected

employees shall have the right to be paid for the full notification period as defined above, whether for time worked or while laid off.

29.10 Recall from layoff shall be handled in the following manner.

Lay-off and Recalls will be based upon seniority. Employees will be laid off and recalled after lay-offs on the basis of their seniority at that site, or with the company, whichever is greater provided the senior employee possesses the ability to do the work required.

- A. Any employee who has been employed for six (6) months or more at a particular site and who is laid off, shall have the right of recall to that site, provided that the period of layoff does not exceed twelve (12) months. If the layoff was the result of the COVID-19 pandemic, the employee's right of recall to that site shall be twenty four (24) months.
- B. In addition laid off employees shall have an opportunity to fill permanent vacant positions with the Employer within the same County in the following manner.
- C. Employees with less than five (5) years of seniority shall be called by seniority to fill vacant permanent positions to buildings with more than five workers and excluding New-Non Buildings and buildings covered under Areas 1L or 1M (the previous Zone 5), based on the new employee wage rate at the worksite, but with no loss of any other benefits. Employees with five years or more seniority shall be placed on the basis of seniority in permanent vacant positions at their wage and benefit levels at the time of lay-off. The employee shall have three (3) opportunities to refuse a position at a lower pay rate without losing his/ her right to be called to other positions. After three (3) refusals the employee may be recalled at the new employee wage as stated above, but after one (1) year the employee will be increased to the Master Wage Rate for the site.

Employees with five years or more seniority shall be placed on the basis of seniority in permanent vacant positions at their wage and benefit levels at the time of lay-off.

- D. The Employer shall provide the Union with a list of all employees on the recall list on a monthly basis.

29.11 Recalls of laid-off employees to the site from which they were laid off shall be handled in the following manner:

- A. The Employer will contact the most senior qualified employee.

- B. If the most senior qualified employee does not respond, the Employer will notify all laid off employees that a vacancy exists. The employees shall then be given seven (7) days from the date of mailing of the letters in which to express, in person, or by certified mail, his or her desire to accept the available job. During this entire process, the Employer may assign a temporary employee to fill the vacancy until a senior person is selected.
- C. Recall shall be by seniority and qualifications as determined by the Employer of those responding.
- D. Those not responding shall be dropped from the seniority list.

29.12 Lost Accounts to Non-Union or In-House

Employees who lose their jobs due to loss of the account to a non-union firm or to in-house service shall be treated as any other laid off employee who shall have preference prior to the Employer hiring new employees.

**ARTICLE XXX – SENIORITY, TRANSFER, AND LAYOFF – SACRAMENTO AREA**  
**Article XXX applies only to the Sacramento Area.**

30.1 In the reduction of forces due to the slackness of work, the last employee hired shall be the first employee laid off, and in rehiring, the last employee laid off shall be the first employee rehired, until the list of former employees is exhausted, provided the senior employee possesses the ability to do the work required.

30.2 Definition of Seniority. Seniority is defined as an employee's continuous service with his/her Employer or predecessor Employer(s) signatory to this Agreement or other SEIU-USWW Agreement since date of hire. When layoffs occur in a building site, the most junior employee will be the first person laid off. Seniority shall not be used for bumping purposes. For the purpose of this Agreement, "worksite", "job site" or "site may refer to a particular building; however, a complex or group of buildings as defined in the economic provisions of this Agreement shall be considered a "work site", "job site" or "site".

30.3 In filling higher paid positions covered by this Agreement, employees working in other classifications covered by this Agreement shall be given a reasonable trial on the basis of seniority where merit, ability, and physical fitness are equal as determined by Employer.

30.4 Loss of Seniority

Seniority rights shall be lost for the following reasons:

- 1. Quit
- 2. Discharge

3. A lay-off for a continuous period of twenty four (24) months which results from the COVID-19 pandemic, or a layoff for a continuous period of twelve (12) months which results from other causes.
  4. Retirement
  5. Promotion out of the unit after sixty (60) calendar days
  6. Failure to report to work for three (3) consecutive work days without notice, unless it is beyond the reasonable control of the employee, shall be considered a voluntary quit. Failure to return from an authorized Leave of Absence (LOA) without having an extension approved in writing, unless is beyond the reasonable control of the employee, shall be considered a voluntary quit.
- 30.5 Transfers to a different worksite by the Employer shall be for legitimate reasons only and not be used a means of discipline.
- 30.6 Employees transferred to a different worksite shall retain their original seniority, and shall be informed of the reason for the transfer.
- 30.7 An employee's pay and benefit rate shall not be reduced as a result of a transfer within the same classification from one location to another. , unless the transfer is as a result of a request by building management for just cause, in which case the employee will be transferred to another site at the wage and benefits of that site.
- 30.8 The guarantee to maintain wage and benefit levels does not apply in the case of transfer from a Government Wage determination site, or a site covered under an Appendix in the Sacramento Area, with or without cause. This provision shall only apply to any wage or benefit level which is specified in the applicable Appendix or Government Wage determination.
- 30.9 An employee who voluntarily requests a transfer to another work site agrees to accept the wage rate and benefits offered at that site, corresponding to his/her level of seniority, and the Employer must notify the employee of such different wage rate or benefit level before the employee transfers to the new work site.
- 30.10 Transfers and Job Advancement  
 All employees desiring either more hours, a full time job, a job in a specific location or geographic area, or a job with higher pay and benefits shall indicate such specifics, in writing, to the Employer. The Employer will keep such requests on file on a list for at least one year.

When vacancies occur at existing worksites, where existing part-time employees at the worksite decline seniority rights as stated in Section 3.2.B, or the Employer secures a new account where hiring will occur, all current employees who have a written transfer request on file, and who meet the reasonable qualifications for the

position, will be given preference by seniority for such employment opportunities before workers are hired from the street.

An employee shall transfer his or her seniority upon transfer to another work site.

The Employer will communicate all vacant positions at job sites covered under this Agreement by notification to employees at the Employer's office. In addition, the Employer shall post notices of vacant station assignments within the site at locations with twenty (20) or more employees.

The Employer shall maintain such postings for at least five (5) business days.

**30.11 Notice of Layoff**

The Employer agrees to provide five (5) business days' notice to employees of a permanent layoff, or the time in which the employer has knowledge of the layoff, if it is less than five (5) business days. The Union shall receive copies of such notices. The affected employees shall have the right to be paid for the full notification period as defined above, whether for time worked or while laid off.

**30.12** Employees on layoff and regular part time and extra employees shall receive preference over all newly hired employees, in the event the Employer hires employees. Employees laid off from a worksite shall receive first preference for filling openings at another worksite with the same salary schedule as the worksite from which the employee was laid off, based on the total length of service with the Employer, with the exception of Government Wage determination sites or Sacramento Appendix sites as specified above. For the purposes of salary determination, that employee shall not be considered a replacement employee.

**30.13** The Employer shall provide the Union with a list of all employees on the recall list upon request by the Union, no more than three (3) times per year.

**30.14 Lost Accounts to Non-Union or In-House**

Employees who lose their jobs due to loss of the account to a non-union firm or to in-house service shall be treated as any other laid off employee who shall have preference prior to the Employer hiring new employees.

**ARTICLE XXXI – SUBCONTRACTING**

**31.1** The Employer will not contract out bargaining unit work, except when the Employer lacks special equipment or tools for performing the work. The Employer shall not contract out to avoid its obligations under this Agreement nor as a means of reducing the scope of the Union. The Employer will notify the Union prior to any subcontracting, and shall include in its notification the name of the subcontractor, nature of the subcontracted work, and location of the work.

31.2 No employee of the Employer shall be requested or allowed to subcontract any work from the Employer or his agents.

See additional subcontracting provisions in Appendix E (beginning on page \_).

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**ARTICLE XXXII - WORK PRESERVATION – BAY AREA**

**Article XXXII applies only to the Bay Area.**

32.1 Neither the Union nor any Employer signatory to this Agreement will modify its terms nor undertake any conduct in derogation of its terms and conditions while it remains in effect.

32.1 However, the parties to this Agreement recognize the necessity of assuring the competitive position of the parties within the industry during the term of this Agreement. Consistent with that recognition, the parties will continually monitor the effectiveness of this Agreement relative to specific geographic or market areas and will endeavor by mutual agreement to initiate such modifications to the Agreement during its term as may be necessary to assure the work opportunities of the employees and the competitive position of the individual Employers.

32.2 Notwithstanding the provisions of Section 34.1 above, the parties to this Agreement hereby establish a committee composed of two representatives of the Employer and two representatives of the Union.

32.3 This committee will review requests for changes in the terms and conditions of this Labor Agreement that may be necessary to preserve work opportunities for the individual Employer and the employees covered by the Agreement. The committee is authorized to approve such changes as it deems to be in the best interest of the parties to the Agreement.

32.4 The committee, upon such a request for a change in the terms of the Agreement, shall forthwith make the terms of the requested changes known, in writing, to all signatory Employers and to the Union.

32.5 The committee, upon granting any such request, shall forthwith notify all signatory Employers and the Union of the terms of its decision and shall not unreasonably withhold such modifications from other Employers similarly situated.

32.6 The committee shall be empowered to develop rules and procedures, subject to the approval of the bargaining parties, to carry out the intent of these provisions.



## **ARTICLE XXXIII - ENTIRE AGREEMENT**

- 33.1 The parties acknowledge that during the negotiations which resulted in this Agreement, all had the unlimited right and opportunity to make demands and proposals with respect to any subject matter not removed by law from the area of collective bargaining, and that all understandings and agreements applicable to covered employees arrived at after the exercise of that right and opportunity are set forth in this Agreement.
- 33.2 In the event of any conflict between the language in the main body of this Agreement or in any of the Appendices attached to this Agreement, and any Table of Contents or Wage and Benefit charts shown in Appendices A (beginning on page 50) or B (beginning on page 94), the language of this Agreement shall prevail.
- 33.3 The parties agree that Employers shall provide contractually obligated information via e-mail generated by particular computer software. The parties agree that the Employer will not need to change its software applications in order to comply with this section. There shall be no additional cost to the Employer.

### **The following Section 33.4 applies only to the Bay Area:**

- 33.4 Neither the offer nor the withdrawal of any proposal during the negotiations preceding the execution of this Agreement, which proposal was not incorporated therein, shall be used in the construction of this Agreement.

### **The following Section 33.5 applies only to the Sacramento Area:**

- 33.5 This Agreement represents the complete and final understanding of all bargainable issues between the Employer and the Union. It is the intent of the parties that the provisions of this Agreement will supersede all prior agreements, understandings and practices, oral or written, express or implied, between the parties and shall govern their entire relationship and shall be the sole source of all rights or claims which may be asserted in arbitration hereunder or otherwise.

Therefore, the Employer and the Union, for the life of this Agreement, each voluntarily and unqualifiedly waives the right, and each agrees that the other shall not be obligated to bargain collectively with respect to any subject or matter not specifically referred to or covered in this Agreement unless by mutual agreement of the parties, even though such subject or matter may not have been within the knowledge or contemplation of either or both of the parties at the time that they negotiated or signed this Agreement.

**ARTICLE XXXIV - DURATION OF AGREEMENT**

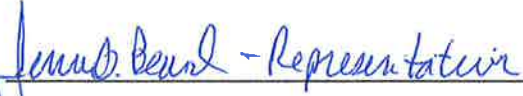
This Agreement shall become effective as of May 1, 2024, and shall remain in effect until April 30, 2028 and shall continue from year-to-year thereafter; provided, however, that each party reserves the right to give notice to the other at least sixty (60) days prior to April 30, 2028 of its desire to change or terminate said Agreement.

**FOR THE UNION:**

**FOR THE EMPLOYERS:**

**Service Employees International  
Union, United Service Workers West**

By: 

By: 

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

Date: 12/11/2024

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

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

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

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

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

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

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

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

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

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

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

Date: 12/11/2024

**APPENDIX A**  
**AREA 1: BAY AREA ECONOMIC PROVISIONS**

Definition

Area 1 (Bay Area) consists of the following Counties: Santa Clara, San Mateo, Alameda and Contra Costa in the State of California.

Appendix A is divided into the following major Parts:

<u>Page #</u>	<u>Part</u>
P. 52	<u>Part One (Sections 1 through 3)</u> Part One contains economic provisions applying to Master Contract sites. Sections 1 through 3 specify the entire economic package applying for each type of site based on square footage.
P. 71	<u>Part Two (Section 4)</u> Part Two contains economic provisions applying only to employees hired prior to certain dates (June 1, 2000 or before) under the former Bay Area "Zone" provisions.
P. 76	<u>Part Three (Sections 5 through 7)</u> Part Three contains economic provisions applying to New Construction and Former Non-Union Sites based on square footage and the date when the site was first bid by a signatory Employer. Each Section specifies the entire economic package applying to that type of site.
P. 85	<u>Part Four (Sections 8 through 11)</u> Part Four contains eligibility rules and other provisions applying to all wages and benefits specified in Sections 1 through 6.
P. 90	<u>Part Five (Sections 12 through 14)</u> Part Five contains additional economic provisions which apply to all sites in the Bay Area.
P. 93	<u>Part Six (Side Letters of Understanding)</u> Part Six lists the Side Letters specifying economic packages applying to particular sites in the Bay Area.

## **ECONOMIC AREA DESIGNATIONS – BAY AREA**

### **Part One: Master and Small Master Contract Sites**

<u>Section</u>	<u>Area</u>	<u>Definition</u>
1	1A	Master Contract Sites (Santa Clara County)
1	1B	Master Contract Sites (Alameda, Contra Costa and San Mateo Counties)
2	1C	Small Master Contract Sites (150k-200k) in geographic Area 1A
2	1D	Small Master Contract Sites (150k-200k) in geographic Area 1B
3	1E	Small Master Contract Sites below 150,000 square feet in geographic Area 1A
3	1F	Small Master Contract Sites below 150,000 square feet in geographic Area 1B

### **Part Two: Former Bay Area Zone Provisions for employees hired prior to 6/1/2000**

<u>Section</u>	<u>Areas</u>	<u>Definition</u>
4	1G/1H/1J	Former Bay Area Zone Provisions (MIGHT REVISE)

### **Part Three: New Construction and Former Non-Union Sites**

<u>Section</u>	<u>Area</u>	<u>Definition</u>
5	1L	New Construction/Former Non-Union Sites of 200,000 sq. ft. or greater
6	1M	New Construction/Former Non-Union Sites below 200,000 sq. ft.

**(Part Four does not contain any additional Economic Areas)**

### **Part Five: Additional Economic Provisions**

<u>Section</u>	<u>Area</u>	<u>Definition</u>
14	1P	Window Cleaners, Santa Clara County
14	1Q	Window Cleaners, San Mateo County
14	1R	Window Cleaners, East Bay

### **Bay Area Side Letters (published separately)**

<u>Section</u>	<u>Area</u>	<u>Definition</u>
SL1	1S	Genentech South San Francisco Side Letter
SL2	1T	Serramonte Center Side Letter
SL3	1U	Google Side Letter
SL4	1V	eBay Side Letter
SL5	1W	Apple Side Letter
SL6	1X	Stanford University Side Letter
SL7	1Y	PayPal Side Letter

See the appropriate Sections for more exact Area definitions.

**PART ONE: MASTER AND SMALL MASTER CONTRACT SITES**

**Section 1 – Areas 1A/1B: Master Contract Sites**

The definition of a Master Contract Site shall be a site of 200,000 total cleanable square feet or greater at full occupancy. An individual building of less than 200,000 total square feet which is part of a complex or group of buildings which totals 200,000 square feet or more, and which is serviced under a contract between the Employer and a single client, shall be considered a Master Contract site.

**1.A MASTER WAGE RATES – AREAS 1A AND 1B**

Area 1A consists of the following geographic areas: Santa Clara County excluding the City of Palo Alto to the north of Oregon Expressway and Page Mill Road.

Area 1B consists of the following geographic areas: the City of Palo Alto to the north of Oregon Expressway and Page Mill Road, San Mateo County, Alameda County, and Contra Costa County.

The Minimum Master Wage Rates and Wage Increases in this Section 1.A apply to employees who have completed three (3) years of service (effective May 1, 2024), or thirty (30) months of service (effective May 1, 2026).

Minimum Master Wage Rates for Areas 1A/1B shall be as follows:

	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Minimum Master Wage Rate	\$21.25	\$22.25	\$23.25	\$24.25

Minimum Master wage increases for all employees in Areas 1A/1B shall be as follows:

	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Master Wage Increase	\$1.25	\$1.00	\$1.00	\$1.00

**1.B EFFECTIVE 5/1/2024: EMPLOYEES WITH LESS THAN THREE (3) YEARS OF SERVICE – AREAS 1A/1B**

Effective May 1, 2024, new hire employees as well as employees with less than three (3) years of service in Areas 1A/1B shall be paid no less than the following amounts above the California Minimum Wage:

Upon Hire	\$0.50 above California Minimum Wage
1 Year	\$1.00 above California Minimum Wage
2 Years	\$1.50 above California Minimum Wage

3 Years                                      Master Wage Rate or Wage Increases listed above

Employees shall be paid no less than the wage rates listed above, or any applicable local or municipal minimum wage, whichever is higher.

Upon completion of three (3) years of service, employees will be paid the Area 1A /1B Master Wages Rates and Wage Increases.

Wage increases for employees with less than three (3) years earning above the New Hire rates are not mandatory and are at the discretion of the Employer.

Effective January 1, 2026, employees will be paid \$0.50 above any State, local or municipal Minimum Wage rate, or the Master Wage Rate or New Employee wage rate, whichever is higher. For example, if in 2026 the San Jose Minimum Wage is \$18.60 (6% increase over the 2024 San Jose Minimum Wage rate of \$17.55), any employee working in San Jose would have to be paid at least \$19.10.

1.C     EFFECTIVE 5/1/2026: EMPLOYEES WITH LESS THAN THIRTY (30) MONTHS OF SERVICE – AREAS 1A/1B

Effective May 1, 2026, new hire employees as well as employees with less than thirty (30) months of service in Areas 1A/1B shall be paid no less than the following amounts above the California Minimum Wage:

Upon Hire	\$0.50 above California Minimum Wage
6 Months	\$1.00 above California Minimum Wage
18 Months	\$1.50 above California Minimum Wage
30 Months	Master Wage Rate or Wage Increases listed above

Upon completion of thirty (30) months of service, employees will be paid the Area 1A /1B Master Wages Rates and Wage Increases.

Wage increases for employees with less than thirty (30) months earning above the New Hire rates are not mandatory and are at the discretion of the Employer.

The parties recognize that the Governor of California has the authority to delay increases in the State Minimum Wage up to 2 times due to economic recession, which would affect the above New Hire wage rates.

1.D     HEALTH AND WELFARE PLANS – AREAS 1A/1B

Coverage for eligible employees pursuant to this Section, except for site-specific agreements, shall be under the following plans provided through the General Employees Trust Fund: Plans E28 (Employee Only) and C28A (Composite) as appropriate for those participating Employers.

**PLAN E28 (EMPLOYEE ONLY)**

Medical – choose one:

Kaiser \$25 Non-Deductible Plan (with \$100 Emergency Room)

Indemnity Plan MP111: no annual maximum (as of 2024)

UHC Dental Plan 2

Prescription Solutions Plan G: \$10 generic prescription, \$25 brand-name

Life Insurance: \$20,000 benefit

**PLAN C28A (COMPOSITE)**

Medical – choose one:

Kaiser \$25 Non-Deductible Plan (with \$100 Emergency Room)

Indemnity Plan MP115: no annual maximum (as of 2024)

UHC Dental Plan 1

Prescription Solutions Plan G: \$10 generic prescription, \$25 brand-name

Vision Service Plan

Life Insurance: \$20,000 benefit for participant, \$10,000 benefit for dependents

Effective with March 2026 hours (May 2026 coverage), Delta Dental Plan 118 benefit with \$100 annual deductible and \$2000 annual maximum shall be added to Plan C28A. The current additional cost of Delta Dental Plan 118 is \$26.75.

The costs of the above plans as of May 2024 hours are \$806.10 per month for Plan E28, and \$1,648.04 per month for Plan C28A.

1.E **HEALTH AND WELFARE ELIGIBILITY – AREAS 1A/1B**

Employee-Only coverage - Eligibility Defined. Employees shall be covered under Employee-Only Health and Welfare coverage (Plan E28) after completing twelve (12) consecutive months at one hundred ten (110) hours per month.

If there is a break in consecutive months after at least six (6) consecutive months of working the required eligible hours, and the employee returns to work, he/she shall be required to work only six (6) consecutive months before receiving Employee-Only coverage.

Composite Coverage – Eligibility Defined. Employees shall be covered under Composite Health and Welfare coverage (Plan C28A) after completing twenty four (24) months of service

The waiting periods specified above shall apply to all employees based on their existing length of service.

The employee will be required to work one hundred ten (110) hour per month for the six (6) months prior to the initial month of a Composite contribution. If the employee does not work one hundred ten (110) hours in one (1) of the last six (6) months then the employee will restart his/her six (6) consecutive month requirement in the following month in order to qualify for a Composite contribution.

Example. An employee who was hired on January 1, 2024 will be covered under Plan E28 effective February 1, 2025 (with the first Employer contribution due in January 2025 based on December hours) if he/she worked one hundred ten (110) hours per month from January through December 2024, and will be covered under Plan C28A effective February 1, 2026 (with the first Employer contribution to Plan C28A due in January 2026 based on December hours) if he/she worked one hundred ten (110) hours per month from January through December 2025.

Continuing eligibility shall be based upon working one hundred ten (110) straight time hours per month. Paid holidays, paid sick leave and paid funeral leave shall be counted as hours worked for the purpose of eligibility. Paid vacation hours shall be counted as hours worked for the purpose of eligibility unless they are paid in advance.

1.F HEALTH AND WELFARE EMPLOYER CONTRIBUTIONS – AREAS 1A/1B

The Employer shall contribute up to the following monthly amounts effective the dates listed for the GETF Plans listed in this Section. If the premium cost of a Plan is less than the specified Employer contribution at any time, the Employer is only obligated to pay the premium cost. Any amount of the premium cost above the Employer contribution shall be paid by eligible employees through payroll deduction.

<u>Plan Number</u>	<u>6/1/2024*</u>	<u>4/1/2025**</u>	<u>4/1/2026**</u>	<u>4/1/2027**</u>
E28 (Employee Only)	\$806.10	up to +6%	up to +6%	up to +6%
Plan C28A (Composite)	\$1,648.04	up to +6%	up to +6%***	up to +6%

\*(based on May hours)

\*\* (based on March hours)

\*\*\* (plus the additional cost of Delta Dental Plan 118)



Effective April 1, 2025, 2026 and 2027 (based on March hours) the Employer shall increase its contribution for each Plan by up to a maximum of six percent (6%) or the percentage increase of the Plan premium, whichever is less.

Effective April 2026 (based on March hours) the Employer shall also pay the additional cost of Delta Dental Plan 118 for Plan C28A.

1.G PAID VACATION – AREAS 1A/1B

All employees hired on or after June 1, 2000 shall be entitled to one (1) week of vacation per year upon completion of one (1) year of service. All employees shall be entitled to two (2) weeks of vacation per year upon completion of three (3) years of service. All employees shall be entitled to three (3) weeks of vacation per year upon completion of ten (10) years of service.

However, an employee who receives a payment of unused accrued vacation upon termination shall receive such payment based on one (1) week's accrual per year until he/she has completed three (3) years of service.

See Section 10 (page 85) for Vacation eligibility rules.

1.H PAID HOLIDAYS – AREAS 1A/1B

All eligible employees hired on or after June 1, 2000 shall be entitled to the following paid holidays: New Years Day, Presidents Day, Memorial Day, 4th of July (Independence Day), Labor Day, Thanksgiving Day, and Christmas Day. Effective 2025, Juneteenth National Independence Day (June 19) shall be added as a paid holiday for a total of eight (8) holidays.

See Section 11 (page 86) for Holiday eligibility rules.

1.I PAID SICK LEAVE AND FUNERAL LEAVE – AREAS 1A/1B

All sick leave provided under this Agreement shall be in compliance with the California Healthy Families, Healthy Workplaces Act of 2014 as specified in Appendix F-1 to this Agreement, and as modified by the Memorandum of Understanding regarding the California Sick Leave Law (SB-616) dated November 29, 2023.

If a death occurs in the immediate family of an employee, he/she shall receive three (3) days paid funeral leave. If requested and approved, employees may use accrued paid vacation time to take additional paid days off.

Immediate family shall be described as mother, father, spouse, son, daughter, brother, sister, grandmother, grandfather, grandson, granddaughter, and registered domestic partner.

See Appendix F-1 (page 120) for Sick Leave eligibility rules.

1.J PENSION

Area 1A

Effective May 1, 2024, the Employer shall contribute the following amounts on behalf of eligible employees in Area 1A for each straight-time hour worked or paid:

	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Original Base Contribution	0.15	0.15	0.15	0.15
Supplem. Contribution	169.4%	169.4%	169.4%	169.4%
Additional Base Contrib.**	0.15	0.15	0.15	0.45
Total Base Contribution	0.30	0.30	0.30	0.60
Total Contribution	\$0.554100	\$0.554100	\$0.554100	\$0.854100

\*\*not subject to Supplemental Contribution under the rules of the SEIU National Industry Pension Fund

Area 1B

Effective May 1, 2023, the Employer shall contribute the following amounts on behalf of eligible employees in Area 1B for each straight-time hour worked or paid:

	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Original Base Contribution	0.15	0.15	0.15	0.15
Supplem. Contribution	16.1%	25.1%	34.8%	45.2%
Additional Base Contrib.**	0.00	0.00	0.00	0.30
Total Base Contribution	0.15	0.15	0.15	0.45
Total Contribution	\$0.174150	\$0.187650	\$0.202200	\$0.517800

The contributions specified above shall be made on behalf of eligible employees covered by this Section 1 and as defined in Appendix C, Section 3(d).

The parties agree to adopt such increases (Pension Supplemental Contributions) as are required pursuant to the Preferred Schedule attached to the Rehabilitation Plan for the SEIU National Industry Pension Fund.

**Section 2 – Areas 1C/1D: Small Master Contract Sites of 150,000 square feet or greater but less than 200,000 sq. ft.**

The definition of a Small Master Contract Site shall be a site of less than 200,000 total cleanable square feet, but at least 150,000 total cleanable square feet, at full occupancy. An individual building of less than 200,000 total square feet which is part of a complex or group of buildings which totals 200,000 square feet or more, and which is serviced under a contract between the Employer and a single client, shall not be considered a Small Master Contract site.

The provisions in this Section 2 apply only to employees hired on or after May 1, 2008; employees hired prior to May 1, 2008 at Small Master Contract Sites are covered under the provisions of Section 1 above (Areas 1A/1B).

**2.A MASTER WAGE RATES – AREAS 1C AND 1D**

Area 1C consists of the following geographic areas: Santa Clara County excluding the City of Palo Alto to the north of Oregon Expressway and Page Mill Road.

Area 1D consists of the following geographic areas: the City of Palo Alto to the north of Oregon Expressway and Page Mill Road, San Mateo County, Alameda County, and Contra Costa County.

The Minimum Master Wage Rates and Wage Increases in this Section 2.A apply to employees who have completed three (3) years of service (effective May 1, 2024), or thirty (30) months of service (effective May 1, 2026).

Minimum Master Wage Rates for Areas 1C/1D shall be as follows:

	<u>5/1/2024*</u>	<u>1/1/2025*</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Minimum Master Wage Rate	\$18.63	\$20.00	\$20.50	\$21.00

Minimum Master wage increases for all employees in Areas 1C/1D shall be as follows:

	<u>5/1/2024*</u>	<u>1/1/2025*</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Master Wage Increase	\$1.00	\$1.00	\$0.50	\$0.50

\*Effective May 1, 2024, employees with three (3) or more years of service will receive a \$1.00 wage increase or be paid a wage rate of \$18.63, whichever is higher. Effective January 1, 2025, employees with three (3) or more years of service will receive a \$1.00 wage increase or be paid a wage rate of \$20.00, whichever is higher.

2.B EFFECTIVE 5/1/2024: EMPLOYEES WITH LESS THAN THREE (3) YEARS OF SERVICE – AREAS 1C/1D

Effective May 1, 2024, new hire employees as well as employees with less than three (3) years of service in Areas 1C/1D shall be paid no less than the following amounts above the California Minimum Wage:

Upon Hire	\$0.50 above California Minimum Wage
1 Year	\$1.00 above California Minimum Wage
2 Years	\$1.50 above California Minimum Wage
3 Years	Master Wage Rate or Wage Increases listed above

Employees shall be paid no less than the wage rates listed above, or any applicable local or municipal minimum wage, whichever is higher.

Upon completion of three (3) years of service, employees will be paid the Area 1C /1D Master Wages Rates and Wage Increases.

Wage increases for employees with less than three (3) years earning above the New Hire rates are not mandatory and are at the discretion of the Employer.

Effective January 1, 2026, employees will be paid \$0.50 above any State, local or municipal Minimum Wage rate, or the Master Wage Rate or New Employee wage rate, whichever is higher. For example, if in 2026 the San Jose Minimum Wage is \$18.60 (6% increase over the 2024 San Jose Minimum Wage rate of \$17.55), any employee working in San Jose would have to be paid at least \$19.10.

2.C EFFECTIVE 5/1/2026: EMPLOYEES WITH LESS THAN THIRTY (30) MONTHS OF SERVICE – AREAS 1C/1D

Effective May 1, 2026, new hire employees as well as employees with less than thirty (30) months of service in Areas 1C/1D shall be paid no less than the following amounts above the California Minimum Wage:

Upon Hire	\$0.50 above California Minimum Wage
6 Months	\$1.00 above California Minimum Wage
18 Months	\$1.50 above California Minimum Wage
30 Months	Master Wage Rate or Wage Increases listed above

Upon completion of thirty (30) months of service, employees will be paid the Area 1C /1D Master Wages Rates and Wage Increases.

Wage increases for employees with less than thirty (30) months earning above the New Hire rates are not mandatory and are at the discretion of the Employer.

The parties recognize that the Governor of California has the authority to delay increases in the State Minimum Wage up to 2 times due to economic recession, which would affect the above New Hire wage rates.

2.D HEALTH AND WELFARE PLANS – AREAS 1C/1D

Coverage for eligible employees pursuant to this Section, except for site-specific agreements, shall be under the following plans provided through the General Employees Trust Fund: Plans E31 (Employee Only) and C28A (Composite) as appropriate for those participating Employers. Effective for March 2026 (May coverage) hours, Employee-Only coverage in Areas 1C/1D shall be under Plan E30.

**PLAN E31 (EMPLOYEE ONLY)**

Indemnity Plan MP111: no annual maximum (as of 2024)  
Prescription Solutions Plan H: \$10 generic prescription, \$30 brand-name  
Life Insurance: \$20,000 benefit

**PLAN E30 (EMPLOYEE ONLY)**

Indemnity Plan MP111: no annual maximum (as of 2024)  
Prescription Solutions Plan H: \$10 generic prescription, \$30 brand-name  
UHC Dental Plan 1  
Life Insurance: \$20,000 benefit

**PLAN C28A (COMPOSITE)**

(See Section 1.E for description of benefits in this Plan)

The costs of the above plans as of May 2024 hours are \$571.00 per month for Plan E31, \$605.16 per month for Plan E30, and \$1,648.04 per month for Plan C28A.

2.E HEALTH AND WELFARE ELIGIBILITY – AREAS 1C/1D

Employee-Only coverage – eligibility defined. Employees shall be covered under Employee-Only Health and Welfare coverage (Plan E31) after completing twenty four (24) consecutive months at one hundred thirty (130) hours per month.

If there is a break in consecutive months after at least twelve (12) consecutive months of working the required eligible hours, and the employee returns to work, in order to receive Employee-Only coverage he/she shall be required to work only six (6) consecutive months, or twenty four (24) months minus the number of consecutive months during which he/she worked the required eligible hours, whichever is greater. For example, if an employee worked fourteen (14) consecutive months at the required eligible hours prior to the break, upon returning the work the employee shall be required to work ten (10) consecutive months at the required eligible hours before receiving Employee-Only coverage.

Composite Coverage – eligibility defined. Employees shall be covered under Composite Health and Welfare coverage (Plan C28A) after thirty six (36) months at one hundred thirty (130) hours per month. New employees who have qualified for Employee Only coverage as stated above will be required to work an additional twelve (12) consecutive months at one hundred thirty (130) hours per month, and have completed at least thirty six (36) months of service, prior to the initial month of a Composite contribution.

For an employee who has already qualified for Employee Coverage, if there is a break in consecutive months after at least 6 consecutive months of working the required eligible hours, and the employee returns to work, he/she shall be required to work only 6 consecutive months before receiving Composite coverage.

Continuing eligibility for employees shall be based upon working one hundred thirty (130) straight time hours per month. Employees hired prior to May 1, 2012 shall have continuing eligibility based upon one hundred ten (110) straight time hours per month.

Example. An employee who is hired on January 1, 2024 will be covered under Plan E31 effective February 1, 2026 (with the first Employer contribution due in January 2026 based on December 2025 hours) if he/she has worked one hundred thirty (130) hours per month for twenty four (24) consecutive months, and will be covered under Plan C28A effective February 1, 2027 (with the first Employer contribution to Plan C28A due in January 2027 based on December 2026 hours) if he/she has worked one hundred thirty (130) hours per month from January through December 2022.

Paid holidays, paid sick leave and paid funeral leave shall be counted as hours worked for the purpose of eligibility. Paid vacation hours shall be counted as hours worked for the purpose of eligibility unless they are paid in advance.

For employees in these sites who currently have wages and benefits greater than what is defined above, the Employer reserves the right to transfer employee to an equal or greater benefit site in an effort to retain their current benefit status. Those employees who refuse a transfer within the same county, will be placed on the lay-off list or will adhere to the aforementioned benefits. Notwithstanding, employees current wage rate will not be affected.

In the event there is not an available position to transfer to an equal or greater benefit site, the employee may select the option stated above or be put on the layoff list. The Employer will notify the Union when it is in an uncompetitive situation due to non-union competition bidding on the site, and it is understood that this paragraph applies to this situation.

2.F HEALTH AND WELFARE EMPLOYER CONTRIBUTIONS – AREAS 1C/1D

The Employer shall contribute up to the following monthly amounts effective the dates listed for the GETF Plans listed in this Section. If the premium cost of a Plan is less than the specified Employer contribution at any time, the Employer is only obligated to pay the premium cost. Any amount of the premium cost above the Employer contribution shall be paid by eligible employees through payroll deduction.

<u>Plan Number</u>	<u>6/1/2024*</u>	<u>4/1/2025**</u>	<u>4/1/2026**</u>	<u>4/1/2027**</u>
E31 (Employee Only)	\$517.00	up to +6%	(N/A)	(N/A)
E30 (Employee Only)	\$605.16	up to +6%	up to +6%	up to +6%
Plan C28A (Composite)	\$1,648.04	up to +6%	up to +6%***	up to +6%

\*(based on May hours)

\*\* (based on March hours)

\*\*\* (plus the additional cost of Delta Dental Plan 118)

Effective April 1, 2025, 2026 and 2027 (based on March hours) the Employer shall increase its contribution for each Plan by up to a maximum of six percent (6%) or the percentage increase of the Plan premium, whichever is less.

Effective April 2026 (based on March hours) the Employer shall also pay the additional cost of Delta Dental Plan 118 for Plan C28A.

2.F PAID VACATION – AREAS 1C/1D

All employees hired on or after June 1, 2000 but prior to May 1, 2012 shall be entitled to one (1) week of vacation per year upon completion of one (1) year of service. All employees shall be entitled to two (2) weeks of vacation per year upon completion of three (3) years of service. However, an employee who receives a payment of unused accrued vacation upon termination shall receive such payment based on one (1) week's accrual per year until he/she has completed three (3) years of service.

Employees hired on or after May 1, 2012 shall be entitled to one (1) week of vacation per year upon completion of one (1) year of service, and shall be entitled to two (2) weeks of vacation per year upon completion of three (3) years of service.

See Section 10 (page 85) for Vacation eligibility rules.

2.G PAID HOLIDAYS – AREAS 1C/1D

All eligible employees hired on or after June 1, 2000 but prior to May 1, 2012 shall be entitled to the following paid holidays: New Years Day, 4th of July (Independence Day), Labor Day, Thanksgiving Day, and Christmas Day.

Effective May 1, 2022, employees hired on or after May 1, 2012 shall be entitled to Thanksgiving Day, Christmas Day and New Years Day as paid holidays. Effective May 1, 2025, 4<sup>th</sup> of July shall be added as a paid holiday for a total of four (4) holidays.

See Section 11 (page 86) for Holiday eligibility rules.

2.H PAID SICK LEAVE AND FUNERAL LEAVE – AREAS 1C/1D

All sick leave provided under this Agreement shall be in compliance with the California Healthy Families, Healthy Workplaces Act of 2014 and as specified in Appendix F-1 to this Agreement, and as modified by the Memorandum of Understanding regarding the California Sick Leave Law (SB-616) dated November 29, 2023.

If a death occurs in the immediate family of an employee, he/she shall receive three (3) days paid funeral leave. If requested and approved, employees may use accrued paid vacation time to take additional paid days off.

Immediate family shall be described as mother, father, spouse, son, daughter, brother, sister, grandmother, grandfather, grandson, granddaughter, and registered domestic partner.

See Appendix F-1 (page 120) for Sick Leave eligibility rules.

2.I PENSION

Area 1C

Effective May 1, 2024, the Employer shall contribute the following amounts on behalf of eligible employees in Area 1C for each straight-time hour worked or paid:

	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Original Base Contribution	0.15	0.15	0.15	0.15
Supplem. Contribution	169.4%	169.4%	169.4%	169.4%
Additional Base Contrib.**	0.15	0.15	0.15	0.45
Total Base Contribution	0.30	0.30	0.30	0.60
Total Contribution	\$0.554100	\$0.554100	\$0.554100	\$0.854100

\*\*not subject to Supplemental Contribution under the rules of the SEIU National Industry Pension Fund

Area 1D

Effective May 1, 2023, the Employer shall contribute the following amounts on behalf of eligible employees in Area 1D for each straight-time hour worked or paid:



	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Original Base Contribution	0.15	0.15	0.15	0.15
Supplem. Contribution	16.1%	25.1%	34.8%	45.2%
Additional Base Contrib.**	0.00	0.00	0.00	0.30
Total Base Contribution	0.15	0.15	0.15	0.45
Total Contribution	\$0.174150	\$0.187650	\$0.202200	\$0.517800

The contributions specified above shall be made on behalf of eligible employees covered by this Section 2 and as defined in Appendix C, Section 3(d).

The parties agree to adopt such increases (Pension Supplemental Contributions) as are required pursuant to the Preferred Schedule attached to the Rehabilitation Plan for the SEIU National Industry Pension Fund.

**Section 3 – Areas 1E/1F: Small Master Contract Sites Below 150,000 Square Feet**

This section shall apply only to sites of less than 150,000 total cleanable square feet at full occupancy. An individual building of less than 150,000 total square feet which is part of a complex or group of buildings which totals 150,000 square feet or more, and which is serviced under a contract between the Employer and a single client, shall not be covered under this Section.

The provisions in this Section 3 apply only to employees hired on or after May 1, 2008; employees hired prior to May 1, 2008 at Small Master Contract Sites are covered under the provisions of Section 1 above (Areas 1A/1B).

**3.A MASTER WAGE RATES – AREAS 1E AND 1F**

Area 1E consists of the following geographic areas: Santa Clara County excluding the City of Palo Alto to the north of Oregon Expressway and Page Mill Road.

Area 1F consists of the following geographic areas: the City of Palo Alto to the north of Oregon Expressway and Page Mill Road, San Mateo County, Alameda County, and Contra Costa County.

The Minimum Master Wage Rates and Wage Increases in this Section 3.A apply to employees who have completed three (3) years of service (effective May 1, 2024), or thirty (30) months of service (effective May 1, 2026).

Minimum Master Wage Rates for Areas 1E/1F shall be as follows:

	<u>5/1/2024*</u>	<u>1/1/2025*</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Minimum Master Wage Rate	\$18.63	\$20.00	\$20.50	\$21.00

Minimum Master wage increases for all employees in Areas 1E/1F shall be as follows:

	<u>5/1/2024*</u>	<u>1/1/2025*</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Master Wage Increase	\$1.00	\$1.00	\$0.50	\$0.50

\*Effective May 1, 2024, employees with three (3) or more years of service will receive a \$1.00 wage increase or be paid a wage rate of \$18.63, whichever is higher. Effective January 1, 2025, employees with three (3) or more years of service will receive a \$1.00 wage increase or be paid a wage rate of \$20.00, whichever is higher.

3.B EFFECTIVE 5/1/2024: EMPLOYEES WITH LESS THAN THREE (3) YEARS OF SERVICE – AREAS 1E/1F

Effective May 1, 2024, new hire employees as well as employees with less than three (3) years of service in Areas 1E/1F shall be paid no less than the following amounts above the California Minimum Wage:

Upon Hire	\$0.50 above California Minimum Wage
1 Year	\$1.00 above California Minimum Wage
2 Years	\$1.50 above California Minimum Wage
3 Years	Master Wage Rate or Wage Increases listed above

Employees shall be paid no less than the wage rates listed above, or any applicable local or municipal minimum wage, whichever is higher.

Upon completion of three (3) years of service, employees will be paid the Area 1E /1F Master Wages Rates and Wage Increases.

Wage increases for employees with less than three (3) years earning above the New Hire rates are not mandatory and are at the discretion of the Employer.

Effective January 1, 2026, employees will be paid \$0.50 above any State, local or municipal Minimum Wage rate, or the Master Wage Rate or New Employee wage rate, whichever is higher. For example, if in 2026 the San Jose Minimum Wage is \$18.60 (6% increase over the 2024 San Jose Minimum Wage rate of \$17.55), any employee working in San Jose would have to be paid at least \$19.10.

3.C EFFECTIVE 5/1/2026: EMPLOYEES WITH LESS THAN THIRTY (30) MONTHS OF SERVICE – AREAS 1E/1F

Effective May 1, 2026, new hire employees as well as employees with less than thirty (30) months of service in Areas 1E/1F shall be paid no less than the following amounts above the California Minimum Wage:

Upon Hire	\$0.50 above California Minimum Wage
6 Months	\$1.00 above California Minimum Wage
18 Months	\$1.50 above California Minimum Wage
30 Months	Master Wage Rate or Wage Increases listed above

Upon completion of thirty (30) months of service, employees will be paid the Area 1E /1F Master Wages Rates and Wage Increases.

Wage increases for employees with less than thirty (30) months earning above the New Hire rates are not mandatory and are at the discretion of the Employer.

The parties recognize that the Governor of California has the authority to delay increases in the State Minimum Wage up to 2 times due to economic recession, which would affect the above New Hire wage rates.

3.D HEALTH AND WELFARE PLANS – AREAS 1E/1F

Coverage for eligible employees pursuant to this Section, except for site-specific agreements, shall be under Plan E33 (Employee Only) provided through the General Employees Trust Fund. Effective for March 2025 hours (May 2025 coverage) eligible employees shall be covered under Plan E31, and effective for March 2027 (May 2027 coverage) hours eligible employees shall be covered under Plan E30.

**PLAN E33 (EMPLOYEE ONLY)**

Indemnity: 80%/50% coverage, 100% coverage after \$20,000; no annual maximum (as of 2024)

Prescriptions included as part of Indemnity Medical coverage

Life Insurance: \$20,000 benefit

**PLAN E31 (EMPLOYEE ONLY)**

Indemnity Plan MP111: no annual maximum (as of 2024)

Prescription Solutions Plan H: \$10 generic prescription, \$30 brand-name

Life Insurance: \$20,000 benefit

**PLAN E30 (EMPLOYEE ONLY)**

Indemnity Plan MP111: no annual maximum (as of 2024)

Prescription Solutions Plan H: \$10 generic prescription, \$30 brand-name

UHC Dental Plan 1

Life Insurance: \$20,000 benefit

The costs of the above plans as of May 2024 hours are \$498.91 per month for Plan E33, \$571.00 per month for Plan E31, and \$605.16 per month for Plan E30.

3.E HEALTH AND WELFARE ELIGIBILITY – AREAS 1E/1F

Employee-Only coverage. Employees shall be covered under Employee-Only Health and Welfare coverage (Plan E33) upon completion of forty eight (48) months of service. Effective May 1, 2026, employees shall be covered under Employee-Only Health and Welfare coverage (Plan E33) upon completion of thirty six (36) months of service. There shall be no requirement to work a certain number of consecutive months with a certain number of hours per month.

Employees who have already qualified for Employee Only or Composite Coverage will retain their level of benefits (Plans E28 or C28A, with Employer contributions as specified in Section 1 above).

Continuing eligibility shall be based upon working one hundred thirty (130) straight time hours per month.

Example. An employee who was hired on January 1, 2024 will be covered under Plan E31 effective February 1, 2027 (with the first Employer contribution due in January 2027 based on December 2026 hours).

Paid holidays, paid sick leave and paid funeral leave shall be counted as hours worked for the purpose of eligibility. Paid vacation hours shall be counted as hours worked for the purpose of eligibility unless they are paid in advance.

For employees in these sites who currently have wages and benefits greater than what is defined above, the Employer reserves the right to transfer employee to an equal or greater benefit site in an effort to retain their current benefit status. Those employees who refuse a transfer within the same county, will be placed on the lay-off list or will adhere to the aforementioned benefits. Notwithstanding, employees current wage rate will not be affected.

In the event there is not an available position to transfer to an equal or greater benefit site, the employee may select the option stated above or be put on the layoff list. The Employer will notify the Union when it is in an uncompetitive situation due to non-union competition bidding on the site, and it is understood that this paragraph applies to this situation.

3.F HEALTH AND WELFARE EMPLOYER CONTRIBUTIONS – AREAS 1E/1F

The Employer shall contribute up to the following monthly amounts effective the dates listed for the GETF Plans listed in this Section. If the premium cost of a Plan is less than the specified Employer contribution at any time, the Employer is only obligated to pay the premium cost. Any amount of the premium cost above the Employer contribution shall be paid by eligible employees through payroll deduction.

<u>Plan Number</u>	<u>6/1/2024*</u>	<u>4/1/2025**</u>	<u>4/1/2026**</u>	<u>4/1/2027**</u>
E33 (Employee Only)	\$498.91	(N/A)	(N/A)	(N/A)
E31 (Employee Only)	\$517.00	up to +6%	up to +6%	(N/A)
E30 (Employee Only)	\$605.16	up to +6%	up to +6%	up to +6%

\*(based on May hours)

\*\* (based on March hours)

Effective April 2025, April 2026 and April 2027 (based on March hours) the Employer shall increase its contribution for each Plan by up to a maximum of six percent (6%) or the percentage increase of the Plan premium, whichever is less.

3.G PAID VACATION – AREAS 1E/1F

Employees hired on or after May 1, 2012 shall be entitled to one (1) week of vacation per year upon completion of one (1) year of service. Effective January 1, 2025, employees shall be entitled to two (2) weeks of vacation per year upon completion of five (5) years of service.

3.H PAID HOLIDAYS – AREAS 1E/1F

Effective May 1, 2022, employees hired on or after May 1, 2012 shall be entitled to Thanksgiving Day, Christmas Day and New Years Day as paid holidays. Effective May 1, 2025, 4<sup>th</sup> of July shall be added as a paid holiday for a total of four (4) holidays.

3.I OTHER BENEFITS

Employees hired prior to May 1, 2012 shall retain the Vacation, Holiday and Sick Leave benefits as specified above in Section 2 (Area 1C/1D).

3.J PAID SICK LEAVE AND FUNERAL LEAVE – AREAS 1E/1F

All sick leave provided under this Agreement shall be in compliance with the California Healthy Families, Healthy Workplaces Act of 2014 as specified in Appendix F-1 to this Agreement, and as modified by the Memorandum of Understanding regarding the California Sick Leave Law (SB-616) dated November 29, 2023.

If a death occurs in the immediate family of an employee, he/she shall receive three (3) days paid funeral leave. If requested and approved, employees may use accrued paid vacation time to take additional paid days off.

Immediate family shall be described as mother, father, spouse, son, daughter, brother, sister, grandmother, grandfather, grandson, granddaughter, and registered domestic partner.

See Appendix F-1 (page 120) for Sick Leave eligibility rules.

3.I PENSION

Area 1E

Effective May 1, 2024, the Employer shall contribute the following amounts on behalf of eligible employees in Area 1E for each straight-time hour worked or paid:

	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Original Base Contribution	0.15	0.15	0.15	0.15
Supplem. Contribution	169.4%	169.4%	169.4%	169.4%
Additional Base Contrib.**	0.15	0.15	0.15	0.45
Total Base Contribution	0.30	0.30	0.30	0.60
Total Contribution	\$0.554100	\$0.554100	\$0.554100	\$0.854100

\*\*not subject to Supplemental Contribution under the rules of the SEIU National Industry Pension Fund

Area 1F

Effective May 1, 2023, the Employer shall contribute the following amounts on behalf of eligible employees in Area 1F for each straight-time hour worked or paid:

	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Original Base Contribution	0.15	0.15	0.15	0.15
Supplem. Contribution	16.1%	25.1%	34.8%	45.2%
Additional Base Contrib.**	0.00	0.00	0.00	0.30
Total Base Contribution	0.15	0.15	0.15	0.45
Total Contribution	\$0.174150	\$0.187650	\$0.202200	\$0.517800

The contributions specified above shall be made on behalf of eligible employees covered by this Section 2 and as defined in Appendix C, Section 3(d).

The parties agree to adopt such increases (Pension Supplemental Contributions) as are required pursuant to the Preferred Schedule attached to the Rehabilitation Plan for the SEIU National Industry Pension Fund.

## **PART TWO – WAGES AND BENEFITS OF CERTAIN BAY AREA EMPLOYEES**

### **Section 4 - Areas 1G/1H/1J: Former Bay Area Zone Provisions**

#### **5.A TABLES OF FORMER BAY AREA ZONE PROVISIONS**

Refer to the following tables for Wages and Benefits applying to “grandfathered” employees covered under the former Bay Area “Zone” provisions. For each Zone/Area, apply the information in the following columns as follows:

- (1) DOH< indicates the “cutoff” Hire Date for wage and benefit levels. For example, wages and benefits in a table row following “6/1/2000” would apply only the employees hired prior to June 1, 2000. If there are several rows within a particular Zone/Area, each successive row indicates greater wages or benefits applying to employees hired prior to the date shown in that row.
- (2) Minimum Wage Rates indicates the minimum wage rates applicable to employees hired prior to the dates shown during the term of this Agreement.
- (3) H&W indicates monthly hours for Health and Welfare eligibility. All other Health and Welfare eligibility rules apply.
- (4) Additional Holidays indicates holiday benefits of applicable employees in addition to the standard holidays in the Agreement. See eligibility rules for Floating Holidays and Personal Days following the chart. All other Holiday eligibility rules apply. F/H refers to Floating Holiday.
- (5) V, S and F indicate paid benefits of applicable employees in weeks (vacation) or days (sick and funeral leave). All other eligibility rules for these benefits apply.
- (6) Pns indicates Pension benefits of applicable employees effective May 1, 2024. Total present and future contributions including Supplemental Contributions are shown following the chart. All employees in Areas 1G, 1H and 1J shall receive at least the minimum Pension contributions specified in Section 4 above.
- (7) Values shown in italics indicate that the default Master (Area 1A/1B) values apply.

The following tables contain all relevant information on former Bay Area Zone provisions effective May 1, 2024. A verbal description of those provisions can be found in the predecessor Agreements (Northern California Maintenance Contractors Agreement 2008-2012, Section 12; or the Bay Area Maintenance Contractors Agreement 2003-2008).



Zone/ Area	Zone Name	DOH<	Minimum Wage Rates					H&W	Additional Holidays	Pns 2024	V	S	F	
			5/1/2023	5/1/2024	5/1/2025	5/1/2026	5/1/2027							
1	1	Santa Clara County (s of Page Mill Road)	<6/1/2000	20.00	21.25	22.25	23.25	24.25	90	Presidents Day, Memorial Day, Day after Thanksgiving	0.30	3	5	3
			<6/1/2000	20.33	21.58	22.58	23.58	24.58	90		0.30	3	3	3
			<6/1/2000	20.83	22.08	23.08	24.08	25.08	90		0.30	3	5	3
			<6/1/2000	22.09	23.34	24.34	25.34	26.34	90		0.30	3	5	3
		<5/11/1988	22.09	23.34	24.34	25.34	26.34	90	Pres, Memorial, Day after Th, Pers Day	0.30	4	5	3	
4	1	San Mateo Co. (plus Palo Alto north of Page Mill Road and Oregon Expwy	<6/1/2000	20.00	21.25	22.25	23.25	24.25	90	Memorial, Personal Day, Floating Holiday, Employee Birthday	0.15	4	5	3
4	1		<1/1/1986	20.72	21.97	22.97	23.97	24.97	90		0.15	4	5	3
4	2	San Mateo County "New Work"	<6/1/2000	20.00	21.25	22.25	23.25	24.25	110	Memorial, Personal Day, Floating Holiday, Employee Birthday	0.15	4	5	3
3	1	Specified Downtown Oakland Buildings	<12/1/1983	22.09	23.34	24.34	25.34	26.34	80	Washington's Birthday, Memorial Day, Veteran's Day, Employee's Bday	0.50	5	8	5
			(others in Zone 3	1.75	3.00	4.00	5.00	6.00			0.15			
			Area 2)	1.75	3.00	4.00	5.00	6.00			0.15			
3	2	Downtown Oakland plus other Buildings	<6/1/2000	20.00	21.25	22.25	23.25	24.25	110	Floating Holiday	0.15	3		3
			<1/27/1988	20.00	21.25	22.25	23.25	24.25	88	Washington's Birthday, Memorial Day, 2 F/H	0.35	4	5	3
			<12/1/1983	21.61	22.86	23.86	24.86	25.86	80	0.35	4	5	3	
3	3	East Bay outside Down-town Oakland	<6/1/2000	20.00	21.25	22.25	23.25	24.25	110	Floating Holiday	0.15	3	3	3
			<1/27/1988	20.00	21.25	22.25	23.25	24.25	88	Washington's Birthday, Memorial Day, F/H	0.30	4	5	3
			<12/1/1983	20.91	22.16	23.16	24.16	25.16	80	0.30	4	5	3	
3	4	East Bay New Work	6/1/2000	20.00	21.25	22.25	23.25	24.25	110	Floating Holiday	0.15	3	3	3
			<1/27/1988	20.00	21.25	22.25	23.25	24.25	110		0.15	3	3	3
3	5	1901 Harrison, Old World, Prentiss Prop.	<6/1/2000	20.00	21.25	22.25	23.25	24.25	110	Floating Holiday	0.15	3	5	3
			<7/1/1988	20.00	21.25	22.25	23.25	24.25	88		0.15	3	5	3
			<1/27/1988	20.26	21.51	22.51	23.51	24.51	88		0.15	3	5	3
			<12/1/1983	20.26	21.51	22.51	23.51	24.51	80		0.15	3	5	3
3	6	1999 Harrison, 2101 Webster	<6/1/2000	20.00	21.25	22.25	23.25	24.25	110	Floating Holiday	0.15	3	3	3
			<4/1/1990	20.00	21.25	22.25	23.25	24.25	110		0.15	3	3	3
			<4/1/1989	20.00	21.25	22.25	23.25	24.25	110	Washington, Memorial, 2 F/H	0.30	4	5	3
			<1/27/1988	20.00	21.25	22.25	23.25	24.25	88	0.30	4	5	3	
3	7	300 Lakeside	<6/1/2000	20.00	21.25	22.25	23.25	24.25	110	Floating Holiday	0.15	3	5	3
			<1/27/1988	21.04	22.29	23.29	24.29	25.29	80		0.15	3	5	3
			<12/1/1983	21.04	22.29	23.29	24.29	25.29	80		0.30	4	5	3
3	8	1 Kaiser Plaza	<6/1/2000	20.00	21.25	22.25	23.25	24.25	110	Floating Holiday	0.15	3	5	3
			<1/27/1988	21.54	22.79	23.79	24.79	25.79	80		0.15	3	5	3

5.B DEFINITIONS OF ZONES AND AREAS

The former Bay Area Zones and Areas are defined as follows:

- Zone 1 Area 1: Santa Clara County excluding the City of Palo Alto south of Page Mill Road and Oregon Expressway.
- Zone 3 Area 1: The following buildings: Watergate Towers Complex; United California Bank Building; 1330 Broadway; Civic Center Plaza [Wells Fargo - 1333 Broadway, Clorox - 1221 Broadway, & Office Building #3- 475 14th Street]; World Savings - 1970 Broadway; and Kaiser Permanente - 1950 Franklin, Oakland. For employees hired on or after 12/1/1983 but prior to 1/27/1988 or 6/1/2000, the benefits and wages of Zone 3 Area 2 shall apply based on Date of Hire.
- Zone 3 Area 2: All buildings in Downtown Oakland (excluding buildings in Zone 3 Area 1), defined as the area bounded by Martin Luther King Jr. Way, 30th Street, Richmond Blvd, I-580, Lakeshore Ave, Lake Merritt Channel, Oakland Inner Harbor; plus the following buildings: 1947 Center Street, C.W.A. Hall, Holy Names College, I.B.E.W. Hall, Sanwa Bank (3001 E. 14<sup>th</sup> St.), U.P.S. in Oakland; plus Newpark Mall, Newark, and St. Mary's College, Moraga.
- Zone 3 Area 3: East Bay (Alameda and Contra Costa Counties) outside Downtown Oakland as defined above, and excluding New Work (Zone 3, Area 4).
- Zone 3 Area 4: East Bay "New Work" Agreement (only sites bid prior to 5/1/2003).
- Zone 3 Area 5: The following buildings: 1901 Harrison St.; Old World; and Prentiss Property, Oakland.
- Zone 3 Area 6: The following buildings: 1999 Harrison Street and 2101 Webster Street, Oakland.
- Zone 3 Area 7: The following building: 300 Lakeside, Oakland.
- Zone 3 Area 8: The following building: 1 Kaiser Plaza, Oakland.
- Zone 4 Area 1: San Mateo County plus the City of Palo Alto from the north side or Oregon Expressway and the north side of Page Mill Road.
- Zone 4 Area 2: San Mateo County "New Work" Agreement (only sites bid prior to 5/1/2003).

## 5.C EXPLANATIONS OF CERTAIN BAY AREA ZONE WAGES AND BENEFITS

Any application or eligibility rule not shown below shall be based on the other Sections of this Appendix A.

### Wage Rates

All wage rates shown are the rates effective September 1, 2021, including the increases applicable under the prior Extension Agreements and the initial increase for Area 1A/1B. The Area 1A/1B wage increases effective May 1, 2022 and May 1, 2023 apply to these wage rates. For Santa Clara County (the former Zone 1, Area 1) the different wage rates shown are based on the wage tiers historically in effect.

### Floating Holidays

Floating Holidays (also referred to in table as "F/H") shall be determined by the Employer for each individual job at least thirty (30) days prior to the observance day, and the employees affected shall be so notified. The Employer agrees to furnish the Union with a list of employees who had received their floating holiday upon the loss of the account

### Personal Days

One Personal Day in each calendar year is to be scheduled by arrangement between the Employee and the Employer not less than thirty (30) days prior to said day off. In case where an eligible employee fails to make a selection by September 1st of any year, the Employer will then assign the Personal Day off with two (2) weeks' notice.

### Pension

All pension contributions shown shall be subject to the Preferred Schedule Funding Improvement Supplemental Contributions shown in Section 4.

For former Zones / Areas with no Pension prior to May 1, 2023 , the base pension contribution shall be \$0.15 effective May 1, 2023. For former Zones / Areas with a Pension contribution prior to May 1, 2023, that base contribution shall be increased by \$0.15 effective May 1, 2023.

Total Pension contributions for each year of the Agreement, based upon the Base Pension contribution effective September 1, 2021, shall be as follows:

Effective Date	<u>9/1/2021</u>	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Pref. Sched. Contrib.	150%	169.4%	169.4%	169.4%	169.4%
Modif. Pref. Sched.**	(N/A)	16.1%	25.1%	34.8%	45.2%
Base Contribution	0.00	0.15	0.15	0.15	0.15
Total Contribution	\$0.00	\$0.174150	\$0.187650	\$0.202200	\$0.217800
Base Contribution	0.15	0.30	0.30	0.30	0.30
Total Contribution	\$0.375	\$0.554100	\$0.554100	\$0.554100	\$0.554100
Base Contribution	0.20	0.35	0.35	0.35	0.35
Total Contribution	\$0.500	\$0.688800	\$0.688800	\$0.688800	\$0.688800
Base Contribution	0.35	0.50	0.50	0.50	0.50
Total Contribution	\$0.875	\$1.092900	\$1.092900	\$1.092900	\$1.092900

\*\*pursuant to the Rehabilitation Plan Addendum adopted by the Trustee; this percentage was 7.75% for these contributions effective May 1, 2023.

The contributions specified above shall be made on behalf of eligible employees for whom such contributions are required and as defined in Appendix E, Section 3(d).

**PART THREE – NEW AND FORMER NON-UNION SITES**

**Section 5 – Area 1L: New/Former Non-Union Sites and Newly Constructed Buildings (200,000 Square Feet or Greater)**

Former Non-Union Sites (Area 1L) include all sites being serviced by a non-union janitorial contractor at the time of bidding and newly constructed buildings, with the exception of buildings covered under the New Non-Union Small Site Provisions (Area 1M) below. Also included are sites bid under Zone 5 or Zone 5A prior to May 1, 2008.

Within three (3) months of the ratification of this Agreement, the Employer shall submit to the Union a list of all sites covered under Area 1L.

Wages and benefits at Former Non-Union Sites are as follows:

5.A New Hire Wage Rates effective May 1, 2024

All new employees as well as employees with less than four (4) years of service in Area 1L, shall be paid no less than the following amounts above the California Minimum Wage.

Effective 5/1/2024                      \$0.50 above California Minimum Wage

Upon completion of three (3) years of service, employees shall receive a wage increase of \$0.50 per hour. Upon completion of four (4) years of service and thereafter, employees in Area 1L shall be paid the Master Wage Rates and Wage Increases of Areas 1A / 1B, which are as follows:

	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Minimum Master Wage Rate	\$21.25	\$22.25	\$23.25	\$24.25
Master Wage Increase	\$1.25	\$1.00	\$1.00	\$1.00

Wage increases for employees in Area 1L sites with less than 4 years earning above the New Hire rates are not mandatory and are at the discretion of the Employer.

Effective January 1, 2026, employees will be paid \$0.50 above any State, local or municipal Minimum Wage rate, or the Master Wage Rate or New Employee wage rate, whichever is higher. For example, if in 2026 the San Jose Minimum Wage is \$18.60 (6% increase over the 2024 San Jose Minimum Wage rate of \$17.55), any employee working in San Jose would have to be paid at least \$19.10.

5.B New Hire Wage Rates Effective May 1, 2026

All new employees as well as employees with less than three (3) years of service in Area 1L, shall be paid no less than the following amounts above the California Minimum Wage.

Upon hire	\$0.50 above California Minimum Wage
One (1) year of service	\$1.00 above California Minimum Wage
Two (2) years of service	\$1.50 above California Minimum Wage

Upon completion of three (3) years of service and thereafter, employees in Area 1L shall be paid the Master Wage Rates and Wage Increases of Areas 1A / 1B.

The parties recognize that the Governor of California has the authority to delay increases in the State Minimum Wage up to 2 times due to economic recession, which would affect the above New Hire wage rates. Wage increases for employees in Area 1L sites with less than 3 years earning above the New Hire rates are not mandatory and are at the discretion of the Employer.

5.C Health and Welfare:

Coverage for eligible employees pursuant to this Section shall be under Plan E28 (Employee Only) and Plan C28A (Composite) provided through the General Employees Trust Fund.

**PLAN E28 (EMPLOYEE ONLY)**

(See Section 1.C for description of benefits in this Plan)

**PLAN C28A (COMPOSITE)**

(See Section 1.C for description of benefits in this Plan)

The costs of the above plans as of May 2024 hours are \$806.10 per month for Plan E28, and \$1,648.04 per month for Plan C28A.

Employees shall be covered under Employee Only Health and Welfare coverage (Plan E28) after completing twenty four (24) consecutive months at one hundred (110) hours per month. Employees shall be covered under Composite Health and Welfare coverage (Plan C28A) after thirty six (36) months at one hundred ten (110) hours per month. Employees who have qualified for Employee Only coverage will be required to work an additional twelve (12) consecutive months at one hundred ten (110) hours per month, and have completed at least thirty six (36) months of service, prior to the initial month of a Composite contribution.

If there is a break in consecutive months after at least twelve (12) consecutive months of working the required eligible hours, and the employee returns to work, in order to receive Employee-Only coverage he/she shall be required to work only six (6) consecutive months, or twenty four (24) months minus the number of consecutive months during which he/she worked the required eligible hours, whichever is greater. For example, if an employee worked fourteen (14) consecutive months at the required eligible hours prior to the break, upon

returning the work the employee shall be required to work ten (10) consecutive months at the required eligible hours before receiving Employee-Only coverage.

For an employee who has already qualified for Employee Coverage, if there is a break in consecutive months after at least 6 consecutive months of working the required eligible hours, and the employee returns to work, he/she shall be required to work only 6 consecutive months before receiving Composite coverage.

Example. An employee who was hired on January 1, 2024 will be covered under Plan E28 effective February 1, 2026 (with the first Employer contribution due in January 2026 based on December 2025 hours) if he/she has worked one hundred ten (110) hours per month for twenty four (24) consecutive months, and will be covered under Plan C28A effective February 1, 2027 (with the first Employer contribution to Plan C28A due in January 2027 based on December 2026 hours) if he/she has worked one hundred ten (110) hours per month from July 2026 through December 2026.

Paid holidays, paid sick leave and paid funeral leave shall be counted as hours worked for the purpose of eligibility. Paid vacation hours shall be counted as hours worked for the purpose of eligibility unless they are paid in advance.

Employees who have already qualified for Employee Only or Composite Coverage will retain their level of benefits (with Plans E28 and C28A) as defined by the months of service indicated above. All other employees shall be eligible for Health and Welfare benefits as stated above.

The Employer shall contribute up to the following monthly amounts effective the dates listed for the GETF Plans listed in this Section. If the premium cost of a Plan is less than the specified Employer contribution at any time, the Employer is only obligated to pay the premium cost. Any amount of the premium cost above the Employer contribution shall be paid by eligible employees through payroll deduction.

<u>Plan Number</u>	<u>6/1/2024*</u>	<u>4/1/2025**</u>	<u>4/1/2026**</u>	<u>4/1/2027**</u>
E28 (Employee Only)	\$806.10	up to +6%	up to +6%	up to +6%
Plan C28A (Composite)	\$1,648.04	up to +6%	up to +6%***	up to +6%

\*(based on May hours)

\*\* (based on March hours)

\*\*\* (plus the additional cost of Delta Dental Plan 118)

Effective April 1, 2025, 2026 and 2027 (based on March hours) the Employer shall increase its contribution for each Plan by up to a maximum of six percent (6%) or the percentage increase of the Plan premium, whichever is less.

Effective April 2026 (based on March hours) the Employer shall also pay the additional cost of Delta Dental Plan 118 for Plan C28A.

5.D Pension

Effective May 1, 2027, the Employer shall contribute the following amounts on behalf of eligible employees for each straight-time hour worked or paid:

	<u>5/1/2027</u>
Base Contribution	0.15
Supplem. Contribution	7.75%
Total Contribution	\$0.161625

The contributions specified above shall be made on behalf of eligible employees covered by this Section 5 and as defined in Appendix C, Section 3(d).

The parties agree to adopt such increases (Pension Supplemental Contributions) as are required pursuant to the Preferred Schedule attached to the Rehabilitation Plan for the SEIU National Industry Pension Fund.

5E. Other Benefits. All other benefits shall be the same as in the Master Contract sites (Areas 1A/1B) as specified in Section 1 (page 52).

5.D Transition to Area 1A / 1B Status

Sites that were already in Area 1L as of the effective date of this Agreement shall move to Area 1A or 1B (depending on location) eight (8) years after first being bid as Area 1L, or May 1, 2026, whichever occurs later.

However, sites that were first bid as Area 1L between May 1, 2023 and April 30, 2024 shall move to Area 1A/1B seven (7) years after first being bid as Area 1L.

Sites bid as Area 1L sites after the effective date of this Agreement shall move to Area 1A or 1B (depending on location) seven (7) years after first being bid as Area 1L.

Upon transition of the affected site to Area 1A or 1B status, employees at the site shall receive the appropriate Area 1A or 1B wage and benefit levels based upon their existing length of service.



**Section 7 – Area 1M: New and Former Non-Union Sites and Newly Constructed Buildings below 200,000 Square Feet**

The definition of a New/Former Non-Union Small Site shall be a multi-tenant office building or single-tenant office building of less than 200,000 total cleanable square feet at full occupancy, which was serviced by a non-union janitorial contractor at the time of bidding as well as newly constructed buildings. An individual building of less than 200,000 total square feet which is part of a complex or group of buildings which totals 200,000 square feet or more, and which is serviced under a contract between the Employer and a single client, shall not be covered under this Provision.

Within three (3) months of the ratification of this Agreement, the Employer shall submit to the Union a list of all sites covered under Area 1M.

Wages and benefits at New Construction and Former Non-Union Small Sites are as specified below.

**7.A New Hire Minimum Wage Rates effective May 1, 2024**

Employees in Area 1M sites with less than four (4) years of service shall be paid no less than the following amounts above the California Minimum Wage.

Upon hire	\$0.50 above CA Minimum Wage
1 Year	\$1.00 above CA Minimum Wage
2 Years	\$1.50 above CA Minimum Wage
3 Years	\$1.75 above CA Minimum Wage

Upon completion of four (4) years of service and thereafter, employees in Area 1M shall be paid the Master Wage Rates and Wage Increases of Areas 1E / 1F, which are as follows:

	<u>5/1/2024</u>	<u>1/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Minimum Master Wage Rate	\$18.63	\$20.00	\$20.50	\$21.00
Master Wage Increase	\$1.00	\$1.00	\$0.50	\$0.50

Effective 1/1/2026, employees will be paid \$0.50 above any State, local or municipal Minimum Wage rate, or the Master Wage Rate or New Employee wage rate, whichever is higher.

**7.B New Hire Minimum Wage Rates effective May 1, 2026**

Employees in Area 1M sites with less than three (3) years of service shall be paid no less than the following amounts above the California Minimum Wage.

Upon hire	\$0.50 above CA Minimum Wage
1 Year	\$1.00 above CA Minimum Wage

2 Years                      \$1.50 above CA Minimum Wage

Upon completion of three (3) years of service and thereafter, employees in Area 1M shall be paid the Master Wage Rates and Wage Increases of Areas 1E / 1F.

The parties recognize that the Governor of California has the authority to delay increases in the State Minimum Wage up to 2 times due to economic recession, which would affect the above New Hire wage rates. Wage increases for employees in Area 1M sites earning above the wage rates listed above are not mandatory and are at the discretion of the Employer.

7.C Health and Welfare

Coverage for eligible employees pursuant to this Section shall be under Plan E33 provided through the General Employees Trust Fund. Effective for March 2025 hours, coverage for eligible employees in Area 1M shall be under Plan E31. Effective for March 2027 hours, coverage for eligible employees in Area 1M shall be under Plan E30.

Refer to Section 3.D above for the benefit descriptions of Plans E33, E31 and E30.

Employees shall be covered under Employee-Only Health and Welfare coverage (Plan E33 or E31) upon completion of forty eight (48) months of service. There shall be no requirement to work a certain number of consecutive months with a certain number of hours per month. Effective for March 2026 hours, employees shall be covered under Employee-Only Health and Welfare coverage (Plan E31 or E30) upon completion of thirty six (36) months of service. The employee must work or be paid one hundred thirty (130) hours per month for the last six (6) consecutive months prior to the initial contribution.

The Employer shall contribute up to the following monthly amounts effective the dates listed for the GETF Plans listed in this Section. If the premium cost of a Plan is less than the specified Employer contribution at any time, the Employer is only obligated to pay the premium cost. Any amount of the premium cost above the Employer contribution shall be paid by eligible employees through payroll deduction.

<u>Plan Number</u>	<u>6/1/2024*</u>	<u>4/1/2025**</u>	<u>4/1/2026**</u>	<u>4/1/2027**</u>
E33 (Employee Only)	\$498.91	(N/A)	(N/A)	(N/A)
E31 (Employee Only)	\$517.00	up to +6%	up to +6%	(N/A)
E30 (Employee Only)	\$605.16	up to +6%	up to +6%	up to +6%

\*(based on May hours)

\*\* (based on March hours)

Example. An employee who was hired on January 1, 2024 will be covered under the Employee Only plan (E33) effective February 1, 2028 (with the first Employer contribution in January 2028 based on December 2027 hours), provided that they worked or were paid one hundred thirty (130) hours per month from July 2027 through December 2027.

Paid holidays, paid sick leave and paid funeral leave shall be counted as hours worked for the purpose of eligibility. Paid vacation hours shall be counted as hours worked for the purpose of eligibility unless they are paid in advance.

For employees in these sites who currently have wages and benefits greater than what is defined above, the Employer reserves the right to transfer employee to an equal or greater benefit site in an effort to retain their current benefit status. Those employees who refuse a transfer within the same county, will be placed on the lay-off list or will adhere to the aforementioned benefits. Notwithstanding, employees current wage rate will not be affected.

In the event there is not an available position to transfer to an equal or greater benefit site, the employee may select the option stated above or be put on the layoff list. The Employer will notify the Union when it is in an uncompetitive situation due to non-union competition bidding on the site, and it is understood that this paragraph applies to this situation.

- 7.C Vacation: Effective May 1, 2008, employees shall be entitled to one (1) week vacation per year, with such vacation time being prorated for part-time employees.
- 7.D Thanksgiving Day and Christmas Day shall be paid holidays in Area 1M. Effective in 2025 New Years Day shall be added as a paid holiday. Effective in 2026 4<sup>th</sup> of July shall be added as a paid holiday.
- 7.E All sick leave provided under this Agreement shall be in compliance with the California Healthy Families, Healthy Workplaces Act of 2014 as specified in Appendix F-1 to this Agreement, and as modified by the Memorandum of Understanding regarding the California Sick Leave Law (SB-616) dated November 29, 2023.

If a death occurs in the immediate family of an employee, he/she shall receive three (3) days paid funeral leave. If requested and approved, employees may use accrued paid vacation time to take additional paid days off.

Immediate family shall be described as mother, father, spouse, son, daughter, brother, sister, grandmother, grandfather, grandson, granddaughter, and registered domestic partner.

7.F Pension

Effective May 1, 2027, the Employer shall contribute the following amounts on behalf of eligible employees for each straight-time hour worked or paid:

	<u>5/1/2027</u>
Base Contribution	0.15
Supplem. Contribution	7.75%
Total Contribution	\$0.161625

The contributions specified above shall be made on behalf of eligible employees covered by this Section 5 and as defined in Appendix C, Section 3(d).

The parties agree to adopt such increases (Pension Supplemental Contributions) as are required pursuant to the Preferred Schedule attached to the Rehabilitation Plan for the SEIU National Industry Pension Fund.

5.D Transition to Area 1C / 1D or 1E / 1F Status

Sites that were already in Area 1M as of the effective date of this Agreement shall move to Area 1C/1D or 1E/1F (depending on building size and location) eight (8) years after first being bid as Area 1M, or May 1, 2026, whichever occurs later.

However, sites that were first bid as Area 1M between May 1, 2023 and April 30, 2024 shall move to Area 1C/1D or 1E/1F seven (7) years after first being bid as Area 1M.

Sites bid as Area 1M sites after the effective date of this Agreement shall move to Area 1C/1D or 1E/1F (depending on building size and location) seven (7) years after first being bid as Area 1M.

Upon transition of the affected site to Area 1A or 1B status, employees at the site shall receive the appropriate Area 1A or 1B wage and benefit levels based upon their existing length of service.

## **Section 8 – Additional Provisions applying to Areas 1L/1M**

The following additional provisions apply to Former Non-Union Sites in Areas 1L and 1M.

8.A If the Union organizes a job location or has pressured the potential account to accept bids by Union firms only, the Master Agreement shall apply. In order for this section to be operative, the Union must have notified the Employer prior to the bidding process that it is through the Union's efforts that the job is being bid by signatory firms only.

8.D Wage Rates of Employees Retained from Non-Union Contractors

If the Employer takes over a non-union site where incumbent employee wage rates may be reduced pursuant to the New Non-Union Building provisions specified above, the Union may request a meeting with the Employer to discuss such wage rates.

## **PART FOUR – ELIGIBILITY RULES AND OTHER PROVISIONS**

### **Section 10 – Vacations**

The following provisions apply to all Vacation benefits specified in this Appendix A.

- 10.A Any employee receiving vacation privileges better than those mentioned in this Agreement shall not have them reduced.
- 10.B An employee must give the Employer at least thirty (30) days' notice of his desire to take a vacation at a particular time.
- 10.C An employee returning from an authorized vacation shall be placed in his former job.
- 10.D Prorated Vacation. After six (6) months of employment, any employee whose employment terminates as well as any employee who is laid off for lack of work, shall receive pro-rated vacation benefits on the basis of calendar months worked.
- 10.E The employee's choice of a vacation period shall be based strictly on seniority and length of tenure of employment. The Employer shall post or send to each employee a sign-up sheet of vacation preference at a time mutually agreed upon and a cut-off date will be established for said vacation preference. Seniority shall not apply to choice of vacation period for those employees signing up after the cut-off date. The cut-off date shall be no later than March 1 of any calendar year.
- 10.F Part-time employees shall be granted a vacation except that the vacation will be prorated on the basis of the normal hours worked by them as compared with hours of a regular full-time employee.
- 10.G Time off from work for any reason not exceeding thirty (30) calendar days during any one year shall not interrupt the continuity of employment, so as to deprive an employee of his vacation rights. Absences exceeding thirty (30) calendar days shall subject the employee to a prorated vacation based on 1/12 for every thirty (30) calendar day's absence. In case of industrial accident for which the employee is receiving Workers Compensation benefits, absences not exceeding sixty (60) calendar day's during any one year shall not interrupt the continuity of employment.
- 10.H Employees receiving advances on their vacation pay shall not have those hours counted toward eligibility for health insurance if they take an unpaid vacation at a later date unless otherwise agreed to by the employee and the Employer in writing.

Vacation payments shall be made on the employee's anniversary date unless the employee has requested payment at the time of the vacation period. The "Vacation

Preference" form will contain information concerning the possible loss of health insurance eligibility (Section 6.E) with this method of payment.

- 10.I Notification of Vacation Approval. For vacation requests submitted after March 31 of each year the Employer shall notify all employees if their vacation requests were approved by no later than ten (10) business days after the date of request.

### **Section 11 – Holidays**

The following provisions apply to all Holiday benefits specified in this Appendix A.

- 11.A Employees who work less than full-time shall have Holiday benefits pro-rated based on hours worked.
- 11.B Eligibility: All regular employees who have worked for a period not less than sixty (60) working days shall receive holiday pay at the employee's regular straight time hourly rate, even though no work is performed on the above mentioned holidays; provided, further, that such employees must work on both the last regular working day immediately preceding the holiday and on the first regular working day following the holiday and unless the employee so works he shall receive no pay for such holiday unless such absence on the regular working day before and after said holidays is due to the express permission of the Employer, or bona fide illness confirmed by a doctor's certificate.
- 11.C If an employee's day off falls on a designated holiday, said employee shall receive an additional day off with pay within two (2) weeks. If a holiday falls during an employee's vacation period, the employee shall receive an additional day's vacation with pay.
- 11.D When an Employer starts servicing a new account within seventy-two (72) hours of a paid holiday and the outgoing Employer does not have an obligation to pay the holiday benefit, then the incoming Employer shall be obligated to provide the holiday pay for those affected employees.
- 11.E Any holiday falling on a Sunday shall be observed on the following Monday.
- If a holiday falls on a Saturday, it may be celebrated either on Friday or Saturday as determined by the Employer.
- 11.F If the Employer chooses to work 5 days and pay for 6 days, the sixth day is not overtime.
- 11.G Any employee working on a holiday shall be paid at the rate of time and one-half (1 1/2) in addition to the regular day's pay.

- 11.H If an employee replaces a regular employee who is absent for reasons other than paid vacation and sick leave, the replacement employee shall be the person to receive the holiday pay if a holiday falls within the time the replacement is working and the replacement is qualified otherwise.

### **Section 12 – Sick Leave**

See Appendix F-1 for Sick Leave benefits and rules for utilization of Sick Leave in all Bay Area sites.

### **Section 13 – Other Benefits and Wages**

The following additional provisions apply to Areas and sites in the Bay Area.

#### 13.A Utility Worker

Defined as an employee whose duties are shampooing of rugs by the utilization of machine operation and/or waxing as defined as a person who wet strips, seals, and finishes floors. Employees designated as a Utility Worker/Waxer shall receive an additional thirty five cents (\$0.35) per hour for all hours worked. Employees who are not designated "Utility Worker" but perform the aforementioned duties shall be paid thirty five cents (\$0.35) per hour above the Janitor's rate of pay for each hour performing these tasks. Effective May 1, 2024, the Utility Worker/Waxer differential shall be forty five cents (\$0.45) per hour.

This differential shall also apply to Ride On Power Sweeper.

#### 13.B Forepersons

Forepersons shall not be paid less than forty cents (\$0.40) per hour above the individual's Janitor's scale. Forepersons shall be paid the higher rate of foreman/utility worker rate but with no pyramiding. Former working forepersons and/or utility workers shall not continue to receive the utility of foreperson premium after leaving the classification. Effective May 1, 2024, the Foreperson differential shall be fifty five cents (\$0.55) per hour.

#### 13.C Minimum Wage

All employees covered under this Agreement in the Bay Area shall be paid no less than fifty cents (\$0.50) per hour above the Federal Minimum Wage or California State Minimum Wage, whichever is higher.

#### 13.D Temporary Employee Eligibility for Health and Welfare

The hours of Temporary Employees who relieve permanent employees for paid or unpaid time off will not count for the purposes of Health and Welfare eligibility, unless the position which the temporary employee is replacing extends beyond ninety (90) days, or the temporary employee has qualified for Employee Only coverage by working twelve consecutive months at the hours for eligibility determined by the site.



13.E Minimum Value Coverage Pursuant to Health Care Legislation

See Appendix F-2 to this Agreement for a description of Minimum Value Health and Welfare coverage provided pursuant to Health Care Legislation. It is understood that employee enrollment in this coverage is completely voluntary.

13.F Children's Coverage.

All employees covered under Employee Only plans under this Agreement (Plans E28, E33, E25, E60 in the Bay Area) may elect coverage for their children through the age of 26, for which coverage they must pay the difference between the Employer contribution toward the Employee Only plan and the cost of coverage for children. Enrollment in the Children's Coverage specified in this Section is completely voluntary and no employee shall be obligated to enroll in such Children's Coverage.

13.G Health and Welfare Waiting Periods. The Health and Welfare waiting periods specified above shall apply to all employees, and all existing continuous length of service shall be credited toward the waiting periods. Notwithstanding the preceding sentence, an employee must become eligible for Employee Only coverage and be covered under Employee Only coverage for at least six (6) months prior to being covered under Composite coverage.

Example: an employee is hired in an Area 1A site on July 1, 2020 with part-time hours and does not qualify for Health and Welfare benefits. This employee achieves a full-time schedule on July 1, 2022. This employee is eligible for an Employer contribution toward Employee Only coverage (Plan E28) upon completion of twelve (12) consecutive months of one hundred thirty (130) hours on July 1, 2023. Even though this employee completed twenty four (24) months of service on July 1, 2022, they are not eligible for an Employer contribution toward Composite coverage (Plan C28A) until January 1, 2024 (based on December hours) upon completion of six (6) months of Employee Only coverage.

Example: an employee is hired in an Area 1C site on July 1, 2020 with full-time hours. The employee becomes eligible for an Employer contribution to Employee Only coverage (Plan E33) on July 1, 2022 after completing twenty four (24) consecutive months of one hundred thirty (130) hours. On January 1, 2023 the employee transfers to an Area 1A site. However, the employee must complete six months of coverage under Employee Only coverage (Plan E28) prior to the initial Employer contribution to Composite coverage (Plan C28A), even though the employee had completed twenty four (24) months of service at the time of the transfer.

13.H Personal Mobile Telephone Use. Employees who are required by the Employer, and agree voluntarily, to use personal cell phones for work related reasons, including but not limited to texts, calls, time keeping, apps and documenting work-

related matters will be provided a monthly cell phone allowance of \$10.00 to be paid as an expense reimbursement with no tax deductions. The Employer may require the employee to complete a form to qualify for this reimbursement. This provision shall not apply to an employee who is provided with an Employer-issued cell phone. Employees receiving a greater payment for use of their personal cell phones shall not suffer any reduction in that benefit as a result of this provision.

## **PART FIVE – ADDITIONAL ECONOMIC PROVISIONS**

### **Section 14 – Training and Industry Funds**

The following contributions shall apply to all sites in the Bay Area.

#### **14.A Leadership Training and Education Fund and Ya Basta Center**

The Employer shall contribute the following amounts per straight-time hour worked or paid for into a Taft-Hartley Trust Fund, The Leadership Training and Education Fund, to be established in compliance with law which shall have two (2) Union and two (2) Employer Trustees.

<u>Effective Date</u>	<u>Contribution</u>
May 1, 2024	Seven cents (\$0.07) per hour
May 1, 2025	Seven cents (\$0.07) per hour
May 1, 2026	Eight cents (\$0.08) per hour
May 1, 2027	Nine cents (\$0.09) per hour

In addition to the above, the Employer shall contribute the following amounts to support the Ya Basta Center.

<u>Effective Date</u>	<u>Contribution</u>
May 1, 2024	One and one half cents (\$0.015) per hour
May 1, 2025	Three cents (\$0.03) per hour
May 1, 2026	Five cents (\$0.05) per hour
May 1, 2027	Six cents (\$0.06) per hour

Ya Basta contributions will be made through the Leadership Training and Education Fund (LTEF) , which will contract with Ya Basta to provide sexual harassment training required by California Labor Code Section 1429.5. Employer contributions to the Trust Fund for this purpose shall satisfy the payment requirements to a third party training organization as provided by Labor Code Section 1429.5 and is specifically intended to be an "alternative payment arrangement" as provided by Labor Code Section 1429.5(e) such that contributing Employers will not be required to pay \$65 per person for training sessions, or any other amount beyond the amount contributed under this provision. Ya Basta will be required to conduct 2-hour training sessions of sufficient frequency – and at central locations – to train janitors covered by this Collective Bargaining Agreement.

#### **14.B Maintenance Industry Labor-Management Cooperation Trust Fund**

As specified in Appendix D to this Agreement, the Employer shall contribute the following amounts per straight-time worked or paid hour into the Maintenance Industry Labor-Management Cooperation Trust Fund (MCTF) for the purposes specified in the Declaration of Trust of said Trust Fund.

<u>Effective Date</u>	<u>Contribution</u>
May 1, 2024	Seven cents (\$0.07) per hour
May 1, 2025	Seven cents (\$0.07) per hour
May 1, 2026	Eight cents (\$0.08) per hour
May 1, 2027	Nine cents (\$0.09) per hour

**Section 15 – Window Cleaner Wage Rates**

**15.A Area 1P: Window Cleaners, Santa Clara County (former Zone 1, Area 1)**

Minimum wage rates for Window Cleaners in Area 1P shall be as follows:

	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Journeyman	\$24.19	\$25.19	\$26.19	\$27.19

Window cleaners shall earn fifty cents (\$0.50) less than contract rates for their first six (6) months.

Any window cleaner required to work on or from scaffolding of any kind shall be paid a premium of one dollar (\$1.00) per hour above his/her regular rate of pay. There shall be two (2) employees required on all jobs where a ladder of eighteen feet (18') or longer is used. It is expressly understood that the employee holding or protecting the base of this ladder does not have to be a window cleaner.

**15.B Area 1Q: Window Cleaners, San Mateo County plus the City of Palo Alto from the north side or Oregon Expressway and the north side of Page Mill Road (former Zone 4, Area 1)**

Minimum wage rates for Window Cleaners in Area 1Q shall be as follows:

<u>Length of Service</u>	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
0 - 90 days	\$21.67	\$22.67	\$23.67	\$24.67
90 days - 6 months	\$21.87	\$22.87	\$23.87	\$24.87
6 months - 9 months	\$22.07	\$23.07	\$24.07	\$25.07
9 months - 1 year	\$22.27	\$23.27	\$24.27	\$25.27
Journeyman	\$22.78	\$23.78	\$24.78	\$25.78

After completion of one (1) year of employment, Window Cleaners shall be paid at the Journeyman wage rates shown above.

**15.C Area 1R: Window Cleaners, Alameda and Contra Costa Counties (former Zone 3, Area 9)**

Minimum wage rates for Window Cleaners in Area 1R shall be as follows:

<u>Length of Service</u>	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
First 60 days	\$21.67	\$22.67	\$23.67	\$24.67
Next 90 days	\$22.95	\$23.95	\$24.95	\$25.95
Next 120 days	\$24.21	\$25.21	\$26.21	\$27.21
Next 180 days	\$25.50	\$26.50	\$27.50	\$28.50
Journeyman	\$26.78	\$27.78	\$28.78	\$29.78
Scaffold	\$28.08	\$29.08	\$30.08	\$31.08
Bos'n Chair	\$28.38	\$29.38	\$30.38	\$31.38

After completion of 450 days of employment, Window Cleaners shall be paid at the Journeyman wage rates shown above. The wage rates shown above for Scaffold and Bos'n Chair shall be paid for each hour worked in those classifications.

### **Section 16 – Duration**

This Agreement shall be effective May 1, 2024 and shall remain in full force and effect through April 30, 2028 and shall be considered as renewed from year to year thereafter unless either party shall give written notice to the other of its desire to have the same modified or terminated, and such notice must be given at least sixty (60) days prior to May 1, 2028 or May 1 of any year thereafter.

**PART SIX – BAY AREA SIDE LETTERS OF UNDERSTANDING**

See Bay Area Side Letters of Understanding listed below for wages, benefits and conditions at the following locations. Wage and benefit levels shown in the Side Letters apply only to the specific worksite(s) for each Side Letter and shall apply to all Employers. The Bay Area Side Letters are published separately.

<u>Side Letter Number</u>	<u>Area Designation</u>	<u>Site Name</u>
SL1	1S	Genentech South San Francisco
SL2	1T	Serramonte Center
SL3	1U	Google
SL4	1V	eBay
SL5	1W	Apple, Inc.
SL6	1X	Stanford University
SL7	1Y	PayPal

The parties may mutually agree to negotiate new Bay Area Side Letters during the term of this Agreement.

**APPENDIX B**  
**ECONOMIC PROVISIONS FOR SACRAMENTO AREA (AREA 2)**

Definition

Area 2 consists of the following Counties: Sacramento, Yolo and Placer in the State of California.

Appendix B is divided into the following major Parts:

<u>Page #</u>	<u>Part</u>
P. 96	<u>Part One (Section 1)</u> Part One contains economic provisions applying to Master Contract and Small Master Contract sites.
P. 105	<u>Part Two (Section 2)</u> Part Two contains economic provisions applying to New Construction and Former Non-Union Sites below 150,000 square feet.
P. 108	<u>Part Three (Sections 3 through 5)</u> Part Three contains eligibility rules and other provisions applying to all wage and benefit levels specified in Sections 1 and 2.
P. 112	<u>Part Four (Section 6)</u> Part Four contains a list of Sacramento Appendices specifying economic packages applying to particular sites in the Sacramento Area.
P. 113	<u>Part Five (Sections 7 through 10)</u> Part Five contains additional economic provisions which apply to all sites in the Sacramento Area.

## **ECONOMIC AREA DESIGNATIONS – SACRAMENTO AREA**

### **Part One: Master and Small Master Contract Sites**

<u>Section</u>	<u>Area</u>	<u>Definition</u>
1	2A	Master Contract Sites
1	2B	Small Master Contract Sites below 150,000 square feet

### **Part Two: Former Non-Union Sites**

<u>Section</u>	<u>Area</u>	<u>Definition</u>
2	2C	New Construction and Former Non-Union Sites below 150,000 square feet

**(Part Three does not contain any additional Economic Areas)**

### **Part Four: List of Sacramento Appendix Sites**

<u>Section</u>	<u>Area</u>	<u>Definition</u>
6	2J	Appendix J – CalEPA Building, Sacramento
6	2L	Appendix L – 11 <sup>th</sup> & “L” Street Building
6	2M	Appendix M – Lincoln Plaza and CalPERS Locations, Sacramento
6	2N	Appendix N – Apple Inc., Elk Grove
6	2P	Appendix P – The Ziggurat, West Sacramento
6	2Q	Appendix Q – CalSTRS, West Sacramento
6	2R-1	Appendix R-1 – EDD Building, Sacramento
6	2R-2	Appendix R-2 – California Department of Motor Vehicles
6	2S	Appendix S – DMEA Building-2
6	2U	Appendix U – Buzz Oates State Leased Office Space
6	2V	Appendix V – California Department of Justice

See the appropriate Sections for more exact Area definitions. The former Sacramento Appendices G and H have been renumbered to avoid confusion with the new Appendices added to the regional Northern California Maintenance Contractors Agreement.



**PART ONE – MASTER CONTRACT SITES**

**Section 1 – Areas 2A/2B: Master Contract Sites and Small Master Contract Sites**

Master Contract Sites include all sites in the Sacramento Area with the exception of Former Non-Union Small Sites (Area 2C) and sites covered under Sacramento Appendices.

**1.A MASTER WAGE RATES – AREAS 2A/2B**

Minimum Master Wage Rates for Areas 2A/2B for the following classifications shall be as follows:

	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Janitor	\$18.00	\$19.10	\$20.10	\$20.70
Foreperson / Lead	\$18.65	\$19.75	\$20.75	\$21.35
Utility / Waxer	\$19.35	\$20.45	\$21.45	\$22.05
Day Porter	\$18.05	\$19.15	\$20.15	\$20.75

Minimum wage increases for all employees in Areas 2A/2B who have completed three (3) years of service shall be as follows:

	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Wage Increase	\$1.20	\$1.10	\$1.00	\$0.60

**1.B EMPLOYEES WITH LESS THAN THREE (3) YEARS OF SERVICE – AREAS 2A/2B**

All new employees as well as employees with less than three (3) years of service in Areas 2A/2B shall be paid no less than forty cents (\$0.40) above the California Minimum Wage. Effective May 1, 2024, new employees as well as employees with less than three (3) years of service in Areas 2A/2B shall be paid no less than \$16.40 per hour.

Upon completion of three (3) years of service, employees will be paid the Area 2A /2B Master Wages Rates and Wage Increases. The parties recognize that the Governor of California has the authority to delay increases in the State Minimum Wage up to 2 times due to economic recession, which would affect the above New Hire wage rates. Wage increases for employees with less than 3 years earning above the New Hire rates are not mandatory and are at the discretion of the Employer.

Employees shall be paid at least the above wage rates, or any applicable City or County Minimum Wage rate, whichever is higher. Effective one (1) year after the establishment of any local or municipal Minimum Wage rate in the Sacramento Area, employees will be paid \$0.50 above such local or municipal Minimum Wage rate, or CBA rate, whichever is higher.

1.C HEALTH AND WELFARE PLANS – AREA 2A

Area 2A includes all buildings of one hundred fifty thousand (150,000) total square feet or greater; a complex of buildings under same owner or client contract shall be counted as single building for purpose of this provision.

Coverage for eligible employees in Area 2A shall be under the following plans provided through the General Employees Trust Fund. Eligibility for particular plans is based on Date of Hire and Length of Service, as specified in Section 4.E below.

(1) **PLAN E33 (EMPLOYEE ONLY MEDICAL)**

Indemnity: 80%/50% coverage, 100% coverage after \$20,000; no annual maximum (as of 2021)

Prescriptions included as part of Indemnity Medical coverage

Life Insurance: \$20,000 benefit

The cost of Plan E33 as of May 2024 hours is \$498.91 per month.

(2) **PLAN E31 (EMPLOYEE ONLY)**

Indemnity Plan MP111: no annual maximum (as of 2024)

Prescription Solutions Plan H: \$10 generic prescription, \$30 brand-name

Life Insurance: \$20,000 benefit

The cost of Plan E31 as of May 2024 hours is \$571.00 per month.

(3) **PLAN E30 (EMPLOYEE ONLY)**

Indemnity Plan MP111: no annual maximum (as of 2024)

Prescription Solutions Plan H: \$10 generic prescription, \$30 brand-name

UHC Dental Plan 1

Life Insurance: \$20,000 benefit

The cost of Plan E30 as of May 2024 hours is \$605.16 per month.

(4) **PLAN C30 (COMPOSITE INDEMNITY WITH DENTAL)**

Indemnity Plan MP115: no annual maximum (as of 2024)

UHC Dental Plan 1

Prescription Solutions Plan H: \$10 generic prescription, \$30 brand-name

Life Insurance: \$20,000 benefit for participant, \$10,000 benefit for dependents

The cost of Plan C30 as of May 2024 hours is \$1142.48 per month.

(5) **PLAN C29 (COMPOSITE WITH KAISER OPTION AND DENTAL)**

Medical

Kaiser \$25 Non-Deductible Plan (with \$100 Emergency Room)  
Indemnity Plan MP115: no annual maximum (as of 2021)

UHC Dental Plan 1  
Prescription Solutions Plan H: \$10 generic prescription, \$30 brand-name  
Life Insurance: \$20,000 benefit for participant, \$10,000 benefit for dependents (effective for September 2021 hours)

The cost of Plan C29 as of May 2024 hours is \$1587.25 per month.

Effective for March 2026 hours, the Employee Only coverage in Area 2A shall be under Plan E31. Effective for March 2027 hours, the Employee Only coverage in Area 2A shall be under Plan E30.

Effective for March 2027 hours, the Composite coverage for Area 2A shall be under Plans C30AD and C29AD with Vision Service Plan and Delta Dental Benefit Plan 118. The current additional cost of Vision and Delta Dental coverage is \$34.64 per month.

#### 1.D HEALTH AND WELFARE ELIGIBILITY – AREA 2A

##### (1) Eligibility for Current Employees covered under Plan C29

Current employees in Area 2A who had sixty (60) months of service or more as of July 17, 2012 and had selected coverage under Plan C29 (Composite Plan with Kaiser Option and Dental) may continue that coverage based upon the monthly eligibility requirements specified below.

Employees may transfer from Plan C29 to Plan C30 (Composite Indemnity Plan with Dental), but may not transfer back to Plan C29 in the future.

##### (2) Eligibility for Current Employees covered under Plan C30

Current employees in Area 2A hired prior to May 1, 2020 who have coverage under Plan C30 (Composite Indemnity Plan with Dental) may elect to transfer to Plan C29 until March 1, 2025, but must pay the full additional premium amount over the Employer contribution toward Plan C30; or they may continue coverage under Plan C30 based upon the monthly eligibility requirements specified below.

For employees with ten (10) years of service, the Employer shall contribute an additional amount of \$181.87 per month above the cost of Plan C30 for those employees who elect coverage under Plan C29. Employees with ten (10) years of service as of June 1, 2024 may elect this option upon

ratification; other employees eligible for C30 coverage may elect this option when reaching ten (10) years of service.

Employees may later transfer from Plan C29 to Plan C30 (Composite Indemnity Plan), but may not transfer back to Plan C29 after that.

(3) Eligibility for All Other Employees

Employee-Only coverage. Employees shall be covered under Employee-Only Health and Welfare coverage (Plan E33, E31 or E30 as specified above) after completing twelve (12) consecutive months at one hundred thirty (130) hours per month. See Section 1.C(1) above for the benefits under Plans E33, E31 or E30.

If there is a break in consecutive months after at least six (6) consecutive months of working the required eligible hours, and the employee returns to work, he/she shall be required to work only six (6) consecutive months before receiving Employee-Only coverage.

Composite Coverage. Employees shall be covered under Composite Health and Welfare coverage (Plan C30 or C29) after thirty (30) months of service.

The employee will be required to work one hundred thirty (130) hour per month for the six (6) months prior to the initial month of a Composite contribution. If the employee does not work one hundred thirty (130) hours in one (1) of the last six (6) months then the employee will restart his/her six (6) consecutive month requirement in the following month in order to qualify for a Composite contribution.

For an employee who has already qualified for Employee Coverage, if there is a break in consecutive months after at least 6 consecutive months of working the required eligible hours, and the employee returns to work, he/she shall be required to work only 6 consecutive months before receiving Composite coverage.

Upon first becoming eligible for Composite coverage, an employee may elect coverage under Plan C30 (Composite Indemnity Plan with Dental) or Plan C29 (Composite Plan with Kaiser Option and Dental), however if the employees elects coverage under Plan C29 they must pay the full additional premium amount over the Employer contribution toward Plan C30. Employees may later transfer from Plan C29 to Plan C30, but may not transfer back to Plan C29 after that.

Example. An employee who is hired on January 1, 2024 will be covered under the Employee Only plan (Plan E33) effective February 1, 2021 (with the first Employer contribution due in January 2025 based on December 2024 hours) if he/she worked one hundred thirty (130) hours per month from January through December 2024. This employee will be eligible for Composite coverage (Plan C30 or Plan C29) under the conditions stated above effective August 1, 2026 (with the first Employer contribution due in July 2026 based on June 2026 hours) if he/she worked one hundred thirty (130) hours per month from January through June 2026).

- (4) Eligibility for mobile employees. Employees not permanently assigned to a single worksite who work at multiple worksites shall have their work hours combined for Health and Welfare eligibility, and shall be eligible for Composite coverage upon completion of thirty (30) months of service as stated above, provided that more than fifty percent (50%) of their total work hours are at Area 2A worksites. Such employees shall retain Composite coverage based on monthly eligibility unless they work six (6) or more consecutive months in which less than fifty percent (50%) of their hours are in Area 2A worksites.

Continuing eligibility shall be based upon working one hundred thirty (130) hours per month. Paid holidays, paid vacation, and all other paid time shall be counted as hours worked for the purpose of eligibility.

President's Day or Washington's Birthday shall be considered as paid time for the purpose of Health and Welfare eligibility.

#### 1.E HEALTH AND WELFARE PLANS – AREA 2B

Area 2B includes all buildings of less than one hundred fifty thousand (150,000) total square feet; a complex of buildings under same owner or client contract shall be counted as single building for purpose of this provision.

Coverage for eligible employees in Area 2B, except as noted in Section 1.G(1) below, shall be under Plan E33 provided through the General Employees Trust Fund. Effective for March 2026 hours, the coverage in Area 2B shall be under Plan E31. Effective for March 2027 hours, the coverage in Area 2B shall be under Plan E30.

See Section 1.C(1) for a description of the benefits under Plans E33, E31 and E30. The cost of Plan E33 as of the effective date of this Agreement is \$418.24 per month.

The cost as of May 2024 hours is \$498.91 per month for Plan E33, \$571.00 per month for Plan E31, and \$605.16 per month for Plan E30.

1.F HEALTH AND WELFARE ELIGIBILITY – AREA 2B

(1) Eligibility for Employees hired prior to May 1, 2016

Current employees in Area 2B hired prior to May 1, 2016 who have already qualified for Composite Health and Welfare coverage shall be covered under Plan C30 (Composite Indemnity Plan with Dental). Employees in this group with ten (10) years of service shall be eligible to elect Plan C29 (Composite Indemnity Plan with Dental and Kaiser option) under the terms of Section 1.D(2) paragraph 2 above.

Current employees in Area 2B who had not qualified for Composite coverage as of May 1, 2012 shall qualify only for Employee Only coverage and not for Composite coverage.

(2) Eligibility for Employees hired on or after May 1, 2012

Employees in Area 2B hired on or after May 1, 2012 shall be covered under Plan E33 after completing twenty four (24) months of service. The employee will be required to work one hundred thirty (130) hours per month for the twelve (12) months prior to the initial month of an Employee Only contribution.

If there is a break in consecutive months after at least twelve (12) consecutive months of working the required eligible hours, and the employee returns to work, in order to receive Employee-Only coverage he/she shall be required to work only six (6) consecutive months, or twenty four (24) months minus the number of consecutive months during which he/she worked the required eligible hours, whichever is greater. For example, if an employee worked fourteen (14) consecutive months at the required eligible hours prior to the break, upon returning to work the employee shall be required to work ten (10) consecutive months at the required eligible hours before receiving Employee-Only coverage.

Example. An employee who is hired on January 1, 2024 will be covered under the Employee Only plan (Plan E33) effective February 1, 2026 (with the first Employer contribution due in January 2026 based on December 2025 hours) if they worked one hundred thirty (130) hours per month from January through December 2025.

Continuing eligibility shall be based upon working one hundred thirty (130) hours per month. Paid holidays, paid vacation, and all other paid time shall be counted as hours worked for the purpose of eligibility.

President's Day or Washington's Birthday shall be considered as paid time for the purpose of Health and Welfare eligibility.

The Employer shall use its best efforts to transfer employees who are affected by this Section, and who so request, to sites covered in Area 2A (150,000 square feet or greater) where they can qualify for Composite Health and Welfare coverage.

When it becomes necessary to transfer employees from Area 2B sites, the employer reserves the right to transfer employees to an equal or greater benefit site in an effort to retain their current benefit status. Those employees who refuse a transfer will be placed on the lay-off list. Notwithstanding, employees current wage rate will not be affected. It is understood that this paragraph applies due to client request for reduction or when the site is in an uncompetitive situation due to non-union bidding on the site.

1.G HEALTH AND WELFARE EMPLOYER CONTRIBUTIONS – AREAS 2A/2B

The Employer shall contribute up to the following monthly amounts effective the dates listed for the GETF Plans listed in this Section. If the premium cost of a Plan is less than the specified Employer contribution at any time, the Employer is only obligated to pay the premium cost. Any amount of the premium cost above the Employer contribution shall be paid by eligible employees through payroll deduction.

<u>Plan Number</u>	<u>6/1/2024*</u>	<u>4/1/2025**</u>	<u>4/1/2026**</u>	<u>4/1/2027**</u>
E33 (Employee Only)	\$498.91	up to +6%	(N/A)	(N/A)
E31 (Employee Only)	\$517.00	up to +6%	up to +6%	(N/A)
E30 (Employee Only)	\$605.16	up to +6%	up to +6%	up to +6%

\*effective for May 2024 hours

\*\*effective March hours

<u>Plan Number</u>	<u>6/1/2024*</u>	<u>4/1/2025**</u>	<u>4/1/2026**</u>	<u>4/1/2027**</u>
C30 (Composite)	\$1142.48	up to +6%	up to +6%	up to +6%
C29 (Composite)***	\$1142.48	up to +6%	up to +6%	up to +6%
C29 (Composite)****	\$1357.17	up to +6%	up to +6%	up to 6%
C30 (Composite)*****	\$1324.35	C30+\$181.87	C30+\$181.87	C30+\$181.87

\*(based on September hours)

\*\* (based on March hours)

\*\*\* (for employees who had not elected C29 coverage prior to May 1, 2016)

\*\*\*\* (for employees who had elected C29 coverage prior to May 1, 2016)

\*\*\*\*\* (for employees with ten (10) or more years of service who had not elected C29 coverage prior to May 1, 2016)

Effective April 1, 2025, 2026 and 2027 (based on March hours) the Employer shall increase its contribution for each Plan by up to a maximum of six percent (6%) or the percentage increase of the Plan premium, whichever is less. For employees

with ten (10) or more years of service who have elected Plan C29, the Employer shall pay the amount of \$181.87 above the cost of Plan C30. Effective for March 2027 hours, the additional cost of Vision Service Plan and Delta Dental Plan 118 shall be added to the Employer contribution for Plans C30 and C29.

1.H PAID VACATIONS – AREAS 2A/2B

All regular employees who have been in the employ of the Employer for at least one (1) year, shall be entitled to one (1) week of vacation with pay. Such employees shall be entitled to vacation with pay on their anniversary dates of employment. Subsequently, eligibility shall continue to be based on an employee's anniversary date of employment. Employees shall be entitled to one (1) week of vacation annually upon completion of one (1) year of service. Upon completion of four (4) years of service, all regular employees shall be entitled to two (2) weeks of vacation annually. Upon completion of six (6) years of service, all regular employees shall be entitled to three (3) weeks of vacation annually.

See Section 3 (page 108) for Vacation eligibility rules.

1.I PAID HOLIDAYS – AREAS 2A/2B

All employees in Areas 2A/2B shall be entitled to the following paid holidays: New Year's Day, Presidents Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Effective in 2027, Memorial Day shall be added as a paid holiday.

See Section 4 (page 105) for Holiday eligibility rules.

1.J PAID SICK LEAVE AND PAID FUNERAL LEAVE

All sick leave provided under this Agreement shall be in compliance with the California Healthy Families, Healthy Workplaces Act of 2014 as specified in Appendix F-1 to this Agreement, and as modified by the Memorandum of Understanding regarding the California Sick Leave Law (SB-616) dated November 29, 2023.

If a death occurs in the immediate family of an employee, he/she shall receive three (3) days paid funeral leave. If requested and approved, employees may use accrued paid vacation time to take additional paid days off.

Immediate family shall be described as mother, father, spouse, son, daughter, brother, sister, grandmother, grandfather, grandson, granddaughter, and registered domestic partner.

1.K PENSION – AREAS 2A/2B

The following Pension Benefits apply only to Master Contract and Small Master Contract sites (Areas 2A and 2B), and excluding site-specific Agreements.



The Employer shall contribute the following amounts on behalf of eligible employees for each straight-time hour worked or paid:

	<u>5/1/2024</u>	<u>5/1/2025</u>	<u>5/1/2026</u>	<u>5/1/2027</u>
Original Base Contribution	0.15	0.15	0.15	0.15
Supplem. Contribution	16.1%	25.1%	34.8%	45.2%
Additional Base Contrib.**	0.00	0.00	0.00	0.15
Total Base Contribution	0.15	0.15	0.15	0.30
Total Contribution	\$0.174150	\$0.187650	\$0.202200	\$0.367800

The contributions specified above shall be made on behalf of eligible employees covered by this Section 1.L and as defined in Appendix E, Section 3(d).

The parties agree to adopt such increases (Pension Supplemental Contributions) as are required pursuant to the Preferred Schedule attached to the Rehabilitation Plan for the SEIU National Industry Pension Fund.

## **PART TWO – NEW CONSTRUCTION AND FORMER NON-UNION SITES**

### **Section 2 – Area 2C: New Construction and Former Non-Union Small Sites below 150,000 square feet**

The following provisions shall apply to any building serviced by a non-union contractor which is bid by a signatory Employer on or after May 1, 2012, and newly constructed buildings. These provisions also apply to buildings under one hundred thousand (100,000) square feet bid by signatory Employers under the Area 2W (New Non-Union Small Sites) provisions of the prior Agreement effective June 1, 2008 through April 30, 2012.

If the Union organizes a job location or has pressured the potential account to accept bids by Union firms only, the Master Agreement shall apply. In order for this section to be operative, the Union must have notified the Employer prior to the bidding process that it is through the Union's efforts that the job is being bid by signatory firms only.

This Section applies only to buildings totaling below one hundred fifty thousand (150,000) square feet; a complex of buildings under same owner or client contract is counted as single building for purpose of this provision.

Within three (3) months of the ratification of this Agreement, the Employer shall submit to the Union a list of all sites covered under Area 2C.

Employees at buildings covered under this Section 3 shall receive no less than the following wages and benefits:

#### **2.A Minimum Wage Rates**

Employees in Area 2C sites shall be paid no less than forty cents (\$0.40) above the California Minimum Wage.

Effective one (1) year after the establishment of any local or municipal Minimum Wage rate in the Sacramento Area, employees will be paid \$0.50 above such local or municipal Minimum Wage rate, or CBA rate, whichever is higher.

The parties recognize that the Governor of California has the authority to delay increases in the State Minimum Wage up to 2 times due to economic recession, which would affect the above New Hire wage rates. Wage increases for employees in Area 1M sites earning above the wage rates listed above are not mandatory and are at the discretion of the Employer.

#### **2.B Health and Welfare**

Coverage for eligible employees pursuant to this Section shall be under Plan E33 provided through the General Employees Trust Fund. Effective for March 2026 hours, coverage for eligible employees in Area 2C shall be under Plan E31. Effective

for March 2027 hours, coverage for eligible employees in Area 2C shall be under Plan E30.

Refer to Section 1.C above for the benefit descriptions of Plans E33, E31 and E30.

Employees shall be covered under Employee-Only Health and Welfare coverage (Plan E33) upon completion of forty eight (48) months of service. There shall be no requirement to work a certain number of consecutive months with a certain number of hours per month. Effective for March 2026 hours, employees shall be covered under Employee-Only Health and Welfare coverage (Plan E31 or E30) upon completion of thirty six (36) months of service.

The Employer shall contribute up to the following monthly amounts effective the dates listed for the GETF Plans listed in this Section. If the premium cost of a Plan is less than the specified Employer contribution at any time, the Employer is only obligated to pay the premium cost. Any amount of the premium cost above the Employer contribution shall be paid by eligible employees through payroll deduction.

<u>Plan Number</u>	<u>6/1/2024*</u>	<u>4/1/2025**</u>	<u>4/1/2026**</u>	<u>4/1/2027**</u>
E33 (Employee Only)	\$498.91	up to +6%	(N/A)	(N/A)
E31 (Employee Only)	\$517.00	up to +6%	up to +6%	(N/A)
E30 (Employee Only)	\$605.16	up to +6%	up to +6%	up to +6%

\*(based on May hours)

\*\* (based on March hours)

Example. An employee who was hired on January 1, 2024 will be covered under the Employee Only plan (E31) effective February 1, 2027 (with the first Employer contribution in January 2027 based on December 2026 hours).

Paid holidays, paid sick leave and paid funeral leave shall be counted as hours worked for the purpose of eligibility. Paid vacation hours shall be counted as hours worked for the purpose of eligibility unless they are paid in advance.

For employees in these sites who currently have wages and benefits greater than what is defined above, the Employer reserves the right to transfer employee to an equal or greater benefit site in an effort to retain their current benefit status. Those employees who refuse a transfer within the same county, will be placed on the lay-off list or will adhere to the aforementioned benefits. Notwithstanding, employees current wage rate will not be affected.

In the event there is not an available position to transfer to an equal or greater benefit site, the employee may select the option stated above or be put on the layoff list. The Employer will notify the Union when it is in an uncompetitive situation due to non-union competition bidding on the site, and it is understood that this paragraph applies to this situation.

- 2.C Vacation: Effective May 1, 2008, employees shall be entitled to one (1) week vacation per year, with such vacation time being prorated for part-time employees. Effective May 1, 2026, employees shall be entitled to two (2) weeks upon completion of seven (7) years of service.
- 2.D Thanksgiving Day and Christmas Day shall be paid holidays in Area 2C. Effective in 2025 New Years Day shall be added as a paid holiday. Effective in 2026 4<sup>th</sup> of July shall be added as a paid holiday.
- 2.E All sick leave provided under this Agreement shall be in compliance with the California Healthy Families, Healthy Workplaces Act of 2014 as specified in Appendix F-1 to this Agreement, and as modified by the Memorandum of Understanding regarding the California Sick Leave Law (SB-616) dated November 29, 2023.

If a death occurs in the immediate family of an employee, he/she shall receive three (3) days paid funeral leave. If requested and approved, employees may use accrued paid vacation time to take additional paid days off.

Immediate family shall be described as mother, father, spouse, son, daughter, brother, sister, grandmother, grandfather, grandson, granddaughter, and registered domestic partner.

- 2.F Transition to Area 2B Status  
Sites that were already in Area 2C as of the effective date of this Agreement shall move to Area 2B (depending on building size and location) seven (7) years after first being bid as Area 2B, or May 1, 2029, whichever occurs later.

Sites bid as Area 2C sites after the effective date of this Agreement shall move to Area 2B (depending on building size and location) seven (7) years after first being bid as Area 2C.

Upon transition of the affected site to Area 2B status, employees at the site shall receive the appropriate Area 2B wage and benefit levels based upon their existing length of service.

- 2.G Wage Rates of Employees Retained from Non-Union Contractors  
Upon the Employer taking over a non-union site where incumbent employee wage rates may be reduced by this provision, the Union may request a meeting with the Employer to discuss such wage rates.

## **PART THREE – ELIGIBILITY RULES AND OTHER PROVISIONS**

The eligibility rules and other provisions in Sections 3 through 5 apply to all sites in the Sacramento Area. See Sections 1 (page 95) and 2 (page 105) for eligibility rules applying to certain types of sites.

### **Section 3 – Vacations**

The following provisions apply to all Vacation benefits specified in this Appendix B.

- 3.A Any employee receiving vacation privileges better than those mentioned in this Agreement shall not have them reduced.
- 3.B An employee must give the Employer at least thirty (30) days' notice of his/her desire to take a vacation at a particular time.
- 3.C An employee returning from an authorized vacation shall be placed in his/her former job.
- 3.D Prorated Vacation. After six (6) months of employment, any employee whose employment terminates as well as any employee who is laid off for lack of work, shall receive pro-rated vacation benefits on the basis of calendar months worked.
- 3.E October 1, 1992 shall be considered the earliest start date for vacation accrual for all employees, except for employees at certain Sacramento Appendix sites.
- 3.F When two or more employees are seeking vacation time off not already reserved on the same dates and the Employer is unable to accommodate all vacation requests, the most senior employee (provided the Employer determines that it is able to grant his/her vacation request) shall be granted the vacation time off.
- 3.G Vacation time off may be accumulated by carrying over one (1) year maximum, however this provision shall not cause any employee to lose vacation accumulated as of the effective date of this Agreement. Previously paid vacation time will count toward hours worked.
- 3.H Upon thirty (30) days' notice, an employee may receive his/her accrued vacation pay on the payday immediately preceding his/her anniversary date of employment; or the employee may notify the Employer to pay his/her vacation pay on the payday immediately preceding the date on which he/she starts his/her vacation time off. For each week of such vacation, regular employees shall be paid an amount equal to average earnings for weeks worked. All paid hours shall be counted as hours worked for the purpose of vacation calculation.

- 3.I Employees shall be allowed to use earned vacation in a minimum of three day increments.
- 3.J Vacation payments shall be made by separate check.
- 3.K Notification of Vacation Approval. For vacation requests submitted after March 31 of each year the Employer shall notify all employees if their vacation requests were approved by no later than ten (10) business days after the date of request.

#### **Section 4 – Holidays**

The following provisions apply to all Holiday benefits specified in this Appendix B.

- 4.A Employees who work less than full-time shall have Holiday benefits pro-rated based on hours worked.
- 4.B Eligibility: All regular employees who have worked for a period not less than sixty (60) working days shall receive holiday pay at the employee's regular straight time hourly rate, even though no work is performed on the above mentioned holidays; provided, further, that such employees must work on both the last regular working day immediately preceding the holiday and on the first regular working day following the holiday and unless the employee so works he shall receive no pay for such holiday unless such absence on the regular working day before and after said holidays is due to the express permission of the Employer, or bona fide illness confirmed by a doctor's certificate.
- 4.C If an employee's day off falls on a designated holiday, said employee shall receive an additional day off with pay within two (2) weeks. If a holiday falls during an employee's vacation period, the employee shall receive an additional day's vacation with pay.
- 4.D When an Employer starts servicing a new account within seventy-two (72) hours of a paid holiday and the outgoing Employer does not have an obligation to pay the holiday benefit, then the incoming Employer shall be obligated to provide the holiday pay for those affected employees.
- 4.E Any employee receiving a greater number of holidays than those named in this Appendix B, excluding those working under site-specific agreements, shall retain such greater number of holidays.
- 4.F Any employee working on a holiday shall be paid at straight time (1x) in addition to the regular holiday pay.

- 4.G Any holiday falling on either a Sunday or Monday may be celebrated either on Sunday or Monday, at the option of the Employer. A holiday falling on a Friday or Saturday may be celebrated on Friday or Sunday.
- 4.H If a building closes during an unpaid holiday and only a partial crew works, seniority shall be waived and available work will be spread throughout the crew based on skills, ability and availability.
- 4.I If any State government entity authorizes payment of holiday pay for holidays not covered under this Agreement, employees will receive payment as a holiday under the terms of this Agreement. This applies to buildings in which office space is 100% government occupied.

## **Section 5 – Other Benefits and Wages**

### 5.A Minimum Wage

All employees covered under this Agreement in the Sacramento Area shall be paid no less than forty cents (\$0.40) per hour above the Federal Minimum Wage or California State Minimum Wage, whichever is higher.

### 5.B Temporary Employee Eligibility for Health and Welfare

Temporary Employees' hours who relieve permanent employees for paid or unpaid time off will not count for the purposes of Health & Welfare eligibility, unless the position which the temporary employee is replacing extends beyond ninety (90) days, or the temporary employee has qualified for Employee Only coverage by working twelve consecutive months at the hours for eligibility determined by the site.

### 5.C Minimum Value Coverage Pursuant to Health Care Legislation

See Appendix F-2 to this Agreement for a description of Minimum Value Health and Welfare coverage provided pursuant to Health Care Legislation. It is understood that employee enrollment in this coverage is completely voluntary.

### 5.D Children's Coverage.

All employees covered under Employee Only plans under this Agreement (Plans E25, E33, E60 in the Sacramento Area) may elect coverage for their children through the age of 26, for which coverage they must pay the difference between the Employer contribution toward the Employee Only plan and the cost of coverage for children. Enrollment in the Children's Coverage specified in this Section is completely voluntary and no employee shall be obligated to enroll in such Children's Coverage.

### 5.E Health and Welfare Waiting Periods. The Health and Welfare waiting periods specified above shall apply to all employees, and all existing continuous length of

service shall be credited toward the waiting periods. Notwithstanding the preceding sentence, an employee must become eligible for Employee Only coverage and be covered under Employee Only coverage for at least six (6) months prior to being covered under Composite coverage.

Example: an employee is hired in an Area 2A site on July 1, 2020 with part-time hours and does not qualify for Health and Welfare benefits. This employee achieves a full-time schedule on July 1, 2022. This employee is eligible for an Employer contribution toward Employee Only coverage (Plan E33) upon completion of twelve (12) consecutive months of one hundred thirty (130) hours on July 1, 2023. Even though this employee completed thirty (30) months of service on January 1, 2023, he/she is not eligible for an Employer contribution toward Composite coverage (Plan C30 or C29) until January 1, 2024 (based on December hours) upon completion of six (6) months of Employee Only coverage.

Example: an employee is hired in an Area 2B site on July 1, 2020 with full-time hours. The employee becomes eligible for an Employer contribution to Employee Only coverage (Plan E33) on July 1, 2022 after completing twenty four (24) consecutive months of one hundred thirty (130) hours. On March 1, 2023 the employee transfers to an Area 2A site. However, the employee must complete six months of coverage under Employee Only coverage (Plan E33) prior to the initial Employer contribution to Composite coverage (Plan C30 or C29), even though the employee had completed thirty (30) months of service at the time of the transfer.

- 5.F Personal Mobile Telephone Use. Employees who are required by the Employer, and agree voluntarily, to use personal cell phones for work related reasons, including but not limited to texts, calls, time keeping, apps and documenting work-related matters will be provided a monthly cell phone allowance of \$10.00 to be paid as an expense reimbursement with no tax deductions. The Employer may require the employee to complete a form to qualify for this reimbursement. This provision shall not apply to an employee who is provided with an Employer-issued cell phone. Employees receiving a greater payment for use of their personal cell phones shall not suffer any reduction in that benefit as a result of this provision.



## **PART FOUR – SACRAMENTO APPENDIX SITES**

### **Section 6 – List of Sacramento Appendix Sites**

See Sacramento Appendices listed below for wages and benefits at the following locations. Wage and benefit levels shown in the Appendices apply only to the specific worksite(s) for each Appendix and shall apply to all Employers. The Sacramento Appendices are published separately.

<u>Area</u>	<u>Appendix</u>	<u>Site Name or Address</u>
2J	Appendix J	CalEPA Building, Sacramento
2L	Appendix L	11th & L Street Building, Sacramento
2M	Appendix M	Lincoln Plaza and CalPERS Locations, Sacramento
2N	Appendix N	Apple Inc., Elk Grove
2P	Appendix P	The Ziggurat, West Sacramento
2Q	Appendix Q	CalSTRS, West Sacramento
2R-1	Appendix R-1	EDD Building, Sacramento
2R-2	Appendix R-2	California Department of Motor Vehicles
2S	Appendix S	DMEA Building-2
2T	Appendix T	AT&T Sites, Sacramento Area
2U	Appendix U	Buzz Oates State Leased Office Space
2V	Appendix V	California Department of Justice

The parties may mutually agree to negotiate new Sacramento Appendices during the term of this Agreement.

## **PART FIVE – GENERAL PROVISIONS**

### **Section 7 – Training and Industry Funds**

The following contributions shall apply to all sites in the Sacramento Area:

#### **7.A Leadership Training and Education Fund**

The Employer shall contribute the following amounts per straight-time hour worked or paid for into a Taft-Hartley Trust Fund, The Leadership Training and Education Fund, to be established in compliance with law which shall have two (2) Union and two (2) Employer Trustees.

<u>Effective Date</u>	<u>Contribution</u>
May 1, 2024	One cent (\$0.01) per hour
May 1, 2025	One cent (\$0.01) per hour
May 1, 2026	Three cents (\$0.03) per hour
May 1, 2027	Five cents (\$0.05) per hour

In addition to the above, the Employer shall contribute the following amounts toward the Ya Basta Center.

<u>Effective Date</u>	<u>Contribution</u>
May 1, 2024	One and one half cents (\$0.015) per hour
May 1, 2025	Three cents (\$0.03) per hour
May 1, 2026	Four cents (\$0.04) per hour
May 1, 2027	Five cents (\$0.05) per hour

Ya Basta contributions will be made through the Leadership Training Education Fund (LTEF) , which will contract with Ya Basta to provide sexual harassment training required by California Labor Code Section 1429.5. Employer contributions to the Trust Fund for this purpose shall satisfy the payment requirements to a third party training organization as provided by Labor Code Section 1429.5 and is specifically intended to be an "alternative payment arrangement" as provided by Labor Code Section 1429.5(e) such that contributing Employers will not be required to pay \$65 per person for training sessions, or any other amount beyond the amount contributed under this provision. Ya Basta will be required to conduct 2-hour training sessions of sufficient frequency – and at central locations – to train janitors covered by this Collective Bargaining Agreement.

#### **7.B Maintenance Industry Labor-Management Cooperation Trust Fund**

As specified in Appendix D to this Agreement, the Employer shall contribute the following amounts per straight-time worked or paid hour into the Maintenance Industry Labor-Management Cooperation Trust Fund (MCTF) for the purposes specified in the Declaration of Trust of said Trust Fund.

<u>Effective Date</u>	<u>Contribution</u>
May 1, 2024	Five cents (\$0.05) per hour
May 1, 2025	Five cents (\$0.05) per hour
May 1, 2026	Five cents (\$0.05) per hour
May 1, 2027	Five cents (\$0.05) per hour

### **Section 8 – Uniforms**

For employees required to wear safety shoes, the Employer shall provide such shoes or reimburse employees for the full cost of their purchase, up to a maximum cost of \$50 (fifty dollars) per pair.

### **Section 9 – Maintenance of Greater Benefits**

Any employee receiving a benefit level greater than those indicated above, except for employees working under site-specific agreements, shall continue to receive such greater benefit level.

### **Section 10 – Duration**

This Agreement shall be effective May 1, 2024 and shall remain in full force and effect through April 30, 2028 and shall be considered as renewed from year to year thereafter unless either party shall give written notice to the other of its desire to have the same modified or terminated, and such notice must be given at least sixty (60) days prior to May 1, 2028 or May 1 of any year thereafter.

**APPENDIX C**  
**NATIONAL INDUSTRY PENSION FUND APPENDIX FOR COLLECTIVE  
BARGAINING AGREEMENTS BETWEEN EMPLOYERS AND SEIU LOCALS**

**Section 1. COVERAGE**

The ("Employer"), agrees to make periodic contributions on behalf of all employees covered by the Collective Bargaining Agreement to the Service Employees International Union National Industry Pension Fund ("Fund") in the amounts specified in Section 3 below.

**Section 2. TERM**

The Employer agrees to become and remain a participating employer in the Fund throughout the term of this Collective Bargaining Agreement, including any extensions thereof.

**Section 3. CONTRIBUTIONS**

- (a)(1) The Employer agrees to contribute to the Fund the amounts referred to below per paid hour for all eligible employees.
- (a)(2) See Appendix A and the Bay Area Side Letters for pension contributions for employees in the Bay Area, if any. The effective date of pension contributions in the Bay Area shall be May 1, 2024 for areas which had a pension obligation prior to May 1, 2023, and May 1, 2027 in other areas, except where stated otherwise.
- (a)(3) See the Appendix B and the Sacramento Appendices for pension contributions for employees in the Sacramento Area, if any. The effective date of pension contributions in the Sacramento Area shall be May 1, 2024 except where stated otherwise.
- (b) Contributions required by this provision shall be paid to the Fund on or before the fifteenth day of the month following the period for which contributions are due or before such other date as the Trustees may hereafter determine
- (c) Contributions shall be transmitted together with a remittance report containing such information, in such manner, and on such form as may be required by the Fund or their designee.
- (d) Eligible employees shall be those who (1) work nineteen (19) or more hours per week and have been employed by the Employer for ninety (90) days or (2) casual or temporary employees that have worked 1000 hours within a twelve month period. Until contributions are required to be made on behalf of an employee pursuant to the terms of this provision, the employee shall not be deemed to be a

covered employee working in covered employment within the meaning of the SEIU National Industry Pension Fund. Any employee who has completed the applicable ninety (90) day period stated above as of the effective date of the Collective Bargaining Agreement shall have contributions made on their behalf to the Fund beginning on the effective date of the Agreement without the necessity of meeting any additional eligibility requirement. For those employees who have not completed the applicable ninety (90) day period as of the effective date, the Employer shall begin to make contributions beginning with the month following the month during which the employee becomes an eligible employee.

#### **Section 4. TRUST AGREEMENT**

The Employer hereby agrees to be bound by the provisions of the Agreement and Declaration of Trust establishing the Fund, as it may from time to time be amended, and by all resolutions and rules adopted by the Trustees pursuant to the powers delegated to them by that agreement, including collection policies, receipt of which is hereby acknowledged. The Employer hereby designates the Employer members of the Fund's Board of Trustees, or their duly selected successor(s), as its representatives on the Board

#### **Section 5. COOPERATION**

The Employer and Union agree to cooperate with the Trustees of the Fund in distributing Plan booklets, literature, and other documents supplied by the Fund Administrator and in obtaining and providing such census and other data as may be required by the Fund's Administrator or Trustees to enable them to comply with the applicable provisions of the Employee Retirement Income Security Act.

#### **Section 6. APPROVAL BY TRUSTEES**

The undersigned parties acknowledge that the provisions of this Article and the participation of the employees covered by it are subject to approval by the Trustees of the Fund and that the Trustees reserve the right to terminate, at their sole and unreviewable discretion, the participation of the employees covered by this Agreement and to establish the level(s) of benefits to be provided. Termination may be directed by the Trustees for reasons including, but not limited to, failure of the Employer to timely pay contributions and expiration of a Collective Bargaining Agreement. The parties further acknowledge that the Trustees' acceptance for participation in the Fund of the employees covered by the Collective Bargaining Agreement is limited only to the categories of employment covered by the Collective Bargaining Agreement at the time application for acceptance occurs and the admission of other categories of employment to participate in the Fund will require specific acceptance by the Trustees.

#### **Section 7. MISCELLANEOUS**

In the event of any inconsistency between this appendix and the Collective Bargaining Agreement, the terms of this Appendix shall prevail.

**Section 8. REHABILITATION PLAN**

The parties acknowledge that the SEIU National Industry Pension Fund has been certified to be critical status and has adopted a rehabilitation plan containing two (2) schedules of benefit reductions and supplemental employer contributions for which no benefit credit is given, under the authority of Section 305(b) of ERISA. The bargaining parties adopt the Preferred Schedule of the rehabilitation plan for the Fund. Pursuant to that Preferred Schedule, effective May 1, 2012, the Employer agrees to make base contributions to the Fund for which benefit credit shall be given as stated above, and in addition, supplemental contributions as required by the Preferred Schedule percentages based upon said base rate of contributions per hour worked or paid, for which no benefit credit will be given.

**FOR THE UNION:**

**Service Employees International  
Union, United Service Workers West**

By: 

Date: 12/11/2024

**FOR THE EMPLOYERS:**

By: James O. Beard - Representative

Date: 12/11/2024

**APPENDIX D**  
**MAINTENANCE INDUSTRY LABOR-MANAGEMENT COOPERATION TRUST**  
**FUND**

1. Effective May 1, 2024, each Employer signatory to this Agreement shall contribute the amounts specified in Appendix A (Section 14.B) and Appendix B (Section 7.B) for each straight-time hour paid for or worked into the Maintenance Industry Labor-Management Cooperation Trust Fund ("Trust") which was established in January 1999. Said contributions shall be subject to, and used solely for the purposes set forth in the Declaration of Trust establishing the Maintenance Industry Labor Management Cooperation Trust Fund dated January 1, 1999 ("Declaration of Trust") and any amendments thereto.
2. Said Trust and the Employers' obligations to make contributions to said Trust as provided in paragraph 1 of this Appendix D shall continue through, but not beyond the earlier of the following dates: (1) the expiration date of the Collective Bargaining Agreement to which this Appendix D is attached, including any pre-impasse extensions thereof; or (2) the date on which such Trust is terminated pursuant to Article VIII, Section 8.1 of the Declaration of Trust.
3. The Employers' contributions to the Trust shall be used solely for the purposes set forth in Article I, Section 1.2 of said Declaration of Trust.

**FOR THE UNION:**

**Service Employees International  
Union, United Service Workers West**

By: 

Date: 12/11/2024

**FOR THE EMPLOYERS:**

By: 

Date: 12/11/2024

**APPENDIX E**  
**MINORITY BUSINESS ENTERPRISE SUBCONTRACTORS**

In addition to the other provisions of this Agreement, the Union and the Employer hereby agree to permit subcontracting by the Employer in the geographic areas covered by the Northern California Maintenance Contractors Agreement ("Master Agreement") under the following conditions:

- (1) The Employer's client for the work to be subcontracted requires that the work be performed by a Minority Business Enterprise (MBE), the Employer does not satisfy the MBE requirement, and the following conditions will be permitted only while the MBE requirement is in effect;
- (2) For sites or 100,000 square feet or more, the Subcontractor must be signatory to the Master Agreement and perform all work under the terms and conditions of the Master Agreement. For sites of less than 100,000 square feet, if the Subcontractor is not already a signatory Employer, the Subcontractor shall be required to sign and adhere to the Master Agreement only for the sites to be subcontracted pursuant to this Side Letter and shall provide least the following total economic package: minimum wage rate thirty cents (\$0.30) above minimum wage, and twenty five cents (\$0.25) wage increase each year upon the employee's anniversary date.

The Employers further agree that there will be no claim filed under ARTICLE XXV – MOST FAVORED NATIONS due to this provision.


**FOR THE UNION:**

**Service Employees International  
Union, United Service Workers West**

By: 

Date: 12/11/2024

**FOR THE EMPLOYERS:**

By:  - Representative

Date: 12/11/2024



**APPENDIX F**  
**BENEFIT MODIFICATIONS PURSUANT TO LEGISLATION**

**APPENDIX F-1**  
**SICK LEAVE**

**CALIFORNIA HEALTHY WORKPLACES, HEALTHY FAMILIES ACT OF 2014**

Effective July 1, 2015, the following shall modify and supplement all provisions of the Northern California Maintenance Contractors Agreement ("the Master Agreement") to bring the Master Agreement into compliance with the California Healthy Workplaces, Healthy Families Act of 2014 ("HWHFA"). This Appendix F is intended to bring the Master Agreement into HWHFA compliance, but to leave all provisions of the Master Agreement unchanged to the extent that a change is not necessary to comply with the HWHFA.

1. Bay Area Master Contract Sites of 150,000 square feet or greater (Areas 1A and 1B, and Areas 1C and 1D for employees hired prior to May 1, 2012) and New/Former Non-Union Sites of 200,000 square feet or greater (Area 1L). Employees in these sites shall accrue Sick Leave based upon the following.

- (a) First (1st) year of employment. Effective July 1, 2015, an employee who works for thirty (30) or more days within a year from the commencement of his or her employment is entitled to paid sick days in accordance with California law. An employee shall accrue paid sick leave at the rate of one (1) hour per every thirty (30) hours worked.

An employee's total accrual of paid sick leave in the first (1st) year of employment shall not exceed forty eight (48) hours or six (6) days, whichever is greater, and may be carried over to the following year of employment.

An employee's use of paid sick leave shall be limited to twenty (24) hours or three (3) days, whichever is greater, in the first (1st) year of employment.

- (b) Second (2nd) year of employment. An employee shall be entitled to two (2) days of Sick Leave at the beginning of the second (2nd) year of employment and shall be entitled to use such two (2) days of Sick Leave immediately, or may carry over all or part of such two (2) days of Sick Leave to the following year of employment.

In addition, effective July 1, 2015, an employee shall accrue paid sick leave at the rate of one (1) hour per every thirty (30) hours worked, in addition to any sick leave carried over from the first (1st) year of employment as stated above in Section 1(a). An employee's total accrual of paid sick leave

in the second (2nd) year of employment (including both the accrual based on hours worked and the two (2) days of sick leave entitlement at the beginning of the year) shall not exceed forty eight (48) hours or six (6) days, whichever is greater, and may be carried over to the following year of employment.

An employee's use of paid sick leave shall be limited to twenty (24) hours or three (3) days, whichever is greater, in the second (2nd) year of employment.

- (c) Third (3rd) year of employment. An employee shall be entitled to three (3) days of Sick Leave at the beginning of the third (3rd) year of employment, and shall be entitled to use such three (3) days of Sick Leave immediately, or may carry over all or part of such three (3) days of Sick Leave to the following year of employment.

In addition, effective July 1, 2015, an employee shall accrue paid sick leave at the rate of one (1) hour per every thirty (30) hours worked, in addition to any sick leave carried over from the second (2nd) year of employment. An employee's total accrual of paid sick leave in the third (3rd) year of employment (including both the accrual based on hours worked and the three (3) days of sick leave entitlement at the beginning of the year) shall not exceed forty eight (48) hours or six (6) days, whichever is greater, and may be carried over to the following year of employment.

An employee's use of paid sick leave in the third (3rd) year of employment shall be limited to forty (40) hours or five (5) days, whichever is greater.

- (d) Fourth (4th) and succeeding years of employment. An employee shall be entitled to three (3) days of Sick Leave at the beginning of the fourth (4th) or succeeding year of employment, and shall be entitled to use such three (3) days of Sick Leave immediately, or may carry over all or part of such three (3) days of Sick Leave to the following year of employment.

In addition, effective July 1, 2015, an employee shall accrue paid sick leave at the rate of one (1) hour per every thirty (30) hours worked, in addition to any sick leave carried over from the previous year of employment. An employee's total accrual of paid sick leave in the fourth (4th) or succeeding year of employment (including both the accrual based on hours worked and the three (3) days of sick leave entitlement at the beginning of the year) shall not exceed forty eight (48) hours or six (6) days, whichever is greater, and may be carried over to the following year of employment.

An employee's use of paid sick leave in the fourth (4th) or succeeding year of employment shall be limited the greater of the following:

- a. three (3) days or twenty four (24) hours, whichever is greater; or
- b. sick leave accrued in accordance with the contractual provisions, as follows:
  - i. any sick leave accrued and unused as of July 1, 2015 (to a maximum of 30 days);
  - ii. five (5) days after three (3) years of employment, less any sick leave previously used;
  - iii. eight (8) days after four (4) years of employment, less any sick leave previously used;
  - iv. eleven (11) days after five (5) years of employment, less any sick leave previously used;
  - v. after each succeeding year after five (5) years of employment, an employee is entitled an additional three (3) days of sick leave (as provided either under the contractual provision or under the HWHFA accrual, but not both), less any sick leave previously used, to a maximum of thirty (30) days, and may use all such accrued sick leave.

If an employee's accrued sick leave at any time falls below forty eight (48) hours, the employee shall resume accruing sick leave at the rate of one (1) hour per every thirty (30) hours to a maximum of forty eight (48) hours, or until the contractual accrual specified above exceeds the accrual required under HWHFA.

- (e) At sites covered under Bay Area Side Letters which do not specify different Sick Leave benefits, employees shall accrue Sick Leave in accordance with subsections (a), (b), (c) and (d) above. Bay Area Side Letter sites with Sick Leave benefits in excess of those provided as stated above shall continue to provide such Sick Leave benefits to the extent that they are greater than those specified above in this Section 1. The same provision shall apply to employees with greater Sick Leave benefits pursuant to the prior Bay Area "Zone" provisions (Areas 1G, 1H, 1J).
2. Bay Area Sites without Sick Leave benefits prior to July 1, 2015 (Areas 1E, 1F, 1M, 1N, and Areas 1C and 1D for employees hired on or after May 1, 2012). Effective July 1, 2015, an employee who works for thirty (30) or more days within a year from the commencement of his or her employment is entitled to paid sick days in accordance with California law. An employee shall accrue paid sick leave at the rate of one (1) hour per every thirty (30) hours worked.

An employee's total accrual of paid sick leave shall not exceed forty eight (48) hours or six (6) days, whichever is greater, and may be carried over to the following year of employment, however, an employee's use of paid sick days shall be limited to twenty (24) hours or three (3) days, whichever is greater, in each year of employment.

An eligible employee may begin using the accrued sick leave beginning on the ninetieth (90th) day of employment.

3. City of Oakland. The provisions in Sections 1, 2, 3 and 6 set forth herein apply to employees working in the City of Oakland, provided that where Chapter 5.92 (City Minimum Wage, Sick Leave, and Other Employment Standards) of the Oakland Municipal Code contains a more generous provision regarding sick leave, the more generous provision shall apply, and provided further that Subsections (A), and (C) through (I) of Section 5.92.050 (Enforcement) of the Oakland Municipal Code are expressly waived in accordance with Section 5.92.050(B) (Waiver) unless the waiver of a specific right in Section 5.92.050 is prohibited by law. The total accrual of paid sick days shall not exceed seventy two (72) hours, or thirty (30) days for sick leave accrued in accordance with the contractual provisions for the Areas referred to above, whichever is greater.
4. City of Emeryville. The provisions in Sections 1, 2, 4 and 6 set forth herein apply to employees working in the City of Emeryville, provided that where Chapter 37 (Minimum Wage, Paid Sick Leave, and Other Employment Standards) of Title 5 of the Emeryville Municipal Code contains a more generous provision regarding sick leave, the more generous provision shall apply, and provided further that Section 5-37.06 (Implementation) and Subsections (a) through (c), (f), and (g) of Section 5-37.07 (Enforcement) of the Emeryville Municipal Code are expressly waived in accordance with Section 5 37.07(e) (Waiver) unless the waiver of a specific right in Section 5 37.06 or Section 5-37.07 is prohibited by law. The total accrual of paid sick days shall not exceed seventy two (72) hours, or thirty (30) days for sick leave accrued in accordance with the contractual provisions for the Areas referred to above, whichever is greater.
5. Sacramento Area Sites (Areas 2A, 2B, 2C). Effective July 1, 2015, an employee who works for thirty (30) or more days within a year from the commencement of his or her employment is entitled to paid sick days in accordance with California law. An employee shall accrue paid sick leave at the rate of one (1) hour per every thirty (30) hours worked.

An employee's total accrual of paid sick leave shall not exceed forty eight (48) hours or six (6) days, whichever is greater, and may be carried over to the following year of employment, however, an employee's use of paid sick days shall

be limited to twenty (24) hours or three (3) days, whichever is greater, in each year of employment.

An eligible employee may begin using the accrued sick leave beginning on the ninetieth (90th) day of employment.

Sacramento Appendix sites with Sick Leave benefits prior to July 1, 2015 shall continue to provide such Sick Leave benefits to the extent that they are greater than those specified above in this Section 5.

6. Provisions required by HWHFA. Except where stated below, the following provisions shall apply to all Sick Leave benefits provided under the Master Agreement and under HWHFA.

(a) Reasons for Sick Leave utilization. Upon the oral or written request of an employee, the Employer shall provide accrued paid sick days:

a. for the diagnosis, care, or treatment of an existing health condition of, or preventive care for, an employee or his or her family member (defined as any of the following: (1) a biological, adopted, or foster child, stepchild, legal ward, or a child to whom the employee stands in loco parentis, regardless of age or dependency status; (2) biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or his or her spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child; (3) spouse; (4) registered domestic partner; (5) grandparent; (6) grandchild; and (7) sibling); or

b. for an employee who is a victim of domestic violence, sexual assault, or stalking, (1) to obtain or attempt to obtain any relief, including, but not limited to, a temporary restraining order, restraining order, or other injunctive relief, to help ensure the health, safety, or welfare of the victim or his or her child, (2) to seek medical attention for injuries caused by domestic violence, sexual assault, or stalking, (3) to obtain services from a domestic violence shelter, program, or rape crisis center as a result of domestic violence, sexual assault, or stalking, (4) to obtain psychological counseling related to an experience of domestic violence, sexual assault, or stalking, or (5) to participate in safety planning and take other actions to increase safety from future domestic violence, sexual assault, or stalking, including temporary or permanent relocation.

(b) Notification to Employer. For Sick Leave utilization of up to twenty four (24) hours or three (3) days per year, whichever is greater, the following shall apply: if the need for paid sick leave is foreseeable, the employee shall

provide reasonable advance notification. If the need for paid sick leave is unforeseeable, the employee shall provide notice of the need for the leave as soon as practicable. Employees shall not be required to provide doctors' notes to verify illness or injury.

- (c) No Cash Out of Unused Accrued Paid Sick Leave on Severance of Employment. An employee shall not be paid for accrued, unused paid sick days upon termination, resignation, retirement, or other separation from employment, but if said employee is rehired by the employer within one year from the date of separation, previously accrued and unused paid sick days shall be reinstated and the employee shall be entitled to use those previously accrued and unused paid sick days and to accrue additional paid sick days upon rehiring.
- (d) Payment for Sick Leave. Payment for accrued sick leave taken by an employee shall be made by the Employer no later than the payday for the next regular payroll period after the sick leave was taken. Sick Leave shall be paid at the employee's hourly wage rate.
- (e) No Retaliation or Adverse Action against Employee. The Employer shall not deny an employee the right to use accrued sick days, discharge, threaten to discharge, demote, suspend, or in any manner discriminate against an employee for using accrued sick days, attempting to exercise the right to use accrued sick days, filing a complaint or alleging a violation of this Article of the Master Agreement or of the law, cooperating in an investigation or prosecution of an alleged violation of this Article of the Agreement or of the law, or opposing any policy or practice or act that is prohibited by this Article of the Agreement or of the law.
- (f) Employer Notification of Sick Leave Accruals. The Employer shall provide an employee with written notice that sets forth the amount of paid sick leave available for use on either the employee's itemized wage statement or in a separate writing provided on the designated pay date with the employee's payment of wages.
- (g) First Day Paid. For Sick Leave utilization of up to twenty four (24) hours or three (3) days per year, whichever is greater, the following shall apply: all Sick Leave time shall be paid.
- (h) Minimum Utilization. For Sick Leave utilization of up to twenty four (24) hours or three (3) days per year, whichever is greater, the following shall apply: an employee may determine how much accrued paid sick leave he/she needs to use, but a minimum increment of two (2) hours of paid

sick leave must be used, and he/she may not use any paid sick leave in advance of it being accrued.

7. Provisions specific to the Master Agreement.

- (a) Maximum Accrual. Unless otherwise stated in a Site-Specific Agreement, in Areas and sites which had Sick Leave benefits prior to July 1, 2015, unused Sick Leave accrued under such contractual provisions shall not accumulate beyond a maximum of thirty (30) days.
- (b) Employer Notification and Utilization. For Sick Leave utilization in excess of twenty four (24) hours or three (3) days per year, whichever is greater, the following shall apply. A doctor's certificate or other reasonable proof of illness may be required by the Employer. Such sick leave with pay shall be applicable in cases of bona fide illness of employee or immediate family, defined as spouse and children living at home.
- (c) Payment for Sick Leave. For Sick Leave utilization in excess of twenty four (24) hours or three (3) days per year, whichever is greater, the following shall apply. If an employee is hospitalized, he/she receives pay for his/her first day's absence and for every day thereafter until such leave benefits are exhausted. Employees who have accumulated fifteen (15) or more days of sick leave shall also be paid for the first day of absence due to illness. If an employee has less than fifteen (15) days accumulated sick days or if the employee is not hospitalized, the first workday's absence is not paid for. Succeeding workday's absences, full pay until sick benefit allowance is used up.

For the purposes of this subsection 7(c), full pay shall mean pay for the regular daily schedule for working hours, for those days which the employee would have worked had the disability not occurred, calculated at straight time. The waiting period provided herein provided before full pay commences shall apply for each illness or accident in case the sick benefit allowance has not been used up in the previous illnesses during the same year.

- (d) Minimum Utilization. For Sick Leave utilization in excess of twenty four (24) hours or three (3) days per year, whichever is greater, the following shall apply: employees must utilize accrued Sick Leave in accordance with existing practice.
- (e) Contractor Transitions. In a transition from one signatory Employer to a successor signatory Employer in a covered work location in accordance with the provisions of Article XXVIII (Bay Area) and Article XXIX (Sacramento

Area), the successor Employer shall assume responsibility for Sick Leave benefits accrued by the incumbent employees. This applies to Sick Leave accrued under the contractual provisions as well as Sick Leave accordance with HWHFA.

- (f) Utilization of Sick Leave to cover Statutory Absences. In industrial injury cases, Workers' Compensation and sick leave benefit allowance shall be paid separately, but in the event Workers' Compensation payments cover all or part of the period during which sick leave benefit allowances are paid, the sum of the two shall not exceed the sick leave benefit payable for said period. The same rule shall apply to Unemployment Disability payments.
- (g) Funeral Leave. If a death occurs in the immediate family of an employee, he/she shall receive three (3) days of funeral leave which shall be deducted from any earned sick leave to the extent permitted by the HWHFA. If the employee has no accrued sick leave, time off shall be deducted from any accrued vacation time. Employees hired in the Bay Area prior to June 1, 2000 under the former Bay Area "Zone" provisions which contain separate Funeral Leave benefits shall retain such benefits.

8. This Appendix F-1 establishes minimum requirements pertaining to paid sick days and does not preempt, limit, or otherwise affect the applicability of any other law, regulation, statute or ordinance that provides for greater accrual or use by employees of paid sick days, whether paid or unpaid, or that extends other protections to an employee. In the event of a question regarding how the provisions of this Appendix F-1 or HWHFA affect a particular work location or employee under the Master Agreement, the parties agree to discuss and resolve the question as quickly as possible.

9. California Sick Leave Law (SB-616)

Effective January 1, 2024, the following modifications to the Healthy Workplaces , Healthy Families Act of 2014 pursuant to California SB-616 shall take effect and shall apply to employees covered under the Northern California Maintenance Contractors Agreement (the Master Agreement).

- Employers must provide a minimum of 40 hours (5 days) of Paid Sick Leave per year.
  - According to the new policy:
    - Employees are required to be provided 24 hours (3 days) of Paid Sick Leave time by the 120th day of employment.



- Employees are required to be provided an additional 16 hours of Paid Sick Leave by the 200th calendar day of employment (for a total of 40 hours).
  - If employers use the accrual method, any remaining accrued Paid Sick Time must carry over to the next calendar year, year of employment, or 12-month period. Employers may limit this carry-over to 40 hours.
  - Employers may limit the use of Sick Time to 40 hours (or 5 days) for each calendar year, year of employment, or 12-month period.
- For employers who utilize an accrual model instead of offering a lump sum, employees must accrue at least one hour of Paid Sick Leave for every 30 hours worked.
  - Employees are entitled to Paid Sick days if they work in California for the same employer for 30 or more days within a year from the start of their employment.
  - Employers must provide written notice to employees about the amount of Paid Sick Leave they have available, such as including their current balance on their pay stubs.

All other provisions of Appendix F-1 to the Master Agreement shall remain in effect except as they are specifically superseded by the above provisions in this Section 9.

**FOR THE UNION:**

**Service Employees International  
Union, United Service Workers West**

By:

Date: 12/11/2024

**FOR THE EMPLOYERS:**

By:

Date: 12/11/2024

**APPENDIX F-2**  
**MINIMUM VALUE COVERAGE PURSUANT TO HEALTH CARE LEGISLATION**

Any employee of the Employer who is covered by this Agreement and is determined to have full-time status for purposes of Internal Revenue Code Section 4980H liability, but is not eligible for Health and Welfare Plans under the eligibility rules referenced in Section 13.3 of this Agreement, will be offered Minimum Value Coverage as described in this Section 13.8. Minimum Value Coverage is minimum essential coverage offered to the employee (and the employee's dependents, effective January 1, 2016 or when required by law) that constitutes minimum value coverage as those terms are defined for purposes of Internal Revenue Code Section 4980H and will be the coverage option under the General Employees Trust Fund with the lowest total premium cost for employee only coverage, Plan E60, with benefits as stated below. The cost of GETF Plan E60 is \$396.79 per month as of the effective date of this Agreement.

GETF Plan E60 (Employee Only)

Indemnity: \$1,000 Annual Deductible

50% coverage in-network, 30% coverage out of network (medical/Rx)

Annual out-of-pocket maximum (in-network) \$6,350

All preventive in-network covered at 100% (deductible doesn't apply)

Minimum Value Coverage will be offered no later than the first day of the fourth month following the date that the employee is determined to have full-time status. If the employee elects Minimum Value Coverage, the Employer will make a monthly contribution that is equal to the Minimum Value Coverage premium less 9.5% of the employee's Form W-2 wages paid during the month.

The Employer and Employee contributions for Minimum Value Coverage for those employees electing such coverage shall be included in Staffing Information to be provided by the incumbent Employer in the event of job bidding, pursuant to Sections 28.2 and 29.2 of the Agreement.

The Employer will pay this monthly contribution for any month in which Internal Revenue Code Section 4980H applies to the signatory Employer and has not been satisfied through an offer of minimum essential coverage under another plan. In 2016, there will be no Employer contribution if the amount of such monthly contribution would be more than \$260; In 2020 and thereafter, the applicable maximum Employer contribution will increase each year based upon the annual percentage increase implemented for Plan E60 by the General Employees Trust Fund. The amount of the premium cost above any employer contribution shall be paid by such employee through payroll deduction. Any determination that Internal Revenue Code Section 4980 applies to a signatory Employer, that an offer has been timely made, or that an employee has full-time status shall be made by the signatory Employer consistent with Internal Revenue Code Section 4980H.

Enrollment of employees in Minimum Value Coverage pursuant to this Section shall be subject to the rules of the General Employees Trust Fund. Effective January 1, 2016 or when Employer-provided dependent coverage is required by law, employees shall pay any additional cost necessary to provide coverage for dependents.

The above provisions apply to all Employers signatory to this Agreement, including any Employers which are exempt from Internal Revenue Code Section 4980H.

**FOR THE UNION:**

**Service Employees International  
Union, United Service Workers West**

By: 

Date: 12/11/2024

**FOR THE EMPLOYERS:**

By: James O. Bond - Representative

Date: 12/11/2024

**APPENDIX G -1**  
**SPECIAL PROVISIONS REGARDING SEXUAL HARASSMENT OR MISCONDUCT**

The Union and the Employer agree that male and female workers should have access to information about their rights in the workplace, including rights to be free from sexual harassment in the workplace. Accordingly, the Employer and the Union agree to the following concerning sexual harassment and complaints of sexual harassment in the workplace:

1. The Employer prohibits sexual harassment in the workplace of its employees and applicants for employment by any employee, non-employee, or applicant. Such conduct may result in disciplinary action up to and including dismissal.
2. The Employer will not tolerate, condone, or allow sexual harassment, whether engaged in by fellow employees, supervisors, or non-employees who conduct business with the Employer.
3. Sexual harassment is any behavior that includes unwelcome sexual advances and other verbal or physical conduct of a sexual nature when:
  - (a) Submission to, or rejection of, such conduct is used as the basis for promotions or other employment decisions;
  - (b) The conduct unreasonably interferes with an individual's job performance or creates an intimidating, hostile or offensive work environment.
  - (c) Sexual assault is a criminal offense which may be immediately reported to the police and to the Employer if it is any way work related.

Employees are entitled to work in an environment free from sexual harassment and a hostile or offensive working environment. Sexual harassment is unlawful discrimination, as is severe and pervasive conduct that belittles or demeans any individual on the basis of race, religious creed, color, national origin, ancestry, physical and/or mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual preference, or other similar characteristics or circumstances.

No manager or supervisor shall threaten or imply that an employee's refusal to submit to sexual advances will adversely affect that person's employment, compensation, advancement, assigned duties, or any other term or condition of employment or career development. Sexual joking, lewd pictures, and any conduct that treats employees of one gender as sex objects are prohibited.

4. Employees who have complaints of sexual harassment may (and are encouraged to) report such complaints to their supervisor. If this person is the cause of the offending conduct, the employee may report the matter directly to the person designated by the Employer to receive such reports or through other proper channels established by the Employer, such as an employee hotline. Employer personnel will abide by proper standards of professionalism and respectful conduct towards employees while taking reports and performing investigations of sexual harassment. Confidentiality of reports and investigations of sexual harassment will be maintained to the greatest extent possible.

In the event that an employee makes a report involving persons not employed by the Employer, e.g. a building tenant or visitor, the Employer will forward copies of such report to the property owner or manager and request that they take immediate and appropriate steps to assure that any harassment stops.

In the case of investigations which involve one (1) or more employees covered under this Agreement, the Employer will make all possible efforts to complete the investigation within two (2) weeks, and both the Employer and the Union shall cooperate with one another in such investigations. Such cooperation shall include full access to all non-privileged investigatory documents prepared by the Employer. The employer shall ensure that the union receives all material information to thoroughly evaluate the underlying facts.

Employer will maintain a hotline through which employees should file initial reports of sexual harassment or work-related assault.

5. Upon receiving a report of sexual harassment or assault, the Employer will take reasonable steps to ensure the accused does not have contact with the person(s) they are alleged to have harassed or assaulted, until such time as the Employer has completed its investigation and made a determination as to the claim. The Employer may suspend accused employees without pay pending investigation. The Employer also may transfer accused employees between work sites on a temporary basis in order to comply with this Section. If an employee is suspended after being accused of sexual harassment at work, he/she will be paid for all hours lost if following the investigation the complaint is determined to have been unsubstantiated. The Union will support the Employer's decisions in this regard consistent with the duty of fair representation.
6. Any manager, supervisor or employee who, after appropriate investigation, is found to have engaged in sexual harassment of another employee will be subject to disciplinary action, up to and including dismissal. The Union will support the Employer's decisions in this regard consistent with the duty of fair representation.

7. Employer will not in any way retaliate against any individual who makes a report of sexual harassment nor permit any employee to do so. Retaliation is a serious violation of this sexual harassment policy and should be reported immediately. Any person found to have retaliated against another individual for reporting sexual harassment will be subject to appropriate disciplinary action, up to and including dismissal. The Union will support the Employer's decisions in this regard consistent with the duty of fair representation.

Examples of such retaliation include, but are not limited to, the following: discipline, unfavorable or disparate treatment, ostracization/isolation, or transfer to another worksite (except for voluntary transfers,). If an employee is suspended after reporting having been the target of sexual harassment at work, he/she will be paid for all hours lost when the report is verified to be correct.

8. The Employer shall provide to all new bargaining-unit employees an orientation on the policies and rules regarding Sexual Harassment and Sexual Assault reasonably soon after the employees commence employment, within sixty days. Training shall be conducted in conformity with standards to be established by the State of California, Department of Industrial Relations (DIR), and shall cover at least the following topics:

- (a) definitions of workplace sexual harassment and assault;
- (b) potential consequences for perpetrators of workplace sexual harassment and assault;
- (c) information on representatives of the Employer to whom an employee can report cases of workplace sexual harassment and assault;
- (d) community and mental health resources locally available for survivors of workplace sexual harassment or assault; including the East L.A. Women's Center Hotline;
- (e) strategies of defense.

In addition, the Employer shall provide updated training on the topics listed above to all bargaining-unit employees at least once per year.

The Employer shall maintain records to document the trainings listed above and participation by bargaining-unit employees.

9. The Employer shall provide the trainings listed above to all supervisory personnel, and in addition shall train them on their role in taking corrective action when incidents occur.

10. The Employer shall adopt and implement a workplace sexual assault and sexual harassment prevention plan which complies with California law, in conjunction with the Union.
11. The Union will maintain and distribute to its members a list of organizations which provide assistance to survivors of sexual harassment or assault.
12. Employees who in good faith report sexual harassment or assault will be permitted to take any accrued paid leave time to seek assistance from a listed organization. The Employer may, at its discretion, require written evidence of such assistance.
13. Employees with supervisory authority as defined by Section 2(11) of the National Labor Relations Act may not engage in sexual or romantic relationships with a subordinate employee.

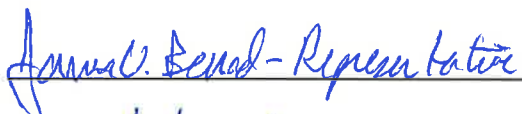
**FOR THE UNION:**

**Service Employees International  
Union, United Service Workers West**

By: 

Date: 12/11/2024

**FOR THE EMPLOYERS:**

By:  - Representative

Date: 12/11/2024

**APPENDIX G -2**  
**WAGE AND HOUR PROTOCOL**

1. Introduction

The Parties to this Agreement believe that it is in the best interests of all involved – employees/members, employer, the Union, and the public interest – to promptly, fairly and efficiently resolve through mediation and arbitration all claims alleging violations of wage and hour and/or meal and rest period laws, including but not limited to claims based on the federal Fair Labor Standards Act, the California Labor Code, or any similar local law, ordinance or policy (collectively “Covered Claims”). As to any Covered Claim, each party waives to the maximum extent permitted by law the right to jury trial and to bench trial, and the right to bring, maintain, or participate in any class, collective, or representative proceeding, including but not limited to under the PAGA or any other applicable similar laws, whether in arbitration or otherwise, to the full extent permitted by applicable law.

The Union will pursue a policy of evaluating such Covered Claims and bringing such claims to arbitration where appropriate. To this end, the parties establish the following system of mediation and arbitration to be the sole and exclusive method of resolving all such Covered Claims, whenever they arise. The Union and the Employer want those covered by this Agreement – and any attorneys representing employees – to be aware of this protocol, which makes mediation and arbitration the sole and exclusive method of resolving all individual or group Covered Claims applicable to bargaining unit employees, even where the Union has declined to bring such Covered Claims to arbitration.

For purposes of this Protocol, the term “Parties” refers to the person asserting the claim and the person responding to or defending the claim. A “Party” may be the Employer, the Union, or the individual employee or group/class of employees in cases where the Union has declined to pursue mediation or arbitration.

2. Mediation

- (a) Whenever a Party to this Agreement, including a member of the Union, intends to pursue a Covered Claim against another Party/ies to this Agreement, including a member of the Union, notice shall be provided of such claim to the Union, the Employer and the affected employee(s), and the matter shall be submitted to mediation, absent prior resolution through informal means. A notice of claim shall be filed within the applicable statutory statute of limitations, provided that if an employee has timely filed such claim in a forum provided for by statute, the claim will not be considered time-barred (but will nevertheless be subject to this Protocol).



- (b) Promptly following receipt of the notice, the Parties shall make request to the American Arbitration Association (“AAA”) for the appointment of a Mediator to mediate the dispute. In all cases Mediators appointed by AAA shall be attorneys with appropriate training and experience in the conduct of mediations, and significant knowledge of employment discrimination statutes. The Union and Employer mutually commit to appointing mediators with appropriate skill and experience, as they view mediation as the important step in which many claims will be resolved.
- (c) As an alternative to the AAA appointment process described above, the Parties – or the Employer and the Employee attorney or representative – may select and appoint their own Mediator upon mutual agreement.
- (d) Within 30 days of being appointed, the Mediator shall notify the parties of his/her appointment and schedule a pre-mediation conference. At the conference, the Parties shall discuss such matters as they deem relevant to the mediation process, including discovery. The Mediator shall have the authority, after consulting with the Parties, to (1) schedule dates for the exchange of information and position statements, and (2) schedule a date for mediation.

Any disputes shall be decided by the Mediator. In the event the Mediator concludes that there has not been good faith compliance with his/her directives, including directives as to the holding of conferences and the conduct of discovery, the Mediator may, after notice and an opportunity to be heard, order appropriate sanctions.

- (e) The entire mediation process is a compromise negotiation for the purposes of the Federal Rules of Evidence and the California Evidence Code.
- (f) At the mediation, each party shall be entitled to present witnesses and/or documentary evidence. The Mediator shall be entitled to meet separately with each Party for the purpose of exploring settlement.
- (g) At the conclusion of the mediation, the Mediator shall be entitled to make a proposal to the Parties of a settlement agreement. Neither Party shall be required to adopt the proposal.
- (h) Mediation shall be completed before the claim is further processed on the merits in arbitration, as provided by Section 3, below. However, if the Union alleges the claim of a violation of the non-discrimination clause, the Union may proceed directly to arbitration as provided in Section 3(a), and bypass this Mediation procedure if it so chooses.

- (i) The fees of the Mediator shall be split equally between the Employer and the Union when the Union is pursuing the Mediation on behalf of an employee or group/class of employees. If the union has declined to pursue the Mediation, the fees of the Mediator shall be borne by the Employer.

### 3. Arbitration

- (a) With respect to those circumstances in which the Union has elected to pursue arbitration on behalf of an individual employee's or group/class of employees' Covered Claim(s) under this Appendix G (including claims based on federal or state statute), such arbitration shall be conducted pursuant to "Article XVII – Grievance and Arbitration Procedure" of this Agreement. The arbitrator appointed to decide such claim(s) shall have the same authority as described in Section (b)(ii) below.
- (b) With respect to those circumstances in which the Union has declined to pursue arbitration on behalf of an individual employee's or group/class of employees' Covered Claim(s) under this Appendix G (including claims based on federal or state statute), and the employee or employees are desirous of litigating the claim, the following arbitration process shall be followed exclusively. The arbitration process described herein will be available to employees who are represented by counsel and to those who are unrepresented by counsel, and shall constitute the exclusive method of resolving such disputes.
- (c) The Employer and employee's representative shall obtain from the American Arbitration Association ("AAA") a list of arbitrators who (1) are licensed attorneys, and (2) are qualified to decide employment discrimination cases. In the event that mediation fails and an employee or group/class of employees wish to continue to pursue the claim, in the circumstances described in paragraph (a), above, the list of arbitrators provided by the AAA shall be made available to the individual employee(s) and the Employer by the AAA, and the arbitrator shall be selected according to the AAA National Rules for Employment Disputes ("AAA Rules"), unless otherwise agreed by the parties. The fees of the arbitrator will be paid by the Employer, and any such arbitrations shall be conducted pursuant to the AAA Rules, except as expressly set forth herein, and any disputes about the manner of proceeding shall be decided by the arbitrator selected.
- (d) Any such arbitrations shall be conducted pursuant to the AAA National Rules for Employment Disputes, except those rules pertaining to administration by the AAA and the payment of fees, and any disputes about the manner of proceeding shall be decided by the arbitrator selected. The arbitrator shall apply the substantive law (and the laws of remedies, if applicable) of

the state in which the Covered Claims arose, or federal law, or both, as applicable to the Covered Claims, shall apply the Federal Rules of Evidence, and shall apply the Federal Rules of Civil Procedure regarding discovery. The arbitrator is without jurisdiction to apply any different substantive law or law of remedies. The arbitrator can order the same individual remedies that a judge could in a court of law, including injunctive relief, and has the authority to consider motions to dismiss and motions for summary judgment or summary adjudication. Should any party refuse or neglect to appear for, or participate in, the arbitration hearing, the arbitrator shall have the authority to decide the dispute based upon the evidence presented. The arbitrator's written decision shall: (i) issue within thirty (30) days of the conclusion of evidence; (ii) state the reasons to support the decision; and (iii) be based on governing law and evidence cited.

- (e) The Union will not be a party to the arbitration described in this subsection 3(b), and the arbitrator shall not have authority to award relief that would require amendment of this Agreement or other agreement(s) between the Union and the Employer, or conflict with such Agreements. Similarly, any mediation and/or arbitration outcome shall have no precedential value with respect to the interpretation of this Agreement or any Appendix F-1s of understanding pertaining thereto.
- (f) This Protocol is governed by and enforceable under the Federal Arbitration Act ("FAA"), the Protocol shall be interpreted under the FAA, and both the Employer and the Union agree that the Employer, its employees and the Union are engaged in interstate commerce as part of the Employer's business.
- (g) Except as provided in Section 4 of this Protocol (PAGA Waiver), nothing in this Protocol precludes any employee from filing a charge or from participating in an administrative investigation of a charge before an appropriate government commission, body, or agency, be it federal, state or local. Similarly, this agreement does not preclude the parties from conciliating any charge pending before an appropriate government commission, body or agency.

4. PAGA Waiver Pursuant to California Labor Code Section 2699.8 (SB 646 – Hertzberg – 2021)

- a) The parties agree that this Agreement provides for wages (Appendices A and B), Hours of Work (Articles XXVI and XXVII) and Working Conditions (Articles XXVIII and XXIX) of employees and provides premium wage for all overtime hours worked (Articles XXVI and XXVII).

- b) The parties further agree that this Agreement requires the Employer to pay all nonprobationary workers working in certain worksites, total hourly compensation, inclusive of wages, health insurance, pension, training, vacation, holiday, and fringe benefit funds, amounting to not less than 30 percent more than the state minimum wage rate. Specifically, nonprobationary employees working in Areas 1A and 1B receive the following categories of compensation amounting to not less than 30 percent more than the state minimum wage rate:

WORKSITES	Effective Date	Non-Probationary Wage Rate	Health Insurance Converted to Hourly Rate	Pension Contribution Hourly Rate	Training Fund / Ya Basta Contribution Hourly Rate	Vacation Pay Converted to Hourly Rate	Sick Pay Converted to Hourly Rate	Holiday Pay Converted to Hourly Rate	MCTF Contribution	Total Hourly Compensation	California State Minimum Wage <sup>11</sup>	Percent Above California Minimum Wage
Area 1A Worksites - Top Rate	2024-2025	21.25	9.51	0.55	0.06	1.02	0.41	0.57	0.07	33.46	18.00	109.12%
Area 1A Worksites - Top Rate	2025-2026	22.25	10.08	0.55	0.10	1.07	0.43	0.68	0.07	35.23	16.48	113.80%
Area 1A Worksites - Top Rate	2026-2027	23.25	10.68	0.55	0.13	1.12	0.45	0.72	0.08	36.98	16.97	117.84%
Area 1A Worksites - Top Rate	2027-2028	24.25	11.32	0.85	0.15	1.17	0.47	0.75	0.09	39.05	17.48	123.33%
Area 1B Worksites - Top Rate	2024-2025	21.25	9.51	0.17	0.08	1.02	0.41	0.57	0.07	33.98	16.00	108.75%
Area 1B Worksites - Top Rate	2025-2026	22.25	10.08	0.19	0.10	1.07	0.43	0.68	0.07	34.87	16.48	111.68%
Area 1B Worksites - Top Rate	2026-2027	23.25	10.68	0.20	0.13	1.12	0.45	0.72	0.08	36.63	16.97	115.77%
Area 1B Worksites - Top Rate	2027-2028	24.25	11.32	0.52	0.15	1.17	0.47	0.75	0.09	38.71	17.48	121.41%
Area 1A Progression Rate - Post-Probation	2024-2025	18.50	4.65	0.55	0.08	0.32	0.32	0.44	0.07	22.93	16.00	43.30%
Area 1A Progression Rate - Post-Probation	2025-2026	16.98	4.93	0.55	0.10	0.33	0.33	0.52	0.07	23.81	16.48	44.47%
Area 1A Progression Rate - Post-Probation	2026-2027	17.47	5.23	0.55	0.13	0.34	0.34	0.54	0.08	24.67	16.97	45.36%
Area 1A Progression Rate - Post-Probation	2027-2028	17.98	5.54	0.85	0.15	0.35	0.35	0.55	0.09	25.86	17.48	47.92%
Area 1B Progression Rate - Post-Probation	2024-2025	16.50	4.65	0.17	0.08	0.32	0.32	0.44	0.07	22.55	16.00	40.93%
Area 1B Progression Rate - Post-Probation	2025-2026	16.98	4.93	0.19	0.10	0.33	0.33	0.52	0.07	23.44	16.48	42.25%
Area 1B Progression Rate - Post-Probation	2026-2027	17.47	5.23	0.20	0.13	0.34	0.34	0.54	0.08	24.32	16.97	43.28%
Area 1B Progression Rate - Post-Probation	2027-2028	17.98	5.54	0.52	0.15	0.35	0.35	0.55	0.09	25.53	17.48	46.00%

\*\*based on expected increases in the California Minimum Wage

- c) It is mutually agreed that this Agreement prohibits any and all violations of the sections of the California Labor Code that are redressable pursuant to the Labor Code Private Attorneys General Act of 2004 ("PAGA"). Such claims shall be resolved exclusively through the procedures set forth in this Wage and Hour Protocol, and shall not be brought in a court of law or before any administrative agency such as the California Labor Commissioner.
- d) This Agreement expressly waives the requirements of PAGA as provided in Labor Code Section 2699.8 and authorizes the arbitrator to award any and all remedies otherwise available under the California Labor Code, except the award of penalties under PAGA that would be payable to the Labor and Workforce Development Agency.

e) Signatory Employers are advised that Labor Code Section 2699.8(c) provides that, within 60 days of entering into this Agreement, they share with the Labor and Workforce Development Agency the following information:

- 1) Name of Janitorial Contractor;
- 2) Name of Labor Organization (SEIU United Service Workers West);
- 3) The number of Employees Covered by the Agreement
- 4) The duration of this Agreement (May 1, 2020 through April 30, 2024)

**FOR THE UNION:**

**Service Employees International  
Union, United Service Workers West**

By: 

Date: 12/11/2024

**FOR THE EMPLOYERS:**

By:  - Representative

Date: 12/11/2024

**APPENDIX G-3  
SIDE LETTER OF AGREEMENT**

**WAIVER OF CERTAIN PROVISIONS OF CALIFORNIA LABOR CODE 238.5**

California Labor Code § 238.5 imposes joint liability upon the parties to a property service contract for unpaid wages to workers performing work under such a contract. Under California Labor Code § 238.5(b), the joint and several liability created by that section can be waived if the workers are covered by a bona fide collective bargaining agreement and the parties expressly agree to waive the joint and several liability created by that section.

The parties to the collective bargaining agreement (the "Master Agreement") between the Northern California Maintenance Contractors and Service Employees International Union, United Service Workers-West, hereby agree to waive the joint and several liability protections created by Labor Code § 238.5 for the term of their current collective bargaining agreement, commencing on May 1, 2024 through April 30, 2028. This Waiver applies only to work performed by bargaining-unit employees within the jurisdiction of the Master Agreement, and who are employed by Employers signatory to the Master Agreement in the counties of Santa Clara, San Mateo, Alameda, Contra Costa, Sacramento, Yolo and Placer in the State of California.

**FOR THE UNION:**

**Service Employees International  
Union, United Service Workers West**

By: 

Date: 12/11/2024

**FOR THE EMPLOYERS:**

By: 

Date: 12/11/2024

**APPENDIX G-4  
WAIVER OF SB93**

The Union agrees to waive all of the provisions of State of California SB93 (California Labor Code Section § 2810.8) pertaining to the rehiring of displaced workers. This is intended to be an explicit waiver in clear and unambiguous terms, as provided by SB93. The Union also agrees to waive any County ordinances regarding the same subject matter as SB93.

**FOR THE UNION:**

**Service Employees International  
Union, United Service Workers West**

By: 

Date: 12/11/2024

**FOR THE EMPLOYERS:**

By: James O. Beard - Representative

Date: 12/11/2024

**APPENDIX H**

**INCORPORATION OF RECOGNITION PROCESS AGREEMENTS**

Signatories to the Northern California Maintenance Contractors Agreement shall be bound by each of the following agreements, and acknowledge that they have been provided copies of each such agreement:

- 1) Recognition Process Agreement for Solano County, California;
- 2) Recognition Process Agreement for El Dorado County, California;
- 3) Recognition Process Agreement for Clark County, Nevada;
- 4) Recognition Process Agreement for Maricopa County, Arizona.


**FOR THE UNION:**

**Service Employees International  
Union, United Service Workers West**

By: 

Date: 12/11/2024

**FOR THE EMPLOYERS:**

By: 

Date: 12/11/2024



**SIDE LETTER OF AGREEMENT**  
**WORKLOAD**

1. At no time shall the Employer impose an unreasonable workload on any employee. The Employer will endeavor to assign the workloads within a work site as equitably as possible.
2. In case of disputes over workloads at a work site, the Workload Dispute Resolution Procedure may be initiated by written notice from the employee to the Employer. The Union may initiate the Workload Dispute Resolution Procedure on behalf of an employee or group of employees provided the written notice shall identify the individual employee(s) at issue.

The Workload Dispute Resolution Procedure shall consist of the following steps:

Timelines of Steps 1-4 below may be extended by either party by written notice.

a. Step 1 – Work Schedule Review

The individual employee shall be provided with a current written description of their work schedule, which shall be reviewed with a representative of the Employer within ten (10) working days. Said description shall include, at a minimum, a description of the area(s) to be cleaned along with the equipment or tools to be used, and the tasks and frequencies to be performed. The Employee shall have the right to have a representative of the Union participate in this discussion.

If the parties are unable to resolve the dispute in Step 1, the process will proceed to Step 2.

b. Step 2 – Schedule Review at Worksite

A work schedule review shall be scheduled within ten (10) working days of completion of Step 1 to discuss and clarify the employee's work schedule at the worksite where the work takes place. A work schedule review shall be on paid time and include an explanation of the work schedule in the specific location where such work is to take place; however, an employee shall not perform any work during a work schedule review. The work schedule review shall include the employee, a representative of the Employer and a representative of the Union. If the Employer is unable to grant access to a Union staff person to the worksite, the Union Steward or a Union-designated bargaining unit member at the worksite shall serve as the Union representative.

- (i) The Employer will work with the Union to ensure that detailed information about the work schedule is available to the Union, in writing in Step 2, including as applicable and available: cleaning method, cleaning standard, space type, occupancy, density, usage, foot traffic, number and size of suites, common areas, elevators, number of stalls, showers, sinks, toilets and/or urinals, indication of hard floor vs carpet, type of carpet or hard floor where relevant, and the total square footage of the employee(s)' assigned area and, if the Employer assigns specific start or end times for particular tasks or servicing of particular areas of the worksite, such scheduling details. It is understood that the gathering of this information is intended to be a collaborative effort. It is intended that the written information referred to herein will be assembled jointly by the parties during the review process. If the Union and the Employer are unable to resolve the dispute in Step 2, the process will proceed to Step 3.
- (ii) The parties agree that the Union is entitled to obtain the detailed information, in writing, about the work schedule described in this Step 2, and the Union shall have ready access to such information in the Step 2 process. The Union agrees that, prior to completion of Step 4 of the Workload Dispute Resolution Procedure and the associated timelines, the Union shall defer exclusively to the Workload Dispute Resolution Procedure to obtain this information. As such, the Union expressly waives its statutory right prior to completion of Step 4 of the Workload Dispute Resolution Procedure and the associated timelines to obtain this information outside of the Workload Dispute Resolution Procedure. Any attempt by the Union prior to completion of Step 4 of the Workload Dispute Resolution Procedure and the associated timelines to obtain this information through an Unfair Labor Practice Charge shall be deferred to the Workload Dispute Resolution Procedure.

If the Union and the Employer are unable to resolve the dispute in Step 2, the process will proceed to Step 3.

c. Step 3 – Walkthrough & Demonstration

A work schedule walkthrough shall be scheduled within ten (10) working days completion of Step 2 to review and discuss the individual elements of the work schedule at the specific location(s) where such work takes place and, whenever possible, during the actual work schedule when the work takes place. A supervisor or other non-bargaining unit individual shall demonstrate correct completion in the time allotted of elements of the work schedule during a walkthrough. Where the Employer cannot make any such non-bargaining unit individual available, the Employer and the Union shall

agree to an alternative arrangement to demonstrate correct completion in the time allotted. The walkthrough shall include the employee, a representative of the Employer (who shall be the area supervisor or a more senior management representative) and a representative of the Union. If the Employer is unable to grant access to a Union staff person to the worksite, the Union Steward or a Union-designated bargaining unit member at the worksite shall serve as the Union representative. If the Union and the Employer are unable to resolve the dispute in Step 3, the process will proceed to Step 4.

e. Step 4 – Senior Management Review

A meeting between the Union and a senior management representative of the Employer shall be scheduled within ten (10) working days of completion of Step 3 to discuss the workload dispute. If the Union and the Employer are unable to resolve the dispute in Step 4, the process will proceed to Step 5.

f. Step 5 - Grievance

The Union is free to file a grievance if the matter is not amicably resolved after the completion of Step 4. The filing period for such grievance shall begin tolling only after the completion of Step 4 or commencement of Step 5 pursuant to such notice from the Employer.

3. In the event the Union cancels more than one appointment in this Workload Dispute Resolution Procedure, the Employer at its exclusive option may notify the Union in writing that the dispute is immediately advanced to Step 5.

4. In the event that there are multiple Workload Disputes initiated at a single worksite, the Employer shall be permitted to conduct the steps of the Workload Dispute Resolution Procedure on a group basis.

5. The Employer agrees that there will be no retaliation against any worker who raises a dispute over workload.

6. Extra Work Due to Absenteeism

a. When extra work is assigned due to absenteeism and the Employer does not assign floaters to substitute for absent workers, extra hours will be allotted to complete that work or adjustments will be made to normal cleaning schedule. If floaters are employed and available, they will be called in to substitute for workers who are absent, whenever practicable. Floaters will be offered permanent vacancy assignments by seniority pursuant to Article IX and when permanent vacancies occur.

- b. Employees who request additional hours in writing will be increased, as additional time becomes available, and when practicable for the Employer to make the accommodation when workers terminate employment.

**FOR THE UNION:**

**Service Employees International  
Union, United Service Workers West**

By: 

Date: 12/11/2024

**FOR THE EMPLOYERS:**

By: 

Date: 12/11/2024

**SIDE LETTER OF AGREEMENT**  
**WORKER RETENTION PILOT PROGRAM**

The parties agree to establish a Labor-Management Committee during the term of this Agreement to develop a pilot project on worker retention to assign employees without permanent assignments to temporary jobs.

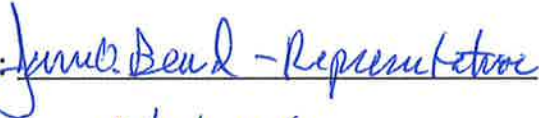
**FOR THE UNION:**

**Service Employees International  
Union, United Service Workers West**

By: 

Date: 12/11/2024

**FOR THE EMPLOYERS:**

By: 

Date: 12/11/2024

**SIDE LETTER OF AGREEMENT**  
**HEALTH AND SAFETY DURING PANDEMIC**

1. PUBLIC HEALTH EMERGENCIES

- a. The COVID-19 pandemic has demonstrated that janitorial services are essential services and Janitor play a critical role in infectious diseases control in accordance with applicable laws.
- b. In the event of a declared public health emergency, the parties agree to convene immediately an industry wide emergency labor-management committee to address impacts of the emergency on working conditions.

1. PANDEMIC PROTECTIONS

- a. PPE: Employer will provide employees with appropriate gloves, masks, and other protective equipment in keeping with regulatory requirements. Employer will provide workers with disinfectant for use when performing duties requiring contact with touchpoints.

Inasmuch as a lawful order requires or guidance from an applicable public health agency suggests the public use of personal protective equipment (PPE) the Union shall educate its membership of such requirements and guidance. Employees shall be responsible for taking all necessary safety measures, including presenting to the jobsite with recommended public PPE. The Union shall endeavor to provide its membership with resources for PPE suggested for public use. Employer shall provide employees with mandated PPE for use at the jobsite.

- b. Training: Employer will comply with applicable law regarding the training of supervisors on recommended best practices and provide employees with as much up-to-date information as available regarding health, safety, and COVID-19 exposure issues at a site.
- a. Break rooms: Employer and Union members will use reasonable efforts to ensure breakroom and clock in/out areas are disinfected in compliance with CDC guidelines and will work with client to identify alternate areas for breaks and lunch, including the floors they clean, and/or stagger breaks, in order to practice social distancing at all times while at work.
- b. Informed Consent: Before requesting employees clean or enter potentially infected areas, the Employer will inform employees of the reported potential infection and source of that report. There will be no retaliation against

employees refusing to enter potentially infected areas. The Employer will make every reasonable effort to reassign employees in such cases.

- c. Notification to Union: The Employer will comply with all statutory and regulatory requirements regarding reports of infections or contamination at the worksite.

3. PANDEMIC RECOVERY

- a. The parties agree that the COVID-19 pandemic has presented an unprecedented set of challenges and changes in the role of janitors in both cleaning and infection control that will continue to change as buildings repopulate.
- b. Therefore, the Employer agrees to convene labor-management meetings at mutually agreeable times and as needed with regards to specific buildings, client accounts or geographic regions as the parties may determine, within five (5) business days of written request by the Union to address the impact of these changes on working conditions.


4. VACCINATION

Certain employees may not be able to receive the COVID-19 vaccine or subsequent boosters, due to a religious belief or because of a protected health condition. All such individuals shall go through the Employer's usual reasonable accommodation process, pursuant to Title VII of the Civil Rights Act or the Americans with Disability Act and the Rehabilitation Act. A reasonable accommodation includes, but is not limited to, remote work or telework (where possible), transfer of positions, shift changes or physical modifications to the employee's work area. In no case shall an employee suffer a reduction in opportunities for employment due to a protected exclusion from the ability to receive a COVID-19 vaccine or subsequent booster.


- 5. NOTIFICATION TO UNION: The Employer will comply with all requirements of California's AB 685 and Cal/OSHA COVID-19 Emergency Temporary Standards.

**FOR THE UNION:**

**Service Employees International  
Union, United Service Workers West**

By:   
Date: 12/11/2024

**FOR THE EMPLOYERS:**

By:  - Representative  
Date: 12/11/2024

## **APPENDIX I**

### **LIST OF SIGNATORY EMPLOYERS**

The following Employers are signatory to this Agreement and were represented in the negotiations which resulted in this Agreement.

1. ABM Industry Groups, LLC
2. Allied Universal Janitorial Services
3. C&W Services
4. DMS Facility Services
5. Flagship, Inc.
6. ISS Facility Services, Inc.
7. Little Giant
8. Metro Services
9. Nationwide Janitorial Services
10. PowerClean Enterprises
11. Preferred Services Building Maintenance, Inc.
12. SBM Site Services
13. Service By Medallion
14. Spencer Building Maintenance
15. United Building Maintenance, Inc.
16. Universal Building Services



**NORTHERN CALIFORNIA MAINTENANCE CONTRACTORS AGREEMENT**

**SIDE LETTER OF AGREEMENT: NEWLY CONSTRUCTED BUILDINGS**

Under the provisions of Appendix A Sections 5 and 6, and Appendix B Section 2, of the Northern California Maintenance Contractors Agreement effective May 1, 2024 through April 30, 2028, Newly Constructed Buildings are added to the definitions of Areas 1L, 1M and 2C respectively. This means that any newly constructed building which a signatory Employer first bid on and began servicing on or after May 1, 2024 in the Bay Area would be defined as Area 1L or 1M based on the building size, and any newly constructed building which a signatory Employer first bid on and began servicing on or after May 1, 2024 in the Sacramento Area with a total site size of less than 150,000 square feet would be defined as Area 2C.

All other provisions of Areas 1L, 1M and 2C applying to sites bid against incumbent non-union contractors will apply to sites defined as 1L, 1M or 2C as a result of the new provisions; and these new provisions are intended to apply only to Master Contract sites and not sites covered under Site Specific Agreements (Bay Area Side Letters or Sacramento Appendices). The new provisions affecting Areas 1L, 1M and 2C also include specified transition periods after which those sites will be redefined as Master Contract sites.

Finally, the inclusion of Newly Constructed Buildings in Areas 1L, 1M and 2C effective May 1, 2024 will have no effect on the status of any sites where signatory Employers first bid and began service prior to May 1, 2024.

A newly constructed building refers to a new building constructed from the ground up at a site where no building existed previously, not reconstruction of part of an existing building.

**AGREED FOR THE UNION:**

**SERVICE EMPLOYEES INTERNATIONAL  
UNION, UNITED SERVICE WORKERS  
WEST**

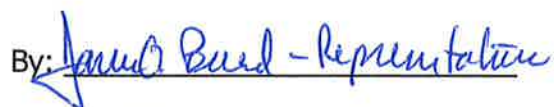
By: 

Name: MARK SHARWOOD

Date: 12/11/2024

**AGREED FOR THE EMPLOYERS:**

**NORTHERN CALIFORNIA  
MAINTENANCE CONTRACTORS**

By: 

Name: JAMES O. BEANO

Date: 12/11/2024