

LABOR RELATIONS BULLETIN



**Building
Industry
Association
of Southern
California**

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LRB-11-22

July 1, 2022

TO: SIGNATORY MEMBERS

FR: JORDAN BRANDMAN
DIRECTOR OF LABOR RELATIONS

**RE: LABORERS LIGHT COMMERCIAL AGREEMENT
(PRIVATE WORK ONLY) JULY 1, 2022 INCREASE**

The Laborers Light Commercial Agreement applies to private construction where the total permit value of the general contract is twenty-five (25) million dollars or less, and provides a reduction in the wage/fringe package based upon a percentage of the Master Labor Agreement rates.

To utilize this agreement, you must fill out the signature page and send the full document to the union. Then, each project must be registered with the Southern California District Council of Laborers and the Local Union in the area in which the work will be performed.

If you should have any questions about the Laborers Light Commercial Agreement, please contact the BIA Labor Department at (714) 287-8062.

attachment

REGISTERED PROJECT AGREEMENTS FOR LIGHT COMMERCIAL CONSTRUCTION

The Associated General Contractors of California, Inc., Building Industry Association of Southern California, Inc., Southern California Contractors Association, Inc., Southern California District Council of Laborers, on behalf of itself and its affiliated Local Unions, agree as follows:

1. Term: This Agreement providing for Registered Project Agreements shall be effective July 1, 2022, and apply only to the Employer's bids for light commercial work submitted after the effective date. Registered Project Agreements shall remain effective for the term of the current Southern California Master Labor Agreement (MLA). They shall apply only to Employers which are bound to the MLA through membership in one of the signatory multi-employer associations or through a Laborers' Short-Form Agreement. The terms of the MLA shall apply unless otherwise provided in this Agreement.

2. Scope: Registered Project Agreements cover light commercial work on private construction jobsites where the total permit value of the general contract is twenty-five million dollars (\$25,000,000.00) or less at time of bid or when contract is let. The Union shall have access to the Contractor's books under this Agreement for purposes of reviewing the contract amount, scope and date. All of the terms of the MLA apply to light commercial work except as expressly provided otherwise in this Agreement and within the "Special Conditions for Building Markets Memorandum of Understanding and Side Letters" dated September 29, 2003.

a. Light commercial work is further defined as all work on projects involving the construction of structures such as shopping centers, stores, fast food establishments, office buildings and/or similar structures. This Agreement shall also cover any grading and/or paving work, utility work and any work on curbs and gutters that are within the parameter of the property line of such described projects.

b. Registered Project Agreements for Light Commercial Construction shall not be applicable to projects covered by any General Prevailing Wage Rate Determinations.

3. Wage and Trust Fund Contribution Rates: Wage and Trust Fund contribution rates for all work covered by these Registered Project Agreements are as follows:

a. Wage rates are eighty-five percent (85%) of the MLA wage rate for Group I; ninety percent (90%) of the MLA wage rate for Groups II through IV; and one hundred percent (100%) of the MLA wage rate for Group V. If a lower wage rate is provided in a specialty or satellite agreement for the classification, the Contractor may pay that wage rate.

Effective July 1, 2022, wage rates shall be as follows:

Group I*	\$33.35
Group I Water Truck*	\$34.20
Group II**	\$35.80
Group III**	\$36.30
Group IV**	\$37.69
Group V***	\$42.23

* Based on eighty-five percent (85%) of the journeyman wage rate contained in the MLA

** Based on ninety percent (90%) of the journeyman wage rate contained in the MLA

*** Based on one hundred percent (100%) of the journeyman wage rate contained in the MLA.

b. Future increases will be in accordance with the increases and allocations under the MLA at the percentages stipulated in 3(a).

c. **Effective July 1, 2022**, Trust Fund contribution rates shall be as follows:

**Health & Welfare	\$5.25
Pension	\$3.50
Annuity Plan	\$0.50
*Vacation/Supplemental Dues	\$1.85
Training & Retraining	\$0.25
Industry Fund	\$0.12
Contract Administration Fund	\$0.09

TOTAL \$11.56

* Group V receives one hundred percent (100%) of the fringe benefit contribution contained in the MLA.

** Health & Welfare may be increased by \$0.10 per hour effective each July 1 during the term of the agreement.

4. Mobility of Workers: In accordance with Article III, Paragraph G of the MLA.

5. Subcontracting: Asphalt, Curb & Gutter, Fence, Striping, Utility. The Builder may engage a non-signatory subcontractor for the above listed subcontracts when that subcontractor is, in the judgment of the Builder, the lowest responsible bidder and the following conditions are satisfied:

a. The non-signatory subcontractor signs a Project Labor Agreement with the Union utilizing the appropriate wage and fringe benefits. The Builder must register the job with the District Council of Laborers.

b. That particular subcontractor has not signed more than two Project Labor Agreements as a sub for that particular Builder.*

6. Work Preservation: The wage and fringe benefit contribution rates for work contained in this Agreement shall be applicable only if the Employer abides by its obligations contained within this Agreement. If at any time the Employer breaches the obligation, the Employer shall lose the benefits of the Registered Project Agreements from the date the violation occurred and for the remainder of the MLA. In such event, the Employer agrees that employees performing light commercial work shall receive the wage and Trust Fund contribution rates contained in the MLA in effect at the time the work is performed.

7. Registration:

a. Five (5) working days prior to award of a light commercial project within the scope of this Agreement, the Employer shall register in writing with the Southern California District Council of Laborers and Local Union in the area in which the work will be performed, its intention to apply the terms of this Agreement to the jobsites. This registration shall be sent by facsimile, followed by U.S. Certified Mail, return receipt requested, and shall be deemed registered upon receipt of the notice by the Southern California District Council of Laborers and Local Union. The Employer shall include a list of all subcontractors to be used on the project. If the Employer fails to give timely notice pursuant to this Section, the terms of this Agreement shall not apply to any work performed on the jobsite.

** Upon presentation of "special considerations" and solely at the discretion of the Union, additional Project Labor Agreements may be offered.*

EMPLOYERS:

Print name of company

By: _____
Signature

Print name of person signing

Title

State License No.

Company address

City, state, zip

Telephone No.

Workers Compensation Insurance Carrier

UNION:

Southern California District
Council of Laborers

President

Secretary

Business Manager

Date

Local Union No.

By: _____
Signature

Print name of person signing

Date

**LABORERS' REGISTRATION FORM FOR
LIGHT COMMERCIAL CONSTRUCTION**

PROJECT NAME: _____

PROJECT LOCATION: _____

PROJECT DESCRIPTION: _____

DATE AWARDED: _____

LOCAL UNION CONTACTED: _____

Signature

Date

Print name of company

Certified mail number