

**THE GENERAL PRESIDENTS'
PROJECT MAINTENANCE AGREEMENT**

A PLAN FOR SUPPLEMENTAL MAINTENANCE

- **INDUSTRIAL PLANTS**
- **ENERGY SYSTEMS**
- **PETROLEUM & CHEMICAL PLANTS**
- **GOVERNMENT INSTALLATIONS**

HISTORY OF MAINTENANCE BY CONTRACT

The General Presidents' Project Maintenance Agreement (GPPMA) was founded in the year 1956 in keeping with a new concept that industrial plants and other facilities that were built by contractors employing building trades craftsmen could best be maintained by these same craftsmen. Thus, a new challenging industry was born that became known as maintenance by contract. The General Presidents' Agreement has grown tremendously over this period of forty (40) plus years and it now covers several hundred projects in the United States and Canada.

The Agreement is administered by a Committee directly appointed by the General Presidents of fourteen (14) International Unions affiliated with the Building and Construction Trades Department, AFL-CIO, with an Administrator and staff that devotes full time to the activities related to the administration and servicing of the Agreement. We currently have approximately one hundred and seventy two (172) signatory contractors that perform contract maintenance work under the agreement on a regular basis and we have performed more than one billion man hours since the implementation of the first GPPMA.

The GPPMA plan is a cost-effective program set forth in a labor agreement designed for all types of maintenance work including repair, renovation, capital improvement and replacement systems and government installations. The Agreement is designed to reduce labor costs by at least 15-20% since it gives a union contractor the flexibility to manage and perform work operations in the most efficient and productive manner and provides, to the owner, a quality product at reasonable and competitive costs. Listed are some samples of cost-saving items:

- Absolutely no strikes, work stoppages, picketing or slow downs of any type on a GPPMA project
- Standardization of work hours, overtime provisions and Holidays for all crafts
- Provisions for flexibility in starting times and weekly work schedules
- Standardization of multiple shift arrangements and work assignment provisions designed to eliminate disputes involving craft work jurisdiction
- Eliminates ratios of foremen, area foremen and general foremen as established in local or national construction agreements – no mandatory crew size
- Eliminates non-productive time, such as late starts, early quits, organized coffee breaks and excessive clean up time
- No pay for jury duty, funeral leave or pay for time spent on off job activities

- No requirements for wage premiums, travel pay or guaranteed overtime
- No restrictions on the utilization of employees with special skills and qualifications
- No restrictions on the use of equipment or materials
- One jobsite representative with no craft stewards
- No requirements for standby workers or helpers
- Strict enforcement of drug and alcohol programs
- Call by name
- Composite crews

The GPPMA is available to all qualified union contractors who receive a commitment from an owner for contract maintenance work covering an initial period of not less than one (1) year. A separate agreement is issued for each project, except in cases where agreements are granted for multi-plant facilities or systemwide energy projects.

Applications for Agreements are made through:

Wm. (Giz) P. Kaczorowski, Administrator
General Presidents' Project Maintenance Agreement
815 16th Street, N.W., 6th Floor
Suite 600
Washington, DC 20006
202-756-4654
202-756-4617

**General Presidents' Project Maintenance
Agreement Application**

Contractor Name and
Address: _____

Contractor Contact Number and Fax: _____
Contractor Email: _____

Client Name and Address: _____

Client Contact Number and Fax: _____

Plant Name and Location: _____

Estimate of Total Maintenance Work Hours: (Percentage by craft, including all subcontractors.)

	Asbestos Workers		Electrician		Painter
	Boilermaker		Iron Worker		Pipefitter
	Bricklayer		Laborer		Roofer
	Carpenter		Millwright		Sheet Metal Worker
	Cement Mason		Operating Engineer		Teamster

Client Work Force ____ Non-Union _____ if Union, Union Name

Name other contractors performing maintenance work at this site:
(indicate union or non-union) _____

Has your company ever worked on this project? No ____ Yes ____ GPA ____
NMA ____ Local Agreement ____ PLA ____

Does Client use Non-Union Contractors for construction work?

Other Information:

<p>Important: Approval is based on a weighted vote by the percentage of work hours for each craft.</p>

Draft Letter of Intent for all Clients:
Gentlemen:

This is to inform you that (Name of Client) intends to enter into a contractual agreement with (Name of Contractor) for a minimum period of one year to perform maintenance, repair and renovation at our (Name of Project). This intent is contingent upon your giving us satisfactory evidence that (Name of Contractor) can provide adequate numbers of craftsmen with the proper skills and supervision to direct their group's performance in an efficient and workmanlike manner.

The signing of this letter of intent will in no way obligate (Name of Client) to enter into a maintenance agreement until such a contract is approved and executed by (Name of Client).

Signature of Client

**GENERAL PRESIDENTS'
PROJECT MAINTENANCE AGREEMENT**

REQUEST FOR PERMISSION TO SUBCONTRACT

The General Presidents' Committee on Contract Maintenance has adopted a policy for subcontracting certain work under the terms of the General Presidents' Project Maintenance Agreement. The following is the "**STATEMENT OF POLICY**".

A GPA contractor may, due to special work requirements, subcontract certain work to qualified contractors under the terms of the General Presidents' Agreement granted for that site. Subcontracting, as a means to circumvent the General Presidents' Agreement, will not be permitted. **ALL SUBCONTRACTORS MUST BE APPROVED BY THE GENERAL PRESIDENTS' COMMITTEE PRIOR TO COMMENCEMENT OF THE WORK!**

NAME & ADDRESS OF CONTRACTOR (GPPMA HOLDER): _____

CLIENT/OWNER: _____

NAME & LOCATION OF PLANT OR PROJECT: _____

NAME & ADDRESS OF SUBCONTRACTOR & COMPANY REPRESENTATIVE: _____

TELEPHONE: _____ FAX: _____

EMAIL: _____

PROPOSED STARTING DATE OF SUBCONTRACT WORK: _____

APPROXIMATE DURATION: _____

NAME & ADDRESS OF
CONTRACTOR (GPA HOLDER):

NAME & ADDRESS OF
SUBCONTRACTOR:

PROPOSED STARTING DATE OF SUBCONTRACT WORK: _____

APPROXIMATE DURATION: _____

DESCRIPTION OF WORK BEING SUBCONTRACTED: _____

LETTER OF ASSENT

The undersigned Employer hereby agrees to comply with all of the terms and conditions of the General Presidents' Project Maintenance Agreement. It is understood that the signing of this Letter of Assent shall be as binding on the undersigned Employer as though the Employer had signed the above referred to Agreement.

The Employer adopts and agrees to be bound by the written terms of legally established trust agreements specifying the detailed basis on which payments are to be made into, and benefits paid out of, such trust funds. The Employer authorizes the parties to such trust agreements to appoint trustees and successor trustees to administer the trust funds and hereby ratifies and accepts the trustees so appointed as if made by the Employer. Nothing contained in this Section is intended to require the Employer to become part to nor be bound by a local collective bargaining agreement except for the employee benefit fund contributions as required under the General Presidents' Project Maintenance Agreement, nor is the Employer required to become a member of any employer group or association as a condition for making such contributions.

This Letter of Assent shall become effective and binding upon the undersigned Employer this _____ day of _____, 20____, and shall remain in full force and effect, until the completion of the above stated project.

NAME OF COMPANY

SIGNATURE & TITLE OF OFFICER

TELEPHONE NUMBER

CLIENT/OWNER PROJECT
LOCATION:

Please fill out form and return to: (mail or fax)

Mr. William P. Kaczorowski, Administrator
General Presidents' Agreement
815 16th Street, N.W., Suite 600
Washington, DC 20006
Fax 202-756-4617
Phone 202-756-4654

GENERAL PRESIDENTS' AGREEMENT ON CONTRACT MAINTENANCE

GPA Number: _____

Contractor Name and Address:

Telephone Number: _____ Fax Number: _____

Labor Relations Representative: _____

Project Location and Mailing Address:

Project Telephone Number: _____ Fax No. _____

Project Manager or Superintendent: _____

Jobsite Representative: _____

Jobsite Representative Telephone No. _____ Fax No. _____

Job Site Telephone No. _____ Fax No. _____

Effective Date of Agreement: _____

GPA NO. _____

EFFECTIVE DATE _____

**SCHEDULE "A"
MAINTENANCE WAGE RATES**

CONTRACTOR _____

PROJECT LOCATION _____
(City) (County) (State)

CONTRACTOR SITE REP. _____

TELEPHONE # _____ FAX # _____

Craft	Base Wage	Training Funds	H & W	Pension	Vacation	Other Fringes	Total Wages / Fringes	Contract Expiration Date
AW								
BM								
BL								
CP								
CM								
EL								
IW								
LAB								
MW								
OE								
PT								
PF								
RF								
SM								
TM								

IF CRAFTS HAVE MULTIPLE WAGE CLASSIFICATIONS OR OTHER PROVISIONS OR CONDITIONS LIST ON SEPARATE SHEET .

REPORT TO
 GENERAL PRESIDENTS' COMMITTEE ON CONTRACT MAINTENANCE
 QUARTERLY MANPOWER REPORT

Maintenance Manpower Report _____ Quarter, 20 _____

Contractor _____

Client and Location _____

CRAFTS	MIN	MAX	STD HRS	PREM HRS	TOTAL HRS THIS QTR	TOTAL HRS YR-TO-DATE
Asbestos Workers						
Boilermakers						
Bricklayers						
Carpenters						
Cement Masons						
Electrical Workers						
Iron Workers						
Laborers'						
Operating Engineers						
Painters						
Pipefitters						
Sheet Metal Workers						
Teamsters						
Millwrights						
Roofers						
TOTAL						

Article XII, Section 3
Of the
General Presidents' Project Maintenance
Agreement by Contract

In addition, each Contractor performing work under this Agreement shall be required to contribute to the General Presidents' Project Maintenance Agreement By Contract Labor/Management Trust Fund. Such contributions shall be made on an annual basis. The amount to be contributed shall be determined by the Fund Trustees.

Payment shall be made within thirty (30) days of notification by the General Presidents' Committee on Contract Maintenance to the Contractor of the amount owed.

The failure of a Contractor to comply with the provisions of this paragraph shall constitute a breach of the Agreement, and any such debt due and owing to the Fund may be recovered by suit, initiated by the Fund or its assignee.

Effective Date: November 1, 1988

Agreed and Adopted:

Associated Maintenance
Contractors, Inc.

General Presidents' Committee on
Contract Maintenance

By: _____

By: _____

**General Presidents' Project Maintenance Agreement
Labor/Management Trust Fund**

0-20,000 manhours	\$650.00
21,000 – 250,000	\$1,500.00
251,000 – 1,000,000	\$2,500.00
Over 1,000,000	\$5,000.00

Payable to:

McDonald and Company Securities, Inc.
Bridge Building, Suite 300
18500 Lake Road
Rocky River, Ohio 44116