

NABTU Real Estate Manager Report Card Methodology

Summary

The NABTU Real Estate Manager Report Card is made up of five categories, with a potential top grade of ten out of ten (two points per category). The sections below provide a short summary of how grades are decided:

1. Responsible Contractor Policy (RCP)

- This category evaluated the overall strength, coverage & duration of a firm's RCP. NABTU recently endorsed a stronger set of policies outlined below that provide a new standard for RCPs.

2. Enforcement

- This category sought concrete examples of where and how Real Estate Managers implemented their RCP & enforced its terms with their contractors & subcontractors. We sought examples of how the policy was communicated and carried out in their firm, what kind of reporting they required and whether they'd terminated or modified contractors based on the RCP.

3. Tracking Job Hours for NABTU Members

- This category examined whether & how firms tracked the number of work hours for unionized crafts & contractors awarded under the RCP.

4. Project Notification & Hiring a Labor Liaison

- This category asked firms whether they have a process for providing advance notification to the Building Trades of upcoming construction work, and whether the company retained a labor liaison to serve as a single point of contact for outside stakeholders.

5. Neutrality

- This question asked whether the firm's RCP required strict neutrality on the part of third party employers operating in owned facilities in the event of an attempt by a union to organize workers employed in construction, maintenance, operations or services of a real estate investment.