

4/11/23

Dear Member,

Over the past year, representatives of the Classified Staff Union (CSU), Department Chair Union (DCU), Faculty Staff Union (FSU), and Professional Staff Union (PSU), have joined in coalition to jointly bargain a new parking agreement with the university.

The need to bargain a new parking agreement is based on the current agreements that our unions were compelled to accept over four years ago. Those agreements require the parties meet to bargain a new agreement when the Bay Side parking lot is slated to close.

Last September the coalition put forth a comprehensive proposal including sliding scale parking rates by salary. Our six levels included those earning the least pay below today's current rates and those earning at the top of the pay levels are charged more. In addition, we proposed a variety of use parking passes, an MBTA subsidy, staffed parking lots, parking passes not linked to a license plate and free HP user parking.

It was not until our March 22nd meeting that the university returned with proposed parking rates. The rates are unacceptable.

The university did propose five sliding scale levels with their rate for the lowest paid (under \$50,000) above today's current rates. For those earning \$66,701 to \$83,366 a semester parking pass rises to \$657.35 for faculty and for staff the monthly pass becomes \$146.08.

Months after our first session we're still at the table. We will continue to fight for fair parking rates.

We wanted to share with you what is taking place along with our frustration. We will keep you posted. and may ask you to join us in setting fair parking rates for all members of our community.

Coalition Parking Bargaining team

Alexa McPherson, CSU
Steve Levine, DCU,
Caroline Coscia, FSU
Anneta Argyres, PSU

10/3/2022

Dear Member,

This issue of Nuts & Bolts contains information on parking bargaining and to share our proposal.

Who is bargaining?

The FSU is in coalition with the Classified Staff Union (CSU), Department Chairs' Union (DCU), and Professional Staff Union (PSU). The presidents of each union are at the table for their respective union.

Why bargaining?

It is expected the University will be closing the Bayside lot sometime after this semester. The change in parking lots triggers a renegotiation of the parking agreement all unions signed in 2018 and 2019 (for the FSU parking agreement, see MOU 7 of the [20-23 contract](#)).

First Bargaining Session, September 29th

Before we began the 10:30AM – 12:30PM session, we gathered outside the union office (Quinn 2nd floor) where we spoke to those who gathered about the impact of the high cost to park and then marched to the ISC.

We presented our proposal ([attached](#)) to three members of the Human Resources Labor Relations staff and Tim Dunn, Director of Transportation Services.

Proposal highlights:

Sliding scale parking rates: Your rate is determined by your salary. The salary ranges (see page five) are less than \$50,000, \$50,001 to \$69,999, \$70,000 to \$89,999, \$90,000 to \$109,999, \$110,000 to \$129,999, and \$130,000 and above.

30 use pass: The pass must be used within a year of when it was purchased; any unused swipes will not be refunded once this deadline is reached.

Summer Session passes: Effective from June 1-July 15, and July 16-August 31.

MBTA subsidy: Provide a 50% subsidy for students and employees who purchase MBTA-passes through the campus (or campus's contractor).

Passes to the person, not the plate: Parking passes shall not be linked to license plates, and may be used by employees for any vehicle they are traveling in.

Handicap Placard Users: Shall park for free in any handicap parking space. Placard users must register their placard with the Parking and Transportation Office in order to park for free. The handicap placard parking pass shall be accepted at all UMB parking locations.

Electric vehicle charging stations: Charging stations will be available in all lots, and will be available to be used for as long as the car is plugged in. The use of charging stations will be free to UMB students and employees; there will be no additional fee beyond the cost of the parking pass.

Evening parking: The evening rate is valid from 4PM to 6AM. There is no additional charge to the evening rate for parking during this time period.

Pickup/Dropoff of materials: Free short-term parking areas will be established around campus for the sole purpose of delivering/picking up materials.

Lot staffing: All parking lots will be staffed 24/7/365 to ensure the safety of drivers. All entrances, payment machines, and lots will be lighted.

Next steps

Our next bargaining session is October 12th.

Sincerely,

Caroline Coscia
FSU President
Senior Lecturer II
Political Science Department

For information on the FSU, links to our contract and bargaining updates, and a calendar

9/21/2021

Dear Members,

The multi-union parking bargaining team met with the administration September 17th to discuss concerns related to the new parking system and to discuss a parking proposal we made to them on July 19th (see [attached](#)). They have finally agreed to start discussing our proposal and we look forward to receiving a formal response from them at our next meeting.

In the meantime, many of you who paid for on campus parking passes have been receiving tickets or have been forced to double pay using the parking app for the Bayside lot. We recently presented your concerns to the administration.

In order to facilitate a resolution to individual members' concerns, we ask that those of you who received tickets or who were forced to double pay please contact [Parking and Transportation](#) requesting reimbursement and CC us (fsu@umb.edu) so that we can ensure that you receive a response. Please include photographs or screenshots of any receipts that you have. If you received a citation upon leaving a garage because you were told that you took too long from paying at the pay station, getting to your car and able to get to the exit gate, please also contact Parking and Transportation as above.

Thank you for staying involved in our efforts to secure a better parking system for union members. If you would like to tell us about your parking views, please complete the survey [here](#).

Sincerely,

Your FSU parking bargaining team:

Joe Brown and Caroline Coscia

For information on the FSU, links to our contract and bargaining updates, and a calendar of events, see the [FSU webpage](#)

9/9/2021

Hello members,

The union parking bargaining coalition (Classified Staff Union, Department Chairs Union, Faculty Staff Union, and Professional Staff Union) continues to meet with the administration to bargain over parking. While we still do not have a response to any of the proposals we have made to implement a more fair, affordable, and equitable parking system, the University administration has moved forward with the new parking system they chose for us and was not bargained over.

Now that we are a few days into the semester and this new parking system, we would like to know what your experience has been, both in regards to the system and processes and to parking at UMB in general. We have a short survey that you can use to share your thoughts and feedback with us.

[Take the UMB Parking Survey here.](#)

Your thoughts and experiences are vital to our continued bargaining efforts as we work toward improving parking at UMB for all employees and students.

On-campus parking passes: An on-campus parking pass is accepted at on-campus lots and accepted at off campus lots. If you are unable to park in the Campus Center or West Garage and directed to Bayside, your on-campus pass is valid at Bayside. Item nine (9) of the [parking Memorandum of Agreement](#) clearly states the above.

Thank you.

Your FSU parking bargaining team:

Joe Brown and Caroline Coscia

For information on the FSU, links to our contract and bargaining updates, and a calendar of events, see the [FSU webpage](#)

8/31/2021

Dear FSU members,

You no doubt saw the university's latest email regarding parking today, stating that you must apply for your semester parking pass by tomorrow (September 1st) or the pass will not activate before the September 7th start of classes. The email also states that if you apply for your pass after September 1st, your pass may take four days to activate and you will have to pay the daily rate for parking in the meantime.

This email from management suggests a departure from our parking Memorandum of Agreement with the University, which states that fall semester passes are active beginning September 1st -- not September 4th or September 7th. The University's apparent inability to implement our previously bargained MOA is yet another reason why we have opposed the imposition of a new parking system outside of a bargaining framework. We continue to pursue all possible options to resist the unilateral imposition of this onerous system.

In the meantime, we urge those of you who apply for semester passes to **save all receipts for any daily-rate parking you are forced to pay while the University activates your parking pass**. We do not believe you should be forced to pay the daily rate after purchasing a semester pass, so we encourage you to document the additional amount you paid out.

We will provide further updates to you on our attempts to hold the administration to the parking agreements we have previously negotiated in good faith. Thank you for your continued support and engagement with us during this process.

Sincerely,
Your FSU parking bargaining team:

Joe Brown and Caroline Coscia

For information on the FSU, links to our contract and bargaining updates, and a calendar of events, see the [FSU webpage](#)

8/9/2021

Dear FSU members,

We write to update you on the status of parking bargaining and to provide you with some parking-related information that may be useful to you as the fall semester approaches.

We maintain our position that under the contract, the administration has no right to impose a new parking plan unilaterally. We have filed a Cease and Desist asserting this fact and reminding the administration of their contractual obligation to bargain parking issues with us. However, we acknowledge that in the near term, members must do what makes sense for themselves based on their own parking needs.

As we continue to bargain over the cost of parking, we recommend that our members who will be partially remote take careful consideration of the options regarding the purchase of a semester pass to avoid giving the University more money than you need to.

The discount of the semester pass was calculated prior to the pandemic and assumes that pass holders will be parking in a University lot for most of their work week. Anyone who will be working/teaching partially remote will want to calculate the number of days they will be on campus per semester before purchasing a semester pass. We have done some of the math to help you make that determination. Because the cost of the pass and the non-pass daily rates differ by

location, we have broken the calculations out by Bayside and On-Campus. For more details, please see the [Memorandum of Agreement](#) between FSU and the University.

Aside from cost, there are additional points to keep in mind about buying passes vs. paying the daily non pass rate:

- Passes are paid for through payroll deduction on a pre-tax basis.
- A pass will allow for multiple entries/exits in a day without an additional charge. For those without a pass, you will be charged the daily rate for the facility per entry. West Garage has reduced rates if parking for 3 hours or less, but you are still charged per entry.

All of the cost calculations assume you are parking on weekdays during normal business hours and only entering/exiting once per day. A semester pass covers from September 1 to January 15 for Fall and January 16 to May 31 for Spring.

PARKING AT BAYSIDE

- Daily **Bayside** non-pass rate is \$9
- The cost of a **Bayside semester pass** is \$504
 - Assuming someone parks on campus **every weekday the University is open** during the semester (approximately 90 days) the Bayside monthly pass breaks down to a cost of **\$5.60 per day**.
- If you are parking at **Bayside for 56 or more days over the course of a semester, the semester pass still provides a discount for you.**
 - Cost of **semester Bayside pass: \$504**
 - Cost of paying the **Bayside daily non-pass rate (\$9) for 56 days: \$504**
- If you are parking at **Bayside for 55 or fewer days over the course of the semester**, it is cheaper for you to **pay the daily non-pass rate of \$9.**
 - Cost of **semester Bayside pass: \$504**
 - Cost of paying the **Bayside daily non-pass rate (\$9) for 55 days: \$495**

PARKING ON CAMPUS (Campus Center and West Garages, Lot D if open)

- Daily **on campus** non-pass rate is \$15
- The cost of an **on-campus semester pass** is \$550
 - Assuming someone parks on campus **every weekday the University is open** during the semester (approximately 90 days) the on campus semester pass breaks down to a cost of **\$6.11 per day**.
- If you are parking in an **on campus space for 37 or more days over the course of the semester, the semester pass still provides a discount for you.**
 - Cost of **semester on campus pass: \$550**
 - Cost of paying the **on campus daily non-pass rate (\$15) for 37 days: \$555**
- If you are parking in an **on campus space for 36 or fewer days over the course of the semester**, it is cheaper for you to **pay the daily non-pass rate of \$15.**
 - Cost of **semester on campus pass: \$550**

Cost of paying the **on campus daily non-pass rate (\$15) for 36 days: \$540**

PARKING AT BAYSIDE FOR NON TENURE TRACK FACULTY WHO ARE HALF TIME OR LESS AND ALL ASSOCIATE LECTURERS

- Daily **Bayside** non-pass rate is \$9
- The cost of a **Bayside 30-use pass** is \$270. The cost per use is **\$9.00**
- This pass is 30 single uses.
- The pass expires on May 31st of the academic year in which it was purchased.

PARKING ON CAMPUS (Campus Center and West Garages, Lot D if open) FOR NON TENURE TRACK FACULTY WHO ARE HALF TIME OR LESS AND ALL ASSOCIATE LECTURERS

- Daily **on-campus** non-pass rate is \$15
- The cost of an **on campus 30-use pass** is \$360. The cost per use is **\$12.00**
- This pass is 30 single uses.
- The pass expires on May 31st of the academic year in which it was purchased.

PARKING ON CAMPUS (Campus Center and West Garages, Lot D if open) FOR NON TENURE TRACK FACULTY WHO TEACH ONE DAY PER WEEK AND ASSOCIATE LECTURERS WHO TEACH ONE DAY PER WEEK

- Daily **on-campus** non-pass rate is \$15
- The cost of an **on campus 15-use pass** is \$150. The cost per use is **\$10.00**
- Pass is active **after 3:30PM Monday to Friday and anytime on the weekend.**
- The pass expires at the conclusion of the semester in which it was purchased.

In solidarity,
Your FSU parking bargaining team
Caroline Coscia and Joe Brown

For information on the FSU, links to our contract and bargaining updates, and a calendar of events, see the [FSU webpage](#)

7/29/2021

Dear CSU, DCU, FSU and PSU members,

You all received the email from Parking & Transportation last Tuesday afternoon, unilaterally announcing changes to our parking systems. We believe that these changes will create barriers to employees and students accessing parking, as well as raising safety and privacy concerns, as license plates are registered and scanned and information is stored by the university.

Today, the unions communicated a Cease and Desist to the University administration, pursuant to Massachusetts General Laws C. 150E and the Collective Bargaining Agreements demanding that the University bargain in good faith and cease and desist from unilaterally adjusting the parking pay structure and policies by implementing the rates and policies sent to the UMass Boston community.

The parties all remain in successor negotiations, including over parking, and it is the position of the unions that any changes to parking arrangements can only take place through the bargaining process.

We will provide you with updates on these matters in the future. If you have other concerns, please contact your representative, listed below, on the multi-union parking bargaining team.

In solidarity,

Janelle Quarles (CSU)
Rachel Rubin (DCU)
Caroline Coscia and Joseph Brown (FSU)
Anneta Argyres, Michelle Browning, and Jeffrey Carter (PSU)

7/23/2021

Dear CSU, DCU, FSU and PSU members,

Yesterday our unions' coalition bargaining team met again with the University administration. Our main purpose was to convey our frustration at the administration's apparent disregard of their obligation to bargain with all the unions over changes to the parking system. Those obligations are clearly spelled out in the unions' existing [memoranda of understanding](#) with the administration, which the University is committed to honor.

You all received the email on Tuesday afternoon from Parking & Transportation that included significant changes to our parking systems. These changes could create barriers to employees and students accessing the lower-cost parking at Bayside and reduce safety in our parking lots. (See below for more details about our concerns.)

In addition, the administration's email was sent out just one day after the unions made a proposal for changes to parking for this fall as part of the bargaining process (see [attached](#)). Our proposal would expand access to semester and monthly passes and reinstitute a multi-day pass. Rather than responding to our proposal, P&T sent out its email unilaterally imposing its own changes.

In addition to voicing our frustration and reminding the administration that it is their obligation to bargain with us, the unions called on the administration to rescind the P&T email until we have completed the bargaining process.

Below are more details about our concerns about the new P&T plans:

1. Making Bayside "pay by phone" will likely make it unavailable to any employees or students who do not have smart phones, bank accounts or credit cards. Given that many UMB students are homeless and some are undocumented immigrants, it is likely that they would not be able to park at Bayside--the only area of lower cost parking--and pay the daily rate. Information provided to us by the UMB Administration shows that the vast majority of individuals (over 60%) parking in the Bayside lot pay cash.

2. Requiring passes to be tied to specific license plates, rather than just being carried by an individual, will also limit their usefulness if someone chooses to carpool or unexpectedly needs to use a different car to get to the campus.
3. We require clarity on where license plate information will reside. This information includes the plate numbers registered to obtain passes and any plates scanned in the parking lot. Who will have access to the plate numbers (P&T, public safety, etc.) and how else will this information be used?
4. The new system does not allow individuals to purchase and use a parking pass in the same day. Instead, students and employees would need to wait for three business days before their pass became available, forcing them to pay the cash rate in the meantime.
5. Leaving Bayside unstaffed is a grave concern for safety, as there have been documented assaults in the Bayside Lot. In addition, under-staffing in any of the lots leads to delays in assisting any parkers with getting into or out of the lots, and may reduce the number of good, benefited, unionized jobs on our campus.

If you have other concerns, please contact your representative on the multi-union parking bargaining team.

In solidarity,

Janelle Quarles (CSU)
Rachel Rubin (DCU)

Caroline Coscia and Joseph Brown (FSU)

Anneta Argyres, Michelle Browning, and Jeffrey Carter (PSU)