To: Mayor and Members
   Committee of the Whole

From: Joseph L. Rinaldo
      Acting City Manager

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Date: December 2, 2008

Re: Lister Block (CM08032) (City Wide)

Council Direction:
N/A

Information:

The City of Hamilton has entered into an agreement with Labour Internal North America (LIUNA) for the purchase of a fully rehabilitated Lister Block building. The scope of the work involves the rehabilitation and development of the base building and site works. The goal is to complete the development and achieve occupancy by March 2012, in accordance with the terms of the agreement between the City and the Province.

The project is on schedule. The October 15, 2008 LIUNA Submission was received and reviewed by the City with commentary compiled and distributed to LIUNA on November 10, 2008. The City and LIUNA met to discuss the commentary on November 13, 2008, as per the Agreement of Purchase and Sale. Continued review and development of the October 15 Submission is scheduled.

- Protective measures for the historical elements are to be in place for Winter 2008, with design completed and Municipal Approvals obtained by July 2009.
- The total project budget is $29,100,000 with a Provincial grant covering $7M of this budget, as approved by Council in June 2008.
- Schedule “A” attached provides the timelines for the analysis of the deliverables.

Tenant Improvements were discussed as they relate to LIUNA’s possible role in interior fit-up, as well as the City’s programming requirements. The City has indicated that Community Services will likely be the tenant. As such, meetings will be set to initiate the tenant programming process with representatives from the Community Services and Facilities Management Departments.

On October 1, 2008, LIUNA requested an extension for the submission of Item h)1) of the Agreement, a building energy model and predicted building energy costs. The City responded on October 3, 2008, granting the extension as the energy modeling will be completed as the detailed design moves into the later phases of the project.

As per Item g) of the Agreement, Clinton Brown Company Architecture approved the Heritage Conservation Strategy on October 15, 2008, conditional on the incorporation of various comments as part of the ongoing submission review process.
On November 10, 2008, a Heritage Permit Application was received from Julian Smith &
Associates Architects for Lister Block, addressing the winterization of the property. The
Application was approved on November 19.
The project budget remains at $22,100,000 (net), as approved by City Council. A total of
$500,000 has been allocated towards project contingencies, and a Heritage Consultant fee is to
be withdrawn from the above.
Additional Information Updates will be provided on a quarterly basis.

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Joseph L. Rinaldo
Acting City Manager
Lister Block Schedule “A”
LIUNA October 15 Submission Review Timeline
November 4, 2008

October 23, 2008
Review Team Formation & Review Initiation

November 4, 2008
Review Follow-up Meeting, Hamilton City

November 4-7, 2008
City Comment Compilation

November 7, 2008
Review Team Leaders Meet for Final Comment

November 10, 2008
Letter of Comments Distributed to

November 13, 2008
Meeting with LIUNA to Discuss Comments

November 14-25, 2008
LIUNA Submission Updates & Alterations (11 days)

November 26- Dec 8, 2008
City Reviews Submission Revision 1 (12 days)

December 11, 2008
Meeting with LIUNA to Discuss Further Changes

December 10- 15, 2008
LIUNA Institutes Final Changes to Submission

December 15-19, 2008
City Reviews Submission Revision 2. Items 9a through 9k, except h1