

## EDMONTON PUBLIC SCHOOLS

June 10, 2008

TO: Board of Trustees

FROM: E. Schmidt, Superintendent of Schools

SUBJECT: Leasing Summary for 2007-2008

ORIGINATOR: T. Parker, Assistant Superintendent

RESOURCE  
STAFF: Meredith Colgan, Michael Ediger, Lorne Parker

### INFORMATION

The administration provides an annual information report regarding space leased in operational schools (Appendix I), and non-operational schools and other district facilities (Appendix II). This report summarizes the active leases for the 2007-2008 school term in the District.

#### **Operational School Leasing Highlights:**

- The District currently has approximately 26,709 square meters of surplus operational school space leased with revenue to the District of \$1,264,607. This is an increase from 2006-2007 when the District leased out 25,202 square meters and brought in revenue of \$1,191,556.
- The portion of utility costs recovered from tenants was approximately \$292,755 and credited to DU 378, Utility Management. These funds cover the actual utility costs that are incurred by the District in the tenant space.
- The portion of capital renewal recovered from lease revenue was approximately \$437,523. These funds are used to address the capital costs incurred by the District in the tenant space and coordinated through DU 307, Property Management.
- Lease rates for 2007-2008 were the final year of a five year implementation schedule approved by the Board on March 25, 2003.
- The amount of space exempted by Alberta Education in the calculations of the District's Area Capacity Utilization (ACU) has been decreased by a small amount as the Province does not recognize space leased part-time by non-profit organizations. This decision impacts 771.3 square meters mostly from part-time community based playschools and not-for-profit after school services.
- The current level of leasing constitutes approximately two per cent of the over 1,110,625 square meters of district buildings.

<b>Lease Category*</b>	<b>Number of Leases</b>	<b>Square Meters</b>	<b>Revenue</b>	<b>Exemption Y/N</b>
Category A	24	5,860	\$117,279	Y
Category B	20	1,848	\$48,540	(1,492)Y
Category C	39	8,719	\$403,731	Y
Category D	38	5,944	\$482,115	N
Category E	2	470	\$24,451	Y
Category F	28	3,024	\$185,491	(1,964) Y
Special	3	844	\$3,000	Y
<b>TOTALS</b>	<b>154</b>	<b>26,709</b>	<b>\$1,264,607</b>	<b>19,349 exempt</b>

\*Lease category descriptions are contained in Appendix III

### **Non-Operational and District Facilities Leasing Highlights:**

- There are six closed schools leased in whole or in part to outside organizations. This space is primarily leased on a net basis with the tenant(s) being responsible for utilities, day-to-day maintenance and building insurance.
- The Distribution Centre is a stand alone decision unit location with a portion of the building leased to the City of Edmonton Corporate Records. The City of Edmonton has been given notice to vacate the space in order to accommodate the District's Records Management unit in the spring of 2009.
- North Edmonton School is leased to Excel Society for redevelopment into a seniors assisted care facility.
- Wellington School was leased by the City of Edmonton at the start of March 2007. This space has been sub-let by the City to the Winifred Stewart School and the Council for the Advancement of African Canadians in Alberta.
- Alex Taylor School is leased to the Edmonton City Centre Church Corporation with permission to sub-let to numerous community service based not-for-profit organizations.
- Bellevue School is leased to Distinctive Employment Counseling Services Association. It is in the disposition process and the administration is working with the City of Edmonton regarding the sale to the current tenant. This tenant remains in the school building under a lease pending this decision.
- Aurora Charter School has been granted a four year lease at Sherbrooke School and continues to accommodate the Shumka Ukrainian Dancers as a sub-let.
- Donald Ross School is being used as temporary studio space by a local film production company until July 31, 2008. The administration will seek a suitable tenant through a Request for Proposals process before the end of this school year.
- Idylwylde School is fully utilized by Metro Continuing Education, who also uses a portion of L'Académie Vimy Ridge Academy.
- Queen Mary Park School is fully utilized by Student Records, Resource Development Services, Metro Continuing Education and Personnel Employee Assistance plus as temporary accommodation for the Willows School program.

<b>Non-Operational School</b>	<b>Total Sq. Meters</b>	<b>Leased Sq. Meters</b>	<b>Vacant Sq. Meters</b>	<b>Revenue</b>
Alex Taylor	4,253.00	4,253.00	0.00	\$1
Bellevue	2,542.80	2,542.80	0.00	\$106,798
Donald Ross	1,092.00	1,092.00	0.00	\$32,760
North Edmonton	3,769.50	0.00	3,769.50	\$0
Sherbrooke	5,798.00	5,798.00	0.00	\$441,134
Wellington	6,217.40	6,217.40	0.00	\$1
Distribution Centre	7,627.00	1,799.40	5,827.60*	\$97,581
<b>TOTALS</b>	<b>31,299.70</b>	<b>25,742.00</b>	<b>3,769.50</b>	<b>\$678,275</b>

\*This portion used by district for Distribution Centre, not vacant

### **Looking forward to 2008-2009:**

The administration is preparing to turn over responsibility for the newly declared closed schools, Ritchie and Woodcroft schools, to DU 307, Property Management at the end of the current school year. The administration will continue with plans to determine appropriate use of closed schools while exploring partnership and new leasing opportunities for all district space.

The cost to provide space for leasing has changed since the last schedule of lease rates were established in 2003. A review of operational and capital costs paid out in 2006-2007 indicates that the actual cost to operate space is \$10.62 per square meter per month (\$3.25 for operational and \$7.37 for capital investment) and custodial care is estimated to cost \$2.14 per square meter per month as a district average. The administration will be considering changes to the lease rates and revenue distribution for implementation in September 2009. Changes will align with District and Board vision on how space is to be classified and how to work collaboratively with community and district partners.

MC:gm

- Appendix I Edmonton Public Schools Lease Revenue Operational Schools 2007-2008
- Appendix II Edmonton Public Schools Lease Revenue Distribution Non-Operational Schools and Other District Facilities 2007-2008
- Appendix III Lease Categories and Rates

**Edmonton Public Schools Lease Revenue Distribution  
Operational Schools  
2007-2008**

DU #	School Name	Tenant Name	Term of Lease	Net Area Leased (m <sup>2</sup> )	Space Used For	New Lease Category	Year 4 Rate per m <sup>2</sup> per month	Year 4 (06-07) Revenue
100	Abbott	ABC Head Start Society	July 1/07 to Jun 30/08	146.2	Head Start Program	A	\$2.00	\$3,508.80
100	Abbott	Ben Calf Robe Head Start	Apr 1/07 to Mar 31/08	73.1	Head Start Program	A	\$2.00	\$1,754.40
500	Allendale	Capital Health (EIP)	Sept 1/07 to Aug 31/08	251.4	Child Services	A	\$2.00	\$6,033.60
236	Belmead	Ben Calf Robe Head Start	Sept 1/07 to Aug. 31/08	76.4	Head Start Program	A	\$2.00	\$1,833.60
704	Braemar	Terra Association	Oct. 1/02 to Sept. 30/07 overholding	842.5	Childcare & Services as per Service Agreement	A	\$0.00	\$0.00
113	Calder	Oliver School Centre for Children	July 1/03 to June 30/08	203.1	Head Start Program and Administration	A	\$2.00	\$4,874.40
505	Donnan	A.A.D. Program	Sept 1/07 to Aug 31/08	86.7	Hockey Academy Administration	A	\$2.00	\$2,080.80
507	Eastwood	ABC Head Start Society	Sept 1/07 to Aug 31/08	248.1	Head Start Program	A	\$2.00	\$5,954.40
127	Gold Bar	ABC Head Start	Sept 1/07 to Aug 31/08	126.8	Head Start Program	A	\$2.00	\$3,043.20
220	Grace Martin	ABC Head Start Society	Aug 1/07 to July 31/08	146.2	Head Start Program	A	\$2.00	\$3,508.80
137	Kensington	ABC Head Start	July 1/07 to June 30/08	124.1	Head Start Program	A	\$2.00	\$2,979.60
50	L'Académie Vimy Ridge Academy	Edmonton School of Ballet Society	Sept. 1/2000 to Aug. 31/2009	1,612.8	Dance instruction	A	\$2.00	\$38,707.20
50	L'Académie Vimy Ridge Academy	A.A.D. Program	Sept 1/07 to Aug 31/08	80.2	Hockey Academy Administration	A	\$2.00	\$1,924.80
50	L'Académie Vimy Ridge Academy	Green & Gold Soccer Academy	Sept 1/07 to Aug 31/08	23.6	Soccer Program Administration	A	\$2.00	\$566.40
267	LaPerle	ABC Head Start Society	Sept 1/07 to Aug 31/08	170.0	Head Start Program	A	\$2.00	\$4,080.00
267	LaPerle	Capital Health EIP Program	Sept 1/07 to Aug 31/08	170.0	EIP Program	A	\$2.00	\$4,080.00
143	McArthur	Edmonton City Centre Church Corporation	Sept 1/07 to Aug 31/08	166.8	Early Head Start Program	A	\$2.00	\$3,002.40

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195	McKee	ABC Head Start Society	July 1/07 to June 30/08	163.8	Head Start Program	A	\$2.00	\$3,931.20
151	Montrose	Red Road Healing Society	July 1/07 to Dec 12/07	134.0	Indigenous Society Education	A	\$2.00	\$1,072.00
509	Queen Alexandra	Edmonton & District Historical Society	Sept 1/07 to Aug 31/07	521.8	Historical Society Offices	A	\$2.00	\$12,523.20
211	Rio Terrace	Edmonton City Centre Church Corp.	Sept 1/07 to Aug 31/08	136.2	Early Head Start program	A	\$2.00	\$3,268.80
212	Sherwood	ABC Head Start Society	Sept. 1/07 to Aug 31/08	146.2	Head Start Program	A	\$2.00	\$3,508.80
212	Sherwood	Bent Arrow Head Start	Sept 1/07 to Aug 31/08	69.6	Aboriginal Head Start Program	A	\$2.00	\$1,670.40
265	Weinlos	ABC Head Start Society	Sept 1/07 to Aug 31/08	140.6	Head Start Program	A	\$2.00	\$3,373.20
	<b>Sub-Totals</b>			<b>5,860.2</b>				<b>\$117,279.00</b>
500	Allendale	Die Kleine Kinderschule/Kindergarten Society	Sept. 1/07 to June 30/08	84.9	Community Preschool	B	\$2.50	\$2,122.50
704	Braemar	Ottewell Community League	Sept. 1/07 to June 31/08	82.5	Community Pre-School	B	\$2.50	\$2,062.50
114	Capilano	Capilano Community League	July 1/07 to June 30/08	83.4	Community Preschool	B	\$2.50	\$2,502.00
123	Forest Heights	Die Kleine Kinderschule/Kindergarten Society	Sept. 1/07 to June 30/08	76.1	Community Preschool	B	\$2.00	\$1,522.00
127	Gold Bar	Gold Bar Four Year Old Playschool Association	Sept 1/07 to May 31/08	83.4	Community Preschool	B	\$2.50	\$1,876.50
129	Grovenor	First Discoveries Preschool Society	July 1/07 to June 30/08	84.4	Community Preschool	B	\$2.50	\$2,532.00
517	King Edward	Strathcona Nursery School	Aug 26/07 to Jun 30/08	153.4	Community Nursery School	B	\$2.50	\$3,835.00
267	LaPerle	LaPerle Community Playschool	Sept 1/04 to Aug 31/09	78.7	Community Playschool	B	\$2.50	\$2,361.00
269	Lymburn	Callingwood Lymburn Community League	Sept 1/07 to June 30/08	101.14	Community Playschool	B	\$2.50	\$2,528.50
186	Malmo	Malmo Pre-Kindergarten Parent Association	Aug. 1/07 to July 31/08	80.8	Community Preschool	B	\$2.50	\$2,424.00
195	McKee	Discovery Place Pre-School	Sept 1/07 to June 30/08	81.9	Pre-kindergarten	B	\$2.50	\$2,047.50
210	Meadowlark	Meadowlark Community League	Sept. 1/07 to May 31/08	70.6	Community Preschool	B	\$2.50	\$1,765.00
533	Mill Creek	Caminitos Playschool Society	Sept 1/07 to Jun 30/08	84.5	Spanish Pre-school program	B	\$2.00	\$1,690.00

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529	Parkallen	Green Circle Preschool Association	July 1/07 to June 30/08	76.4	Community Preschool	B	\$2.50	\$2,292.00
187	Princeton	Balwin Community League	Sept. 1/07 to June 30/08	83.6	Community Preschool	B	\$2.50	\$2,090.00
506	Queen Alexandra	Springhill Nursery School Society	July 1/07 to June 30/08	184.7	Pre-kindergarten	B	\$2.50	\$5,541.00
211	Rio Terrace	Die Kleine Kinderschule/Kindergarten Society	Sept 1/07 to June 30/08	87.7	Community Preschool	B	\$2.50	\$2,192.50
170	Rutherford	Bonnie Doon Playschool Association	Sept 1/07 to June 30/08	76.2	Community Preschool	B	\$2.50	\$1,905.00
243	Sweet Grass	Greenfield Community Nursery School (Greenfield Combination Home-Centre)	Jul 1/07 to June 30/08	83.3	Community Preschool	B	\$2.50	\$2,499.00
216	Thornccliffe	Thorncriff Community League	Sept. 1/07 to June 30/08	109.8	Community Preschool	B	\$2.50	\$2,745.00
	<b>Sub-Totals</b>			<b>1,847.44</b>				<b>\$48,540.00</b>
192	Afton	Edmonton After School Care Association	July 1/07 to June 30/08	196.0	Before and After School Care	C	\$4.00	\$9,408.00
501	Avonmore	Children's Toy Chest Society	Aug. 1/07 to July 31/08	76.2	Daycare	C	\$4.00	\$3,657.60
226	Brander Gardens	Brander Gardens After School Parents Association	Aug. 1/07 to July 1/08	158.0	Before and After School Care	C	\$4.00	\$7,584.00
194	Delwood	Young Men's Christian Association of Edmonton	Sept. 1/07 to Aug. 31/87	111.5	Before and After School Care	C	\$4.00	\$5,352.00
194	Delwood	Young Men's Christian Association of Edmonton (PT)	Sept. 1/07 to Aug. 31/06	79.0	Before and After School Care	C	\$2.50	\$2,370.00
507	Eastwood	McCauley Community After School Care Association	Aug 1/07 to July 31/08	174.4	After School Care Centre	C	\$4.00	\$8,371.20
123	Forest Heights	Young Men's Christian Association of Edmonton	Sept 1/07 to Aug 31/08	152.2	Before and After School Care	C	\$4.00	\$7,305.60
509	Garneau	Garneau After School Centre	Sept. 1/07 to Aug. 31/08	338.6	Before and After School Care	C	\$4.00	\$16,252.80
509	Garneau	Garneau/University Child Care Centre	July 1/07 to Jun 30/08	383.1	Child Care Centre	C	\$4.00	\$18,388.80

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126	Glenora	Glenora Child Care Society (PT)	Sept 3/06 to June 27/07	87.8	Out of School Care Centre	C	\$2.00	\$1,756.00
129	Grovenor	Grovenor Out of School Care Society	Sept. 1/07 to June 30/08	87.3	Before and After School Care	C	\$4.00	\$3,492.00
136	Inglewood	Russian Centre for Children's Learning & Instruction in Alberta	Sept 1/07 to Aug 31/08	76.1	Before and After School Care	C	\$4.00	\$3,652.80
136	Inglewood	Community Options - A Society For Children and Families	Aug. 1/07 to July 31/08	87.3	Before and After School Care	C	\$4.00	\$4,190.40
521	John A. McDougall	Duck Inn Society	Aug 1/07 to Jul 31/08	374.6	Combined Daycare and After School Care	C	\$4.00	\$17,980.80
239	Kameyosek	Kameyosek Out of School Association	Sept 1/07 to Aug 31/08	74.1	Out of School Care Centre	C	\$4.00	\$3,556.80
517	King Edward	King Edward Child Care Society	Aug. 1/07 - July 31/08	336.3	Daycare and After School Care	C	\$4.00	\$16,144.32
180	Lansdowne	Lansdowne Child Care & Family Centre Society	Aug. 1/07 to July 31/08	574.9	Daycare	C	\$4.00	\$27,595.20
185	Lendrum	Greenfield School Age Day Care Association	July 1/07 to June 30/08	339.8	Daycare and After School Care	C	\$4.00	\$16,310.40
186	Malmo	Greenfield School Age Day Care Association	Aug. 1/07 to July 31/08	319.6	Daycare and After School Care	C	\$4.00	\$15,340.80
143	McArthur	McCauley Community After School Care Association	May 1/07 to Apr 31/08	85.4	Out of School Care Centre	C	\$4.00	\$3,586.80
195	McKee	McKee After School Program	July 1/07 to June 30/08	204	Before and After School Care	C	\$4.00	\$9,792.00
195	McKee	McKee Child Care Centre Ltd.	July 1/07 to June 30/08	362.4	Daycare	C	\$4.00	\$17,395.20
523	McKernan	McKernan Child Care Society	Sept 1/07 to June 30/08	83.3	Out of School Care	C	\$4.00	\$3,332.00
210	Meadowlark	Edmonton After School Care Association	Aug. 1/07 to July 31/08	225.2	Before and After School Care	C	\$4.00	\$10,809.60
152	Mount Pleasant	Young Men's Christian Association of Edmonton	Sept 1/07 to Aug 31/08	188.2	Out of School Care Centre	C	\$4.00	\$9,033.60
527	Oliver	Oliver School Centre For Children	July 1/07 to June 30/08	759.38	Daycare and After School Care	C	\$4.00 & \$2.00 blended	\$32,850.24
229	Overlanders	Young Men's Christian Association of Edmonton	Sept. 1/07 to Aug. 31/8	153.7	After School Care	C	\$4.00	\$7,377.60

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529	Parkallen	Young Men's Christian Association of Edmonton	Aug. 1/07 to July 31/08	226.0	Before and After School Care	C	\$4.00	\$10,848.00
530	Parkdale	Parkdale After School Care Society (Edmonton)	Nov. 1/07 to Oct. 31/08	136.0	Before and After School Care	C	\$4.00	\$6,528.00
201	Richard Secord	Richard Secord Out of School Care Society	Aug 1/07 to July 31/08	257.5	Before and After School Care	C	\$4.00	\$12,360.00
241	Steinhauer	The Young Men's Christian Association	Sept 1/07 to Aug 31/08	166.6	Out of School Care Centre	C	\$4.00	\$7,996.80
204	Stratford	Montessori & Me! Society	June 1/07 to May 31/08	140.0	Community Preschool	C	\$2.50	\$4,200.00
204	Stratford	Young Men's Christian Association of Edmonton	Sept 1/07 to Aug 31/08	196.1	Out of School Care Centre	C	\$4.00	\$9,412.80
216	Thorncliffe	Thorncliffe After-School Care Association	Aug. 1/07 to July 31/08	161.9	Before and After School Care	C	\$2.50	\$4,857.00
55	Victoria	Monarch Child Care Society	Sept 1/07 to Aug 31/08	325.5	Daycare	C	\$4.00	\$15,624.48
179	Westglen	Young Men's Christian Association of Edmonton	Aug. 1/07 to July 31/08	565.6	Before and After School Care	C	\$4.00	\$27,148.80
545	Westlawn	Britannia A.M.I. Montessori School Society	July 1/07 to June 30/08	98.1	Daycare	C	\$4.00	\$4,708.80
182	Windsor Park	University and Community Day Care Society	July 1/07 to June 30/08	176.5	Daycare	C	\$4.00	\$8,472.00
198	York	North East Child Care Society	Aug. 1/07 to July 31/08	181.0	Before and After School Care	C	\$4.00	\$8,688.00
	<b>Sub-Totals</b>			<b>8,719.2</b>				<b>\$403,731.24</b>
501	Avonmore	Avonmore Children's World Ltd.	Aug. 1/07 to July 31/08	76	After School Care	D	\$3.50	\$3,192.00
247	Baturyn	Precious Moments Before & After School Care Ltd.	Sept 3/07 to Jun 30/08	94.45	Day Care and After School Care	D	\$7.50	\$7,083.75
109	Belvedere	1124457 Alberta Ltd. & Yvonne & Santokh Shergill	June 1/07 to May 31/08	85.3	Before and After School Care	D	\$7.50	\$7,677.00
146	Brookside	Brookside Montessori Child Centre	June 1/07 to May 31/08	162.0	Before and After School Care	D	\$7.50	\$14,580.00
115	Coronation	568114 Alberta Ltd and Erin Duke	Aug. 1/07 to July 31/08	244.0	Daycare and After School Care	D	\$7.50	\$21,960.00



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118	Delton	Delton Daycare Ltd. and Alpia Nadela	Nov. 1/07 to Oct. 31/08	357.5	Daycare	D	\$7.50	\$32,175.00
505	Donnan	Entron Enterprises Inc.	July 1/07 to June 30/08	169.8	Daycare and After School Care	D	\$7.50	\$15,282.00
121	Dovercourt	Bamby Day Care Centre Ltd. and Shyama Goonawardena	July 1/07 to June 30/08	153.8	Daycare and After School Care	D	\$7.50	\$13,842.00
218	Duggan	Duggan Out of School Care	Nov 1/07 to Oct 31/08	176.3	Out of School Care Centre	D	\$7.50	\$15,867.00
218	Duggan	Jolly Enterprises Ltd. & Rupinder Kaur	July 1/07 to June 30/08	233.7	Daycare and After School Care	D	\$7.50	\$21,033.00
218	Duggan	Duggan Out of School Care	Sept 1/08 to June 30/08	85.4	Out of School Care	D	\$7.50	\$6,412.50
233	Ekota	548872 Alberta Ltd. and Elizabeth Jones and Pia Ricard	May 1/07 to April 30/08	71.5	Before and After School Care	D	\$7.50	\$6,435.00
204	Elmwood	Elmwood Before & After School Care & Carol Fraser	Dec 3/07 to Aug 31/08	71.1	Before & After School Care	D	\$7.50	\$4,799.25
127	Gold Bar	Gold Bar Daycare and After School Care Limited	Aug 1/07 to July 31/08	250.0	Daycare and After School Care	D	\$7.50	\$22,500.00
129	Grovenor	799505 Alberta Ltd. & Norwanda Paras	Aug 1/07 – July 31/08	171.7	Daycare Centre	D	\$7.50	\$15,453.00
513	Highlands	JSP Investments Ltd. o/a Montrose Daycare	Dec 21/07 to July 31/08	198.4	Daycare & After School Care	D	\$7.50	\$10,416.00
255	Hillview	Kids First Preschool Inc. and Eileen Oldach	Sept 1/07 to June 30/08	68.0	Private preschool	D	\$7.50	\$5,100.00
188	J.A. Fife	Lago Lindo School Care Ltd. & Krishnasamy Naidoo	Sept 1/07 to Aug 31/08	83.1	Before and After School Care	D	\$7.50	\$7,479.00
207	James Gibbons	99362 Alberta Ltd. & Munesh Gounder	Sept. 1/07 to Aug. 31/08	132.2	Daycare and After School Care	D	\$7.50	\$11,898.00
275	Julia Kiniski	Burnwood Tiny Treasures Playschool Inc.	Sept 1/07 to Aug 31/08	80.6	Private preschool	D	\$7.50	\$7,253.10
518	Laurier Heights	Laurier Heights Out of School Care Ltd.	Aug. 1/07 to July 31/08	83.4	Daycare and After School Care	D	\$7.50	\$7,506.00
208	Lynnwood	Oxford Child Development Centre Ltd.	Sept 1/07 to Aug 31/0	89.0	Before and After School Care	D	\$3.75	\$4,005.00
208	Lynnwood	Oxford Child Development Centre Ltd.	Sept 1/07 to Aug 31/08	71.5	Before and After School Care	D	\$7.50	\$6,435.00
186	Malmo	Maria Montessori School Inc. & Kate Pearson	Jul 1/07 to Jun 30/08	80.9	Private Pre-School	D	\$7.50	\$7,281.00

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149	Mee-Yah-Noh	Little Professors Childcare Inc. and Renata Szwedowicz	Aug. 1/07 to July 31/08	250.0	Daycare	D	\$7.50	\$21,500.00
249	Meyonohk	696020 Alberta Ltd. and Pasa Lau	Sept 1/07 to Aug 31/08	84.0	Before and After School Care	D	\$7.50	\$7,560.00
533	Mill Creek	Country's Finest Child Care Centre Ltd. and Diane Ellendt-Cooper	July 1/07 to June 30/08	432.9	Daycare and After School Care	D	\$7.50	\$38,961.00
274	Minchau	653733 Alberta Ltd. Minchau Daycare	Sept 1/07 to June 30/08	77.2	Daycare	D	\$3.75	\$2,895.00
151	Montrose	JSP Investments Ltd. O/A Montrose Daycare	Aug. 1/06 to Dec 12/07	323.2	Daycare and After School Care	D	\$7.50	\$9,696.00
187	Princeton	EMJA Day Care Centre Ltd. and Cynthia Naidoo	Oct 1/07 to Sept 31/08	91.5	Daycare	D	\$7.50	\$8,235.00
509	Queen Alexandra	Argyll Montessori School Ltd. and Naaz Sabur	Aug. 1/07 to July 31/08	193.6	Daycare and After School Care	D	\$7.50	\$17,424.00
232	Rideau Park	1326414 Alberta Ltd. & Rupinder Kaur	Sept 1/07 to June 30/08	69.3	Out of School Care	D	\$7.50	\$5,197.50
211	Rio Terrace	Oxford Child Development Centre Ltd.	Jul 1/07 to Jun 30/08	120.6	Before and After School Care	D	\$7.50	\$6,331.50
168	Riverdale	524409 Alberta Ltd. and Mirosława Zasepa	Aug 1/07 to July 31/08	64.7	Before and After School Care	D	\$7.50	\$5,826.00
170	Rutherford	350512 Alberta Inc. & Nurali and Khatoon Murji	Aug 1/07 to July 31/08	170.6	Daycare and After School Care	D	\$7.50	\$15,354.00
189	Waverley	Waverley Day Care Ltd. and Faridabanu Merali	Aug. 1/07 to July 31/08	453.0	Daycare and After School Care	D	\$7.50	\$40,770.00
183	Woodcroft	0189 Children's Care Ltd.	Dec 1/07 to June 30/08	75.3	Before and After School Care	D	\$7.50	\$3,388.50
213	Youngstown	960751 Alberta Ltd. and Anna Stachal	Aug. 1/07 to July 31/08	247.9	Daycare and After School Care	D	\$7.50	\$22,311.00
	<b>Sub-Totals</b>			<b>5,943.6</b>				<b>\$482,114.70</b>
520	McCauley	Child Services/Alta Infrastructure	Sept 1/07 to Aug 31/08	82.9	Government office	E	\$6.00	\$5,968.08
545	Westlawn	Capital Health	Sept 1/07 to Aug 31/08	387.0	Public Health Clinic	E	blended	\$18,483.12
	<b>Sub-Totals</b>			<b>469.9</b>				<b>\$24,451.20</b>

DU #	School Name	Tenant Name	Term of Lease	Net Area Leased (m <sup>2</sup> )	Space Used For	New Lease Category	Year 4 Rate per m <sup>2</sup> per month	Year 4 (06-07) Revenue
730	Alberta School for the Deaf	Learning Disabilities Association of Alberta	Jan 1/07 to Dec 31/07	110.4	Societies Office	F	n/a	\$1.00
730	Alberta School for the Deaf	AVLIC	Jan 1/08 to Dec 31/08	29.1	Societies Office	F	n/a	\$1.00
730	Alberta School for the Deaf	Tevie Miller Heritage School Society	Jan 1/08 to Dec 31/08	29.1	Societies Office	F	n/a	\$1.00
704	Braemar	Gabriela Mistral Latin American School	Sept 1/07 to Aug. 31/08	42.6	Storage for Language School	F	\$7.50	\$3,838.50
704	Braemar	Public School Boards' Association of Alberta	Aug. 1/07 to July 31/08	165.0	PSBAA Administration	F	\$7.50	\$14,850.00
507	Eastwood	Governors of the University of Alberta	Oct 1/07 to Sept 30/08	14.8	Administrative office space	F	\$7.50	\$1,332.00
204	Elmwood	Dinner Optimist Club	Jun 1/07 to May 31/08	71.1	Society Office	F	\$7.50	\$6,399.00
204	Elmwood	Edmonton Immigrant Services Assoc.	Jan 8/08 to June 26/08	71.1	Adult ESL Instruction	F	\$7.50	\$1,119.82
204	Elmwood	Edmonton Regional Learning Consortium	Sept 1/07 to Aug 31/08	213.3	Administrative Office Space	F	\$7.50	\$19,197.00
204	Elmwood	Zion Apostolic Ark Pentecostal Church	Aug 1/07 to July 31/08	71.1	Religious Services & Office	F	\$7.50	\$6,399.00
509	Garneau	Wendy Gervais	Sept 1/07 to Aug 31/08	14.8	Artist Studio	F	\$7.50	\$1,110.00
512	Hardisty	Young Life of Canada	Sept 1/07 to Aug 31/08	35.5	Administrative office space	F	\$7.50	\$2,662.50
512	Hardisty	Hardisty Gymnastic Club	Sept 1/07 to Aug 31/08	8.2	Storage	F	\$7.50	\$738.00
513	Highlands	Child Find Alberta	April 16/07 to April 15/08	38.3	Administrative office space	F	\$7.50	\$3,447.00
50	L'Académie Vimy Ridge Academy	Air Cadets	June 1/07 to May 31/08	108.5	Cadet administration	F	\$7.50	\$8,137.50
50	L'Académie Vimy Ridge Academy	Navy League Cadets	June 1/07 to May 31/08	23.5	Cadet administration	F	\$7.50	\$2,115.00
50	L'Académie Vimy Ridge Academy	Onside Sports Rehab Ltd. & Chris Holt	Sept 1/07 to Aug 31/08	50.8	Sports Medicine	F	\$7.50	\$4,572.00
50	L'Académie Vimy Ridge Academy	Resolute Cadets	June 1/07 to May 31/08	116.4	Cadet administration	F	\$7.50	\$10,476.00
169	Lawton	Harvest Vineyard Christian Fellowship	Sept. 1/07 to Aug 31/08	383.6	Religious Services and office	F	\$7.50	\$34,524.00
186	Malmo	Reading & Writing Consultants Inc.	Sept 1/07 to Aug 31/08	79.9	Private Consultants	F	\$7.50	\$7,191.00
195	McKee	Edmonton Immigrant Services Association	Sept 9/07 to June 30/08	92.0	Adult Instruction	F	\$2.75	\$3,036.00

DU #	School Name	Tenant Name	Term of Lease	Net Area Leased (m <sup>2</sup> )	Space Used For	New Lease Category	Year 4 Rate per m <sup>2</sup> per month	Year 4 (06-07) Revenue
248	Ormsby	Brail Tone Music Society of Canada	Sept 1/07 to June 30/08	87.59	Society Office	F	\$7.50	\$7,883.10
211	Rio Terrace	German Language School Society	Sept 1/07 to Aug 31/08	22.6	Saturday Language School	F	\$7.50	\$2,034.00
533	Ritchie	Edmonton Hispanic Bilingual Association	Sept 1/07 to Aug 31/08	24.0	Saturday Language School	F	\$7.50	\$2,160.00
55	Victoria	Edmonton Potters' Guild	Nov. 1/07 to Oct. 31/08	168.3	Pottery Instruction	F	\$7.50	\$15,147.00
55	Victoria	John Humphrey Centre for Peace & Human Rights	Sept 1/07 to Aug 31/08	92.7	Society Office	F	\$7.50	\$8,343.00
183	Woodcroft	Olympian Swim Club	July 1/07 to June 30/08	75.3	Society Office	F	\$7.50	\$6,777.00
544	Westmount	Norwood Chinese Education Assoc.	Sept 1/07 to Jun 30/08	784.2	Saturday Language School	F	Blended	\$12,000.00
	<b>Sub-Totals</b>			<b>3,023.8</b>				<b>\$185,491.42</b>
DU #	School Name	Tenant Name	Term of Lease	Net Area Leased (m <sup>2</sup> )	Space Used For	New Lease Category	Year 4 Rate per m <sup>2</sup> per month	Year 4 (06-07) Revenue
1004	George P. Nicholson	Capital Health	Sept 1/02 to Aug 31/2027	357.0	Public Health Clinic	special	n/a	\$0.00
1004	George P. Nicholson	Young Men's Christian Association of Edmonton	Sept 1/02 to Aug 31/2027	487.0	Child Care Centre	special	n/a	\$0.00
195	McKee	Capital Health	Nov 1/07 to Oct 31/08	0	parking stalls	special	n/a	\$3,000.00
	<b>Sub-Totals</b>			<b>844.0</b>				<b>\$3,000.00</b>
	<b>TOTALS</b>			<b>26,154.83 sq. meters leased</b>			<b>revenue</b>	<b>\$1,264,607.56</b>

**LEGEND**

- Category A Educational Partnership
- Category B Preschool (non-profit)
- Category C Non-Profit Child Care (rates for part-time and full-time)
- Category D For-Profit Child Care and For-Profit Pre-School Programs
- Category E Public Service Sector
- Category F Other

**EDMONTON PUBLIC SCHOOLS LEASE REVENUE DISTRIBUTION  
NON-OPERATIONAL SCHOOLS AND OTHER DISTRICT FACILITIES 2007-2008**

School Name	Tenant Name	Term of Lease	Gross Area Leased (m <sup>2</sup> )	2007-2008 Revenue	Space Used For
Alex Taylor	Edmonton City Centre Church Corporation	Sept 1/01 to Aug 31/21	4,253.0	\$1.00	Administration of community services
Bellevue	Distinctive Employment Counseling Services	Jan 1/04 to Dec 31/09	2,542.8	\$106,798.00	Administration, Counseling and Employment Training
Donald Ross	Fear Itself Production Corp.	March 8/08 to July 31/08	1,092.0	\$32,760.00	Film Production
Sherbrooke	Shumka Ukrainian Dancers	Sept 1/01 to Aug 31/07	649.8	\$23,392.00	Dance Instruction
Sherbrooke	Aurora Charter School	March 1/07 to Aug 31/11	5,999.1	\$419,969.26	Charter School with Shumka Ukrainian Dancers as sublet
Wellington	City of Edmonton	March 1/07 to April 31/11	6,217.4	\$1.00	Sublet by City to Winifred Stewart Society & CAACA
Distribution Centre	City of Edmonton	Apr 1/07 to Mar 31/12	1,799.4	\$97,581.46	Corporate Records storage

**APPROVED LEASE CATEGORIES AND RATES**

- CATEGORY A: Educational Services Partnerships**  
Leases with agencies that provide co-curricular programs and educational services under a formal interagency partnership agreement with Edmonton Public Schools.
- Examples: Head Start Programs, Literacy Programs
- RATE: \$2.00 per square meter per month exclusive of custodial services
- CATEGORY B: Pre-Kindergarten Educational Programs**  
Leases with operators of licensed Pre-Kindergarten Educational Programs by a non-profit organization.
- Examples: Springhill Community Nursery School Society, Babar's Children's Centre Society, Ottewell Community League Playschool
- RATE: Licensed Pre-Kindergarten Program by a non-profit organization:  
\$2.50 per square meter per month exclusive of custodial services
- CATEGORY C: Part-time licenses by a non-profit organization for use that is less than 65 per cent of the school week and in which the school shares in access to the same space for the balance of the school week**
- Examples: YMCA Out of School Care Centre, Thorncliffe After-School Care Association
- RATE: \$2.00 per square meter per month exclusive of custodial services PLUS GST
- CATEGORY C: Full-time leases for Daycare, Out of School Care, Kindercare or other child care service centre by a non-profit organization**
- Examples: Glengarry After-School Care Society, Waverly Daycare Ltd.
- RATE: \$4.00 per square meter per month exclusive of custodial services
- CATEGORY D: Full-time leases for Daycare, Out of School Care, Kindercare, Pre-Kindergarten Programs by a for profit organization.**
- Examples: Sabrina's Kids Cove, Little Professor Childcare Inc.
- RATE: \$7.50 per square meter per month exclusive of custodial services

**CATEGORY E: Public Sector Services**  
Leases with other levels of government to provide public services for the community at large:

Examples: Public Health Clinics, Government offices, and or Public Libraries

RATE: \$6.00 per square meter per month exclusive of custodial services

**CATEGORY F: General**  
Leases with tenants that are not represented in the above categories

Examples: Society offices, Religious organizations and Churches, Francophone School District

RATE: \$7.50 per square meter per month exclusive of custodial services

**ALL OF THE ABOVE RATES ARE FOR GROSS RENT IN OPERATIONAL SCHOOLS.** Gross rent is defined as basic rent for the demised space as outlined in the lease agreement including utilities (except telephone or computer service). The school district provides for the maintenance of the foundation, major mechanical, electrical and plumbing components of the building as well as access to common areas for entry and washrooms. The tenant is responsible for the cost of custodial care in the demised space and minor maintenance maintained at the District's standards plus any upgrades or improvements to the space as deemed necessary by the tenant to meet licensing requirements and codes.

**FULL CUSTODIAL SERVICES RATE: \$1.50 per square meter per month**

The lease revenue collected and allocated to the school would be adequate to include leased space in any cleanliness assessments and facility inspections conducted by the school. Facilities Maintenance will automatically include leased spaces in their scope of work when a school requests service. The school principal has the responsibility to monitor leased space for cleanliness standards and for health and safety conditions. Principals are encouraged to contract with tenants for the custodial services with a minimum service level of hard floor finishes and carpet steam cleaning being required. The cost of any custodial service provided to a tenant should be recovered by the school either by invoice or by including payment within the lease agreement. Leasing & Rental Services is available for advice and assistance to principals in these matters. Facilities Maintenance is able to customize maintenance agreements with a school to include leased space at specified costs to tenants. These maintenance agreements would result in lower costs for both schools and tenants while improving the overall condition of the school and leased space.

Tenants must be included in a school's emergency preparedness plans and drills. Schools should perform a security orientation with all tenants at the start of a lease and periodically throughout the tenancy. Tenants must pay for security call out costs if they are the cause of the security breach.