

EDMONTON PUBLIC SCHOOLS

May 9, 2006

TO: Board of Trustees

FROM: E. Schmidt, Acting Superintendent of Schools

SUBJECT: Leasing Summary for 2005 – 2006

ORIGINATOR: C. McCabe, Executive Director

RESOURCE

STAFF: Jenise Bidulock, Meredith Colgan, Michael Ediger

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 2005-2006 school year in the district.

Operational School Leasing Highlights:

- The district currently has approximately 28,623 square meters of surplus operational school space leased with revenue to the district of \$1,293,556. In 2005-2006 the district leased out 28,785 square meters and brought in revenue of \$1,162,700.
- An increased percentage of utility costs have been recovered from tenants. Approximately \$234,000 has been returned to DU 378, Utility Management.
- Six tenants were displaced due to school closures with two tenants being relocated to other district schools.
- Lease rates for next year will be at year four of a five year implementation schedule approved by the Board on January 27, 2004. At the end of the five year implementation, full utility costs will be recovered from lease revenue. There will also be an added component of revenue for capital renewal starting in September 2006 lease revenue, also in accordance with the January 27, 2004 lease revenue distribution schedule.

Lease Category*	# of leases	Square Meters	Revenue	Exemption Y/N
Category A	22	4,995	\$89,830	Y
Category B	22	2,053	\$39,590	Y
Category C	40	10,227	\$359,517	Y
Category D	36	5,685	\$416,231	N
Category E	3	827	\$25,060	Y
Category F	18	4,836	\$363,328	(4,157) Y
TOTALS	141	28,623	\$1,293,556	22,259 exempt

*Lease category descriptions are contained in Appendix III

Non-Operational and District Facilities Leasing Highlights:

- There are ten closed schools and other district buildings leased in whole or in part to outside organizations. This space is leased on a net basis with the tenant(s) being responsible for utilities, minor maintenance and building insurance.
- North Edmonton School, Strathearn School, Terrace Heights School and Wellington School were closed in 2005.
- North Edmonton and Wellington schools remain vacant while decommissioning of the schools is completed and suitable tenants are found for each site.
- Terrace Heights School has been utilized as the new site of the Argyll Home Education Centre.
- Argyll School was vacated when the Argyll Centre completed their move to Terrace Heights School. The Child and Adolescent Services Association has expressed interest in leasing or purchasing the Argyll building site.
- The Strathearn School was transferred to Conseil Scolaire Centre-Nord school district at the end of March 2006.
- The H.A. Gray School was successfully disposed of to the Vanguard Bible College.
- The administration is exploring a disposition of Bellevue School to the current tenants, Distinctive Employment Services Association.
- New tenants were added to Sherbrooke School for 2005-2006 and existing tenants have expanded their space. There has been interest expressed for the lease of the junior high wing at Sherbrooke School.
- The Donald Ross School is vacant at this time and the administration is seeking a suitable tenant.
- Sale of Cromdale School to Capital Health Authority was approved April 26, 2005.

Non-Operational School	Total Sq. M.	Leased Sq. M.	Vacant Sq. M.	Revenue
Alex Taylor	4,253.00	4,253.00	0.00	\$1
Argyll	1,631.20	0.00	1,631.20	\$0
Bellevue	2,542.80	2,542.80	0.00	\$106,798
Donald Ross	1,092.00	0.00	1,092.00	\$0
Idylwylde	2,115.40	1,048.44	1,066.96	\$23,043
North Edmonton	3,769.50	0.00	3,769.50	\$0
Queen Mary Park	1,924.00	0.00	1,924.00	\$0
Sherbrooke	5,798.00	1,797.40	4,000.60	\$ 73,359
Wellington	6,217.40	0.00	6,217.40	\$0
Distribution Centre	7,627.00	1,799.40	0.00	\$ 87,127
TOTALS	36,970.00	11,440.64	13,484.26	\$290,327

The administration will continue with the planned disposition of closed schools while exploring partnership and new leasing opportunities for all district space.

MC:cp

- APPENDIX I Edmonton Public Schools Lease Summary Operational Schools 2005-2006
- APPENDIX II Edmonton Public Schools Lease Revenue Distribution Non-Operational Schools and Other District Facilities 2005-2006
- APPENDIX III Approved Lease Categories and Rates

EDMONTON PUBLIC SCHOOL'S LEASE SUMMARY
OPERATIONAL SCHOOLS
2005 – 2006

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2005-06 Rate per m2 per month	2005-06 Revenue	2005-06 Custodial Fee
Category A								
Abbott	ABC Head Start Society	July 1/05 to Jun 30/06	146.20	Head Start Program	A	\$1.50	\$2,631.60	
Abbott	Ben Calf Robe Head Start	Apr 1/05 to Mar 31/06	73.10	Head Start Program	A	\$2.00	\$1,752.00	\$1,314.00
Allendale	Edmonton City Centre Church Corp.	Sept 1/05 to Aug 31/06	146.9	Early Head Start Program	A	\$1.50	\$881.40	\$1,322.00
Belmead	ABC Head Start	Sept. 1/05 to Aug. 31/06	147.60	Head Start Program	A	\$1.50	\$2,656.80	
Belmead	Ben Calf Robe Society	Sept 1/05 to Aug 31/06	76.40	Head Start Program	A	\$1.50	\$1,375.20	
Braemar	Terra Association	Oct. 1/02 to Sept. 30/07	842.50	Childcare & Services as per Service Agreement	A	\$0.00	\$0.00	\$15,165.00
Calder	Oliver School Centre for Children	July 1/03 to June 30/08	203.10	Head Start program and administration	A	\$4.50	\$10,172.40	\$3,178.80
Donnan	A.A.D. Program (Hockey School Administration)	Sept 1/05 to Aug 31/06	48.70	Hockey Academy Administration	A	\$2.00	\$1,168.80	
Eastwood	ABC Head Start Society	Sept 1/05 to Aug 31/06	248.10	Head Start Program	A	\$1.50	\$4,465.80	
Gold Bar	ABC Head Start Society	Sept 1/05 to Aug 31/06	126.8	Head Start Program	A	\$2.00	\$3,043.20	
Grace Martin	ABC Head Start Society	Aug 1/05 to July 31/06	146.2	Head Start Program	A	\$2.00	\$3,508.80	
Holyrood	ABC Head Start Society	Sept 1/05 to Aug 31/06	150.20	Head Start Program	A	\$1.60	\$2,403.20	\$2,703.60
Kensington	ABC Head Start Society	July 1/05 to June 30/06	124.5	Head Start Program	A	\$1.75	\$2,607.10	
L'Académie Vimy Ridge Academy	Edmonton School of Ballet Society	Sept. 1/2000 to Aug. 31/2009	1,612.80	Dance instruction	A	\$2.00	\$38,707.20	\$8,064.00
L'Académie Vimy Ridge Academy	A.A.D. Program (Hockey School Administration)	Sept 1/05 to Aug 31/06	80.20	Hockey Academy Administration	A	\$2.00	\$1,924.80	
L'Académie Vimy Ridge Academy	Green & Gold Soccer Academy	Sept 1/05 to Aug 31/06	23.6	Soccer Program Administration	A	\$2.00	\$566.40	\$424.80
McArthur	Edmonton City Centre Church Corp.	Sept 1/05 to Jun 30/06	166.8	Early Head Start Program	A	1.50	\$1,459.50	

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2005-06 Rate per m2 per month	2005-06 Revenue	2005-06 Custodial Fee
McKee	ABC Head Start Society	July 1/05 to June 30/06	163.80	Head Start Program	A	\$2.00	\$3,931.20	
Meyokumin	ABC Head Start Society	July 1/05 to June 30/06	149.7	Head Start Program	A	\$1.50	\$1,582.30	\$2,694.60
Sherwood	ABC Head Start Society	Sept. 1/05 to Aug 31/056	75.60	Head Start Program	A	\$2.00	\$1,814.40	\$1,360.80
Sherwood	Bent Arrow Head Start	Sept 1/05 to Aug 31/06	69.60	Aboriginal Head Start Program	A	\$2.00	\$1,670.00	\$1,252.80
Youngstown	Edmonton City Centre Church Corporation	Sept 1/05 to Aug 31/06	172.28	Early Head Start Program	A	\$1.75	\$1,507.50	\$1,476.00
Category B								
Allendale	Die Kleine Kinderschule/Kindergarten Society	Sept. 1/05 to June 30/06	84.90	Community Preschool	B	\$1.50	\$1,362.60	
Avonmore	Avonmore Community League	Sept. 1/05 to June 30/06	76.20	Community Preschool	B	\$1.50	\$1,223.00	
Braemar	Ottewell Community League	Aug. 1/05 to July 31/06	82.5	Community Pre-School	B	\$2.45	\$2,021.30	
Callingwood	Callingwood Lymburn Community League	Sept. 1/05 to June 30/06	69.70	Community Preschool	B	\$1.73	\$1,205.80	
Capilano	Capilano Community League	July 1/05 to June 30/06	83.40	Community Preschool	B	\$1.85	\$1,851.40	
Forest Heights	Die Kleine Kinderschule/Kindergarten Society	Sept.1/05 to June 30/06	76.10	Community Preschool	B	\$1.50	\$1,221.40	
Gold Bar	Gold Bar Four Year Old Playschool Association	Oct. 1/05 to May 31/06	83.40	Community Preschool	B	\$1.73	\$1,298.50	
Greenfield	Greenfield Community Nursery School (Greenfield Combination Home-Centre)	Aug. 1/05 to July 31/06	92.90	Community Preschool	B	\$1.75	\$1,788.30	
Grovenor	First Discoveries Preschool Society	July 1/05 to June 30/06	84.40	Community Preschool	B	\$1.73	\$1,752.10	
King Edward	Strathcona Nursery School	Aug 26/05 to Jun 30/06	153.40	Community Nursery School	B	\$1.73	\$2,653.80	
LaPerle	LaPerle Community Playschool	Sept 1/04 to Aug 31/09	78.70	Community Preschool	B	\$2.50	\$1,967.50	
Malmo	Malmo Pre-Kindergarten Parent Association	Aug. 1/05 to July 31/06	80.80	Community Preschool	B	\$1.75	\$1,696.80	

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2005-06 Rate per m2 per month	2005-06 Revenue	2005-06 Custodial Fee
Meadowlark	Meadowlark Community League	Sept. 1/05 to May 31/06	88.30	Community Preschool	B	\$1.73	\$1,374.80	
Mill Creek	Caminitos Playschool Society	Sept 1/05 to Jun 30/06	84.50	Spanish Pre-school program	B	\$1.75	\$1,582.30	
Newton	Newton Community League	Sept. 15/05 to June 30/06	75.80	Community Preschool	B	\$1.73	\$1,250.25	
Ormsby	Montessori & Me! Society	Sept 1/05 to Aug 31/06	87.59	Community Preschool	B	\$2.50	\$2,627.70	
Parkallen	Green Circle Preschool Association	July 1/05 to June 30/07	76.40	Community Preschool	B	\$1.73	\$1,586.00	
Princeton	Balwin Community League	Sept. 1/05 to June 30/06	83.60	Community Preschool	B	\$1.75	\$1,463.00	
Queen Alexandra	Springhill Nursery School Society	Jun 1/05 to May 30/06	184.7	Community Preschool	B	\$2.50	\$4,155.70	
Richard Secord	Causeries: The Introducing French Playschool Association	Sept 1/05 to Jun 30/06	139.40	Community Preschool	B	\$1.73	\$2,411.60	\$2,091.00
Rutherford	Bonnie Doon Playschool Association	Sept 1/05 to Jun 30/06	76.20	Community Preschool	B	\$1.75	\$1,333.50	
Thorncliffe	Thorncliffe Community League	Sept. 1/05 to June 30/06	109.80	Community Preschool	B	\$1.50	\$1,762.20	
Category C								
Afton	Edmonton After School Care Association	July 1/05 to June 30/06	196.00	Before and After School Care	C	\$3.50	\$8,232.00	
Allendale	Alberta Adaptabilities Association	Nov 1/05 to Oct 31/06	84.90	After School Care	C	\$4.00	\$4,075.20	
Avonmore	Children's Toy Chest Society	Aug. 1/05 to July 31/06	76.20	Daycare	C	\$3.35	\$3,063.20	
Brander Gardens	Brander Gardens After School Parents Association	Aug. 1/05 to July 1/06	158.00	Before and After School Care	C	\$3.75	\$7,220.00	
Delwood	Young Men's Christian Association of Edmonton	Sept. 1/05 to Aug. 31/06	111.50	Before and After School Care	C	\$3.75	\$5,017.50	
Delwood	Young Men's Christian Association of Edmonton	Sept. 1/04 to Aug. 31/05	79.00	Before and After School Care	C	\$2.50	\$2,370.00	

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2005-06 Rate per m2 per month	2005-06 Revenue	2005-06 Custodial Fee
Eastwood	McCauley Community After School Care Association	Aug 1/05 to July 31/06	87.20	After School Care Centre	C	\$3.00	\$3,139.20	
Elmwood	Young Men's Christian Association of Alberta	Sept. 1/05 to August 31/06	147.00	Before and After School Care	C	\$3.75	\$6,615.00	
Fulton Place	Fulton Place Child Care Association	Aug 1/04 to July 31/08	876.60	Daycare & After School Care	C	Tenant paying full cost of PO&M		
Garneau	Garneau After School Centre	Sept. 1/05 to Aug. 31/06	338.60	Before and After School Care	C	\$3.85	\$15,643.00	
Garneau	Garneau/University Child Care Centre	July 1/05 to Jun 30/06	383.10	Child Care Centre	C	\$3.85	\$17,699.00	
Glenora	Glenora Child Care Society	Sept 3/05 to June 27/06	87.8	Out of School Care Centre	C	\$1.20	\$1,058.80	
George P. Nicholson	Young Men's Christian Association of Edmonton	Sept 1/02 to Aug 31/2027	487.00	Child Care Centre	C	Tenant is paying full cost of PO&M		
Grovenor	Grovenor Out of School Care Society	Sept. 1/05 to June 30/06	87.30	Before and After School Care	C	\$2.60	\$2,428.60	
Inglewood Annex	Community Options – A Society For Children and Families	Aug. 1/05 to July 31/06	537.10	Before and After School Care	C	\$3.75	\$24,169.00	
Inglewood	Russian Centre for Children's Learning & Instruction in Alberta (RCCLIA)	Sept 19/05 to Aug 31/06	76.10	Out of School Care	C	\$4.00	\$3,652.80	
John A. McDougall	Duck Inn Society	Aug 1, 2000 to Jul 31/06	374.60	Daycare and After School Care	C	\$1.94	\$8,720.69	
King Edward	King Edward Child Care Society	Aug. 1/05 - July 31/06	336.34	Daycare and After School Care	C	\$3.00	\$12,108.00	
Lansdowne	Lansdowne Child Care & Family Centre Society	Aug. 1/01 to July 31/06	574.90	Daycare	C	\$3.68	\$25,394.00	
Lendrum	Greenfield School Age Day Care Association	July 1/05 to June 30/06	169.40	Daycare and After School Care	C	\$3.80	\$7,724.60	
Lendrum	Greenfield School Age Day Care Association	July 1/05 to June 30/06	85.2	Before and After School Care	C	\$1.70	\$1,738.08	

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2005-06 Rate per m2 per month	2005-06 Revenue	2005-06 Custodial Fee
Malmo	Greenfield School Age Day Care Association	Aug. 1/05 to July 31/06	319.6	Daycare and After School Care	C	\$3.55	\$13,614.00	
McKee	McKee After School Program	July 1/05 to June 30/06	204.00	Before and After School Care	C	\$3.75	\$9,180.00	
McKee	McKee Child Care Centre Ltd.	July 1/05 to June 30/06	340.30	Daycare	C	\$4.00	\$16,334.00	
Meadowlark	Edmonton After School Care Association	Aug. 1/05 to July 31/06	225.20	Before and After School Care	C	\$3.55	\$9,593.50	
Mount Pleasant	Young Men's Christian Association of Edmonton	Apr 1/05 to Aug 31/06	188.2	Out of School Care Centre	C	\$3.20	\$5,690.40	
Newton	McCauley Community After School Care Association	Sept 1/05 to Aug 31/06	164.60	After School Care Centre	C	\$2.00	\$3,950.40	
Oliver	Oliver School Centre For Children	July 1/05 to June 30/06	687.68	Daycare and After School Care	C	\$3.80	\$30,793.00	
Overlanders	Young Men's Christian Association of Edmonton	Sept. 1/05 to Aug. 31/06	153.70	After School Care	C	\$3.20	\$5,902.00	
Parkallen	Young Men's Christian Association of Edmonton	Aug. 1/05 to July 31/06	226.00	Before and After School Care	C	\$3.50	\$9,492.00	
Parkdale	Parkdale After School Care Society (Edmonton)	Nov. 1/05 to Oct. 31/06	136.00	Before and After School Care	C	\$3.00	\$4,896.00	
Queen Alexandra	Queen Alexandra Out-of-School Care Program Society	Sept 1/05 to Jun 30/06	98.6	Before and After School Care	C	\$4.00	\$3,944.00	
Richard Secord	Richard Secord Out of School Care Society	Aug 1/05 to July 31/06	257.50	Before and After School Care	C	\$3.70	\$11,433.00	
Steinhauer	The Young Men's Christian Association	Sept 1/05 to Aug 31/06	166.60	Out of School Care Centre	C	\$3.50	\$6,997.20	
Stratford	The Young Men's Christian Association	Sept 1/05 to Aug 31/06	196.1	Out of School Care Centre	C	\$3.75	\$8,824.50	
Thorncliffe	Thorncliffe After-School Care Association	Aug. 1/05 to July 31/06	161.90	Before and After School Care	C	\$2.25	\$4,667.30	
Victoria	Monarch Child Care Society	Sept 1/05 to Aug 31/06	325.51	Daycare	C	\$3.50	\$13,671.00	

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2005-06 Rate per m ² per month	2005-06 Revenue	2005-06 Custodial Fee
Westglen	Young Men's Christian Association of Edmonton	Aug. 1/05 to July 31/06	565.60	Before and After School Care	C	\$3.50	\$22,058.00	
Westlawn	Britannia A.M.I. Montessori School Society	July 1/05 to June 30/06	98.10	Daycare	C	\$3.25	\$3,825.96	\$1,765.80
Windsor Park	University and Community Day Care Society	July 1/05 to June 30/06	176.50	Daycare	C	\$4.00	\$8,472.00	
York	North East Child Care Society	Aug. 1/05 to July 31/06	181.00	Before and After School Care	C	\$3.30	\$7,167.60	
Category D								
Avonmore	Avonmore Children's World Ltd.	Sept. 1/05 to July 31/06	76.0	Day Care and After School Care	D	\$3.25	\$2,781.90	
Baturyn	Precious Moments Before & After School Care Ltd.	Sept 3/05 to Jun 30/06	94.45	Day Care and After School Care	D	\$5.73	\$5,412.00	
Belvedere	413064 Alberta Ltd. & Yvonne & Santokh Shergill	June 1/05 to May 31/06	85.30	Before and After School Care	D	\$5.96	\$6,100.60	
Brookside	Brookside Montessori Child Centre	Aug 1/05 to July 31/06	162.00	Before and After School Care	D	\$5.29	\$10,283.00	
Coronation	568114 Alberta Ltd and Victor and Trinidad Deyto	Aug. 1/05 to July 31/06	169.00	Daycare and After School Care	D	\$6.25	\$12,675.00	
Delton	Delton Daycare Ltd. and Alpia Nadela	Nov. 1/05 to Oct. 31/06	357.50	Daycare	D	\$6.10	\$26,169.00	
Donnan	Entron Enterprises Inc.	July 1/05 to June 30/06	254.70	Daycare and After School Care	D	\$6.00	\$18,336.00	
Dovercourt	Bamby Day Care Centre Ltd. and Shyama Goonawardena	July 1/05 to June 30/06	153.80	Daycare and After School Care	D	\$6.50	\$11,996.00	
Duggan	Jolly Enterprises Ltd. & Rupinder Kaur	July 1/05 to June 30/06	264.45	Daycare	D	\$7.50	\$28,167.00	
Duggan	Duggan Out of School Care Ltd. & Kewal Bains	Nov 1/05 to Oct 31/06	145.55	Out of School Care	D	\$7.50	\$13,099.56	
Ekota	548872 Alberta Ltd. and Elizabeth Jones and Pia Ricard	May 1/05 to April 30/06	71.50	Before and After School Care	D	\$7.00	\$6,426.40	

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2005-06 Rate per m2 per month	2005-06 Revenue	2005-06 Custodial Fee
Gold Bar	Gold Bar Daycare and After School Care Limited	Aug 1/05 to July 31/06	250.0	Daycare and After School Care	D	\$6.13	\$18,390.00	
Grovenor	799505 Alberta Ltd. & Norwanda Paras	Aug 1/05 to July 31/06	171.70	Daycare Centre	D	\$5.65	\$11,641.00	
Hillview	Kids First Preschool Inc. and Eileen Oldach	Sept 1/05 to June 30/06	68.00	Private preschool	D	\$8.50	\$5,780.00	
J.A. Fife	Lago Lindo School Care Lt.	Sept 1/05 to Aug 31/06	83.1	Out of School Care	D	\$6.25	\$6,232.50	
James Gibbons	99362 Alberta Ltd. & Eugenia & Wladyslaw Serewko	Sept. 1/05 to Aug. 31/06	132.20	Daycare and After School Care	D	\$6.25	\$9,937.50	
Julia Kiniski	Burnwood Tiny Treasures Playschool Inc.	Sept 1/05 to Aug 31/06	80.59	Private Preschool	D	\$7.50	\$7,253.10	
Laurier Heights	Laurier Heights Out of School Care Ltd.	Aug. 1/05 to July 31/06	83.40	Daycare and After School Care	D	\$5.73	\$5,734.50	
Lynnwood	Oxford Child Development Centre Ltd.	Sept 1/05 to Aug 31/06	71.50	After School Care	D	\$7.50	\$5,362.50	
Lynnwood	Oxford Child Development Centre Ltd.	Sept 1/05 to Jun 30/06	89.0	After School Care (part-time)	D	\$3.75	\$3,571.10	
Malmo	Maria Montessori School Inc. & Kate Pearson	Jul 1/05 to Jun 30/06	80.90	Private Pre-School	D	\$6.45	\$6,261.70	
Mee-Yah-Noh	Little Professors Childcare Inc. and Renata Szwedowicz	Aug. 1/05 to July 31/06	250.00	Daycare	D	\$6.50	\$19,500.00	
Meyonohk	696020 Alberta Ltd. and Pasa Lau	Sept 1/05 to Aug 31/06	84.00	Before and After School Care	D	\$7.50	\$7,560.00	
Mill Creek	Country's Finest Child Care Centre Ltd. and Diane Ellendt-Cooper	July 1/05 to June 30/06	432.90	Daycare and After School Care	D	\$5.96	\$30,960.00	
Mill Creek	Country's Finest Child Care Centre Ltd. & Diane Ellendt-Cooper	Sept 1/05 to June 15/06	84.5	After School Care (part-time)	D	\$3.50	\$3,164.50	
Minchau	653733 Alberta Ltd. o/a Minchau Daycare	Sept 1/05 to June 30/06	77.2	Daycare (part-time)	D	\$3.75	\$2,891.10	
Montrose	JSP Investments Ltd. O/A Montrose Daycare	Aug. 1/05 to July 31/06	323.20	Daycare and After School Care	D	\$5.96	\$23,115.00	

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2005-06 Rate per m2 per month	2005-06 Revenue	2005-06 Custodial Fee
Queen Alexandra	Argyll Montessori School Ltd. and Naaz Sabur	Aug. 1/05 to July 31/06	280.8	Daycare and After School Care	D	\$5.96	\$20,082.00	
Rio Terrace	Oxford Child Development Centre Ltd.	Jul 1/05 to Jun 30/06	120.60	Before and After School Care	D	\$4.50	\$7,742.50	
Riverdale	524409 Alberta Ltd. and Mirosława Zasepa	Aug 1/05 to July 31/06	64.74	Before and After School Care	D	\$6.13	\$4,762.30	
Rutherford	350512 Alberta Inc. and Nurali and Khatoon Murji	Aug 1/05 to July 31/06	170.6	Daycare and After School Care	D	\$5.96	\$12,201.00	
Waverley	Waverley Day Care Ltd. and Faridabanu Merali	Aug. 1/05 to July 31/06	453.00	Daycare and After School Care	D	\$6.13	\$33,322.00	
Woodcroft	0189 Children's Care Ltd.	Dec 1/05 to Nov 30/06	75.30	Before and After School Care	D	\$7.50	\$6,777.00	
Woodcroft	0189 Children's Care Ltd.	July 1/05 to June 30/06	75.30	Before and After School Care	D	\$7.50	\$6,777.00	
Youngstown	960751 Alberta Ltd. and Anna Stachal	Aug. 1/04 to July 31/05	247.90	Daycare and After School Care	D	\$5.30	\$15,766.00	
Category E								
George P. Nicholson	Capital Health Authority	Sept 1/02 to Aug 31/2027	357.00	Public Health Clinic	E	Tenant is paying full cost of PO&M		
McCauley	Child Services/Alta Infrastructure	Oct 1/05 to Aug 31/06	82.90	Children Services Admin office	E	\$6.00	\$7,460.10	\$1,367.69
Westlawn	Capital Health Authority	April 1/2005 to Aug. 31/2010	387.00	Public Health Clinic	E	\$3.79	\$17,600.00	
Category F								
Alberta School for the Deaf	Learning Disabilities Association of Alberta	Jan 1/06 to Dec 31/06	110.4	Non-profit Society Office	F	\$0.00	\$0.00	\$0.00
Alberta School for the Deaf	Tevie Miller Heritage School Society	Jan 1/06 to Dec 31/06	29.1	Non-profit Society Office	F	\$0.00	\$0.00	\$0.00
Braemar	Public School Boards' Association of Alberta	Aug. 1/05 to July 31/06	165.00	PSBAA Administration	F	\$5.96	\$11,800.00	
Braemar	Gariela Mistral Latin American School	Sept 1/05 to Aug 31/06	42.65	Storage for Language School	F	\$7.50	\$3,838.50	

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2005-06 Rate per m ² per month	2005-06 Revenue	2005-06 Custodial Fee
Capilano	Alberta Association for Family Recreation & Sport	Sept 1/05 to Aug 31/06	48.00	Society Office	F	\$5.45	\$3,139.20	
Eastwood	Governors of the University of Alberta	Oct 1/05 to Sept 30/06	14.8	Program Office	F	\$7.50	\$1,332.00	
Garneau	Wendy Gervais	Sept 1/05 to June 31/06	14.3	Artist Studio	F	\$7.50	\$1,072.50	
L'Académie Vimy Ridge Academy	Air Cadets	June 1/05 to May 31/06	108.50	Cadet administration	F	\$4.85	\$5,262.30	
L'Académie Vimy Ridge Academy	Conseil Scolaire Centre-Nord	Sept 1/05 to August 31/06	2,929.0	Francophone K-9	F	\$7.50	\$268,908.00	
L'Académie Vimy Ridge Academy	Navy League Cadets	June 1/05 to May 31/06	23.50	Cadet administration	F	\$3.50	\$987.00	
L'Académie Vimy Ridge Academy	Resolute Cadets	June 1/05 to May 31/06	116.40	Cadet administration	F	\$3.50	\$4,888.80	
L'Académie Vimy Ridge Academy	Onside Sports Rehab Ltd. & Chris Holt	Sept 1/05 to Aug 31/06	50.8	Rehab Service Provider	F	\$7.50	\$4,572.00	
Lawton	Harvest Vineyard Christian Fellowship	Sept. 1/05 to Aug 31/06	383.6	Religious Services and office	F	\$5.95	\$27,389.00	
McKee	Edmonton Immigrant Services Association	Sept 9/05 to June 30/06	92.00	Adult Instruction (part-time use)	F	\$2.70	\$2,235.60	
Queen Alexandra	Edmonton & District Historical Society	Dec 1/05 to Aug 31/06	82.6	Historical Society Office	F	\$7.50	\$5,575.50	
Ritchie	Edmonton Hispanic Bilingual Association	Sept. 1/05 to Aug. 31/06	24.00	Non-Profit Society Office	F	\$5.45	\$1,569.60	
Victoria	Edmonton Potters' Guild	Nov. 1/05 to Oct. 31/06	168.30	Pottery Instruction	F	\$5.45	\$11,006.00	
Victoria	Pure Class Dance Arts Association	Oct 1/05 to March 31/06	433.4	Dance Instruction	F	\$3.75	\$9,751.50	

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 2005 - 2006**

School Name	Tenant Name	Term of Lease	Gross Area Leased (m ²)	2005-06 Revenue	Space Used For
Alex Taylor	Edmonton City Centre Church Corporation	Sept 1/01 to Aug 31/21	4,253.00	\$1.00	Administration of community services
Bellevue	Distinctive Employment Counseling Services	Jan1/04 to Dec 31/09	2,542.80	\$106,798.00	Administration, Counseling and Employment Training
Idylwylde	New Hope Christian Assemble	Month-to-Month	970.44	\$1,698.27/ month	Religious Assembly
Idylwylde	Centre D'Experience Prescolaire Et Parascolaire	Sept 1/05 to June 30/06	76.1	\$2,663.35	Francophone pre-school
Sherbrooke	Friends of Musical Alberta Society	Month-to-month	75.10	\$4,560.00	Music Theatre Society
Sherbrooke	Ballet North	Aug 1/03 to Jul 31/08	199.10	\$12,000.00	Dance Instruction
Sherbrooke	Danek Mozdenski	Dec 1/04 to Nov 30/06	226.0	\$6,408.70	Artist Studio
Sherbrooke	Olympian Swim Club	Aug 1/05 to Jul 31/07	75.8	\$3,183.60	Administrative office
Sherbrooke	Viter Ukrainian Dance	Dec 1/03 to Nov 30/06	11.70	\$561.60	Props storage
Sherbrooke	Shumka Ukrainian Dancers	Sept 1/01 to Aug 31/07	649.80	\$23,392.00	Dance Instruction
Sherbrooke	Makami College	Apr 1/04 to Mar 31/07	184.40	\$7,744.80	Massage Therapy Instruction
Sherbrooke	Edmonton Film School	Sept 1/05 to Aug 31/06	150.2	\$5,519.80	Film Media Instruction
Sherbrooke	DanceSport Academy	May 1/06 to June 30/07	75.1	\$3,679.90	Dance Instruction
Sherbrooke	James Keating	Aug 1/04 to July 31/06	150.2	\$6,308.40	Artist Studio
Distribution Centre	City of Edmonton	Apr 1/02 to Mar 31/07	1,799.40	\$87,126.00	Corporate Records storage

Edmonton Public Schools
Planning Department
May 2006

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% 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 advise 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. School 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.