

EDMONTON PUBLIC SCHOOLS

May 22, 2007

TO: Board of Trustees

FROM: Edgar Schmidt, Superintendent of Schools

SUBJECT: Leasing Summary for 2006 – 2007

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 2006-2007 school term in the district.

Operational School Leasing Highlights:

- The district currently has approximately 25,202 square meters of surplus operational school space leased with revenue to the district of \$1,191,050. In 2005-2006 the district leased out 28,623 square meters and brought in revenue of \$1,293,556 (Appendix I and II).
- The Conseil Scolaire Centre-Nord Francophone school district vacated their leased space at L'Académie Vimy Ridge Academy when their school district acquired Strathearn School. This resulted in a reduction in leased space of approximately 2,929 square meters and a reduction of \$268,908 in revenues to the district.
- An increased percentage of utility costs have been recovered from tenants. Approximately \$299,000 has been returned to DU 378, Utility Management.
- Lease rates for next year will be the final year of a five year implementation schedule approved by the Board on March 25, 2003. This will allow for utility costs to be recovered from lease revenue, as well as revenue for capital renewal, both in accordance with the January 27, 2004 lease revenue distribution schedule.
- Lease rates are based on lease categories from A to F, and rates vary depending on non-profit or for profit status. The categories and rates reflect the degree of co-curricular support for school programs by the tenant (Appendix III).
- Terra Association at Braemar School is categorized as a Category A tenant with a lease revenue of \$25,275.00. This tenant does not receive funding through their provincial ministries to pay rent and operational costs. The administration is working towards creating a lease category that the province would recognize for direct funding.

Lease Category*	# of leases	Square Meters	Revenue	Exemption Y/N
Category A	22	5,057	\$126,399	Y
Category B	23	2,123	\$50,075	Y
Category C	40	9,199	\$403,752	Y
Category D	37	5,842	\$466,167	N
Category E	2	470	\$24,500	Y
Category F	19	1,667	\$117,157	(1,521) Y
Special	3	844	\$3,000	Y
TOTALS	146	25,202	\$1,191,050	19,215 exempt

*Lease category descriptions are contained in Appendix III

Non-Operational and District Facilities Leasing Highlights:

- There are eight 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, day-to-day maintenance and building insurance.
- North Edmonton School has part-time use by the Ben Calf Robe Society for after-school programming while a suitable tenant is sought through a Request for Proposal process. The tenant is not creating lease revenue but is paying a portion of operational costs. This is a month-to-month arrangement.
- 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.
- Argyll School was vacated when the Argyll Centre completed their move to Terrace Heights School and the property placed in the disposition process. The City of Edmonton has served notice that they wish to exercise their right of first purchase for the entire property.
- Strathearn School was transferred to Conseil Scolaire Centre-Nord school district at the end of March 2006. The Conseil Scolaire Centre-Nord vacated L'Académie Vimy Ridge effective July 2006.
- Bellevue School is in the disposition process and the administration is working with the City of Edmonton regarding the purchase to the current tenant, Distinctive Employment Services Association. This tenant remains in the school building pending this decision.
- Aurora Charter School has been granted a four year lease at Sherbrooke School. Existing tenants are being relocated and accommodated in order to have the Aurora school space ready for a September 2007 school start.
- Donald Ross School was vacant during a major boiler replacement and the administration is seeking a suitable tenant through a Request for Proposals process.
- Idylwyld School was fully utilized in 2006-07 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.

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
Idylwyld	2,115.40	2,115.40	0	\$0
North Edmonton	3,769.50	950.00	2,819.50	\$0
Queen Mary Park	1,924.00	1,924.00	0	\$0
Sherbrooke	5,798.00	5,798.00	0	\$441,134
Wellington	6,217.40	6,217.40	0.00	\$1
Distribution Centre	7,627.00	1,799.40	0.00	\$97,581
TOTALS	36,970.30	25,600.00	5,542.70	\$645,515

The administration is preparing to turn over responsibility for the newly declared closed schools of Newton and High Park 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.

MC:cp

- APPENDIX I Edmonton Public Schools Lease Revenue Operational Schools 2006-2007
- APPENDIX II Edmonton Public Schools Lease Revenue Distribution Non-Operational Schools and Other District Facilities 2006-2007
- APPENDIX III Lease Categories and Rates

**Edmonton Public Schools Lease Revenue Distribution
Operational Schools
2006 - 2007**

DU #	School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	New Lease Category	Year 4 Rate per m ² per month	Year 4 (06-07) Revenue
100	Abbott	ABC Head Start Society	July 1/06 to Jun 30/07	146.2	Head Start Program	A	\$1.75	\$3,070.20
100	Abbott	Ben Calf Robe Head Start	Apr 1/06 to Mar 31/07	73.1	Head Start Program	A	\$2.00	\$1,754.40
500	Allendale	Capital Health Authority (EIP)	Sept 1/06 to Aug 31/07	251.4	Child Services	A	\$2.00	\$6,033.60
236	Belmead	ABC Head Start	Sept. 1/06 to Aug. 31/07	147.6	Head Start Program	A	\$1.75	\$3,099.60
236	Belmead	Ben Calf Robe Head Start	Sept 1/06 to Aug. 31/07	76.4	Head Start Program	A	\$2.00	\$1,833.60
704	Braemar	Terra Association	Oct. 1/02 to Sept. 30/07	842.5	Childcare & Services as per Service Agreement	A	\$2.50	\$25,275.00
113	Calder	Oliver School Centre for Children	July 1/03 to June 30/08	203.1	Head Start program and administration	A	\$2.50	\$6,093.00
505	Donnan	A.A.D. Program	Sept 1/06 to Aug 31/07	86.7	Hockey Academy Administration	A	\$2.00	\$2,080.80
507	Eastwood	ABC Head Start Society	Sept 1/06 to Aug 31/07	248.1	Head Start Program	A	\$1.75	\$5,210.10
233	Ekota	ABC Head Start Society	July 1/06 to June 30/07	137.6	Head Start Program	A	\$2.00	\$3,302.40
127	Gold Bar	ABC Head Start	Sept 1/06 to Aug 31/07	126.8	Head Start Program	A	\$2.25	\$3,423.60
220	Grace Martin	ABC Head Start Society	Aug 1/06 to July 31/07	146.2	Head Start Program	A	\$2.00	\$3,508.80
137	Kensington	ABC Head Start	July 1/06 to June 30/07	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 1/06 to Aug 31/07	80.2	Hockey Academy Administration	A	\$2.00	\$1,924.80
50	L'Académie Vimy Ridge Academy	Green & Gold Soccer Academy	Sept 1/06 to Aug 31/07	23.6	Soccer Program Administration	A	\$2.00	\$566.40
143	McArthur	Edmonton City Centre Church Corporation	Sept 1/06 to Aug 31/07	166.8	Early Head Start Program	A	\$2.00	\$4,003.20

DU #	School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	New Lease Category	Year 4 Rate per m ² per month	Year 4 (06-07) Revenue
195	McKee	ABC Head Start Society	July 1/06 to June 30/07	163.8	Head Start Program	A	\$2.00	\$3,931.20
509	Queen Alexandra	Edmonton & District Historical Society	Sept 1/06 to Aug 31/07	82.6	Historical Society Offices	A	\$2.00	\$1,982.40
212	Sherwood	ABC Head Start Society	Sept. 1/06 to Aug 31/07	75.6	Head Start Program	A	\$2.00	\$1,814.40
212	Sherwood	Bent Arrow Head Start	Sept 1/06 to Aug 31/07	69.6	Aboriginal Head Start Program	A	\$2.00	\$1,670.40
213	Youngstown	Capital Health Authority (EIP)	Sept 1/06 to Aug 31/07	172.3	Children Services	A	\$2.00	\$4,134.72
	Sub-Totals			5,057.1				\$126,399.42
500	Allendale	Die Kleine Kinderschule/Kindergarten Society	Sept. 1/06 to June 30/07	84.9	Community Preschool	B	\$2.50	\$2,122.50
704	Braemar	Ottewell Community League	Sept. 1/06 to June 31/07	82.5	Community Pre-School	B	\$2.50	\$2,062.50
237	Callingwood	Callingwood Lymburn Community League	Sept. 1/06 to June 30/07	69.7	Community Preschool	B	\$2.12	\$1,477.64
114	Capilano	Capilano Community League	July 1/06 to June 30/07	83.4	Community Preschool	B	\$2.12	\$2,121.70
123	Forest Heights	Die Kleine Kinderschule/Kindergarten Society	Sept.1/06 to June 30/07	76.1	Community Preschool	B	\$1.75	\$1,331.75
127	Gold Bar	Gold Bar Four Year Old Playschool Association	Sept 1/06 to May 31/07	83.4	Community Preschool	B	\$2.12	\$1,591.27
129	Grovenor	First Discoveries Preschool Society	July 1/06 to June 30/07	84.4	Community Preschool	B	\$2.12	\$2,147.14
239	Kameyosek	Lakewood Community League	July 1/06 to Dec 31/06	74.1	Community based Playschool	B	\$2.50	\$1,111.50
517	King Edward	Strathcona Nursery School	Aug 26/06 to Jun 30/07	153.4	Community Nursery School	B	\$2.12	\$3,902.50
267	LaPerle	LaPerle Community Playschool	Sept 1/04 to Aug 31/09	78.7	Community based Playschool	B	\$2.50	\$2,361.00
186	Malmo	Malmo Pre-Kindergarten Parent Association	Aug. 1/06 to July 31/07	80.8	Community Preschool	B	\$2.25	\$2,181.60
195	McKee	Discovery Place Pre-School	Sept 1/06 to June 30/07	81.9	Pre-kindergarten	B	\$2.50	\$2,047.50
210	Meadowlark	Meadowlark Community League	Sept. 1/06 to May 31/07	88.3	Community Preschool	B	\$2.12	\$1,684.76
533	Mill Creek	Caminitos Playschool Society	Sept 1/06 to Jun 30/07	84.5	Spanish Pre-school program	B	\$2.00	\$1,690.00

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154	Newton	Newton Community League	Sept. 15/06 to June 30/07	75.8	Community Preschool	B	\$2.12	\$1,606.96
529	Parkallen	Green Circle Preschool Association	July 1/06 to June 30/07	76.4	Community Preschool	B	\$2.12	\$1,943.62
187	Princeton	Balwin Community League	Sept. 1/06 to June 30/07	83.6	Community Preschool	B	\$2.25	\$1,881.00
506	Queen Alexandra	Springhill Nursery School Society	July 1/06 to June 30/07	184.7	Pre-kindergarten	B	\$2.50	\$5,541.00
201	Richard Secord	Causeries: The Introducing French Playschool Association	Sept 1/06 to Jun 30/07	139.4	Community Preschool	B	\$2.12	\$2,955.28
211	Rio Terrace	Die Kleine Kinderschule/Kindergarten Society	Sept 1/06 to June 30/07	87.7	Community Preschool	B	\$2.50	\$2,192.50
170	Rutherford	Bonnie Doon Playschool Association	Sept 1/06 to June 30/07	76.2	Community Preschool	B	\$2.20	\$1,676.40
243	Sweet Grass	Greenfield Community Nursery School (Greenfield Combination Home-Centre)	Jul 1/06 to June 30/07	83.3	Community Preschool	B	\$2.25	\$2,249.10
216	Thorncliffe	Thorncliff Community League	Sept. 1/06 to June 30/07	109.8	Community Preschool	B	\$2.00	\$2,196.00
	Sub-Totals			2,123.0				\$50,075.21
192	Afton	Edmonton After School Care Association	July 1/06 to June 30/07	196.0	Before and After School Care	C	\$3.85	\$9,055.20
501	Avonmore	Children's Toy Chest Society	Aug. 1/06 to July 31/07	76.2	Daycare	C	\$3.70	\$3,383.28
226	Brander Gardens	Brander Gardens After School Parents Association	Aug. 1/06 to July 1/07	158.0	Before and After School Care	C	\$4.00	\$7,584.00
194	Delwood	Young Men's Christian Association of Edmonton	Sept. 1/06 to Aug. 31/07	111.5	Before and After School Care	C	\$4.00	\$5,352.00
194	Delwood	Young Men's Christian Association of Edmonton	Sept. 1/06 to Aug. 31/07	79.0	Before and After School Care	C	\$2.25	\$2,133.00
507	Eastwood	McCauley Community After School Care Association	Aug 1/06 to July 31/07	174.4	After School Care Centre	C	\$3.50	\$7,324.80
123	Forest Heights	Young Men's Christian Association of Edmonton	Sept 1/06 to Aug 31/07	152.2	Before and After School Care	C	\$3.50	\$6,392.40
509	Garneau	Garneau After School Centre	Sept. 1/06 to Aug. 31/07	338.6	Before and After School Care	C	\$4.00	\$16,252.80
509	Garneau	Garneau/University Child Care Centre	July 1/06 to Jun 30/07	383.1	Child Care Centre	C	\$4.00	\$18,388.80

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126	Glenora	Glenora Child Care Society	Sept 3/06 to June 27/07	87.8	Out of School Care Centre	C	\$1.60	\$1,404.80
129	Grovenor	Grovenor Out of School Care Society	Sept. 1/06 to June 30/07	87.3	Before and After School Care	C	\$3.35	\$2,924.55
136	Inglewood	Russian Centre for Children's Learning & Instruction in Alberta	Sept 1/06 to Aug 31/07	76.1	Before and After School Care	C	\$4.00	\$3,652.80
136	Inglewood Annex	Community Options – A Society For Children and Families	Aug. 1/06 to July 31/07	537.1	Before and After School Care	C	\$4.00	\$25,780.80
521	John A. McDougall	Duck Inn Society	Aug 1, 2006 to Jul 31/07	374.6	Combined Daycare and After School Care	C	\$3.00	\$13,485.60
517	King Edward	King Edward Child Care Society	Aug. 1/06 - July 31/07	336.3	Daycare and After School Care	C	\$3.50	\$14,126.28
180	Lansdowne	Lansdowne Child Care & Family Centre Society	Aug. 1/06 to July 31/07	574.9	Daycare	C	\$3.80	\$26,215.44
185	Lendrum	Greenfield School Age Day Care Association	July 1/06 to June 30/07	254.6	Daycare and After School Care	C	\$3.90	\$11,915.28
185	Lendrum	Greenfield School Age Day Care Association	Sept 1/06 to Aug 31/07	81.4	Daycare and After School Care	C	\$3.90	\$3,809.52
186	Malmo	Greenfield School Age Day Care Association	Aug. 1/06 to July 31/07	319.6	Daycare and After School Care	C	\$3.75	\$14,382.00
143	McArthur	McCauley Community After School Care Association	May 1/06 to Apr 31/07	85.4	Out of School Care Centre	C	\$3.50	\$3,586.80
195	McKee	McKee After School Program	July 1/06 to June 30/07	204	Before and After School Care	C	\$3.95	\$9,669.60
195	McKee	McKee Child Care Centre Ltd.	July 1/06 to June 30/07	362.4	Daycare	C	\$4.00	\$17,395.20
210	Meadowlark	Edmonton After School Care Association	Aug. 1/06 to July 31/07	225.2	Before and After School Care	C	\$3.75	\$10,134.00
152	Mount Pleasant	Young Men's Christian Association of Edmonton	Sept 1/06 to Aug 31/07	188.2	Out of School Care Centre	C	\$3.55	\$6,666.60
154	Newton	McCauley Community After School Care Association	Sept 1/06 to Aug 31/07	164.6	After School Care Centre	C	\$3.00	\$5,925.60
527	Oliver	Oliver School Centre For Children	July 1/06 to June 30/07	687.7	Daycare and After School Care	C	\$4.00	\$33,008.64
229	Overlanders	Young Men's Christian Association of Edmonton	Sept. 1/06 to Aug. 31/07	153.7	After School Care	C	\$3.55	\$6,547.62

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529	Parkallen	Young Men's Christian Association of Edmonton	Aug. 1/06 to July 31/07	226.0	Before and After School Care	C	\$3.75	\$10,170.00
530	Parkdale	Parkdale After School Care Society (Edmonton)	Nov. 1/06 to Oct. 31/07	136.0	Before and After School Care	C	\$3.50	\$5,712.00
506	Queen Alexandra	Queen Alexandra Out of School Care Program Society	July 1/06 to June 30/07	98.6	Out of School Care Centre	C	\$4.00	\$4,732.80
201	Richard Secord	Richard Secord Out of School Care Society	Aug 1/06 to July 31/07	257.5	Before and After School Care	C	\$3.85	\$11,896.50
241	Steinhauer	The Young Men's Christian Association	Sept 1/06 to Aug 31/07	166.6	Out of School Care Centre	C	\$3.55	\$7,097.16
204	Stratford	Montessori & Me! Society	June 1/06 to May 31/07	140.0	Community Preschool	C	\$2.50	\$4,200.00
204	Stratford	Young Men's Christian Association of Edmonton	Sept 1/06 to Aug 31/07	196.1	Out of School Care Centre	C	\$3.80	\$8,942.16
216	Thorncliffe	Thorncliffe After-School Care Association	Aug. 1/06 to July 31/07	161.9	Before and After School Care	C	\$2.50	\$4,857.00
55	Victoria	Monach Child Care Society (Formerly Victoria School Child Care)	Sept 1/06 to Aug 31/07	325.5	Daycare	C	\$3.75	\$14,647.95
179	Westglen	Young Men's Christian Association of Edmonton	Aug. 1/06 to July 31/07	565.6	Before and After School Care	C	\$3.55	\$24,094.56
545	Westlawn	Britannia A.M.I. Montessori School Society	July 1/06 to June 30/07	98.1	Daycare	C	\$3.55	\$4,179.06
182	Windsor Park	University and Community Day Care Society	July 1/06 to June 30/07	176.5	Daycare	C	\$4.00	\$8,472.00
198	York	North East Child Care Society	Aug. 1/06 to July 31/07	181.0	Before and After School Care	C	\$3.80	\$8,253.60
	Sub-Totals			9,199.3				\$403,752.20
501	Avonmore	Avonmore Children's World Ltd.	Aug. 1/06 to July 31/07	76	After School Care	D	\$3.50	\$3,192.00
247	Baturyn	Precious Moments Before & After School Care Ltd.	Sept 3/06 to Jun 30/07	94.45	Day Care and After School Care	D	\$6.61	\$6,243.15
109	Belvedere	1124457 Alberta Ltd. & Yvonne & Santokh Shergill	June 1/06 to May 31/07	85.3	Before and After School Care	D	\$6.74	\$6,899.06
146	Brookside	Brookside Montessori Child Centre	June 1/06 to May 31/07	162.0	Before and After School Care	D	\$6.40	\$12,441.60
115	Coronation	568114 Alberta Ltd and Victor and Trinidad Deyto	Aug. 1/06 to July 31/07	169.0	Daycare and After School Care	D	\$7.00	\$14,196.00

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118	Delton	Delton Daycare Ltd. and Alpia Nadela	Nov. 1/06 to Oct. 31/07	357.5	Daycare	D	\$6.82	\$29,257.80
505	Donnan	Entron Enterprises Inc.	July 1/06 to June 30/07	254.7	Daycare and After School Care	D	\$6.50	\$19,866.60
121	Dovercourt	Bamby Day Care Centre Ltd. and Shyama Goonawardena	July 1/06 to June 30/07	153.8	Daycare and After School Care	D	\$7.00	\$12,919.20
218	Duggan	Duggan Out of School Care	Nov 1/06 to Oct 31/07	145.5	Out of School Care Centre	D	\$7.50	\$13,099.50
218	Duggan	Jolly Enterprises Ltd. & Rupinder Kaur	July 1/06 to June 30/07	264.5	Daycare and After School Care	D	\$7.50	\$23,800.50
233	Ekota	548872 Alberta Ltd. and Elizabeth Jones and Pia Ricard	May 1/06 to April 30/07	71.5	Before and After School Care	D	\$7.25	\$6,220.50
127	Gold Bar	Gold Bar Daycare and After School Care Limited	Aug 1/06 to July 31/07	250.0	Daycare and After School Care	D	\$6.82	\$20,460.00
129	Grovenor	799505 Alberta Ltd. & Norwanda Paras	Aug 1/06 – July 31/07	171.7	Daycare Centre	D	\$6.55	\$13,495.62
255	Hillview	Kids First Preschool Inc. and Eileen Oldach	Sept 1/06 to June 30/07	68.0	Private preschool	D	\$8.00	\$5,440.00
567	Horse Hill	1216962 Alberta Ltd. & Javid Ali	Jul 1/06 to Feb 12/07	66.0	Out of School Care Centre	D	\$7.50	\$5,936.40
188	J.A. Fife	Lago Lindo School Care Ltd. & Krishnasamy Naidoo	Sept 1/06 to Aug 31/07	83.1	Before and After School Care	D	\$6.50	\$6,481.80
207	James Gibbons	99362 Alberta Ltd. & Hardev Roy & Jasvinder Heran	Sept. 1/06 to Aug. 31/07	132.2	Daycare and After School Care	D	\$7.00	\$11,104.80
275	Julia Kiniski	Burnwood Tiny Treasures Playschool Inc.	Sept 1, 2006 to Aug 31/07	80.6	Private preschool	D	\$7.50	\$7,253.10
518	Laurier Heights	Laurier Heights Out of School Care Ltd.	Aug. 1/06 to July 31/07	83.4	Daycare and After School Care	D	\$6.75	\$6,755.40
208	Lynnwood	Oxford Child Development Centre Ltd.	Sept 1/06 to Aug 31/07	89.0	Before and After School Care	D	\$3.75	\$4,005.00
208	Lynnwood	Oxford Child Development Centre Ltd.	Sept 1/06 to Aug 31/07	71.5	Before and After School Care	D	\$7.50	\$6,435.00
186	Malmo	Maria Montessori School Inc. & Kate Pearson	Jul 1/06 to Jun 30/07	80.9	Private Pre-School	D	\$7.00	\$6,795.60
149	Mee-Yah-Noh	Little Professors Childcare Inc. and Renata Szwedowicz	Aug. 1/06 to July 31/07	250.0	Daycare	D	\$7.00	\$21,000.00

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249	Meyonohk	696020 Alberta Ltd. and Pasa Lau	Sept 1/06 to Aug 31/07	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 1/06 to June 30/07	432.9	Daycare and After School Care	D	\$6.74	\$35,012.95
533	Mill Creek	Country's Finest Child Care Centre Ltd. and Diane Ellendt-Cooper	Sept 1/06 to June 30/07	84.5	Out of School Care Centre	D	\$3.50	\$2,957.50
274	Minchau	653733 Alberta Ltd. Minchau Daycare	Sept 1/06 to June 30/07	77.2	Daycare	D	\$3.75	\$2,895.00
151	Montrose	JSP Investments Ltd. O/A Montrose Daycare	Aug. 1/06 to July 31/07	323.2	Daycare and After School Care	D	\$6.74	\$26,140.42
187	Princeton	EMJA Day Care Centre Ltd. and Cynthia Naidoo	Oct 1/06 to Sept 31/07	91.5	Daycare	D	\$6.61	\$7,257.78
509	Queen Alexandra	Argyll Montessori School Ltd. and Naaz Sabur	Aug. 1/06 to July 31/07	280.8	Daycare and After School Care	D	\$6.74	\$22,711.10
211	Rio Terrace	Oxford Child Development Centre Ltd.	Jul 1/06 to Jun 30/07	120.6	Before and After School Care	D	\$5.75	\$8,321.40
168	Riverdale	524409 Alberta Ltd. and Miroslawa Zasepa	Aug 1/06 to July 31/07	64.7	Before and After School Care	D	\$6.82	\$5,298.32
170	Rutherford	350512 Alberta Inc. & Nurali and Khatoon Murji	Aug 1/06 to July 31/07	170.6	Daycare and After School Care	D	\$6.74	\$13,798.13
189	Waverley	Waverley Day Care Ltd. and Faridabanu Merali	Aug. 1/06 to July 31/07	453.0	Daycare and After School Care	D	\$6.82	\$37,073.52
183	Woodcroft	0189 Children's Care Ltd.	Dec 1/06 to Nov 30/07	75.3	Before and After School Care	D	\$7.50	\$6,777.00
183	Woodcroft	0189 Children's Care Ltd.	July 1/06 to June 30/07	75.3	Before and After School Care	D	\$7.50	\$6,777.00
213	Youngstown	960751 Alberta Ltd. and Anna Stachal	Aug. 1/06 to July 31/07	247.9	Daycare and After School Care	D	\$6.82	\$20,288.14
	Sub-Totals			5,842.1				\$466,166.89
520	McCauley	Child Services/Alta Infrastructure	Sept 1/06 to Aug 31/07	82.9	Government office	E	\$6.50	\$6,465.42
545	Westlawn	Capital Health Authority	Sept 1/06 to Aug 31/07	387.0	Public Health Clinic	E	\$3.88	\$18,018.72
	Sub-Totals			469.9				\$24,484.14

DU #	School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	New Lease Category	Year 4 Rate per m ² 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 1/07 to Dec 31/07	29.1	Societies Office	F	n/a	\$1.00
730	Alberta School for the Deaf	Tevie Miller Heritage School Society	Jan 1/07 to Dec 31/07	29.1	Societies Office	F	n/a	\$1.00
704	Braemar	Gabriela Mistral Latin American School	Sept 1/06 to Aug. 31/07	42.6	Storage for Language School	F	\$7.50	\$3,838.50
704	Braemar	Public School Boards' Association of Alberta	Aug. 1/06 to July 31/07	165.0	PSBAA Administration	F	\$6.74	\$13,345.20
114	Capilano	Alberta Association for Family Recreation & Sport	Sept 1/06 to Aug 31/07	48.0	Society Office	F	\$6.55	\$3,772.80
507	Eastwood	Governors of the University of Alberta	Oct 1/06 to Sept 30/07	14.8	Administrative office space	F	\$7.50	\$1,332.00
509	Garneau	Wendy Gervais	Sept 1/06 to Aug 31/07	14.8	Artist Studio	F	\$7.50	\$1,110.00
512	Hardisty	Young Life of Canada	Sept 1/05 to Aug 31/07	35.5	Administrative office space	F	\$7.50	\$3,195.00
513	Highlands	Indigenous Elders Cultural Resource Circle Society	May 1/07 to April 30/08	92.2	Administrative office space	F	\$7.50	\$8,298.00
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 1/06 to May 31/07	108.5	Cadet administration	F	\$6.25	\$8,137.50
50	L'Académie Vimy Ridge Academy	Navy League Cadets	June 1/06 to May 31/07	23.5	Cadet administration	F	\$6.25	\$1,762.50
50	L'Académie Vimy Ridge Academy	Onside Sports Rehab Ltd. & Chris Holt	Sept 1/06 to Aug 31/07	50.8	Sports Medicine	F	\$7.50	\$4,572.00
50	L'Académie Vimy Ridge Academy	Resolute Cadets	June 1/06 to May 31/07	116.4	Cadet administration	F	\$6.25	\$7,275.00
169	Lawton	Harvest Vineyard Christian Fellowship	Sept. 1/06 to Aug 31/07	383.6	Religious Services and office	F	\$6.95	\$31,992.24
186	Malmo	Reading & Writing Consultants Inc.	Sept 1/06 to Aug 31/07	79.9	Private Consultants	F	\$7.50	\$7,191.00
195	McKee	Edmonton Immigrant Services Association	Sept 9/06 to June 30/07	92.0	Adult Instruction	F	\$2.50	\$2,760.00
533	Ritchie	Edmonton Hispanic Bilingual Association	Sept 1/06 to Aug 31/07	24.0	Saturday Language School	F	\$6.55	\$1,886.40
55	Victoria	Edmonton Potters' Guild	Nov. 1/06 to Oct. 31/07	168.3	Pottery Instruction	F	\$6.55	\$13,228.38
	Sub-Totals			1,666.8				\$117,146.52

DU #	School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	New Lease Category	Year 4 Rate per m ² per month	Year 4 (06-07) Revenue
1004	George P. Nicholson	Capital Health Authority	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 Authority	Nov 1/03 to Oct 31/07	0	parking stalls	special	n/a	\$3,000.00
	Sub-Totals			844.0				\$3,000.00
	TOTALS			25,202.3	sq. meters leased		revenue	\$1,191,024.38

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
 Planning Department
 May 2007

**EDMONTON PUBLIC SCHOOLS LEASE REVENUE DISTRIBUTION
NON-OPERATIONAL SCHOOLS AND OTHER DISTRICT FACILITIES 2006 - 2007**

School Name	Tenant Name	Term of Lease	Gross Area Leased (m ²)	2006-07 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	Jan1/04 to Dec 31/09	2,542.8	\$106,798.00	Administration, Counseling and Employment Training
Sherbrooke	Friends of Musical Alberta Society	Month-to-month *terminated April/07	361.6	\$1,807.85 /month	Music Theatre Society
Sherbrooke	Ballet North	Aug 1/03 to Jul 31/08	199.1	\$12,000.00	Dance Instruction
Sherbrooke	Mosaic Educational Centre	Month-to-month *terminated April/07	361.6	\$1,807.85 /month	Cultural & Language school
Sherbrooke	Danek Mozdenski	Month-to-month * terminated April/07	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	Month-to-month	11.7	\$561.60	Props storage
Sherbrooke	Shumka Ukrainian Dancers	Sept 1/01 to Aug 31/07	649.8	\$23,392.00	Dance Instruction
Sherbrooke	Makami College	Apr 1/04 to Mar 31/07	184.4	\$7,744.80	Massage Therapy Instruction
Sherbrooke	Edmonton Film School	Sept 1/06 to Feb 28/07	150.2	\$5,519.80	Film Media Instruction
Sherbrooke	DanceSport Academy	May 1/06 to May 31/07	75.1	\$3,679.90	Dance Instruction
Sherbrooke	James Keating	Month-to-month * terminated Feb/07	150.2	\$6,308.40	Artist Studio
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 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.