

EDMONTON PUBLIC SCHOOLS

May 24, 2005

TO: Board of Trustees

FROM: A. McBeath, Superintendent of Schools

SUBJECT: Leasing Summary for 2004 – 2005

ORIGINATOR: C. McCabe, Assistant to the Superintendent

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 2004-2005 school year in the district.

Operational School Leasing Highlights:

- The district currently has approximately 28,785 square meters of surplus operational school space leased with revenue to the district of \$1,162,617. In 2003-2004 the district leased out 27,500 square meters and brought in revenue of \$1,090,000.
- The average lease rate has risen from \$3.09 per square meter per month to \$3.37 per square meter per month.
- This is the first year that a percentage of utility costs have been recovered from tenants. Approximately \$116,000 has been returned to DU 378, Utility Management.
- The total square meters leased represents approximately 3.5 per cent of the district’s total school space.
- 4 tenants were lost to the district this year, and 10 new tenants were added to the district this year.

Lease Category*	# of leases	Square Meters	Revenue	Exemption Y/N
Category A	20	4,875	\$83,700	Y
Category B	25	2,265	\$37,800	Y
Category C	39	9,889	\$325,200	Y
Category D	36	7,093	\$376,100	N
Category E	3	827	\$22,600	Y
Category F	13	4,009	\$318,700	(3,865) Y
TOTALS	136	28,785	\$1,162,700	21,720 exempt

*Lease category descriptions are contained in Appendix III

Note: Space leased by a not-for-profit group is exempted or deducted from the district’s total operational capacity and therefore has a positive impact on the district’s utilization rate calculation.

Non-Operational and District Facilities Leasing Highlights:

- There are six 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 premiums over and above the lease revenue collected.
- The H.A. Gray School is in the process of disposition with an interim lease for the purchaser effective April 1, 2004 and a final sale anticipated for June 2005 once subdivision and lane closures are complete.
- The tenant at Bellevue School, Distinctive Employment Counseling Services, has expressed interest in purchasing the property and the administration will be exploring this option.
- New tenants added to Sherbrooke School for 2004-2005 and existing tenants have expanded their space reducing the total vacant space to 3,648.4 square meters. There has been interest expressed for the lease of the junior high wing at Sherbrooke School although nothing has been signed as yet.
- Queen Mary Park School has undergone conversion to an active file storage and retrieval centre for Student Records and also serves as a short term distribution centre for Resource Development Services. Additional use by the district for file retrieval is being considered for this site for Financial and Personnel Services.
- The Donald Ross School is vacant at this time and the administration is seeking a suitable tenant.
- The Edmonton Immigrant Services Association at Cromdale School has found new accommodations and the CHIMO program was relocated to Idylwylde School. Sale of the property to Capital Health Authority was approved April 26, 2005.
- The Idylwylde School accommodates the district’s CHIMO program and a portion is leased to the New Hope Christian Assembly.

Non-Operational School	Total Sq. M.	Leased Sq. M.	Vacant Sq. M.	Revenue
Alex Taylor	4,253.00	4,253.00	0.00	\$1
Bellevue	2,542.80	2,542.80	0.00	\$106,798
Cromdale	1,557.42	0.00	1,557.42	\$0
Donald Ross	1,092.00	0.00	1,092.00	\$0
H.A. Gray	7,060.00	7,060.00	0.00	\$24,000
Idylwylde	2,115.40	2,115.40	0.00	\$20,379
Queen Mary Park	1,924.00	0.00	1,924.00	\$0
Sherbrooke	5,998.00	2,353.00	3,648.00	\$ 63,600
Distribution Centre	7,627.00	1,799.40	0.00	\$ 87,127
TOTALS	34,169.62	11,070.77	8,221.42	\$291,375

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 Operational School Lease Summary 2004-05
- APPENDIX II Non-Operational School and Other District Facilities Lease Summary 2004-05
- APPENDIX III Lease Categories and Rates

EDMONTON PUBLIC SCHOOL'S LEASE SUMMARY
OPERATIONAL SCHOOLS
2004 – 2005

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2004-05 Rate per m ² per month	2004-05 Revenue	2004-05 Custodial Fee
Category A								
Abbott	ABC Head Start Society	July 1/04 to Jun 30/05	146.20	Head Start Program	A	\$1.25	\$2,193.00	
Abbott	Ben Calf Robe Head Start	Apr 1/04 to Mar 31/05	73.10	Head Start Program	A	\$2.00	\$1,752.00	\$1,314.00
Allendale	Edmonton City Centre Church Corp.	Sept 1/04 to Aug 31/05	146.9	Early Head Start Program	A	\$1.50	\$881.40	
Belmead	ABC Head Start	Sept. 1/04 to Aug. 31/05	147.60	Head Start Program	A	\$1.25	\$2,214.00	
Belmead	Ben Calf Robe Society	Sept 1/04 to Aug 31/05	76.40	Head Start Program	A	\$2.00	\$1,833.60	
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 1/04 to Aug 31/05	48.70	Hockey Academy Administration	A	\$2.00	\$1,168.80	
Eastwood	ABC Head Start Society	Sept 1/04 to Aug 31/045	248.10	Head Start Program	A	\$1.25	\$3,721.50	
Holyrood	ABC Head Start Society	Sept 1/034to Aug 31/05	150.20	Head Start Program	A	\$1.20	\$1,834.50	\$2,703.60
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 1/04 to Aug 31/05	80.20	Hockey Academy Administration	A	\$2.00	\$1,924.80	
L'Académie Vimy Ridge Academy	Green & Gold Soccer Academy	Sept 1/04 to Aug 31/05	10.73	Soccer Program Administration	A	\$2.00	\$257.52	\$193.20
McArthur	Edmonton City Centre Church Corporation	Sept 1/04 to Aug 31/05	166.8	Early Head Start Program	A	\$1.50	\$1,781.42	\$1,781.42
McKee	ABC Head Start Society	July 1/04 to June 30/05	163.80	Head Start Program	A	\$2.00	\$3,931.20	
Meyokumin	ABC Head Start Society	July 1/04 to June 30/05	316.00	Head Start Program	A	\$1.25	\$4,730.00	\$4,028.40
Sherwood	ABC Head Start Society	Sept. 1/04 to Aug 31/05	75.60	Head Start Program	A	\$2.00	\$1,814.40	\$1,360.80

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2004-05 Rate per m2 per month	2004-05 Revenue	2004-05 Custodial Fee
Sherwood	Bent Arrow Head Start	Sept 1/04 to Aug 31/05	69.60	Aboriginal Head Start Program	A	\$1.25	\$1,044.00	\$1,252.80
Youngstown	Edmonton City Centre Church Corporation	Sept 1/04 to Aug 31/05	172.20	Early Head Start Program	A	\$1.50	\$1,549.80	\$1,476.00
Category B								
Allendale	Die Kleine Kinderschule/Kindergarten Society	Sept. 1/04 to June 30/05	84.90	Community Preschool	B	\$1.20	\$1,222.56	
Avonmore	Avonmore Community League	Sept. 1/04 to June 30/05	76.20	Community Preschool	B	\$0.95	\$723.90	
Braemar	Ottewell Community League	Aug. 1/04 to July 31/05	76.20	Community Pre-School	B	\$1.20	\$914.44	
Callingwood	Callingwood Lymburn Community League	Sept. 1/04 to June 30/05	69.70	Community Preschool	B	\$1.34	\$934.40	
Capilano	Capilano Community League	July 1/04 to June 30/05	83.40	Community Preschool	B	\$1.34	\$1,341.00	
Forest Heights	Die Kleine Kinderschule/Kindergarten Society	Sept.1/04 to June 30/05	76.10	Community Preschool	B	\$1.20	\$853.46	
Garneau	Springhill Community Nursery School Society	Aug. 1/04 to July 31/05	160.20	Nursery School	B	\$2.60	\$4,998.20	
Gold Bar	Gold Bar Four Year Old Playschool Association	Oct. 1/04 to May 31/05	83.40	Community Preschool	B	\$1.34	\$1,005.80	
Greenfield	Greenfield Community Nursery School (Greenfield Combination Home-Centre)	Aug. 1/04 to July 31/05	92.90	Community Preschool	B	\$1.45	\$1,616.40	
Grovenor	First Discoveries Preschool Society	July 1/04 to June 30/05	84.40	Community Preschool	B	\$1.34	\$1,357.20	
Kensington	Kensington Playschool Association	Sept. 1/04 to May 30/05	81.50	Community Preschool	B	\$1.34	\$982.89	
King Edward	Strathcona Nursery School	Aug 26/04 to Jun 30/05	153.40	Community Nursery School	B	\$1.34	\$2,466.60	
LaPerle	LaPerle Community Playschool	Sept 1/04 to Aug 31/09	78.70	Community Preschool	B	\$2.08	\$1,964.35	
Malmo	Malmo Pre-Kindergarten Parent Association	Aug. 1/04 to July 31/05	80.80	Community Preschool	B	\$1.45	\$1,405.90	

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2004-05 Rate per m2 per month	2004-05 Revenue	2004-05 Custodial Fee
Meadowlark	Meadowlark Community League	Sept. 1/04 to May 31/05	88.30	Community Preschool	B	\$1.45	\$1,064.88	
Mill Creek	Caminitos Playschool Society	Sept 1/04 to Jun 30/05	84.50	Spanish Pre-school program	B	\$1.50	\$1,267.50	
Newton	Newton Community League	Sept. 15/04 to June 15/05	75.80	Community Preschool	B	\$1.34	\$914.12	
Ormsby	Montessori & Me! Society	Sept 1/04 to Aug 31/05	87.59	Community Preschool	B	\$2.50	\$2,627.70	
Parkallen	Green Circle Preschool Association	July 1/04 to June 30/05	76.40	Community Preschool	B	\$1.34	\$1,228.50	
Princeton	Balwin Community League	Sept. 1/04 to June 30/05	83.60	Community Preschool	B	\$1.50	\$1,254.00	
Richard Secord	Causeries: The Introducing French Playschool Association	Sept 1/04 to Jun 30/05	139.40	Community Preschool	B	\$1.34	\$1,868.00	\$2,091.00
Rutherford	Bonnie Doon Playschool Association	Sept 1/04 to Jun 30/05	76.20	Community Preschool	B	\$1.35	\$1,028.70	
Strathearn	Strathearn Community League	Sept. 1/04 to June 30/05	82.30	Community Preschool	B	\$1.34	\$1,102.80	
Thorncliffe	Thorncliff Community League	Sept. 1/04 to June 30/05	109.80	Community Preschool	B	\$1.20	\$1,317.60	
Wellington	Athlone Community League	Sept. 1/04 to May 30/05	73.20	Community Playschool	B	\$1.20	\$790.56	
Category C								
Afton	Edmonton After School Care Association	July 1/04 to June 30/05	196.00	Before and After School Care	C	\$3.20	\$7,526.40	
Allendale	Alberta Adaptabilities Association	Nov 1/04 to Oct 31/05	84.90	After School Care	C	\$4.00	\$4,075.20	
Avonmore	Children's Toy Chest Society	Aug. 1/04 to July 31/05	76.20	Daycare	C	\$2.95	\$2,697.40	
Brander Gardens	Brander Gardens After School Parents Association	Aug. 1/04 to July 1/05	158.00	Before and After School Care	C	\$3.50	\$6,636.00	
Delwood	Young Men's Christian Association of Edmonton	Sept. 1/04 to Aug. 31/05	111.50	Before and After School Care	C	\$3.50	\$4,683.00	
Delwood	Young Men's Christian Association of Edmonton	Sept. 1/04 to Aug. 31/05	79.00	Before and After School Care	C	\$2.75	\$2,607.00	

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2004-05 Rate per m2 per month	2004-05 Revenue	2004-05 Custodial Fee
Eastwood	McCauley Community After School Care Association	Aug 1/04 to July 31/05	87.20	After School Care Centre	C	\$2.50	\$2,616.00	
Elmwood	Young Men's Christian Association of Alberta	Sept. 1/04 to August 31/05	147.00	Before and After School Care	C	\$3.50	\$6,174.00	
Fulton Place	Fulton Place Child Care Association	Aug 1/04 to July 31/08	876.60	Daycare & After School Care	C	Tenant pays full cost of PO&M	\$1.00	
Garneau	Garneau After School Centre	Sept. 1/04 to Aug. 31/05	338.60	Before and After School Care	C	\$3.50	\$14,221.20	
Garneau	Garneau/University Child Care Centre	July 1/04 to Jun 30/05	438.20	Child Care Centre	C	\$2.43	\$19,719.00	
Glenora	Glenora Child Care Society	Sept 3/04 to June 27/05	81.30	Out of School Care Centre	C	\$1.00	\$813.00	
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. 1/04 to June 30/05	87.30	Before and After School Care	C	\$2.00	\$1,746.00	
Inglewood Annex	Community Options – A Society For Children and Families	Aug. 1/04 to July 31/05	537.10	Before and After School Care	C	\$3.50	\$22,558.00	
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. 1/04 - July 31/05	336.34	Daycare and After School Care	C	\$2.50	\$10,090.00	
Lansdowne	Lansdowne Child Care & Family Centre Society	Aug. 1/01 to July 31/06	574.90	Daycare	C	\$3.61	\$24,904.67	
Lendrum	Greenfield School Age Day Care Association	July 1/03 to June 30/05	169.40	Daycare and After School Care	C	\$3.70	\$7,521.30	
Lendrum	Greenfield School Age Day Care Association	July 1/03 to June 30/05	85.20	Before and After School Care	C	\$1.55	\$1,584.70	
Malmo	Greenfield School Age Day Care Association	Aug. 1/04 to July 31/05	237.90	Daycare and After School Care	C	\$3.20	\$9,135.30	

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2004-05 Rate per m2 per month	2004-05 Revenue	2004-05 Custodial Fee
McKee	McKee After School Program	July 1/04 to June 30/05	204.00	Before and After School Care	C	\$3.60	\$8,812.80	
McKee	McKee Child Care Centre Ltd.	July 1/04 to June 30/05	340.30	Daycare	C	\$4.00	\$16,334.00	
Meadowlark	Edmonton After School Care Association	Aug. 1/04 to July 31/05	225.20	Before and After School Care	C	\$3.20	\$8,647.68	
Mount Pleasant	Young Men's Christian Association of Edmonton	Apr 1/04 to Aug 31/05	170.90	Out of School Care Centre	C	\$2.95	\$5,867.40	
Newton	McCauley Community After School Care Association	Sept 1/04 to Aug 31/05	164.60	After School Care Centre	C	\$2.00	\$3,950.40	
Oliver	Oliver School Centre For Children	July 1/02 to June 30/05	687.68	Daycare and After School Care	C	\$3.60	\$29,707.80	
Overlanders	Young Men's Christian Association of Edmonton	Sept. 1/04 to Aug. 31/05	153.70	After School Care	C	\$2.95	\$5,440.90	
Parkallen	Young Men's Christian Association of Edmonton	Aug. 1/04 to July 31/05	226.00	Before and After School Care	C	\$3.25	\$8,814.00	
Parkdale	Parkdale After School Care Society (Edmonton)	Nov. 1/04 to Oct. 31/05	136.00	Before and After School Care	C	\$2.75	\$4,080.00	
Richard Secord	Richard Secord Out of School Care Society	Aug 1/04 to July 31/05	257.50	Before and After School Care	C	\$3.62	\$11,185.80	
Steinhauer	The Young Men's Christian Association	Sept 1/04 to Aug 31/05	166.60	Out of School Care Centre	C	\$2.75	\$5,497.80	
Strathearn	Strathearn Out of School Care Society	Sept. 1/04 to June 30/05	83.20	Before and After School Care	C	\$2.00	\$1,664.00	
Thorncliffe	Thorncliff After-School Care Association	Aug. 1/04 to July 31/05	161.90	Before and After School Care	C	\$2.20	\$4,266.90	
Victoria	Victoria Child Care Society	Sept 1/04 to Aug 31/05	325.51	Daycare	C	\$3.25	\$12,694.00	
Westglen	Young Men's Christian Association of Edmonton	Aug. 1/04 to July 31/05	565.60	Before and After School Care	C	\$3.00	\$20,361.00	

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2004-05 Rate per m2 per month	2004-05 Revenue	2004-05 Custodial Fee
Westlawn	Britannia A.M.I. Montessori School Society	July 1/04 to June 30/05	98.10	Daycare	C	\$3.00	\$3,531.60	\$1,765.80
Windsor Park	University and Community Day Care Society	July 1/04 to June 30/05	176.50	Daycare	C	\$4.10	\$8,683.80	
York	North East Child Care Society	Aug. 1/04 to July 31/05	181.00	Before and After School Care	C	\$3.30	\$7,167.60	
Category D								
Allendale	Adaptabilities Consulting Group Inc.	July 7/04 to Aug 22/04	386.30	Hearts in Action Summer Program	D	\$5.00	\$2,892.00	
Avonmore	Avonmore Children's World Ltd.	Sept. 1/04 to July 31/05	241.30	Day Care and After School Care	D	\$4.35	\$12,595.00	
Baturyn	Precious Moments Before & After School Care Ltd.	Sept 3/04 to Jun 30/05	94.45	Day Care and After School Care	D	\$4.85	\$4,580.80	
Belvedere	413064 Alberta Ltd. & Yvonne & Santokh Shergill	June 1/04 to May 31/05	85.30	Before and After School Care	D	\$5.18	\$5,302.20	
Brookside	Brookside Montessori Child Centre	Aug 1/04 to July 31/05	162.00	Before and After School Care	D	\$4.19	\$8,145.30	
Coronation	568114 Alberta Ltd and Victor and Trinidad Deyto	Aug. 1/04 to July 31/05	169.00	Daycare and After School Care	D	\$5.70	\$11,559.00	
Delton	Delton Daycare Ltd. and Alpia Nadela	Nov. 1/04 to Oct. 31/05	357.50	Daycare	D	\$5.44	\$23,337.60	
Donnan	Entron Enterprises Inc.	July 1/04 to June 30/05	254.70	Daycare and After School Care	D	\$5.50	\$16,810.00	
Dovercourt	Bamby Day Care Centre Ltd. and Shyama Goonawardena	July 1/04 to June 30/05	153.80	Daycare and After School Care	D	\$6.00	\$11,073.00	
Duggan	Jolly Enterprises Ltd. & Rupinder Kaur	July 1/04 to June 30/05	264.45	Daycare	D	\$7.50	\$28,167.00	
Duggan	Duggan Out of School Care Ltd. & Kewal Bains	Nov 1/04 to Oct 31/05	145.55	Out of School Care	D	\$7.50	\$13,099.56	
Ekota	548872 Alberta Ltd. and Elizabeth Jones and Pia Ricard	May 1/04 to April 30/05	71.50	Before and After School Care	D	\$6.75	\$5,791.50	

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Gold Bar	Gold Bar Daycare and After School Care Limited	Aug 1/04 to July 31/05	250.00	Daycare and After School Care	D	\$4.86	\$14,586.00	
Grovenor	799505 Alberta Ltd. & Norwanda Paras	Aug 1/04 to July 31/05	171.70	Daycare Centre	D	\$4.81	\$9,889.20	
Hillview	Kids First Preschool Inc. and Eileen Oldach	Sept 1/04 to June 30/05	68.00	Private preschool	D	\$10.00	\$6,800.00	
James Gibbons	99362 Alberta Ltd. & Hardev Roy & Jasvinder Heran	Sept. 1/03 to Aug. 31/05	132.20	Daycare and After School Care	D	\$5.75	\$9,121.80	
Julia Kiniski	Burnwood Tiny Treasures Playschool Inc.	Sept 1/04 to Aug 31/05	80.59	Private Preschool	D	\$7.50	\$7,253.10	
Lago Lindo	Lago Lindo Out of School Care Ltd.	July 1/04 to June 30/05	72.60	After School Care Program	D	\$5.70	\$4,965.80	
Laurier Heights	Laurier Heights Out of School Care Ltd.	Aug. 1/04 to July 31/05	83.40	Daycare and After School Care	D	\$3.96	\$3,963.17	
Lynnwood	Oxford Child Development Centre Ltd.	Sept 1/04 to Aug 31/05	71.50	After School Care (part-time)	D	\$4.38	\$3,758.04	
Malmo	Maria Montessori School Inc. & Kate Pearson	Jul 1/04 to Jun 30/05	80.90	Private Pre-School	D	\$5.50	\$5,339.40	
Mee-Yah-Noh	Little Professors Childcare Inc. and Renata Szwedowicz	Aug. 1/04 to July 31/05	250.00	Daycare	D	\$6.00	\$18,000.00	
Meyonohk	696020 Alberta Ltd. and Pasa Lau	Sept 1/04 to Aug 31/05	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 1/04 to June 30/05	432.90	Daycare and After School Care	D	\$5.18	\$26,909.00	
Mill Creek	Country's Finest Child Care Centre Ltd. & Diane Ellendt-Cooper	Sept 1/04 to June 15/05	75.80	After School Care (part-time)	D	\$3.75	\$2,746.30	
Montrose	JSP Investments Ltd. O/A Montrose Daycare	Aug. 1/04 to July 31/05	323.20	Daycare and After School Care	D	\$5.18	\$20,090.00	
North Edmonton	EMJA Day Care Centre Ltd. and Cynthia Naidoo	Oct 1/04 to Sept 31/05	91.50	Daycare	D	\$4.85	\$5,325.30	
Queen Alexandra	Argyll Montessori School Ltd. and Naaz Sabur	Aug. 1/04 to July 31/05	359.60	Daycare and After School Care	D	\$5.18	\$22,352.00	

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Rio Terrace	Oxford Child Development Centre Ltd.	Jul 1/04 to Jun 30/05	120.60	Before and After School Care	D	\$3.16	\$5,620.00	Rio Terrace
Riverdale	524409 Alberta Ltd. and Mirosława Zasepa	Aug 1/04 to July 31/05	64.74	Before and After School Care	D	\$5.44	\$4,226.80	
Rutherford	350512 Alberta Inc. and Nurali and Khatoon Murji	Aug 1/04 to July 31/05	254.30	Daycare and After School Care	D	\$5.18	\$13,112.00	
Scott Robertson	Alberta Association for the Dependent Handicapped	July 1/04 to Aug 8/04	774.80	Summer Camp	D	\$1.94	\$4,139.40	
Waverley	Waverley Day Care Ltd. and Ramzan Shariff	Aug. 1/04 to July 31/05	453.00	Daycare and After School Care	D	\$5.44	\$29,571.00	
Woodcroft	0189 Children's Care Ltd.	Dec 1/04 to Nov 30/05	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 1/04 to Aug 31/05	82.90	Children Services Admin office	E	\$6.00	\$5,470.74	\$1,367.69
Westlawn	Capital Health Authority	April 1/2000 to Aug. 31/2005	387.00	Public Health Clinic	E	\$3.69	\$24,275.00	
Category F								
Braemar	Public School Boards' Association of Alberta	Aug. 1/2000 to July 31/05	165.00	PSBAA Administration	F	\$5.18	\$10,256.00	
Capilano	Alberta Association for Family Recreation & Sport	Sept 1/04 to Aug 31/05	48.00	Society Office	F	\$4.35	\$2,505.60	
Garneau	Wendy Gervais	Sept 1/04 to June 31/05	16.80	Artist Studio	F	\$7.50	\$1,260.00	
L'Académie Vimy Ridge Academy	Air Cadets	June 1/04 to May 31/05	108.50	Cadet administration	F	\$3.50	\$4,557.00	
L'Académie Vimy Ridge Academy	Conseil Scolaire Centre-Nord	Sept 1/04 to August 31/05	2,977.77	Francophone K-9	F	\$7.50	\$267,999.00	
L'Académie Vimy Ridge Academy	Navy League Cadets	June 1/04 to May 31/05	23.50	Cadet administration	F	\$3.50	\$987.00	

School Name	Tenant Name	Term of Lease	Net Area Leased (m ²)	Space Used For	Lease Category	2004-05 Rate per m2 per month	2004-05 Revenue	2004-05 Custodial Fee
L'Académie Vimy Ridge Academy	Resolute Cadets	June 1/04 to May 31/05	116.40	Cadet administration	F	\$3.50	\$4,888.80	
Lawton	Harvest Vineyard Christian Fellowship	Sept. 1/04 to Aug 31/05	180.40	Religious Services and office	F	\$5.25	\$11,365.00	
McKee	Edmonton Immigrant Services Association	Sept 9/04 to June 30/05	92.00	Adult Instruction	F	\$2.70	\$2,980.80	part-time use
Mill Creek	Gudrun's Kindermusik Studio	Sept 9/04 to June 16/05	52.70	Kindermusic program instruction	F	\$3.25	\$1,712.75	
Strathearn	Edmonton Hispanic Bilingual Association	Sept. 1/04 to Aug. 31/05	30.00	Non-Profit Society Office	F	\$3.50	\$1,260.00	
Strathearn	Society of Senior Caring About Seniors SSCAS	Sept. 1/04 to Aug. 31/05	30.00	Non-Profit Society Office	F	\$3.50	\$1,260.00	
Victoria	Edmonton Potters' Guild	Nov. 1/04 to Oct. 31/05	168.30	Pottery Instruction	F	\$4.35	\$9,400.00	

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 2004 - 2005**

School Name	Tenant Name	Term of Lease	Gross Area Leased (m ²)	2004-05 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
H.A. Gray	Vanguard College, formerly North West Bible College	Month-to-month	7,060.00	\$2,850.00/month	Adult College
Idylwyld	New Hope Christian Assemble	Month-to-Month	970.44	\$1,698.27/month	Religious Assembly
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 30/05	150.20	\$3,679.90	Artist Studio
Sherbrooke	Olympian Swim Club	Aug 1/02 to Jul 31/05	106.70	\$5,058.00	Administrative office
Sherbrooke	Viter Ukrainian Dance	Dec 1/03 to Nov 30/05	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 31/05	184.40	\$7,744.80	Massage Therapy Instruction
Sherbrooke	James Keating	Aug 1/04 to July 31/05	75.10	\$3,154.20	Artist Studio
Distribution Centre	City of Edmonton	Apr 1/02 to Mar 31/07	1,799.40	\$87,126.00	Corporate Records storage

APPROVED LEASE CATEGORIES & 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.