

**DATE:** September 27, 2011

**TO:** Board of Trustees

**FROM:** Edgar Schmidt, Superintendent of Schools

**SUBJECT:** Leasing Summary 2010-2011

**ORIGINATOR:** Brian Smith, Executive Director, Finance and Infrastructure

**RESOURCE STAFF:** Trudy Desmond, Roland Labbe, Lorne Parker, Cindy Skolski

**REFERENCE:** Board Policy JG.BP – Community Use of District Schools, Trustee Request #18

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#### **ISSUE**

Space leased in district operational schools and non-operational district facilities is reported to the board annually. This report summarizes the active leases for the 2010-2011 school term.

#### **BACKGROUND**

The District has established a four-year lease revenue and distribution cycle for lease rate review and implementation. This cycle provides stable, transparent lease rates for both tenants and the District. Lease rates and revenue distribution is based on the principle of cost-recovery of actual operation and capital costs incurred by the District to accommodate tenants. The plan allows for a school to recover the same amount of revenue regardless of which category the lease falls into. Attachment I outlines lease rates by category with 2010-2011 rates. Attachment II provides the four-year implementation plan for lease rates. The next review is scheduled to be conducted in 2012-2013, using 2011-2012 unit costs and market comparisons.

The leasing rate structure reflects the following:

- lease rates take into consideration some level of subsidy by the District for those tenants providing educational services aligned with the District's goals
- for-profit tenants continue to carry the full cost of operating space
- utility costs recovered from tenants is credited to DU 378, Utility Management
- all custodial funds collected from tenants that purchase custodial service from the District are directed to the school providing the service

A formal lease is not required when family and student services are provided in school space by non-profit agencies that do not impact a school's space utilization. For example, mentorship, hot lunch and paired reading programs are arranged with a school through a Memorandum of Understanding, or Letter of Agreement (Category G). These programs add valuable services to support students and learning without occupying instructional space during the school day, as services are typically provided outside of school hours or in non-classroom space.

**CURRENT SITUATION**

The 2010-2011 school year was the second of a four year lease rate implementation plan. A detailed list of leases in operational schools and non-operational facilities by category is provided (Attachment III). Surplus space for lease in operational schools is identified by the principal.

The following chart summarizes leases and licenses in operational (Categories A to J) and non-operational schools (Category K). Category H does not bring in additional revenue to the District as it is a transfer of funds between decision units in the amount of \$54,989.09.

<b>Lease Category</b>	<b>Number of Leases</b>	<b>Square Meters</b>	<b>Revenue</b>	<b>Square Meters Exempt</b>
Category A	21	4,988.44	\$211,834.56	4,988.44
Category B	20	2,014.44	\$65,160.00	2,014.44
Category C	44	9,843.09	\$533,978.01	8,859.39
Category D	47	7,592.91	\$650,382.65	0
Category E	3	1,028.40	\$46,254.12	1,028.40
Category F	21	3,482.30	\$210,914.14	2,592.20
Category G	12	3,957.10	\$0.00	842.50
Category H	4	1,315.77	\$0.00	837.53
Category I	0	0	\$0.00	0
Category J	17	11,073.55	\$267,678.82	0
Category K	17	34,588.32	\$1,391,212.63	n/a
<b>TOTALS</b>	<b>206</b>	<b>79,884.32</b>	<b>\$3,377,414.93</b>	<b>21,162.90</b>

**KEY POINTS**

In 2010-2011, the following results are detailed:

- The current leased space constitutes approximately 4.4 per cent of the total area of district operational school buildings.
- The number of leases and licenses increased marginally to 206 from 200 in 2009-2010
- The amount of space under lease in operational schools decreased to 45,296 square meters from 45,801 square meters in 2009-2010, while revenue increased to \$1,986,202 from \$1,755,876.
- The amount of space leased in whole or in part at eleven non-operational schools increased to 34,588.32 square metres from 28,252.60 square meters in 2009-2010, while revenues increased to \$1,391,212 from \$1,084,978 in 2009-2010. A list of non-operational schools uses in 2010-2011 is provided (Attachment IV).
- The portion of lease revenue recovered for utilities was approximately \$326,156; these funds are used to address utility costs incurred by the District in leased space.
- The portion of lease revenue recovered for capital renewal of leased space was approximately \$675,878; these funds are used to address the capital costs incurred by the District in leased space.
- Eighteen leases in operational schools contracted custodial support from the District. The portion of revenue collected for custodial support in leased space was approximately \$76,922. The portion for custodial support collected for licenses was \$149,084. Licensee use typically takes place on weekends so custodial time is calculated at time and a half.

- Phase I of the new Leasing Database was implemented; additional lease categories have been introduced to ensure that the new software can recognize and calculate space electronically.
- Lease documents were developed to include “Schedule D - Tenant Improvements” to ensure that:
  - district standards are followed;
  - approved vendors and products are used;
  - OHS and Worker Compensation requirements are applied; and
  - District Collective Bargaining Agreements are respected.

New initiatives for the 2011-2012 school year include:

- Researching and developing a process that will communicate to current and future tenants the Board approved requirement that “*Those organizations leasing or licensing space must provide evidence of recognized, acceptable, social and ethical standards through policies, practices and procedures.*”
- Re-writing current lease documents in plain language, and including a clause that addresses the social and ethical standards requirement.
- The District will initiate discussions with Provincial Licensing to request Daycare and Out of School Care operators to use district approved Green Cleaning procedures.
- The Province informed the District of changes to provincial funding support for leases of jurisdiction-owned facilities to Charter and Francophone jurisdictions:
  - During 2010-2011, the Province supported lease costs for other jurisdictions to use Edmonton Public School space based on our district’s approved leasing rates.
  - The new support funding structure will be phased in as lease agreements expire.
  - The expectation is that the host jurisdiction would charge \$1 a year for annual rent.
  - The host jurisdiction will see the building reactivated as eligible for Infrastructure Maintenance and Renewal (IMR) funding based on regular IMR factors identified in the School Capital Manual (student count, area, age and condition of building).
  - The new level of support will result in a reduction of \$323,094.26 in 2011-2012 from the lease of Sherbrooke School to Aurora Charter School Society.
  - Full implementation will result in a net loss of \$855,706.55 in revenue by the end of 2012-2013.
- A plan will be developed to centralize lease agreements that the District is a lessee and leaseholder.
- The sale of Bellevue and North Edmonton schools will be completed the 2011-2012 school year
- The disposition of Prince Rupert, Wellington, and Ritchie schools in accordance with the *School Act* and the *Joint Use Agreement: Land* will continue during.

**ATTACHMENTS & APPENDICES**

- ATTACHMENT I Lease rate by Category (2010-2011 Rates)
- ATTACHMENT II Lease Revenue and Revenue Distribution Phase-In Plan
- ATTACHMENT III 2010-2011 Leasing Summary
- ATTACHMENT IV Use of Non-Operational Schools
- APPENDIX I Trustee Request #18

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**LEASE RATES BY CATEGORY (2010-2011 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: \$2.50 per square meter per month exclusive of custodial services
- CATEGORY B: Pre-Kindergarten Educational Programs and Child Care Providers**  
Leases with operators of licensed pre-kindergarten educational programs, daycare and out of school care centers by a non-profit organization.
- Examples: Springhill Nursery School Society, Ottewell Community League Playschool
- RATE: \$3.00 per square meter per month exclusive of custodial services
- CATEGORY C1: Part-time Licenses for child care services**  
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 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: \$3.00 per square meter per month exclusive of custodial services.  
GST is charged
- CATEGORY C2: Full-time leases for daycare, out of school care, kindercare or other child care service centres by a non-profit organization.**
- Examples: Kameyosek Out of School Association, Balwin Community Playschool
- RATE: \$4.60 per square meter per month exclusive of custodial services
- CATEGORY C3: Blended Rate of C1 and C2**
- CATEGORY D1: Part-time leases for daycare, out of school care, kindercare or pre-kindergarten programs by a for-profit organization.**
- Examples: Oxford Child Development Centre Ltd., Little Professor Childcare Inc.
- RATE: \$4.00 per square meter per month part-time use exclusive of custodial services  
GST is charged

**CATEGORY D2: Full-time leases for daycare, out of school care, kindercare or pre-kindergarten programs by a for-profit organization.**

Examples: Duggan Out of School Care, Jolly Enterprises Ltd.

RATE: \$8.00 per square meter per month exclusive of custodial services

**CATEGORY D3: Blended Rate of D1 and D2**

**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

RATE: \$6.60 per square meter per month exclusive of custodial services

**CATEGORY F: General**

Leases with tenants that are not represented in the other categories.

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

RATE: \$8.00 per square meter per month exclusive of custodial services

**CATEGORY G: Direct Service to Students, Space in Kind (MOU)**

Full or Part-time agreements with tenants that provide direct services to district students and require space within the school setting and where the school has chosen not to collect a lease revenue for the space.

Examples: Big Brothers Big Sisters Mentoring; E4C ArtStart

RATE: \$1.00 per term exclusive of custodial services

**CATEGORY H: Decentralized Administration**

District Decision Units who use office, storage or program space within an operational or closed school.

Examples: IISLE Consultants; Consulting Services; Metro Continuing Education

RATE: \$20.22 per square meter per annum exclusive of custodial services

**CATEGORY I: Adult Day Care Programs**

Leases for adult day programs by not-for-profit organizations

Examples: Victorian Order of Nurses Day Support Program

RATE: \$4.60 per square meter per month exclusive of custodial service

**CATEGORY J: Language School & Church Part-time Licenses**  
Hourly use of operational school space by non-for-profit Language Schools and Religious Organizations, usually on weekends

Examples: River Community Church, Edmonton Hispanic Bilingual School

RATE: Blended rate of \$8.00 per square meter per month pro-rated plus custodial overtime costs. 100% revenue to schools  
GST is charged

**CATEGORY K: Leases in closed building**

Examples: Aurora Charter School and Suzuki Charter School Society

RATE: \$75.32 per square meter per year as outlined in the provincial manual

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.

GST is charged to all part-time leases and part-time licenses.

## LEASE REVENUE AND REVENUE DISTRIBUTION

### LEASE RATES PHASE-IN PLAN

CATEGORY	SEPTEMBER, 2008 (CURRENT)	SEPTEMBER, 2009	SEPTEMBER, 2010	SEPTEMBER, 2011	SEPTEMBER, 2012	Subsidized By District
A	\$2.00	\$2.25	\$2.50	\$2.75	\$3.00	Y
B	\$2.50	\$2.75	\$3.00	\$3.25	\$3.50	Y
C	\$4.00	\$4.30	\$4.60	\$4.90	\$5.20	Y
D	\$7.50	\$7.75	\$8.00	\$8.25	\$8.50	N
E	\$6.00	\$6.30	\$6.60	\$6.90	\$7.20	N
F	\$7.50	\$7.75	\$8.00	\$8.25	\$8.50	N

Lease rates and level of subsidy based on model of lease categories approved by Board in 2003

Rates are per square meter per month.

### LEASE REVENUE DISTRIBUTION PLAN

CATEGORY	SEPTEMBER, 2008 (CURRENT)	SEPTEMBER, 2009	SEPTEMBER, 2010	SEPTEMBER, 2011	SEPTEMBER, 2012	Subsidized By District
A	Utilities = \$1.09 School = \$0.89 Capital = \$0.00	Utilities = \$0.75 School = \$1.50 Capital = \$0.00	Utilities = \$0.80 School = \$1.70 Capital = \$0.00	Utilities = \$0.80 School = \$1.95 Capital = \$0.00	Utilities = \$1.05 School = \$1.95 Capital = \$0.00	Y
B Part Time Use	Utilities = \$1.09 School = \$0.89 Capital = \$0.00	Utilities = \$0.61 School = \$1.95 Capital = \$0.19	Utilities = \$0.61 School = \$1.95 Capital = \$0.44	Utilities = \$0.61 School = \$1.95 Capital = \$0.69	Utilities = \$0.61 School = \$1.95 Capital = \$0.94	Y
C	Utilities = \$1.09 School = \$0.89 Capital = \$2.81	Utilities = \$1.00 School = \$1.95 Capital = \$1.35	Utilities = \$1.10 School = \$1.95 Capital = \$1.55	Utilities = \$1.15 School = \$1.95 Capital = \$1.80	Utilities = \$1.21 School = \$1.95 Capital = \$2.04	Y
D	Utilities = \$1.09 School = \$0.89 Capital = \$2.81	Utilities = \$1.21 School = \$1.95 Capital = \$4.59	Utilities = \$1.21 School = \$1.95 Capital = \$4.84	Utilities = \$1.21 School = \$1.95 Capital = \$5.09	Utilities = \$1.21 School = \$1.95 Capital = \$5.34	N
E	Utilities = \$1.09 School = \$0.89 Capital = \$2.81	Utilities = \$1.21 School = \$1.95 Capital = \$3.14	Utilities = \$1.21 School = \$1.95 Capital = \$3.44	Utilities = \$1.21 School = \$1.95 Capital = \$3.74	Utilities = \$1.21 School = \$1.95 Capital = \$4.04	N
F	Utilities = \$1.09 School = \$0.89 Capital = \$2.81	Utilities = \$1.21 School = \$1.95 Capital = \$4.59	Utilities = \$1.21 School = \$1.95 Capital = \$4.84	Utilities = \$1.21 School = \$1.95 Capital = \$5.09	Utilities = \$1.21 School = \$1.95 Capital = \$5.34	N

## OPERATIONAL SCHOOLS

School	Tenant	Lease Category	Start Date	End Date	Total Revenue	Area	Prov Exempt
Abbott	ABC HEAD START SOCIETY	A	01-Jul-10	30-Jun-11	\$4,386.00	146.20	YES
Abbott	BEN CALF ROBE SOCIETY	A	01-May-10	30-Apr-11	\$4,033.66	73.10	YES
Allendale	EDMONTON CITY CENTRE CHURCH CORPORATION	A	01-Sep-10	31-Aug-11	\$9,042.43	162.40	YES
Avonmore	WALDORF EDUCATION SOCIETY OF EDMONTON	A	01-Sep-10	31-Aug-11	\$1,905.00	76.20	YES
Belmead	BEN CALF ROBE SOCIETY	A	01-Sep-10	31-Aug-11	\$4,253.95	76.40	YES
Calder	OLIVER CENTRE - EARLY LEARNING PROGRAMS FOR CHILDREN & FAMILIES SOCIETY	A	01-Jul-10	30-Jun-11	\$11,308.61	203.10	YES
Donnan	A.A.D. PROGRAM O/A THE HOCKEY PROGRAM	A	01-Sep-10	31-Aug-11	\$2,601.00	86.70	YES
Grace Martin	ABC HEAD START SOCIETY	A	01-Aug-10	31-Jul-11	\$4,386.00	146.20	YES
Kameyosek	ABC HEAD START SOCIETY	A	01-Aug-10	31-Jul-11	\$4,539.00	151.30	YES
LaPerle	ABC HEAD START SOCIETY	A	01-Jul-10	30-Jun-11	\$9,465.60	170.00	YES
Lorelei	ABC HEAD START SOCIETY	A	01-Sep-10	31-Aug-11	\$9,276.29	166.60	YES
Lymburn	ABC HEAD START SOCIETY	A	01-Sep-10	31-Aug-11	\$4,410.00	147.00	YES
McKee	ABC HEAD START SOCIETY	A	01-Jul-10	30-Jun-11	\$9,120.38	163.80	YES
Mee-Yah-Noh	ABC HEAD START SOCIETY	A	01-Sep-10	31-Aug-11	\$4,971.00	165.70	YES
Queen Alexandra	EDMONTON AND DISTRICT HISTORICAL SOCIETY	A	01-Sep-10	30-Jun-11	\$10,980.00	439.20	YES
Queen Alexandra	EDMONTON AND DISTRICT HISTORICAL SOCIETY	A	01-Sep-10	31-Aug-11	\$2,478.00	82.60	YES
Queen Alexandra	EDMONTON AND DISTRICT HISTORICAL SOCIETY	A	01-Sep-10	30-Jun-11	\$1,575.00	63.00	YES
Sherwood	BENT ARROW TRADITIONAL HEALING SOCIETY	A	01-Sep-10	31-Aug-11	\$3,875.33	69.60	YES
Vimy Ridge Academy	A.A.D. PROGRAM O/A THE HOCKEY PROGRAM	A	01-Sep-10	31-Aug-11	\$7,828.20	260.94	YES
Vimy Ridge Academy	EDMONTON SCHOOL OF BALLET SOCIETY	A	01-Sep-09	31-Aug-13	\$93,570.50	1,997.80	YES
Weinlos	ABC HEAD START SOCIETY	A	01-Sep-10	31-Aug-11	\$7,828.61	140.60	YES
<b>SUBTOTAL</b>					<b>\$211,834.56</b>	<b>4,988.44</b>	
Allendale	DIE KLEINE KINDERSCHULE/KINDERGARTEN SOCIETY	B	01-Sep-10	30-Jun-11	\$2,547.00	84.90	YES
Braemar	OTTEWELL COMMUNITY LEAGUE	B	01-Sep-10	30-Jun-11	\$2,559.00	85.30	YES
Britannia	MONTESSORI & ME PRESCHOOL SOCIETY OF EDMONTON	B	01-Aug-10	31-Aug-11	\$8,683.20	241.20	YES



School	Tenant	Lease Category	Start Date	End Date	Total Revenue	Area	Prov Exempt
Forest Heights	DIE KLEINE KINDERSCHULE/KINDERGARTEN SOCIETY	B	01-Sep-10	30-Jun-11	\$2,283.00	76.10	YES
Gold Bar	GOLD BAR FOUR YEAR OLD PLAYSCHOOL ASSOCIATION	B	01-Sep-10	31-May-11	\$2,251.80	83.40	YES
Grovenor	FIRST DISCOVERIES PRESCHOOL SOCIETY	B	01-Jul-10	30-Jun-11	\$3,038.40	84.40	YES
Hardisty	CAPILANO COMMUNITY LEAGUE	B	01-Sep-10	30-Jun-11	\$1,920.00	64.00	YES
King Edward Elementary	STRATHCONA NURSERY SCHOOL, THE	B	01-Sep-10	30-Jun-11	\$4,602.00	153.40	YES
LaPerle	LAPERLE COMMUNITY PLAYSCHOOL	B	01-Sep-10	31-Aug-11	\$2,833.20	78.70	YES
Lymburn	CALLINGWOOD LYMBURN COMMUNITY LEAGUE	B	01-Sep-10	30-Jun-11	\$3,034.20	101.14	YES
Malmo	MALMO PRE-KINDERGARTEN PARENT ASSOCIATION	B	01-Aug-10	31-Jul-11	\$2,908.80	80.80	YES
McKee	DISCOVERY PLACE PRE-SCHOOL SOCIETY OF EDMONTON	B	01-Sep-10	01-Jul-11	\$2,457.00	81.90	YES
Meadowlark	MEADOWLARK COMMUNITY LEAGUE	B	01-Sep-10	30-Jun-11	\$2,118.00	70.60	YES
Mill Creek	CAMINITOS PLAYSCHOOL SOCIETY	B	01-Sep-10	30-Jun-11	\$2,535.00	84.50	YES
Parkallen	GREEN CIRCLE PRESCHOOL ASSOCIATION, THE	B	01-Jul-10	30-Jun-11	\$2,750.40	76.40	YES
Princeton	BALWIN COMMUNITY LEAGUE	B	01-Sep-10	30-Jun-11	\$2,508.00	83.60	YES
Queen Alexandra	SPRINGHILL NURSERY SCHOOL SOCIETY	B	01-Jul-10	30-Jun-11	\$6,649.20	184.70	YES
Rio Terrace	DIE KLEINE KINDERSCHULE/KINDERGARTEN SOCIETY	B	01-Sep-10	30-Jun-11	\$2,631.00	87.70	YES
Rutherford	BONNIE DOON PLAYSCHOOL ASSOCIATION	B	01-Sep-10	30-Jun-11	\$3,852.00	128.40	YES
Sweet Grass	GREENFIELD COMMUNITY NURSERY SCHOOL (GREENFIELD COMBINATION HOME-CENTRE)	B	01-Jul-10	30-Jun-11	\$2,998.80	83.30	YES
<b>Subtotal</b>					<b>\$65,160.00</b>	<b>2,014.44</b>	
Delwood	YOUNG MEN'S CHRISTIAN ASSOCIATION OF EDMONTON, THE	C1	01-Sep-10	31-Aug-11	\$2,844.00	79.00	NO
Elizabeth Finch	YOUNG MEN'S CHRISTIAN ASSOCIATION OF EDMONTON, THE	C1	01-Sep-10	31-Aug-11	\$8,197.20	227.70	NO

School	Tenant	Lease Category	Start Date	End Date	Total Revenue	Area	Prov Exempt
Esther Starkman	YOUNG MEN'S CHRISTIAN ASSOCIATION OF EDMONTON, THE	C1	01-Sep-10	31-Aug-11	\$8,197.20	227.70	NO
McKee	EDMONTON IMMIGRANT SERVICES ASSOCIATION	C1	07-Sep-10	23-Jun-11	\$2,949.00	98.30	NO
Thorncliffe	THORNCLIFFE AFTER-SCHOOL CARE ASSOCIATION	C1	01-Aug-10	31-Jul-11	\$5,828.40	161.90	NO
Windsor Park	WINDSOR PARK AFTER SCHOOL CARE	C1	01-Sep-10	30-Jun-11	\$0.00	189.10	No
Afton	EDMONTON AFTER SCHOOL CARE ASSOCIATION	C2	01-Jul-10	30-Jun-11	\$10,819.20	196.00	YES
Athlone	MCCAULEY COMMUNITY AFTER SCHOOL CARE ASSOCIATION	C2	01-Sep-10	31-Aug-11	\$4,289.04	77.70	YES
Avonmore	CHILDREN'S TOY CHEST SOCIETY	C2	01-Aug-10	31-Jul-11	\$4,206.24	76.20	YES
Delwood	YOUNG MEN'S CHRISTIAN ASSOCIATION OF EDMONTON, THE	C2	01-Sep-10	31-Aug-11	\$6,154.80	111.50	YES
Earl Buxton	YOUNG MEN'S CHRISTIAN ASSOCIATION OF EDMONTON, THE	C2	01-Sep-10	31-Aug-11	\$11,150.40	202.00	YES
Evansdale	PARKDALE AFTER SCHOOL CARE SOCIETY (EDMONTON)	C2	01-Sep-10	31-Aug-11	\$4,225.10	83.50	YES
Forest Heights	YOUNG MEN'S CHRISTIAN ASSOCIATION OF EDMONTON, THE	C2	01-Sep-10	31-Aug-11	\$8,401.44	152.20	YES
Garneau	GARNEAU AFTER SCHOOL CENTRE	C2	01-Sep-10	31-Aug-11	\$18,690.72	338.60	YES
Garneau	GARNEAU/UNIVERSITY CHILD CARE CENTRE	C2	01-Jul-10	30-Jun-13	\$17,371.44	314.70	YES
George P. Nicholson	YOUNG MEN'S CHRISTIAN ASSOCIATION OF EDMONTON,	C2	01-Sep-02	31-Aug-27	\$59,562.99	487.00	YES
Hardisty	FULTON AFTER SCHOOL ASSOCIATION	C2	01-Sep-10	30-Jun-11	\$4,554.00	99.00	YES
John A. McDougall	DUCK INN SOCIETY, THE	C2	01-Aug-10	31-Jul-11	\$20,677.92	374.60	YES
Kameyosek	KAMEYOSEK OUT OF SCHOOL ASSOCIATION	C2	01-Sep-10	31-Oct-10	\$681.72	74.10	YES
King Edward Elementary	KING EDWARD CHILD CARE SOCIETY	C2	01-Aug-10	31-Jul-11	\$18,565.97	336.34	YES
Lansdowne	LANSDOWNE CHILD CARE & FAMILY CENTRE SOCIETY	C2	01-Aug-10	31-Jul-11	\$31,734.48	574.90	YES
Lendrum	GREENFIELD SCHOOL AGE DAY CARE ASSOCIATION, THE	C2	01-Jul-10	30-Jun-11	\$13,732.10	248.77	YES

School	Tenant	Lease Category	Start Date	End Date	Total Revenue	Area	Prov Exempt
Malmo	GREENFIELD SCHOOL AGE DAY CARE ASSOCIATION, THE	C2	01-Aug-10	31-Jul-11	\$17,641.92	319.60	YES
McArthur	MCCAULEY COMMUNITY AFTER SCHOOL CARE ASSOCIATION	C2	01-May-10	30-Apr-11	\$9,107.28	166.80	YES
McKee	MCKEE AFTER SCHOOL PROGRAM	C2	01-Jul-10	30-Jun-11	\$11,260.80	204.00	YES
McKernan	ALBERTA ADAPTABILITIES ASSOCIATION	C2	06-Jul-10	20-Aug-10	\$2,220.35	279.70	YES
McKernan	MCKERNAN CHILD CARE SOCIETY	C2	01-Sep-10	30-Jun-11	\$5,614.42	83.30	YES
Meadowlark	EDMONTON AFTER SCHOOL CARE ASSOCIATION	C2	01-Aug-10	31-Jul-11	\$12,431.04	225.20	YES
Mount Pleasant	YOUNG MEN'S CHRISTIAN ASSOCIATION OF EDMONTON, THE	C2	01-Sep-10	31-Aug-11	\$14,512.08	262.90	YES
Overlanders	YOUNG MEN'S CHRISTIAN ASSOCIATION OF EDMONTON, THE	C2	01-Sep-10	31-Aug-11	\$8,484.24	153.70	YES
Parkallen	YOUNG MEN'S CHRISTIAN ASSOCIATION OF EDMONTON, THE	C2	01-Sep-10	31-Aug-11	\$12,475.20	226.00	YES
Richard Secord	RICHARD SECORD OUT OF SCHOOL CARE SOCIETY	C2	01-Aug-10	31-Jul-11	\$13,380.48	242.40	YES
Steinhauer	YOUNG MEN'S CHRISTIAN ASSOCIATION OF EDMONTON, THE	C2	01-Sep-10	31-Aug-11	\$9,196.32	166.60	YES
Stratford El/Jr	YOUNG MEN'S CHRISTIAN ASSOCIATION OF EDMONTON, THE	C2	01-Sep-10	31-Aug-11	\$10,824.72	196.10	YES
Victoria	MONARCH CHILD CARE SOCIETY	C2	01-Sep-10	31-Aug-11	\$20,653.50	449.00	YES
Westglen	YOUNG MEN'S CHRISTIAN ASSOCIATION OF EDMONTON, THE	C2	01-Aug-10	31-Jul-11	\$32,325.12	585.60	YES
Westlawn	BRITANNIA A.M.I. MONTESSORI SCHOOL SOCIETY	C2	01-Jul-10	30-Jun-11	\$5,415.12	98.10	YES
Westmount	ABORIGINAL YOUTH & FAMILY WELL BEING & EDUCATION SOCIETY	C2	01-Oct-10	31-Aug-11	\$0.00	72.00	YES
Windsor Park	UNIVERSITY AND COMMUNITY DAY CARE SOCIETY	C2	01-Jul-10	30-Jun-11	\$9,742.80	176.50	YES
York	NORTH EAST CHILD CARE SOCIETY	C2	01-Aug-10	31-Jul-11	\$9,991.20	181.00	YES

School	Tenant	Lease Category	Start Date	End Date	Total Revenue	Area	Prov Exempt
Bannerman	EDMONTON CITY CENTRE CHURCH CORPORATION	C3	01-Sep-10	31-Aug-11	\$11,743.78	145.20	YES
Brander Gardens	BRANDER GARDENS AFTER SCHOOL PARENTS ASSOCIATION	C3	01-Aug-10	31-Jul-11	\$8,024.72	94.60	YES
Inglewood	COMMUNITY OPTIONS - A SOCIETY FOR CHILDREN AND FAMILIES	C3	01-Aug-10	31-Jul-11	\$7,961.76	174.60	YES
Oliver	OLIVER CENTRE - EARLY LEARNING PROGRAMS FOR CHILDREN & FAMILIES SOCIETY	C3	01-Jul-10	30-Jun-11	\$38,137.80	609.38	YES
<b>SUBTOTAL</b>					<b>\$533,978.01</b>	<b>9,843.09</b>	
Duggan	1128302 ALBERTA LTD. O/A DUGGAN OUT OF SCHOOL CARE	D1	01-Sep-10	30-Jun-11	\$3,420.00	85.50	NO
Grovenor	799505 ALBERTA LTD. AND NORAWANDA PARAS	D1	08-Aug-10	31-Jul-11	\$4,190.40	87.30	NO
Lynnwood	OXFORD CHILD DEVELOPMENT CENTRE LTD.	D1	01-Jul-10	30-Jun-11	\$4,984.00	89.00	NO
Minchau	653733 ALBERTA LTD. MINCHAU DAYCARE	D1	01-Sep-10	30-Jun-11	\$3,100.00	77.50	NO
Avonmore	AVONMORE CHILDREN'S WORLD LTD.AND ANGELA LAKUSTA	D2	01-Aug-10	31-Jul-11	\$7,296.00	76.00	NO
Baturyn	LITTLE EINSTEINS CHILDCARE AT CASTLEDOWNS INC	D2	01-Sep-10	31-Aug-11	\$9,067.20	94.45	NO
Belvedere	1124457 ALBERTA LTD AND VIRENDA & SNEH VERMA	D2	01-Jun-10	31-May-11	\$8,167.48	85.30	NO
Brookside	BROOKSIDE MONTESSORI CHILDREN'S CENTRE	D2	01-Jun-10	31-May-11	\$15,511.50	162.00	NO
Delton	DELTON DAYCARE LTD. AND ALPIA NADELA	D2	01-Jul-10	30-Jun-11	\$32,092.80	334.30	NO
Delwood	CANADA AROUND THE WORLD SERVICES (CAWS) INC.	D2	01-Jul-10	30-Jun-11	\$8,380.80	87.30	NO
Delwood	DAY CARE SKAZKA INC.	D2	01-Aug-10	31-Jul-11	\$7,584.00	79.00	NO
Donnan	ENTRON ENTERPRISES INC. AND MOHMOOD LALANI	D2	01-Oct-10	31-Aug-11	\$7,131.60	84.90	NO
Dovercourt	BAMBY DAY CARE CENTRE LTD. AND SHYAMA GOONAWARDENA	D2	01-Jul-10	30-Jun-11	\$14,764.80	153.80	NO
Duggan	1128302 ALBERTA LTD	D2	01-Nov-10	31-Aug-11	\$14,104.00	176.30	NO
Duggan	JOLLY ENTERPRISES LTD	D2	01-Jul-10	30-Jun-11	\$22,435.20	233.70	NO
Ekota	548872 ALBERTA LTD. AND ELIZABETH JONES AND PIA LAUE	D2	01-May-10	30-Apr-11	\$6,828.25	71.50	NO

School	Tenant	Lease Category	Start Date	End Date	Total Revenue	Area	Prov Exempt
Ellerslie Primary (South)	SUNNY START PRESCHOOL LTD	D2	01-Jul-10	30-Jun-11	\$11,147.20	105.70	NO
Elmwood	RUNDLE HEIGHTS OUT OF SCHOOL CARE INC. AND ANGELINE FERGUSON	D2	01-Sep-10	31-Aug-11	\$6,825.60	71.10	NO
Gold Bar	GOLD BAR DAYCARE AND AFTER SCHOOL CARE LIMITED AND NAGINDER SANGHA	D2	01-Aug-10	31-Jul-11	\$24,000.00	250.00	NO
Grovenor	799505 ALBERTA LTD. AND NORAWANDA PARAS	D2	01-Aug-10	31-Jul-11	\$16,483.20	171.70	NO
Highlands	JSP INVESTMENTS LTD. O/A MONTROSE DAYCARE	D2	01-Aug-10	31-Jul-11	\$19,046.40	198.40	NO
J. A. Fife	LAGO LINDO SCHOOL CARE LTD. AND KRISHNASAMY NAIDOO	D2	01-Sep-10	31-Aug-11	\$15,955.20	166.20	NO
James Gibbons	993562 ALBERTA LTD. AND LUCY YU LIU	D2	01-Sep-10	31-Aug-11	\$12,691.20	132.20	NO
Julia Kiniski	BURNWOOD TINY TREASURES PLAYSCHOOL INC.	D2	01-Sep-10	31-Aug-11	\$15,473.27	161.18	NO
Keheewin	LITTLE EINSTEINS OSC AT KEHEEWIN INC	D2	01-Sep-10	30-Jun-11	\$6,032.00	75.40	NO
Kensington	KENSINGTON DAY CARE (1999) LTD.	D2	01-Oct-10	31-Aug-11	\$9,234.40	164.90	NO
Laurier Heights	LAURIER HEIGHTS OUT OF SCHOOL CARE LTD.	D2	01-Aug-10	31-Jul-11	\$16,012.80	166.80	NO
Lynnwood	OXFORD CHILD DEVELOPMENT CENTRE LTD.	D2	01-Jul-10	30-Jun-11	\$6,864.00	71.50	NO
Malmo	MARIA MONTESSORI SCHOOL INC. AND KATE PEARSON	D2	01-Jul-10	30-Jun-11	\$7,766.40	80.90	NO
McKee	MCKEE CHILD CARE CENTRE LTD.	D2	01-Jul-10	30-Jun-11	\$20,004.48	362.40	NO
Mee-Yah-Noh	LITTLE PROFESSORS CHILDCARE INC. AND RENATA SZWEDOWICZ	D2	01-Aug-10	31-Jul-11	\$7,608.40	82.70	NO
Meyonohk	1056345 ALBERTA LTD. AND PASA LAU	D2	01-Sep-10	31-Aug-11	\$8,064.00	84.00	NO
Mill Creek	COUNTRY'S FINEST CHILD CARE CENTRE LTD. AND DIANE ELLENDT-COOPER	D2	01-Jul-10	30-Jun-11	\$41,558.40	432.90	NO
Mount Royal	LITTLE EINSTEINS CHILDCARE AT MOUNT ROYAL INC	D2	01-Aug-10	31-Jul-11	\$10,330.63	153.46	NO
Ormsby	1425151 ALBERTA LTD O/A SUNNY VIEW CHILD DEVELOPMENT	D2	01-Aug-10	31-Jul-11	\$8,408.65	87.59	NO

School	Tenant	Lease Category	Start Date	End Date	Total Revenue	Area	Prov Exempt
Princeton	EMJA DAY CARE CENTRE LTD. AND CYNTHIA NAIDOO	D2	01-Sep-10	31-Aug-11	\$9,120.00	95.00	NO
Queen Alexandra	ARGYLL MONTESSORI SCHOOL LTD. AND NAZNIN SABUR	D2	01-Aug-10	31-Jul-11	\$18,585.60	193.60	NO
Rideau Park	1326414 ALBERTA LTD. & RUPINDER KAUR	D2	01-Sep-10	30-Jun-11	\$5,544.00	69.30	NO
Rio Terrace	OXFORD CHILD DEVELOPMENT CENTRE LTD.	D2	01-Jul-10	30-Jun-11	\$21,984.00	229.00	NO
Riverdale	524409 ALBERTA LTD. AND MIROSLAWA ZASEPA	D2	01-Aug-10	31-Jul-11	\$6,215.04	64.74	NO
Rutherford	350512 ALBERTA INC. AND NURALI AND KHATOON MURJI	D2	01-Aug-10	31-Jul-11	\$15,340.80	159.80	NO
Sherwood	LITTLE EINSTEINS CHILDCARE AT SHERWOOD INC	D2	01-Sep-10	30-Jun-11	\$5,592.00	69.90	NO
Sweet Grass	MARIA MONTESSORI SCHOOL INC. AND KATE PEARSON	D2	01-Jul-10	30-Jun-11	\$15,993.60	166.60	NO
Waverley	WAVERLEY DAY CARE CENTRE LTD. AND FARIDABANU MERALI	D2	01-Aug-10	31-Jul-11	\$43,488.00	453.00	NO
Youngstown	960751 ALBERTA LTD. AND ANNA STACHAL	D2	01-Aug-10	31-Jul-11	\$23,798.40	247.90	NO
Coronation	568114 ALBERTA LTD AND DAVID J.M. NEWMAN	D3	01-Aug-10	31-Jul-11	\$19,124.00	169.00	NO
Ellerslie Primary (South)	ELLERSLIE OUT OF SCHOOL CARE LTD	D3	01-Jul-10	30-Jun-11	\$33,032.95	678.19	NO
<b>SUBTOTAL</b>					<b>\$650,382.65</b>	<b>7,592.91</b>	
Elmwood	EDMONTON REGIONAL LEARNING CONSORTIUM	E	01-Sep-10	31-Aug-11	\$16,893.36	284.40	YES
Geroge P. Nicholson	ALBERTA HEALTH AUTHORITY	E	01-Sep-02	31-Aug-27	\$0.00	357.00	YES
Westlawn	CAPITAL HEALTH AUTHORITY	E	01-Sep-10	31-Aug-15	\$29,360.76	387.00	YES
<b>SUBTOTAL</b>					<b>\$46,254.12</b>	<b>1,028.40</b>	
Academy at King Edward	FRINGE THEATRE ADVENTURES	F	25-Jul-11	26-Aug-11	\$4,920.61	341.00	NO
Amiskwaciy Academy	KIRKNESS LAKE VENTURES	F	21-Jul-10	26-Jul-10	\$0.00	1.00	NO
Amiskwaciy Academy	KOKOPELLI CHOIR ASSOCIATION	F	01-Sep-10	31-Aug-11	\$9,225.60	96.10	YES
Braemar	PUBLIC SCHOOL BOARDS' ASSOCIATION OF ALBERTA	F	01-Aug-10	31-Jul-11	\$15,840.00	165.00	YES
Ellerslie Primary (South)	CROSSROADS CHRISTIAN ASSEMBLY	F	01-Aug-10	31-Jul-11	\$21,734.40	226.40	YES

School	Tenant	Lease Category	Start Date	End Date	Total Revenue	Area	Prov Exempt
Ellerslie Primary (South)	CROSSROADS CHRISTIAN ASSEMBLY	F	01-Oct-10	31-Aug-11	\$7,576.79	86.10	YES
Elmwood	THE DINNER OPTIMIST CLUB OF EDMONTON ALTA	F	01-Jun-10	31-May-11	\$6,807.82	71.10	YES
Elmwood	ZION APOSTOLIC ARK PENTECOSTAL CHURCH	F	01-Aug-10	31-Aug-10	\$6,825.60	71.10	YES
Garneau	WENDY GERVAIS	F	01-Sep-10	30-Jun-11	\$1,184.00	14.80	NO
Hardisty	HARDISTY GYMNASTICS CLUB	F	01-Sep-10	31-Aug-11	\$787.20	8.20	YES
Hardisty	YOUNG LIFE OF CANADA	F	01-Sep-10	31-Aug-11	\$4,319.64	35.50	YES
Highlands	CHILD FIND ALBERTA SOCIETY	F	01-May-10	31-Aug-11	\$4,883.25	38.30	YES
J. Percy Page	BIG BROTHERS BIG SISTERS OF EDMONTON	F	04-Jul-11	28-Jul-11	\$4,102.53	305.30	YES
King Edward Elementary	FRINGE THEATRE ADVENTURES	F	25-Jul-11	26-Aug-11	\$4,675.50	450.00	NO
Lawton	VINEYARD CHRISTIAN FELLOWSHIPS OF EDMONTON (EDMONTON VINEYARDS)	F	01-Sep-10	31-Aug-11	\$36,825.60	383.60	YES
Malcolm Tweddle	READING & WRITING CONSULTANTS INC.	F	01-Jul-10	30-Jun-11	\$7,996.80	83.30	NO
Rio Terrace	GERMAN LANGUAGE SCHOOL SOCIETY OF EDMONTON	F	01-Sep-10	31-Aug-11	\$1,852.80	19.30	YES
Victoria	EDMONTON POTTERS' GUILD, THE	F	01-Nov-10	31-Aug-11	\$13,464.00	168.30	YES
Vimy Ridge Academy	GUARDIANS OF 810 ROYAL CANADIAN AIR CADETS SQUADRON SOCIETY	F	01-Jun-10	31-May-11	\$8,680.00	108.50	YES
Vimy Ridge Academy	NAVY LEAGUE OF CANADA, STRATHCONA BRANCH	F	01-Jun-10	31-May-11	\$9,312.00	116.40	YES
Westmount	YOU CAN EDMONTON	F	01-Sep-10	31-Aug-11	\$39,900.00	693.00	YES
<b>SUBTOTAL</b>					<b>\$210,914.14</b>	<b>3,482.30</b>	
Ab School for Deaf	CONNECT SOCIETY	G	01-Jun-10	31-Dec-11	\$0.00	585.10	NO
Abbott	KIDS IN ACTION - HOPE MISSION	G	01-Sep-10	30-Jun-11	\$0.00	300.00	NO
Belvedere	KIDS IN ACTION - HOPE MISSION	G	01-Sep-10	30-Jun-11	\$0.00	220.20	NO
Braemar	TERRA ASSOCIATION	G	01-Sep-10	31-Aug-11	\$0.00	842.50	YES
McKee	BIG BROTHERS BIG SISTERS OF EDMONTON	G	01-Jul-10	30-Jun-11	\$0.00	81.90	NO
Meadowlark	EDMONTON CHINESE CULTURAL & HERITAGE ARTS SOCIETY	G	20-Sep-10	27-Jun-11	\$0.00	128.00	NO

School	Tenant	Lease Category	Start Date	End Date	Total Revenue	Area	Prov Exempt
Princeton	KIDS IN ACTION - HOPE MISSION	G	01-Sep-10	30-Jun-11	\$0.00	293.40	NO
R. J. Scott	Ben Calf Robe Society	G	01-Sep-10	30-Jun-11	\$0.00	72.60	NO
Rundle	KIDS IN ACTION - HOPE MISSION	G	01-Sep-10	30-Jun-11	\$0.00	325.00	NO
Sifton	KIDS IN ACTION - HOPE MISSION	G	01-Sep-10	30-Jun-11	\$0.00	422.70	NO
Spruce Avenue	Family Centre of Northern Alberta	G	01-Sep-10	30-Jun-11	\$0.00	320.00	NO
Youngstown	BOYS & GIRLS CLUBS OF EDMONTON	G	09-Sep-10	23-Jun-11	\$0.00	365.70	NO
<b>SUBTOTAL</b>					<b>\$0.00</b>	<b>3,957.10</b>	
Amiskwacy Academy	KINDERGARTEN INCLUSIVE DEVELOPMENT SERVICES	H	01-Jul-10	30-Jun-11	\$20,040.00	342.53	YES
Killarney	EDMONTON STUDENT HEALTH INITIATIVE PARTNERSHIP (ESHIP)	H	01-Sep-10	31-Aug-11	\$8,849.52	192.80	YES
Sakaw	Metro Continuing Education	H	01-Apr-10	31-Mar-11	\$19,342.38	478.24	NO
Waverley	KINDERGARTEN INCLUSIVE DEVELOPMENT SERVICES	H	01-Sep-10	31-Aug-11	\$6,757.19	302.20	YES
<b>SUBTOTAL</b>	<b>Transfer of funds between DU no additional revenue to the district \$54,989.09</b>				<b>\$0.00</b>	<b>1,315.77</b>	
Braemar	GABRIELA MISTRAL LATIN AMERICAN SCHOOL	J	11-Sep-10	28-May-11	\$20,704.90	1,412.70	NO
Britannia	REAL ESTATE TRAINING INSTITUTE	J	01-Sep-10	31-May-11	\$9,868.25	162.20	NO
Earl Buxton	RIVERBEND BAPTIST CHURCH	J	12-Sep-10	12-Dec-10	\$4,027.94	391.00	NO
George H. Luck	BEULAH ALLIANCE CHURCH	J	5-Sep-10	28-Aug-11	\$28,969.02	425.00	NO
J. Percy Page	EDMONTON KOREAN LANGUAGE SCHOOL	J	10-Sep-10	27-May-11	\$9,471.74	367.76	NO
John D. Bracco	CLAREVIEW EVANGELICAL FREE CHURCH	J	5-Sep-10	28-Aug-11	\$13,245.44	300.00	NO
Kildare	EDMONTON LIVING FOUNTAIN ALLIANCE CHURCH	J	5-Sep-10	28-Aug-11	\$19,254.56	354.90	NO
King Edward Elementary	OLD STRATHCONA VINEYARD CHRISTIAN FELLOWSHIP	J	4-Sep-10	15-Jul-11	\$23,330.56	427.70	NO
Lawton	VINEYARD CHRISTIAN FELLOWSHIPS OF EDMONTON	J	05-Sep-10	28-Aug-11	\$9,701.12	466.40	NO
Lillian Osborne	THE RIVER COMMUNITY CHURCH	J	5-Sep-10	28-Aug-11	\$38,918.40	818.00	NO
Londonderry	CROSSPOINT CHURCH	J	27-Feb-11	30-Jun-11	\$9,844.81	877.67	NO
McKernan	EDMONTON HISPANIC BILINGUAL ASSOCIATION	J	20-Sep-10	7-Jun-11	\$19,182.60	1,101.40	NO
Meyonohk	NATHAN CAO	J	14-Sep-10	21-Jun-11	\$437.00	80.00	NO



School	Tenant	Lease Category	Start Date	End Date	Total Revenue	Area	Prov Exempt
Parkview	EDMONTON CHINESE ALLIANCE CHURCH	J	5-Sep-10	29-May-11	\$21,195.84	1,260.77	NO
Richard Secord	THE ASSOCIATION OF METRO EDMONTON JAPANESE ...	J	3-Sep-10	24-Jun-11	\$11,896.80	1,205.95	NO
Westlawn	RUSSIAN CANADIAN ASSOCIATION OF ALBERTA	J	11-Sep-10	28-May-11	\$11,357.64	637.90	NO
Westmount	NORWOOD CHINESE EDUCATION ASSOCIATION	J	1-Sep-10	30-Jun-11	\$16,272.20	784.20	NO
<b>SUBTOTAL</b>					<b>\$267,678.82</b>	<b>11,073.55</b>	

#### NON-OPERATIONAL SCHOOLS

Alex Taylor	E4C	K	1-Sep-01	31-Aug-21	\$0.00	4,253.00	n/a
Bellevue	DISTINCTIVE EMPLOYMENT SERVICES	K	01-Sep-04	30-Sep-11	\$106,799.16	2,542.80	n/a
Capilano	SUZUKI CHARTER SCHOOL SOCIETY	K	01-Sep-10	31-Aug-11	\$257,458.80	3,418.20	n/a
Donald Ross	Sun & Moon Visionary	K	01-May-10	01-Feb-11	\$26,666.64	1,092.00	n/a
Fulton Place	ALBERTA CAREGIVERS ASSOCIATION	KF	01-Jul-10	30-Jun-11	\$15,878.40	204.62	n/a
Fulton Place	INSTRUCTION BY DESIGN	KF	01-Feb-11	31-Aug-11	\$1,814.09	14.55	n/a
Fulton Place	LEARNING DISABILITIES ASSOCIATION OF ALBERTA - EDMONTON CHAPTER	KF	01-Sep-10	31-Aug-11	\$15,148.80	157.80	n/a
Fulton Place	S. S. DANCE EXPERIENCE COMMUNITY CLUB	KF	01-Sep-10	30-Jun-11	\$31,184.00	389.80	n/a
Fulton Place	VICTORIAN ORDER OF NURSES FOR CANADA - WESTERN REGION	KI	26-Jul-10	25-Jul-11	\$8,192.14	161.90	n/a
Fulton Place Annex	FULTON AFTER SCHOOL ASSOCIATION	K	01-Jun-10	31-May-15	\$0.00	876.60	n/a
McCauley	CHILD SERVICES/ALTA INFRASTRUCTURE	KE	01-Sep-10	31-Aug-11	\$8,395.08	82.89	n/a
McCauley	MULTICULTURAL HEALTH BROKERS CO-OPERATIVE LTD	KC3	01-Sep-10	31-Aug-11	\$8,924.40	493.46	n/a
North Edmonton	EXCEL Society	K	01-Sep-10	31-Aug-11	\$139,749.00	3,769.50	n/a
Parkdale	ALBERTA HEALTH SERVICES, REAL ESTATE AND LEASING - NORTH	KE	04-Jan-11	30-Jun-11	\$21,221.64	535.90	n/a
Ritchie	CONSEIL SCOLAIRE CENTRE-NORD	K	01-Aug-10	31-Jul-12	\$329,811.22	4,378.80	n/a
Sherbrooke	Aurora Charter School Society	K	01-Mar-07	31-Aug-11	\$419,969.26	5,999.10	n/a
Wellington	City of Edmonton	K	01-Mar-07	28-Feb-13	\$0.00	6,217.40	n/a
<b>SUBTOTAL</b>					<b>\$1,391,212.63</b>	<b>34,588.32</b>	
<b>TOTAL REVENUE</b>					<b>\$3,377,414.93</b>	<b>79,884.32</b>	

### Use of Non-Operation District Facilities 2010-2011

During 2010-2011, there were 11 non-operational schools leased in whole or in part to outside organizations, five schools completely utilized by district staff, and three buildings vacant.

- 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. Planning is coordinating the sale of a portion of the site to the current tenant within the *Joint Use Agreement: Land* process for disposition and the *School Act*.
- Capilano School is leased by Suzuki Charter School Society effective September 2010.
- Donald Ross School is under lease to the Sun and Moon Visionaries Aboriginal Artisans.
- Eastwood School potential future use is being explored.
- Fulton Place School (2010) is utilized by Human Resources and is leased to a variety of tenants: The Victorian Order of Nurses, The Alberta Caregivers, The Learning Disabilities Association of Alberta – Edmonton Chapter, S.S. Dance Experience and L'Arche Association of Edmonton.
- Idylwylde School is fully utilized by Metro Continuing Education, which also uses a portion of Vimy Ridge Academy.
- McCauley School (2010) serves as a *Transition Centre for Immigrant and Refugee Students and Families*, and is leased to the Multicultural Health Brokers Cooperative, and Child Services.
- Newton School is fully utilized by three field teams of Consulting Services which includes two offices of Edmonton Student Health Initiative Partnership (ESHIP) staff.
- North Edmonton School is leased to Excel Society for redevelopment into a seniors' assisted care facility. Redevelopment is underway. Planning is coordinating the sale within the *Joint Use Agreement: Land* process for disposition and the *School Act*.
- Parkdale School is leased to Alberta Health Services for staff training.
- Prince Rupert School is vacant and is undergoing the disposition process.
- Queen Mary Park School is utilized by Student Information, Resource Development Services, Human Resources Employee Assistance, and accommodates satellite programming for the Bennett Centre.
- Ritchie School building is leased to the Conseil scolaire Centre-Nord and Old Ritchie is vacant. Both sites are undergoing the disposition process.
- Sherbrooke School is leased to Aurora Charter School and continues to accommodate the Shumka Ukrainian Dancers as a sub-let.
- Terrace Heights School serves as the Argyll Home Education Centre at Terrace Heights providing distance learning programs.
- Wellington School is leased by the City of Edmonton and has been sub-let by the City to the Winifred Stewart School and the Council for the Advancement of African Canadians in Alberta. This site is undergoing the disposition process.
- Woodcroft School is being fully utilized by the Institute for Innovation in Second Language Education (IISLE) which houses language consultants and learning resources for the District.

**TRUSTEE REQUEST #18, NOVEMBER 16, 2010, (TRUSTEE CLEARY) PROVIDE AN UPDATED VERSION OF THE LEASING SUMMARY BOARD REPORT DATED JUNE 15, 2010. THIS UPDATE SHOULD ALSO INCLUDE INFORMATION REGARDING WHO DETERMINES THE RATES AND CATEGORIES FOR THESE SPACES. THE UPDATE SHOULD INCLUDE INFORMATION PERTAINING TO THE ORIGINAL STRATHEARN, RITCHIE, MCCAULEY, FULTON PLACE AND CAPILANO SCHOOLS.**

Lease rates are applied when surplus space within an operational school is provided to third-parties and service providers in a dedicated fashion. A formal lease is not required when family and student services are provided in school space by non-profit agencies that do not impact a school's space utilization. For example, mentorship, hot lunch and paired reading programs are arranged with a school through a Memorandum of Understanding or Letter of Agreement. These programs add valuable services to the school but do not take away classroom space from school use, as services are typically provided outside of school hours.

The District has established a four-year lease revenue and distribution cycle for lease rate review and implementation. This cycle provides stable, transparent lease rates for both tenants in district facilities and the District. Lease rates and revenue distribution is based on the principle of cost-recovery of actual operation and capital costs incurred by the District to accommodate tenants. The next review is scheduled to be conducted in 2012-2013, using 2011-2012 unit costs and market comparisons. The following information provides a summary of the history of district lease rates and reviews.

#### History of District Leasing Rates

##### **1982**

Minimum leasing rates were approved by the Board in 1982. At that time, there were three categories of leases: playschools, non-profit organizations and for-profit child care.

##### **1995**

In 1995, the District reviewed unit costs for the District to provide space within an operational school and compared rates with other school districts, as well as commercial rent rates in the Edmonton market. At the time, there were high commercial vacancy rates and low demand on EPSB space, except for community playschool programming. Rates were not adjusted from the minimum rates approved in 1982. Lease revenue stayed with the school and schools were authorized to charge above the minimum rate. There continued to be three categories of leases.

##### **2003**

An extensive review of lease rates was conducted in 2002-2003. As part of the review, consideration was given to each of the following factors to establish either an upward or downward trend in costs over a five-year rate:

- Unit costs to operate space in an operational school
- Unit costs for school-to-pay items versus unit costs paid centrally

- Comparison of lease rates charged by other school districts in Alberta
- Comparison of commercial lease rates for government space
- Analysis of annual inflation rates for utilities, lease rates and construction factors

Consultation was done by survey or direct contact/interview with various groups, including:

- CUPE Local 474 (custodial)
- Partnership Organizations (YMCA, Success by Six, etc.)
- Current tenants with the District
- Facilities Services
- Budget Services
- Financial Services
- Principals and senior administration

A summary of the 2002-2003 review concluded that unit costs had increased dramatically since 1982 and adjustments were required to bring rates closer to cost recovery. Board and senior administration desired to subsidize non-profit child care and community-based playschools, as well as partnership agencies. While daycare businesses wished to have all daycares under the same fee schedule, there was a desire by the District to encourage the non-profit sector with a subsidized rate. A separation of revenue was identified as a requirement in a new lease rate structure, in order to direct some lease revenue to the central decision units paying for utilities, Infrastructure Maintenance Renewal (IMR) and other costs that were recentralized from a school-to-pay system. Tenants were clear that they could not handle large increases to lease costs, and required time to phase in any changes. Principals stated they needed a phase-in of the change in revenue to their schools.

As a result of the 2002-2003 review, a four-year phase-in plan was established with projected revenue and revenue distribution plans communicated to principals and tenants. The review also led to an increase in the number of lease categories and rates from three to five. Financial Services and Leasing directed a portion of lease revenue to the appropriate decision units bearing space operation costs. There was no loss of tenants due to the increased lease rates. A regular review of unit costs and lease rates on a four-year cycle was established by the District.

### **2008-2009**

In January 2009, the Superintendent of Schools approved another four-year lease revenue and distribution plan. The first year of implementation for the current four-year lease rate was the 2009-2010 school year. The review utilized the same analysis and consultation approach for the 2003 review. Details of the analysis of operating and capital costs are provided as supplemental information (Attachment I).

An analysis of unit operating costs for the 2006-2007 fiscal year concluded that:

- water, heat, and electrical utilities increased from \$1.09 per square meter per month to \$1.21 per square meter per month or approximately 10 per cent;

- school-to-pay costs increased from \$0.89 per square meter per month to \$1.95 per square meter per month, taking into account staff time, waste disposal costs and care of common areas;
- capital costs increased from \$2.81 per square meter per month to \$7.37 per square meter per month, based on construction costs for material and labour;
- custodial costs increased from \$1.50 per square meter per month to \$1.73 per square meter per month without compensation for supplies used.

A portion of the costs for capital and IMR projects were considered and incorporated into the new rates. A comparison with other school district lease rates in Alberta and commercial rates was completed. The following chart compares lease rates with other school districts and the commercial market at the time of the 2008 review.

	Edmonton Public (proposed)	Edmonton Catholic	Calgary Board of Education	Elk Island SD	St. Albert Protestant	Commercial NET*
Partnership	\$3.00	\$4.51 to \$5.61	\$2.55	\$4.60	\$6.67	\$10.31/m <sup>2</sup>
Playschools	\$3.50	\$4.51	\$2.55	\$4.60	As above	\$10.31/m <sup>2</sup>
Non-Profit Child Care	\$5.20	\$5.61	\$5.10	\$4.60	As above	\$10.31/m <sup>2</sup>
For-Profit Child Care	\$8.50	\$9.46	\$8.96	\$11.04	As above	\$10.31/m <sup>2</sup>
Government	\$7.20	\$9.46	\$8.96	\$11.04	As above	\$17.93/m <sup>2</sup>
Other	\$8.50	\$9.46	\$8.96	\$11.04	As above	\$17.93 to \$31.38/m <sup>2</sup>

Commercial rates from CBRE Commercial Real Estate Market View, August 2008.

\* NET rates do not include utilities or operational costs.

All other rates are quoted Gross (utilities included).

As with the 2002-2003 review, the current four-year plan for lease rates and revenue distribution was based on the principle of cost recovery of actual operation and capital costs incurred by the District. The rate increases were not as steep as in 2003. Rates and revenue distribution were recommended for implementation over a four-year implementation plan. The approved rates and distribution of revenue plan was communicated to each tenant and principal in writing, outlining the four-year plan. The number of lease categories and rates was expanded from five to ten.

The current leasing rate structure reflects the following:

- custodial service fees charged out by schools has been adjusted to include a portion of the cleaning supplies cost with the new per square meter rate of \$2.14 per month
- rates for a reduced level of custodial service are quoted to tenants separately (some tenants only request custodial services to cover heavy cleaning and floor refinishing)
- lease rates take into consideration some level of subsidy by the District for those tenants providing educational services aligned with the District's goals
- for-profit tenants continue to carry the full cost of operating space
- the distribution of lease revenue recognizes the increased cost to schools to operate the leased space and to accommodate a tenant in the building

- recovery of utilities for part-time licenses has been reduced to half since the space is being shared with the school
- the school-to-pay costs are fully recovered and credited to the school for leases that are subsidized by the District, and the recovery of utilities and capital renewal by central decision units has been reduced
- Detailed lease revenue projections are distributed to schools each spring

The District communicates and provides a detailed leasing summary to the Board of Trustees and the public annually. The current lease rate structure and summary of tenancies is provided (Attachment II).

There are a number of new tenancies in closed schools, specifically in the Capilano, Fulton Place, and McCauley facilities. The following table details the current use of the Strathearn, Ritchie, McCauley, Fulton Place and Capilano school facilities.

Facility	Year Closed	Use
<b>Capilano</b>	2010	Leased by Suzuki Charter School Society, effective September 2010.
<b>Fulton Place</b>	2010	Serves as a community hub with a variety of tenants that include: The Victorian Order of Nurses, The Alberta Caregivers Association, The Learning Disabilities Association of Alberta – Edmonton Chapter, and the S.S. Dance Experience. The L’Arche Association of Edmonton is also exploring tenancy.
<b>McCauley</b>	2010	In partnership with the City of Edmonton, established as a Community Hub to provide supports and services to immigrant and refugee students and their families was established, and the following has occurred: <ul style="list-style-type: none"> <li>• one of two sites for the District’s <i>Transition Centre for Immigrant and Refugee Students and Families</i> was established;</li> <li>• the City Centre Education Partnership - Early English Language Learner (ELL) centre was retained;</li> <li>• the existing lease to Alberta Child Services was retained;</li> <li>• the existing lease to the Multi-Cultural Health Brokers Co-op was retained and expanded.</li> </ul>
<b>Ritchie</b>	2008	Leased to the Conseil scolaire du Centre-Nord (Francophone) school district, and reopened as Ecole Joseph-Moreau (excludes 1913 building).
<b>Strathearn Junior High</b>	2005	Transferred to the Conseil scolaire du Centre-Nord (Francophone) school district, and reopened as Ecole Gabrielle Roy.

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A list of use of other closed school facilities is also provided (Attachment III).

Leasing rates are structured with the goal of recovering district costs associated with the operation, maintenance and capital renewal of the space, in balance with supporting tenancies that are compatible and supportive of students, schools and education.

Challenges to increasing rental revenue from tenancies in operating schools include:

- rates closer to commercial rates may drive existing tenants out of operating schools
- the limitation in term security of a lease in an operating school cannot exceed 12 months without Ministerial Consent (*School Act-Disposition of Property Regulation*)
- the District cannot provide capital improvements to space for tenants that are offered by commercial landlords, as there is no funding source to fund the improvements
- the Urban Services zoning applied to public school sites restricts the type of uses allowable or permissible in district buildings
- changes in use of portions of school buildings could impact negatively on the Joint Use Agreement relationship with several City of Edmonton departments
- changes in zoning can trigger requirements for unfunded capital upgrades, such as increased parking
- significant changes in use of school space could trigger unfunded requirements to address different building code requirements
- profit-taking through leasing could threaten the District's property tax exemption status
- many alternative uses may not be compatible or viewed as safe alongside a school-aged population
- the commercial property industry may not be supportive or receptive to commercial competition with a publicly-funded entity like the District