

ATLAS SAFETY & SECURITY DESIGN, INC.

# Premises Liability in schools and universities

by  
 Randall I. Atlas Ph.D. , FAIA , CPP  
 Atlas Safety & Security Design Inc.  
 Fort Lauderdale, Florida

1



## Premises Liability Issues

- Victims of crime and accidents are seeking compensation from owners and managers of the properties on which crime takes place with increasing frequency.
- These cases, commonly known as premises liability cases are based on allegations made by the victim that the property owner failed to provide adequate security or safety and thus contributed to the occurrence of the incident.

3





6



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10



11



12



# School negligent in teen's attack, lawsuit charges

By Rafael A. Ojeda  
STAFF WRITER



The mother of the girl who was viciously beaten at Deerfield Beach Middle School filed a negligence lawsuit on Thursday against the Broward School District, alleging the March 17 attack could have been prevented with adequate security.

Josie Lou Ratley, now 16, suffered permanent injuries and brain damage when she was assaulted at a campus bus stop, said her attorney, Sean Dominick. "A school resource officer was at the school at the time of the attack, but did not witness it. The assault—during which Ratley's head was slammed to the ground and stomped on multiple times—was finally stopped by a teacher."

Yvonne Treacy, now 36, has been charged as an adult with first-degree attempted murder and faces a maximum sentence of 30 years if convicted.

The lawsuit says, in "failing to take reasonable steps to prevent unauthorized entry on school grounds ... [and] failing to adequately supervise the bus pick-up area."

The lawsuit asks for unspecified damages greater than \$5,000.

Broward schools spokeswoman Nadine Drew said the district will not comment on pending litigation.

Ratley suffered irreversible brain damage during the assault, according to doctors and her lawyers. After she came out of a medically induced coma, she was moved to a physical rehabilitation center in Sunrise.

She was released from there in June and has continued as an outpatient ever since. The change allowed more of her bills to be covered by Medicaid.

While her overall condition has improved, progress is slow, and she is nowhere near the assault look place, said Dominick.

Tracy is accused of knocking down Ratley, whom he did not know, after a heated, profanity-laced text message exchange that went from his computer to her cell phone. Tracy was attempting to reach a mutual friend, Kayla Munson, who was 17. Tracy testified at being called a "rapist" and retorted with a false claim that Ratley was abusing her and her lawyers.

After she came out of a medically induced coma, she was moved to a physical rehabilitation center in Sunrise.

She was released from there in June and has continued as an outpatient ever since. The change allowed more of her bills to be covered by Medicaid.

The lawsuit states Treacy, a student at Deerfield Beach High School, "openly walked onto the grounds of Deerfield Middle School. No one from the school noticed him, stopped him or otherwise made an effort to prevent him from unauthorized entry on the school grounds."

According to court records, Treacy grabbed Ratley by the neck while she wasn't looking, pushed her to the ground, grabbed her head and slammed it on the concrete as many as seven times, stood up and stomped her head as many as eight times while wearing steel toe boots before a teacher finally knocked Treacy off Ratley.

Treacy's lawyer, Russell Williams, has repeatedly indicated the boy's mental health will be part of his defense.

Treacy has also filed a lawsuit against the school district, arguing in early December that the schools and the Broward Sheriff's Office are failing to provide him with an education as he awaits trial, as required. That suit is still pending.

# Va. Tech found liable in massacre

## Jury awards two families \$4M each

By Donna Levinson  
LEAD WRITER

WEDNESDAY, OCTOBER 31, 2007 | A

**VIRGINIA**  
Va. Tech has given \$8.5M to victims

"We made these distributions knowing there's only so much they can do," University President Charles Steger said.

All 70 people and families eligible to receive payments and benefits applied to the families of those killed. The \$8.5 million was split into \$4.25 million in cash for a combination of deaths and endowment scholarships in the victims' names.

The five most severely injured received \$100,000 plus free tuition in July and August. The 34 other victims received either \$15,000 or free tuition. Another \$600,000 was designated to honor specific victims.


Almost all of the money came from private donations made to the Virginia Tech Spirit Memorial Fund, which was set up immediately after the April 4 killing.

"We came here for the truth," Griffin and Collier Peterson, right, leave a courthouse in Charlottesville, Va., with families from Thomas Daniel, left, after a jury awarded them \$4 million each.

# Lawyer: \$100M school shooting suit about security

AP Published 2:25 a.m. ET Dec. 28, 2012 Updated 3:08 p.m. ET Dec. 28, 2012

The child heard "conversations, gunfire and screaming" over Sandy Hook's intercom after someone in the office apparently switched on the system, according to the filing.



NEW HAVEN, Conn. (AP) — A lawyer who's asking to sue Connecticut for \$100 million on behalf of a 6-year-old Newtown school shooting survivor who heard voices over the school's intercom system says the potential claim is about improving school security, not money.

"It's about living in a world that's safe," New Haven attorney Irving Pinsky told the Associated Press on Saturday. "The answer is about protecting the kids."

Pinsky asked this week to sue the state, which has immunity against most lawsuits unless it gives a party permission to go forward with a claim. Connecticut's claims commissioner couldn't be reached for comment Saturday.

Pinsky's client, whom he calls "Jill Doe" in the claim, sustained "emotional and psychological trauma and injury" on Dec. 14 after gunman Adam Lanza forced his way into Sandy Hook Elementary School and gunned down 20 children and six adults inside in one of the deadliest school shootings in U.S. history.

Attorney is seeking permission to sue the state for \$100M on behalf of a student

He says the Sandy Hook survivor, 6, has been traumatized by the killings

The state has immunity against most lawsuits unless permission to sue is granted

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POPULAR STORIES

Turtle that allegedly ate a

# Bill calls for \$100M to settle Parkland lawsuits

News Service of Florida

Rep. Kristin Jacobs, D-Coconut Creek, proposed a bill Wednesday that would set aside \$100 million next year for settlement of lawsuits stemming from the Feb. 14 mass shooting at Marjory Stoneman Douglas High School in Parkland.

Jacobs' proposal (HB 123) is filed for consideration during the 2019 legislative session, which begins March 5.

It would establish the Marjory Stoneman Douglas Victim Trust Fund to address settlements of lawsuits filed by victims of the shooting, which left 17 people dead and another 17 injured.

The trust fund, which would be in the Department of Education, would end July 1, 2023, according to the proposal.

# Was a threat assessment conducted before the shooting?

Rubio introduces plan to prevent mass casualty attacks

By Anthony Mac  
New York Times

U.S. Sen. Marco Rubio is the leading Republican to sponsor a bill to prevent mass casualty attacks, a measure that would require federal agencies to conduct threat assessments before allowing access to sensitive information.

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# CPTED is a course of consequences

- How are persons injured or damaged on a property?
- Was it foreseeable?
- Was it preventable?
- Everything that happens is created, promoted, or allowed!

# How did CPTED access control create this murder opportunity?

## Focus On School Security In Newark Schoolyard Murder Lawsuit Trial

January 20, 2013 1:37 PM

**NEWARK, N.J. (CNNNewYork)**—School security procedures were the focus Tuesday, as a civil trial resumed in connection with the 2007 homicide-style schoolyard killing that left three college-bound friends dead.

Witnesses testified Tuesday that the three victims, **James Highmore, Dorian Haywood and Terrance Aerial**, were shot behind Newark's Mount Vernon School on Aug. 4, 2007. Six men and boys arrested for the murders have pleaded guilty or been convicted and are serving coordinated sentences of more than 1,000 years.

The suit, brought by the families of the victims and a fourth victim who survived the attack, claims the Mount Vernon School was negligent by leaving the playground open at night when it was a known gang hangout.

According to the lawsuit, the school's security cameras did not work and the playground was poorly lit.

The trial will resume in second week on Tuesday. A school district security supervisor, the school's principal and two security guards testified on security procedures at the schoolyard.

The Star-Ledger of Newark reported the principal and district supervisor testified the gates were to be locked after 6 p.m. by security guards.

19

## Newark officials knew about security issues before schoolyard slaying, expert says

January 20, 2013 1:37 PM

**NEWARK, N.J.**—School officials knew about serious security issues before a homicide-style schoolyard slaying Tuesday, an expert testified.

The expert testified that the school's security cameras did not work and the playground was poorly lit.

The trial will resume in second week on Tuesday. A school district security supervisor, the school's principal and two security guards testified on security procedures at the schoolyard.

## \$5 million settlement ends 6-year ordeal for Newark schoolyard victims' families

January 20, 2013 1:37 PM

**NEWARK, N.J.**—The night she and three others were shot in a schoolyard slaying, Terrance Aerial lost his best friend, her brother and her signature smile.

The father of one of the victims, James Highmore, said he was grateful for the settlement.

The settlement ends a six-year ordeal for the families of the three victims who were shot in a schoolyard slaying on Aug. 4, 2007.

## US trying to crack down on Latin American MS-13 gang

By Douglas Brown

WASHINGTON — The U.S. Department of Justice is trying to crack down on the Latin American MS-13 gang, a transnational criminal organization that has spread across the United States and is responsible for a string of violent crimes.

The gang, also known as Mara Salvatrucha, is now believed to have as many as 10,000 members in the U.S.

The gang also has a strong presence in Central America, where it is responsible for a string of violent crimes.

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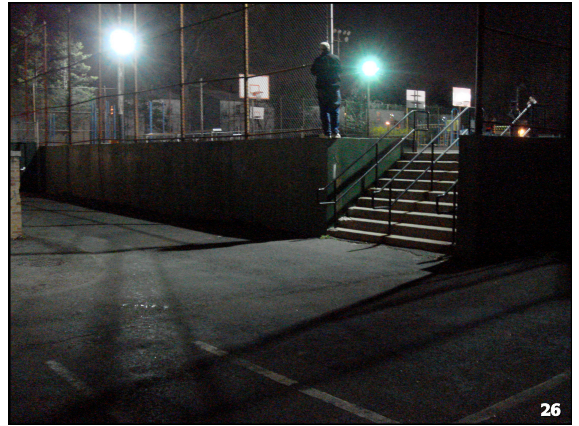
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## Type of User in the environment

What is the intended purpose of the user? Trespasser or student?



31

## Who are the Illegitimate users?



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32

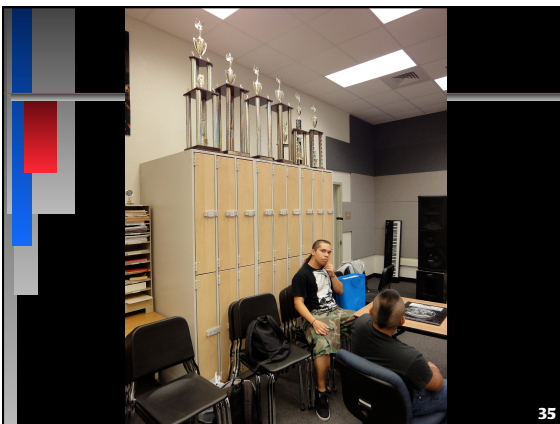
## Who are the persons coming in?



## What's wrong with this picture?



34



35



36



## Types of Crime Committed

- Rape & Sexual Assault 37%
- Assault & Battery 24%
- Wrongful Death 20%
- Robbery 6%

37

## Elements of a Liability Lawsuit

### To prevail in a lawsuit, a plaintiff/victim must...

- Have suffered a loss
- Must prove that the defendant had a duty owe to provide security
- Prove that the defendant breached that duty
- Prove that the breach of duty was the cause in fact of the injury or loss

38

## Foreseeability

- To eliminate the ambiguity of foreseeability and incorporate a standard that judges could automatically apply, early liability cases developed the notion that a crime was not foreseeable unless it had occurred at that particular premises before. This became known as the **"prior similar incidents rule"**
- The prior similar incidents rule had the effect of being a **"one free rape or murder"** rule
- Now standard of care is totality of circumstances

39

## Changes in the Law

### Prior Crime Rule

- Type of prior criminal activity
- Frequency of prior activity
- Date of prior activity

### Totality of Circumstance Rule

- Location of prior criminal activity
- Prior similar crimes not essential
- All relevant information admissible

40

## Foreseeability and Notice

### Constructive Notice

- Having awareness of similar incidents in the industry

### Actual Notice

- Having an incident occur on the property in question

**School knew of gaps in security**

By David M. Weisberg, Staff Writer

After a shooting at a high school in the Dallas area, police and investigators are looking for clues to prevent future attacks. One of the key areas of focus is the security of the school itself. Police are looking for gaps in security that could have allowed the shooter to enter the building. One of the key areas of focus is the security of the school itself. Police are looking for gaps in security that could have allowed the shooter to enter the building.

The report also mentions that the school had a history of security issues. In the past, there have been several incidents of theft and vandalism. The school administration has been aware of these issues for some time, but they have not been able to resolve them. This has led to a sense of insecurity among the students and staff.

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41

## Shooter prepared detailed drawings

Report: Parkland school shooter kept diagrams of bullet flight paths

By Michael O'Hare, Staff Writer

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42

## Specific crimes on or near a premise

- **Proximity** - criminal activity must be within the specific area, or landowner's property
- **Similarity** - the prior crime must be sufficiently similar to the crime in question
- **Recency and frequency** - how often criminal activity has occurred in the past
- **Publicity** - when the occurrence of criminal activity is widely publicized, a landowner can be expected to know of such crimes.

43

- 43



# Compliance with Industry Standards

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## What is the standard of care

- Establishing what the appropriate standard is
- Compliance with those standards and best practices
- Did the school or university exercise due diligence?

45

## 45



# General Security Liability Issues

- Security personnel
- Access control - trespass
- Pre-employment screening
- Documentation of security incidents
- Known crime trends
- Advertising and misrepresentation
- Maintenance and operation of equipment

47

- 47

# Screening of Personnel

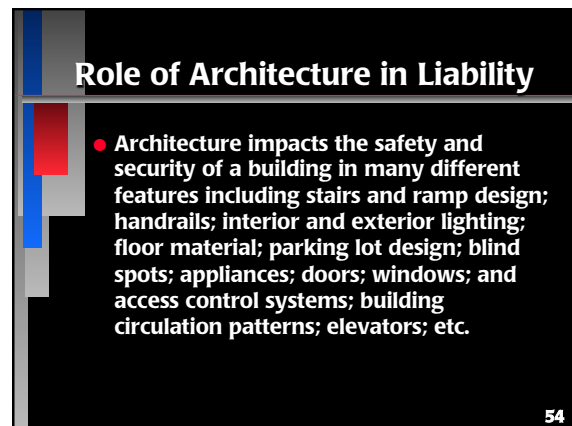
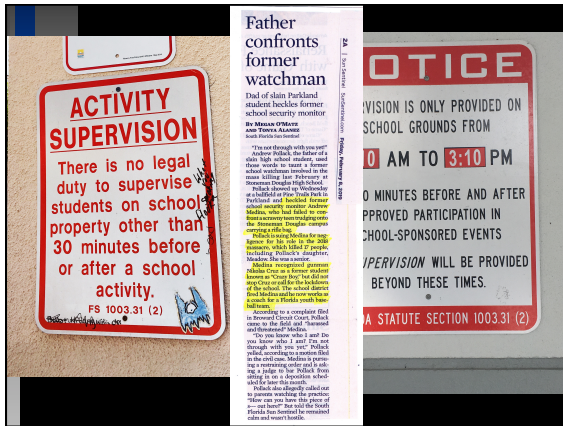
- Staff must be prescreened
- Negligent hiring
- Negligent retention
- Negligent supervision



48

- 48





## Board approves security changes

Broward officials adopt policies that address hiding places, calling for Code Red lockdowns

By SCOTT TRAVIS  
South Florida has been

**SECURITY**  
Continued from Page 1A

meetings was noticeably absent. Board members also seemed well aware of public criticism that they've been slow to act.

"I'm not interested in delaying this. I'm not interested in being blamed for a lack of urgency," board member Rosalind Grogan said.

Board member Lori Alachiff said there was no specific date for implementation of the measures, but added, "I think it could be implemented quickly. However, that is up to Schools Superintendent [Robert] Runcie to execute."

Staff will be trained in Code Red procedures, but Runcie said he did not have an exact date for when that will be completed, although he said it would be before the end of the school year. "This will be an urgent priority," he said.

For much of the past year, family members of people murdered at Marjory Stoneman Douglas on Feb. 14, as well as a commission investigating the tragedy, criticized the school district for taking a long time to enact key safety improvements.

In November, members of the Marjory Stoneman Douglas Public Safety Commission asked Superintendent Robert Runcie why the district wasn't already requiring classrooms to have "hard corners" or spaces where students could seek shelter from an active shooter. A security expert had recommended these at Stoneman Douglas a few weeks before the shooting, but they were in effect in only a few classrooms on Feb. 14, 2018. Some hard corners had clutter in them at the time of the shooting.

In November, Runcie assigned commission members by first citing vague plans to "develop protocols and processes to implement guidelines for safer zones." He agreed to move more quickly after the commission pressed him.

Critics have questioned why the district can't do something as simple as putting a piece of tape on the floor to identify these spaces, but after a security consultant said the tape may irritate students who could view it as a "kill line," district officials decided instead to paint house-shaped emblems on walls.

There have been other obstacles as well. Principals have been reluctant to take on the responsibility of identifying these spaces, arguing they're not security experts.

Local police chiefs voiced concern at a meeting Wednesday that they weren't adequately consulted. Broward Schools Chief of Staff Jeff Moquin said. He also said some law enforcement agencies have refused to help the district identify safety spaces, citing concerns about liability as their police officers are being qualified.

"It may seem simple and trivial to them, but we have to make sure there's a real understanding from the public about what these spaces are and what we're trying to accomplish," Runcie said Wednesday. Moquin suggested delaying this vote a week to address concerns of law enforcement.

But board member Patti Good said she doubted local police would ever all agree, and she didn't see any value in delaying.

"If we defer this indefinitely the takeaway will be we do not value this recommendation," she said.

The policy assigns the district's new chief of safety, security and emergency preparedness to identify procedures for identifying the places for hard corners, principals would work with their school resource officers or other safety experts to determine where the corners would be in each classroom. The policy also requires classroom doors to be locked at all times.

The second policy gives approval at school the authority — and the responsibility — to call for a Code Red if they sense danger. This procedure signals an immediate danger and requires students to hide behind locked doors.

The Stoneman Douglas gunman was halfway through his six-minute rampage before someone issued a "Code Red." As a result, some students were caught in hallways and killed.

Although the commission found that no one was specifically told not to issue the alert, there was confusion about whose job that was.

Under the new policy any staff member must call a Code Red should they see, hear, or smell anything that may immediately impact the safety and security of any staff, students, or visitors on campus.

They would not be disciplined if the potential threat turns out to be a false alarm.

stavis@stamnews.com  
561-243-6637 or Twitter @stamavis

## Physical Security Measures

- Inadequate locks
- Poor key control
- Inoperative and improper equipment
- Inadequate lighting
- Video systems failure

56

## Key Control

57

58

## Access Control

59

60



## Lack of Visibility



61

## Negligent Maintenance



62

## Misrepresentations of Security

- Promoting facility as safe
- Advertising and marketing materials
- Creating Illusion of Security
- Violation of industry standards

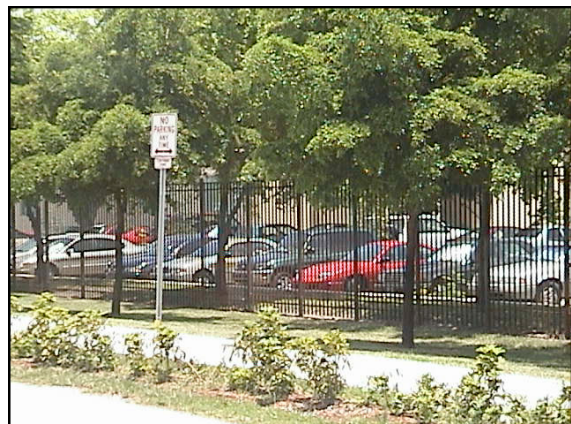
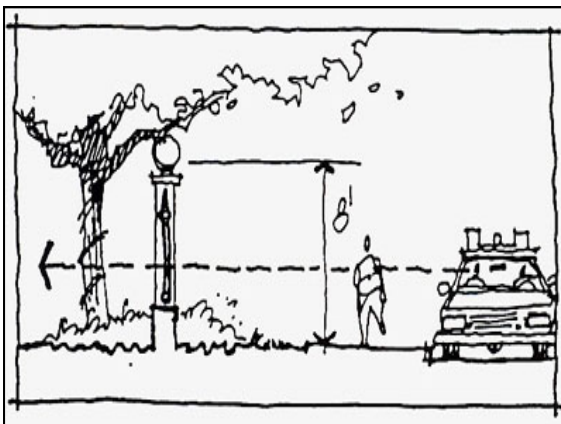


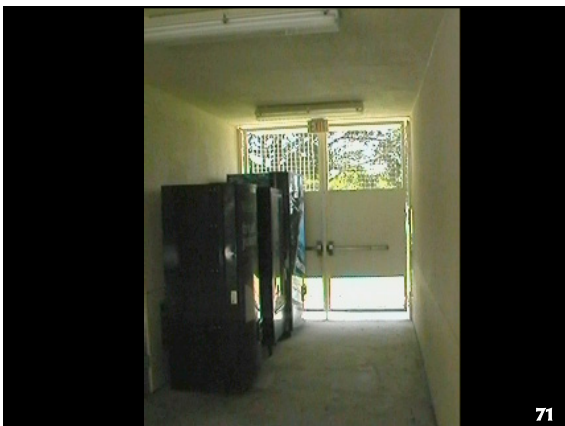
63

## Site

- Boundaries
  - Establish territoriality
    - Environmental cues
    - Signage
  - Control where people and cars enter
    - Parking
    - Travel paths
  - Prevent trespass
    - Fences

64







## Systems

- **Alarms/Communications/CCTV**
  - Systems must be integrated each other and with door design and control centers.
  - Installed in high risk areas
- **Lighting systems**
  - Provide sufficient light where required
- **Mechanical systems**
  - Intake vents and mechanical rooms must be secured from sabotage

73

## Meeting Industry Standards

### HOW CAN I KEEP MY SCHOOL SAFE?

#### Can classroom doors be locked to prevent an intruder from entering?

Yes, the 2018 edition of NFPA 101®, Life Safety Code®, contains new rules that allow safe door locking to prevent intruders from gaining access while ensuring that people can still readily evacuate in an emergency. Doors need to have the ability to be unlocked from outside the classroom to permit entry by staff or first responders.

#### Can classroom doors be barricaded to prevent intruders from entering a classroom?

No, NFPA 101 requires doors to be readily opened from the classroom side. Makeshift devices such as after-market locking and barricades, wedges, rope, and chains not only violate this rule, but can either slow down or prevent first responders from quickly entering a classroom, or they can be used by an intruder to trap people inside and keep first responders from getting in.

#### Can exterior exit doors be locked to prevent unauthorized people from entering a school?

NFPA 101 permits exterior exit doors (those that lead directly to the outdoors) to be locked from the outside to control who can enter the building. From the inside, those same doors need to allow people to leave during emergencies. All occupants must be able to exit the building without needing a key, tool, or special knowledge or effort to open the door.

#### Can a fire alarm system be disabled to prevent it from being used to draw people out into a school's common areas and outside?

NFPA 101 requires schools to have fire alarm systems. There are no allowances in the codes to disable them. These systems need to be maintained and operable to alert the occupants and protect people from the effects of fire. Schools, fire departments, and law enforcement agencies should coordinate to develop protocols for occupant response to fire alarms during targeted violence incidents.

#### Are manual fire alarm boxes (pull stations) allowed to be removed?

Yes, NFPA 101 permits manual systems to be removed if the school is equipped with either an automatic sprinkler system or an automatic smoke detection system.

### NFPA 101, LIFE SAFETY CODE: A KEY ELEMENT OF SCHOOL SAFETY AND SECURITY

Used or applied by every state in the U.S., the Life Safety Code provisions require that virtually all types of buildings are designed and built so that people can safely escape in the event of a fire or other emergency. Visit [nfpa.org/101](http://nfpa.org/101) for more information and free access.



## The role of the architect

- **Decides the selection of materials and hardware**
- **Decides on methods of construction**
- **Specifies slippery or slip resistant materials: terrazzo, marble, ceramic tile**
- **Specify maintenance of materials chosen**



75

## Board approves security changes

### SECURITY

Continued from Page 1A

Broward officials adopt policies that address hiding places, calling for Code Red lockdowns

By SCOTT TRAVIS  
South Florida Sun Sentinel

A year after the Parkland shooting, the Broward County School Board made good on its promise to enact policies to help prevent the same types of failures that contributed to the deaths of 17 people.

The School Board adopted policies Wednesday that identify where school staff must call for a Code Red lockdown, as well as requiring classrooms to be equipped with places for students to hide from an active shooter.

But that doesn't mean the work is over. The board will face challenges in making sure everyone understands and follows the new policies. It was the first meeting since Gov. Ron DeSantis announced plans Feb. 15 to ask a grand jury to review how well Broward schools have handled security matters. The grand jury was never mentioned in the meeting, but the lockdown that has defined recent School Board

meetings was noticeably absent. Board members also seemed well aware of public criticism that they've been slow to act.

"I'm not interested in being blamed for a lack of urgency," board member Ronald Osgood said, as putting a piece of tape on the floor to identify those spaces, but after a security consultant said the tape may be as a "full time" deterrent officials decided instead to paint those-changed emergency exits.

There have been other obstacles as well. Principals have been reluctant to take on the responsibility of identifying those spaces, arguing they're not security experts.

Local police chiefs voiced concerns at a meeting Wednesday that they weren't necessarily consulted. Broward Schools Chief of Staff Jeff Hagan said the school and some law enforcement agencies have refused to help the district identify safe spaces, citing concerns about liability or that policy officers are being qualified.

"It may seem simple and trivial to many, but we have to make sure there's a real understanding from the public about what those spaces are and what we're trying to accomplish," Runcie said Wednesday. Morgan suggested delaying the vote a week to address concerns of law enforcement. But board member Pat Good said she doubted local police would ever

SUN SENTINEL 2-21-19 P.1D

rooms on Feb. 14, 2018. Some hard corners had clutter in them at the time of the shooting.

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## Dangerous work environments

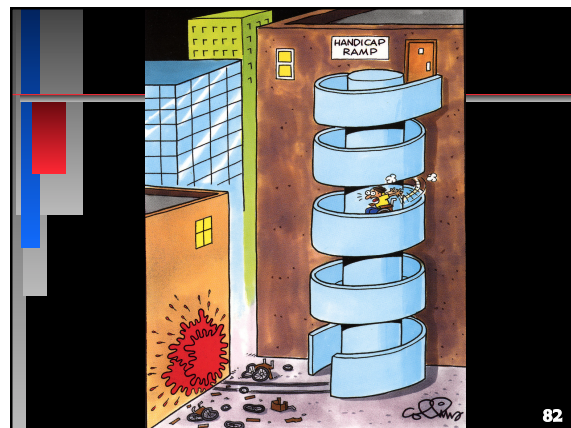
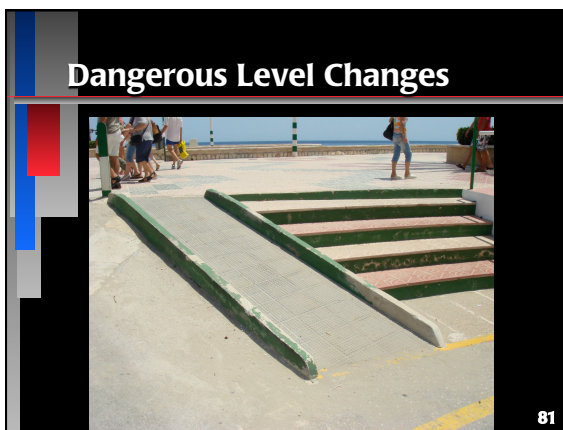


77



78







## Conclusions

- Conduct the risk/threat assessment to establish a base line of needs
- Meet minimum security and safety standards of care
- Use CPTED as an approach to the problem
- Take reasonable measures, not extraordinary measures
- JUST DO IT!!!!

86

## References and Resources

- For more information contact Dr. Randall Atlas at: 800-749-6029 email: [ratlas@ix.netcom.com](mailto:ratlas@ix.netcom.com)
- Web: <http://www.cpted-security.com>
- Safe School Guidelines at Fl. Center for Community Design: <http://www.fccdr.usf.edu/>
- International Association of Campus Law Enforcement Administrators: <http://www.iaclea.org>
- National Association of School Resource Officers: <http://www.nasro.org>
- Dept. of Education emergency planning web resource: <http://www.ed.gov/emergencyplan/>



87