



Kenton County School District | *It's about ALL kids.*

Issue Paper

DATE:

04/08/2021

AGENDA ITEM (ACTION ITEM):

Consider/Approve the Design Development Plan and CPTED (Crime Prevention Through Environmental Design) for the Ryland Heights Elementary Addition and Renovation (BG 21-143) Project.

APPLICABLE BOARD POLICY:

01.1 Legal Status of the Board; 04.31 Authority to Encumber and Expend Funds; 702 KAR 4:050 Building Sites; Inspection and Approval

HISTORY/BACKGROUND:

The Design Development Plan for Ryland Heights reflects the specific plans for the proposed addition and renovations for the school. The plans are reflective of the evolutionary design process subsequent to the initial schematic design that was approved on March 1, 2021. Crime Prevention Through Environmental Design (CPTED) is an approach that focuses on improving the design of the built environment to help reduce opportunities for disputes and violence and promote positive behavior. The CPTED Principles are used in the creation of the Design Development of all of the Kenton County School District School Buildings.

FISCAL/BUDGETARY IMPACT:

All costs are included in the renovation cost for the construction project.

RECOMMENDATION:

Approve the Design Development Plan and CPTED (Crime Prevention Through Environmental Design) for the Ryland Heights Elementary Addition and Renovation (BG 21-143) Project.

CONTACT PERSON:

Rob Haney, Chief Operations Officer

Principal/Administrator

Rob Haney

District Administrator

[Signature]

Superintendent

Use this form to submit your request to the Superintendent for items to be added to the Board Meeting Agenda

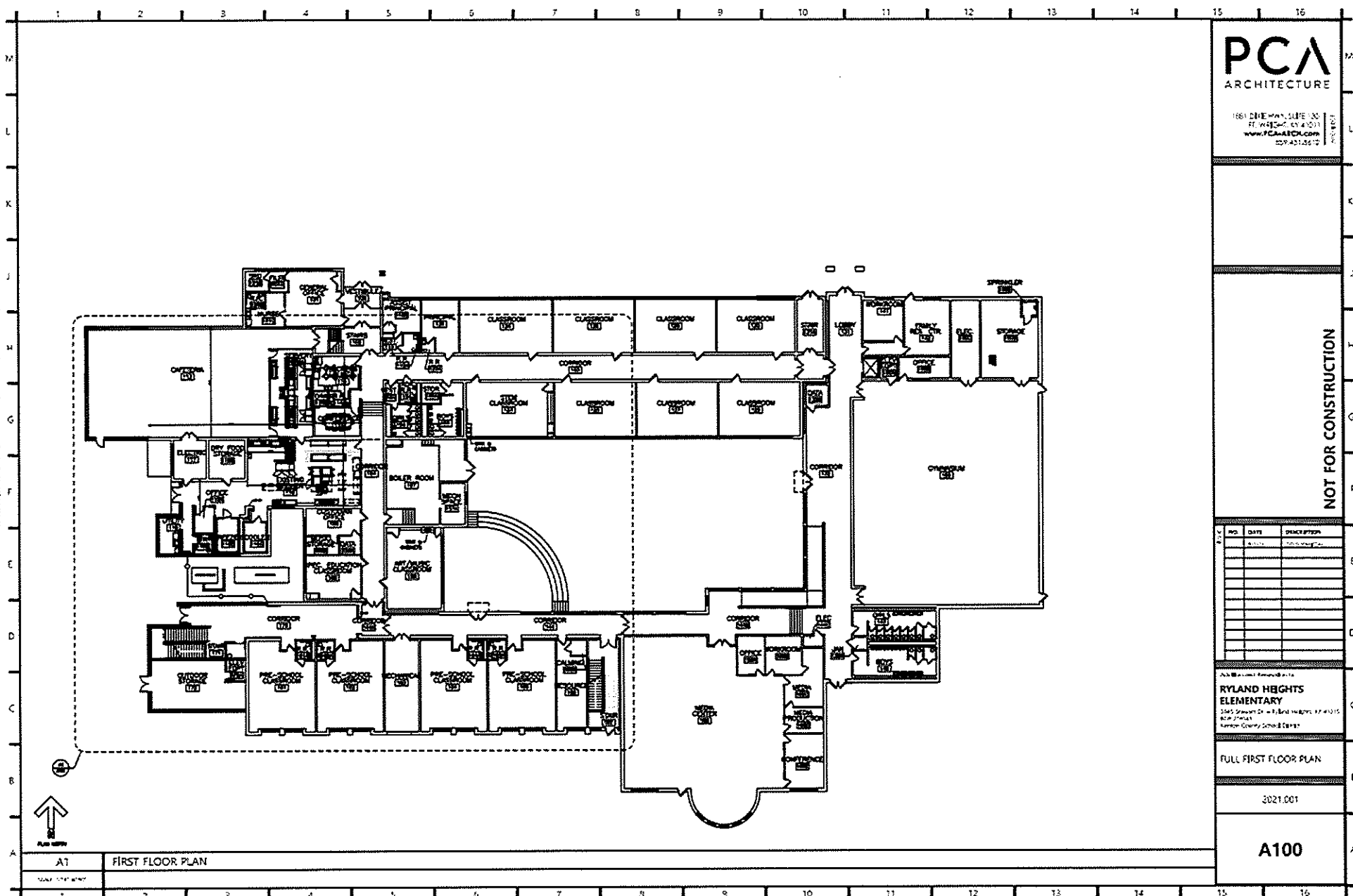
[illegible]

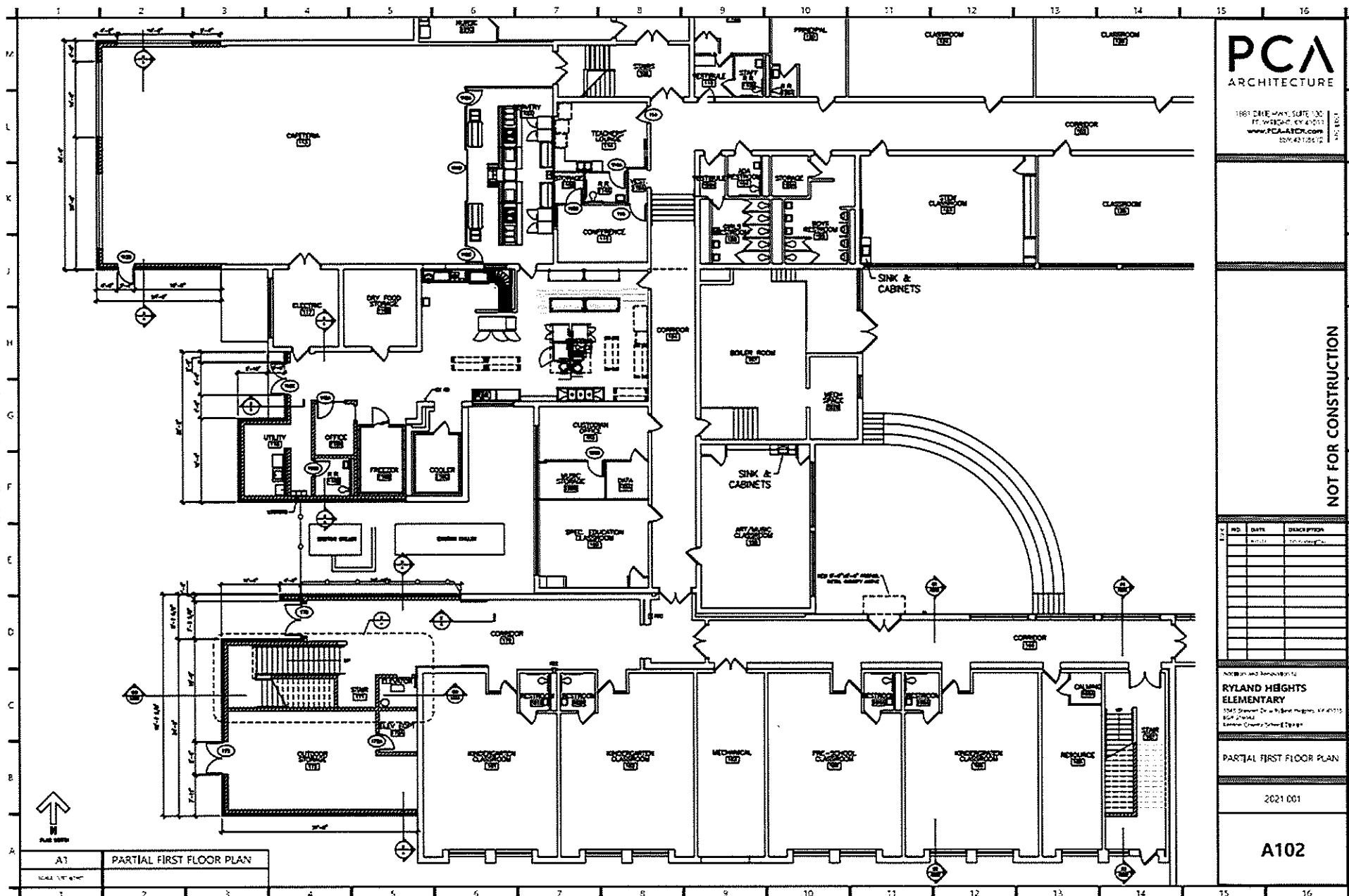
**RYLAND HEIGHTS
ELEMENTARY**
3345 Shawnee Dr. • Ryland Heights, OH 45424
938-3764
Kathleen Currey, School Counselor

FULL FIRST FLOOR PLAN

2021.001

A100





PCA
ARCHITECTURE

1867 DUE WAT. SUITE 100
FT. WASHINGTON, KY 40511
www.PCA-ATC.com
800.421.2810

NOT FOR CONSTRUCTION

NO.	DATE	DANCE PITCH
1	10/1/22	10/1/22
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

**RYLAND HEIGHTS
ELEMENTARY**
1545 Shuman Dr. • Ryland Heights, OH 45424
938-2704

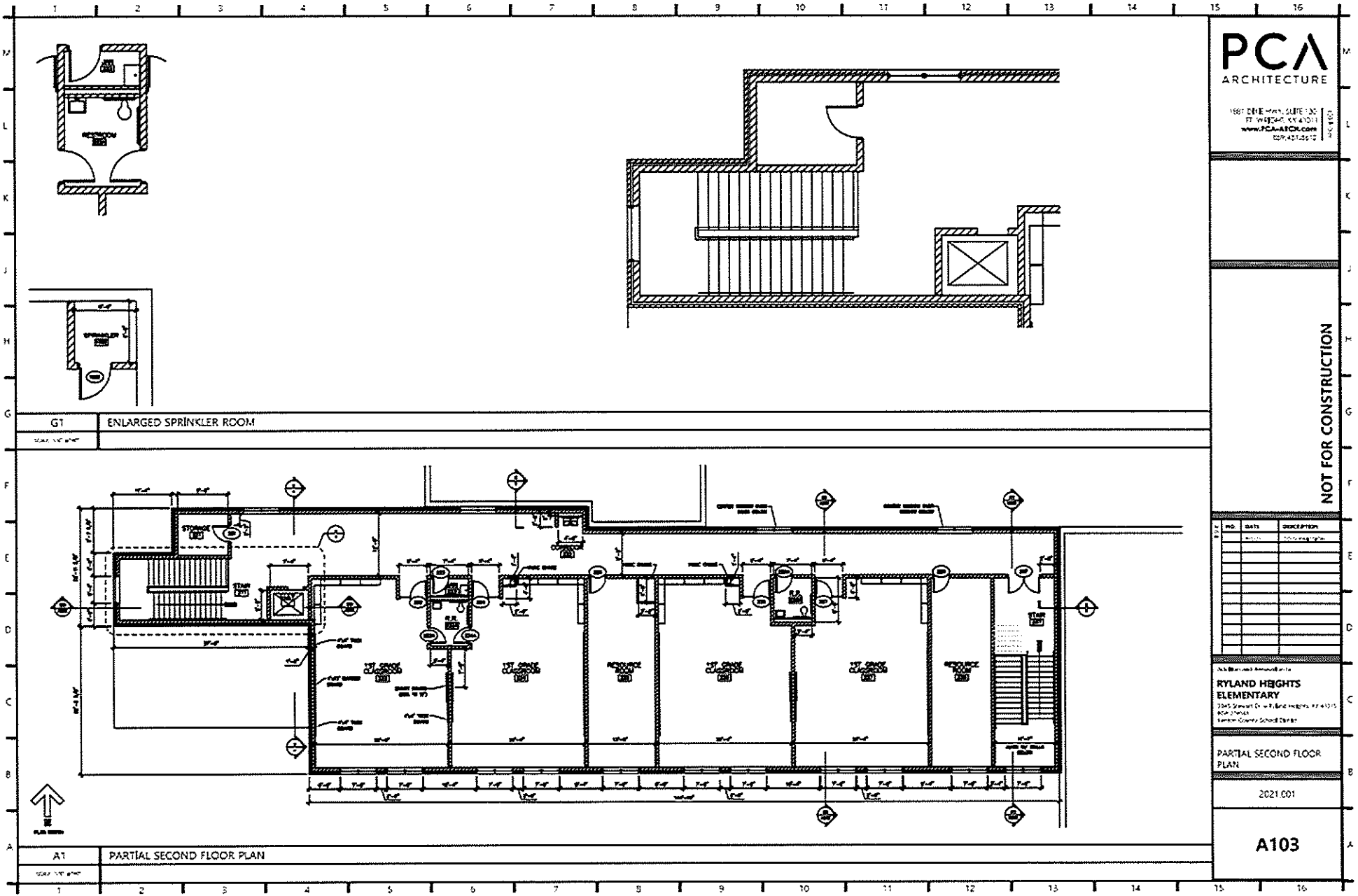
PARTIAL FIRST FLOOR PLAN

2021 001

A102

THIS DOCUMENT IS THE PROPERTY OF PCA ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PCA ARCHITECTURE.

PLEASE PRINT OR HANDWRITE ELEMENTS OR DIMENSIONS



PCA
ARCHITECTURE

1801 DINE HALL SUITE 100
FT. WENDELL, KY 40121
www.PCA-ARCH.com
607.451.2612

ARCH 100

NOT FOR CONSTRUCTION

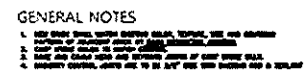
NO.	DATE	DESCRIPTION
1	10/1/2021	Issued for construction
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

Architectural Services for
**RYLAND HEIGHTS
ELEMENTARY**
2345 S. Main St., Ryland Heights, KY 40151
PCA-ARCH.com
Ryland Heights Elementary School

PARTIAL SECOND FLOOR
PLAN

2021.001

A103



PCA
ARCHITECTURE

1881 ONE WAY, SUITE 120
ST. LOUIS, MO 63103
www.PCA-AIOL.com
800.453.2812

NOT FOR CONSTRUCTION

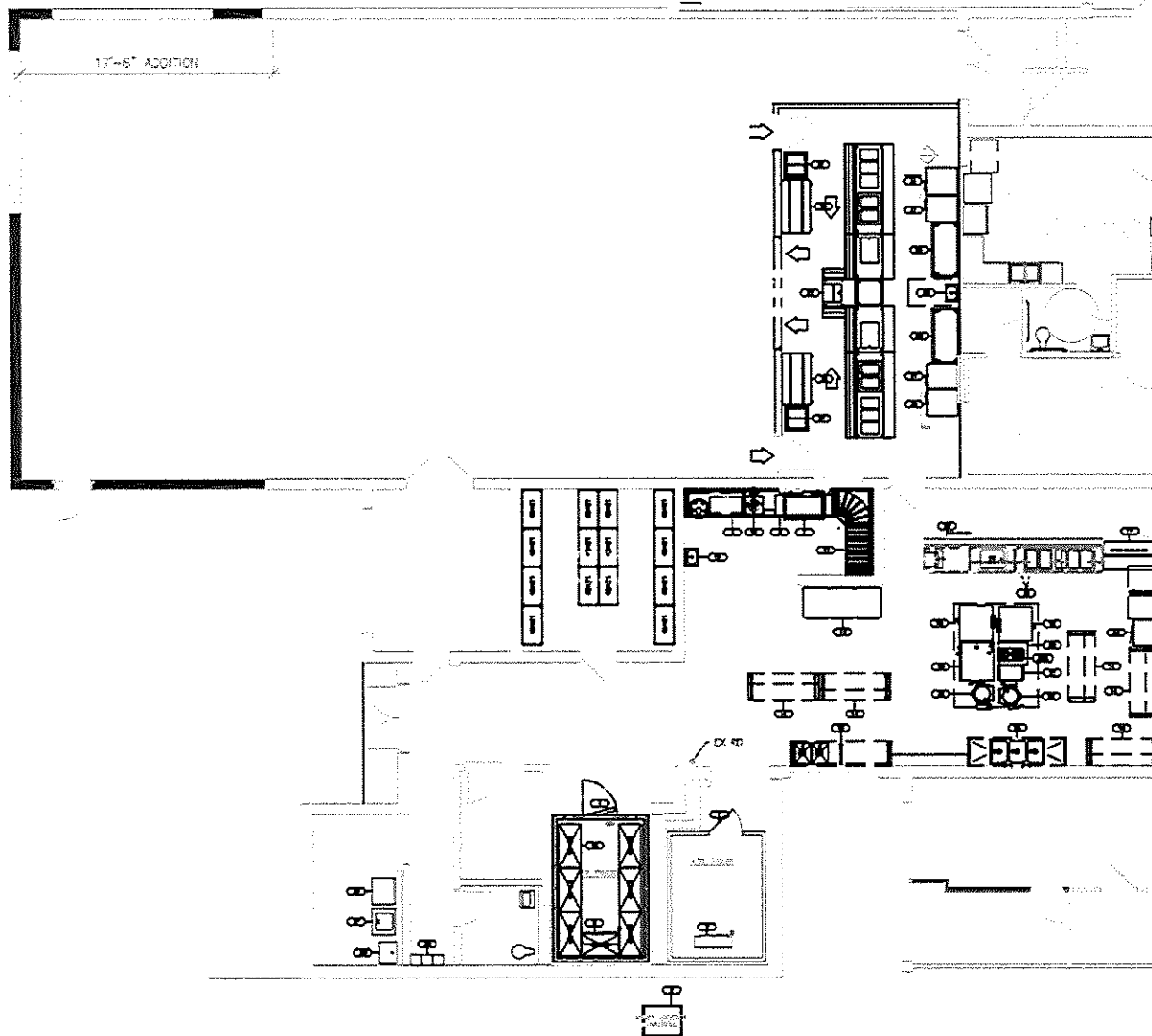
[illegible]

**RYLAND HEIGHTS
TOWER ELEMENTARY**
2545 Shiloh Dr. • Conception, MO 64015
816-221-0000
Landon County School District

ELEVATIONS & SECTION

2021 001

A200



EQUIPMENT LIST		
NO.	DESCRIPTION	QTY
1	17' x 36\"	1
2	17' x 36\"	1
3	17' x 36\"	1
4	17' x 36\"	1
5	17' x 36\"	1
6	17' x 36\"	1
7	17' x 36\"	1
8	17' x 36\"	1
9	17' x 36\"	1
10	17' x 36\"	1
11	17' x 36\"	1
12	17' x 36\"	1
13	17' x 36\"	1
14	17' x 36\"	1
15	17' x 36\"	1
16	17' x 36\"	1
17	17' x 36\"	1
18	17' x 36\"	1
19	17' x 36\"	1
20	17' x 36\"	1
21	17' x 36\"	1
22	17' x 36\"	1
23	17' x 36\"	1
24	17' x 36\"	1
25	17' x 36\"	1
26	17' x 36\"	1
27	17' x 36\"	1
28	17' x 36\"	1
29	17' x 36\"	1
30	17' x 36\"	1
31	17' x 36\"	1
32	17' x 36\"	1
33	17' x 36\"	1
34	17' x 36\"	1
35	17' x 36\"	1
36	17' x 36\"	1
37	17' x 36\"	1
38	17' x 36\"	1
39	17' x 36\"	1
40	17' x 36\"	1
41	17' x 36\"	1
42	17' x 36\"	1
43	17' x 36\"	1
44	17' x 36\"	1
45	17' x 36\"	1
46	17' x 36\"	1
47	17' x 36\"	1
48	17' x 36\"	1
49	17' x 36\"	1
50	17' x 36\"	1
51	17' x 36\"	1
52	17' x 36\"	1
53	17' x 36\"	1
54	17' x 36\"	1
55	17' x 36\"	1
56	17' x 36\"	1
57	17' x 36\"	1
58	17' x 36\"	1
59	17' x 36\"	1
60	17' x 36\"	1
61	17' x 36\"	1
62	17' x 36\"	1
63	17' x 36\"	1
64	17' x 36\"	1
65	17' x 36\"	1
66	17' x 36\"	1
67	17' x 36\"	1
68	17' x 36\"	1
69	17' x 36\"	1
70	17' x 36\"	1
71	17' x 36\"	1
72	17' x 36\"	1
73	17' x 36\"	1
74	17' x 36\"	1
75	17' x 36\"	1
76	17' x 36\"	1
77	17' x 36\"	1
78	17' x 36\"	1
79	17' x 36\"	1
80	17' x 36\"	1
81	17' x 36\"	1
82	17' x 36\"	1
83	17' x 36\"	1
84	17' x 36\"	1
85	17' x 36\"	1
86	17' x 36\"	1
87	17' x 36\"	1
88	17' x 36\"	1
89	17' x 36\"	1
90	17' x 36\"	1
91	17' x 36\"	1
92	17' x 36\"	1
93	17' x 36\"	1
94	17' x 36\"	1
95	17' x 36\"	1
96	17' x 36\"	1
97	17' x 36\"	1
98	17' x 36\"	1
99	17' x 36\"	1
100	17' x 36\"	1

SHEET PROJECT NOTES:
 BASE CONSTRUCTION: UPDATE WALK-IN COOLER/FREEZER, ITEMS 1-5
 ALTERNATE A: REPLACE SERVING LINE, ITEM 23
 ALTERNATE B: RECONFIGURE & REPLACE DISHWASHER & TRAY DROP WINDOW.
 ALTERNATE C: ADD NEW SERVING LINE & SUPPORT EQUIPMENT IN CAFETERIA
 ALTERNATE D: IF C IS ACCEPTED ADD SHELVING AND WORK TABLES

PCA
 ARCHITECTURE

1381 ONE HWY. SUITE 100
 RT. WILSON, KY 40111
 www.PCA-ARCH.com
 502.431.2612

NOT FOR
 CONSTRUCTION



05/25/2021 00 SUBMITAL

RYLAND HEIGHTS
 ELEMENTARY
 17' x 36\"

FOODSERVICE EQUIPMENT
 PLAN - ALTERNATE C

QF103

FOODSERVICE EQUIPMENT PLAN - ALTERNATE C

Crime Prevention Through Environmental Design CPTED Principles Checklist for Kentucky Public Schools

KRS 158.447, Required review of Crime Prevention Through Environmental Design (CPTED) principles prior to school construction or renovation.

The Kentucky Department of Education shall require a local board of education to review CPTED principles when constructing a new school building or when renovating an existing school building. Effective: June 25, 2013

Keeping Kentucky's schools as safe as possible begins with prevention. As such, when planning to build a new school or renovate an existing school building, a critical level of security can be provided when specific principles and guidelines are considered. CPTED standards are designed to encourage review and consideration of best practices in physical plant safety and security.

Any effort local school officials can make to enhance the safety of children and school employees must be considered as being of paramount importance.

Listed below are specific topics for school officials and local boards of education, in cooperation with their design professionals, to consider when beginning the planning process for new construction:

District Name: Kenton County Schools **District Code:** 291

Facility Name: RYLAND HEIGHTS ELEMENTARY

Project Name: ADDITION: RENOVATION RYLAND HEIGHTS

BG Number: 21-143

1. What risks and opportunities do students encounter between home and school?

	Yes	No	Remarks
Are crosswalk locations hazardous?		√	
Can physical surveillance of the campus be improved?		√	

2. What risks and opportunities are posed on the school property and areas directly adjoining school property?

	Yes	No	Remarks
Traffic Related		√	
Are student drop-off areas separated from school buses and other forms of transportation?	√		
Are parking lots separate for staff, students, and visitors with appropriate signage?	√		AS BEST AS THEY CAN BE

Is adequate signage provided to direct visitors to the primary entrance of the building?	√		
Is the parking lot positioned in areas adequate for surveillance (physical and electronic)?	√		
Are walkways positioned for adequate surveillance from within the building?	√		
Is adequate external lighting provided?	√		
During renovations, consider surrounding hazards	√		
Is access to school property controlled by fencing, walls, signs (territorial, directional, and regulatory)?	√		SIGNAGE, FENCED PLAYGROUNDS
Do solid walls, fences, trees, and hedges block surveillance or attract graffiti? (3/7 rule – bushes trimmed 3 feet or shorter, trees cut 7 feet high)		√	
Are possible evacuation sites available? Do they have telephones, bathrooms, heat, securable areas?	√		

3. Can the office staff observe approaching visitors before they reach the school entry?

	Yes	No	Remarks
Is the office located adjacent to the main entry?	√		
Does anything block the view? (Sculpture, landscaping features)		√	
Do windows allow natural surveillance of approaching visitors?	√		
Does the office layout allow staff to see approaching visitors from normal working positions?	√		
If poorly located, can new locations for the office be identified and the office moved?			N/A

4. Do staff members have the physical ability to stop visitors from entering?

	Yes	No	Remarks
Is there an airlock or sally port vestibule?	√		
Is it difficult for staff members to lock entry doors in an emergency?		√	

Can staff use an emergency electronic lock button?	√		
Do staff members use keys? Are they required to go outside the room in order to lock the door?		√	LOCK FROM INTERIOR
Is the primary entrance secured, monitored and identified with appropriate signage?	√		
Do counters or windows protect office staff?	√		NOT HARDENED
If threatened, can office staff retreat to safer locations?	√		
Do staff members have panic button alarms?	√		
Can intruders gain access any other way than through the main entry?	√		DOORS AND WINDOWS THAT SHOULD BE LOCKED
Are all exterior doors numbered?	√		
Can those secondary entries be locked, staffed, and otherwise controlled?	√		
Is an alarm system in place? What triggers the alarm and what happens then?	√		AUTOMATED CALL TO MONITORING SERVICE

5. How well can people see what is going on inside the school?

	Yes	No	Remarks
Can office staff and others see activity in immediately adjacent areas, as well as up and down hallways? Can they see over the heads of crowds using mirrors, cameras, raised areas?	√		
Do blind corners, niches, unlocked and unattended rooms block surveillance?		√	
Can access to hidden areas be denied? Can those areas be locked off?	√		
Would convex mirrors help? If yes, where?			N/A
Can internal windows be uncovered, or blinds be opened, to improve surveillance?	√		FEW WINDOWS
Can first responders see what is going on in the building?		√	

6. Do staff members have immediate lockdown capability in classrooms and other locations?

	Yes	No	Remarks
Can rooms be used as safety areas in emergencies? If yes, which ones?	√		CLASSROOMS

Is it difficult to lock each room in an emergency?		✓	
Is a key required to lock the classroom door?	✓		
Does a person have to step into the hallway to lock the door?		✓	
Will classroom doors lock automatically when closed?		✓	
Is there a two-way intercom or telephone in each room?	✓		
Are there secondary emergency exits available from each room?		✓	

7. Are there identifiable or predictable trouble spots or high-risk locations? (These locations may have already been addressed in #1-6. This serves as a fail-safe measure, to see if any locations have been missed, and require more specific recommendations.)

	Yes	No	Remarks
Climbing hazards (trees, ladders, etc)		✓	
School boundaries		✓	
School grounds		✓	
Playgrounds		✓	
Driveways		✓	
Bike racks		✓	
Main entry area		✓	
Secondary entryways		✓	
Main office		✓	
Hallways (specify which ones)		✓	
Courtyards		✓	
Classrooms		✓	
Temporary classrooms		✓	
Gymnasium		✓	
Locker rooms, locker bays, locker halls			N/A

Toilets		√	
Library		√	
Cafeteria		√	
Loading docks and dumpsters		√	
Custodial receiving and storage areas		√	
Boiler room		√	
Auditorium			N/A
Art rooms		√	
Science labs			N/A
Preschool or Head Start classrooms		√	
Music rooms		√	
Special education rooms		√	
Computer/technology rooms		√	
Family/Consumer science rooms		√	
Technology education rooms		√	
Agriculture classrooms/labs			N/A
Time-out rooms		√	
Meeting or conference rooms		√	
Informal or formal gathering areas		√	
Roof		√	
Crawl spaces			N/A
Surveillance equipment closet		√	
Key control		√	
Lighting problems indoors or out		√	

8. Security Technology

	Yes	No	Remarks
Are access control devices used?	√		
Are electronic access control devices being used?	√		
Do emergency workers have easy access when needed?	√		
Are surveillance cameras used?	√		
Is a monitoring station provided? Can they be viewed off-site?		√	SYSTEM IS CAPABLE
If yes, are cameras maintained, protected from vandals, functional, and of adequate quality?	√		

9. Miscellaneous

	Yes	No	Remarks
Is hallway lighting positioned perpendicular to the walls?	√		
Are stairwells lit adequately?	√		
Is appropriate directional signage provided for other areas than the primary entrance (gym, theatre, stadium, etc)?	√		
Are emergency call stations or panic alarms provided?	√		STAFF ONLY

Notes:

Kentucky Licensed
Design Professionals:


Signature

Date: 3/15/21

Kentucky Registered Engineer: _____
Signature

Date: _____

Kentucky Landscape Architect: _____
Signature

Date: _____

Superintendent or
Board Designee: _____
Signature

Date: _____