

# Rustburg, VA: Campbell County Training School Complex Restoration Project Conceptual Design and Conceptual Site Master Plan



Prepared for Campbell County Training School Complex  
July 2022

Rustburg, VA: CCTSC Restoration Project Conceptual  
Design and Conceptual Site Master Plan

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Assistance Fund (VBAF) through Campbell County



Rustburg, VA: CCTSC Restoration Project Conceptual  
Design and Conceptual Site Master Plan

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**The Community Design Assistance Center (CDAC)** is an outreach center in the College of Architecture, Arts, and Design (AAD) at Virginia Tech that assists communities, neighborhood groups and non-profit organizations in improving the natural and built environments. Assistance is provided in the areas of landscape architecture, architecture, planning, and interior design. Working with communities, the conceptual planning and design provides communities with a graphic vision of their project that can then be used for grant applications and fundraising for the next steps toward implementation.

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## PROJECT DESCRIPTION

### Introduction

This Executive Summary summarizes the final design concepts for the conceptual site master plan, Large Classroom Building, Two Room Classroom Building, and Vocational School Building. The Appendix includes the Phase 1 Environmental Assessment (ESA) Executive Summary by Cardno now Stantec.

### Campbell County Training School Complex Background

The Campbell County Training School Complex, also originally known as the Rustburg School, is located on an 8.81-acre parcel in the town of Rustburg in Campbell County at 1470 Village Highway. The training school complex was originally constructed and operated as a Rosenwald School.

Julius Rosenwald, who was part owner and president of Sears, Roebuck and Co., started the Rosenwald Schools after meeting Booker T. Washington and discovering that there was a lack of educational opportunities for Black students, especially in the South.

When it originally opened in 1922, the Rustburg School was an elementary school on a two-acre plot. The elementary school, and later training schools, provided educational opportunities for several generations of African American students from Rustburg and across the county. Over the years, the school increased in size and provided a training school serving grades 7 and 8, and eventually expanded to grades 7–11. It was the only post-sixth-grade public education available to African Americans in Campbell County. The school later became known as the Campbell County Training School Complex.

Three additional buildings were built around 1925 and another building was added in the early 1930s. A dormitory was built on the hill for teachers and was turned into the school kitchen when the teachers moved to a different house. A two-room home economics cottage, thought to have been demolished in the 1950s, was located higher up on the hill (north of the existing quad), at the end of the entrance drive. Four of the one-story buildings still stand at the southern end of the property.

The Campbell County Training School Complex is the only Rosenwald School in the county that retains a complex of buildings. Most of the Rosenwald Schools in Campbell County have been demolished.

Nationally, only 10 to 12 percent of Rosenwald Schools still stand. Consequently, the National Trust for Historic Preservation placed them on the list of America's 11 Most Endangered Historic Places in 2002. According to the National Register nomination, the Campbell County Training School Complex is recognized for four buildings built between 1922 and 1931. It is an exceptionally rare surviving training school and one of approximately 70 surviving Rosenwald-funded schools out of approximately 380 that were built in Virginia as of approximately 2015. Campbell County took ownership of the school complex from the County school division, which had been using it for storage. In 2016, the Campbell County Board of Supervisors voted to transfer ownership of the Rosenwald property to the non-profit CCTSC.

## PROJECT DESCRIPTION

A summary of the buildings remaining on the site includes:

- Large Classroom Building (1922);
- Small Classroom Building (1923);
- Assembly Building (c. 1931);
- Vocational School Building (early 1930s);

The property extends up the wooded hillside to the north. One driveway enters the center of the complex from the adjacent Village Highway (State Route 20). A second, newer concrete driveway enters the property at its western edge and terminates after curving behind the 1931 assembly building. It is not believed that there is any surviving landscaping from the original period of operation. There is also a stone wall and concrete pad not too far into the woods that may have been associated with buildings that are no longer standing. The concrete retaining wall near the northwest corner of the quad was built around 1980.

As efforts continue to restore the Campbell County Training School Complex, concerns regarding potential environmental contamination remain. Prior to the current CDAC project, an environmental assessment was performed on the assembly building and lead-based paint was removed. The Assembly Building is now a renovated multi-purpose building for community for gatherings, recitals, reunions, etc. The remaining buildings will also need environmental assessments in the future before any renovations begin.

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### Project Overview

The purpose of this project was to work with the Campbell County Training School Complex Committee to develop a vision for how the buildings will be reused and what they would look like. The goal is to renovate the three remaining buildings that have not yet been renovated so that the campus can serve as a cultural, educational, and historical facility. Plans include coworking/business incubator space, childcare, a museum to display artifacts and antiquities, classroom space for educational lectures, vocational training space, and other activities of public interest.

The interior design team created two slightly different preliminary design concepts for each of the three buildings. All of the concepts aim to preserve or bring back interior architectural elements of the original school buildings, incorporate new interior elements that provide a sense of the history of the buildings, and incorporate technology for 21st Century educational and work opportunities.

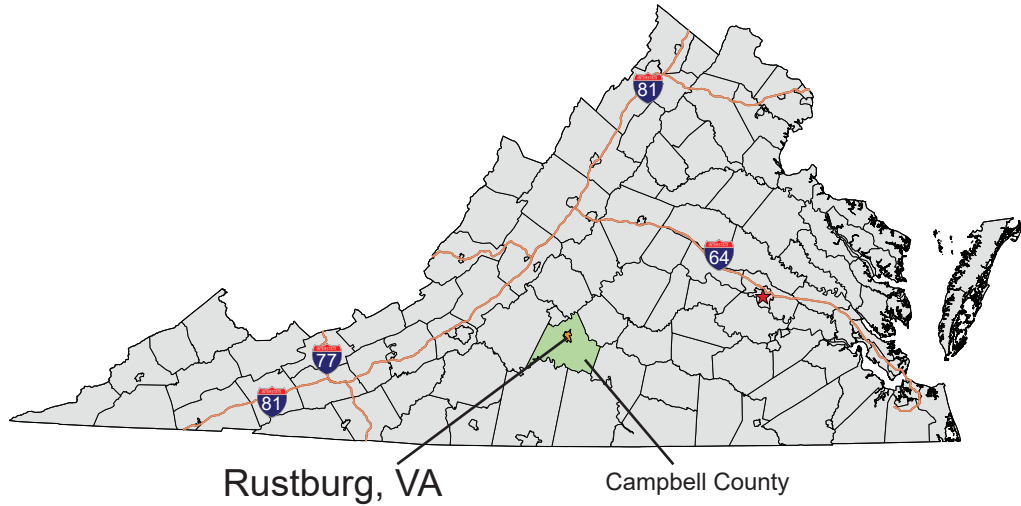
## PROJECT DESCRIPTION

The project resulted in an updated conceptual site masterplan and a conceptual redevelopment plan for each of the three remaining buildings that have not been renovated and includes supporting graphics. The Assembly Building renovations are well underway and were not included in this work. The three buildings include two classroom buildings and the vocational building, which now houses the CCTSC office in a portion of the building. An electrical fire in January 2021 damaged a portion of that building making the office space unusable. Initial ideas for reuse of the remaining three buildings include:

- In the Large Classroom Building: a business incubator/coworking space and early childhood center;
- In the Two Room Classroom Building: one side as a museum with a replica of a period classroom and the other as a modern 21st century classroom for training and other educational uses;
- In the Vocational School Building: the CCTSC office and vocation training center to prepare workforce applicants for new job skills.

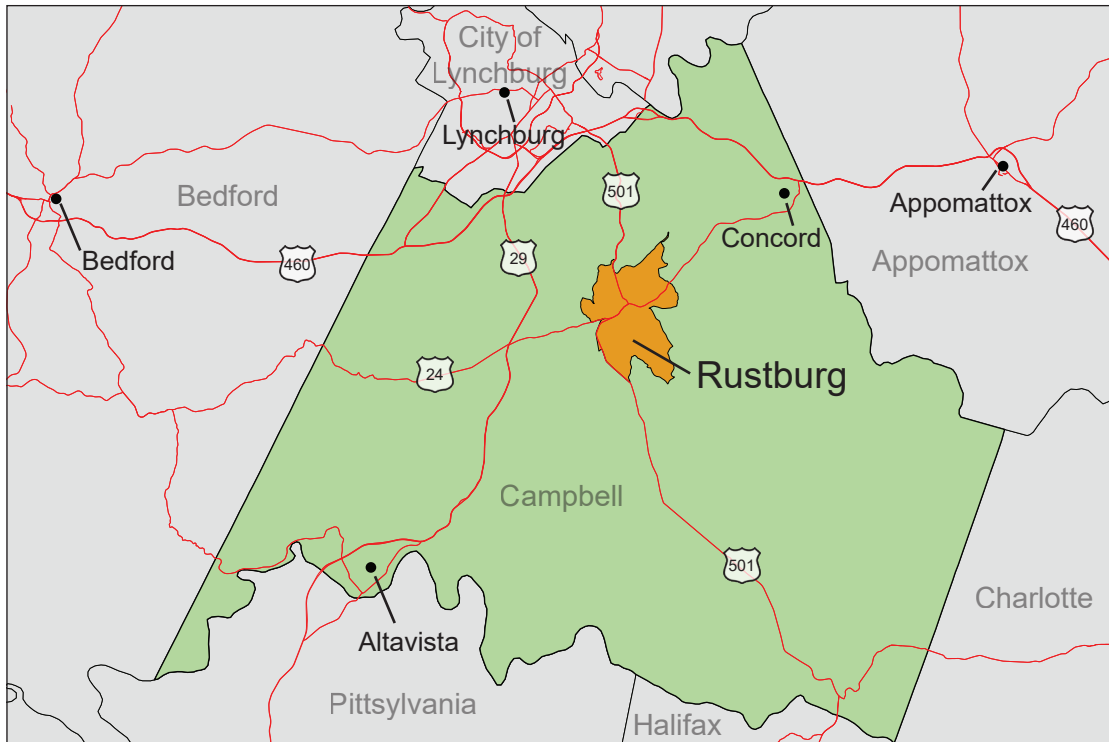
## PROJECT DESCRIPTION

### Project Location

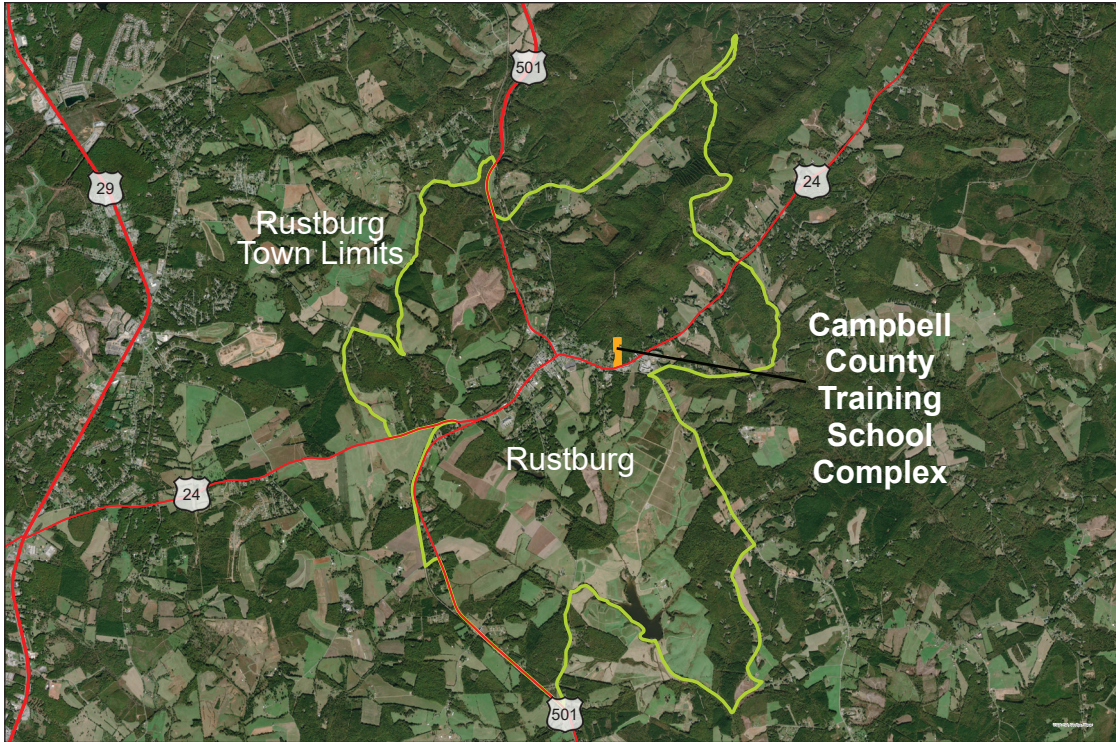


Rustburg, VA is located in Campbell County in the central area of Virginia (above). Rustburg is close to several population centers, including the City of Lynchburg, Bedford, and Appomattox (below).

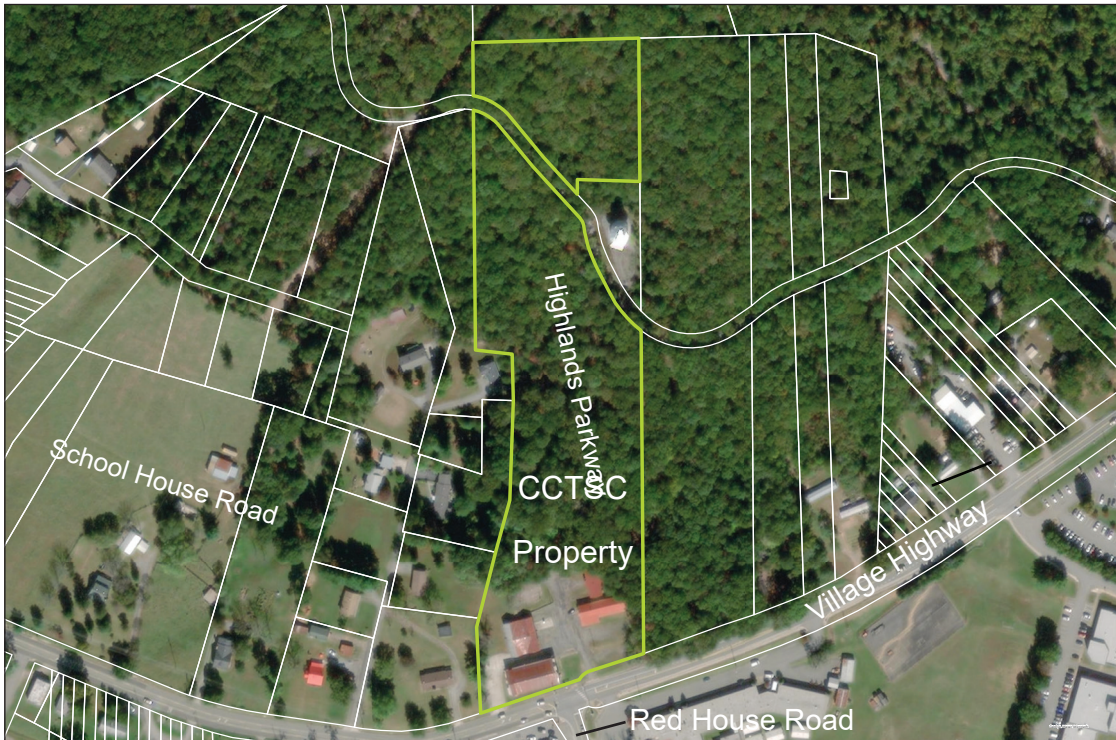
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## PROJECT DESCRIPTION



The Campbell County Training School Complex is located along Village Highway/Rt. 24 (above). It is located at the intersection of Village Highway and Red House Road (below).



## PROJECT DESCRIPTION

### Design Process

The design process began in October 2020. CDAC worked with the CCTSC stakeholders to discuss the vision for the entire 8.81 acre parcel. Input and site photos created a comprehensive foundation that the CDAC team used to develop two conceptual site master plans for the CCTSC. Final design concepts were presented on January 28th, 2021.

In the spring of 2022, CCTSC and the CDAC teamed up again to put together the CCTSC's vision for the future use of its buildings and outdoor space. In late March, the CDAC team, comprised of interior design and landscape architecture students, met with CCTSC stakeholders to tour the property. Measurements of the 3 buildings (Large Classroom, Two Room Classroom, and Vocational School Buildings) were taken along with stakeholders relaying the history of each building and answering questions.

On April 8th, 2022 the interior design students presented preliminary concepts to CCTSC stakeholders and community members. Feedback was provided about what they liked and disliked about each design. In early May, the final interior design concepts were presented in person at the CCTSC. Feedback and design concepts taken from the interior design students' final design presentation were used to help update the site master plan concepts that were originally presented to the community in 2021.

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The goal for the new site master plan concepts was to connect the activities happening inside the buildings to outdoor spaces. In late May 2022, the preliminary site master plan presentation took place in person at the CCTSC with CCTSC stakeholders. In early June, the final site master plan concept was presented. The final site master plan was also shown to community members at an open house event in late June.



Stakeholders from the CCTSC met with CDAC team members during a site visit on April 8th, 2022.

# PART 1: FINAL DESIGN CONCEPTS

## FINAL DESIGN CONCEPTS

### Site Master Plan

#### Design Description

The final design for the Campbell County Training School Complex (CCTSC) is a combination of the past, present, and future. The historic Rosenwald School complex has witnessed much of the community's history. The CCTSC fostered education and growth to hundreds of students in the Campbell County area. CCTSC will continue that by incorporating education and memory into the site design. The "Maypole Lawn" is a place to gather and reminisce. The covered shelter can not only serve as an event space or as an outdoor seminar/classroom space. Native pollinator gardens throughout the site enhance ecological conditions. To leave an everlasting impression on the CCTSC, engravable pavers are proposed under the covered shelter and in the donor and memorial plaza. New signs are proposed on the exterior of each building.

#### Event Lawn and Covered Shelter

A large lawn fronts the covered shelter at the heart of the CCTSC. This lawn is a flexible space where a variety of activities can occur. Chairs, tables, and picnic tables underneath such as for use by coworking/business incubator employees, various staff at the CCTSC, and visitors of the museum. Tents can be set up in this space to accommodate larger events if needed. The shelter can also be used in times when there aren't any programs or activities going on.

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#### Donor and Memorial Plaza

This space is located directly behind and across from the covered shelter. The plaza itself will feature benches along the retaining wall, engravable pavers which donors can purchase to support the CCTSC, and other flexible seating options. The plaza sits next to a native pollinator garden that is dedicated to the educators of the CCTSC.

#### Daycare Playground

The playground is located on the west side of the Large Classroom Building, right outside the daycare center. The equipment is nature-inspired and geared towards children aged between ages one to five.

#### Native Pollinator Gardens

The native pollinator gardens are located north of the Large Classroom Building and adjacent to the main entrance of the Vocational School Building. Incorporating these plantings will enhance the visual aesthetic and ecological landscape function on site by attracting pollinators as well as providing colorful flowers.

#### Maypole Lawn

The Maypole Lawn is the informal gathering space outside of the Assembly Building, adjacent to its eastern entrances. The tall and colorful maypole will act as a beacon on the southern portion of the campus to draw people into the CCTSC. This lawn features a retaining wall to provide a flat space for the maypole and allow visitors to reminisce about their childhood days.

## FINAL DESIGN CONCEPTS

### Signage

Improved signage is added to the CCTSC campus. There are two main entrances along Route 24. One is a vehicular-orientated entrance at the new entrance and includes a large entry sign. The second entrance is located adjacent to the original entrance drive to the CCTSC and is intended for pedestrians. The sign at this location is focused more towards pedestrians, encouraging them to walk up the stairs and explore the CCTSC. The new pedestrian stairs provide access to CCTSC from the street level. Which will be helpful during large events when attendees need to park across the street.

### Vocational School Main Entrance

In front of the Vocational School Building, there is a small native pollinator garden near the ADA ramp and stairs. To the right of the entrance is the loading dock area. New permeable pavers will provide a solid foundation for trucks or cars when they back in or pull up to the loading dock as well as help reduce stormwater runoff.

### Dry Swale

The CCTSC has sloped topography that presents a stormwater management issue. The dry swale and grading will help with stormwater management.

### Parking

There are a total of 33 parking spaces, including 7 ADA spaces, available at the CCTSC. The parking lots utilize permeable asphalt to help accommodate stormwater. There are 2 parking lots; an upper one that has 13 standard spots and 3 ADA spots, and the lower one that has 13 standard spots and 4 ADA spots.

### Building Plaques

Historically styled metal plaques will be placed on all 4 historic Rosenwald School buildings at the CCTSC. The plaques will include the name of each building, when it was built, its historic uses at the CCTSC, and its historic registry status.

The following pages contain the site master plan, exterior perspectives, and exterior precedent images.

Rustburg, VA: CCTSC Restoration Project Conceptual  
Design and Conceptual Site Master Plan

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**Key:**

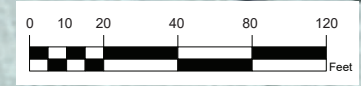
- A Vehicular-Orientated Main Entrance
- B Pedestrian-Orientated Main Entrance with Original Entrance Drive
- C Fenced in Playground for Daycare
- D Donor and Memorial Plaza with Benches
- E Event Lawn with 16 ft x 10 ft Covered Shelter
  - Fits three 6 ft x 3 ft picnic table
  - Accommodates between 20-25 people
- F Native Pollinator Garden
- G Loading Dock for Vocational School
- H Maypole Lawn
- I Dry Swale
- J Parking (33 Total Parking Spaces)
  - J<sub>1</sub> Parking Lot: 16 Total Spaces
    - 13 Standard Spaces
    - 3 ADA Spaces
  - J<sub>2</sub> Parking Lot: 17 Total Spaces
    - 13 Standard Spaces
    - 4 ADA Spaces
- K Assembly Building
- L Large Classroom Building
- M Two Room Classroom Building
- N Vocational School Building
- Design Extent/Property Line
- ∠ Perspective Viewshed
- ➔ One-Way Traffic Circulation



Alternative 16ft x 24ft Covered Shelter  
 - Fits six 6ft x 3ft picnic tables  
 - Accommodates up to 40-45 people

**Notes:**

This drawing depicts proposed approximate locations of site elements. Exact site elements, such as the covered shelter, playground, and maypole have not been selected at this stage of design.



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**Rustburg, VA: CCTSC Restoration Project Conceptual Design and Conceptual Site Master Plan**

Final Design Concept: Site Master Plan  
Conceptual Site Master Plan  
June 25th, 2022



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**Perspective 1: Event Lawn with Covered Shelter at the Large Classroom Building**

A small deck is proposed outside of the large classroom building that can be used by people working at the business incubator or co-working space. It can also be used by anyone at the Campbell County Training School Complex and during events. The shelter provides space for picnic tables for an outdoor classroom, additional outdoor meeting space, and events. A small plaza with benches is located behind the picnic shelter along the back wall adjacent to a native pollinator garden. The pavers located in the picnic shelter and seating area can be engraved by donors and in memory of people. Benches in the seating area can also be donated with donors acknowledged through plaques which form the Donor and Memorial Plaza. The lawn augments the shelter to extend the space for events and programmed activities.

Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan

Final Design Concept: Site Master Plan  
Perspective 1: Event Lawn with Covered Shelter at the Large Classroom Building  
June 25th, 2022



**Perspective 2: Maypole Lawn at the Assembly Building**

The lawn area outside of the Assembly Building provides the opportunity for gathering after events in the Assembly Building as well as maypole events. An ornamental fence is located at the top of the retaining wall to frame the space and also for safety near the front slope. The proposed ornamental fence is the same style as used along the Assembly Building stairs. A historic plaque is located prominently on the front of the building. There is also the opportunity to hang event banners between the front doors.



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Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan

Final Design Concept: Site Master Plan  
Perspective 2: Maypole Lawn at the Assembly Building  
June 25th, 2022



**Perspective 3: Native Pollinator Garden at the Vocational School Building**

A historic plaque is proposed at the front of the Vocational School Building as well as a pollinator garden. The pollinator garden is planted with flowers that provide nectar or pollen for multiple species of pollinating insects. Permeable pavers are proposed in front of the Vocational School Building loading dock and storage area to provide a stable surface for vehicles. This could be either a porous material that enables stormwater to flow through it or nonporous blocks spaced so that water can flow between the gaps.



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Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan

Final Design Concept: Site Master Plan  
Perspective 3: Native Pollinator Garden at the Vocational School Building  
June 25th, 2022



**Perspective 4: Two Room Classroom and Vocational School Buildings**

The Two Room Classroom Building is renovated into a museum and small flexible space that could be used as a classroom the majority of the time. A historic plaque is located on the outside of the Two Room Classroom Building. An ADA ramp is added to provide accessibility to the building. A path from the upper parking lot connects the parking lot to the Two Room Classroom Building. The lawn area can be used for educational and social events. The Vocational School Building can be seen to the right.



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Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan

Final Design Concept: Site Master Plan  
Perspective 4: Two Room Classroom and Vocational School Buildings  
June 25th, 2022

## FINAL DESIGN CONCEPTS

### Interior Design

#### Introduction

The CCTSC Committee decided that it would be helpful for them if the CDAC team provided two final concepts for each of the three buildings so they would have a few options as they move forward. This section includes:

- The Large Classroom Building
  - Concept 1: Daycare and Coworking Space
  - Concept 2: Daycare and Business Incubator
- The Two Room Classroom Building
  - Concept 1: Large Museum and Small 21st Century Classroom
  - Concept 2: Large 21st Century Classroom and Small Museum
- The Vocational School Building
  - Concept 1: Office, Small Classroom, and Vocational Building Shell
  - Concept 2: Office and Vocational Building Shell

#### Large Classroom Building

##### Design Description

The final two concepts developed for the Large Classroom Building are very similar. Both concepts have a daycare. Both concepts address the community need for business space by providing a coworking space in Concept 1 and a business incubator space in Concept 2. Both concepts take advantage of the existing layout of the Large Classroom Building with the wide corridor between the business and daycare spaces. This allows for the daycare to operate with a separate entrance/exit than the business space, which creates the possibility for secure entrances and exits for the daycare. Material choices were selected to reflect the existing Rosenwald School aesthetic characteristics, paying homage to CCTSC's history.

In Concept 1, the coworking space would be utilized by paying members, who are not assigned a specific space to work. The open office has three different seating types for members to choose from. Members also can utilize the private kitchenette in the conference room.

In Concept 2, the business incubator is a space where two companies can share amenities such as a receptionist, kitchenette, and office equipment. While the coworking space is more open, the business incubator has designated office space for each company. Several companies can hold memberships to the coworking space, while only two could use the business incubator space.

## FINAL DESIGN CONCEPT

### Daycare - Reception

The daycare reception area is accessed through the ADA entrance on the north side or through the original main entrance on the south side of the building. The reception desk is placed in the main corridor to allow an easy check-in to the daycare for guardians. In addition to check-in, lounge seating is offered to provide a place for waiting, or for example, for sick children waiting to be picked up.

### Daycare - Nursery

The nursery is accessed through the main corridor on the northwest corner of the building. A kitchenette is provided to store any food necessary for babies and workers. In addition, the kitchenette provides a sink and an easy to clean counter surface. Two rocking chairs are placed in the center of the room on a soft rug to provide a place for workers to watch babies and for bottle feeding or rocking them to sleep. Three cribs are placed on the north side to create a quiet, private nap area. Behind the cribs is additional closed storage. Lastly, the nursery provides a changing table.

### Daycare - Toddler Area

The toddler area is connected to the main corridor on the southwest corner of the building; additional access is through the nursery. The toddler area has two adjacent ADA bathrooms, one of which includes a children's height toilet. This space provides a kitchenette with easy to clean counter surfaces, refrigerator, microwave, and cabinets for storage. The northern half of the toddler area acts as an eating and learning area for the toddlers. Cubbies are utilized to provide storage for personal belongings for the toddlers when they enter the space, and in the center of the space for toys. The southern half of the space has a soft rug for play and reading time for the children. To access the outdoor play area, there is a secured exit on the west side of the toddler area.

### Coworking Center - Open Office

The open office is located on the east side of the building and is the main space in the coworking side of the building. The open office has a self-check-in station, bar height seating, a resource counter with a copier/printer/scanner, and a mobile phone booth. It is also equipped with desks and task chairs that are divided by acoustic partitions to provide privacy and noise control.

### Coworking Center - Conference Room

The conference room is located in the back of the coworking space and is more private than the rest of the space. It is equipped with a kitchenette and two medium-sized meeting tables that can be put together to form a larger conference table.

Business Incubator - Work Cafe

The work cafe is located on the east side of the building and is the first space people walk into when they come to use the business incubator space. It consists of a check-in station, resource center, kitchenette, dining tables, and booth seating. The work cafe can be an amenity for the companies coming to work there. It will act as a space where people can come to get work done in a casual environment.

Business Incubator - Meeting Rooms

The business incubator also contains two meeting rooms which are located in the back half of the space. These rooms are divided from the work cafe by sliding doors made of an acoustical felt material. These rooms are equipped with meeting tables, work chairs, and screens to share presentations on or to have virtual meetings.

The following pages contain the floor plans, perspectives, furniture and finishes, and precedent images for various interior spaces for both concepts.

Rustburg, VA: CCTSC Restoration Project Conceptual  
Design and Conceptual Site Master Plan

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**Key:**

- A Reception (13' x 16", 208 SF)
- B Waiting Area (13' x 15', 195 SF)
- C Office (9' x 12', 108 SF)
- D ADA Restrooms (6' x 10', 60 SF)
- E Utility Closet/Mechanical (9' x 10', 90 SF)
- F Open Office (22' x 32', 704 SF)
- G Resource Center
- H Coworking Check-In
- I Bar Seating
- J Conference Room (22' x 17', 374 SF)
- K Coworking Kitchenette
- L Storage (22' x 4', 88 SF)
- M Nursery (22' x 17', 374 SF)
- N Daycare Kitchen
- O Learning Space (22' x 18', 396 SF)
- P Play Space (22' x 15', 330 SF)

**Notes:**

- a: Handicap Accessible Push-Button
- b: Child-sized Restroom with Changing Table
- c. Copier/Printer/Scanner
- d. I-Pad Check-In
- e. Mobile Phone Booth
- f. Key Card Accessible Door
- g. Cribs
- h. Changing Table
- i. Magnetic Art Board
- j. Cubbies
- k. Playground Exit (ADA)
- l. Daycare & Business Incubator Entrance (ADA)
- m. Coworking Entrance (ADA)
- n. Alternate Entrance

Square Footage:  
 Childcare: 1700 SF  
 Perspective Viewshed

5' - 6" Turning Radius

Maximum occupancy: 29  
 Occupancy per the International Building Code



Disclaimer: This drawing reflects approximate dimensions for the purposes of creating a conceptual design. This drawing is not a construction document. Professional drawings should be created prior to any construction.



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**Rustburg, VA: CCTSC Restoration Project Conceptual Design  
 and Conceptual Site Master Plan**

Final Design Concept 1: Daycare and Coworking Center  
 Floor Plan: Large Classroom Building  
 May 6th, 2022



Perspective 1 Daycare Toddler Area: The daycare has a separate entrance than the coworking space, providing security and privacy. Children are greeted by their teachers, drop their belongings in their cubbies, then either head to the learning space or play space.



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Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan

Final Design Concept 1: Daycare and Coworking Center  
Large Classroom Perspective 1: Daycare Toddler Area  
May 6th, 2022



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**Rustburg, VA: CCTSC Restoration Project Conceptual Design and Conceptual Site Master Plan**

Final Design Concept 1: Daycare and Coworking Center  
Large Classroom Perspective 2: Coworking Center - Open Office  
May 6th, 2022

Perspective 2 Coworking Center - Open Office: In this collaborative open office set-up, employees are allowed a medium level of privacy. Acoustic dividers separate work pods and provide a tackable surface for collaboration. The open office also contains a virtual check-in spot,

**Key:**

- A Reception (13' x 16", 208 SF)
- B Waiting Area ( 13' x 15', 195 SF)
- C Office (9' x 12', 108 SF)
- D ADA Restrooms (6' x 10', 60 SF)
- E Utility Closet/Mechanical (9' x 10', 90 SF)
- F Coworking Check-In
- G Business Kitcehnette
- H Open Office (22' x 32', 704 SF)
- I Resource Center
- J Conference Room (22' x 17', 374 SF)
- K Storage (22' x 4', 88 SF)
- L Nursery (22' x 17', 374 SF)
- M Daycare Kitchen
- N Learning Space (22' x 18', 396 SF)
- O Play Space (22' x 15', 330 SF)

**Notes:**

- a: Handicap Accessible Push-Button
- b: Child-sized Restroom with Changing Table
- c. Mobile Phone Booth
- d. Booth Seating
- e. Copier/Printer/Scanner
- f. Acoustic Sliding Door
- g. Infant/Toddler Cribs
- h. Changing Table
- i. Magnetic Art Board
- j. Cubbies
- k. Playground Exit (ADA)
- l. Daycare & Coworking Entrance (ADA)
- m. Coworking Entrance (ADA)
- n. Alternate Entrance

**Square Footage:**

Childcare: 1700 SF  
 Business Incubator: 1400 SF

**Perspective Viewshed**

5' - 6" Turning Radius

Maximum occupancy: 29  
 Occupancy per the International Building Code

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**Rustburg, VA: CCTSC Restoration Project Conceptual Design  
 and Conceptual Site Master Plan**

Final Design Concept 2: Daycare and Business Incubator  
 Floor Plan: Large Classroom Building  
 May 6th, 2022



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Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan

Final Design Concept 2: Daycare and Business Incubator  
Large Classroom Perspective 1: Daycare Kitchen & Learning Area  
May 6th, 2022

Perspective 3 Daycare Kitchen and Learning Area: The daycare contains a kitchen to provide lunch and snacks to the children throughout the day. The kitchen area transitions to a learning area that is equipped with sturdy tables, cubbies for toy and book storage, and a magnetic art center.



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Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan

Final Design Concept 2: Daycare and Business Incubator  
Large Classroom Perspective 2: Business Incubator - Enclaves  
May 6th, 2022



Perspective 4 Business Incubator Enclaves: The enclaves are located in the back of the business incubator space and will serve as space for two separate companies to use. These spaces will contain meeting tables and chairs with a monitor for virtual meetings and presentations.

**Seating:**



Work Cafe Booth:  
*Overstock*  
Bahamas Loveseat Sofa  
Couch Bench Seat Cushion



Task Chair:  
*Wayfair*  
Johannsen Task Chair



Nursery Rocking Chair:  
*Allmodern*  
Sleepytime Rocking Chair

**Tables:**



Work Cafe Table:  
*Allmodern*  
Apt Round Cafe Table



Work Desk:  
*DWR*  
Jarvis Bamboo Standing  
Desk - 60" x 27"



Daycare Cubbies:  
*West Elm*  
Horizontal Cubby Bookcase

**Finishes:**



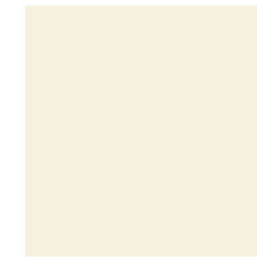
Wainscoting/  
Baseboards/Trim:  
Walnut Wood Finish



General Flooring:  
Original Hardwood  
Flooring



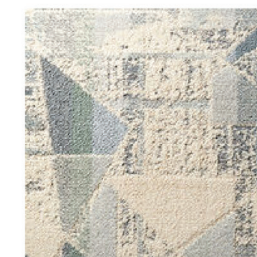
Ceiling:  
Original White  
Beadboard



Wall Paint:  
*Sherwin Williams*  
Paperwhite 7105



Acoustic Partitions:  
*Acoufelt*  
Pistachio



Floor Rug:  
*FLOR*  
High Hopes

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Work desks are located in the open office area of the coworking space. The material is wood to mimic the design characteristics of CCTSC buildings.



The coworking space will provide a collaborative work environment for the people living in Campbell County.



The work cafe in the business incubator is an amenity for the businesses using the space and provides a more casual work environment.



Acoustic sliding partitions can be used to separate the business incubator enclaves from the rest of the space and provide noise control.



The acoustical dividers provide division in the coworking open office and are tackable which gives another surface to pin up materials.



The public daycare will provide a space for the children of Campbell County to play and learn.



Mobile phone booths provide a quiet area in the coworking and business incubator spaces so someone can take a private phone call or have a virtual meeting with minimal distractions.



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Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan

Final Design Concept  
Large Classroom Interior Spaces: Precedent Images  
May 6th, 2022

## FINAL DESIGN CONCEPT

### Two Room Classroom Building

#### Design Description

The two concepts developed for the Two Room Classroom Building are very similar. As the name suggests, the building is comprised of two classrooms. On the left-hand (northern) side is the larger classroom while on the right (southern side) is the smaller classroom. Concept 1 envisions the museum and replica classroom in the larger room with the 21st century classroom in the smaller room, while Concept 2 envisions the 21st century classroom in the larger room and the museum and replica classroom in the smaller room.

#### Museum and Replica Classroom

The replica classroom keeps the building in period form with original flooring, wall, window, and ceiling finishes. The incorporation of period desks, student benches, chalkboards and the potbelly stove bring the classroom back to life. Picture frame systems are used for a customizable display option that can hold pictures about the Rosenwald Schools as well as from traveling exhibits. Glass display cabinets can hold physical artifacts as well as objects from the traveling exhibits.

#### 21st Century Classroom

The 21st Century classroom is equipped with flexible seating and tables which gives the room the ability to be customized for the user's specific needs such as community meetings, classes, career fairs, etc. The classroom is equipped with mounted technology boards to connect computers as well as hybrid technologies. An ADA restroom is provided off of the classroom space.

The following pages contain the floor plans, perspectives and precedent images, and furniture and finishes for both concepts.

Rustburg, VA: CCTSC Restoration Project Conceptual  
Design and Conceptual Site Master Plan



29

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**Key:**

- A Museum (22'6" x 33'5 1/2", 785 SF)
- B Storage (6'2" x 15' 1", 83 SF)
- C ADA Restroom (6'2" x 13'4", 73 SF)
- D 21st Century Classroom (23'6" x 27'6", 650 SF)
- E ADA Accessible Ramp
- F Museum Exhibit Display Cases

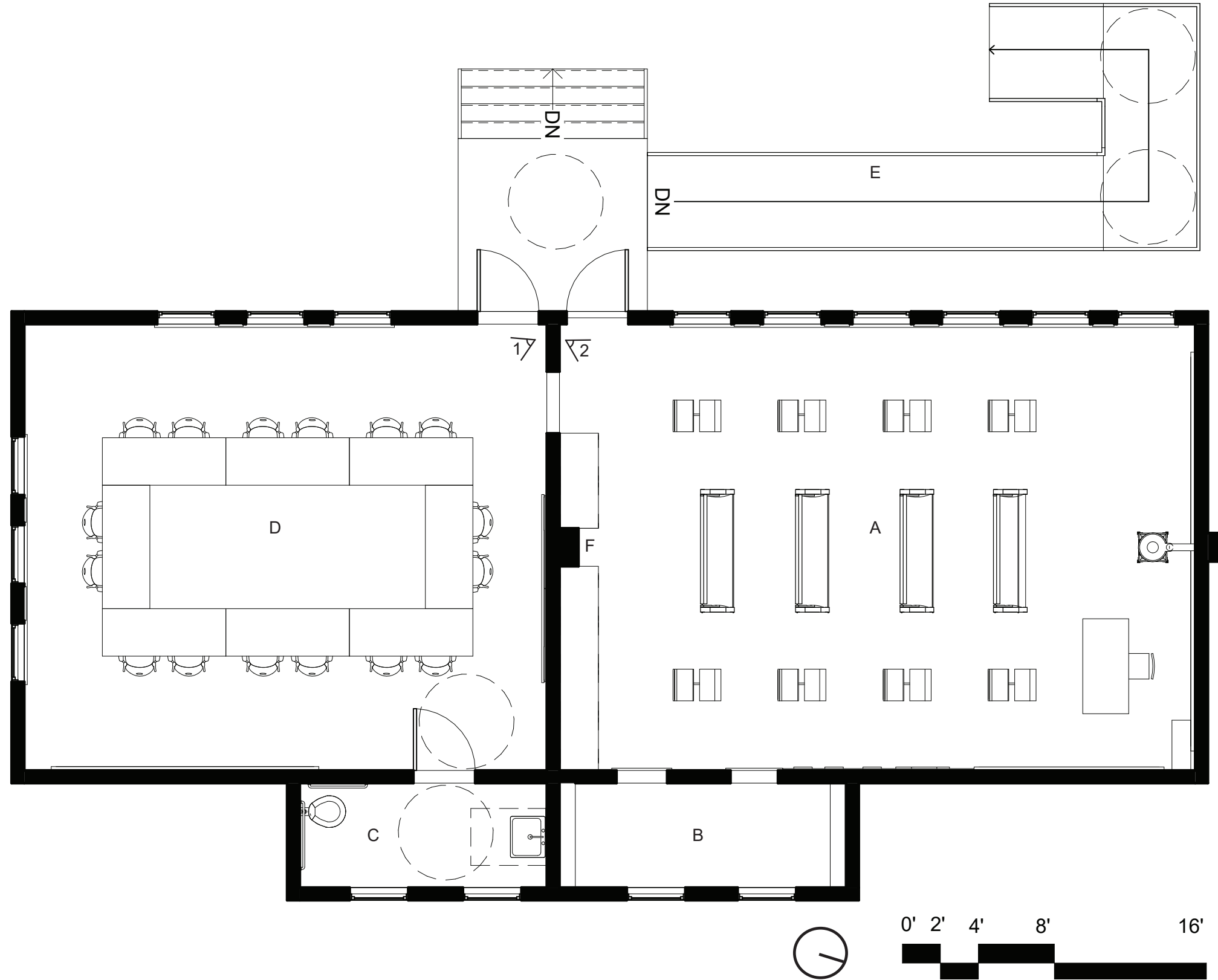
Total SF: 1591

-  Perspective Viewshed
-  5' Turning Radius

Maximum Occupancy: 16  
Occupancy per the International Building Code

If door is added between the two rooms the occupancy could change

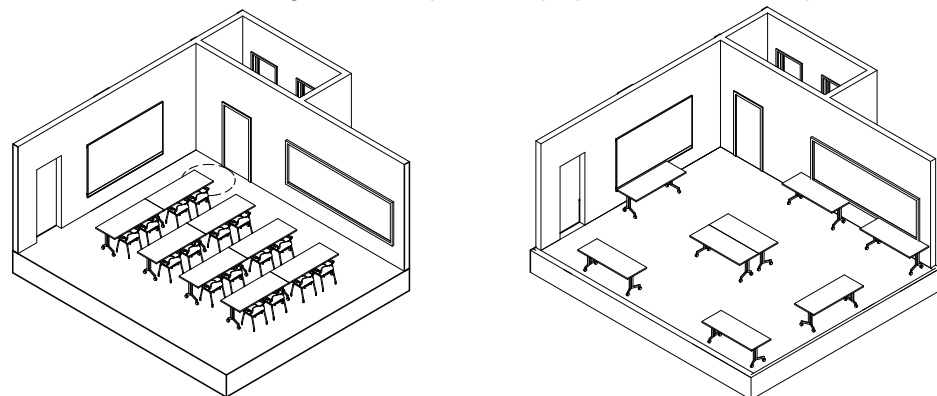
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Perspective 1 (21st Century Classroom): This iteration of the small classroom shows it being use as a meeting space. The different layouts of furniture will provide the opportunity for a classroom, meeting space, career fair, and mix and mingle events for up to sixteen people. An ADA restroom is provided off of this room.



Axon 1 and 2 (21st Century Classroom): The axons illustrate the different layouts that can be achieved in the space that will allow the room to have a variety of different uses.



Traditional lecture furniture: The addition of wheels and foldable properties will give mobility to the fixtures.



Stackable and movable furniture will allow the user to change the layout of the space. It also provides a means for storage if needed.



Fixed Screens: Digital and analog options accommodate different work modes/activities.



The classroom layout can be changed for a variety of uses such as small meetings and gatherings.

Precedent images and ideas can be interchanged with both concepts.



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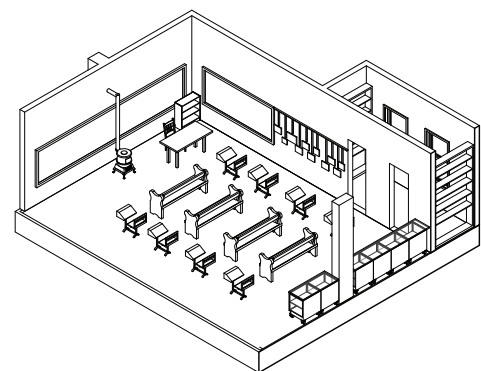
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Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan

Final Design Concept 1: Large Museum & Small 21st Century Classroom  
Two Room Classroom Perspective 1: 21st Century Classroom & Precedent Images  
May 6th, 2022



Perspective 2 (Museum): This iteration of the museum includes a replica classroom on the large side of the building. It will allow the visitors to see how the room was historically used, while also communicating the history of CCTSC, the Rosenwald Schools, and providing the opportunity for small traveling exhibits.



Axon 1 (Replica Classroom): The axon illustrates the layout used above.



Traditional classroom: Restored classroom Interior



A picture hanging track gives the user flexibility to customize the content with images and objects.



The customizable qualities of the space provides the opportunity for small travel exhibitions to be display. This is an example of an exhibition from Zimbabwe (The Stars are Bright)



The use of mobile display cases gives the user the ability to customize the display area based on the use.

Precedent images and ideas can be interchanged with both concepts.



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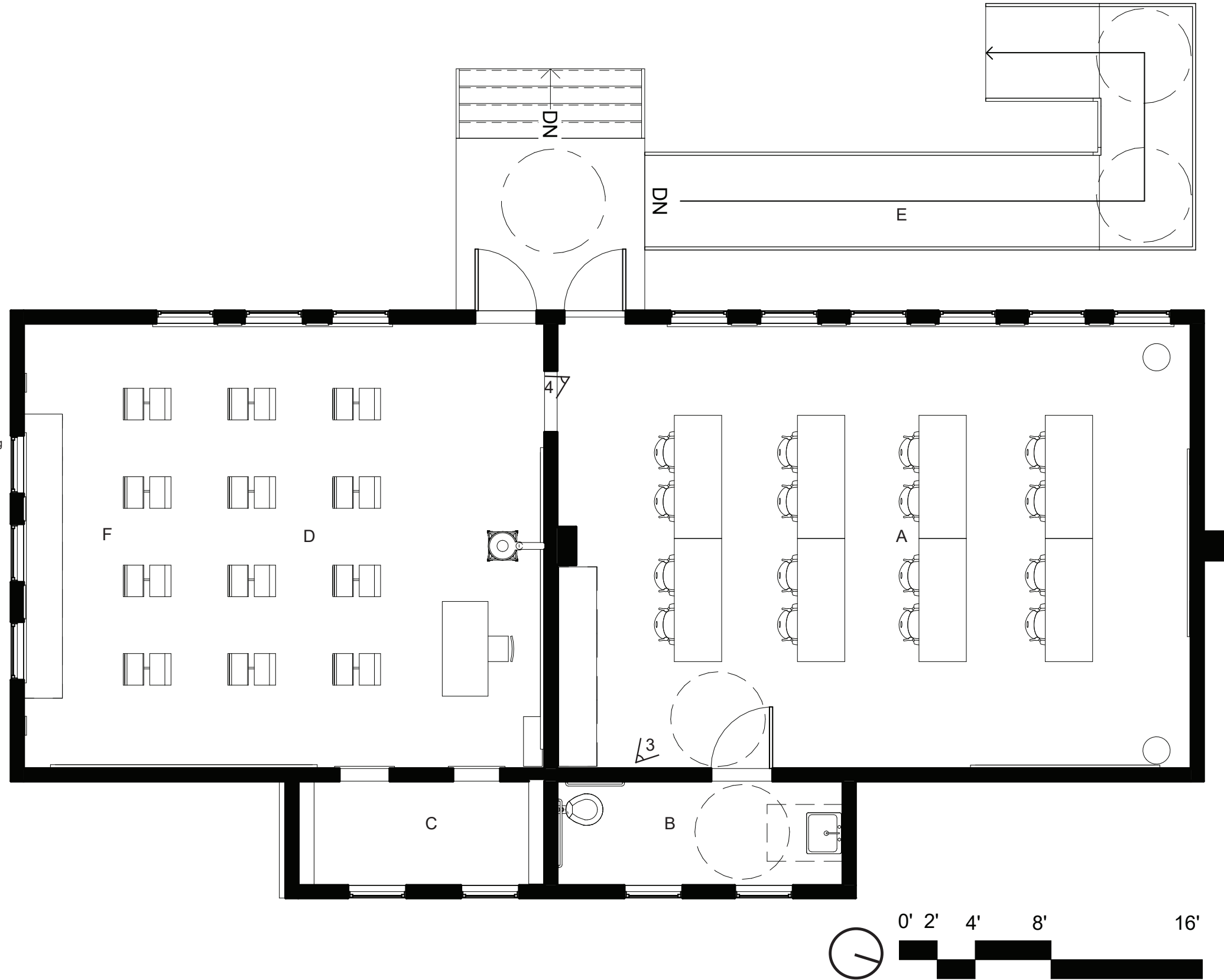
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Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan

Final Design Concept 1: Large Museum & Small 21st Century Classroom  
Two Room Perspective 2: Museum & Precedent Images  
May 6th, 2022

**Key:**  
 A 21st Century Classroom  
 (22'6" x 33'5 1/2", 785 SF)  
 B ADA Restroom  
 (6'2 x 15'1", 83 SF)  
 C Museum Storage  
 (6'2 x 13'4", 73 SF)  
 D Museum  
 (23'6" x 27'6", 650 SF)  
 E ADA Accessible Ramp  
 F Museum Exhibit Display Cases  
 Total SF: 1591  
 ↘ Perspective Viewshed  
 ○ 5' Turning Radius  
 Maximum Occupancy: 16  
 Occupancy per the International  
 Building Code  
 If door is added between the two  
 rooms the occupancy could change

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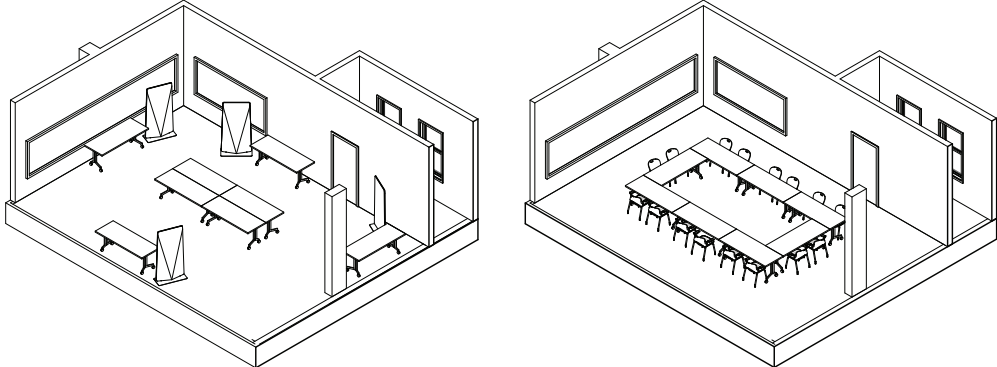
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**Rustburg, VA: CCTSC Restoration Project Conceptual Design and Conceptual Site Master Plan**

Final Design Concept 2: Large 21st Century Classroom and Small Museum  
 Floor Plan: Two Room Classroom  
 May 6th, 2022



Perspective 3 (21st Century Classroom): This iteration of the classroom shows the use of the traditional lecture style layout that has the ability to change. An ADA restroom is located off of the classroom.



Axon 1 and 2 (21st Century Classroom): The axons illustrate the different layouts that can be achieved in the space that will allow the room to have a variety of different uses.



Traditional lecture furniture is used with the addition to mobility to the fixtures.



Furniture that is able to be stacked and moved to give users more space depending on the use.



Wireless screens give the user the ability to connect with Bluetooth and to bring technology to the space.



The space gives the user the ability to hold a variety of different functions within the space such as career development events.

Precedent images and ideas can be interchanged with both concepts.



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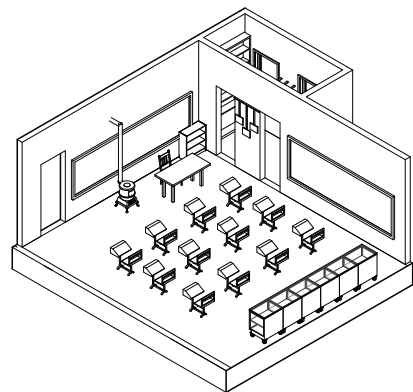
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Rustburg, VA: CCTSC Restoration Project Conceptual Design and Conceptual Site Master Plan

Final Design Concept 2: Large 21st Century Classroom and Small Museum Two Room Classroom Perspective 3: 21st Century Classroom & Precedent Images May 6th, 2022



Perspective 4 (Replica Classroom): This iteration of the replica museum incorporates technology while communicating the story through both physical and digital format.



Axon 1 (Replica Classroom): The axon illustrates the layout above.



Restored traditional classroom example.



Pictures and plaques provide information about the Rosenwald Schools and the Campbell County Training Institute.



QR codes will allow the user to find more information about the exhibitions. It will include digitalized videos, websites, and pictures.



Bronze statues as part of the exhibition could help bring the history of the classroom to life.

Precedent images and ideas can be interchanged with both concepts.



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Rustburg, VA: CCTSC Restoration Project Conceptual Design and Conceptual Site Master Plan

Final Design Concept 2: Large 21st Century Classroom and Small Museum  
Two Room Classroom Perspective 4: Replica Classroom & Precedent Images  
May 6th, 2022

**Furniture:**



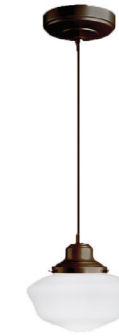
School Bench:

*Historic Bench*  
Bench used in the  
Rosenwald School



Stacking Chair:

*Herman Miller*  
Caper Stacking Chair  
Option to be on casters



Lighting:

Original Lighting Fixtures



Desk/Chair:

*Historic Student Desk*  
Desk/Chair used in  
Rosenwald School



Movable Tables:

*Hayworth*  
Planes Training Table  
Table is on casters and can  
flip for easy storage

**Finishes:**



General Flooring:  
Original Hardwood  
Flooring



Wall and Ceiling:  
Original White  
Beadboard



Wall Paint:  
*Sherwin Williams*  
Paperwhite 7105



Hanging Gallery Frame:

*Pottery Barn*  
Picture frame hanging  
system



Museum Display Cabinets:

*IKEA*  
Display cabinets for the  
museum

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## FINAL DESIGN CONCEPT

### Vocational School Building

#### Design Description

The two concepts developed for the Vocational School Building are very similar except for one major element. The difference between the two concepts is that Concept 1 proposes that an additional small classroom be added in the vocational space, while Concept 2 retains the entire area as vocational space.

The front portion of the Vocational School Building continues to serve its current function as an office and meeting space for the members of the Campbell County Training School Complex administration. An upgraded kitchenette and ADA restroom is added and the design also retains the historic shiplap walls.

Paintings and photographs of the Campbell County Training School Complex and founders of Rosenwald Schools are displayed to illustrate the rich history of the space. This design strives to breathe new life into the building with respect to its existing architecture and warm colors. The experience of this concept includes more modern style furniture and equipment complemented by light colors—shades of white and blue.

The back portion of the Vocational School Building contains a new, small classroom, which is located within the vocational space just behind the office area, and an open space that is left as a shell for future vocational space. The classroom space can hold approximately four students and one instructor. Masonry work, including brick and concrete block work from former CCTSC students, is retained and incorporated into the design of the classroom. New walls are faced with horizontal shiplap to match the historic shiplap in the front office space and is also added to the ceiling. Wooden flooring similar to the historic flooring in the office space is also added. The classroom contains a large screen and a projector mounted on the ceiling.

For the back portion of the Vocational School Building, it was also important to retain the masonry work that former CCTSC students had implemented. This means that the windows in the back of the building and on the interior walls will remain blocked in. The masonry that surrounds the water spigot in the vocational space is also retained. The masonry work is cleaned up and a new ceiling with LED lighting added to illuminate the space. Once a specific vocational use is identified, the space can be designed further to accommodate that use.

The storage area located on the southern portion of the building remains as is for storage.

The following pages contain the floor plans, perspectives and precedent images, and furniture and finishes for both concepts.


Rustburg, VA: CCTSC Restoration Project Conceptual  
Design and Conceptual Site Master Plan

38

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**Key:**

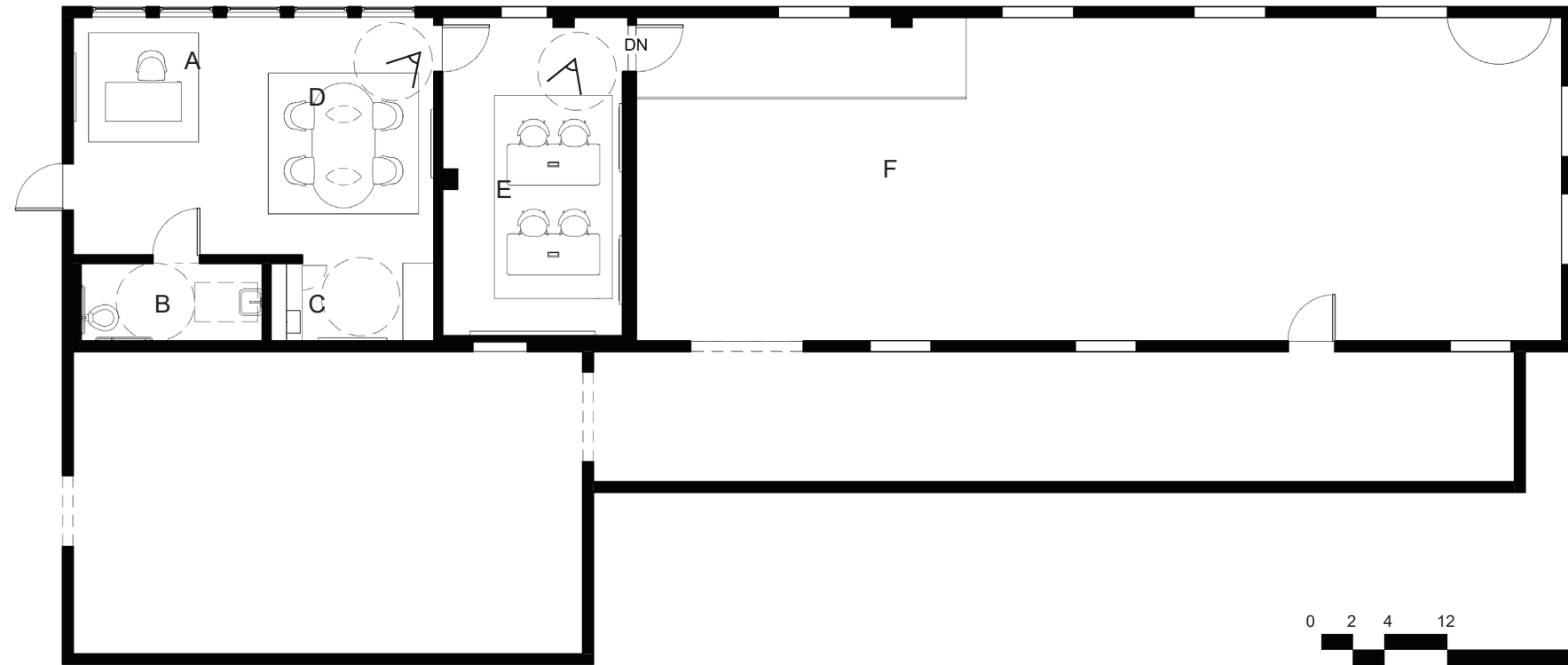
- A. Reception (13'-11" x 23", 325 SF)
- B. ADA Restroom (7'-4" x 9'-10", 72 SF)
- C. Kitchenette (7'-4" x 9'-10", 95 SF)
- D. Work Space (21'-11" x 19'-7", 430 SF)
- E. Classroom (12'-5" x 12'-10", 160 SF)
- F. Vocational Shell

 Perspective Viewshed

 5' - 6" Turning Radius

Maximum occupancy: 5

Occupancy per the International Building Code



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**Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan**

**Final Design Concept 1: Office, Small Classroom, & Vocational Building Shell  
Floor Plan: Vocational School Building  
May 6th, 2022**



Perspective 1 (Office): The front of the building holds work space for staff members, including an office desk, group meeting table, kitchenette, and ADA restroom.



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Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan

Final Design Concept 1: Office, Small Classroom, & Vocational Building Shell  
Vocational School Perspective 1: Office Space  
May 6th, 2022



Perspective 2 (Classroom): The classroom serves as a space to hold small group classes and training sessions. Concrete block and brickwork from former Campbell County Training School students is incorporated into the classroom





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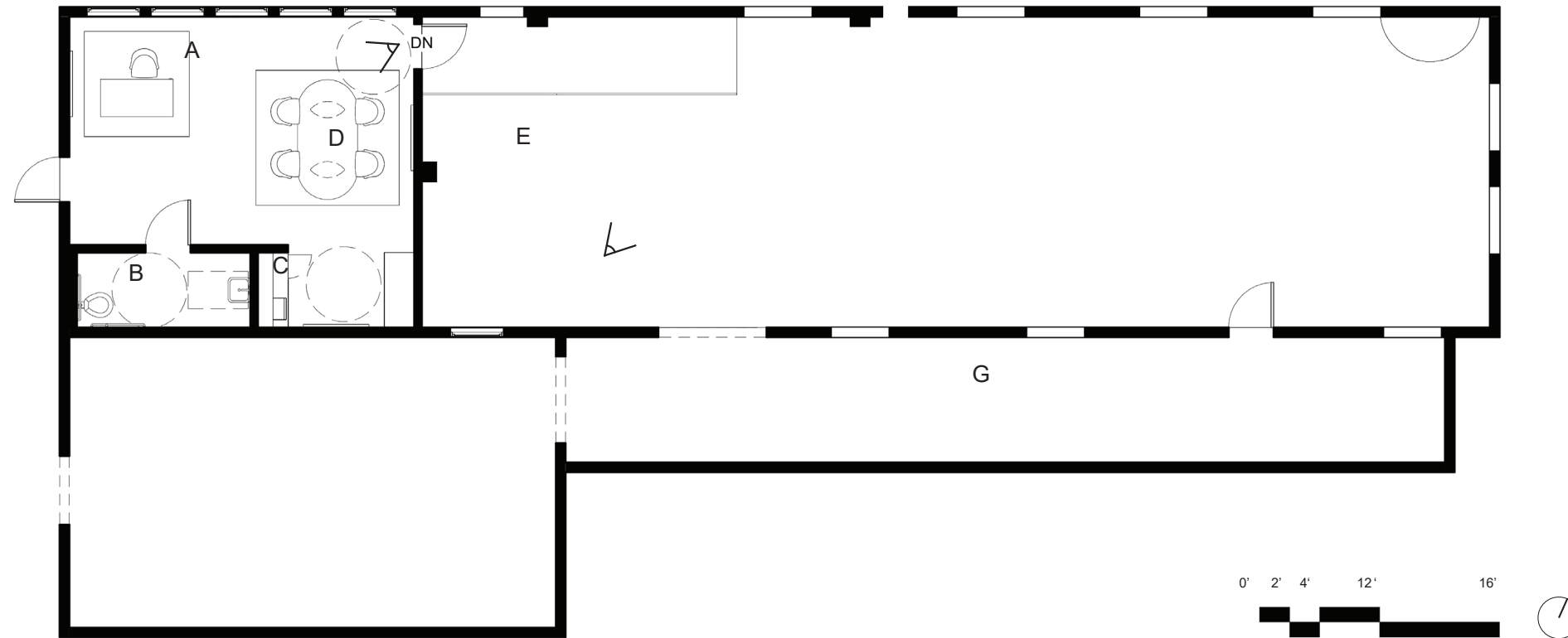
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Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan

Final Design Concept 1: Office, Small Classroom, & Vocational Building Shell  
Vocational School Perspective 2: Small Classroom  
May 6th, 2022

- Key:**
- A Reception (13'-11" x 23", 325 SF)
  - B ADA Restroom (7'-4" x 9'-10", 72 SF)
  - C Kitchenette (7'-4" x 9'-10", 95 SF)
  - D Small Meeting Area (21'-11" x 15'-7", 430 SF)
  - E VR Space (21'-11" x 15'-8", 347 SF)
  - F Open Lab (21'-11" x 38'-4", 842 SF)
  - G Closed Storage (9' x 55'-7", 463 SF)
  - H Conference Room (19'-4" x 34'-8", 670 SF)
-  Perspective Viewshed
  -  5' - 6" Turning Radius
- Maximum occupancy: 18
- Occupancy per the International Building Code



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**Rustburg, VA: CCTSC Restoration Project Conceptual Design and Conceptual Site Master Plan**

Final Design Concept 2: Office and Vocational Building Shell  
 Floor Plan: Vocational School Building  
 May 6th, 2022



Perspective 3 (Vocational Shell): A ramp has been added to allow ADA access into the vocational area. The concrete block and brickwork from former Campbell County Training School students remain and windows remain blocked off.



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**Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan**

**Final Design Concept 2: Office and Vocational Building Shell  
Vocational School Perspective 1: Vocational Shell  
May 6th, 2022**

## Tables



### Office Desk:

Steelcase  
Migration Desk  
Height Adjustable

## Seating



### Office Chairs:

Steelcase and West Elm  
Sterling Guest Chair

## Finishes



White Shiplap  
proposed for  
classroom wall to  
mirror siding in  
office space



### Group Work Desk:

Steelcase and Coalesse  
Conference Table  
8' x 4'  
To mirror the existing group table



### Classroom Chairs

Viccarbe  
Funda Chair

## Precedent Images



A work desk is provided in the office space to provide a work space for staff members.



Kitchenette provides a space for employees to get coffee and have lunch.



Markerboard allow for learning space flexibility and provide a teaching surface for classroom settings.



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Rustburg, VA: CCTSC Restoration Project Conceptual Design  
and Conceptual Site Master Plan

Final Design Concept 2: Office and Vocational Building Shell  
Vocational School Furniture and Finishes & Precedent Images  
May 6th, 2022

# PART 2: APPENDIX

## APPENDIX

### Cardno Limited Asbestos Containing Materials & Lead Based Paint Survey

#### Limited Asbestos Containing Materials & Lead Based Paint Survey

Campbell County Training School  
1470 Village Highway  
Rustburg, Virginia

May 15, 2022

Prepared for:  
Campbell County Training School



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now



## APPENDIX

### Cardno Limited Asbestos Containing Materials & Lead Based Paint Survey

#### Asbestos Containing Materials & Lead Based Paint Survey

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Project Name: **Asbestos Containing Materials & Lead Based Paint Survey**  
Campbell County Training School  
1470 Village Highway  
Rustburg, Virginia

Date: May 15, 2022

Cardno Project #: PB00362000

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### Phase 1 Environmental Site Assessment (ESA) Executive Summary

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### Phase 1 Environmental Site Assessment (ESA) Executive Summary

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#### Executive Summary

Cardno, now Stantec. (Cardno) conducted an asbestos-containing materials (ACM) and lead-based paint (LBP) survey of the Campbell County Training School located at 1470 Village Highway (the Property), in Rustburg, Virginia. The Property is improved with three (3) buildings totaling approximately 9,276-square-feet that are being evaluated for potential renovation. This assessment was performed at the request of the Campbell County Training School with respect to potential environmental impairment and liabilities associated with the property due to potential contamination by regulated substances.

This limited ACM survey included the collection of 16 samples, from separate homogeneous areas to be analyzed for asbestos in accordance to ASTM E2356 Standard Practice for Comprehensive Building Asbestos Surveys (ASTM 2356). The LBP survey included the testing of 104 painted surfaces for LBP with the use of a NitonX2 Gold X-Ray Fluorescent (XRF) Device.

#### Asbestos

The laboratory analytical results were compared to the Occupational Safety and Health Administration's (OSHA) definition of ACM stating any material containing greater than 1 percent (>1%) asbestos is confirmed as an ACM. *Table A* below summarizes homogeneous areas identified as ACMs.

**Table A: ACM Sample Analysis Summary**

Sample No.	Material / Description	Location	Estimated Quantity	Lab Results (% Chrysotile Asbestos)	Condition / Friability
CC-1, 2, 3	Linoleum – yellow, heterogenous, non-fibrous	Building 1 – Rooms 2, 4, 11, 13	96 SF	25	Poor / Non-friable
CC-4, 5, 6	Linoleum mastic – yellow, heterogenous, non-fibrous	Building 1 – Rooms 2, 4, 11, 13	96 SF	2	Poor / Non-friable
CC-17, 18	Window Glazing – white, heterogenous, non-fibrous	Building 1 - Exit/Entrance Windows	120 LF	2	Poor / friable
CC-29, 30, 31	Tar – black, heterogenous, non-fibrous	Exterior – Building 4 Chimney	4 SF	5	Poor / friable
CC-33, 34, 35	Window Glazing – Grey, heterogenous, non-fibrous	Exterior – Building 3 Windows	1,056 LF	2	Poor / friable
CC-36, 37, 38	Window Glazing – Grey, heterogenous, non-fibrous	Exterior – Building 3 Windows	200 LF	2	Poor / friable
CC-39, 40	Window Glazing – Lt. Beige, heterogenous, non-fibrous	Exterior – Building 3 Windows	60 LF	2	Poor / friable

Rustburg, VA: CCTSC Restoration Project Conceptual  
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**Lead-Based Paint**

Results from the XRF device were compared to the EPA definition of LBP (1 milligram per square centimeter (mg/cm<sup>2</sup>) or 0.5% lead by weight), identifying several lead-based paints throughout the structure, as summarized below in *Table B*.

**Table B: LBP Analysis Summary**

Area	Component	Color	Substrate	Lead Content (mg/cm <sup>2</sup> )
Building 1, Room 3	Wall	White	Wood	5.41 ±1.45
Building 1, Room 6	Door Frame	Red	Wood	4.09 ±1.54
Building 1, Room 10	Window Frame	White	Wood	4.43 ±1.70
Building 1, Room 6	Window Frame	White	Wood	2.55 ±0.97
Building 1, Room 6	Door Frame	White	Wood	4.86 ±1.91
Building 1, Room 7	Window Frame	Red	Wood	6.79 ±1.97
Building 1, Room 7	Window Casing	Red	Wood	3.72 ±1.10
Building 1, Room 7	Window Casing	White	Wood	5.30 ±1.63
Building 1, Room 5	Window Frame	White	Wood	7.58 ±1.95
Building 1, Room 5	Window	White	Wood	5.10 ±1.34
Building 1, Room 5	Window Frame	White	Wood	10.19 ±3.13
Building 1, Room 5	Window	White	Wood	6.43 ±1.64
Building 1, Exterior	Wall	White	Wood	1.38 ±0.24
Building 1, Exterior	Window Frame	White	Wood	1.71 ±0.47
Building 1, Exterior	Wall	White	Wood	3.42 ±1.34
Building 1, Exterior	Window Frame	White	Wood	2.25 ±0.60
Building 1, Exterior	Window Frame	White	Wood	4.39 ±1.83
Building 1, Exterior	Door Frame	White	Wood	2.86 ±0.84
Building 1, Exterior	Window Frame	White	Wood	1.33 ±0.18
Building 1, Exterior	Wall	White	Wood	1.74 ±0.35
Building 4, Room 4	Wall	White	Wood	2.33 ±0.87
Building 4, Room 4	Window Frame	White	Wood	2.99 ±0.89
Building 4, Room 4	Wall	White	Wood	2.12 ±0.55
Building 4, Room 5	Door	White	Wood	2.34 ±0.68
Building 4, Room 5	Door Frame	White	Wood	2.02 ±0.68
Building 4, Room 5	Door Frame	White	Wood	2.50 ±0.83
Building 4, Exterior	Window Frame	White	Wood	1.76 ±0.47
Building 4, Exterior	Window Casing	White	Wood	3.98 ±1.08
Building 4, Exterior	Wall	White	Wood	1.64 ± 0.32
Building 3, Room 2	Window Frame	White	Wood	1.38 ±0.16
Building 3, Room 2	Wall	Grey	Wood	3.23 ±0.88
Building 3, Room 2	Wall	Green	Wood	2.03 ±0.48
Building 3, Room 2	Door Frame	White	Wood	5.05 ±1.74
Building 3, Room 2	Window Frame	White	Wood	2.01 ±0.63
Building 3, Room 2	Window Casing	White	Wood	3.81 ±1.26
Building 3, Room 2	Ceiling	White	Wood	3.55 ±1.14
Building 3, Room 2	Wall	Green	Wood	3.04 ±0.91
Building 3, Room 4	Window Casing	White	Wood	2.40 ±0.83
Building 3, Room 4	Window Frame	White	Wood	2.54 ±0.86
Building 3, Room 4	Wall	Grey	Wood	2.70 ±0.70
Building 3, Room 3	Door Frame	White	Wood	3.87 ±1.17
Building 3, Room 3	Door Frame	White	Wood	3.50 ±1.04
Building 3, Room 3	Window	Blue	Wood	2.16 ±0.71
Building 3, Room 3	Window	White	Wood	2.00 ±0.61
Building 3, Room 3	Window Frame	White	Wood	2.15 ±0.71

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Area	Component	Color	Substrate	Lead Content (mg/cm <sup>2</sup> )
Building 3, Room 3	Window Casing	White	Wood	1.66 ±0.29
Building 3, Room 3	Wall	Green	Wood	2.54 ±0.65
Building 3, Exterior	Wall	White	Wood	2.48 ±0.88
Building 3, Exterior	Wall	White	Wood	1.45 ±0.25
Building 3, Exterior	Wall	White	Wood	2.33 ±0.65
Building 3, Exterior	Wall	White	Wood	3.07 ±0.86
Building 3, Exterior	Window Frame	White	Wood	1.61 ±0.26

## 1 Introduction

### 1.1 Purpose

This asbestos-containing materials (ACM) and lead-based paint (LBP) Survey was completed as requested by the Client (Campbell County Training School) and conducted as part of a United States Environmental Protection Agency (EPA) community-wide cooperative brownfields agreement. Specifically, this assessment was conducted to identify ACM and LBP that may be disturbed during future renovation and/or demolition activities.

### 1.2 Property History

According to the Campbell County Community Development Department website, the buildings at the Property were constructed around 1910.

### 1.3 Property Description

According to the Campbell County Assessor's Office, the Property is comprised of one parcel designated with the Parcel ID# 34A-23-15 located at 1470 Village Highway in Rustburg, Virginia. Four (4) building are located at the Property. Three (3) of these buildings were included in the scope of this assessment.

### 1.4 Previous Assessments

No previous asbestos inspection/survey reports for the Property were provided to Cardno.

### 1.5 Limitations / Exceptions of Assessment

An asbestos and lead-based paint inspection was completed by Cardno to identify potential ACM and LBP. Any suspect building materials not sampled and analyzed for asbestos during this investigation should be assumed as an ACM until sampling by a certified inspector indicates otherwise. Any suspect LBP not sampled and analyzed for lead during this investigation should be treated as LBP until further sampling by a certified inspector indicates otherwise.

The ACM survey included a facility-wide inspection providing a general sense of the overall location, type, quantity, and condition of potential ACMs present. All accessible functional spaces were inspected and bulk samples collected of suspect materials observed where accessible. The presence or quantity of asbestos in suspect materials may have been assumed in some cases without bulk samples collected or analyzed. This was necessary for locations where materials were inaccessible or areas that were unsafe to access (it should be noted that the main roof was discreetly sampled as

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an effort to not cause a water leak). For areas not safely accessible, suspect materials observed or presumed to be present were documented and assumed as ACMs.

Cardno does not guarantee that all areas of the Subject Property were inspected during this evaluation. The report is limited only to the samples taken or assumed and the locations analyzed by real-time testing equipment. Additional sampling may be needed to further assess additional coated surfaces and/or potential ACMs not identified during this evaluation.

No other warranty is expressed or implied.

#### 1.6 Special Terms and Conditions (User Reliance)

This report is for the use and benefit of, and may be relied upon by the entity(s) identified in the Executive Summary of this report as the Client, as well as any of its affiliates, and their respective successors and assigns, in connection with a commercial real estate transaction involving the Property, and in accordance with the terms and conditions in place between Cardno and the Client for this project. Any third party agrees by accepting this report that any use or reliance on this report shall be limited by the exceptions and limitations in this report, and with the acknowledgment that actual site conditions may change with time, and that hidden conditions may exist at the property that were not discovered within the authorized scope of the assessment. Any use by or distribution of this report to third parties, without the express written consent of Cardno is at the sole risk and expense of such third party.

Cardno makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any third party, either expressed or implied.

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## 2 Assessment Activities

### 2.1 Asbestos Containing Materials Survey

An ACM Survey was conducted on April 26-27, 2022, by Mr. Chris Atwell, of Cardno, a Virginia-licensed and accredited asbestos inspector. Mr. Atwell's accreditation certificates are included within **Appendix A**. Photographs of the confirmed ACM is included as **Appendix B**. Analytical lab reports are included as **Appendix C**. Floor plans with asbestos sampling locations are depicted in **Figures 1 - 3**.

Cardno conducted this ACM Survey in general accordance with ASTM E2356, which meets the applicable requirements of current EPA National Emission Standards for Hazardous Air Pollutants (NESHAP) Standard 40 CFR 61, Subpart M (Asbestos), EPA Asbestos Hazard Emergency Response Act (AHERA) Standard 40 CFR 763, Subpart E, and OSHA asbestos survey and/or sampling regulations. In accordance with NESHAP, 40 CFR 61-Subpart M, paragraph 145, all ACMs must be identified and removed prior to disturbance, during either a renovation or demolition. ACM is defined by OSHA as materials that contain >1% asbestos fibers.

During the inspection, Cardno collected 16 samples from separate homogeneous areas (HAs). Each identified HA was assessed for condition, friability, and quantity. All bulk samples were collected and stored in appropriate sample containers, labeled, and delivered to AmeriSci Richmond (AmeriSci), located in Midlothian, Virginia. AmeriSci analyzed all samples using Polarized Light Microscopy (PLM)

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via EPA Method 600/R-93/116. AmeriSci is accredited by the National Institute of Standards of Technology (NIST) and is recognized under the National Voluntary Laboratory Accreditation Program (NVLAP). A copy of the analytical results including laboratory certification is included in **Appendix C**.

#### 2.2 Lead Based Paint Survey

A LBP survey was conducted by Mr. Trent Williams on April 26-27, 2022. Mr. Williams screened painted surfaces and other materials using a Thermo Niton XL2 GOLD x-ray fluorescence (XRF) analyzer. The XRF measures the concentration of lead in a measured surface area. Results of this direct read measurement are available immediately. From the 104 readings obtained during this investigation, positive lead readings (1 mg/cm<sup>2</sup> or greater) were detected at 52 locations. Photographs of the confirmed LBP is included as **Appendix B**. **Appendix D** contains the complete field screening record from the Property. Floor plans exhibiting test locations are included as **Figures 1 - 3**.

As defined by *Title X of the 1992 Housing and Community Development Act*, lead-based paint can be any surface coated with paint containing greater than or equal to 1.0 milligram per square centimeter (mg/cm<sup>2</sup>) or 0.5% lead by weight. The assessment was conducted with an XRF device due to its ability to quickly identify lead within multiple layers of paint. As opposed to paint chip sampling, the XRF allows the inspector to non-destructively test multiple surfaces within a single room, at a fraction of the time, and without incurred lab analysis turnaround times and fees.

## 3 Results, Conclusions & Recommendations

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This section describes the results of the limited ACM & LBP surveys and offers conclusions and recommendations.

#### 3.1 Asbestos Containing Materials Survey

Laboratory analytical results were compared to the Occupational Safety and Health Administration's (OSHA) definition of ACM stating any material containing greater than 1 percent (>1%) asbestos is confirmed as an ACM. Seven homogenous areas were identified as ACMs as shown in *Table A*.

**Table A: ACM Sample Analysis Summary**

Sample No.	Material / Description	Location	Estimated Quantity	Lab Results (% Chrysotile Asbestos)	Condition / Friability
CC-1, 2, 3	Linoleum – yellow, heterogenous, non-fibrous	Building 1 – Rooms 2, 4, 11, 13	96 SF	25	Poor / Non-friable
CC-4, 5, 6	Linoleum mastic – yellow, heterogenous, non-fibrous	Building 1 – Rooms 2, 4, 11, 13	96 SF	2	Poor / Non-friable
CC-17, 18	Window Glazing – white, heterogenous, non-fibrous	Building 1 - Exit/Entrance Windows	120 LF	2	Poor / Friable
CC-29, 30, 31	Tar – black, heterogenous, non-fibrous	Exterior – Building 4 Chimney	4 SF	5	Poor / Friable
CC-33, 34, 35	Window Glazing – Grey,	Exterior – Building 3 Windows	1,056 LF	2	Poor / Friable

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	heterogenous, non-fibrous				
CC-36, 37, 38	Window Glazing – Grey, heterogenous, non-fibrous	Exterior – Building 3 Windows	200 LF	2	Poor / Friable
CC-39, 40	Window Glazing – Grey, heterogenous, non-fibrous	Exterior – Building 3 Windows	60 LF	2	Poor / Friable

The confirmed ACMs were classified by their category as denoted by EPA NESHAP. Current EPA NESHAP regulations require that all Regulated ACMs (RACM) be removed prior to being disturbed.

According to NESHAP regulations, materials found to contain asbestos fibers may be divided into three categories:

- **Category I** includes all non-friable asbestos containing packing, gaskets, resilient floor covering, and asphalt based roofing products containing more than 1% asbestos. Asbestos containing mastic is also considered a Category I material (EPA determination – April 9, 1991).
- **Category II** non-friable ACM is defined as any material, excluding Category I, containing more than 1% asbestos that when dry, cannot be pulverized or reduced to powder by hand pressure. Non-friable asbestos cement products such as Transite are an example of Category II material.
- **Friable ACM**, friable meaning the material evaluated can be crumbled, pulverized or reduced to powder by hand.

RACM means (a) Friable ACM, (b) Category I non-friable ACM that has become friable, (c) Category I material that has been or will be subjected to sanding, grinding, cutting, or abrading, or (d) Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations. Category I materials are also considered RACM if they are located in a structure that will be demolished by burning or are in poor condition. Poor condition means the binding of the material is losing its integrity as indicated by peeling, cracking or crumbling of the material.

Cardno recommends the following identified ACMs to be removed prior to renovation, demolition, or any other activities that would disturb them:

ACM	Location	Category	Approximate Quantities	
			SF	LF
Linoleum	Building 1 – Rooms 2, 4, 11, 13	Cat I RACM	96	-
Mastic	Building 1 – Rooms 2, 4, 11, 13	Cat I RACM	96	-
Window Glazing (White)	Building 1 - Exit/Entrance Windows	RACM	-	120
Window Glazing (Grey)	Exterior – Building 3 Windows	RACM	-	1,316
Tar	Exterior – Building 4 Chimney	RACM	4	-
		<b>Total</b>	<b>196 SF</b>	<b>1,436 LF</b>

In order to obtain a demolition permit, this report must accompany the application to the county, town, and/or city for which the work is taking place. It is the responsibility of the contractor performing the

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abatement and/or demolition activities that the proper permits are obtained and notification for each type of activity be performed as required by state and federal regulations.

It is required that a Virginia Department of Professional and Occupational Regulation (VA DPOR) licensed asbestos abatement contractor perform the removal each of the asbestos-containing materials described within this report. It is additionally required that a twenty (20) day asbestos abatement notification be submitted to the Virginia Department of Labor and Industry (VA DOLI) and/or United States Environmental Protection Agency National Emission Standards for Hazardous Air Pollutants (US EPA NESHAPs) division prior to commencement of asbestos abatement activities; additionally, both DOLI and the US EPA NESHAPs division must be notified 10 (ten) days prior to the start of renovation and/or demolition activities at the structure.

It is further required that the abatement process be monitored by a third-party asbestos project monitoring firm, which will help maintain the integrity of the abatement process, solidify that the abatement process has been completed correctly, through final visual clearance inspection(s) and final air clearance sampling in compliance with NIOSH 7400 Phase Contrast Microscopy (PCM) methodologies or through the collection and analysis of Transmission Electron Microscopy (TEM). The third-party monitoring will reduce the liability for which the Owner and/or Contractor may incur if there should happen to be a violation determined by state and/or federal code enforcement personnel.

Our recommendations are based on the guidelines presented by the United States Occupational Safety and Health Administration (OSHA), United States Environmental Protection Agency (US EPA), and the Commonwealth of Virginia. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation.

If the ACMs are to be left in place, an Operations and Maintenance (O&M) plan regarding the handling of the identified ACMs should be prepared and enforced.

#### 3.2 Lead-Based Paint Survey

Results from the XRF device were compared to the EPA definition of LBP (1 mg/cm<sup>2</sup> or 0.5% lead by weight), identifying several lead-based paints throughout the structure, as summarized in *Table B*.

**Table B: LBP Analysis Summary**

Area	Component	Color	Substrate	Lead Content (mg/cm <sup>2</sup> )
Building 1, Room 3	Wall	White	Wood	5.41 ±1.45
Building 1, Room 6	Door Frame	Red	Wood	4.09 ±1.54
Building 1, Room 10	Window Frame	White	Wood	4.43 ±1.70
Building 1, Room 6	Window Frame	White	Wood	2.55 ±0.97
Building 1, Room 6	Door Frame	White	Wood	4.86 ±1.91
Building 1, Room 7	Window Frame	Red	Wood	6.79 ±1.97
Building 1, Room 7	Window Casing	Red	Wood	3.72 ±1.10
Building 1, Room 7	Window Casing	White	Wood	5.30 ±1.63
Building 1, Room 5	Window Frame	White	Wood	7.58 ±1.95
Building 1, Room 5	Window	White	Wood	5.10 ±1.34
Building 1, Room 5	Window Frame	White	Wood	10.19 ±3.13
Building 1, Room 5	Window	White	Wood	6.43 ±1.64
Building 1, Exterior	Wall	White	Wood	1.38 ±0.24
Building 1, Exterior	Window Frame	White	Wood	1.71 ±0.47
Building 1, Exterior	Wall	White	Wood	3.42 ±1.34
Building 1, Exterior	Window Frame	White	Wood	2.25 ±0.60

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Area	Component	Color	Substrate	Lead Content (mg/cm <sup>2</sup> )
Building 1, Exterior	Window Frame	White	Wood	4.39 ±1.83
Building 1, Exterior	Door Frame	White	Wood	2.86 ±0.84
Building 1, Exterior	Window Frame	White	Wood	1.33 ±0.18
Building 1, Exterior	Wall	White	Wood	1.74 ±0.35
Building 4, Room 4	Wall	White	Wood	2.33 ±0.87
Building 4, Room 4	Window Frame	White	Wood	2.99 ±0.89
Building 4, Room 4	Wall	White	Wood	2.12 ±0.55
Building 4, Room 5	Door	White	Wood	2.34 ±0.68
Building 4, Room 5	Door Frame	White	Wood	2.02 ±0.68
Building 4, Room 5	Door Frame	White	Wood	2.50 ±0.83
Building 4, Exterior	Window Frame	White	Wood	1.76 ±0.47
Building 4, Exterior	Window Casing	White	Wood	3.98 ±1.08
Building 4, Exterior	Wall	White	Wood	1.64 ± 0.32
Building 3, Room 2	Window Frame	White	Wood	1.38 ±0.16
Building 3, Room 2	Wall	Grey	Wood	3.23 ±0.88
Building 3, Room 2	Wall	Green	Wood	2.03 ±0.48
Building 3, Room 2	Door Frame	White	Wood	5.05 ±1.74
Building 3, Room 2	Window Frame	White	Wood	2.01 ±0.63
Building 3, Room 2	Window Casing	White	Wood	3.81 ±1.26
Building 3, Room 2	Ceiling	White	Wood	3.55 ±1.14
Building 3, Room 2	Wall	Green	Wood	3.04 ±0.91
Building 3, Room 4	Window Casing	White	Wood	2.40 ±0.83
Building 3, Room 4	Window Frame	White	Wood	2.54 ±0.86
Building 3, Room 4	Wall	Grey	Wood	2.70 ±0.70
Building 3, Room 3	Door Frame	White	Wood	3.87 ±1.17
Building 3, Room 3	Door Frame	White	Wood	3.50 ±1.04
Building 3, Room 3	Window	Blue	Wood	2.16 ±0.71
Building 3, Room 3	Window	White	Wood	2.00 ±0.61
Building 3, Room 3	Window Frame	White	Wood	2.15 ±0.71
Building 3, Room 3	Window Casing	White	Wood	1.66 ±0.29
Building 3, Room 3	Wall	Green	Wood	2.54 ±0.65
Building 3, Exterior	Wall	White	Wood	2.48 ±0.88
Building 3, Exterior	Wall	White	Wood	1.45 ±0.25
Building 3, Exterior	Wall	White	Wood	2.33 ±0.65
Building 3, Exterior	Wall	White	Wood	3.07 ±0.86
Building 3, Exterior	Window Frame	White	Wood	1.61 ±0.26

The United States Environmental Protection Agency (EPA) in regulation 40 CFR Part 745 authorized by the Toxic Substances Control Act (TSCA); and the United States Department of Housing and Urban Development (HUD) in Guidelines for the Control of Lead-based Paint Hazards in Housing; define LBP as any surface coating containing an amount of Lead equal to or greater than one-half (0.5%) percent by weight of the entire coating material. This is the applicable standard for the regulation of paint in housing and child-occupied facilities; and this standard is a generally accepted definition of Lead-based paint. Compliance with provisions of EPA and HUD regulations and standards pertaining to housing are applicable when commercial buildings are converted to residential use.

The United States Consumer and Product Safety Commission has published a standard that requires that surface coatings intended for use in occupied building interiors contain no greater than 0.009% Lead content by weight. Surface coatings that meet this requirement are referred to as CPSC

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Compliant in this report. Surface coatings that contain less than 0.5% and more than 0.009% Lead by weight are referred to as Lead-containing Paint (LCP) in this report.

US Occupational Health and Safety Administration (OSHA) regulation 29 CFR 1926.62 regulates Lead exposures at any level to the construction workforce where Lead-based Paint and Lead-containing Paint will be disturbed in construction, demolition operations. OSHA regulation 29CFR1910.1200, Hazard Communication, requires that employers inform their employees about chemical hazards (including Lead) that are present in the workplace.

Building demolition and/or renovation activities where LBP is present must comply with the OSHA regulation 29 CFR 1926.62, Lead in Construction; and US EPA waste disposal regulations found in 40 CFR Part 261. OSHA regulations are designed to limit exposure of the construction workforce to lead which is a well-documented toxic element. The primary route of exposure OSHA regulations are concerned with is the inhalation of lead-containing dust generated by demolition operations within the building. These hazards are assessed by measuring the lead concentration in air when demolition operations are initiated; a procedure called a negative exposure assessment. The OSHA defined Permissible Exposure Limit (PEL) for Lead is 50 micro-grams ( $\mu\text{g}$ ) of lead per cubic-meter ( $\text{m}^3$ ) air.

It would be prudent for the building owner to implement and document the following in response to the likely presence of lead-dust hazards and documented LBP hazards in the building:

- Prior to any large-scale effort to remove the contents of the building or disturb/demolish building surfaces where LBP is known or suspected to be present, conduct a negative exposure assessment using trained workers wearing respiratory protection and protective clothing in compliance with 29CFR1926.62.
- Notify any person employed by the owner to work in the building about the potential Lead-dust hazard and the LBP hazards. Instruct such worker in the importance of the use of proper personal hygiene practices and work practices (use of wet methods and HEPA vacuums) by providing them with the EPA-approved pamphlet Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools.
- The US OSHA regulation 29 CFR 1910.1200-Hazard Communication, requires that employers must inform employees about chemical hazards in the workplace. Construction contractors employed to demolish the building components within the site must be furnished a copy of this report.

Waste disposal for concentrated LBP debris (paint chips and scrapings, HEPA vacuum contents, protective suits, drop cloths, etc.) and for building components coated with LBP is regulated under 40 CFR Part 261 and/or 29 CFR 1910.1200. If the components and debris are to be disposed in a landfill as demolition debris, the components and debris must be contained and tested to determine if it is hazardous waste. The waste is tested by means of the toxicity characteristic leaching procedure (TCLP) for Lead. A representative sample of the demolition waste debris is collected by a competent person and submitted to a certified laboratory for the TCLP-Lead analysis. Debris leaching five parts-per-million (5 ppm) or more of Lead is hazardous and must be disposed of in specially permitted facilities. If the components are to be salvaged, restored, or reused; whoever receives and works on these components must be notified in writing about the presence of LBP.

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Campbell County Training School • 1470 Village Highway • Rustburg, Virginia

#### 4 Qualifications/Signatures of Inspectors

I declare, that to the best of my professional knowledge and belief, I have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property* to adequately conduct the aforementioned inspections detailed within this report.

For Cardno,



Chris Atwell  
Asbestos Inspector  
VA ACM License #: 3303004079  
Date: 05.10.2022

## APPENDIX

### Meeting Notes

#### Preliminary Interior Design Presentation

April 8th, 2022; 10:00am - 12:00pm

In-person presentation inside the Assembly Building of CCTSC

Initial Feedback From Preliminary Presentation

#### Large Classroom Building

- Area needs
  - o Dedicated office space
- Childcare is needed, only one licensed daycare in the area
  - o It is a huge amenity

#### Two Room Classroom Building

- Like a large museum
  - o Show the founders/major contributors in pictures
  - o 16 schools in the area
    - Show pictures of them and on a map of Campbell County
  - o Show off items like a potbelly stove, desk, benches, etc
- Movable display cabinets with artifacts

#### Vocational School Building

- Need early childhood educators
- Place for students to learn a trade
  - o Not college
  - o Computer skills?
  - o Partner with others in the county
  - o Transportation is an issue in the area
- Has anyone spoken to BWXT?

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