

March 12, 2023

Mr. John Piseck, Jr, Chief Executive Officer  
Herkimer County IDA  
420 E. German Street, Suite 101A  
Herkimer, New York 13350

**RE: 4172 State Route 28, Newport NY**  
Delta Project No.: N/A

Dear Mr. Piseck:

On January 9, 2023 Delta Engineers representatives, Chris Thomas and Dan Faldzinski accompanied you on a walkthrough of the abandoned Newport School located at 4172 State Route 28 in Newport NY.

**Exterior Findings:**

The walkthrough began around the perimeter of the building. The east and north sides of the building have overgrown vegetation, and runoff water inundation. A drainage swale has been cut adjacent to the property, but water continues to flow down and around the building. The south and west property around the building has been maintained free of unwanted vegetation, for the most part. The foundation had observed cracks primarily located along the east wall which experience most of the water runoff. Most, if not all, of the windows have been broken by vandals. The brick masonry veneer is in various stages of disrepair including cracks and failed mortar joints. The brick in the vicinity of the windows is experiencing significant deterioration due to water inundation. Bricks and mortar in these locations have deteriorated due to freeze thaw cycles.

**Interior Findings:**

Access to the interior started in the former gymnasium. A portion of the roof in this area has completely rotted and is open to the elements. The plaster from the interior ceilings and walls has deteriorated leaving aggregate remnants throughout the entire building. These remnants prevented a majority of the slab areas to be adequately observed. The structural steel framing members have experienced what appears to be significant surface corrosion. The floor system appears to be constructed from what is referred to as a "Draped Mesh Concrete Slab". This slab system was commonly used in buildings from the 1920-1960's. The structural design of these systems varies from conventional reinforced concrete design by utilizing a catenary design similar to that of a suspension bridge. This system requires engineers and contractors specifically experienced in these systems to both assess and to repair. Determining the structural adequacy of this system is contingent on the mesh's connections to the support walls. The adequacy of such is certainly in question given the observed condition and deterioration. Cracks were observed in the topping slab of at least one classroom.

Following the observation in the cracks in the topping slab, the corrosion of the draped mesh reinforcing and the corrosion of the structural steel framing, the walkthrough was halted by Delta as the building was **deemed unsafe**.

**Recommendations:**

Due to the levels of deterioration observed the structural adequacy of the building cannot be verified. A pre-demolition asbestos survey would also need to be conducted prior to any future work within the building. Due to the levels of deterioration and structural failures observed, Delta recommends that the building be cordoned off to prevent entry and demolished.

Please let me know if you have any further questions.

Respectfully,

DELTA ENGINEERS, ARCHITECTS, LAND SURVEYORS, & LANDSCAPE ARCHITECTS, DPC



Christopher Thomas  
Project Manager

Enc. - None