From: **Kristine Trierweiler** <ktrierweiler@medfield.net>
Date: Fri, Nov 1, 2024 at 3:30 PM
Subject: Pfaff Center Update
To: Gus Murby - Lexington Leadership <gmurby@lexlead.com>, Eileen Murphy <emurphy@medfield.net>, Osler.Peterson@OslerPeterson.com <osler.peterson@oslerpeterson.com>, Dana Hinthorne <dhinthorne@medfield.net>, Mike Quinlan <mquinlan@compasspminc.com>, <rquinn@email.medfield.net>, Mel Seibolt <mseibolt@medfield.net>, Katie Walper <kwalper@medfield.net>, Frank Gervasio <fgervasio@medfield.net>, Brittney Franklin <bfranklin@medfield.net>, Jeffrey Marsden <jmarsden@email.medfield.net>, Benjamin Jachowicz <bjachowicz@medfield.net>, Michelle Guerette <mguerette@medfield.net>, William Carrico <wcarrico@medfield.net>

Good Afternoon,

I have spoken with the Building Commissioner and the Director of Facilities. Out of an abundance of caution, the Pfaff Center will be closed until the end of the day on Monday.

As part of the 20-year capital plan update, our consulting firm, Arrowstreet, has been reviewing the conditions of each building. A structural engineer was brought on-site to review the Pfaff. We just received notification from Arrowstreet that they recommend immediate repairs to the exterior building wall and that, out of an abundance of caution, it should not be occupied in a storm or wind event. A full structural evaluation of the building was also recommended.

I am meeting with Dana and Rob first thing on Monday, November 4th, at the Pfaff Center to develop a plan of action. I have spoken with Dr. Marsden and MAP will relocate to the Dale Street School temporarily until we finalize a plan for the work to be done at the Pfaff. The Town's insurance company has been notified as well.

Further closures of the building may be necessary as safety is our main priority.

Please reach out to me if you have any questions.

KT

--
Kristine Trierweiler
Town Administrator
Town of Medfield
459 Main Street
Medfield, MA 02052
508 906 3011 phone
508 359-6182 fax

Gmail

Kristine Trierweiler <ktrierweiler@medfield.net>

Fwd: Pfaff Building Structural

Benjamin Jachowicz <bjachowicz@medfield.net> Fri, Nov 1, 2024 at 2:50 PM
To: Kristine Trierweiler <ktrierweiler@medfield.net>, Frank Gervasio <fgervasio@medfield.net>

Ben Jachowicz
Project Manager
Town of Medfield
Office: 508-359-8505 x 3369

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---------- Forwarded message ---------
From: **Kate Bubriski** <Bubriski@arrowstreet.com>
Date: Fri, Nov 1, 2024 at 12:51 PM
Subject: Pfaff Building Structural
To: Benjamin Jachowicz <bjachowicz@medfield.net>
Cc: Andy Rodrigue <Rodrigue@arrowstreet.com>, Larry Spang <Spang@arrowstreet.com>, Jennifer McClain <jennifer.mcclain@rseassociates.com>

Ben,
The structural engineer has provided the attached memo based on their recent visit to the Pfaff building. They are concerned about the condition of the building based on their observation and recommend the repairs are immediately addressed. From what could be observed, there is clearly an imminent possibility of exterior debris, therefore, we recommend that the exterior area adjacent to the building wall not be used until repairs are complete. It was not possible to ascertain whether the cracking extends through the wall, therefore, erring on the side of caution the interior of the building should not be occupied in a storm or wind event.

We wanted to bring this to the town's attention as soon as possible so that you can work on getting a full structural evaluation of the building and commence with repairs.

Thank you,
Kate

Katherine Bubriski, AIA
CPHC, LEED AP BD+C, Fitwel Ambassador
Principal | Director of Sustainability & Building Performance
617.666.7006 Direct

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Send to	Arrowstreet		
Attention	Katherine Bubriski, AIA	Memo Date	October 31, 2024
Cc:		RSE Project No.	24143
From	Jennifer McClain, PE		
Project	Medfield Public Buildings		
Subject	Repairs at Pfaffe		

Per your request, a representative from RSE visited the existing Pfaffe building in Medfield on October 22, 2024 to make some additional observations of the condition of the exterior wall, and take some measurements of the existing structure. Based on her observations, we recommend that the exterior masonry repair be noted as requiring immediate repair. The rust jacking at the window lintels has led to significant cracking. We cannot tell if these cracks extend through the entire wall thickness, but based on what we can see, there are loose masonry elements that are at risk of falling, and other elements that will be soon if the wall is exposed to continued freeze thaw cycles. The cracks we can see indicate a lack of continuity in the exterior wythe of brick which means that the wall cannot support out of plane wind loads properly.