

# VBS Building Project

## FAQs



What are we building and what are the benefits of this project?

We are excited that construction of the Howard and Irene Levine Community Center began this spring and summer with excavation commencing September 7, 2017.

The state-of-the-art 18,000 square foot, two-story space will provide many new opportunities for our students and the synagogue community, including a 9,000-square foot gym, which will also have the capacity to serve as a performance and prayer space for up to 500 attendees. The gym opens up to the east to allow inside/outside play. The mezzanine level of the gym will also include a fitness plaza. Below the gym, at the basement level, we will be constructing the new 6,500 square foot Rosen Family Library and multi-media center, as well as the Alpert Music Center.



When did construction start?

The construction process began in late spring with roof work on Malkin Hall to support mechanical equipment for the Community Center. Conduits that will connect to a new DWP electrical transformer to serve the project were installed in late July. On September 7, we began excavation of the site for the Community Center. We will keep you informed as more specific milestones become clearer.



How long will it take?

The actual construction of the new Community Center is scheduled to take approximately 12-14 months. It is our goal and expectation to complete the building in the fall of 2018.



How have we prepared for the construction?

We have examined best practices of construction at other schools in the area to maintain the highest standards of safety, health and security throughout the process. We have hired talented and seasoned Project Managers (Searock + Stafford) and General Contractors (Driver SPG) to oversee and guide VBS through the entirety of construction.



Where is the construction taking place?

All of the construction is taking place within a gated area on the Ventura Lot playground adjacent to Malkin Hall and along the Sandler building where the ECLC offices are located.



How will we be sure our children's physical safety is maintained?

During construction on the Ventura Lot, the area of construction will be gated. A large sound barrier wall to minimize noise has also been installed. All appropriate safety and dust control measures are being undertaken as well. Access will be limited to the construction crews who will enter the project from Ventura Boulevard (separate from the school and synagogue entrance).



What security measures will be put in place?

All visitors to VBS are screened by security and given a badge to be on our premises. Members and parents can obtain permanent badges. All members and visitors are subject to bag checks.

Separately, the construction site will be securely gated with dedicated security and access by approved construction crews only via Ventura Boulevard. All construction staff will be screened by security.



What changes have been made to accommodate the construction?

The Reznik Lot adjacent to the entry of the synagogue closed for parking at the end of the school year to accommodate new outdoor play areas and will remain closed throughout the construction of the Levine Community Center. In addition, brand new modular classrooms with restrooms have been brought in to the lot to accommodate the Kindergarten classes.



**9.** Where will the children play when the Ventura Lot playground is under construction?  
Only the blacktop playground area will be under construction in the Ventura Lot next to Malkin Hall, and it will be gated off from other areas of our playground. The turf field, jungle gym, Malkin gym, and lunch area are open and utilized. In addition, a resurfaced, gated, secure play area has been created on the current Reznik Lot, including asphalt volleyball and basketball courts available for grades K-6 during the school year.



**10.** How will you manage sound and air quality during construction?  
We have installed a large sound barrier on the north end of the Ventura Lot construction area to help minimize the impact of sound in classrooms. While construction noise will be present at various times during the process, it will be mitigated and will not prevent operations. Dust control is a priority during construction and there are detailed requirements from the City and environmentally sound practices that will be followed in detail by the general contractor.



**11.** How will parking and carpool be affected?  
The Sinder (large) parking lot is now the only VBS parking lot available. We have worked closely with traffic consultants to provide accommodations for additional accessible parking, recommendations for altering traffic flow (especially for school pick up and drop off) and increasing the number of close-in member and visitor spaces in the lot. As a result, we have reassigned many of the single space reserved spots to tandem spots, now opening up more spots closer to the Densmore entrance for visitors and parents.



**12.** How will we be informed of construction progress?  
VBS and the Schools will be sending regular updates on construction progress and milestones. There will be updates provided by email and through a dedicated portion of the VBS website.



**13.** Are school families or Synagogue members going to be assessed for building fees to help pay for the Community Center?  
The Levine Community Center project has been funded and will not require any assessments to our members. There are still naming opportunities available by individual donors. Donations are still welcomed for various rooms and areas of the Gym and Library - as well as other portions of the future building plans. If you are interested in such opportunities, please feel free to contact VBS Executive Director, Bart Pachino, at 818-530-4004, Development Coordinator, Marlene Edenzon, at 818-530-4010 or Day School Director of Development, Carly Vazana, at 818-530-4074.



**14.** Who do we go to for questions?  
If you would like more information about the Building Project please contact Bart Pachino, VBS Executive Director at 818-788-6000 or bpachino@vbs.org or Karin Mendel, Director of Finance and Operations at the Day School at 818-788-2199 or kmendel@vbsds.org.

