



WARRIOR VILLAGE PROJECT

The Bugle: Vol 2, Issue 6, June 2020

www.WarriorVillageProject.com

PROGRESS REPORT

The business community continued to step forward to support our students and our veterans:

- [JAAM Electric](#) will donate materials and install the electrical system in both of our cottages.

Randall Richards, EVP, Operations & Sales, of Reliable Wholesale Lumber, Inc. visited SMHS on May 20 to inspect our cottages and talk about our future plans. Chris Geldert presented a custom made thank you plaque to Randall for the tremendous support we have received from him and Reliable Wholesale Lumber.

On June 10, Borre Winckel, President & CEO, of the Building Industry Association of San Diego County stopped by to see the progress we have made on our cottages.



L to R: Chris Geldert & Randall Richards



L to R: Chris Geldert, Borre Winckel & Mike McSweeney

30 June 2020



JAAM Electric to install electrical system in our cottages

[See more](#)

11 June 2020



Michael E. Robinson hands off the Architectural baton to Joseph Lucido

[See more](#)

11 June 2020



Joseph Lucido & Riccardo Ferguson take the baton from Michael E. Robinson

[See more](#)



Happy Independence Day!

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FUTURE EVENTS

Visit our Website:

WarriorVillageProject.com

VIP PROFILE: Our Students

This year we have written about VIPs who have made our program at San Marcos High School possible. But, we could not have achieved as much as we have without our 23 amazing BITA II students. Our VIPs this month are our 18 graduating seniors, the inaugural class of the Warrior Village Project:

Jeffrey J. Ambrose, Timothy A. Bizzigotti, Samuel H. Black, Cole P. Bradley, Angel J. Casarez, Jason C. Ferren, Jackson T. Fradd, Kassandra Lopez, Lopez Palofox, Jose A. Mondragon, Caden D. Moss, Ronan M. Nayak, Eric J. Pak, Justin J. Pak, Nicholas S. Przesmicki, William G. Russell, Carston A. Wellong, and Angeline Witt.

Our seniors left the school with a legacy that we will never forget - the first Warrior Village Project cottage (SM #1). When our students started building our cottages, they didn't know what they were doing; their movements were tentative, their faces expressed confusion, and they were intimidated by the task they were undertaking. Ten months later, they are leaving SMHS walking a little taller, with confidence in their new skills, knowing that there is no limit to what they can achieve if they apply themselves. As teacher Chris Geldert says: *"When these students are in their 60s or 70s, they might drive by one of these cottages with their kids or grandkids, and it will speak volumes to what they did in high school."*

Our seniors officially graduated from SMHS on June 10, but instead of the pomp and circumstance that usually accompanies a graduation ceremony, the students experienced a 'Drive-up Graduation' spread over four days. When we started building in September, we envisioned a different ending to the first year of the Warrior Village Project. We imagined our first cottage being transported by tractor trailer to its installation site as the culminating event of our students' senior year. We had visions of our students leading a motorcade from SMHS to Vista, sitting in the back of convertibles like Rose Parade Grand Marshalls. The parade would start with a rousing rendition of the SMHS school fight song played by SMHS' band. SMHS' Pep Squad would be cheering them on, with SMHS' Air Force JROTC Color Guard providing gravitas to the boisterous procession. Local TV stations would report on the event, and newspaper articles would sing the praises of our student builders. This was the vision.

Of course, COVID-19 had other plans for us. Rather than participating in traditional senior activities during their final semester, ending in a splendid graduation ceremony, our students spent the last 3 months of the academic year at home distance learning. There was no parade, and there was no brass band to celebrate our students' building achievement. Our students were able to complete the cottages they had worked on so hard for 6 months. Instead, the first cottage will be finished by adult volunteers and contractors, and the cottage will be transported to its site at a Wounded Warrior Homes residence in Vista without fanfare.

However, the lack of a spectacle does not detract from our students' accomplishment. As Mike McSweeney said: "This year was our Proof-of-Concept year to see if students who have little to no building experience can learn how to build a home alongside experienced tradespersons." Although our students were not able to participate in the completion of our cottages, they did demonstrate that, YES, they could build a home! Our students, led by a great group of seniors, laid the ground work for the Warrior Village Project to build more cottages in the future.

We thank our seniors for their contributions to the Warrior Village Project, and wish them great success in life, wherever their journey takes them. We hope that they will be able to join us when we dedicate our first cottage in Vista, and when we celebrate the completion of our second cottage next year.



BITA II Class of 2020
Warrior Village Project

SCHOOL UPDATE

Words of Wisdom from the SMHS Class of 2020

"The 2 years I participated in wood shop and home building at SMHS were the most memorable years of my high school experience! Mr. Geldert served as a mentor and always supported me in the classroom. When I was given the opportunity to be a leader of one of the groups in BITA it became clear that I wanted to be a part of construction as a career. Being a part of Camp NAWIC the summer before allowed me to become connected with women in the construction field. Having supportive classmates made my time memorable in the class and I have made life long friendships. Being a part of the wood shop program and BITA has shaped me into the woman I am today. Angie Witt

"I really enjoyed the physical building process. It's not like anything I've ever done and was truly a class where I could feel comfortable with my surroundings. I learned through this class that there are a lot of opportunities for me in the future within the construction industry." Nick Przesmicki

"I'm going into trade school to become an electrician." Billy Russell

"I enjoyed the opportunity to learn a trade skill I wouldn't have had the chance to learn anywhere else, and I look forward to applying my new knowledge and skills to personal projects in the future. I would highly recommend this course to anyone who is considering it, even if you are not considering entering the trades. This course is an excellent choice for anyone who enjoys learning something new everyday, and having the opportunity to apply the knowledge in a hands-on setting makes the experience even more rewarding." Jackson Fradd

"I really am interested in going into a career of this kind. I really wish we would have finished but I still hope to possibly learn more." Kassandra Lopez



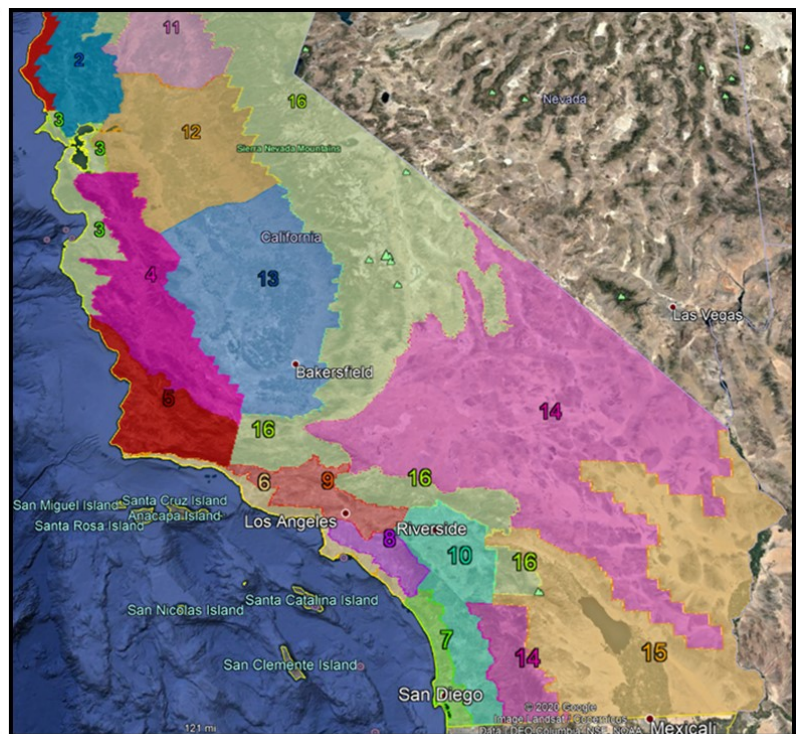
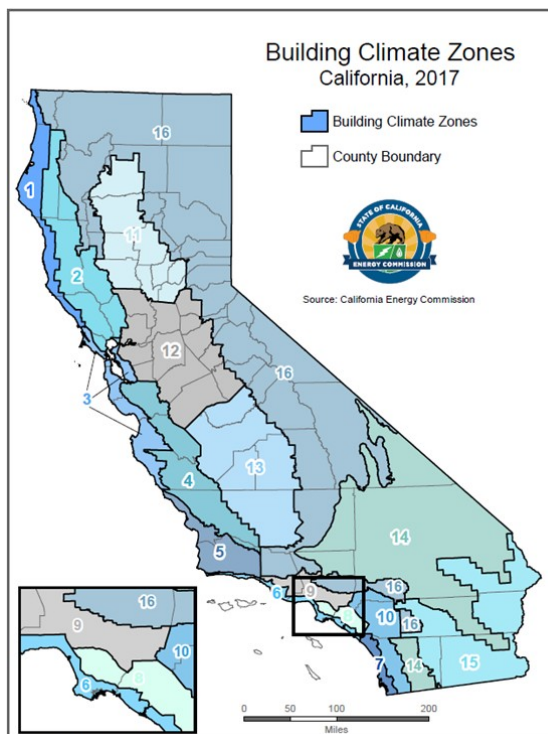
CONSTRUCTION UPDATE

In June, our crew of adult volunteers did some 'touch-up work' and took care of some 'odds and ends' on our cottages to get ready for our next inspection. This work needed to be done, but it didn't translate into much visible progress that could be captured in photos. We also used this down time to recharge our aged 'batteries' for the final construction push.

Because we didn't know where our cottages would be installed when we started construction, Project Architect [Michael E. Robinson](#) was asked to design a cottage that could be installed at many different sites. The design he produced is very robust and meets 2016 California Building Energy Efficiency Standards ([Title 24](#)) for Climate Zones 3 (San Francisco), 10 (Fallbrook), 12 (Sacramento), 15 (Palm Springs) and 16 (Mammoth). California's Building Energy Efficiency Standards are revised every 3 years. The 2016 Standards, in effect until December 31, 2019, apply to our first two cottages which we started building in September 2019. Our next generation of cottages will be built under the 2019 Standards that went into effect on January 1, 2020.

In hindsight, we should have asked Michael to design to Climate Zone 10 standards. A design that meets Zone 10 standards would also comply in the more temperate coastal Climate Zones 6, 7, 8 & 9. Hence, a cottage designed to Zone 10 standards could be installed just about anywhere in the San Diego metropolitan area (see maps below). Building to Zone 10 standards would save us a lot of money and labor. It would still be a very robust, energy efficient home, although it would not meet T-24 requirements for installation in more extreme climate zones (e.g. Palm Springs and Mammoth).

We didn't know it when we started construction, but our first cottage will be installed in Vista, in Climate Zone 7. During a visit to our building site on March 12, our energy design consultant, Doug Williams, owner of [WillCalc Title 24 Services](#), advised us that our cottage significantly exceeded the Title 24 requirements for Zone 7. Doug pointed out labor and material cost savings that we could realize by making adjustments to the design to reduce the insulation required and eliminating the roof vents while still complying with T-24 standards. We spent much of June reviewing cost and labor saving options for our next generation of cottages to be designed by Joseph Lucido, taking advantage of lessons learned building cottages SM #1 and #2. Following Doug's guidance, Mike McSweeney did some '[value engineering](#)' by evaluating the material costs and labor requirements for different design options Doug suggested. We will take advantage of these cost savings options on future cottages.



PARTNERS

COVID-19 has impacted all of us. This is no less true for our Schools and Nonprofit Partners.

Schools

We are all aware that the campuses of local schools, including [San Marcos High School](#) and [Palomar College](#), were closed in March for the remainder of the Spring Semester. Classes were moved online. Regarding the coming school year, Palomar states: *“Given the unpredictable nature of this pandemic and the dire warnings about a re-emergence of the virus in the future despite its currently improving status, we have decided to move forward with a schedule for Fall 2020 that will be mostly online.”*

1. All lectures will be online. Some will be offered on specific days at certain times, while others will allow students a more flexible schedule.
2. Some labs will be offered online, while others may require students to come to campus. Information will be made available to students by email, on Palomar’s website, and on social media.

This approach is consistent with announcements made by the California State University (CSU) System. CSU courses will primarily be *“delivered virtually for the Fall 2020 term, with limited exceptions for in-person teaching, learning and research activities that cannot be delivered virtually, are indispensable to the university’s core mission and can be conducted within rigorous standards of safety and welfare.”*

No announcements have been made by the [San Marcos Unified School District](#) regarding the Fall Semester, but it is possible that SMHS will follow hybrid teaching protocols similar to those instituted by Palomar College and CSU. We do not know how our students in the BITA program will be impacted. We do not know if or when they will be back on our building site to resume the construction of cottages.

Nonprofits

Our Nonprofit Partners are committed to serving our students and our veterans during these difficult times. [Wounded Warrior Homes, Inc.](#), [Homeless Veterans of San Diego](#) and [The San Marcos Promise](#) rely on grants, donations and fund raising events to finance their activities. During this financially trying time, some grant awards have been frozen, donations have slowed to a trickle, and fund raising events have been cancelled. Our Nonprofit Partners need our help. If you have the ability to make a donation to these fine organizations, please do so that they can complete their missions.



[The San Marcos Promise](#) (TSPM) is the fiscal sponsor for the Warrior Village Project at San Marcos High School. TSPM is a 501(c)(3) that accepts donations to fund the purchase of tools and materials for the construction of our cottages at San Marcos High School.



[Wounded Warrior Homes, Inc.](#) is a San Marcos, California based 501(c)(3) non-profit whose mission is to provide transitional housing and re-integrative services to post 9/11 veterans with Traumatic Brain Injury (TBI) and/or Post Traumatic Stress (PTSD).



[Homeless Veterans of San Diego](#) (HVSD) is a Carlsbad, California based 501(c)(3) non-profit. HVSD is an all-volunteer organization that offers support for veterans to secure housing, medical care, employment, and life skills that are necessary to enable re-entry into their community.

SPONSORS

The Warrior Village Project is a community effort. To succeed, we need financial support. We have been receiving a tremendous response to our pleas for help from individuals and businesses.

[JAAM Electric](#) is an active member of the Building Industry Association of San Diego County. So, when Mike McSweeney asked Nichole Weinman, General Manager of JAAM Electric, for help with our cottages she was quick to say yes. JAAM will be donating the electrical materials and installing the electrical system in both of our cottages. Our intent was to have our students 'shadow' JAAM's skilled electricians to learn more about their trade. Billy Russell, one of our graduating seniors, plans to go to trade school to become an electrician. Unfortunately, with the campus closed to students, Billy won't have this experience. Perhaps JAAM's electricians will allow us to video them at work so that we can use the video as an instructional tool when our students return to school. We are very grateful for JAAM's generous support of our students and veterans!



[Michael E. Robinson](#) has volunteered considerable time as our Project Architect and Architect of Record for our first two cottages being built at San Marcos High School. We are very grateful for his contribution to our program. We could not have accomplished what we have without his expertise and guidance. On June 11, Chris Geldert presented a custom crafted thank you plaque to Michael for his support of our students and our veterans. After two years of hard work, Michael passed the Architectural 'baton' to Department Head, Joseph Lucido, and Adjunct Professor, [Riccardo Ferguson](#), from the Department of Architecture at [Palomar College](#). Michael will stay involved in the Warrior Village Project in an advisory capacity as Architect Emeritus. Thanks Michael!

On June 11, Department Head, Joseph Lucido, and Adjunct Professor, [Riccardo Ferguson](#), from the Department of Architecture at [Palomar College](#) accepted the Architectural 'baton' from Michael E. Robinson. Joseph will be our Project Architect and Riccardo will be our Architect of Record for future Warrior Village Project cottages. Joseph has big plans for increasing the involvement of his students in the Warrior Village Project and growing the relationship between Palomar College and our participating high schools. We are really excited about our growing collaboration with Palomar College. Meet Joseph and learn more about the Palomar College Department of Architecture through this [video link](#).



Independence Day, commonly referred to as the Fourth of July or July 4th, commemorates the Declaration of Independence of the United States, on July 4, 1776.

The Continental Congress declared that the thirteen American colonies were no longer subject (and subordinate) to the monarch of Britain, King George III, and were now united, free, and independent states. The Congress had voted to declare independence two days earlier, on July 2, but it was not declared until July 4.

DONATE TO THE WARRIOR VILLAGE PROJECT

We can provide truly affordable, permanent housing. But, we can't do it for free. To succeed, we need financial support. The materials required to build our cottages cost about \$25,000 per cottage. It will cost about \$10,000 to transport a cottage to its installation site. The cost of installing a cottage as an Accessory Dwelling Unit will depend on the site. But, it should cost about \$30,000 per cottage. Hence, we can provide permanent housing for a veteran for about \$65,000 per unit. This is a bargain compared to the cost of government supported 'affordable' housing projects. According to the [Terner Center for Housing Innovation](#) at UC Berkeley, it cost an average of \$480,000 (\$700/sq ft) to build one unit of affordable housing in California under the Low-Income Housing Tax Credit (LIHTC) program.

Donors who wish to donate for the construction of our first two cottages can make a contribution through our fiscal sponsor, [The San Marcos Promise \(https://thesanmarcospromise.org/donate/#ways-to-donate\)](https://thesanmarcospromise.org/donate/#ways-to-donate), a 501(c)(3) nonprofit.

- **Online Donations:** When you donate online, please '*Leave A Comment*' indicating that your donation is for the Warrior Village Project.
- **Donations by Check:** Mail your check, made payable to The San Marcos Promise, to:

**The San Marcos Promise
255 Pico Avenue, Suite 103
San Marcos, CA 92069**

Please write on the Check's Memo Line that your donation is for the Warrior Village Project.

If you would like more information on the Warrior Village Project and our Partners, please visit our website, WarriorVillageProject.com, or send an email to Mark.L.Pilcher@gmail.com.

Please help us to provide affordable, permanent housing for homeless veterans while training the next generation of homebuilders.

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If you would like to receive future editions of our Newsletter via email, please send an email to Mark.L.Pilcher@gmail.com. Thank you for your interest and support.