



# WARRIOR VILLAGE PROJECT

The Bugle: Vol 2, Issue 7, July 2020

[www.WarriorVillageProject.com](http://www.WarriorVillageProject.com)

## PROGRESS REPORT

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

- Doug Williams of [WillCalc](#) volunteered invaluable energy consulting support.
- [Weyerhaeuser](#) has “re-upped” its support for our students and our veterans.
- [USModular, Inc.](#) is providing support for transporting and setting our ADUs.

On July 14, Tim Brown, Territory Sales Manager for Boral Steel, dropped off his steel cutting and bending equipment and gave us a short course in cutting, bending and installing Boral Steel’s Stone Coated roofing system.

On July 20, Jason Blacklock, 1988 San Marcos High School alumnus, and OSI Field Sales Representative, arrived at our build site with his tools and taught us how the pros install windows to ensure that they are water and air tight.



L to R: Chris Geldert, Tim Brown & Mike McSweeney



L to R: Jason Blacklock & Chris Geldert

23 June 2020

**WillCalc**  
Title 24 Services

[WillCalc](#) helps fine tune cottage designs

[See more](#)

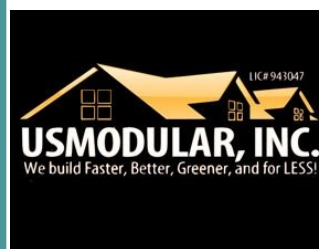
17 July 2020

 Weyerhaeuser

[Weyerhaeuser Giving Fund](#) awards second grant for \$4,000

[See more](#)

24 July 2020



[USModular](#) provides support for transporting and setting our ADUs

[See more](#)

17 July 2020



San Marcos schools will be fully remote in the Fall of 2020

[See more](#)

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## FUTURE EVENTS

Visit our Website:

[WarriorVillageProject.com](http://WarriorVillageProject.com)

## VIP PROFILE: Joseph Lucido Department Head, Architecture Department Palomar College

As noted in our September 2019 Newsletter, the Warrior Village Project was born in a conference room at [Palomar College](#) in April 2018. Since then, we have explored ways to collaborate with Palomar to help our students and our veterans. We found a way - in fact three ways - to collaborate with Palomar. During the Spring Semester of 2020, students from the Departments of **Architecture**, **Cabinet and Furniture Technology** and **Interior Design** worked together to help the Warrior Village Project.

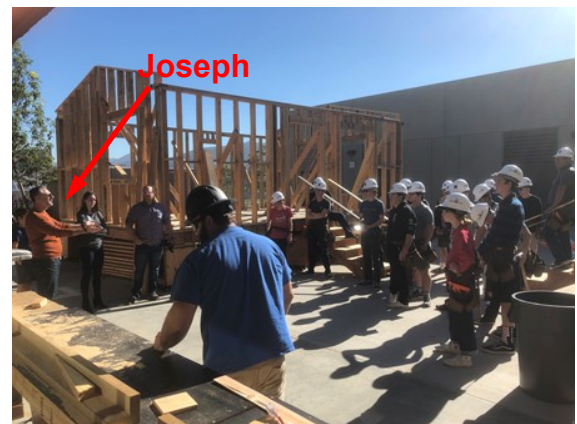
On June 11, 2020 we took another step to strengthen our partnership with Palomar College. Joseph Lucido, Head of Palomar's Department of Architecture, accepted the Architectural 'baton' from Michael E. Robinson and will assume the role of Project Architect for future Warrior Village Project cottages, starting with our third cottage. Michael E. Robinson will continue as an Advisor to the Project with the exalted title of Architect Emeritus. He will also be in demand as a guest lecturer at Palomar College.

Joseph Lucido is an accomplished professional with over two decades of experience in architecture, graphics, and sustainable design with projects throughout California, Oregon and Florida. He has personally overseen the development and financing of rural and urban properties with complex infrastructure. He has worked on education, industrial, and mixed-use commercial developments, multi-unit housing, and intimate single family residences. Joseph is skilled in conceptual design, construction administration, team leadership and client development. His memberships include American Institute of Architects and the U.S. Green Building Council, which he serves as Co-Chair of the Education Committee. Joseph received his Bachelor of Architecture and Master of Architecture in Real Estate Development from Woodbury University.

Joseph was an Adjunct Professor at Palomar for 8 years before leaving his position as a Senior Project Manager at Sillman Wright Architects and taking the plunge into academia full time in 2019. 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. Prior to the start of the COVID-19 pandemic, Joseph was working to start a new class for his architecture students in which they would build cottages for the Warrior Village Project. He also plans to have his students work on 3D digital models that can be used as instructional tools for our students.

In addition, Joseph has been talking with Chris Geldert, our BITA II instructor at San Marcos High School, about putting a Transfer Agreement in place so that students who have built a cottage at SMHS will receive Palomar College course credit for their work at SMHS. Joseph's goal is to make Palomar College THE school where aspiring architects will want to start their architectural careers by offering them opportunities to do work that they can't do anywhere else.

We are thrilled to have Joseph join the Warrior Village Project family!



Joseph Lucido is in his element when he is teaching. Whether he is guiding a student in a Palomar architecture class, or talking to our BITA II students at SMHS, he holds the attention of his audience.

## SCHOOL UPDATE

### *San Marcos High School*

July 17, 2020 (Source: [San Marcos Unified School District Website](#))

Dear SMUSD Community,

Earlier today, Governor Newsom ordered that all schools in counties located on the state's COVID-19 County Monitoring List "must not physically open for in-person instruction" until certain conditions are met, namely, that their county has come off of the state's Monitoring List for 14 consecutive days. As of Friday, 33 of California's 58 counties are on this list, including our own San Diego County. As a result, San Marcos Unified District schools will open the 2020/2021 school year with a fully remote learning model.

In addition to announcing school reopening requirements, the Governor clarified some of the state-level expectations around face coverings, physical distancing, health screenings, and protocols for confirmed cases of COVID-19 in a school and/or district. Full details of Governor Newsom's Learning and Safe Schools plan can be found [here](#).

On July 21st, we will present to the SMUSD Governing Board our recommended instructional models and return to school plan for the 2020/2021 school year: a) in-person instructional models when we are allowed to return to our brick and mortar schools, b) an improved remote learning model in response to school closures, and c) a year-long virtual school option for those families that prefer not to return to a traditional school site.

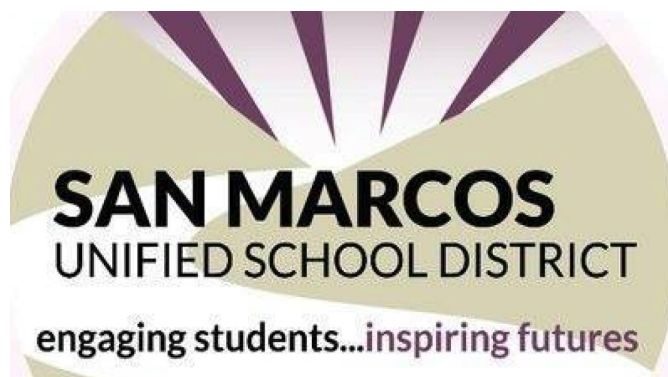
We recognize that the Governor's latest order requiring our district to continue distance learning into the new school year poses challenges and hardship for many families. We will continue to work diligently to provide an updated, rigorous remote learning experience for our students and will partner with community agencies to help meet the multifaceted needs of our families during this time, while we refine and finalize our plans for a safe return to in-person instruction.

We will communicate updated information regarding our reopening plans to our community after our July 21st board meeting.

We appreciate your flexibility and understanding as we adjust to these ever-changing conditions.

Thank you,

Dr. García  
Superintendent





## CONSTRUCTION UPDATE

After a hiatus in June, our adult volunteers were back at work after the July 4th holiday. We finished installing 30# felt paper on the roofs of both cottages. We completed the installation of our [Boral Steel](#) roofing on SM #1, the cottage we are building for [Wounded Warrior Homes](#). With the help of [OSI](#), we also installed our beautiful [T.M. Cobb](#) entry door and all six windows on SM #1. A four-man team from [JAAM Electric](#) completed the rough-in electrical work on both cottages. [USModular](#) helped us start planning the transport and installation of SM #1 at its permanent home in Vista, CA.

On July 14, Tim Brown of Boral Steel came to SMHS with his steel cutter and bender. After a brief tutorial, we were ready to start cutting, bending and installing Boral's beautiful Stone Coated Roofing.



On July 16 Israel Garcia, Field Superintendent, and Josue Morales, Area Superintendent, from JAAM Electric came to our build site to scope out the electrical work for our cottages with Mike McSweeney. On July 31, Josue returned with his four-man A Team to do the rough-in work on both cottages. Our cottages were hives of activity while Josue and his team (L to R: Josue Morales, Gordon Govan, Cody Lambing and Aaron Poliska) hustled to complete the work on both cottages in one day.



Jason Blacklock of OSI came to SMHS on July 20 to show us how to use OSI's Quad Butyl Flashing Tape and Quad Max Sealant to install our windows so that they stay water tight. He returned on July 29 to teach us how to use SC175 Air Sealant and the foam applicator guns OSI gave us with Quad Foam and Quad Fire Block Foam to make our building envelope safe, air tight and energy efficient.



## PARTNERS

Our schools face a very uncertain future. But, one thing is clear: “distance” or “online” learning will play a prominent role in the education of students during the coming academic year. The [Sacramento Regional Builders Exchange](#) (SRBE) is stepping up to help students continue their education in the building trades during this difficult time. SRBE is the construction industry’s oldest and largest association in the region. The Exchange’s members include contractors and subcontractors, suppliers and industry support organizations, including the [California Homebuilding Foundation](#), a Warrior Village Project Partner. Providing education programs for the construction industry is one of SRBE’s missions.

SRBE sponsors the [Create Mentoring Program](#) which exists to educate and inspire high school students to pursue career pathways which create the built environment. SRBE has announced the [2020 CREATE Mentoring Virtual Project](#). This year’s CREATE project entails identifying a nonprofit in the student’s community that is in need of either a new building to provide program services, or a substantial remodel of their current building.

Students will work in teams of two or more. The project can be completed remotely, in the classroom, or as an after school (club) activity. Students will submit resumes, a client needs assessment, an architectural narrative, design documents including a schematic floor plan, exterior elevation, one cut section of the building, and engineering plans for one or more interior systems. Eleven deliverable items will be required to complete the project.

Students will also complete a virtual office visit to either an architectural or engineering firm and a virtual job site visit to an active construction site. They will complete a Career Q & A quiz and an engineering plan reading scavenger hunt. The project culminates with a build-at-home or build-in-the-classroom physical model of their project and a 60-second video describing their physical model. Self-paced instructional videos will be available on SRBE’s website.

Does this sound like a great learning opportunity for our students? Yes! That is why San Marcos High School Building Industry Technology Academy instructor, Chris Geldert, will be incorporating the 2020 CREATE Mentoring Virtual Project in his curriculum this fall.

# CREATE

## MENTORING PROGRAM

Construction - Re-development - Engineering - Architecture - Trades - Education

The CREATE Mentoring Program exists to educate and inspire high school students to pursue career pathways which create the built environment.

We are proud to announce the 2020 CREATE Mentoring Virtual Project! High school students can work in teams of two or more students to design, engineer, and construct a physical model of a new building or a substantial remodel of a current building for a nonprofit within their community. The project can be completed remotely, in the classroom, or as an after school (club) activity.



MENTORS

DONATE/SPONSOR

SCHOLARSHIP APPLICATION

SUMMER CAMP SCHOLARSHIP APPLICATION



## SPONSORS

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

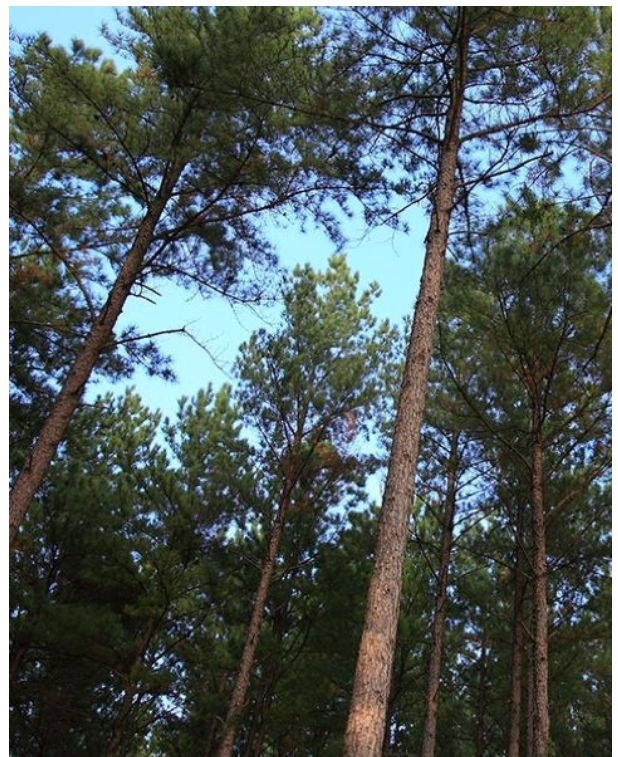


Doug Williams started [WillCalc](#) with a mission to assist in bringing clean, comfortable, energy efficient systems into the local environment, believing that each of us should make a contribution to a better world. In addition to 30+ years as a licensed building contractor, Doug has been a Certified Energy Analyst (CEA) since 2007, and a California Certified HERS Rater since 2005. He has used his expertise to help [Michael E. Robinson](#) design an energy efficient cottage to California's 2016 Building Code energy standards in a cost-effective manner. He has also advised us on the more stringent 2019 energy standards that will be in effect for future cottages designed by Architect Joseph Lucido. The California Energy Efficiency Strategic Plan requires that all residential construction be zero net energy (ZNE) by 2020. As a result, we must install photovoltaic solar systems on all future cottages, starting with SM #3.

We are grateful to the [Weyerhaeuser Giving Fund](#) for awarding us another grant of \$4,000, which is in addition to a \$5,000 grant that we received from Weyerhaeuser in November 2019. One of the focus areas of the Weyerhaeuser Giving Fund is supporting affordable housing and shelter for those in need.

Lana Bru, Finance and Planning Manager for Weyerhaeuser's Southwest & Southern California Region, said *"the Warrior Village Project is an organization that aligns with our focus. We are proud to support the work they do, helping those who are in great need, our local homeless veterans, while also providing home building training to students. Well done to those who work tirelessly at the Warrior Village Project!"*

In addition to the two grants we have received from the [Weyerhaeuser Giving Fund](#), Weyerhaeuser has put a process in place to donate building products to us. On 22 July, Lana Bru and her colleague Estevan (Steve) Garcia told us about overstock product that they could donate in the interest of establishing ongoing support for our students and our veterans. Steve has already found some beautiful HardiePlank Fiber Cement Lap Siding in his warehouse for us. Thank You Weyerhaeuser!



**USModular, Inc.  
Builds Faster, Better,  
Greener and for Less**

When we started building our ADUs we were on a steep learning curve. We looked for companies from which we could learn about building a cottage in a "factory" and transporting it and installing it at a residential site. We discovered that [USModular, Inc.](#) is the preeminent Factory Built Home Builder in California. We toured their factory in San Jacinto, CA twice. We watched USModular install their homes on permanent foundations in Canoga Park and La Mesa to see how the pros do it. So, when we asked USModular for help, we were thrilled when they quickly said Yes! USModular will be advising us on different ways to safely and cost-effectively transport our cottages, prepare our building sites for our ADUs, setting our ADUs on their permanent foundations, and hooking up the utilities. Thank you USModular!

## 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](http://WarriorVillageProject.com), or send an email to [Mark.L.Pilcher@gmail.com](mailto:Mark.L.Pilcher@gmail.com).

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

## PROJECT CONTACTS

Volunteer.....	Mark L. Pilcher .....	760-666-0077 ...	<a href="mailto:Mark.L.Pilcher@gmail.com">Mark.L.Pilcher@gmail.com</a>
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