



WARRIOR VILLAGE PROJECT

The Bugle: Vol 2, Issue 8, August 2020

www.WarriorVillageProject.com

PROGRESS REPORT

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

- [EPI](#) has provided utility planning support.
- [Symons Fire Protection, Inc.](#) will donate and install fire sprinklers in SM #1.
- [Sunbelt Rentals](#) will loan us equipment to perform site work for SM #1.
- Navy [Construction Battalion Maintenance Unit 303](#) volunteers will help us with site work.

On July 27, Bill Cavanaugh from [USModular](#) and Eddie Galvan and Saul Aparicio from [Modulartech Company](#) visited our building site to discuss the transport of SM #1 to Vista.



L to R: Saul Aparicio, Chris Geldert, Bill Cavanaugh and Eduardo Galvan



18 August 2020

[EPI](#) advises on utility planning

[See more](#)



18 August 2020

[Symons Fire Protection, Inc.](#) to install fire suppression systems

[See more](#)



24 August 2020

[Sunbelt Rentals](#) loans us equipment.

[See more](#)



24 August 2020

[Seabees](#) volunteer to help with site work

[See more](#)

IN THIS ISSUE

Progress Report	1
VIP Profile	2
School Update	3
Construction Update	4
Partners	5
Sponsors	6
Donate	7
Contacts	7
Subscribe	7

FUTURE EVENTS

Visit our Website:

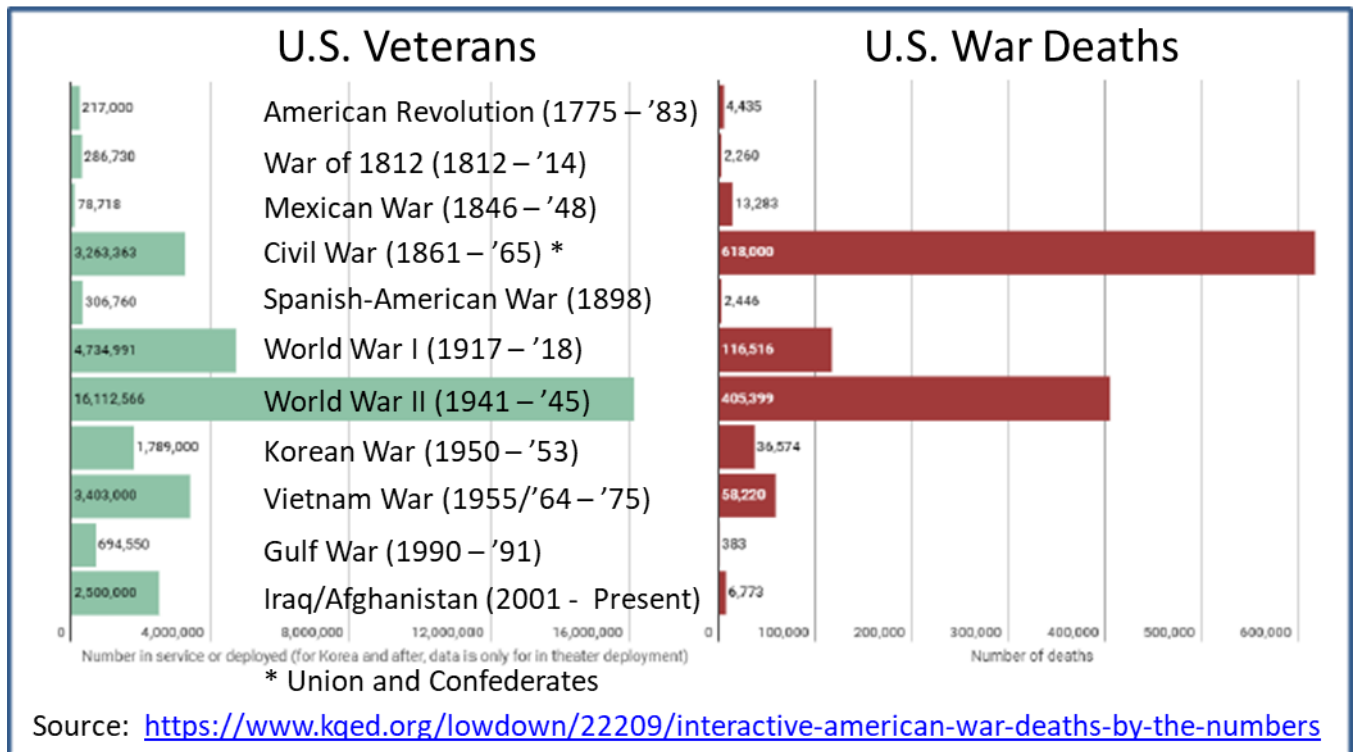
WarriorVillageProject.com

VIP PROFILE: American Veterans

The goal of the Warrior Village Project is to *provide affordable, permanent housing for homeless veterans while training the next generation of home builders*. We also hope our students will gain an appreciation for the sacrifices generations of veterans have made for our country over the last 245 years. American Veterans are our VIPs this month.

My father was a veteran of World War II, as were the fathers of many of my childhood friends. Sixteen million men and women served in the U.S. military during WWII, representing about 25% of the male population, and a much higher percentage of the military age male population. My mother, supported the war effort by working in a plane factory. Others worked in coal mines, oil fields and on farms to supply the Arsenal of Democracy, help win the war and “bring our boys home.” My mother once told me that there were no civilians during WWII; the whole country was in the fight. For some people, their heroes shoot 3-pointers, sing pop songs, or create art. My heroes are the two members of the Greatest Generation who raised me.

An estimated 42 million have served in the U.S. Military during wartime since the battles of Lexington and Concord in 1775. An estimated 12 million more have served in peacetime. Approximately 1.2 million have died during military service, of which about half were “Killed in Action”. And many more veterans sustained non-mortal physical and mental injuries.



Approximately 7 percent of all living Americans have served in the military at some point in their lives, or about 13 percent of all living male Americans. Today, there are 1.3 million active-duty military personnel, or less than one-half of 1 percent of the U.S. population. There are also about 800,000 in the Reserves and National Guard. In 1990, 40% of young Americans had a veteran for a parent; this decreased to 16% by 2014. According to the Pew Research Center, "Among men, only 4% of millennials [born 1981-96] are veterans, compared with 47%" of men in their 70s and 80s, "many of whom came of age during the Korean War." Today there are about 19 million living American veterans. Sadly, only about 300,000 of our WWII veterans are still alive, and their numbers are diminishing quickly.

America's Veterans: All gave some. Some gave all.

SCHOOL UPDATE: *San Marcos High School*

San Marcos High School 'opened' for the new school year on Tuesday, 18 August 2020. All classes will be online, remote learning classes for the foreseeable future. For the first two weeks of school, students were on a minimum day schedule and participating in virtual "**Week of Welcome**" activities with their teachers. Teachers sent out access information for *Google Classrooms* and *Zoom* meetings to students through student email addresses.

In preparation for the new school year, Chromebooks were distributed to all students in a well-organized, drive-by process at SMHS from August 10 through August 14.



Chris Geldert is teaching 4 sections this semester, including Introduction to Woodworking, Advanced Cabinet Making and BITA II. It is going to be a challenge to teach wood shop and building skills online, but Chris has given a lot of thought to the challenge over the summer and has some interesting projects planned for his students.

His BITA II students will 'shadow' Chris online as he converts a 22 ft cargo trailer into a Tiny Home. His students' first assignment is to design the 'floor plan' for the Tiny Home using [SketchUp 3D Modeling Software](#). They will be learning about the constraints that Architects face, including the efficient use of space, and cost tradeoffs with respect to materials and equipment.

As the semester progresses, the students will learn about the electrical, plumbing and HVAC systems that are unique to Tiny Homes, while designing their own rendition of how all these systems will mesh with their unique designs. Time permitting, the students will get a chance to learn about photovoltaic solar systems as well. The hope is that when students are able to return, they will get the opportunity to help outfit the trailer with plumbing, electrical and HVAC systems and furniture/cabinets. This is being billed as a competition to incentivize students to turn on their ingenuity.



CONSTRUCTION UPDATE

This has been a busy and productive month for our project. We moved into a new phase of construction, focusing on the site work needed at the [Wounded Warrior Homes](#) residence in Vista where we will install our first cottage, SM #1.

On August 18, Tom Perez, Senior Project Manager for [EPI](#) (The Engineering Partners, Inc.) visited our site to advise us on electrical service requirements prior to scheduling a meeting with SDG&E's Planning Department. I persuaded him to pose for a 'socially distanced' photo with Mike McSweeney from the Building Industry Association and Mia Roseberry, Executive Director of Wounded Warrior Homes.

Marc Marcos, Building Inspector for the County of San Diego, visited our site on August 24 for a "Code 102" Inspection. Marc confirmed that we did not need to do any grading or compaction work to prepare our site for our foundation. Marc will be making additional inspections as our work progresses.



Jon Joseph, Training & Safety Coordinator for [Symons Fire Protection, Inc.](#), visited the site on August 18 to scope out the requirements for the fire sprinklers that Symons will be installing for us in SM #1. He checked out the adequacy of the water supply and the water pressure, which will determine whether we will need 2 or 4 sprinklers in SM #1. The water pressure was measured to be 145 psi.

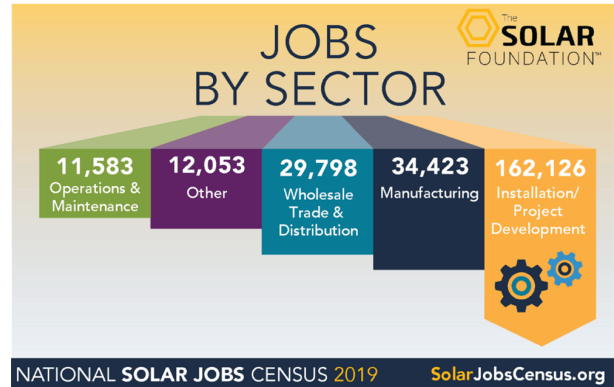


In March we told you about Rick Millwee, owner of [RM Plumbing, Inc.](#), and Rick Hoehn installing the rough-in plumbing in our cottages at San Marcos High School. On August 28, Rick and Rick visited our SM #1 installation site to determine what needed to be done to get ready to connect their labyrinth of pipes, fittings, valves and fixtures to the water supply, sewer, and propane tank. Thank you Gents!



PARTNERS California Homebuilding Foundation

The [California Homebuilding Foundation](#) (CHF) provides the curriculum for schools participating in the Building Industry Technology Academy (BITA) program, including San Marcos High School In San Marcos and North County Trade Tech in Vista. The CHF is committed to keeping the curriculum current and relevant as building practices and California Career Technical Education (CTE) standards evolve. In keeping with this commitment, the CHF has worked with [SunStreet](#) to create a Solar Curriculum unit for the BITA 3 (Year 3) curriculum. In addition to the curriculum, SunStreet created a [training video](#) to support BITA Instructors as they implement the curriculum in their classrooms. We are excited about this curriculum, as solar represents a large job market opportunity for our students. The demand for workers in the California solar industry is expected to grow significantly, as California's latest energy code requires that photovoltaic solar systems be installed for all new residential construction..



The California Energy Code (also titled The Energy Efficiency Standards for Residential and Non-residential Buildings, or Title-24) is the sixth section of the [California Building Standards Code](#). The Energy Code was created by the [California Building Standards Commission](#) in 1978 in response to a legislative mandate to reduce California's [energy consumption](#). The code includes energy conservation standards applicable to most buildings in California. The Building Energy Efficiency Standards (Title 24, Parts 6 and 11) are updated every 3 years. The goal is to make all new residential construction Zero Net Energy (ZNE) by 2020. In a ZNE building, the actual annual consumed energy is less than or equal to the on-site renewable generated energy. Title-24 has 12 parts, published in 11 binders.



Our first two cottages, SM #1 and #2, were built under the 2016 Building Energy Efficiency Standards. Although stringent, the 2016 standards did not require us to install solar systems on our cottages. The 2019 California Energy Code became effective on January 1, 2020. The 2019 Building Energy Efficiency Standards require that [photovoltaic](#) systems be included in all new residential buildings. All future cottages we build, starting with SM #3, will be required to have photovoltaic systems, at an estimated cost of \$8,000.

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.



Providing utilities for our cottages is one of the more challenging tasks facing us. It will be a little different for each cottage. It helps to have an advisor that understands the technical requirements and the process for working with SDG&E. Our first cottage, SM #1, will be installed at a [Wounded Warriors Home](#) residence in Vista. Tom Perez, Senior Project Manager for [EPI](#) (The Engineering Partners, Inc.), visited the SM #1 site and told us what we need to do and explained the process for working with SDG&E. Before joining EPI, a Building Industry Association member, Tom spent 20 years in the Planning Department at SDG&E. He is an expert on utilities. We really appreciate EPI's support of our students and our veterans.

The State of California requires that all new Single Family Dwelling Units have automated residential fire sprinkler systems installed. New Accessory Dwelling Units (ADUs) are also required to have sprinkler systems if the Single Family Dwelling Unit where the ADU is installed has fire sprinklers. Fortunately for us, [Symons Fire Protection, Inc.](#), a Building Industry Association member, has offered to plan and install fire sprinklers in SM #1. When our students are back in school, Symons will teach our students how to install sprinklers in SM #2. Thank you Symons!



I learned about [Sunbelt Rentals](#) at the opening ceremony for a home the [Gary Sinise Foundation](#) built for a Marine in Vista. Sunbelt is a big supporter of the Gary Sinise Foundation. So, when I asked for help from Michael Clonts and Richard Busto, Managers of the Sunbelt stores in [Vista](#) and [Escondido](#), respectively, I was pretty confident that they would say yes - and they did, enthusiastically! They will loan us a mini-excavator and trencher for our site work at the [Wounded Warrior Homes](#) site in Vista. Thanks Sunbelt for supporting our vets!

The [Navy Construction Maintenance Battalion \(CMBU\) 303](#) has volunteered to help us with site work for SM #1. CMBU-303 is a shore-based command within the Navy Expeditionary Combat Force aligned with the West Coast [Seabees](#) under Naval Construction Group 1. They are an integrated active and Reserve unit homeported in San Diego with an active duty detachment in Pearl Harbor, Hawaii and Reserve detachments in San Diego, Port Hueneme, California, and Pearl Harbor, Hawaii. The Seabee nickname is a heterograph of the first letters "C B" from the words Construction Battalion. Seabees have major construction skills, and we are very grateful for their support of our students and veterans.



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.

PROJECT CONTACTS

Volunteer.....	Mark L. Pilcher	760-666-0077 ...	Mark.L.Pilcher@gmail.com
BIA San Diego County.....	Mike McSweeney ...	858-514-7004 ...	MMcSweeney@biasandiego.org
BITA Program Director	Jill Herman	916 412-7118	JHerman@mychf.org
SMHS BITA Instructor	Chris Geldert.....	760 390 2388 ..	Chris.Geldert@SMUSD.org
SMHS Assistant Principal..	Barry Zeait	760-290-2204 ..	Barry.Zeait@SMUSD.org
The San Marcos Promise ..	Lisa Stout.....	760-290-2373 ..	Lisa@TheSanMarcosPromise.org

SUBSCRIBE TO OUR NEWSLETTER

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.