



# WARRIOR VILLAGE PROJECT

The Bugle: Vol 2, Issue 12, December 2020

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

## PROGRESS REPORT

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

- [The Associated General Contractors of San Diego](#) has been a steadfast sponsor for the last year.
- [MLA General Contractors, Inc.](#) has provided ongoing advice on a variety of development and construction issues.
- [Strachota Insurance Agency, Inc.](#) helped Warrior Village Project, Inc. secure liability insurance.

Angel Leon, Outreach Coordinator, and Mario Flores, Retail Sales Representative, stopped by San Marcos High School on December 9th so that Chris Geldert could present them a 'Thank You' plaque for Simpson Strong-Tie.



L to R: Mario Flores, Chris Geldert & Angel Leon



1 December 2020

AGC helps build foundation for our first cottage

[See more](#)



1 December 2020

MLA General Contractor, Inc. provides advice

[See more](#)



1 December 2020

Strachota Insurance Agency, Inc. helps secure insurance

[See more](#)



5 December 2020

We broke ground for our first cottage for Wounded Warrior Homes!

[See more](#)

### IN THIS ISSUE

Progress Report .....	<a href="#">1</a>
VIP Profile .....	<a href="#">2</a>
School Update .....	<a href="#">3</a>
Construction Update .....	<a href="#">4</a>
Partners .....	<a href="#">12</a>
Sponsors .....	<a href="#">13</a>
Donate .....	<a href="#">14</a>
Contacts .....	<a href="#">14</a>
Subscribe .....	<a href="#">14</a>

### FUTURE EVENTS

Visit our Website:

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

VIP PROFILE:  
Jaz T.  
Help More Veterans Like Jaz



Jaz T: The Face of a Veteran Wounded Warrior Homes has helped.

In support of Wounded Warrior Homes' [Full Force for Veterans](#) campaign, we are bringing you the story of one of their graduates, Jaz T. Originally from Saipan, an island in the western Pacific that is part of the U.S. Commonwealth, Jaz entered the Wounded Warrior Homes program with a steep uphill climb ahead of him.

Jaz is a medically retired Marine Corps Sergeant who sustained a major head injury in 2014 and has been working his way back since. Transitioning from the military while dealing with a Traumatic Brain Injury is no easy task. After staying with family for a while, Jaz felt stuck in a gray area in his life where he basically didn't know how to make the next move. He just knew he needed a fresh start and somewhere to live where he could get the support necessary to work on his issues.

With the help of the VA, Jaz found Wounded Warrior Homes and entered their transitional housing program, not intending to stay long. He was unable to drive and had a hard time keeping on top of his medical appointments and managing the details of his life. The first thing Wounded Warrior Homes did was help him make a life plan and set achievable goals he could work toward. As Jaz says himself, *"they gave me the support to put my goals to reality"*. It took two years in the program, and a lot of hard work and determination, but finally Jaz was stable enough to make his next move. Today, he lives independently in his own condo, has his driver's license back and is going to school. He says, *"Thank you Wounded Warrior Homes for helping me get on my feet. You've helped me become the person I am today."*

To help more Veterans like Jaz, Wounded Warrior Homes needs YOUR help. Your support will directly change the lives of wounded veterans struggling with Traumatic Brain Injury and/or issues of PTSD. Our goal for Full Force for Veterans is to raise \$50,000 to help Veterans in need in our community. Please help Wounded Warrior Homes by clicking here to donate whatever you can to Wounded Warrior Homes' [Full Force for Veterans](#) campaign.

Thank you, on behalf of:

Mia Roseberry, Executive Director & Co-Founder  
[Wounded Warrior Homes](#)



## SCHOOL UPDATE San Marcos High School



School Closed for Winter Break December 19 - January 10.

### Our Graduates in the News

Twenty-three seniors graduated from Chris Geldert's Building & Construction class in June 2020. They graduated into a very uncertain world, but we are happy to report that most of them are thriving, despite the current challenging environment. In addition to woodworking skills, Chris' students learn life skills and the confidence to succeed no matter where their paths lead them.

**Jeffrey Ambrose** is a student at [Palomar College](#). After completing his studies at Palomar, he will transfer to a 4-year university to study engineering on a Navy ROTC scholarship. He wants to follow in his grandfather's footsteps as a Seabee. Jeffrey came to our building site in Vista on December 5 to help with the civil works. Seabee James Powell taught Jeffrey how to operate a mini-excavator. Jeffrey returned to the building site on December 12 to help build the concrete forms for our foundation and stem wall.

**Angel Casarez** is employed as a custom cabinet maker. He joined three other graduates from Chris' program at [Finishing Touch Millwork](#). Angel really likes his job and is grateful that he learned the skills he needed at SMHS to pursue his chosen career. Angel also volunteered to help with the civil works in Vista. He has operated heavy equipment on his grandfather's farm, so instead of taking a turn on the mini-excavator, Angel helped with the less glamorous, but equally critical, work of cleaning out the trenches for the underground utilities.





## CONSTRUCTION UPDATE

Our Building Permit for the installation of our first cottage at a [Wounded Warrior Homes](#) residence in Vista was issued on November 5. Twelve volunteers started site work on December 5, including Navy Seabees E02 Chase Kerbrat, CM2 Matias Jimenez, E03 James Powell and EOCN Andrew Gale from [Construction Battalion Maintenance Unit 303](#); Mike McSweeney, from the [Building Association of San Diego](#); Jon Hill from the [Associated General Contractors](#) (AGC); Rick Millwee and Wes Jenkins from [RM Plumbing Inc.](#); Chris Geldert and graduates from his [San Marcos High School](#) 2020 BITA II Class, Jeffrey Ambrose and Angel Casarez, and; Mark Pilcher from the [Warrior Village Project](#)



The work was kicked off with a Ground Breaking Ceremony led by the leadership of Wounded Warrior Homes: Mia Roseberry, Executive Director and Co-founder; Bob Gough, Board President, and; Steve Roseberry, Co-founder and Board Member. But, the actual work started with the delivery of a 7,500 lb. mini-excavator and a 24" walk-behind trencher by our friends [Sunbelt Rentals](#) on Friday so that we would be ready to start work immediately after the ceremony on Saturday morning. Thanks Sunbelt!

We had a lot of different activities going on simultaneously. Jon Hill and the Seabees staked out the foundation perimeter and made sure that it was level and a perfect rectangle. Jon then directed the Seabees in the excavation for the foundation. He found the soil conditions to be ideal for a foundation.



Steve and Bob bounced around the property, trying to determine where all of the buried pipes and conduits led, and to determine the best point at which to tie into the water supply. We found a few active pipes we didn't know about, and some abandoned pipes and concrete. Fortunately, we didn't find any buried bodies or anything of archaeological significance!



## CONSTRUCTION UPDATE (continued)

Mike McSweeney was our GC and directed the trenching for the electrical conduit. The residence is 60 years old, and many pipes and conduits have been buried on the property, some still in use and some that have been abandoned. It took a while to figure out how to chart the path of the electrical conduit up the hill, around the house and under and around the existing water lines, drain lines and conduits.

Rick Millwee and Wes Jenkins directed the trenching for the plumbing and sewer lines. They finished the sewer line connection. But, our trenching progress couldn't keep up with the pace at which Rick and Wes worked, so they will be coming back when the trenches are finished to lay additional pipe.



Seabees, L to R: Andrew Gale, James Powell, Matias Jimenez & Chase Kerbrat





## CONSTRUCTION UPDATE (continued)

On December 10th, Jon Hill, Chris Geldert, Mike McSweeney, Steve Roseberry and Mark Pilcher returned to our construction site to construct [batter boards](#). These batter boards were then used to hold layout lines (construction twine) to indicate the limits (edges and corners) of the foundation. It took a couple of hours longer to complete this work than Jon expected. Jon maintains that he could have completed the work a lot faster without Pilcher's 'help'.



On December 12th a crew of 11 volunteers arrived at our Vista building site to continue the site work, including; Jon Hill, Larry Paredes and Alan Jurgenson, Instructors from the [Associated General Contractors](#) (AGC) Apprenticeship Program; Mike McSweeney from the [Building Industry Association of San Diego](#); Chris Geldert, Building and Construction teacher from [San Marcos High School](#); Jeffrey Ambrose, a 2020 graduate of the Building and Construction program at San Marcos High School; Steve Roseberry from [Wounded Warrior Homes](#), and; Mark Pilcher from the [Warrior Village Project](#).

After volunteering the previous weekend with his team, Seabee Chase Kerbrat realized that we could use more professional help from the Seabees, so he spread the word back on base. As a result, BU2 Daniel DeGraff, BU3 Aurora Morales and BU3 Jesse Martinez from [Construction Battalion Maintenance Unit 303](#) also showed up at 08:00 ready to work. I asked them to come and help us build concrete forms, but we found that what we really needed help with was deepening and extending the trenches for the underground utilities that were dug by Chase's crew the previous Saturday. This additional work required digging with shovels, picks, a digging bar and a jack hammer. Dan, Aurora and Jesse were younger, stronger and tougher than our other volunteers. They attacked the trenches with gusto and without complaint. It wasn't my intention to get the Seabees to come under false pretenses, but they were good sports about it. As the Seabees say: *"With willing hearts and skillful hands, the difficult we do at once, the impossible takes a bit longer."*



Left photo, Front Row, L to R: Steve Roseberry, Dan DeGraff, Jon Hill, Larry Paredes, Jeffrey Ambrose, Jesse Martinez, Aurora Morales & Mike McSweeney. Back Row, Alan Jurgenson & Chris Geldert. Right Photo, L to R: Seabees Dan DeGraff, Aurora Morales & Jesse Martinez.



## CONSTRUCTION UPDATE (continued)





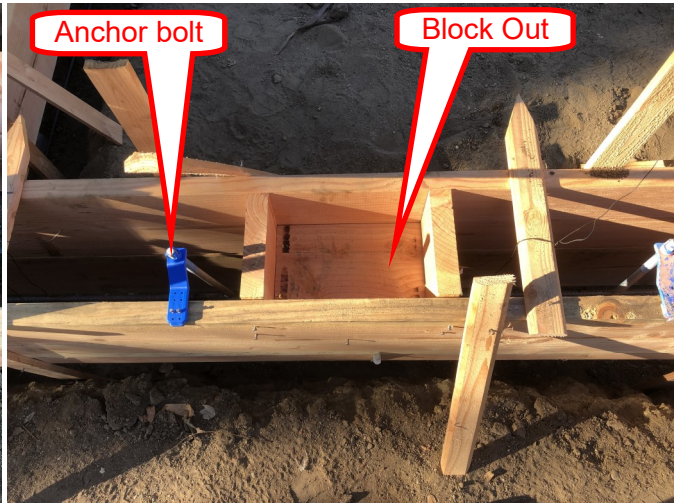
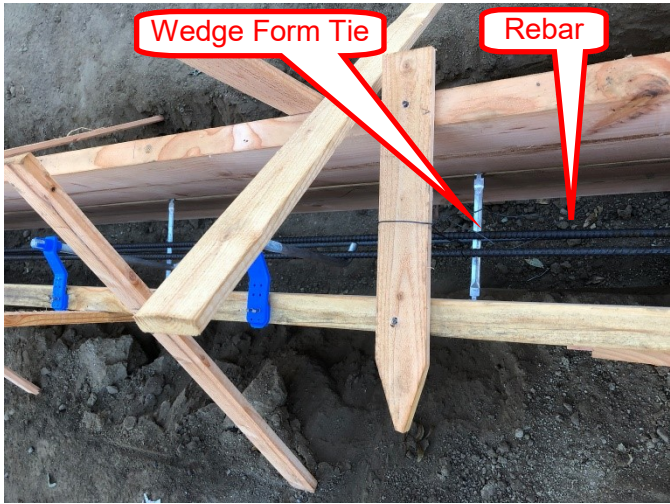
## CONSTRUCTION UPDATE (continued)



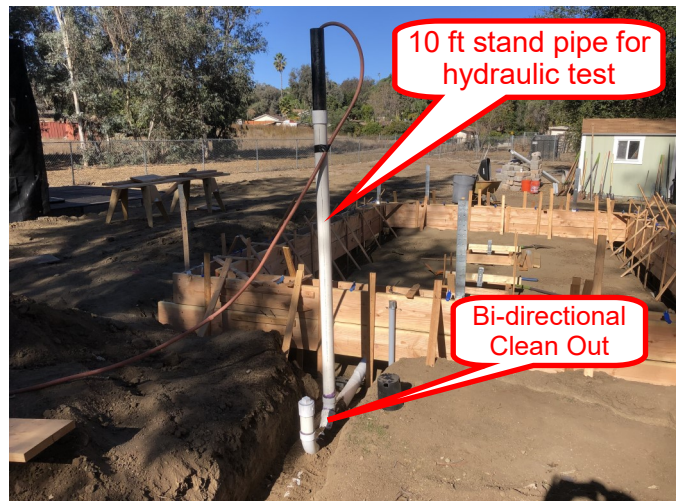


## CONSTRUCTION UPDATE (continued)

On December 17th Jon Hill came to the construction site to complete the anchor bolt layout, install the structural straps and install 'block outs' he made for the vents that will be installed in the stem wall.



On December 21st Rick Millwee and Rick Hoehn returned to the site to extend the sewer drain under the foundation forms to the crawl space, and to install a riser to hydraulically test the sewer line.





## CONSTRUCTION UPDATE (continued)

On December 22nd, County Building Inspector Marc Morcos met Steve Roseberry and Mark Pilcher at the site to perform a 113 foundation inspection to make sure that we were ready to pour concrete. Marc gave us the thumbs up, so Jon Hill scheduled the delivery of concrete with [Robertson's Ready Mix](#).

A screenshot of the San Diego County Planning and Development Building Division's online inspection results portal. The page displays the following information:

- RECORD INFORMATION:** Record ID: PD0200-RESACC-00298, Address: 1403 YORK DR ADU, Tracking #: 21182324203, Record Status: Open, Expiration Date: 03/03, Next Valid Inspection Due Date: 09/2021, Balance Due: \$0.00.
- INSPECTOR:** Name: Marc Morcos, Phone Number: 760-945-19.
- PROPOSED DEVELOPMENT:** Primary Scope Code: 1015 - RES - Accessory Dwelling Unit, Use: Cross street: S SANTA FE AVE, Foundation: RAISED, Description of Work: 400 SQFT DET ADU W/ 50 AMP PANEL.
- COMPLETED INSPECTIONS:** Inspection Type: 103 - EXTERIOR SHEET, Status: Pass.
- CONTACT:** Contact Name: [Redacted], Contact Phone: 760-959-0077, Request: INSPECTION BETWEEN 11:45 - 2:00PM, Comments: SAIN MARCOS HIGH SCHOOL.

The right side of the page shows a navigation menu with options like 'Home', 'APD', 'AWH', 'OOH', 'DPW', 'FVS', and a search bar. There are also links for 'Apply for a Record', 'Search Records', and 'Inspection Reports'.

At 9:30 am on Christmas Eve Santa Claus (aka Steve Gray) arrived at our building site with 9 cubic yards of concrete in his red [Robertson's Ready Mix](#) concrete truck. We didn't have quite enough concrete to fill our forms, so Steve Gray drove back to Robertson's Escondido yard to pick up another 2-1/2 yards so that we could finish the job. We really appreciate Robertson's support of our students and our veterans!



By 2:00 pm, Jon Hill, Alan Jurgensen, Steve Roseberry, Mike McSweeney and Mark Pilcher had finished working the concrete for our first Warrior Village Project foundation, cleaned their masonry tools and shovels, enjoyed a lunch of pizza brought to the crew by Mia Rosenberg, Executive Director of Wounded Warrior Homes, and headed home to enjoy the Christmas holiday with their families.



## CONSTRUCTION UPDATE (continued)

On July 31 Josue Morales, Area Superintendent for [JAAM Electric](#), Aaron Poliska, Gordon Govan and Cody Lambing did the rough-in electrical work on both of the cottages we were building at SMHS.

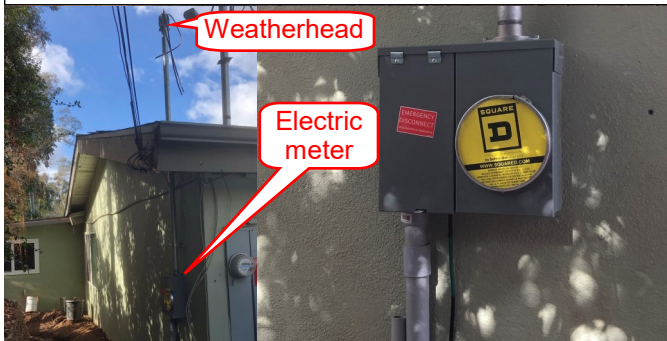
On December 29 Josue, Aaron, Junar Fonriles and Ulises Nava came to our Vista site to install an electric meter box and a weatherhead to connect to the SDG&E grid. They laid 185' of 1-1/2" and 1" PVC electrical conduit from the panel to our cottage. They pulled four stranded 2 AWG wires through the 1-1/2" conduit (for two 110V hot wires, one neutral wire and one ground wire). The 1" conduit will be used for low voltage telephone and internet service. We are very grateful to [JAAM Electric](#) for its generation donation of its expertise and all of the materials and labor to provide power to our first cottage.



Junar Fonriles, Aaron Poliska & Josue Morales



Aaron and Junar prepare to install meter.



On December 31 the concrete had cured and it was time for Jon Hill, Alan Jurgensen and Mark Pilcher to tear down the foundation forms and start installing the treated 3" x 6" mud sill on the stem walls.



With a little more work on the foundation, we will be ready to transport our first cottage from SMHS to Vista in January 2021. Happy New Year!



## PARTNERS

### Wounded Warrior Homes

On 5 December 2020 [Wounded Warrior Homes](#) held a groundbreaking ceremony at its Vista residence for the installation of our first [Warrior Village Project](#) cottage. This was the day we had been looking forward to since we started construction of our first two cottages at [San Marcos High School](#) in September 2019. We had a challenging environment in which to launch the Warrior Village Project. But, with the steadfast commitment of San Marcos High School, our non-profit Partners, generous private and business Sponsors, and volunteers who have donated many hours to help our students and our veterans, we will be able to declare victory with the completion of our first cottage in a few months!



Front Row, L to R: Christ Geldert (SMHS), Wes Jenkins and Rick Millwee (RM Plumbing), EO2 Chase Kerbrat (Seabees), Jon Hill (Associated General Contractors), Steve Roseberry (Wounded Warrior Homes), Michael McSweeney (Building Industry Association of San Diego), Mark Pilcher (Warrior Village Project) & Bob Gough (Wounded Warrior Homes).

Back Row, L to R: CM2 Matias Jimenez and EOCN Andrew Gale (Seabees), Mia Roseberry (Wounded Warrior Homes), & EO3 James Powell (Seabees).

Our first cottage will be installed as an Accessory Dwelling Unit (ADU or 'Granny Flat') at the Wounded Warrior Homes transitional housing facility which currently accommodates five veterans suffering from PTSD and/or Traumatic Brain Injury (TBI). Our cottage will provide more than just a home for one more veteran. Wounded Warrior Homes has found that some veterans struggle with the transition from the group home environment to living completely alone in the civilian world. Our cottage will help these veterans with this transition by providing an intermediate step from the group home to totally independent living. Their first stop in moving out to the civilian world will be a period living in our cottage, where they will have their own fully equipped and furnished apartment, just down a flight of stairs from their comrades in the main house at the top of the hill. It is our hope that our cottage will help our deserving veterans successfully integrate back into the civilian world.



## 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.



[The Associated General Contractors](#) of San Diego County (AGC) has been a steadfast partner of our program. AGC Training & Apprenticeship Instructors Jon Hill and Alan Jurgensen taught carpentry skills to our students at San Marcos High School every Thursday when school was in session. Jon supervised the excavation for the foundation and recruited fellow instructor Larry Paredes to supervise the construction of the forms for the foundation for our first cottage. AGC donated lumber, rebar and other materials for the forms, and Larry, Jon and Alan were 'hands on' during construction of the forms. Thank you AGC for your support of our students and veterans, and congratulations on your beautiful new facility in Lakeside!

I have known Mike and Debi Amos since they built our dream home for us in Fallbrook in 2009. Their company, [MLA General Contractor, Inc.](#), did a beautiful job on our house, and they have been good friends ever since. When we started the Warrior Village Project, one of my first actions was to seek Mike's wisdom, gained from building custom homes for over 30 years. For the last two years Mike and his sons TJ and Matthew have provided invaluable construction advice and have introduced me to others in the community who have become great supporters of our project. Thank you Amos Family!



No one knows who first said: "No good deed goes unpunished." But, when you live in the most litigious state in the most litigious country in the world, it is wise to heed the warning. When I asked Mike Amos who I should talk to about liability insurance for our project, he said without hesitation, Robert L. Hemme, President of [Strachota Insurance Agency, Inc.](#) Robert and his associate Deena Evancik worked many hours to find an underwriter who would insure our unique "new venture" of building homes with student labor. Deena talked with many underwriters to get us the liability coverage we needed with the lowest possible premium. Thank you Strachota Insurance!

Receipt of the building permit for our first cottage at a [Wounded Warrior Homes](#) residence in Vista kicked off the next phase of our project - the start of site work. We 'broke ground' on Saturday, December 5th. Twelve volunteers, including a team of four Seabee volunteers from [Construction Battalion Maintenance Unit 303](#) (CBMU-303) did excavation and trenching work for the foundation and underground utilities. Jon Hill from Associated General Contractors supervised the foundation work, while Rick Millwee and Wes Jenkins from RM Plumbing guided trenching operations for the plumbing, and Mike McSweeney provided overall oversight..





## 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 cottages at San Marcos High School 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.*

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