



WARRIOR VILLAGE PROJECT

The Bugle: Vol 3, Issue 1, January 2021

www.WarriorVillageProject.com

PROGRESS REPORT

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

- The Epstein Family Foundation donated \$10,000 to [Wounded Warrior Homes](#) for the installation of our first cottage.
- Jeff Mullin, [President of Pacific M Painting](#), donated \$2,500 to [The San Marcos Promise](#) for the Warrior Village Project.

On December 17th we presented a “Thank You” plaque to Tim Brown, Territory Sales Manager, Jon Wilson, Regional Manager, and Jose Davila, Plant Manager, in appreciation of Boral’s donation of beautiful Boral Steel Stone Coated Roofing for our first two cottages.



L to R: Tim Brown, Chris Geldert, Mark Pilcher, Jon Wilson and Jose Davila.

1 January 2021

Epstein Family Foundation

Epstein Family donates \$10,000 to Wounded Warrior Homes for the installation of our first cottage
[See more](#)

15 January 2021



Jeff Mullin, President of Pacific M Painting, donates \$2,500 to The San Marcos Promise for the Warrior Village Project

[See more](#)

31 January 2021

Transport and installation of our first cottage delayed by wind and rain!



[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:
Demetrius F.
Help More Veterans Like Demetrius



Demetrius F.: The Face of a Veteran Wounded Warrior Homes is helping.

In support of Wounded Warrior Homes, we are bringing you the story of Demetrius F., a veteran currently in the Wounded Warrior Homes program. Demetrius served both in the Army and Army Reserve as a motor transport specialist for a total of 9 years. After multiple deployments, which included Iraq and Afghanistan, he left the military with an almost 100% disability rating due to a Traumatic Brain Injury and PTSD. After struggling for several years, he came to Wounded Warrior Homes to try to get a handle on his issues. He is currently housed in one of Wounded Warrior Homes' transitional homes which he shares with other wounded veterans working to make a successful transition to civilian life.

Rather than let his invisible wounds of war get the better of him, Demetrius decided to do something about it. His attitude is a large part of his continuing recovery. In his own words he says, *"This program completely changed my life around for the better! The staff here is amazing. They help me achieve my goals both mentally and physically by coming up with a solid game plan every week. What I also love about the program is that they hold us 100 percent accountable for our actions, and they aren't here to babysit us."*

Having recently completed a Bachelor's degree in Healthcare & Business Administration Management, Demetrius is now looking for employment, determined to find a position where he fits and can make a contribution.

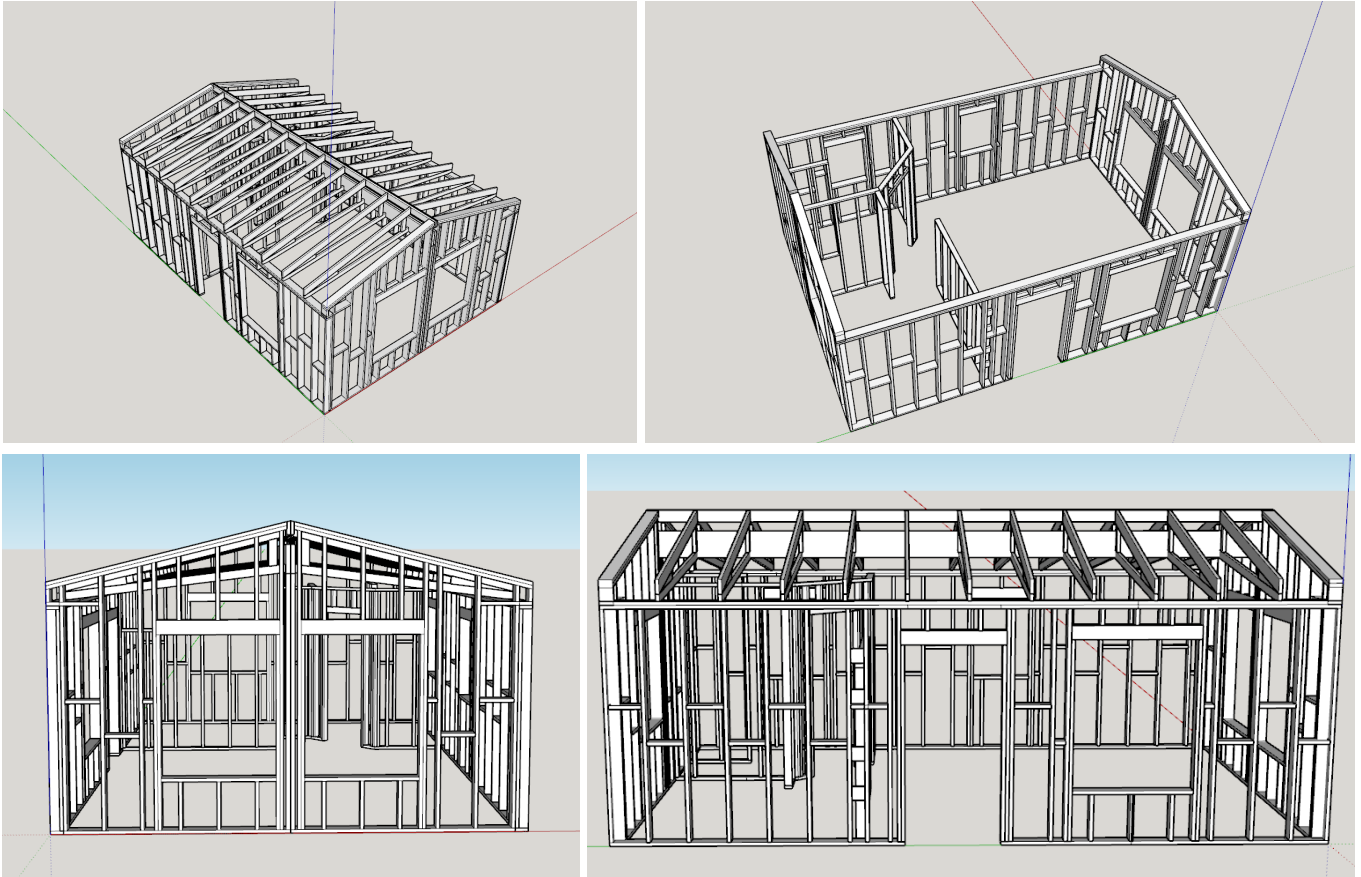
To help more Veterans like Demetrius, Wounded Warrior Homes needs YOUR help. Your support will directly change the lives of wounded veterans struggling with Traumatic Brain Injury and/or issues of PTSD. To help Veterans in need in our community. Please help Wounded Warrior Homes by clicking here to donate 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

Starting in late October, all of Chris Geldert's students were introduced to building and construction by creating a framing model of our Warrior Village Project cottage using SketchUp 3D Modeling Software. Ryan O'Donnell did a great job on his 3D model (below).



During November and December, the students turned their drawings into physical scale models. By the time school resumed for the Spring Semester, Chris had 90 completed models stacked up everywhere around his wood shop. The quality of the models varied in terms of the workmanship and the accuracy vis-à-vis the plans. But, Chris has quite a few he can use as examples of framing in future classes.

The 'best of the best' models were built by George Walker, Spencer Jones and Andres Ochoa. George built his cottage in two modules just like our actual cottage (left below). Spencer followed the plans meticulously to show how the cottage would look with the two modules joined together (center below). Andres took his model a step further to show framing details like the interior and exterior wall blocking between all of the studs (right below). This year's students set a high bar for future students.



CONSTRUCTION UPDATE

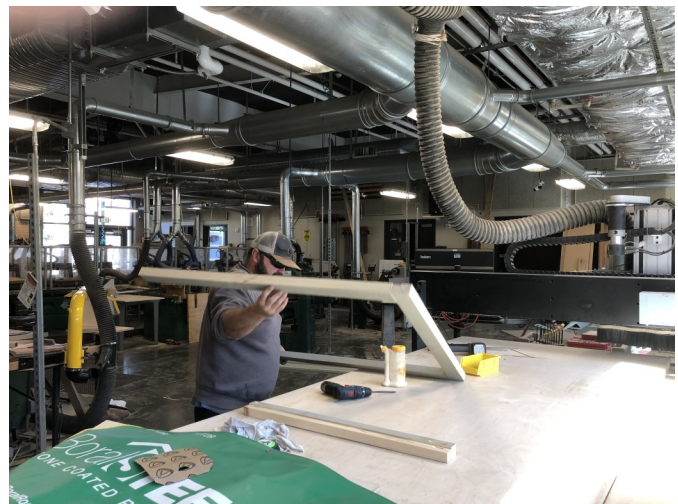
We ended 2020 with a flurry of activity getting our Wounded Warrior Homes site in Vista ready for the delivery of our cottage modules. January was spent preparing our modules for the 4-mile journey from SMHS to Vista.

The Department of Transportation requires that all 'holes' in houses be covered during transport. Our exterior door and windows have been installed, but we have two 24' x 11' 'holes' on the 'marriage line' sides of the modules that had to be covered with 4 mil visqueen plastic sheeting.

Unfortunately, we started installing the plastic just as our first major storm system of the year started blowing through San Marcos. Barry Zeait, SMHS Assistant Principal, passed by as the wind was snapping our house wrap and plastic sheeting like a whip. He stopped to lend a hand as a simple task became a three-man job.

It is easier to do some construction work in a wood shop than at the building site. Our volunteer crew used the excuse of inclement weather to work inside Chris Geldert's shop. Chris used his cabinet making skills and his table saws, pocket hole machine and power impact driver to build six custom window frames from 2" x 6" Douglas Fir. Chris is a 'Big Boy' with access to a lot of big, expensive toys!

Chris assigned Mark Pilcher the task of painting the window frames. Mark doesn't work as fast as Chris' students, so he had to take the frames home and complete painting them as a 'homework assignment'. Chris gave Mark an 'A' for the quality of his painting, but deducted a grade for working so slowly!



PARTNERS

Navy Seabees, Construction Battalion Maintenance Unit 303

United States Naval Construction Battalions, better known as Navy [Seabees](#), form the U.S. Naval Construction Force (NCF). The Seabee nickname is a heterograph of the first letters 'C B' from the words Construction Battalion. Naval Construction Battalions (CBs) were created to replace civilian construction companies on contract to the Navy after the U.S. was attacked at Pearl Harbor on 7 December 1941. At that time civilian contractors had 70,000 men working on U.S. bases overseas. International law made it illegal for civilian workers to resist an attack. To do so would classify them as guerrillas and could lead to [summary execution](#), which is exactly what happened when the Japanese invaded [Wake Island](#). This event served as the backstory to the World War II (WWII) movie [The Fighting Seabees](#).



Seabees were conceived as battalions of construction tradesmen capable of any type of construction, anywhere needed, under any conditions or circumstances. . CBs were flexible, adaptable and could be utilized in every theater of operations. They could be deployed individually or in multiples as the project dictated. What distinguishes Seabee from [Combat Engineers](#) are the skill sets. Combat Engineering is but a sub-set in the Seabee toolbox.



During WW II 136 Construction Battalion Maintenance Units (CBMUs) were established. [CBMU-303](#) was commissioned in August 1993. It was initially headquartered at Treasure Island, San Francisco, but was relocated to San Diego in September 1994. CBMU-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. Thank you Seabees for your service.

We are particularly grateful to the men and women of CBMU-303 who volunteered to help us with site work for the installation of our first cottage at a [Wounded Warrior Homes](#) residence in Vista.



Andrew Gale, James Powell,
Matias Jimenez & Chase Kerbrat

Dan DeGraff, Aurora Morales
& Jesse Martinez

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.

Epstein Family Foundation

Dan Epstein is well known as the Founder of [The ConAm Group](#), one of the top privately owned apartment management/ownership firms in the country. I learned about Dan and his wife Phyllis at the ribbon cutting ceremony for the Veterans Center at Cal State San Marcos that was funded by the Epsteins. I was surprised when Dan called me with an offer to help our students and our veterans after reading about our project in the San Diego Union Tribune. This led to a donation of \$10,000 from the Epsteins to [Wounded Warrior Homes](#) to pay for the installation of our first cottage. **Thank you Dan and Phyllis for your generosity and all that you do for our community!**

Founded in 2009, [Pacific M Painting, Inc.](#) is a residential and commercial painting contractor operating in San Diego and Inland Empire counties. Pacific M's leadership team consists of Jeff Mullin, President, Mike Hunsinger, VP, and John Mullin, CFO. Between the three of them, they have been painting in San Diego County for over 30 years. They have seen markets come and go and generations of painters move through their ranks. They appreciate the need for the next generation of men and women in skilled trades. Jeff heard about the Warrior Village Project from the BIA. He was impressed to find a program so mutually beneficial to veterans and students who may not have otherwise received exposure to potentially lucrative construction trades. **Thanks Jeff for your support!**



Our cottage is ready to transport to Vista, and the site has been cleared for the truck and equipment to set our cottage modules on the foundation. We had hoped to transport our cottage to Vista before the end of January. However, a delay in securing a contract for transport services, coupled with a storm of wind and rain, thwarted our plans. It is not a good idea to transport 24' long x 11' high wood 'boxes' in gusting winds and driving rain. It is also not advisable to drive a heavy truck on a pavestone driveway with a water saturated sand base. We're not complaining, because we really need the moisture. But, let's hope that the wind dies down and the driveway dries up so that we can transport our cottage soon.



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 [Turner 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, 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

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The San Marcos Promise ..	Lisa Stout.....	760-290-2373 ..	Lisa@TheSanMarcosPromise.org

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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.