



## **Foundation Project**

### **Granada**

**Activity Report 2019 - 2020**



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## 1. Description of the fundraising and reconstruction work during 2019-2020 international project campaign

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We are very thankful for the opportunity to present the updates of the project.

During mid 2019 until mid 2020 we were chosen by Lama Ole Nydahl to be part of the international projects to fundraise money to continue with the reconstruction of the Diamond Way center in Granada. As you know this year have been quite uncommon due to the COVID-19 pandemic, therefore our fundraising capabilities have been reduced substantially. Basically, we lost the opportunity to fundraise during 2020.

Our objective for the current fundraising campaign as an international project in the 2019-2020 season was to raise around € 250,000 in order to carry out the 2nd phase of reconstruction work. This phase includes working on interior and terrace cladding, wooden exterior carpentry, access doors, kitchen and furniture. In short, it would be everything you need to make the house habitable. However, during all the courses and events that happened the second half of 2019, we manage to fundraise the amount of 90,000€ which covers around 36% of our goal.

The Following report is related to the work that was done by June 2020:

### ***1) Reconstruction work***

#### **• 1st PHASE.- DEMOLITIONS, STRUCTURE, INTERIOR DIVISIONS AND FACILITIES OF THE ENTIRE BUILDING. Update 1/6/2020**

We are very happy to inform you that the works on the 1st phase of the Villa reconstruction are complete.

They consisted of:

- Demolitions (carried out, for the most part, by members of the Granada Sangha and friends of the Spanish and international Sanghas).
- Buried sanitation.
- Foundation and porch structure.



- Reinforcement of the vertical structure of the building.
- Execution of a new horizontal reinforced concrete structure for all floors.
- Execution of a new reinforced concrete stair slab.
- Reinforcement of eaves on the tower floor.
- Waterproofing and thermal insulation of flat rooves.
- Interior divisions of laminated plaster.
- Anti-humidity chamber of water-resistant laminated plaster on the ground floor.
- Underfloor heating (except boiler).
- Plumbing installation.
- Hanging sanitation installation.
- Electricity installation (except for mechanisms and switchgear equipment).
- Renovation of vertical plaster walls on factory walls of enclosure and stair box.
- Concrete balustrades for terraces.

*The economic summary of the 1<sup>st</sup> phase of reconstruction is:*

- Construction company contract = € 133,182.
- Total real cost, including contingencies, 1st phase = € 136,568
- Deviation = € 3,386

**• 2nd PHASE and 3<sup>rd</sup> Phase.- INTERIOR COVERINGS, DOORS AND WOODEN EXTERIOR CARPENTRY OF THE WHOLE BUILDING, REHABILITATION OF SLOPED ROOFS AND FAÇADE, AND EXTERIOR FINISHES. Update 1/6/2020**

We are currently working on fundraising for finishing these 2 phases of the reconstruction. We have contacted the authorities of the Granada city council to find out about the requirements that we need to cover in order to obtain the habitability license. Having been a comprehensive reconstruction, the law requires us to apply to obtain the habitability license again, so we also need to cover the 3<sup>rd</sup> phase of the renovation project.



According to the experts and the architect, it is advisable to undertake the restoration of the facade as soon as possible to eliminate all existing cracks and replace the loss of mortar in brick fissures. Although the stability of the building is not compromised in the short term and the most urgent repairs have been made, it is important to completely repair the facade as soon as possible to avoid further deterioration.

To accomplish these 2 phases is very important because when we finish, we will be able to live in the building and cover the mortgage and loan payments with the income obtained by renting the rooms.

The current situation of the work of the 2<sup>nd</sup> phase is:

As of today, the following works have been completed:

- False ceilings of laminated plaster.
- Exterior carpentry, glass and shutters on the ground, 1st and 2nd floors.
- Bars on ground floor windows.
- Hollow railings on the 1st and 2nd floors.
- Structural wood treatment of sloping rooves.
- Thermal insulation sloping rooves.
- Terrace and balcony flooring.
- Equipment switchboards and electrical mechanisms, in the absence of placement of trims.
- Gompa decoration (arch, altar and raised pillars).
- Various (terrace bench, stairwell under the closet, urgent façade reviews, ...)

*Economic summary of what has been done in the 2nd phase:*

- Amount paid for works and materials for 2nd phase as of 04/26/2020 = € 69,205
- Amount to pay for 2nd phase works already carried out (pending payment) = € 6,925



Below are the 2<sup>nd</sup> phase works pending execution with estimated costs:

- Installation of exterior carpentry frames and jambs for 3 <sup>rd</sup> floor and tower .	€ 4,620
- Exterior wooden carpentry, shutters and glazing for 3 <sup>rd</sup> floor and tower.....	€ 41,712
- Interior cladding (flooring, tiling, stair treads, etc.) .....	€ 47,584
- Aerothermal boiler .....	€ 11,165
- Electrical mechanisms .....	€ 3,815
- Sanitary equipment and taps .....	€ 5,173
- Restoration of wooden stair railing .....	€ 3,983
- Passage doors, wardrobe fronts .....	€ 32,439
- Interior paints material .....	€ 2,877
- Painting (to be carried out by Sangha. Valuation € 3,844) .....	€ 0
- Furnishing, plus kitchen and laundry equipment .....	€ 30,000
- Furniture and complete equipment for the building .....	€ 25,000
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TOTAL AMOUNT COST PENDING 2nd PHASE .....	€ 215,293

Below are the 3<sup>rd</sup> phase works with estimated costs:

Estimated cost of works:

- Cleaning and repair of pitched rooves .....	€ 18,044
- Flight wooden structure treatment .....	€ 17,180
- Restoration of wooden columns .....	€ 1,425
- Renovation of the facade and fissure treatment .....	€ 17,226
- Facade insulation on the outside and cladding .....	€ 40.194
- Exterior installations and finishes .....	€ 6,660
<b>TOTAL AMOUNT PENDING FOR 3<sup>rd</sup> PHASE.....</b>	<b>€ 100,729</b>

About a month ago we send you a loan request in order to get the money that we need to be able to fulfill the reconstruction of this phases. As your board



members pointed out, there are some “crocodiles” that we need to address before you can assess if you will be able to help us.

Following this request, we have found a very nice dynamic unfolding. We have started to work together with the recently founded Spanish National Foundation in order to get all the conditions together to be able to accomplish the project.

First, we have started to work on the financial information and the roadmap plan to involve all the national Sangha in this national project. These documents will be soon presented to Jan and Dirk.

Second, we have had several meetings with the national sangha in order to develop the activity that we need to get the National sangha involved in supporting this project. We are very happy to share with you that the whole national sangha is getting together to support the project and we are currently increasing the number of friends that supports us not only financially but also with work.

Third we are currently analyzing the possibility to ask for a refinance of the loan given by the bank. This was a suggestion given by Peter Gomez which seems very realistic due to the fact that the real value of the house was higher than the value that we pay at the moment of buying the house (the value was 485,000€ and we pay only 360,000€), and also that the amount of work that has been done for the reconstruction has increase the value of the house. The rough estimate is that the house now costs around 650,000€ which means that we will be able to get a new loan of around 350,000€ while paying a similar monthly fee (which now is 1770€).

With the money get from the new loan, the last fundraising possibility during the “Virtual EC course” and the help of the national sangha, we believe that we will get enough money to cover the rest of the work that needs to be done in order to live in the house, plus to cover some of the requirements that are needed in order to change the house from the Karma Guen DW Foundation into the National DW Foundation.



## ***2. Situation of the transfer of the house from the Karma Guen Foundation to the National Foundation of Spain***

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The change of ownership of the house from the Karma Guen Foundation to the Spanish National Foundation is being carried out through the lawyers of both foundations.

In order to be able to make the change of ownership there are several legal and economic conditions that have to be met, been the most important:

- 1) We need to pay the loan that we got with Triodos Bank when we bought the house (we still need to pay around 190,000€).
- 2) We need to pay back the money that Karma Guen Foundation put at the moment of buying the house (100,000€).
- 3) Clarify the legal requirements that needs to be fulfill in order to change the ownerships (taxes, etc), this is been taking care by the lawyers of both foundations.

As the process continue and new steps are accomplished you will be informed either by the Spanish National DW Foundation or by us.

We are very thankful for your support and help with the support we received during the 2019-2020 fundraising campaign. We hope this report is comprehensive enough to provide you with the overview of the work that has been done with the project during the past year and with the funds that were provided by the Diamond Way foundation and the diamond way friends.

Thank you very much for all your help and support. Any information that you need, please let us know and we will provide it as soon as possible.

Many thanks,

Yours,

Granada Sangha.



Some pictures of the work that has been accomplish.



Gompa.



Terrace outside the gompa



Living room and kitchen.



Example of a room.