



# JHAMTSE INTERNATIONAL

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## **Building to Grow Jhamtse Gatsal Children's Community**

◆ *Help Lobsang say "Yes!" to more children in need* ◆

### **What is Jhamtse Gatsal Children's Community?**

Jhamtse Gatsal means Garden of Love and Compassion in Tibetan. It provides a secure and loving home and school for the most at-risk children in a remote and beautiful, but very poor outpost in the eastern Himalayas of India, close to Bhutan and Chinese Tibet. The children, many of whom are orphans, come to Jhamtse Gatsal from traumatized backgrounds, and find an environment in which they can grow and blossom into loving, compassionate human beings. The community, which now includes 85 children, is the inspiration of the founder and former monk, Lobsang Phuntsok, whose vision is to save children from the hardships of his own childhood in this region.

### **The need**

Jhamtse Gatsal, with a long-term plan to accommodate 150 children, can currently house and care for only 85. With children squeezed two-to-a-bed, in rooms designed and needed for classrooms, Lobsang cannot take in any more children. Again and again, Lobsang must say to a desperate relative or community leader "I'm sorry, but I can't take this child now," even when he knows the child is returning to a life that is so challenging, that he or she may not even survive until adulthood.

### **Vision for the capital campaign to help Lobsang say "Yes!"**

Additional facilities to accommodate 150 children, pre-K to class 12, plus staff, volunteers and visitors, require:

- Leveling more of the steep ridge where Jhamtse Gatsal is located to make room for more buildings
- Construction of three duplexes, each of which will house two families of approximately 25 children and their housemothers (amalas)
- Construction of a campus center consisting of a dining/assembly area to accommodate 150 children and 50 adults (staff, volunteers and visitors), a kitchen meeting high standards of efficiency and sanitation, and housing for four staff families
- Construction of an additional school building including science labs necessary for accreditation through class 12

### **How will the campaign work?**

The campaign will be conducted in three sequential phases, each begun when funding for that phase is secure. Fundraising is expected to continue for approximately six years, and construction will be completed over approximately eight years. Partners in the campaign are Jhamtse International, Jhamtse Switzerland, Jhamtse Australia, and Jhamtse Gatsal.

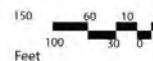
## Phase 1—funding goal \$1,000,000

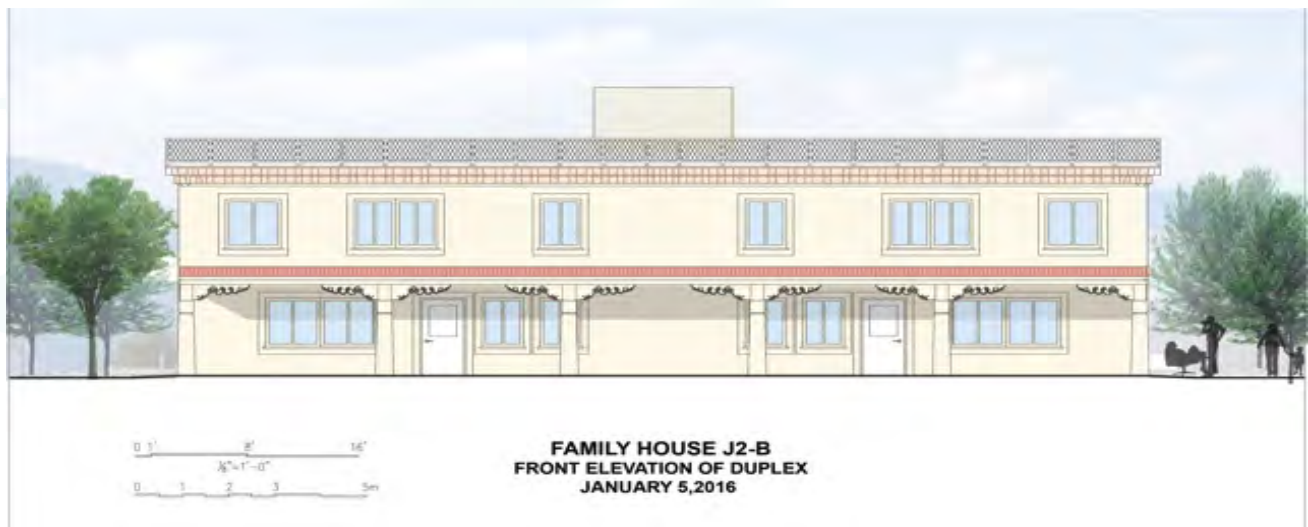
- Architectural and Engineering drawings, and bill of materials for duplexes \$15,000
- Engineering supervision of construction \$25,000
- Site work for full build-out of the campus
  - Leveling of two more terraces on the ridge, providing approximately one-half acre of additional level land for buildings, gardens and playing fields \$90,000
  - Construction of strong retaining walls to prevent landslides \$100,000
- Completion of the first two duplexes to house a total of 100 children and their amalas \$300,00 each (furnished and equipped)—total \$600,000. Features include:
  - Home-like environment, including bedrooms for about 25 boys and girls on separate floors, with shower and toilet facilities on each floor, and a small apartment on one floor that can accommodate two house parents
  - A multi-function meditation room which is the most important room in any Monpa home
  - Accommodation for children with disabilities
  - Earthquake resistant construction
- Contingencies \$75,000
- Campaign budget \$45,000
- Maintenance reserve \$50,000



- 1 - EXISTING STAFF HOUSING
- 2 - EXISTING DINING/KITCHEN
- 3 - EXISTING GUEST HOUSING
- 4 - EXISTING GREENHOUSE
- 5 - EXISTING CLASSROOM
- 6 - EXISTING TOILET/WASHROOM BUILDING
- 7 - EXISTING STAFF HOUSING
- 8 - EXISTING STAFF HOUSING
- 9 - EXISTING STAFF HOUSING
- 10 - EXISTING OFFICE/STAFF HOUSING
- 11 - EXISTING STAFF HOUSING
- 12 - TEMPORARY CLASSROOM - UNDER CONSTRUCTION
- 13 - PROPOSED CLASSROOMS
- 14 - PROPOSED CAMPUS CENTER  
(DINING/KITCHEN/ASSEMBLY/STAFF HOUSING)
- 15 - PROPOSED DUPLEX FAMILY HOUSING

SITE PLAN  
JHAMTSE GATSAL CHILDREN'S COMMUNITY





## **The Challenges of Construction at Jhamtse Gatsal**

### **Construction is very expensive in this part of India**

Located in the Himalayan foothills, Jhamtse Gatsal is in one of the most remote parts of India. Basic building supplies such as steel rebar and cement are all trucked in from Tezpur in the plains of Assam, over mountain roads of uneven condition and repair, including the one-lane road over Tse-la, a 13,700 foot pass. It takes at least two days to bring supplies from Tezpur up to Jhamtse Gatsal. It takes longer when monsoon rains damage or block roads with landslides or snow fills the pass. The average cost of building materials is three to four times what it is in the plains.

### **It is extremely difficult to estimate exactly what a project will cost or how long it will take**

The long and challenging line of supply means that estimates made in the present can prove incorrect in the future, particularly if supplies are limited or transport is interrupted by landslides common along the route.

Other building needs in South Asia, such as the reconstruction efforts in Nepal following the 2015 earthquakes that tap building supplies can drive up cost of materials. Jhamtse Gatsal is literally at the end of the building material supply chain in this part of Northeast of India.

### **We track and account for every penny**

If it is difficult to estimate exactly the cost of a project, it is not difficult to account for what has been spent. At the completion of each phase, we will send donors a detailed account of what has been spent to complete that phase. This is a standard that His Holiness the Dalai Lama has insisted on for activities and projects he supports, and it is a standard we will meet.

### **Jhamtse Gatsal does not participate in the common practice of baksheesh**

From the beginning of Jhamtse Gatsal Children's Community, our founder Lobsang Phuntsok has refused to pay bribes (called baksheesh) for goods or services. No estimate for building construction includes funds for bribery. This sometimes means delays in goods, services, and permits.

## How Jhamtse Gatsal Will Control Costs and Ensure Quality

### Jhamtse Gatsal has its own truck and drivers

- They can control quality of building materials, being sure they get what they pay for
- They can transport building materials when needed
- They can ensure that the truck is properly maintained and will be reliable

### Jhamtse Gatsal's qualified employees will oversee inventory and construction quality

- Jhamtse Gatsal recently completed a sizeable building project that was managed exclusively by its full time construction staff. The resulting building has been the object of much admiration by local government officials and is considered one of the best-constructed buildings in the region.
- Jhamtse Gatsal's Campus Manager, who has managed construction of our most recent buildings, will be in charge of purchasing and maintaining the inventory of building supplies
- Jhamtse Gatsal's Head Mason, who has assured the excellent quality of construction of our most recent buildings, will be in charge of quality control of construction
- Jhamtse Gatsal's carpenter will ensure that all carpentry is of excellent quality

### Jhamtse Gatsal students will assist in construction

- Through Jhamtse Gatsal's Experiential Education program, children are learning masonry and carpentry, along with other practical skills useful in their future lives
- Under close guidance, some children will work on construction during their Experiential Education time throughout the school year
- Older students who are proficient at construction tasks may choose to work on construction during vacations and free time

## Help Jhamtse Gatsal Say "Yes!" to More Children

Your generous gift to the Capital Campaign, will give hundreds of severely disadvantaged children the opportunity to grow and blossom into loving, compassionate, capable human beings in the garden of love and compassion.

Contributions of \$1,000 or more will be recognized in a very special way at Jhamtse Gatsal.

A gift to Jhamtse Gatsal is a unique opportunity to directly make a difference in children's lives.

