



HOUSE OF TARA

Capital Renovation of the Existing Accommodation Building

Creation of the Tara Meditation Hall and Four Tara
Apartments

**Updated audited budget estimate
after line-by-line review
EUR 165,000**

Base budget: EUR 150,000 + reconstruction reserve 10%: EUR 15,000

Underlying local budget: UAH 8,492,000

Publication version - June 2026



The project transforms the existing Gomde Ukraine accommodation building into the House of Tara: a compact retreat residence with the Tara Meditation Hall and four simple, warm apartments for practice and stay.

Functional outcome:

- Tara Meditation Hall of 60 m² for meditation, practice, and small retreats;
- 4 Tara apartments of 30 m² each with a private bathroom and a compact kitchenette;
- service premises: boiler room, energy zone, and storage;
- autonomous systems: heating, water, septic, and solar power station.

Budget approach:

The estimate is presented in a budget-conscious yet realistic scenario: without “luxury”, with volunteer contribution, reliable basic materials, and a separate reserve for reconstruction risks.

2. Consolidated Budget

base budget + reserve

Final funding need including reserve **EUR 165,000**

Base: EUR 150,000 | Reserve 10%: EUR 15,000 | Local budget: UAH 8,492,000

No.	Work section	Included scope	Amount
1	Roof, 23°: superstructure above the existing slab	timber structure, OSB, underlayment, bitumen shingles, gutters, roof details	EUR 25,000
2	Energy-efficient glazing of the Tara Meditation Hall	warm fixed and tilt-turn windows, installation, sealing	EUR 9,500
3	Tara Meditation Hall 60 m²	warm floor, screed, porcelain stoneware, plaster, paint, consumables	EUR 9,000
4	4 Tara apartments of 30 m²	4 bathrooms, 4 kitchenettes, timber plank floor, finishing, doors, basic furnishing	EUR 36,000
5	Water supply 70 m + centralized DHW	water inlet, pump automation, filters, pressure tank, indirect heater, piping	EUR 8,000
6	Sanitation: cascade septic system with concrete rings	concrete rings, covers/bases, overflow, pipes, earthworks, installation	EUR 3,500
7	Heating	solid-fuel boiler, flue, piping, pumps, radiators, lines, DHW connection	EUR 17,500
8	Internal electrical works	cables, boards, breakers, grounding, lighting, basic installation	EUR 6,000
9	10 kW solar station + 10 kW inverter + 30 kWh batteries	solar panels, inverter, LiFePO4 batteries, protections, installation, generator	EUR 23,000
10	Furniture and interior setup	budget furniture for 4 apartments, meditation cushions/tables, decorative basics	EUR 12,500
	Base budget		EUR 150,000
	Reconstruction reserve 10%		EUR 15,000
	TOTAL		EUR 165,000

After a repeated review of the estimate, some cost lines were reduced so that the document better reflects a budget-oriented volunteer implementation scenario rather than a commercial “turnkey” scenario with a large contingency built into every line.

Reduced or clarified items

Internal electrical works: reduced to a realistic level, since the solar station, inverter, batteries, and generator are budgeted separately. This line now covers cables, boards, breakers, grounding, base lighting, and limited paid labor.

Septic system: recalculated as a cascade system with concrete rings rather than as a ready-made commercial autonomous station.

Heating: kept as a budget but reliable scenario: a solid-fuel boiler, flue, piping, pumps, radiators, and distribution lines without premium automation.

Meditation Hall: decorative “bark beetle” plaster and painting are treated largely as materials because a significant share of finishing work is expected to be done by volunteers.

Roof: no dismantling of the old roof is included. The estimate covers a new roof superstructure above the existing reinforced concrete slab: rafters, OSB, underlayment, bitumen shingles, and roof details.

What is not included in an “inflated” budget

The estimate does not include premium interior finishes, expensive automation, parquet flooring, warm aluminum sliding glazing systems, luxury designer furniture, or high-cost decorative solutions. The document presents a minimally dignified and realistic path for creating the House of Tara.

4. What Is Being Created

planned House of Tara structure

Tara Meditation Hall 60 m²

A compact 60 m² hall for daily meditation, short retreats, and teachings in a dignified Buddhist atmosphere.









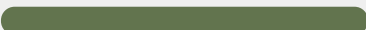

4 Tara Apartments

Four simple 30 m² guest studios: sleeping area, shower room, compact kitchenette, timber floor, and basic furniture.

Autonomous Systems

10 kW solar power station, 10 kW inverter, 30 kWh batteries, water system, DHW, septic, and heating by solid-fuel boiler.

Base Budget Structure - EUR 150,000

1. Roof, 23°: superstructure above slab		EUR 25 000
2. Energy-efficient glazing of the Hall		EUR 9 500
3. Tara Meditation Hall 60 m ²		EUR 9 000
4. Four Tara apartments of 30 m ²		EUR 36 000
5. Water 70 m + centralized DHW		EUR 8 000
6. Sanitation: septic with concrete rings		EUR 3 500
7. Heating		EUR 17 500
8. Internal electrical works		EUR 6 000
9. Solar station + inverter + batteries		EUR 23 000
10. Furniture and interior setup		EUR 12 500

Main cost drivers: roof, four apartments, solar/energy system, and heating. The strongest volunteer input is assumed in the Meditation Hall finishing and part of the internal electrical work.



Sketch image of the renovated accommodation building as the House of Tara within a forest setting



Sketch image of the Tara Meditation Hall: a compact meditation space with low text tables and an altar

General notes

1. This estimate is prepared for publication and fundraising communication. It is not yet a final construction project, bill of quantities, or a package of commercial contractor bids.
2. Funds accumulated through room sponsorships will be directed toward covering this overall reconstruction budget, as well as toward the decoration and furnishing of the altar rooms and the Tara statues in the Tara Meditation Hall.
3. The 10% reserve is necessary for the renovation of an old building: hidden defects, roof junction clarifications, engineering adjustments, and changes in material prices or logistics.
4. The underlying local budget is UAH 8,492,000. EUR figures are rounded for publication and calculated at UAH 51.50 per EUR 1, a commercial exchange benchmark for 18 June 2026. Final EUR needs may vary depending on the exchange rate at the time funds are converted.
5. Final amounts by section should be refined after on-site measurement, technical inspection, defect assessment, and the collection of 2-3 commercial quotations for the main categories of work.

Contact

Gomde Ukraine / NGO “Rangjung Yeshe Ukraine”

Website: gomdeua.org

Project: House of Tara - capital renovation of the accommodation building