

TECHNICAL DOCUMENT & RENOVATION BUDGET

Phnom Samkos Volunteer Station

Tampor Village, Phnom Samkos Wildlife Sanctuary, Cardamom Mountains, Cambodia

Project Type	Multi-Use Facility — Renovation
Funding Model	1:1 Co-Funding (livestock production tied to community distribution)
Location	Tampor Village, Phnom Samkos Wildlife Sanctuary — directly opposite the main REDD+ project access road
Land Status	Donated by the local community
Total Renovation Budget	\$25,000 USD
Primary Beneficiaries	Tampor Village families, women (priority), rural poor households, conservation program, international/local volunteers

1. Executive Summary

The Phnom Samkos Volunteer Station is a renovation project converting an existing structure on community-donated land in Tampor Village into GSO's permanent volunteer base and community operations hub. The station anchors GSO's project officer in the village on a continuous basis, houses the animal-raising operation that powers the 1:1 co-funding model for livestock and aquaculture distribution, and provides a training pavilion for capacity-building programs delivered to partner households.

This document sets out the scope of renovation work and a \$25,000 budget covering foundation repair, interior renovation and volunteer furnishing, roof repair, completion of the training pavilion, perimeter fence repair across the 5 ha site, and equipment upgrades to support volunteer and research use.

2. Site Description & Strategic Rationale

2.1 Location

The station sits on a 5 ha site in Tampor Village, on land donated by the local community for GSO's use. The site is positioned directly across from the main access road into the Phnom Samkos REDD+ project area, giving the station a direct sightline over the primary vehicle and foot corridor used to enter the REDD+ zone.

2.2 Why This Location Matters

- Conservation enforcement visibility: constant presence at the station gives GSO an informal monitoring point over REDD+ corridor traffic, complementing patrol and drone-based monitoring work elsewhere in the sanctuary.
- Community trust: a permanent, staffed facility in the village — rather than periodic visits — builds the sustained relationships that community liaison and capacity-building work depends on.
- Operational efficiency: co-locating the project officer's base, the animal-raising operation, and the training pavilion on one site reduces travel time and input costs across GSO's livestock, aquaculture, and training programs.

3. Scope of Renovation Work

The station is an existing structure requiring repair and completion rather than new construction. Work is organized into six components, detailed with the budget in Section 4.

3.1 Foundation Repair

Assessment and repair of the structure's footings and support posts, including masonry and reinforcement work to bring the foundation to a safe, stable baseline before interior and roof work proceeds.

3.2 Interior Renovation & Volunteer Furnishing

Repair of interior walls and finishes, construction of two partitioned volunteer bedrooms, furnishing for up to four volunteers, rehabilitation of the kitchen and common area, solar electrical wiring and lighting, and installation of water filtration and plumbing fixtures.

3.3 Roof Repair

Replacement of degraded roofing sheet sections, repair of the rafter and truss structure beneath them, and installation of guttering to manage rainwater runoff during the wet season.

3.4 Training Pavilion Completion

Completion of the partially built training pavilion: structural and roofing completion, a poured concrete floor slab, seating and storage for training materials, and a fixed whiteboard and demonstration area used for capacity-building sessions with partner households.

3.5 Perimeter Fence Repair

Repair of the fence line around the full 5 ha site, including replacement fencing materials, installation labor, and repair of the site's access gate — securing both the livestock operation and the crop testing area.

3.6 Volunteer & Research-Use Upgrades

A small research and data station (desk, shelving, solar charging point), field equipment racks and camera-trap storage, and site orientation signage, so the station can support both volunteer coordination and light research use alongside its animal-raising function.

4. Renovation Budget — \$25,000

The budget below itemizes the full renovation scope by component. All figures are in USD and reflect local Cardamom Mountains-area labor and materials pricing.

Line Item	Amount (USD)
1. Foundation Repair	
Structural assessment & spot repair materials	\$1,200
Cement, rebar, and masonry repair (perimeter footings, support posts)	\$2,300
Local mason labor	\$1,500
Subtotal	\$5,000
2. Interior Renovation & Volunteer Furnishing	
Wall repair, plastering, and interior paint	\$1,500
Volunteer bedroom partitions (2 rooms)	\$1,200
Beds, mosquito nets, and storage for 4 volunteers	\$1,000
Kitchen and common-area rehabilitation	\$1,300
Electrical wiring and solar lighting	\$1,000
Water filtration and plumbing fixtures	\$500
Subtotal	\$6,500
3. Roof Repair	
Roofing sheet replacement	\$2,800

Line Item	Amount (USD)
Rafter and truss repair	\$1,000
Guttering and rainwater management	\$700
Subtotal	\$4,500
4. Training Pavilion Completion	
Roofing and structural completion	\$2,000
Concrete floor slab	\$1,000
Seating and training-materials storage	\$600
Whiteboard and demonstration setup	\$400
Subtotal	\$4,000
5. Perimeter Fence Repair (5 ha site)	
Fencing materials (posts and wire)	\$2,200
Installation labor	\$900
Gate repair and installation	\$400
Subtotal	\$3,500
6. Volunteer & Research-Use Upgrades	
Research/data station — desk, shelving, solar charging point	\$700
Field equipment racks and camera-trap storage	\$500
Signage and site orientation materials	\$300
Subtotal	\$1,500
TOTAL RENOVATION BUDGET	\$25,000

Note: Line items are planning estimates based on comparable renovation work in the Phnom Samkos area; final figures will be confirmed against contractor and supplier quotes prior to disbursement.

5. The 1:1 Co-Funding Model

For every goat, cow, or batch of fish GSO gives away to a partner family, one additional animal is raised at this station. The additional animal is co-invested or co-funded, so proceeds from the station's own animal-raising operation feed back into the distribution program rather than requiring continuous new donor funding for every animal given away.

5.1 How the Station Enables the Model

- The animal-raising center at the station is the production side of the 1:1 ratio — it is where the matched animal for each distributed animal is actually raised.
- Local villagers are employed at equal ratios in the raising operation, so labor income and skill-building run alongside the animals being produced.
- Co-location on one site keeps input costs (feed, veterinary access, water, project officer oversight) shared across the whole program rather than duplicated across scattered sites.

5.2 Why Renovation Is a Precondition

The station's current condition — a compromised foundation, an incomplete roof, and an unfinished training pavilion — limits how much of the 1:1 model it can currently support. Renovation is the step that converts an existing but underused structure into a facility that can reliably house volunteers, run training programs, and sustain the animal-raising operation year-round, including through the wet season.

6. Beneficiaries & Impact

Group	Benefit
Tampor Village families	Free livestock through the distribution program, hands-on animal care training, and ongoing support from a village-based project officer.
Women (priority)	Local employment in animal-raising operations that requires no travel, allowing mothers and caregivers to earn income while staying close to home.
Rural poor households	Access to livestock, training, and a local point of contact for capacity building without needing to travel outside the village.
Conservation program	A staffed presence overlooking the main REDD+ access corridor, supporting forest crime monitoring alongside existing patrol and drone work.
Volunteers	Safe, functional accommodation and workspace, and the ability to live and work alongside the community for the duration of their placement.

7. Implementation Timeline

Phase	Activity	Estimated Duration
1	Foundation repair and structural stabilization	3–4 weeks
2	Roof repair	2–3 weeks
3	Interior renovation and volunteer furnishing	4–5 weeks
4	Training pavilion completion	3–4 weeks
5	Perimeter fence repair (5 ha)	2–3 weeks
6	Volunteer/research equipment setup and handover	1–2 weeks

Phases 1 and 2 (foundation and roof) are sequenced first as both later interior work and the training pavilion depend on a stable, weatherproofed structure. Fence repair can run in parallel with interior work. Total estimated project duration is approximately 4 months, allowing for wet-season delays.

8. Staffing & Management

- GSO project officer: resident oversight of renovation progress, community liaison during construction, and transition into day-to-day station management on completion.
- Local villagers: employed for masonry, carpentry, and fencing labor during renovation, with a subset retained for ongoing animal-raising work once the station is operational.
- Contracted tradespeople: engaged as needed for roofing and structural work beyond the scope of local general labor.

9. Sustainability & Risk Management

9.1 Sustainability

Once renovated, the station's ongoing costs are largely offset by the 1:1 co-funding model itself: the animal-raising operation generates the matched animals that stock the distribution program, and local employment income is generated from the same operation rather than from a separate recurring grant.

9.2 Risks & Mitigation

Risk	Mitigation
Wet-season delays to construction	Foundation and roof work sequenced first and scheduled ahead of peak wet season where possible.

Risk	Mitigation
Cost overruns on materials	Contractor and supplier quotes confirmed before disbursement against each budget line.
Fence breaches / livestock loss during transition	Fence repair scoped across the full 5 ha perimeter, not just the animal enclosure, before livestock numbers scale up.
Volunteer safety and accommodation standards	Interior renovation includes filtered water, solar lighting, and secure partitioned sleeping quarters before volunteer placements resume.

10. Monitoring & Reporting

- Photographic and written progress updates at the completion of each renovation phase (Section 7).
- Final budget reconciliation against actual contractor and supplier invoices, reported against the line items in Section 4.
- Station operations (animal-raising output, volunteer placements, training sessions run) reported through GSO's standard program reporting cycle once the station is operational.