SOUTHWEST REGIONAL MAINTENANCE CENTER
STATEMENT OF WORK (SOW)

CONTAINER STORAGE IN GUAM TO SUPPORT EXRAV

1.0 Background

This Performance Work Statement (PWS) outlines the requirements for a contractor to provide secure, continuously accessible storage services for Government-owned, mission-essential shipping containers in Guam. This facility will serve as a strategic hub for the Southwest Regional Maintenance Center (SWRMC), which provides critical maintenance, modernization, and repair for U.S. Navy vessels. The services are essential for secure and reliable service, thereby ensuring operational readiness.

2.0 Scope of Work

The Contractor shall provide and maintain a secure storage facility and furnish all necessary personnel, supervision, and services to ensure Government property is safeguarded from theft and damage. The property must be fully accountable and accessible to authorized Government personnel without delay.

3.0 Facility Requirements

3.1 Storage Capacity

The facilities outside storage area must accommodate a minimum of thirty (30) 20-foot ISO shipping containers, unstacked.

3.2 Security

The Contractor shall meet the following security standards:

- **Perimeter and Access Control:** The storage area must be secured by a perimeter fence and an electronic access gate.
  - Material Strength
    - Fences should be constructed from steel, reinforced chain link, or similarly durable materials to withstand physical attacks.
    - Fencing should include anti-climb features, such as pointed tops or barbed wire, to deter scaling efforts.
    - Fencing must surround the entire perimeter of the enclosed storage area without gaps in coverage.
  - Height and Design
    - A minimum fence height of 8 feet is required to discourage jumping. The Government will consider fencing as short as 6 feet to be adequate if it is

equipped with permanent anti-climb features such as barbed wire to deter scaling efforts.

- Foundation and Stability
  - Fences must be securely anchored into the ground and not leaning or sagging to prevent easy disassembly or tipping.
  - Compliance with local building codes and stability standards is essential.
- Additional Security Features
  - Perimeter fence, entrance gate, and storage area must be well lit at all times.
  - Regular maintenance and inspections of fencing and premises must be provided.
- Additional Considerations
  - The above stated Perimeter and Access Control features must be in place prior to the Period of Performance Start Date.

- **Video Surveillance:** The facility must be equipped with a video surveillance system that provides continuous (24/7) recording. Cameras must monitor all access gates and the specific areas where Government containers are stored.
- **Ground Surface**: The ground of the storage area where the shipping containers are to be stored must be paved, concrete, or flat, level, firm/compacted crushed stone or gravel.
- **Container Security:** The Government will place its own locks on the shipping containers. The Contractor is prohibited from having access to or methods of entering the locked units.
- **Incident Reporting:** The Contractor shall report any suspected security breaches, theft, loss, or damage to Government assets to the designated Government official within two (2) hours of discovery. A formal written report detailing the incident must be submitted within 24 hours of discovery.

3.3 Pest Control (Brown Tree Snake Mitigation)

The facility must implement an Integrated Pest Management (IPM) plan to mitigate the presence of Brown Tree Snakes (BTS). This plan shall include:

- **Vegetation Management:** Keeping the storage area and perimeter clear of dense vegetation and debris that could serve as snake or prey habitats.

- **Barrier Maintenance:** Maintaining the integrity of the perimeter fencing to prevent entry. All facility buildings on the premises must have screens on air ducts and other openings.
- **Active Trapping:** Placing and maintaining snake traps along facility boundaries as required by military installation standards.

4.0 Operational Requirements

4.1 Government Access for Maintenance

While 24/7 access is required for entry, the Contractor shall also provide full and unimpeded access to the storage units during normal business hours to allow for Government-led quarterly sustainment maintenance and corrosion control activities.

4.2 Property and Inventory Management

All property management, inventory functions, and handling of items within the containers will be performed exclusively by Government personnel. The Contractor is not responsible for these duties.

4.3 Hazardous Materials (HazMat)

In the event that the Government requires storage of hazardous materials, a formal written request will be submitted to the Contractor. Within forty-eight (48) hours of such a request, the Government will provide a comprehensive Safety Data Sheet (SDS) for each material.

- Examples of hazardous material that may be stored.
    - 10-20w oil for generator
    - Aerosol paint
    - Cleaning agents
    - Adhesives, solvents
    - Batteries (lithium/lead-acid)

5.0 Safety and Insurance

5.1 Safety Compliance

The Contractor shall comply with all applicable local, state, and federal safety and fire codes.

5.2 Insurance

The Contractor shall, at its own expense, procure and maintain commercial property insurance in an amount not less than $1,000,000. This insurance policy shall cover all stored Government property in the Contractor's possession against loss, damage, or destruction resulting from fire, theft, and other insurable hazards. Prior to the commencement of work, the Contractor shall furnish a valid Certificate of Insurance to the Contracting Officer as evidence of this required coverage.

6.0 Period and Place of Performance

6.1 Place of Performance

The services shall be performed in the unincorporated territory of Guam, United States. The Contractor shall provide the physical address and/or coordinates of the proposed storage site along with pictures showing the property meets the requirements above, including, but not limited to, perimeter fencing, lighting, and ground surface.

6.2 Period of Performance (PoP)

The PoP shall consist of one (1) 12-month base year and four (4) 12-month option years.

- **Base Year:** 07/08/2026 – 07/07/2027
- **Option Year I:** 07/08/2027 – 07/07/2028
- **Option Year II:** 07/08/2028 – 07/07/2029
- **Option Year III:** 07/08/2029 – 07/07/2030
- **Option Year IV:** 07/08/2030 – 07/07/2031