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For

Nevada Commission for the Reconstruction of the V&T Railway (V&T Railway Commission)

Request for Proposal (RFP)

RFP V&T RAILWAY COMMISSION 2023-01

Polar Express North Pole Construction and Maintenance

ISSUE DATE: July 28, 2022

RFP SUBMISSION DUE: September 21, 2022

From

Bidder:

Coons Construction LLC

13 Affonso Drive, Suite B

Mound House, NV 89706

775-246-1660

Project Contact: Ryan Coons

Project Manager

ryan@coons.biz

Administration: Anna Coons

Administrator

anna@coons.biz

REQUIRED INFORMATION

9.1 Statement of Project Understanding

Coons Construction LLC will provide the following professional construction and administrative services to the V&T RAILWAY COMMISSION regarding performance of the project commonly known as The POLAR EXPRESS NORTH POLE CONSTRUCTION AND MAINTENANCE:

- set-up,
- staffing of ongoing maintenance,
- tear down,
- movement to storage,
- all related equipment rentals and any non-mentioned requirements to construct and maintain The North Pole in the months of November and December 2022 and seasons thereafter at V&T Railway Commission request as per RFP Instructions.

Coons Construction LLC will adhere to all standards and expectations agreed upon in the contract, in accordance with Rail Events requirements, at the direction of V&T Railway Management.

Coons Construction LLC will maintain the North Pole for the duration of the season. "Maintenance" includes making sure the North Pole scene looks as agreed upon for every single performance, even when impacted by "ACTS OF GOD" like wind, rain, snow or acts of vandalism. More specifically, maintenance includes making sure facades are upright and placed correctly, the light bulbs are working and on for the night, holiday decorations are presentable, generators are fueled, and all other items are in working, viewable order.

9.2 Key Personnel Information

Brief Resume

Ryan Coons, Project Manger

- 20 years construction experience including project management
- Review and analysis scope of work prior to construction
- Schedules meeting with clients to meet project timelines and budgets
- Establishes positive and productive work environment
- Supervises work crew
- OSHA, MSHA Certified

Max Ramsey. Project Lead

- 25 years experiences in building construction including project lead
- Responsible for daily progress and compliance
- Onsite meeting coordinator and contact
- Supervises ground labor
- OSHA Certified

Anna Coons, Support Services

- 20 years experienced with contract administration
- Schedules, coordinates, and manages projects and compliance
- Coordinates insurance, subcontractors and purchasing
- Support services for client meeting and required contact

9.3 Project Approach

Coons Construction LLC will provide all labor, equipment and props to construct Polar Express North Pole. More specifically, Coons Construction LLC will meet with the North Pole team to review current year construction plan including supplies and material in stock. Coons Construction LLC will purchase any additional material required. Construction of the North Pole will likely begin one month prior to the opening. Once the Polar Express begins, daily maintenance will take place.

Coons Construction LLC will provide all carpentry tools, work trucks and any heavy equipment required.

General company narrative to support project approach:

Coons Construction LLC is a general building contractor, licensed in Nevada (39195A and 38006A) and operating successfully in Northern Nevada for over 28 years. Our current license limits are \$6,400,000 and \$ 6,400,000, respectively.

Our team consists of quality conscious and reliable individuals who share our passion for delivering outstanding products and service.

Past Performances

The scopes of our projects vary widely. Over the past year, projects for both residential and commercial construction have ranged from \$3,500 to \$3,400,00. From a 10acre storage facility to a 2000SF residence to one time material deliveries, we have completed projects as agreed and in the timeliest manner. Customer Contacts available on request.

Coons Construction LLC has contracted with the State of Nevada in Carson City for over 10 years. This scope of work requires immediate on call services, snow removal and communication with project leads.

Coons Construction LLC is required on all projects to construct and maintain temporary structures. These include set up and tear down of fencing, shelters, and any other compliance related items.

COST PROPOSAL

PROPOSER agrees to perform all the work described in the Request for Proposal for the following prices:

NOTE: Proposals shall not include sales tax but should include all other applicable taxes and fees.

V&T RAILWAY COMMISSION POLAR EXPRESS NORTH POLE CONSTRUCTION AND MAINTENANCE - COST PROPOSAL					
ITEM	DESCRIPTION	UNIT (Day, Night, Month, Hour, Each)	ESTIMATED QUANTITY	UNIT PRICE	PRICE
1	Set-up/Tear Down/Move to and from Storage	DAY	9	3270	29,430
2	Maintenance during The Polar Express season	DAY	38	232	8816
3	Equipment Rentals & Fuel (Forklift/Truck/Generators/etc.)	LS	1	3000	3000
4	Supplies and Décor (Lights, Structures, Holiday Decorations, Power Cords, Power Boxes, etc.)	LS	1	3500	3500
5	Train Movements (if applicable)	NA	_____		
6	Other (Please Provide Detail)	NA	_____		
7	Other (Please Provide Detail)	NA	_____		
8	Other (Please Provide Detail)	NA	_____		
<p style="font-size: 1.2em; margin: 0;">Forty Four Thousand Seven Hundred</p> <p style="font-size: 1.2em; margin: 0;">Forty Six Dollars and No Cents</p>				<p>TOTAL PRICE: \$ <u>44,746</u></p>	



(SEAL-if PROPOSAL is by a corporation)

Attest *[Signature]*

Respectfully submitted:

[Signature]
Signature

Managing Member
Title

13 Affonso Dr, #B
Mound House, NV
Address 89706

21 Sept 22
Date

COST PROPOSAL

Cost Proposal of LOONS CONSTRUCTION LLC (hereinafter called "PROPOSER"), organized and existing under the laws of the State of NY doing business as LIMITED LIABILITY COMPANY * To the Nevada Commission for the Reconstruction of the V & T Railway (hereinafter called "OWNER").

In compliance with your Request for Proposals, PROPOSER will perform all the SERVICES Identified in the Request for Proposals for the **POLAR EXPRESS NORTH POLE CONSTRUCTION AND MAINTENANCE** in strict accordance with the Provisions and Requirements contained therein at the prices stated below.

By submission of this COST PROPOSAL, PROPOSER certifies, and in the case of a joint PROPOSAL each party thereto certifies as to his own organization, that this PROPOSAL has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this PROPOSAL with any other PROPOSER or with any competitor.

* Insert "a corporation", "a partnership", "an additional" as applicable.