

RESOLUTION NO. R-25-04

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH LEGACY POST AND BEAM, INC., IN THE TOTAL AMOUNT NOT TO EXCEED \$305,501.21 FOR THE PURCHASE OF A 1.5 STORY GABLE BARN KIT PROJECT CP2454.

WHEREAS, the City requested proposals for the work, and the proposal of Legacy Post and Beam, Inc. in the amount of \$305,501.21 has been determined by the Director of Parks, Recreation, and Cultural Arts to be the lowest and best proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Legacy Post and Beam, Inc., for a total amount not to exceed \$305,501.21.

FURTHER, THAT, funds for such purpose are authorized from the 2024 COP Project Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 13TH DAY OF JANUARY 2025.


Tina M. Spallo, Mayor

ATTEST:


Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-25-04

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 1/8/2025

Department: Parks & Recreation

Meeting Date Requested: 1/13/2025

Public Hearing: Yes ☐ Date: Click here to enter a date.

Subject: Atkins-Johnson Farm and Museum Barn

Background: This past year, city council set a goal to construct a barn to be used for events and programming at the Atkins-Johnson Farm and Museum site.

Budget Discussion: Funds are budgeted in the amount of \$ 305,501.21 from the 2024 COP Fund.

Public/Board/Staff Input: Staff advertised an RFP and received two bids from prospective barn kit suppliers. Staff has reviewed both and found that Legacy Post and Beam is the best for the City's location. Further, the City has contracted Shape Architecture, who has a history of working with Legacy Post and Beam and speaks highly of their product and staff members.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Justin Merkey
Department Director/Administrator

JA
City Attorney

BB
City Manager



BUILD YOUR LEGACY

Mar-24

Purchase Agreement

Order Form

PROJECT: Revised Project CP2454: 1.5 Story Gable Venue Kit 68'x96' - Armstrong 6896

Buyer: City of Gladstone, MO
Delivery Address: Atkins-Johnson Farm & Museum
4109 NE Pleasant Valley Rd

Date: 11/26/2024
Pricing Valid Thru: 12/31/2024
Legacy Rep: Tami Schmitt
Est. Delivery Date: ~12 weeks from stamped plans
Phone Number: 816-423-4106

City, State - Zip: Gladstone, MO 64119
Email Address: johnhl@gladstone.mo.us

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	1.5 Story Gable Standard Kit 36'x96' (9 bents) 9' Tie-beam height; 4' Loft knee-walls; 10/12 Pitch All structural timbers and 4"x6" purlins kiln-dried Douglas Fir Appearance Grade #1; Standard Kit includes 1"x10" board and 1"x4" batten pine exterior siding	\$119,700.25	\$119,700.25
2	16'x96' Enclosed or Partially Enclosed Lean-to's (8' tie-beam height)	\$35,447.51	\$70,895.03
1	12'x10' Open Gable Porch (Right Lean-to) with roof dormer materials (upgrade to 1x8 t&g pine roof sheathing - no charge)	\$9,877.90	\$9,877.90
1	Wall Upgrade: Commercial Vertical Wall Frame Pkg (2x6 stud framing, 3/4"OSB, Commercial Tyvek) with 6"x8" post upgrade	\$12,736.66	\$12,736.66
1	Roof Upgrade: Residential (R32) Nailbase Insulation Pkg (7.25" foam, 7/16"OSB) with purlins 24" OC, 1x8 t&g pine roof sheathing (on main barn and enclosed lean-to's only)	\$70,636.10	\$70,636.10
7	36' King Post Truss Upgrades (interior bents)	\$1,157.96	\$8,105.75
16	6"x8"x12' DF Lateral Braces	\$202.40	\$3,238.42
4	4"x6" DF Jack Braces	\$87.16	\$348.62
2	Widow's Peaks (Front and Back)	\$364.02	\$728.04
1	12'x9' Double Sliding Barn Door with track & hardware (Front/East)	\$1,984.00	\$1,984.00
2	24' DF Header Beams - eliminate (2) interior right lean-to posts	\$1,645.20	\$3,290.40

Elevations/Floor Plans/Structural/Foundation Plans Included

Doors, windows, and other millwork not included unless specified

*Within 500 mile free delivery radius - no charge for shipping

City will provide sales tax exemption certificate

Legacy Post & Beam
3220 East Morningside Road
Fremont, NE 68025
402-317-5747

tami.schmitt@legacypostandbeam.com

Order Sub-Total	\$301,541.18
6 trucks @ 0 miles	
Est. Shipping	\$0.00
Engineering Stamp	\$3,960.03
Est. Sales Tax	\$0.00
Order Total	\$305,501.21
20% Order deposit	\$61,100.24
50% Production Payment	\$152,750.60
Balance due for delivery	\$91,650.36

By submitting a deposit buyer acknowledges they have read and agree to Legacy payment policy found on our website

<https://legacypostandbeam.com/our-process/>





BUILD YOUR LEGACY

STANDARD PACKAGE CONTENTS

STANDARD KIT

- Pre-cut and drilled Douglas fir post and beam frame with a minimum 6" x 6" timbers
(Posts, Rafter Beams, Tie Beams, Lateral Beams can be upgraded if required)
- 4"x6" Douglas fir roof purlins placed 32" OC with Purlins screws
- Black powder-coated 1/4" steel plate joinery and hardware
- 2"x6" pine wall girt framing placed 24" OC with Girt Screws
- 2"x6" pressure-treated sill plate with anchor bolts
- Rough-cut pine fascia and siding
- 1"x8" rough-cut pine roof sheathing and Roof Underlayment
- 2"x6" rough-cut pine framing for standard window and door openings
- Rough cut fully dimensional pine 1"x10" board and 1"x4" batten siding
- Foundation Plans
- Building Plans
- Construction Guide

Optional Upgrades

UPGRADE: BARN ROOF INSULATION PACKAGE

- Upgraded Purlins to 24" OC (4x6, rough cut Douglas fir)
- Upgraded Roof Sheathing to 1x8 Tongue and Groove
- Vapor Barrier and Roof Underlayment
- 2 1/2" Foam Nailbase Panel with screws -
(2" of foam, 7/16" OSB)
- Upgraded Fascia boards to accommodate roof thickness
- Soffit

UPGRADE: BARN WALL INSULATION PACKAGE

- 1 1/2" Foam Nailbase with screws
(1" of foam, 7/16" OSB Nailbase)
- Housewrap (Tyvek typ.)
- 1x8 Tongue & Groove Interior Sheathing

UPGRADE: BARN LOFT PACKAGE

- 2x8 Full dimension rough cut Douglas Fir joists, 16" OC
- 1x8 rough cut decking

UPGRADE: RESIDENTIAL LOFT PACKAGE

- 2x8 Full dimension rough cut Douglas Fir joists, 16" OC
- 2x6 Tongue & Groove unfinished decking

UPGRADE: RESIDENTIAL ROOF INSULATION PACKAGE

- Upgraded Purlins to 24" OC (4x6, rough cut Douglas fir)
- Upgraded Roof Sheathing to 1x8 Tongue and Groove
- Vapor Barrier
- 10" Foam Nailbase Panel with screws
(9 1/4" of foam, 7/16" OSB)
- Upgraded Fascia boards to accommodate roof thickness
- 1x8 Tongue & Groove Soffit Material

UPGRADE: VERTICAL WALL FRAMING PACKAGE

- Housewrap
- OSB Wall Sheathing
- 2x6 dimensional stud framing
- Posts upgraded to 6x8





BUILD YOUR LEGACY

Legacy Post & Beam, Inc. Limited Warranty

The following text details our one-year limited warranty and how to seek remedy, should the need arise.

BASIC COVERAGE

Legacy Post and Beam, Inc. warrants to the original purchaser that if the Legacy Post & Beam kit exhibits a structurally significant defect in material or workmanship within one year, we will, at our option, repair, replace, or refund the purchase price of the product (defective portion only) or component part.

WHAT IS NOT COVERED

- Inherent imperfections in material that do not impair structural integrity. Note: knots, cracks, checking and twists are not considered a structurally significant defect in material, but rather a natural component of working with wood.
- Normal wear and tear on wood materials including fork and mill marks and/or natural weathering of surfaces.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Damage or poor product performance resulting from abuse or misuse of the product including unauthorized cuts or alterations, and/or improper or prolonged storage of product.
- Damage resulting from the placement of the product on or over inappropriate soils or terrain.
- Damage or mistakes caused by not adhering to processes outlined in construction guide or related instructions.
- Damage or total loss of the product caused by an act of God, such as, but not limited to, fire explosions, tornados, earthquakes, drought, tidal waves, floods, hurricanes, winds, etc.

WARRANTY START DATE

This one-year limited warranty starts on the date that products are picked up at the factory by the purchaser, purchaser's agent or by common carrier, or when products are delivered by Legacy Post & Beam to the purchaser, whichever occurs first.

OBTAINING WARRANTY SERVICES

Contact a Legacy Post & Beam representative at (402) 317-5747, info@legacypostandbeam.com, or 3220 East Morningside Road, Fremont, NE 68025

We can respond quickly and efficiently if you provide the following: a) product identification from the original order/invoice; b) how to contact you; c) the address where the product can be inspected; and d) a description of the apparent problem and the product (photographs are helpful).

PRICING and CANCELATION

A signed order form and 20% deposit locks pricing in for 12 months. You have a full 60 days from time deposit is received to cancel your order by submitting a written request. Your deposit will be refunded minus any cost incurred by Legacy Post and Beam (such as CAD drawings, project management, engineering, etc...)

DISCLAIMER

THIS WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY LEGACY POST & BEAM. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF. LEGACY POST & BEAM MAKES NO OTHER EXPRESS OR IMPLIED WARRANTY, INCLUDING ANY OTHER EXPRESS OR IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY.

Buyers Signature: X

Date: 01/16/25

Legacy Post and Beam: X

Date: 1/16/25

