



Front Range Lumber Company

The news you need to make your project a success!

INDUSTRY NEWS

Lumber Pricing

Lumber prices are slowly drifting upwards. This is abnormal, but the last few years as a whole have been abnormal anyway. Normally in the winter, prices slide at least a bit over the winter. In addition, although housing and construction is strong, it's still nowhere near the records in the 2003-2007 period – we're still not starting as many homes as then. There are also increases in all varieties of specialty lumber – treated, redwood and cedar. We're seeing announcements of 5-11% on cedar on the first of the year, with more coming later January – and this isn't exactly cedar "season" yet.

Another factor that's impacting lumber prices is the SLA - Softwood Lumber Agreement. Affecting primarily construction lumber and cedar, this trade agreement between Canada and the United States expired in September 2015. The agreement called for a one year cooling off period when no trade action could be taken by either country. Of course, that period has long expired. While the two nations are in talks, those talks have not come to a new agreement. Certainly, regardless of politics and recent toning down of President-elect Trump's statements, "America First and other protectionist actions are very much in vogue. As of this time, it's looking like some sort of resolution will be made by late January. A new tariff on Canadian lumber is almost guaranteed. As an educated guess this would add (assuming the item came from Canada in the first place:

- About \$0.15 to the cost of a typical 2x4 stud
- Over \$0.50 to a sheet of 7/16" OSB
- Approximately \$0.25 to a 2x6-8 rough sawn cedar board

Note almost all western red cedar does come from Canada as does a very substantial amount of the framing lumber used in the northern half of the United States.

Returning to redwood, we're anticipating the supply being very tight and pricing 10% or more higher than in 2016.

Metal product prices are creeping up. We've received notification of increases in a broad array of products. Think about metal items you don't instantly connect to metal: nails and screws, joist hangers, even metal structural steel and doors.

If we see gains in fuel prices (diesel), there will be increases across the board in the entire range of building materials.

Trex announced there would be no increase in costs at least for early 2017. In fact, there are a few small decreases, mainly because of freight savings. We've been alerted to a price increase in January for concrete items.

The construction industry will grow 5% next year, according to various economists. Even though this is an industry wide amount, it bodes well for all facets, including remodeling. GDP increases are tracking well, increasing as 2016 went along. These increases are exceeding economist's estimates.

The average forecasts for 2017 and 2018 from the Wall Street Journal's survey of economists after the election shows they have a generally favorable view of the impact of the new administration. They expect unemployment to stay close to current levels. GDP growth will remain close to current levels (increases of 2.3 to 2.8%). This growth is higher than in very recent years, but low by historical standards. Economists anticipate higher inflation, which will trigger higher interest and mortgage rates. They predict housing starts rising to 1.3 million starts, still way below the highs of 2.3 million before the housing bubble. Odds of a recession are at 19% in

the next 12 months, lower than just a few months ago. Proposed tax cuts and infrastructure spending are generally viewed as very favorable to economic growth.

FRLCo NEWS

Project of Month

See the attached regarding our project of the month contest.

Safety – Pays!

FRONT RANGE LUMBER was awarded a Circle of Safety Award for our history of on-the-job safety and employee awareness. This award was given to only 55 out of their more than 55,000 customers in Colorado. We're proud to be named to this group, we believe we're the only lumberyard and the only Lakewood business to receive this award. For more details, see: <http://www.pinnacol.com/about-us/newsroom/press-release-archival/fifty-five-colorado-organizations-earn-pinnacols-circle-of-safety-award>.

New Look for Front Range Lumber

Hopefully you've noticed our new logo – we've updated the look to reflect the dynamics of not only our industry but also our own company. During our 51 years of business we've seen a lot of change in building practices, personnel and products. This new logo reflects not just our heritage but the swooshes indicate the progresses in construction and in our own business.

Website

Check us out at FRLCO.COM. We provide a ton of information about a variety of products, we have pictures of our staff and other resources which you can use in prepping for your job.

Solar

FRONT RANGE LUMBER is getting on the renewable energy kick – we're using solar panels to power a portion of our

camera system to help save energy AND monitor traffic and congestion in our yard.

Holidays

We will be closed all day for the fall/winter holidays: Christmas Eve, Christmas Day, New Year's Eve and New Year's Day. We will be open regular hours before and after each of those holidays.

We be social!

We are now using social media!

FOLLOW us on TWITTER:
www.twitter.com/frontrangelumbr

LIKE us on FACEBOOK:
www.facebook.com/frontrangelumberco

FOLLOW our BLOG:
frontrangelumber.blogspot.com

KENT'S CORNER

Here are my best words of wisdom so far in my 56 years: Happy people compare themselves to people worse off. It is easy to be unhappy if you compare yourself to those richer, taller, better looking, etc.

Now to business. You might find it interesting to hear about some of the special orders we have been involved with recently.

We sell a lot of blue stain (beetle kill) pine. One company has us cut large amounts to specific sizes to make a product that gets shipped out. This pine has become a living for quite a few customers we meet. They make furniture, Colorado flags and other rustic things.

We sell a lot of microlams, timbers, and other beam materials. I just ordered an arched glulam. This is a custom, hand-assembled laminated 2x4 or 2x6 stack. In this case, shaped like a rainbow to exact specifications. It is worth finding a Youtube video on the assembly of these!

One of my personal specialties is what I call a front door cluster. On blueprints, the front door/ sidelights/ transom are drawn, but usually finalized much later. Door companies can often assemble the whole group. Sometimes parts are shipped to job separately to make carrying easier. With others it is a Simpson wood prehung door plus Milgard fiberglass sidelights for example. Transoms

are usually not as easy as people think. Please ask me sometime.

We do some shop work, when we have time. Sometimes we are helping a little old lady with a piece of plywood that makes a small table big enough for a holiday dinner. Sometimes projects not so heart-warming. A customer brought in a door for us to replace. When I took off the knobs, all the dead cockroaches fell out. I was reglazing a piece of glass, and discovered the sash had been stored out with the dog, who peed on it often.

I always remember this time of year how lucky I am, and how much I appreciate all of you! Thanks for all your friendships, and business that made us thrive again this year.

Best wishes to all in 2017!

PROFIT SHARING

Estimating

Always be careful in estimating jobs like siding and paneling. The best practice is to use SQUARE footage – always make sure your conversion from square foot into a generally LINEAL footage is correct. As suppliers generally ship lineal feet for your job, this conversion is critical.

In addition, allow for waste, mistakes, angle cuts and odd-shaped layouts as these variables will add more to your needs.

TAKING STOCK...

Blue Stain

We stock 1x6 T&G blue stain but with a square edge for applications where a flat, non-grooved result is desired. The most common use is flooring. Remember any pine is softer and may not perform as well in a flooring use as a hardwood like oak, cherry or maple. While blue stain/beetle kill is very popular now, dragging your grand piano across a pine floor will probably be a mistake!

The sources of blue stain keep getting tougher and tougher. According to recent information we've seen, the supply will get even tighter. As the beetle epidemic has crested and the Forest Service now has better ways

TREX

We've figured up the cost of a plain 16x12 deck exactly identical except changing the deck surface only using Trex and cedar alternatively as the decking ONLY. The Trex version is more expensive initially, but when you factor in the cost of maintaining a wood deck the spread shrinks significantly.

Obviously, both decks may need to be swept clean and incidental maintenance done, but any wood deck will need the application of deck stain – probably every two years. Plus, even though we love wood, chances are that over the lifetime of the deck, you'll need to replace at least a board or two. These forgotten costs close the gap – on your deck, look at the total picture and the overall cost over the many years you'll have it.

CONSUMER NEWS

Insurance Policy Safety

Consider keeping a copy of your homeowner's insurance policy away from your own home. Provide at least contact information and policy numbers to a good friend or family member. Then, in case of an unfortunate accident or loss of your home, you readily know this vital information.

Ring in the New Year with RTD

Ring in the New Year with free service from RTD. RTD is teaming up with Coors Light to wish you a safe and joyous holiday, so if you're spending a night on the town this New Year's Eve, leave the driving to them. Free bus and rail service will be provided on New Year's Eve, Saturday, December 31 from 7:00 p.m. to 7:00 a.m. New Year's Day, Sunday, January 1. Start the new year off safe and sound!

Christmas

- Gift cards are generally only a good idea for stores. Last year, \$1 billion worth were lost down in the back of sofas or filed away forever; never to be redeemed. If you must give a gift card, ensure it's for a store the recipient consistently shops from.
- If you get a gift you hate or already have, the best etiquette is to smile and thank the giver.

- There are other ideas to bring to a party besides wine or beer. A few ideas include fine olive oil, specialty salts or pasta, balsamic vinegar, or a loaf of artisanal bread.
- A good way to convince people that you truly mean “no gifts”; show your sincerity by suggesting a charity.

Colorado Water

- Only 25% of Colorado’s future needs for the 2050 estimated population growth can be derived from extreme conservation measures.
- Best guesses are there will be more than 1 million more residents in Denver by 2030.
- 50% of Denver’s water is from the Colorado River. Take out a map – the Colorado River starts on the WEST side of the continental divide and runs to the southwest!! Or saying it differently, the Grand Canyon seems so far away, but the Colorado River runs through it.
- Only 1% of the Earth’s total water is available for drinking water
- Each person uses about a 100 gallons of water a day at home.
- The average five minute shower uses 15 to 25 gallons of water.
- Bathroom toilets use the most household water with the average of 27 gallons per person per day used.

Sleep, Melatonin and Electronic Devices

Do you sleep next to your cell phone or a cordless phone? Do you have a TV near your bed? An appliance behind the wall? Learn what it means to create a sleep sanctuary to restore a restful night’s sleep!

Electromagnetic fields have been shown to disrupt melatonin production. In turn, sleep and overall health are disrupted. No one disputes that human beings are bioelectric. Our hearts and brains are regulated by internal bioelectric signals as evidenced by the use of pacemakers and EEGs. What, then, is the impact of our electronic devices on our sleep? Every cell in the body has an electrical charge, and the function of the cell is based on electricity and electron transfers. It’s not a stretch to conclude that artificial electromagnetic fields (EMF)

have the potential to disrupt the fundamental process of sleep. Melatonin, our core sleep regulator, has been implicated in numerous diseases and immune deficiencies.

If melatonin levels are reduced, we are more vulnerable to disease. One of the biggest disruptors of melatonin appears to be electromagnetic radiation emitted from devices like cell phones, electrical appliances, cordless phones, wireless baby monitors and other electrical devices.

A study published in the International Journal of Obesity found that artificial light at night contributed to excessive weight in men and women almost as much as eating junk food.

EXCELLENT FIRST STEPS

Turn off the router at night. This simple step can go a long way to reducing your night time exposure. Ideally, it’s optimal to transition to wired computers and eliminate Wi-Fi altogether, but turning off the router is an excellent first step. Remove or relocate your phone (unless it is a corded landline). If a landline is not an option, and you must have your cell phone with you, keep it, at least, six feet from your body

Charge your phone in another room. If you must be available to loved ones during the night, keep a corded phone next to your bed, or keep the cell phone on the other side of the room.

Remove as many electrical devices as possible from your sleeping area. If possible, remove radios, TVs, answering machines, VCRs, lamps, computers, etc. If you must have any of these, keep them, at least, six feet from your body and unplug them before sleep. The IIBBE recommends removing televisions entirely as they still emit fields when unplugged. Invest in a battery operated alarm clock if an alarm is needed. (Avoid using your cell phone as an alarm.)

STEPS THAT MAY SURPRISE YOU

Replace ionizing smoke detectors with photoelectric detectors. Ionizing smoke alarms contain a radioactive substance called americium-241. The americium-241 is located between two electrically charged plates and ionizes the air that causes current to flow be-

tween the plates. You may notice an immediate improvement by eliminating this source of disruption.

Avoid electric blankets. Studies show that pineal gland exposure to EMFs from electric blanket use can be 10-40 times greater than EMFs associated with electrical wiring in the home. Electric blankets have been implicated in the development of breast cancer as well as birth defects. Transition to natural comforters and blankets. If an electric blanket is a must, heat the bed and remove it before getting into bed. Avoid sleeping with a heating pad for similar reasons.

Remove all wireless baby monitors. Children and infants are especially vulnerable to invisible wireless radiation. Wireless baby monitors operate at the same frequency as microwave ovens, and continually emit radiation comparable to a cell phone tower located 150 meters away. The best option is to keep the baby close by, or if needed, invest in an old-fashioned analog monitor.

Move your bed away from walls that have powerful appliances on the other side. The electromagnetic fields generated from appliances such as the refrigerator, furnace, or even a dehydrator that is turned on through the night will penetrate walls. Place your bed on the other side of the room if possible.

Whether it’s turning off the Wi-Fi at night, removing electronic devices, or plugging your cell phone charger in another room, there is much we can do to promote melatonin production and restore a deep, restful sleep.

UNPLUG YOUR DEVICES AND SLEEP BETTER.

FUNNIES

Ouch!

Kick the person responsible for your troubles and you won’t sit for a week.

Did you know???

- Zero is the only number that cannot be represented by Roman numerals
- Peanut oil is used in submarines because it does not smoke unless it is heated above 450 degrees.
- Teeth are the only bones of the human body that cannot heal themselves.

- Intelligent people have more zinc and copper in their hair.
- There are more chickens than people in the world.
- The cruise liner, Queen Elizabeth 2 moves only six inches for every gallon of diesel it burns.
- For every pound carried on a space flight, 240 more pounds of fuel are needed at lift-off.
- Kites were used in the American Civil War to deliver letters and newspapers.

C	A	L	E	N	D	A	R
<i>You can count days or make everyday count.</i>							
December							
21 st	Winter solstice – shortest day of the year						
24 th	Hanukkah begins						
24 th	Christmas Eve (Front Range Lumber will be closed)						
25 th	Christmas Day (Front Range Lumber will be closed) Merry Christmas!!						
26 th	Front Range Lumber will open at 7AM (regular hours)						
26 th	Kwanzaa (until Jan 1)						
31 st	New Year's Eve (Front Range Lumber will be closed)						
January							
1 st	New Year's Day (Front Range Lumber will be closed) Happy New Year!!						
2 nd	Front Range Lumber will open at 7AM (regular hours)						

FRONT RANGE LUMBER COMPANY, INC.
Your best source for all your building needs!
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