



FRONT RANGE LUMBER COMPANY

The news you need to make your project a success!

INDUSTRY NEWS

Economic News

We see a variety of reports and updates and we'd thought we'd share some of the highlights with you - there's always a lag in timing before accurate statistics are available:

- Construction spending fell for the second consecutive month—January and February (attributed to winter weather and weak governmental spending).
- Housing starts also fell in February by 17%; starts fell in all regions of the country. Note that if housing starts were to return to pre-recession levels of 1.5 million units, an additional two million jobs would be created, of which one million would be in construction.
- Truck tonnage index fell by 3.1%. Trucking serves as a barometer of the economy, representing more than 69% of the tonnage carried by all modes of freight in the US.
- Hispanic workers were responsible for nearly 60% of the employment gains in construction between 2012 and 2014.
- The gross domestic product (GDP) grew by 2.2% in the 4th quarter, 2014, following a 5% growth in the 3rd quarter.
- Corporate profits dropped 8.3% in 2014, the largest annual drop since 2008.
- 2015 is widely being predicted as the best year in a decade. Businesses are expected to increase hiring, which will tighten labor markets and lead to higher wages.
- Existing homes inventory remains at a 4.6 month supply for the last couple of months. Distressed sales remained at 11% in February. All-cash sales (mainly investors) stay in the

26% of sales range. Existing home sales in the West rose 5.7%.

- 57% of homeowners plan to spend on home improvement projects. The most popular projects cited are outdoors improvements such as decks, pergolas and landscaping. One third of the respondents plan to invest more than \$5,000, 18% plan to invest more than \$10,000.
- American lumber production rose 4.5% in 2014, Canadian lumber increased for the 5th year, increasing by 1% in 2014.

FRLCO NEWS

Deliveries

In celebration of our 50th anniversary—1965-2015—we're offering deliveries at \$19.65; see our website for complete details. www.FRLCO.com

Holidays

We are all looking forward to the summer. We will be closed all day for the summer holidays: Memorial Day (May 25th), Independence Day (July 4th) and Labor 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/frontrangelumber

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

FOLLOW our BLOG:
frontrangelumber.blogspot.com

KENT'S CORNER

We all know that when it comes to money, we all want more for less. The pressure is always on retailers and wholesalers to cut prices. Bummer that that sometimes cuts quality, because the consumer does not like that!

Packaging is a good example of this. Cardboard, shrink-wrap and labor cost money. That is why some things do not come wrapped. Vinyl windows are a great example. I am not familiar with any brand that packages vinyl windows, beyond a simple corner cover that falls off easily. This can lead to "scuffs" on vinyl products. This is beyond gouges or scratches. Scuffs will easily wash away with safe products like "Softscrub" or "Simply Green". The consumer must understand that with no packaging and normal handling, vinyl windows and doors may need touch-up cleaning by the homeowner to make it perfectly clean. More expensive windows like "clad" types, justify the higher price of packaging, which is normally included.

There is a downside to packaging: concealed damage. If goods are delivered and then opened weeks later, damage found may not be the responsibility of the manufacturer. The obvious takeaway: Open and inspect goods right away.

Slab doors occasionally are cardboard wrapped, especially truly special order items. Sometimes they are shrink-wrapped, however this offers little protection. Prehung doors are not wrapped at all; Prehung doors are a handling and storage nightmares! Just the opposite of boxes that stack nicely. We recommend you haul/store prehung interior doors upside down to avoid damage to the bottom of the door and frame. Again, due to pricing pressures, the only things holding a door tightly into its jamb are the hinges and a little plastic plug in the bore. The weight of the door pulls down on the handle side and can cause damage near this bore. Stacking prehung doors in a truck is challenging for reasons obvious to anyone that has done it.

In a perfect world, all the items we sell would be lightweight, regularly sized,

and boxed. Oh, well, back to the real world.....

PRODUCT NEWS

Doors

We've emphasized doors in this edition, because after siding, doors are the most asked about category we deal with.

Please refer to the various topics below:

- **CONSTRUCTION.** Except on very high-end doors, few wood doors are "solid wood" of any sort. Today, virtually all doors are composed of pieces of fingerjoint wood or particle board substrate assembled and overlaid with wood veneer. While a perception of these is "cheap", this construction actually has advantages, including stability (no cracking, warpage) and lower cost.
- **LOW END, INTERIOR DOORS.** Most lower end, interior doors are moulded doors – available in a wide variety of types – and usually hollow core and primed. Of course, many doors are available in steel or fiberglass compositions, they are usually used for exterior installations.
- **QUALITY –** There are HUGE differences in the quality of doors. You can purchase doors that you cannot even trim ½" in width without getting into the substrate (generally particle board). Most wood doors have very thin face veneer; we've had customers complain that after a little sanding, they've sanded through the veneer!
- **TYPES AND COST –** As a rule the following characteristics add dramatically to the cost of a door:
 - Choosing a wood door instead of a hardboard (paint grade) type.
 - Adding glass – in general and with optional glass types.
 - Choosing wood types other than fir.
 - Requesting custom sizes.
- **STYLES.** Aside from the easy distinctions of hollow core (interior use only) and solid core, there is a seemingly limitless variety of door styles available. Even a casual short internet search offers a huge selection from which to choose. Reality sets in once you find out what's readily available in our area, which generally translates to a lower cost because of large production runs. "In-stock" means faster delivery.
- **WHAT IS FRENCH?** Besides being related to snails and wine, French doors mean different styles to different buyers. As a big generalization, a French door is a double door in either a "full light (one big piece of glass) or a 10 or 15 light glass door (each "light" is a pane of glass). Always verify exactly what you want.
- **GLASS IN DOORS.** There is a wide variety of glass options on doors, beyond the long available frosted/privacy glass. In addition, the door can have glass in one thickness—meant for interior applications—or a double glazed (two thicknesses of glass separated by an airspace) for greater R value on exterior applications. Don't be deceived, a good R-value on a door is 3-6, whereas typical wall construction is a total of R-20 or more.
- **HANDING.** We hear many zany approaches in the way people describe the direction a door swings. We recommend the "butt to butt" method. Stand in the middle of the door opening with your rear end up against the door butts (hinges), with one foot in the room and one out. The door swing or "handing" is the way your left (or right) arm swings to match the door swing. For double doors and other more exotic applications, we recommend a simple drawing to eliminate errors. Our website shows figures of all possible handings.
- **DOUBLE DOORS.** Customers are always shocked to hear an exterior double door is not an energy efficient door style. Beyond having two doors – each of which are not as thermally effective as a solid wall, there's the need for weather strip along the edges. A double door also usually has a T-astragal to close up the gap between the doors – all these components contribute to a less secure and less thermal tight door.
- **LEGACY DOORS** (prefinished, simulated wood grain in a variety of (brown) colors) are still available. They are primarily being used in replacement applications. If you're looking for one of these, a sample of the existing door is almost mandatory to make an close match as some colors are very similar to each other.
- **CLOSET DOORS.** Remember a good option for a closet door is a half or full louver style. There are four approaches to a closet door solution:
 - **Regular swinging door.** Sized appropriately, a pre-hung door will be the best solution to a 36" wide or narrower opening. It allows for easy and full access to the full opening and matches any other surrounding doors exactly in appearance.
 - **Bi-fold door.** Sets of smaller doors are hinged together to fold to one or other (or both sides on wide openings). The opening is mostly accessible as the doors take up a portion of the opening, but this method is on the higher price scale for a closet door. They are easy to install and are readily/ quickly available.
 - **Double doors.** This provides access to the full width of the closet opening, however the doors will generally swing out into the room, perhaps causing space constraints. The setup can be very simple with roller catches at the top to anchor the doors in the closed position.
 - **Bypass door.** Using two or more flat doors with overhead track(s) is the simplest to install and on the less expensive side of solving this type of door opening.
- **ROUGH OPENING.** The "rough" opening or framing hole left to accommodate a pre-hung wood, steel or fiberglass door should be the raw door size PLUS at least:
 - On interior units: 2" in width, 2" in height
 - On double interior units: 2-1/2" in width, 2" in height
 - On exterior units: 2" in width, up to 3" in height
 - ALL measurements (rough opening height and width, jamb thickness, etc.) should always be verified before construction.
- **SIZING.** Most errors occur through mistaking inches vs. feet vs. slang. For example is a 2-0 door is a 24" or

2' door? The MOST common mistake is the size 2-4, which should be a 2'4" or 28" door, however customers commonly think it will be 24" only. The best way to avoid any issue in width is to identify the door size in inches.

- **REPLACEMENT DOORS.** Using a new door of your choice, it can be machined to "match" the lock hole and hinge prep. This provides a replacement or upgraded door to you, requiring only paint or sealing.

BUILT RIGHT...

Joist Hangers

One item customers never buy enough of are joist hanger nails. Remember that EVERY nail hole on a hanger must be filled to be properly installed and folks just don't realize how many nails they need. Always follow the nail pattern and nail types/sizes for complete fulfillment of the load requirements.

PROFIT SHARING

Project Costs

Construction always seems to run higher than planned. There are many ways to lower your project costs. Here are a few suggestions:

- In cases where you're cutting into smaller pieces, use 14' lengths instead of the premium priced 16' lengths. Even 18' materials in many cases may be less expensive than 16's.
- Use conventional lumber (vs. rough sawn) as much as possible. Rough sawn, in many cases, is more expensive and any necessary joist hangers may not be readily available and/or much more expensive.
- Use 4" pickets instead of 6"; while the narrower size adds to some more installation effort, they are usually far less expensive on a per foot of fence basis.
- Avoid angle cuts as in odd shaped decks and floors. You're paying for the triangular scrap that goes into the trash!
- Use OSB products as opposed to plywood products.
- Construct your project using common sizes. For example, many T&G sidings are available in a 1x8 size.

However, the 1x6 size is more common, more available and in most cases less expensive.

- Refrain from using the most complicated joist hanger possible.
- Use 4x4 posts instead of 6x6s.
- Use a smaller hanger. For example, a 2x6 hanger is generally allowed to hold a 2x6 or 2x8 joist; the 2x6 hanger is less expensive.

TAKING STOCK...

Treated Cedar

We very commonly are asked for "treated cedar," which is a contradiction of terms. Cedar already has the natural chemicals in the wood to resist rot/decay and insect damage. To then apply additional chemicals into the wood is an unnecessary step. Cedar is the natural choice for many exterior applications like fencing, trim, pergolas raised garden beds and decks.

On a related note, the chemicals now used to treat lumber are much "better" in every way – safety, health/environment and longevity; however they are still chemicals. Treated lumber should not be used in contact with drinking water or food, including vegetable garden beds.

Redwood

FRONT RANGE LUMBER has received new shipments of redwood for the spring season. These include 1x boards and 2x6 decking. We carry "B grade" in stock as this grade provides the best overall quality for the price. See our website for more details.

Cedar

We've swung into high gear with our cedar inventory. No one carries the width and depth in cedar **FRONT RANGE LUMBER** has – rough sawn, smooth sawn, timbers, odd items, siding and clear grades; you'll find it all at our store. So, for your next pergola, deck or siding job come to **FRONT RANGE LUMBER** first. Our website shows the wide selection of types/sizes/lengths we stock.

Clear Cedar

We've expanded our clear cedar selection to include the following items:

- Random length 5/4x6 western red cedar decking
- 2x2-8' balusters
- 1x4 through 1x8 boards
- Heavy weight diagonal or square pattern lattice
- 1X6 V groove T&G

Blue Stain/Beetle Kill

FRONT RANGE LUMBER has added 1x6 T&G blue stain/beetle kill boards with a square edge for flooring installations or other projects requiring a flat surface as opposed to the normal V groove at the joint. Remember pine is a softer wood, meaning it may not perform as well in flooring applications as would harder woods such as oak and maple.

CONSUMER NEWS

Summer Fun

FRONT RANGE LUMBER is co-sponsoring the City of Lakewood *Sounds Exciting!* summer concert series. More information is attached, check it out and make plans to attend these enjoyable summer evenings – bring a picnic dinner, sit back and savor why we live in beautiful Colorado!

Consumer Safety

Maybe you didn't notice, but on the two copies of your vehicle registration, one does not contain your address. Thieves have been known to use your registration to obtain your address and steal even more! Keep the addressed copy in your records and the **UN**-addressed copy in your vehicle to keep your address secure!

FUNNIES

Witticisms

As I hurtled through space, one thought kept crossing my mind: Every part of this rocket was supplied by the lowest bidder.

- John Glenn

When the white missionaries came to Africa they had the Bible and we had the land. They said 'Let us pray.' We closed our eyes. When we opened them we had the Bible and they had the land.

- Desmond Tutu

America is the only country where a significant proportion of the population

believes that professional wrestling is real but the moon landing was faked.
- David Letterman

I'm not a paranoid, deranged millionaire. I'm a billionaire.
- Howard Hughes

After the game, the King and the Pawn go into the same box.
- Italian proverb

The only reason they say 'Women and children first' is to test the strength of the lifeboats.
- Jean Kerr

I've been married to a communist and a fascist, and neither would take out the garbage.
- Zsa Zsa Gabor

You know you're a redneck if your home has wheels and your car doesn't.
- Jeff Foxworthy

When a man opens a car door for his wife, it's either a new car or a new wife.
- Prince Philip

A computer once beat me at chess, but it was no match for me at kickboxing.
- Emo Philips

Wood burns faster when you have to cut and chop it yourself.
- Harrison Ford

The best cure for sea sickness, is to sit under a tree.
- Spike Milligan

Lawyers believe a man is innocent until proven broke.
- Robin Hal

Kill one man and you're a murderer, kill a million and you're a conqueror.
- Jean Rostand

Having more money doesn't make you happier. I have 50 million dollars but I'm just as happy as when I had 48 million.
- Arnold Schwarzenegger

We are here on earth to do good unto others. What the others are here for, I have no idea.
- W.H. Auden

In hotel rooms I worry. I can't be the only guy who sits on the furniture naked.
- Jonathan Katz

If life were fair, Elvis would still be alive today and all the impersonators would be dead.
- Johnny Carson

I don't believe in astrology. I am a Sagittarius and we're very skeptical.
- Arthur C Clarke

Hollywood must be the only place on earth where you can be fired by a man wearing a Hawaiian shirt and a baseball cap.
- Steve Martin

Home cooking: where many a man thinks his wife is.
- Jimmy Durante

America is so advanced that even the chairs are electric.
- Doug Hamwell

The first piece of luggage on the carousel never belongs to anyone.
- George Roberts

If God had intended us to fly he would have made it easier to get to the airport.
- Jonathan Winters

C	A	L	E	N	D	A	R
<i>You can count days or make everyday count.</i>							
April							
22 nd	Earth Day <i>How BIG is your carbon footprint?</i>						
24 th	Arbor Day						
May							
1 st	May Day						
4 th	Star Wars Day <i>May the force be with you!</i>						
5 th	Cinco de Mayo						
6 th	National Teacher's Day - <i>Thank one!</i>						
10 th	Mother's Day						
16 th	Armed Forces Day						
25 th	Memorial Day (Front Range Lumber will be closed)						

FRONT RANGE LUMBER COMPANY, INC.

Your best source for all your building needs!

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