

RESOLUTION NO. 2429

A RESOLUTION OF THE BOARD OF SUPERVISORS
OF LOWER MAKEFIELD TOWNSHIP ESTABLISHING
THE PARK AND RECREATION FEE-IN-LIEU PURSUANT
TO SECTION NO. 3 OF ORDINANCE NO. 261

WHEREAS, the Board of Supervisors of Lower Makefield Township adopted Ordinance No. 261 which said Ordinance provided for the funding of a Township-wide recreation fee-in-lieu; and

WHEREAS, provisions of Section 3 set forth the appropriate assessment to be imposed on applicants for subdivisions and/or land development in Lower Makefield Township; and

WHEREAS, Section 3 of the aforementioned Ordinance permits the assessments to be adjusted annually in accordance with the Consumer Price Index for costs in the Philadelphia area; and

WHEREAS, the Board of Supervisors desires to establish the adjustment in accordance with Section 3 of Ordinance No. 261.

NOW, THEREFORE, be it RESOLVED by the Board of Supervisors as follows:

1. Pursuant to the provisions of Section 3 of Ordinance 261, the Consumer Price Index reflects a 0.8% cost increase for costs in the Philadelphia area, October 2019 to October 2020, and pursuant thereto, the following is the fee-in-lieu for the Park and Recreation requirements:
 - (a) Core recreation land - \$2,361.00 per residential unit
 - (b) Passive recreation land - \$2,175.00 per residential unit

Total Fee - \$4,536.00

2. This increase shall be effective as of January 1, 2021, and shall apply to all subdivision and land development applications for which a determination has been made that the dedication of all or any portion of the land area required for recreation purposes is not feasible under the criteria set forth in Ordinance No. 261.
3. All resolutions or portions thereof which are clearly inconsistent with this Resolution are hereby specifically repealed. Such repeal shall not affect the applicability of pre-existing Resolutions, provisions or assessments thereof that regulate previously submitted subdivisions and land developments for which a feasibility determination has been rendered, in accordance with Ordinance No. 261.
4. In the event this Resolution shall be declared invalid for any reason, it shall be the express decision of the Board of Supervisors that the rates set forth in Ordinance No. 261 shall apply even if the increases as set forth herein are deemed to be invalid by a court of competent jurisdiction.
5. This Resolution shall be effective immediately.

RESOLVED this 16th day of December, 2020.

BOARD OF SUPERVISORS OF
LOWER MAKEFIELD TOWNSHIP

Fredric K Weiss, Chair

ATTEST:

Kurt M. Ferguson, Township Manager



For Release: Thursday, November 12, 2020

20-2134-PHI

MID-ATLANTIC INFORMATION OFFICE: Philadelphia, Pa.

Technical information: (215) 597-3282 BLSInfoPhiladelphia@bls.gov www.bls.gov/regions/mid-atlantic

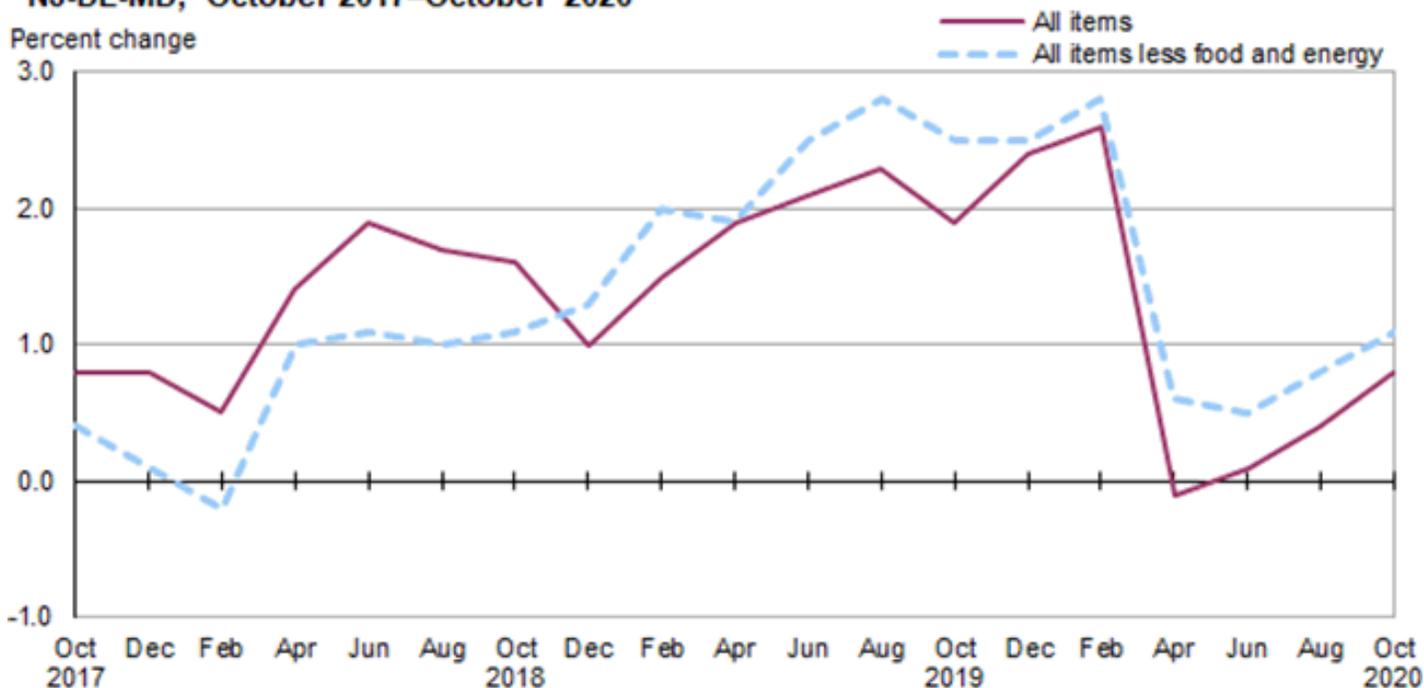
Media contact: (215) 861-5600 BLSMediaPhiladelphia@bls.gov

Consumer Price Index, Philadelphia-Camden-Wilmington – October 2020 **Area prices unchanged since August; up 0.8 percent over the year**

The Consumer Price Index for All Urban Consumers (CPI-U) for Philadelphia-Camden-Wilmington was unchanged from August to October, the U.S. Bureau of Labor Statistics reported today. Acting Regional Commissioner Maureen McDevitt Greene noted that a 0.1-percent rise in the all items less food and energy index was offset by declines in the food index and energy index, down 0.3 and 0.2 percent, respectively. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect the impact of seasonal influences.)

Over the last 12 months, the CPI-U rose 0.8 percent. (See [chart 1](#) and [table A](#).) The over-the-year rise was due to increases in the all items less food and energy (1.1 percent) and the food index (3.3 percent). The energy index declined since October 2019, down 7.9 percent. (See [table 1](#).)

Chart 1. Over-the-year percent change in CPI-U, Philadelphia-Camden-Wilmington, PA-NJ-DE-MD, October 2017–October 2020



Source: U.S. Bureau of Labor Statistics.

Food

The food index decreased 0.3 percent over the last two months. Prices for food at home decreased since August, down 1.1 percent, while those for food away from home rose 0.7 percent. Within the food at home component, prices were lower for items such as cheese and related products as well as breakfast cereal, while prices were higher for chicken and carbonated drinks.

Over the year, the food index increased 3.3 percent. Prices for food away from home rose 4.9 percent, and those for food at home were up 2.2 percent.

Energy

The energy index, which includes prices for household and transportation fuels, edged down 0.2 percent since August. The two-month decline was due to a 1.9-percent decrease in electricity prices. Prices were higher for gasoline (2.2 percent) and utility (piped) gas service (0.7 percent) since August.

Over the year, the energy index decreased 7.9 percent, led by a decline in gasoline prices, down 8.2 percent. Prices were also lower for utility (piped) gas service and electricity, down 7.5 and 0.8 percent, respectively.

All items less food and energy

The index for all items less food and energy inched up 0.1 percent from August to October. Higher prices for new and used motor vehicles (3.0 percent) and household furnishings and operations (2.2 percent), among others, were moderated by lower prices for apparel (-3.3 percent) and shelter (-0.3 percent).

Since October 2019, the index for all items less food and energy rose 1.1 percent. Prices were higher for shelter (1.3 percent), including owners' equivalent rent of residences (2.6 percent), among others.

Table A. Philadelphia CPI-U 2-month and 12-month percent changes, all items index, not seasonally adjusted

Month	2016		2017		2018		2019		2020	
	2-month	12-month								
February	0.3	0.3	0.7	2.1	0.4	0.5	0.8	1.5	1.0	2.6
April	0.9	0.6	0.0	1.3	0.9	1.4	1.3	1.9	-1.3	-0.1
June	0.3	0.1	-0.3	0.7	0.2	1.9	0.5	2.1	0.6	0.1
August	-0.2	0.4	0.5	1.4	0.3	1.7	0.5	2.3	0.8	0.4
October	0.6	1.3	0.0	0.8	0.0	1.6	-0.4	1.9	0.0	0.8
December	-0.1	1.7	-0.1	0.8	-0.7	1.0	-0.3	2.4		

The Consumer Price Index for December 2020 is scheduled to be released Wednesday, January 13, 2021 at 8:30 am (ET).

Coronavirus (COVID-19) Pandemic Impact on October 2020 Consumer Price Index Data

Data collection by personal visit for the Consumer Price Index (CPI) program has been suspended since March 16, 2020. When possible, data normally collected by personal visit were collected either online or by phone. Additionally, data collection in October was affected by the temporary closing or limited operations of certain types of establishments. These factors resulted in an increase in the number of prices considered temporarily unavailable and imputed.

While the CPI program attempted to collect as much data as possible, many indexes are based on smaller amounts of collected prices than usual, and a small number of indexes that are normally published were not published this month. Additional information is available at www.bls.gov/covid19/effects-of-covid-19-pandemic-on-consumer-price-index.htm.

Technical Note

The Consumer Price Index for Philadelphia-Camden-Wilmington is published bi-monthly. The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) a CPI for All Urban Consumers (CPI-U) which covers approximately 93 percent of the total population and (2) a CPI for Urban Wage Earners and Clerical Workers (CPI-W) which covers approximately 29 percent of the total population. The CPI-U includes, in addition to wage earners and clerical workers, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPI is based on prices of food, clothing, shelter, and fuels, transportation fares, charges for doctors' and dentists' services, drugs, and the other goods and services that people buy for day-to-day living. Each month, prices are collected in 75 urban areas across the country from about 5,000 housing units and approximately 22,000 retail establishments--department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments. All taxes directly associated with the purchase and use of items are included in the index.

The index measures price changes from a designated reference date (1982-84) that equals 100.0. An increase of 16.5 percent, for example, is shown as 116.5. This change can also be expressed in dollars as follows: the price of a base period "market basket" of goods and services in the CPI has risen from \$10 in 1982-84 to \$11.65. For further details see the CPI home page on the Internet at www.bls.gov/cpi and the BLS Handbook of Methods, Chapter 17, The Consumer Price Index, available on the Internet at www.bls.gov/opub/hom/pdf/homch17.pdf.

In calculating the index, price changes for the various items in each location are averaged together with weights that represent their importance in the spending of the appropriate population group. Local data are then combined to obtain a U.S. city average. Because the sample size of a local area is smaller, the local area index is subject to substantially more sampling and other measurement error than the national index. In addition, local indexes are not adjusted for seasonal influences. As a result, local area indexes show greater

volatility than the national index, although their long-term trends are quite similar. **Note: Area indexes do not measure differences in the level of prices between cities; they only measure the average change in prices for each area since the base period.**

The **Philadelphia-Camden-Wilmington, PA-NJ-DE-MD, Core Based Statistical Area** includes Bucks, Chester, Delaware, Montgomery, and Philadelphia Counties in Pennsylvania; Burlington, Camden, Gloucester, and Salem Counties in New Jersey; New Castle County in Delaware; and Cecil County in Maryland.

Information in this release will be made available to sensory impaired individuals upon request. Voice phone: (202) 691-5200; Federal Relay Service: (800) 877-8339.

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods, Philadelphia-Camden-Wilmington, PA-NJ-DE-MD, (1982-84=100 unless otherwise noted) (not seasonally adjusted)

Expenditure category	Indexes				Percent change from		
	Historical data	Aug. 2020	Sep. 2020	Oct. 2020	Oct. 2019	Aug. 2020	Sep. 2020
All items.....		259.965		259.979	0.8	0.0	
All items (1967 = 100).....		751.024		751.064			
Food and beverages.....		247.708		247.051	3.2	-0.3	
Food.....		248.538		247.742	3.3	-0.3	
Food at home.....		249.641	246.760	246.780	2.2	-1.1	0.0
Cereals and bakery products.....		326.923		321.042	6.2	-1.8	
Meats, poultry, fish, and eggs.....		276.408		272.367	1.2	-1.5	
Dairy and related products.....		206.977		202.787	-2.8	-2.0	
Fruits and vegetables.....		272.037		282.903	2.5	4.0	
Nonalcoholic beverages and beverage materials(1).....		170.459		163.669	2.4	-4.0	
Other food at home.....		228.318		222.392	2.6	-2.6	
Food away from home.....		241.139		242.828	4.9	0.7	
Alcoholic beverages.....		233.059		234.544	1.2	0.6	
Housing.....		271.400		271.197	0.8	-0.1	
Shelter.....		341.300	341.697	340.424	1.3	-0.3	-0.4
Rent of primary residence.....		318.309	319.145	319.729	2.2	0.4	0.2
Owners' equivalent rent of residences(2).....		353.144	353.953	353.507	2.6	0.1	-0.1
Owners' equivalent rent of primary residence(2).....		353.144	353.953	353.507	2.6	0.1	-0.1
Fuels and utilities.....		204.899		202.342	-5.0	-1.2	
Household energy.....		164.402	162.862	161.337	-7.4	-1.9	-0.9
Energy services.....		179.562	179.254	177.499	-3.4	-1.1	-1.0
Electricity.....		180.376	179.756	176.864	-0.8	-1.9	-1.6
Utility (piped) gas service.....		165.887	166.266	167.062	-7.5	0.7	0.5
Household furnishings and operations.....		115.948		118.459	2.9	2.2	
Apparel.....		107.278		103.780	-5.6	-3.3	
Transportation.....		203.815		206.646	-2.5	1.4	
Private transportation.....		206.790		208.411	-0.9	0.8	
New and used motor vehicles(3).....		100.092		103.127	3.9	3.0	
New vehicles(1).....		175.581		178.113	-0.6	1.4	
Used cars and trucks(1).....		277.154		286.146	12.0	3.2	
Motor fuel.....		215.549	220.271	220.157	-8.5	2.1	-0.1
Gasoline (all types).....		212.971	217.699	217.615	-8.2	2.2	0.0
Gasoline, unleaded regular(4).....		209.552	214.318	214.274	-8.3	2.3	0.0
Gasoline, unleaded midgrade(4)(5).....		222.765	227.771	227.030	-6.9	1.9	-0.3
Gasoline, unleaded premium(4).....		219.771	223.729	223.450	-7.5	1.7	-0.1
Motor vehicle insurance(1).....		709.881		633.992	-11.1	-10.7	
Medical care.....		564.443		560.624	2.6	-0.7	
Recreation(3).....		126.137		125.998	3.0	-0.1	
Education and communication(3).....		133.349		133.607	0.7	0.2	
Tuition, other school fees, and child care(1).....		1,048.279		1,053.842	0.1	0.5	
Other goods and services.....		564.057		568.161	2.4	0.7	
Commodity and service group							

Note: See footnotes at end of table.

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods, Philadelphia-Camden-Wilmington, PA-NJ-DE-MD, (1982-84=100 unless otherwise noted) (not seasonally adjusted) - Continued

Expenditure category	Indexes				Percent change from		
	Historical data	Aug. 2020	Sep. 2020	Oct. 2020	Oct. 2019	Aug. 2020	Sep. 2020
Commodities		182.043		182.653	0.6	0.3	
Commodities less food and beverages		146.884		147.995	-1.0	0.8	
Nondurables less food and beverages...		185.195		184.866	-4.2	-0.2	
Durables		103.901		105.874	3.1	1.9	
Services.....		338.541		337.943	0.8	-0.2	
Special aggregate indexes							
All items less shelter.....		233.102		233.420	0.6	0.1	
All items less medical care		247.092		247.268	0.6	0.1	
Commodities less food		149.970		151.097	-1.0	0.8	
Nondurables		217.383		216.890	-0.3	-0.2	
Nondurables less food.....		188.026		187.796	-3.8	-0.1	
Services less rent of shelter(2).....		343.142		342.826	0.4	-0.1	
Services less medical care services.....		321.440		321.174	0.6	-0.1	
Energy		182.794	183.528	182.517	-7.9	-0.2	-0.6
All items less energy		270.214		270.255	1.4	0.0	
All items less food and energy		276.495		276.696	1.1	0.1	

Footnotes

- (1) Indexes on a December 1977=100 base
- (2) Indexes on a December 1982=100 base.
- (3) Indexes on a December 1997=100 base.
- (4) Special index based on a substantially smaller sample.
- (5) Indexes on a December 1993=100 base.

ENR's 20-city average cost indexes, wages and material prices. Historical data and details for ENR's 20 cities can be found at ENR.com/economics

Construction Cost Index

+1.7%
NOV. 2020

ANNUAL INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	11579.02	+0.3%	+1.7%
COMMON LABOR	24037.06	0.0%	+0.5%
WAGE \$/HR.	46.20	0.0%	+0.5%

The Construction Cost Index's annual escalation is up 1.7%, while the monthly component rose 0.3%.

Building Cost Index

+3.4%
NOV. 2020

ANNUAL INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	6391.74	+0.8%	+3.4%
SKILLED LABOR	10722.23	+0.2%	+1.4%
WAGE \$/HR.	59.31	+0.2%	+1.4%

The Building Cost Index is up 3.4% on an annual basis, while the monthly component increased 0.8%.

Materials Cost Index

+1.7%
NOV. 2020

MONTHLY INFLATION RATE

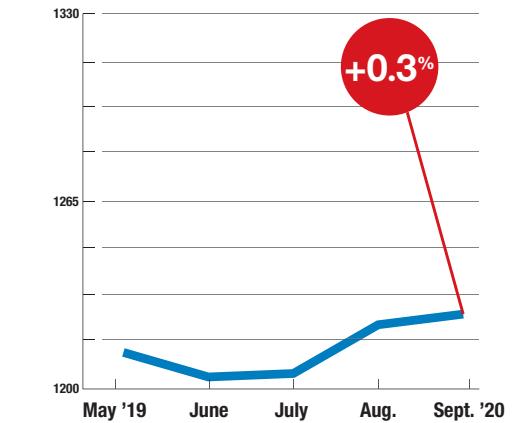
1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	3712.92	+1.7%	+6.1%
CEMENT \$/TON	148.24	+0.3%	+6.0%
STEEL \$/CWT	55.99	+0.3%	+1.3%
LUMBER \$/MBF	708.88	+4.9%	+18.8%

The MCI rose 1.7% on a monthly basis, while the annual escalation rate increased 6.1%.

The dollar value of total construction put-in-place showed a seasonally adjusted monthly escalation rate of **0.3%** in September, according to the U.S. Dept. of Commerce's seasonally adjusted data. On a yearly basis, total construction was 1.5% higher than in September 2019. The private sector had a 2.4% rise from a year ago, while public construction experienced a 1.3% decline. Non-residential construction in the private market fell 6% over the past year, while public non-residential work dropped 2%.

TOTAL CONSTRUCTION

Seasonally adjusted rate in (\$ billions)



PERCENT CHANGE JULY '20 VS. JULY '20.

SOURCE: DEPT. OF COMMERCE

Total Construction | 1,058.51 ^{2020 SEP} | **1,016.68** ^{2019 SEP} | **-1.0** % CHG. MONTH | **+4.1** % CHG. YEAR

CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL.	2020 SEP	2019 SEP	% CHG. MONTH	% CHG. YEAR
TOTAL PRIVATE	794.47	764.94	-0.3	+3.9
RESIDENTIAL BUILDINGS	437.75	406.11	+0.1	+7.8
LODGING	21.44	24.03	-1.3	-10.7
OFFICE	52.62	55.21	+1.1	-4.7
COMMERCIAL	59.82	56.50	-0.7	+5.9
HEALTH CARE	28.58	26.46	+2.5	+8.0
EDUCATIONAL	13.49	16.39	-9.4	-17.7
RELIGIOUS	2.31	2.68	+3.7	-14.0
AMUSEMENT AND RECREATION	9.79	11.28	-3.8	-13.2
TRANSPORTATION	11.64	12.82	-1.4	-9.2
COMMUNICATION	16.59	16.11	+2.1	+2.9
POWER	84.64	76.83	-2.2	+10.2
MANUFACTURING	54.75	59.15	+0.5	-7.4
TOTAL PUBLIC	264.04	251.74	+3.4	+4.9
RESIDENTIAL BUILDINGS	6.29	4.67	-1.2	+34.5
OFFICE	8.50	8.11	+3.0	+4.8
COMMERCIAL	2.92	3.06	-5.7	-4.5
HEALTH CARE	6.92	6.97	-9.3	-0.7
EDUCATIONAL	66.51	64.02	+12.6	+3.9
PUBLIC SAFETY	10.93	7.34	-8.9	+49.0
AMUSEMENT AND RECREATION	10.75	10.08	-2.2	+6.7
TRANSPORTATION	30.78	29.62	-1.0	+3.9
POWER	5.12	4.81	+1.7	+6.4
HIGHWAY AND STREET	74.72	74.86	+4.6	-0.2
SEWAGE AND WATER DISPOSAL	19.52	18.94	-0.8	+3.0
WATER SUPPLY	13.59	11.30	+0.6	+20.3
CONSERVATION AND DEVELOPMENT	6.38	6.82	-3.8	-6.4

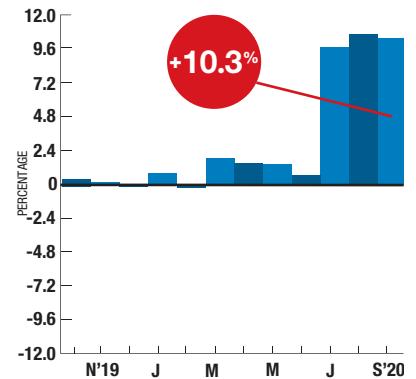
SOURCE: DEPT. OF COMMERCE. NON-SEASONALLY ADJUSTED CONSTRUCTION PUT-IN-PLACE. DETAILS MAY NOT ADD UP TO TOTAL SINCE ALL TYPES OF CONSTRUCTION ARE NOT SHOWN SEPARATELY.

The pandemic has continued to drive up some prices due to increased consumer demand. Prices for the most popular species of 2x4s are up 48.7% from November 2019's level, while monthly prices have increased 8.6%, according to ENR's data. Plywood prices rose 10.3%, following a 10.6% increase in August, according to the Bureau of Labor Statistics' producer price index. The annual index increased to 36.4%. ENR's 20-city average monthly price for pine 2x4s rose 7.6% in November, with yearly prices up 36.4%. Monthly prices for fir 2x4s increased 3.4% in November.

PRODUCER PRICE INDEX

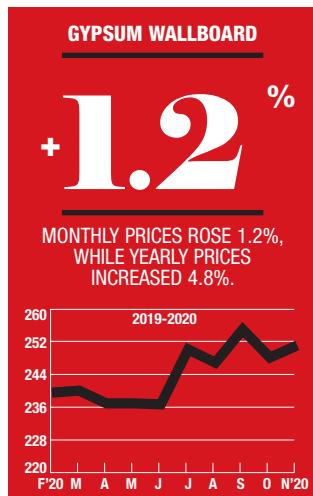
PLYWOOD

Monthly percentage change



SOURCE: BUREAU OF LABOR STATISTICS

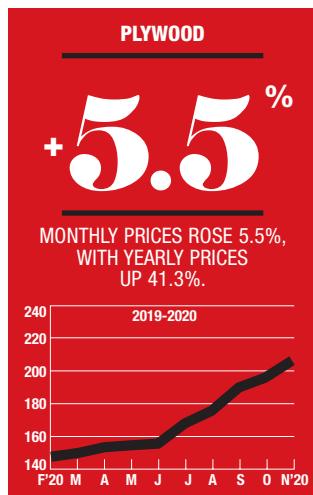
ENR's Materials Prices For November 2020



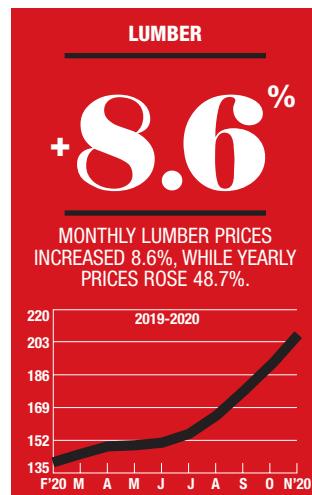
1992=100



1992=100



1992=100



1992=100

20-CITY AVERAGE

ITEM	UNIT	\$PRICE	%MONTH	%YEAR
2" X 4" S4S				
Pine	MBF	852.38	+7.6	+36.4
Fir	MBF	639.03	+3.4	+14.0
Common	MBF	833.57	+8.6	+48.7
2" X 6" S4S				
Common	MBF	840.51	+7.2	+33.6
2" X 8" S4S				
Common	MBF	886.05	+7.3	+32.4
2" X 10" S4S				
Common	MBF	957.92	+5.7	+31.3
PLYWOOD				
5/8" Thick	MSF	837.05	+5.5	+41.3
PLYFORM				
3/4" Thick	MSF	1066.22	+1.3	+2.4
PARTICLEBOARD: UNDERLAYMENT				
5/8" Thick	MSF	643.40	+9.2	+47.7
GYPSUM BOARD: REGULAR				
1/2"	MSF	301.10	+1.2	+4.8
ROOFING INSULATION				
Unfaced	SF	8.46	+0.7	+1.5
WALL INSULATION				
Unfaced	SF	6.08	+0.7	+0.1

SOURCE: ENR

BLS PRODUCER PRICE INDEX: SEPTEMBER

Gypsum building products manufacturing	JUNE 1981=100	271.1	0.0	+0.5
Softwood Lumber	1982=100	398.0	+27.4	+81.2
Plywood	1982=100	264.0	+10.3	+36.5

As of April 2019, ENR is publishing BLS producer price index numbers for lumber products.

SOURCE: BUREAU OF LABOR STATISTICS.

CONSTRUCTION ECONOMICS

Lumber, Plywood, Plyform For November 2020

City prices reflect quotes from single sources and can be volatile. They are not meant to be the prevailing price for a city. Data are a mix of list and transaction prices and may include ENR estimates. Do not compare prices between locations. Use city information to analyze national trends.

ITEM	UNIT	ATLANTA	BALTIMORE	BIRMINGHAM	BOSTON	CHICAGO	CINCINNATI	CLEVELAND	DALLAS	DENVER	DETROIT
2" x 4" S4S											
PINE	MBF	+728.75	+1034.88	650.00	+810.34	+769.50	+860.42	+921.98	720.61	— —	+840.38
FIR	MBF	— —	— —	575.40	— —	-590.00	503.59	480.00	— —	604.23	578.54
COMMON	MBF	609.92	+929.10	642.65	+802.55	+782.70	+938.40	+894.87	674.48	660.72	+921.40
2" x 6" S4S											
COMMON	MBF	649.46	+980.64	661.63	730.50	+818.36	+761.57	+899.80	699.82	+675.00	+862.77
2" x 8" S4S											
COMMON	MBF	676.55	+1004.44	682.04	775.72	+840.90	+955.36	+1008.20	741.53	740.45	+1045.62
2" x 10" S4S											
COMMON	MBF	756.55	+1093.06	752.78	821.69	+925.00	+1018.27	+1002.72	809.15	809.68	+1049.14
PLYWOOD											
5/8" THICK	MSF	702.50	+1039.06	+730.28	745.85	+81.42	917.56	+902.56	+785.65	+752.26	+907.81
PLYFORM											
3/4" THICK	MSF	1056.70	1140.67	-1019.08	1082.62	+1198.00	1095.45	1206.25	+1105.10	+1117.50	1118.00
PARTICLEBOARD: UNDERLAYMENT											
5/8" THICK	MSF	488.75	+796.04	+452.30	483.92	+605.75	+699.74	+732.30	+589.29	+614.68	+776.96
GYPSUM BOARD: REGULAR											
1/2"	MSF	295.00	+312.48	-268.45	302.50	-264.38	+280.62	296.88	-270.15	+305.10	298.12
ROOFING INSULATION											
UNFACED	SF	8.40	9.99	7.16	+9.08	8.05	9.82	9.78	8.34	7.86	9.77
WALL INSULATION											
UNFACED	SF	6.28	4.97	5.92	+6.89	6.05	4.92	6.90	6.15	6.33	7.16
ITEM	UNIT	KANSAS CITY	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE
2" x 4" S4S											
PINE	MBF	+1124.06	552.00	+1112.20	+785.30	— —	— —	+989.69	984.24	827.43	+778.68
FIR	MBF	600.37	401.00	490.00	— —	+731.56	+765.09	450.00	641.25	1500.00	+625.42
COMMON	MBF	+953.72	408.00	+943.20	+798.50	+785.33	+803.18	+919.30	+910.44	1500.00	+793.00
2" x 6" S4S											
COMMON	MBF	+989.88	668.00	+916.10	702.28	+794.80	+804.87	+904.05	+998.16	1490.00	+802.58
2" x 8" S4S											
COMMON	MBF	+1015.10	688.00	+996.26	725.90	+812.45	+831.00	+991.25	+869.90	1492.50	+827.92
2" x 10" S4S											
COMMON	MBF	1016.77	1025.00	+1093.74	770.15	+893.50	+909.65	+1076.34	+949.20	1494.00	+759.84
PLYWOOD											
5/8" THICK	MSF	+977.76	710.00	+917.48	679.83	+778.28	+788.35	+1001.50	935.00	1375.00	675.70
PLYFORM											
3/4" THICK	MSF	987.00	1247.00	698.50	1054.50	+1090.74	+1095.22	1221.00	691.22	1044.00	1058.12
PARTICLEBOARD: UNDERLAYMENT											
5/8" THICK	MSF	+767.13	633.00	+840.98	494.68	+522.43	528.82	+756.80	+822.08	781.00	488.67
GYPSUM BOARD: REGULAR											
1/2"	MSF	251.38	380.00	+306.25	280.55	+311.22	294.79	331.62	253.37	430.00	285.08
ROOFING INSULATION											
UNFACED	SF	10.04	8.75	6.00	+7.99	8.28	8.30	9.90	10.04	1.12	7.71
WALL INSULATION											
UNFACED	SF	5.62	8.74	5.88	6.19	6.15	6.35	7.08	7.02	6.42	6.26

+ OR - DENOTES PRICE HAS RISEN OR FALLEN SINCE PREVIOUS REPORT. LUMBER PRICES CONTAIN A MIX OF SPRUCE, PINE, FIR (SPF). COMMON LUMBER PRICES ARE THOSE QUOTED FOR THE MOST POPULAR SPECIES IN THE AREA. QUOTES ARE GENERALLY DELIVERED PRICES. SOME PRICES MAY INCLUDE TAXES OR DISCOUNTS. PRODUCT SPECIFICATION MAY VARY, DEPENDING ON WHAT IS MOST COMMONLY USED OR MOST ACCESSIBLE IN A CITY. QUANTITIES ARE GENERALLY TRUCKLOADS.