

Open and Operating: Westside Redi-Mix and Rock, Inc.

Westside Redi-Mix and Rock, Inc. has recently opened and is operating a new branch at 451 Elm Street in Forest Grove, Oregon. This new location expands the service area for the family owned and operated company and provides family-wage employment to the local economy. Westside Redi-Mix and Rock, Inc., which is owned by Westside Rock, Inc., is a reputable and respected local business.

Westside Redi-Mix and Rock, Inc. provides concrete, rock aggregate (gravel), and asphalt services to the surrounding community. Contractors, commercial & industrial land owners, and residential landowners require these services for development and maintenance activities. A significant financial burden can be passed down to the customer due to the cost of transporting these materials a relatively far distance from cities such as Hillsboro, Wilsonville, or even further away. A local provider is beneficial to the surrounding community because it can significantly reduce cost to the consumer due to the reduction in transportation costs.



Photo of Westside Redi-Mix and Rock, Inc. located at 451 Elm Street, Forest Grove Oregon 97116

Westside Redi-Mix and Rock, Inc. came to Stuntzner Engineering and Forestry, LLC. at the end of 2014 and requested

services to partition the parcel then develop the parcel to the City of Forest Grove's and Clean Water Services' standards. Stuntzner Engineering and Forestry, LLC. provided all the land-use planning, surveying, and engineering services necessary to successfully complete the project. The new location is entirely complete except for some landscaping work which is expected to be finished by the end of May, 2016. Westside Redi-Mix and Rock, Inc. is fully operational and providing services to customers.

Below is a statement from the owner of Westside Redi-Mix and Rock, John Malnerich:

"My name is John Malnerich and I am the owner of Westside Redi-Mix & Rock, Inc. I would like to inform other business owners about my experience if they may be starting a new business or relocating an old business.

When I first went to Stuntzner Engineering I was very pleased with how they sat down and listened to my plans to start a new business in the City of Forest Grove on vacant land that I did not own but was in the process of purchasing. I talked to Nick and Bill at Stuntzner Engineering and explained what I needed from them to design the property for my operations and to start the development process. The development of the site had several challenges including wetlands and right-of-way work. These guys jumped on this project like I was building a giant business. They never slowed down. They took care of all the studies for the property; they helped me meet the requirements of the City; they set up meetings with all the pertinent agencies... they just kept the ball rolling all the time.

My main contact was with Nick and Bill. We sat down and talked about drainage in and around the site which enabled them to design a storm drain conveyance and treatment system. The stormwater system met all Clean Water Services standards and was approved. After several meetings with the City and my surrounding neighbors, the Stuntzner team and I were able to design a plan that was approved by all who were involved.

Stuntzner Engineering helped me locate the right contractor and provided the plans and details so that Subcom Excavation and Utilities could get the project underway.

During this time, Nick was directly involved in inspecting the pipe work and grading and keeping this project moving. He would report to me on a regular schedule regarding the project progress. In short... taking care of every little bump as they came. Nick made this project very easy for me. If I wanted to change anything on the plans he would always tell me if I could or if what I wanted would result in some major issues. Nick was always telling me that if I wanted to change things it would cost me additional money. He was always worried about cost and I have never in my long career of construction ever had an engineer be concerned about my money! It was that way from the first day to the last of the project.

This project went excellently from the start until the very end.

We could not have finished this project under cost and in such a short time period without the entire staff at Stuntzner Engineering. Carol, in the office, always kept me updated on permit issues and billing questions. The survey crew was always ahead of schedule with staking. Bill was involved with resolving major questions before they became problems. And Nick was excellent, so excellent, in details and design.

Thank you very much Stuntzner Engineering.” John Malnerich

Westside Redi-Mix and Rock may be contacted at 503-357-8054

Stuntzner Engineering and Forestry staff who worked on the project:

Surveying: Corey Woodruff – PLS, CFedS, CWRE

John Hoshall – Survey Technician

Engineering: Bill Flatz – PE, CWRE

Nick Blundon – PE

Office Administration: Carol Taylor – Certified Notary

Nick Blundon, PE, Stuntzner Forest Grove office

Increased Access to Resources



Agricultural producers in the Tualatin Soil and Water Conservation District will have a significant increase in available resources over the next year.

The District has secured almost a million dollars from supporting partners to improve and protect watershed health in the County.

Managers willing to work with the local District and meet the criteria for support will have access to cost share and full funding for projects that increase water availability, improve soil health and protect the sustainability of agriculture.

Primary support will focus on planting streamside vegetation buffers and improving irrigation efficiencies.

Contact the Tualatin Soil & Water Conservation District at 503-648-3174 ext 117, or tualatinswcd@gmail.com to find out if your project might be eligible.

Jeffrey Kee, CWRE, Stuntzner Forest Grove office

Annual March Well Measurements

It is common for groundwater permits to require annual measurements of the static water level in the well, usually in the month of March. Measurements must be taken by an approved individual, using approved methods, and submitted to Oregon Water Resources Department (OWRD). Stuntzner Engineering & Forestry's certified water right examiners are considered approved individuals.

Bill Flatz, in the Stuntzner Forest Grove office, has been measuring wells for clients in the northern Willamette Valley for many years. In 2016 he measured wells for 66 clients for a total of 124 wells. All but two of those wells were required to be measured in the month of March...Bill had a busy month! On behalf of the clients whose groundwater permits require it, Stuntzner submitted their completed state forms to Oregon Water Resources Department. Some clients want this information recorded just for their own use.

While out in the field for this project, Bill often reads the meters, calculates the annual water usage, reports any noticeable problems with well and/or pump and answers client water right questions.

This spring, Bill found it difficult to access many of the wells because of the rain. However, once they were reached, he found the deep wells had good readings with the help of the winter snow pack. The shallower ones had also recovered well from the summer drought.

The preparation and scheduling for this work begins in February. Check your ground water permit conditions. If you would like to be added to the Stuntzner well measurement list, contact us at 503-357-5717.

Carol Taylor, Office Assistant, Forest Grove office



Bill Flatz recording meter reading

New Forestry Rules on the Horizon

The federal government announced it would withhold 1.2 million dollars in grant funding to Oregon Department of Forestry for failure to adequately enforce Oregon's Coastal Zone Management Act. NOAA and the EPA claim that water pollution from logging activities is excessive.

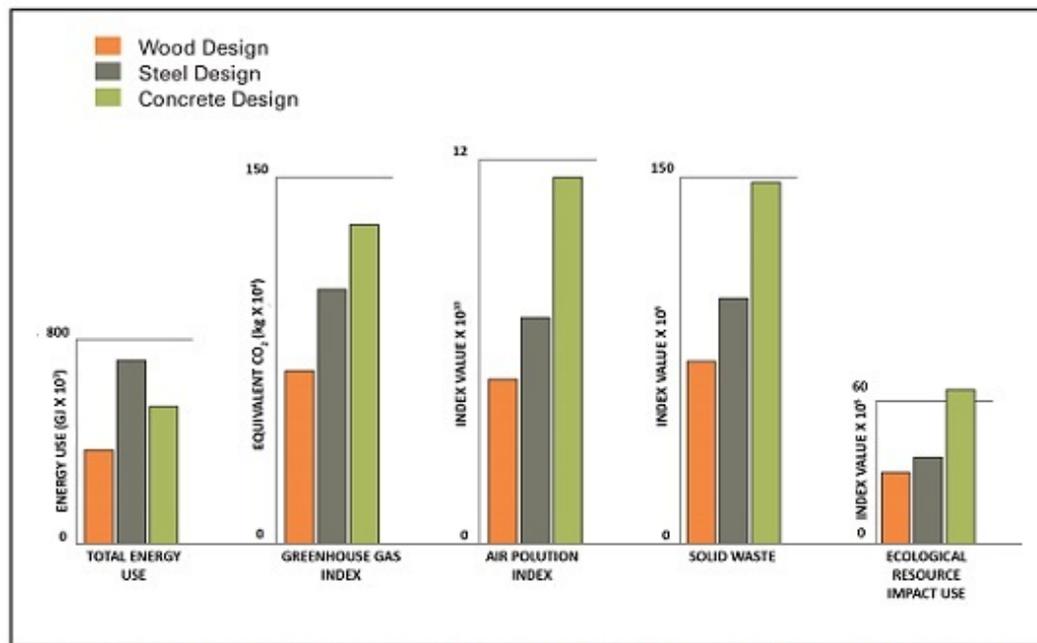
Oregon Department of Forestry spokesman Nick Hennemann said the state recognizes room for improvement in its pollution controls in forests, and his agency is developing new rules for logging along streams that should be ready by the end of the year.

Jeffrey Kee, CWRE, Stuntzner Forest Grove office

Carbon Credit for Growing Trees

Family forest managers in Columbia, Multnomah, Washington and Clackamas Counties can get assistance in evaluating opportunities to get paid to grow trees for Carbon sequestering. Technical and financial assistance is available through the USDA Natural Resource Conservation Service and the Pinchot Society for Conservation. Contact Ben Hayes bhays@pinchot.org or Santiago Misquez, Washington County NRCS 503-648-3174 ext 113.

Jeffrey Kee, CWRE, Stuntzner Forest Grove office



"Source: Comparing the Environmental Effects of Building Systems, Canadian Wood Council"

Log Market Report

The 2015-16 winter log prices did not see a price spike as has been common the last three years. That was mostly due to mills and buyers having good log inventories, declining lumber and panel prices throughout the 4th quarter of 2015 and into January, 2016 and a weak China log export market. *Random Lengths* reports a strong upward price trend in lumber and panels since January. Through all that, log prices have held fairly steady so far in the first and second quarters with decent pricing for Douglas fir logs. Other species such as red cedar held steady to slightly up pricing in 2016. Whitewood (hemlock et al) prices have been down significantly from price levels seen in 2014, driven at that time by the China export market. Red alder log prices were down over the past months, however, recent weeks have seen sharp increases due to mill inventories being down, especially in Washington. Pulp log prices are low and barely cover logging and hauling costs, depending upon the haul distance from the market.

Log export volumes from Coos Bay have improved since mid-2015 and we now see several ships loading per month. The cargoes are mostly to China, but Japan is also now picking up Coos Bay logs. There are currently two log export companies buying in Coos Bay. The outlook for near future log prices would be somewhat steady at current levels. This could change with the type of weather this summer and it's impacts on harvesting production. Japan export markets are currently oversupplied with most buyers off the market at this time while inventories get back in balance. China export has strengthened out of Longview, but most volume is still whitewood species.

The *Log Lines* May issue reports a Douglas fir 2M from Southern Oregon/Willamette Valley at \$682/mbf compared to \$651/mbf a year ago.. They show a 2M hemlock for the same period at \$490/mbf, down from \$550/mbf a year ago. They report a red cedar log price at about level for the last year and a 2M red alder is down \$44 from a year ago at \$620/mbf. China log exports from Coos Bay are currently about \$600-\$625/mbf for 8"+DF and \$520-\$560 whitewood.

For Northwestern Oregon/Columbia River area, the Log Lines April issue reports an average Douglas-fir 2M price of \$619/mbf for long logs. The April China log exports were at \$590-\$600 for 8"+ DF and \$550-\$565 for whitewood species. April Japan export prices in Longview were at \$750-\$800 for 12"+ diameter logs. Prices for Japan DF sorts in June have dropped over \$50 with no new purchase orders being written.

Hardwood markets in Washington are much stronger than they are in Oregon at this time. Alder sawlog prices in Longview are \$125/MBF higher than they are in Eugene. Washington mills are currently buying out of Oregon to supplement a shortage of logs.

Random Lengths reports from a year ago to May 20, 2016, their Framing Lumber Composite up \$50 at \$360, Green DF 2x4's up \$62 at \$350 and K-D Coast Hem-fir up \$83 to \$380. They report the Structural Panel Composite is up \$24 at \$378 and ½" western sheathing up \$21 at \$368 for the same period.

Housing permits for April were at a seasonally adjusted annual rate of 1,172,000, up 6.6% from the March number. *Source: US Dept. of Housing and Urban Development*

The National Association of Home Builders Association (NAHB) and Wells Fargo produces a Housing Market Index (HMI), which measures builder perceptions in current home sales, expectations for the next six months and rating of prospective buyer traffic. The May HMI is 58, up from 54 a year ago. An HMI of less than 50 means more builders feel sales conditions are poor than good.

Domestic	South \$/MBF	North \$/MBF
DF SM	\$710	
DF Camp Run	\$625-\$675	
DF 2M 12"+	\$650-700	\$675-\$710
DF 8"-11"	\$635-675	\$650-\$685
DF 6"-7"	\$560-\$650	\$600-\$625
Conifer Pulp	\$23/ton	\$24-\$26/ton
Whitewood Camp Run	\$500-515	\$500-\$525
Red Cedar	\$700-900	\$1,100- \$1,350

Export-DF	Coos Bay \$/MBF	Longview \$/MBF
9-11" Japan Sort	\$700	\$690
12"+ Japan Sort	\$725	\$690-\$760
China/Korea Sorts 8"+	\$590-600	\$590
Export-Whitewood	Coos Bay	Longview
China/Korea 8"+	\$530-560	\$590

Other Species	South-\$/MBF	North-\$/MBF
Pine 6"+ (Small)	\$400-\$425	
Incense Cedar 12"+ long log	\$720	
Incense 6-11" long log	\$530	
P.O Cedar long log	\$580-\$700	
Alder sawlog 6"-7"	\$395	\$300-\$400
Alder sawlog 8"-9"	\$495	\$550-\$625
Alder sawlog 10"-11"	\$560	\$625-\$675
Alder sawlog 12"+	\$610	\$675-\$750
Mixed Hwd. Pulp	\$25/ton	\$26-28/ton
Alder Pulp	\$30/ton	\$26-32/ton
Tan Oak 12"+	\$35/ton	
Maple 8"+		\$400-\$500



Ron Stuntzner, PE, PLS, CWRE & Cliff Barnhart, Forester

Staff News at Stuntzner

All that studying was worth it for **Nick Blundon** in our Forest Grove office. He passed his Professional Engineering exam and was issued his Certificate in January 2016. He can now add P.E. after his name! Congratulations to Nick for all his hard work and professionalism.

Stuntzner Engineering & Forestry staff wishes you all an enjoyable and safe summer and fall.