

R.M. COCHRAN COMPANY, INC.

Newsletter - April 2012



RECENT PROJECTS

WARDMAN APARTMENTS

7 Wardman Road - Roxbury, MA 02210

About Wardman Apartments

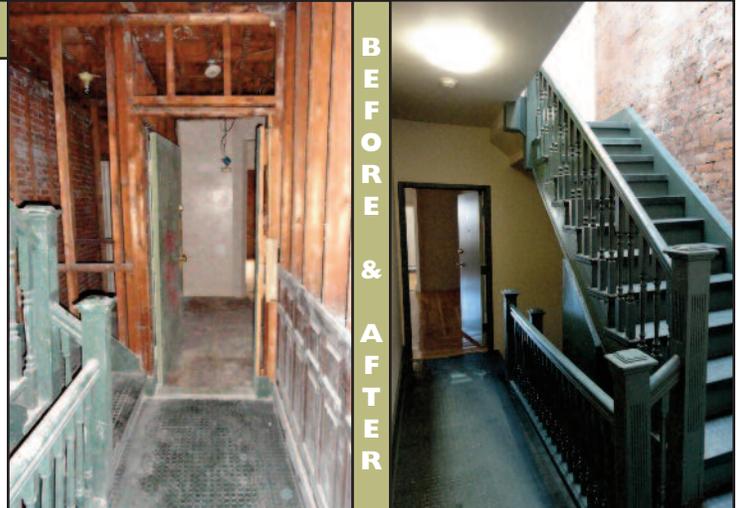
Located in Roxbury, Massachusetts, Wardman Apartments was the site of a multiple-alarm fire in October 2011 that displaced 75 residents and damaged or destroyed more than 20 apartments. Fortunately, no lives were lost during the rescue operation, which included a 6-year-old boy leaping from the third floor into the arms of a waiting firefighter. This fire was one of the most destructive in the city's history.



Project Information

RM Cochran was hired by Urban Edge (the Wardman Apartments owner) and worked with Winn Residential Management (the Property Manager) to restore six apartments that were water- and smoke-damaged during the fire. In addition to bringing the apartments up to code, additional insulation was added to help reduce heating costs.

Urban Edge is a community development corporation focusing on Roxbury, Jamaica Plain, and surrounding neighborhoods, whose mission is to develop and sustain stable, healthy and diverse communities through the production and preservation of affordable housing, homeowner services and financial education, asset management, commercial and economic development, community building and organizing initiatives, and a Youth Leadership Academy.



BEFORE & AFTER



BEFORE & AFTER



BITS AND PIECES

BAGGING PERMITS



Construction can stir up lots of dust, both visible and not visible. It is critical to alert the fire department that construction is occurring in a **protected space**. This alert comes in the form of a “Bag Smoke Detectors Permit.”

Click here for the Boston Fire Department online application.

Once the permit is attained, the smoke detectors are bagged by construction staff during the hours of operation noted on the permit. When the staff leaves for the evening or weekend, the bags need to be removed from the smokes

A critical part of the bagging process is a log book that indicates when the smokes are bagged or not. Pictured above is Robert Cochran explaining the logging process to clients.



FIRE DOORS



A fire door is a door with a fire-resistance rating (sometimes referred to as a fire protection rating for closures) used as part of a passive fire protection system to reduce the spread of fire or smoke between compartments and to enable safe egress from a building or structure or ship.

Though there is much more to the correct installation of a fire door, here are a few things to watch know:

*A fire door must be labeled, must be visible, and can never be painted over.

*The door frame must be labeled as well.

Click here for more information on Basic Fire Door Requirements.

About RM Cochran Company

R.M. Cochran Company is a full service commercial contractor & property services firm serving the needs of **Commercial and Residential property management firms** throughout New England for more than a decade. This experience has given us an appreciation of the competing demands, deadlines and budget restrictions that you face.

R.M. Cochran Company is staffed with licensed and knowledgeable personnel that will be responsive to what you need. *We pride ourselves in maintaining critical industry certifications like Lead-Safe.* Our sole focus is assisting property managers in an efficient & affordable manner. With our comprehensive range of services, one convenient call gets the job done at a competitive price.

R.M. Cochran Company has earned its **reputation solely based on CUSTOMER SATISFACTION** through our quality workmanship, attention to detail and prompt service to our client base. As hundreds of our clients will tell you, we come highly recommended.



RM Cochran Company Inc. 10 Draper Street #33 Woburn MA 01801

SERVICES & CERTIFICATIONS

Masonry Restoration

Brick/Block repair or replacement, concrete patching, masonry pointing, epoxy injection and restoration cleaning.

Waterproofing

Controlled water testing and leak troubleshooting, roof leak repair, caulking repair or replacement (window sealants/control jointing), masonry clear coating and concrete deck coatings.

Concrete/Steel

Sidewalks, steps, walkways, ramps and railings (including ADA, interior/ exterior)

Glass Replacement

Installations & replacement of insulated, plate & storefront glass

Carpentry

Kitchens (ADA), doors (interior/ exterior: wood, steel & fire) and windows (new construction & replacement)

Build Out/ Interiors

Framing, sheetrock, plaster, paint, flooring (carpet, VCT, hardwood) acoustical ceiling and MEPs

Reasonable Accommodations & Worker Safety

Making facilities accessible for



the disabled (ADA grab bars & ramps), and the removal of physical barriers for the disabled. Fall Protection for your employees and vendors.

Fire Escape Inspections & Certificates

We also provide: Fire Escape Repairs and Replacements

Lead Safe Certification

EPA requires individuals conducting lead-based paint activities (abatement, inspection, and risk assessment) in target housing and child-occupied facilities to be trained and certified. Our staff is



accredited to ensure quality, and certified individuals must follow specific work practices ensuring that lead hazards are addressed.