

R.M. COCHRAN COMPANY, INC.

Newsletter - December 2021

The Year in Review



MERCANTILE WHARF APARTMENTS - BOSTON



The Mercantile Wharf Apartments project is a year long, site wide renovation of this historic building nestled in Boston's North End.

The project involves the conversion of 4 existing units, the management office, the maintenance shop and the community room into 7 handicap accessible apartments. New spaces were either constructed or renovated to accommodate the new office, maintenance shop and community room.

Additional common area improvements are being made both inside and out including masonry restoration, railings, laundry and storage closet upgrades and more.

BROADWAY STREET APARTMENTS - LOWELL



This three building site, located on Broadway Street in Lowell, required site wide upgrades over the course of a year.

Some of the services included are:

- * The upgrade of all 29 units
- * The conversion of two units into handicap units
- * The construction of a three story wooden fire escape at the rear of one building.
- * Paving and striping improvements
- * Furnace and hot water heater replacements
- * Fire alarm upgrades
- * Masonry work
- * Window replacement and more..



NEW BALANCE ATHLETIC SHOE - BOSTON



The manufacturing plant in Brighton, MA was being decommissioned and this project included the following services:

- * Planning and scheduling multiple vendors
- * Electrical disconnections
- * Plumbing work
- * Capping air lines
- * Coordinating crating and rigging services
- * Scheduling and tracking office furniture to multiple sites and coordinating locations
- * Track and record destruction of electronics
- * Breaking down and packing industrial shelving

HARVARD UNIVERSITY REAL ESTATE - CAMBRIDGE



This Harvard managed property is located in Cambridge, MA near Harvard Square.

This property required mostly cosmetic updates including:

- * Power washing
- * Painting
- * Tree management
- * Glass cleaning
- * Metal reconditioning
- * Masonry work at the front

This project required the use of a large aerial lift and ground crew to make sure everyone was safe.



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

Build Out/ Interiors

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

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)



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.

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.