

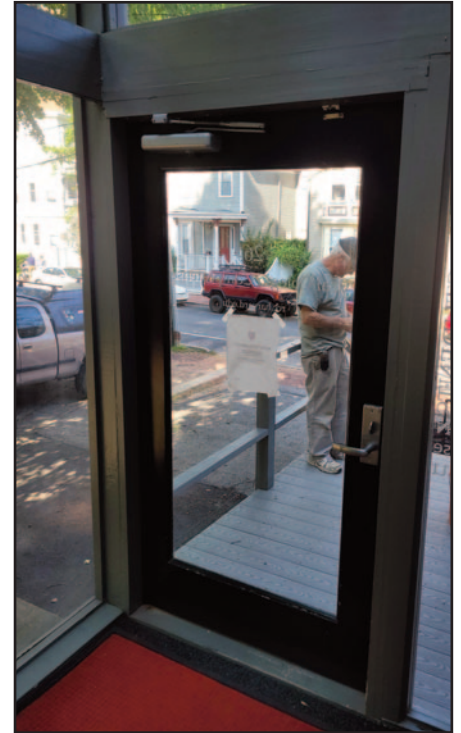
R.M. COCHRAN COMPANY, INC.

Newsletter - July 2021



HARVARD UNIVERSITY REAL ESTATE - 26 TROWBRIDGE ST, CAMBRIDGE

Our client needed their front door repaired. Because the door frame is wood and the door itself is extremely heavy, the existing three hinges were not able to support the door swing. We installed a continuous geared hinge which allows for much greater support.



PARK GARDENS APARTMENTS - METHUEN - WINDOW REPLACEMENT

RM Cochran was tasked with replacing leaking windows on the first floor apartment complex. We ordered and installed two triple hung aluminum units in dark bronze.



MATERIAL LEAD TIMES AND COST INCREASES

During the pandemic, material lead times doubled and, in some cases, tripled. In addition, the costs for all materials increased dramatically. The larger increases were seen in lumber.

As the pandemic winds down, the hope is that both the prices and lead times will come back down to earth.

However, though there has been some movement, we believe that it may be a long road to recovery in construction.



MERCANTILE WHARF APARTMENTS - ENTRANCE GATE

Our client wanted to enhance the security of their building by adding iron gates outside the front entrance doors. We teamed up with our welding sub contractor and secured the entryway.



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.