



Consulting & Project Management Ltd

562 Old Orchard Grove, Toronto Ontario M5M 2H1 (416) 458-6203,
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HOME SAFETY AND ACCESSIBILITY MODIFICATIONS ASSESSMENT & CONSTRUCTION SERVICES

The Home Safety and Accessibility Modifications Assessment will focus on all of the pertinent aspects of the pre-loss or current home lived in by the claimant and their family. The purpose of the assessment is to provide the reader with a complete understanding of the current or pre-morbid conditions of the home as well as any/all of the modifications to the home, which would be considered both reasonable and necessary. When the pre-loss home is not modifiable a new “purpose built” home will be designed and recommended.

The goal of the assessment and reports are to provide the solutions and the associated costs, which reduce or eliminate the effects of the disability resulting from the injuries sustained. Our goal is to “make whole” the family and the claimant with regard to the living and/or work environment.

Solutions are based on two conditions:

1. The client’s functional abilities as identified by a registered health care professional such as an Occupational Therapist or Psychiatrist (assigned to work in an interdisciplinary fashion with MJM Consulting & Project Management Ltd.).
2. The potential retrofits or “Accessibility Modifications” to the home, which would be both possible and cost effective as developed and described by MJM Consulting & Project Management Ltd. and alternatively the cost to construct a new “purpose built” home to meet the needs of the claimant and their family.

Assessment/Reports

Our 4 Part Assessment/Reports consist of the following:

- **Executive Summary**
- **Site Analysis**
- **Project Outline**
- **Photos Drawings & Technical Data**

Our **Executive Summary** is in letter format and discusses how MJM came to work on the file (who the referral source is etc.), who the provider of the medical reports is and which reports were provided for review by MJM, the nature of the injuries sustained by the



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claimant, the location and type of dwelling being assessed and the goal of the Assessment/Reports (i.e. recommend modifications to the home vs. recommend relocation of the claimant to more appropriate housing).

Our **Site Analysis** is a detailed document in Current Conditions & Recommendations format. This document is broken into sections corresponding with each area, room or aspect of the home being assessed (i.e. Front Entranceway, Kitchen, Bathroom, Bedroom etc.). The **Site Analysis** has a summary at the end, which synopsizes all of the recommendations and provides a holistic view of the project being recommended.

Photos, Drawings & Technical Data is a series of digital photographs of the current home at all aspects with detailed views of the areas, which are being assessed. These photos have labels or titles corresponding to the rooms identified in the **Site Analysis**.

Additionally the document contains CAD Drawings of the Existing Home (floor plans elevations etc.), CAD Drawings of the Proposed Home/Modifications (floor plans elevations etc.) which have been developed, reviewed and supported by the OT or medical professional assigned to work with MJM on the file. Finally this aspect of our report contains the technical sheets and specifications provided by the manufacturer of any equipment being recommended within our reports (i.e. elevators, faucets, toilets etc.).

The **Project Outline** is a dry list of items often referred to as a **Scope of Work** in the construction/renovation world. This document, like the **Site Analysis**, is broken into sections corresponding with each area, room or aspect of the home being assessed (i.e. Front Entranceway, Kitchen, Bathroom, Bedroom etc.). Each area or room has a numbered list of items (materials and labour) to be used in the modification or construction of this room, area or aspect of the home. This is an extraordinarily detailed list, including every, screw, nail, piece of lumber, finishing material etc., including all of the allowances (price) for each element such as cabinetry, flooring, countertops etc.

The last page of our **Project Outline** contains our **Terms & Conditions**. This page has the final "Turnkey" price of the project and all of the details necessary to "contract" MJM to carry out the specified and approved modifications.



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Cost Breakdown

In order to complete the assessment and all reports, MJM will;

- Review all pertinent medical/rehabilitation and documentation provided in order to understand the functional abilities of the claimant: 3.0-8.0 Hours
- Client interview: Discussion of pre-loss activities of daily living, impact of the injuries sustained on the ability to carry out current and future activities of daily living: 1.0-3.0 Hours
- Walk through home with OT do discuss how each aspect of the home meets the needs of the claimant or requires modification: 1.0-3.0 Hours
- Photographing all aspects of the home: 1.0 Hour
- Drawing of all Existing floor plans for use in our reports: 2.0-8.0 Hours
- Drawing of all proposed modifications or new floor plans: 10.0-20.0 Hours
- Complete Report preparation: 20.0 - 25.0 Hours
- Travel time and mileage will be billed in addition to the above

Average 60 hours @ \$165.00/hour = \$ 9,900.00

Construction/Retrofit/Project Management

At MJM we not only assess and report on Home Modifications, we actually carry out the approved modifications or construction necessary to ensure that a claimant is able to live in their home, rehabilitate and re-integrate safely and as independently as possible.

Whether it is installing a ramp on a temporary basis or building a custom “purpose built” home on an empty building lot MJM has the skills, trades and experience necessary to ensure that the project is carried out and completed on time and on budget.

Our services are complete and “turn key”. We have been retrofitting and constructing homes for people with unique needs since 1988. We have retrofitted hundreds of bathrooms for people who use wheelchairs or have attendant care needs. We have designed and built kitchens that have been featured in magazines as a result of their unique characteristics and excellent workmanship. We have innovated and crafted solutions such as an elevator that can be accessed by a person in a wheelchair using voice, tongue depressor, joystick or electronic button control. We have completely retrofitted homes for wheelchair access and we have constructed new homes for spinal



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cord injured claimants and survivors of Traumatic Brain Injuries.

At MJM we are able to provide many different types of contracting alternatives all intended to fit in seamlessly with your method of managing the claim, funders requirements and the needs and desires of the claimant.

We provide Stipulated Sum Contracts, Cost Plus Contracts, Project Management & General Contracting services. For larger projects our Open Book policy will ensure that the end result meets the needs of the claimant, provides transparent billing and ensures that all retrofits/renovations/construction is carried out according to contract, meets or exceeds all building code requirements and keeps all members of the team on top of costs and schedules.

It is our experience and deep involvement in actual construction and home modifications for people with acquired injuries that will ensure our Assessment & Reporting Services are viewed with the appropriate weight, whether by the insurer or a Judge at trial.

**Per: MJM Consulting
& Project Management Ltd.**

A handwritten signature in black ink, appearing to be 'M. Moshenberg', written over a horizontal line.

M. Moshenberg, President