



MIDDLESEX-LONDON HEALTH UNIT

REPORT NO. 36-23

TO: Chair and Members of the Board of Health

FROM: Emily Williams, Chief Executive Officer
Dr. Alexander Summers, Medical Officer of Health

DATE: 2023 May 18

MLHU STRATHROY DENTAL CLINIC – MAY 2023 UPDATE

Recommendation

It is recommended that the Board of Health receive Report No. 36-23, re: “MLHU Strathroy Dental Clinic – May 2023 Update” for information

Key Points

- To respond to capital funding received by the Ministry of Health to expand the Ontario Seniors Dental Care Program, the Middlesex-London Health Unit (MLHU) has entered into a lease at The Shops on Sydenham (51 Front St, Strathroy) for the build of a new dental clinic.
- MLHU staff have worked collaboratively over the last four months with the selected proponents, CCS Engineering & Construction Inc. and Henry Schein Inc., to proceed with building the dental clinic.
- Based on the current status of construction, MLHU is expected to open the clinic in June 2023.

Background

To address wait times and expand the Ontario Senior’s Dental Care Program (OSDCP), the Middlesex-London Health Unit (MLHU) was issued capital funding in the amount of \$1,050,000 from the Ministry of Health. In September 2022, an interdisciplinary team was created with membership from the Project Management Office, the Operations Team, and Oral Health Team to utilize the capital funding and design and build a new dental clinic in The Shops on Sydenham in Strathroy Ontario.

The capital funding provided to MLHU is intended to cover all construction costs, as well as the procurement and installation of all dental equipment, furniture, and IT equipment in the clinic. Additional operating funds have been requested from the Ministry of Health for the ongoing purchase of dental supplies required for operation of the clinic, as well as for appropriate staffing.

Status Update

The overall status of the project is proceeding as planned. The project team is working closely with the selected proponents, CCS Construction Inc. and Henry Schein Inc. Based on current budgetary forecasting, the project team is maintaining surplus funding as contingency for unexpected costs.

More specific updates for the project are as follows:

Recent Accomplishments

- Finalized draft drawings for clinic layout (January 2023) in [Appendix A](#)
- Initiated budget tracking mechanism and forecasting (January 2023)
- Order placed for all dental equipment with prolonged lead times (i.e., dental chairs) (February 2023)
- Initiated communications plan to coordinate internal and external messaging (February 2023)
- Finalization of architectural drawings (March 2023)
- Above ground electrical and plumbing inspection pass (April 2023)

See [Appendix B](#) for recent photos of the clinic space.

Critical Risks and Mitigation Strategies

Risk Description	Mitigation
Insufficient current operating funds to operate both CitiPlaza and Strathroy dental clinics	Request has been made to the Ministry of Health for an additional \$1.5 million in operating funds
Unexpected additional costs that cause the Project to go over budget	Ensure accurate forecasting to make <u>informed decisions</u> as they relate to spending; work with MLHU's Finance Team to closely monitor ongoing spending relative to budget
Unexpected external factors (i.e., construction or labour shortages) which arise that cause the Project to go over timeline	Closely monitor timelines relative to Project Charter; communicate consistently with external team members

Key Upcoming Activities / Milestones

- Install new HVAC system and complete drywalling (May 2023)
- Complete all flooring, cabinetry installation, painting, and plumbing/electrical (May 2023)
- Occupancy permit approval (May 2023)
- Dental equipment installation and testing (May 2023)
- MLHU move-in, media release and grand opening, with speakers and guest invitees (June 2023)

Next Steps

The Strathroy Dental Clinic Build Project has been proceeding as anticipated, with an expected construction completion date of May 31, 2023, and an expected clinic opening date in June 2023 (dependent on staffing and operational budget). A grand opening event will be held and Board of Health members will receive an invitation to attend.

The Project Team, with support and guidance from Project Sponsors, will continue to address the critical issues and major risks that arise through ongoing internal and external communication and establishment of risk mitigation strategies as required.

This report was prepared by Strathroy Dental Clinic Build Project Team (Project Management Office, Oral Health, and Operations & Procurement teams).



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