



## MIDDLESEX-LONDON HEALTH UNIT

REPORT NO. 52-23

TO: Chair and Members of the Board of Health

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

DATE: 2023 September 21

### **MLHU STRATHROY DENTAL CLINIC – FINAL PROJECT UPDATE**

#### ***Recommendation***

***It is recommended that the Board of Health receive Report No. 52-23 re: “MLHU Strathroy Dental Clinic – Final Project 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) entered into a lease at The Shops on Sydenham (51 Front St, Strathroy) for the build of a new dental clinic.
- MLHU staff worked collaboratively over the last 10 months with the selected proponents, CCS Engineering & Construction Inc. and Henry Schein Inc., to proceed with building the dental clinic.
- MLHU completed a grand opening of the clinic on June 26, 2023. The project was completed within scope, on time and under budget.

#### **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 to design and build a new dental clinic in The Shops on Sydenham in Strathroy, Ontario.

The capital funding provided to MLHU covered all construction costs, as well as the procurement and installation of all dental equipment, furniture, and IT equipment in the clinic. Additional operating funds were requested from the Ministry of Health for staffing and the ongoing purchase of dental supplies. The MLHU requested \$1,501,648 in operational funding and was awarded \$1,300,000, prorated in 2023 to \$975,000. This will inform the development of the program and budget for 2024.

#### **Status Update**

The status of the project is considered *complete*. The project team worked closely with the selected proponents, CCS Construction Inc. and Henry Schein Inc. to build the clinic.

In completing a project evaluation, the outcomes of the project were achieved (i.e., the clinic was built and is operational). There was minimal scope creep where project time was used to explore additional operatories for Citi Plaza.

The project was nearly delivered within the expected timeline. The goal was to open the clinic on May 31<sup>st</sup>, and it was opened on June 26th. Delays were related to completion of legal documents (i.e., lease, contracts) and acquisition of permits.

The project was completed within the approved budget and capital funding provided. More specifically, the budget was ~\$49,000 under budget. The utilization of a closely monitored shadow budget by the Project Manager, with regular updates to the Project Sponsor (the CEO), helped to support budgetary decision-making throughout the project. Maintaining a contingency for unexpected costs was also imperative to ensuring the project remained under budget.

The MLHU completed a grand opening of the clinic on June 26, 2023. This event was a success and included speakers such as Board Chair Matt Newton-Reid, Strathroy Mayor Colin Grantham, County Warden Cathy Burghardt-Jesson, and Dr. Summers.

From opening day until the end of August, 443 appointments have been completed in Strathroy. Additionally, the waiting list has decreased from 700 to 590 people since opening day. The addition of this clinical space has not only provided much needed service to the Middlesex-London region's residents but has also been instrumental in beginning to reduce wait times.

Progress photos of the clinic are attached as [Appendix A](#).

## Next Steps

To support initial operations, weekly operational touch base meetings will be held with all appropriate internal stakeholders, to continuously improve operations of the dental clinic, and serve the needs of the community.

With receipt of the 2023 funding letter, MLHU was notified of additional capital funding in the amount of \$145,400 (available until March 31<sup>st</sup>, 2024) to expand the Citi Plaza clinic. Work on this project will begin imminently and will further assist the Oral Health Team with addressing wait times for the OSDCP.

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



Emily Williams BScN, RN, MBA, CHE  
Chief Executive Officer



Alexander Summers, MD, MPH, CCFP, FRCPC  
Medical Officer of Health