



TO: Chair and Members of the Board of Health
FROM: Emily Williams, Chief Executive Officer
DATE: 2022 December 15

MLHU STRATHROY DENTAL CLINIC – CONTRACT AWARD FOR DESIGN AND BUILD

Recommendation

It is recommended that the Board of Health:

- 1) Receive Report No. 72-22, re: “MLHU Strathroy Dental Clinic – Contract Award for Design and Build” for information; and*
- 2) Approve entering into a contractual agreement with CCS Engineering & Construction Inc. for the design and build of the Strathroy Dental Clinic.*

Key Points

- To respond to funding received by the provincial government to expand the Ontario Seniors Dental Care Program, the Middlesex-London Health Unit has entered into a lease at The Shops on Sydenham (51 Front St, Strathroy) for the build of a new dental clinic.
- A competitive bid was issued for the design and build of the Strathroy Dental Clinic.
- Using a set of standardized evaluation criteria, such as cost, dental clinic construction experience, and service, the highest-scoring proposal was provided by CCS Engineering & Construction Inc.
- The Request for Proposal (RFP) value for the design and build of the Strathroy Dental Clinic is approximately \$438,300 plus HST.

Background – Capital Funds and Expected Costs

To address wait times and expand the Ontario Seniors 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. To support operation of the clinic, MLHU issued a request for proposal (RFP) on November 4, 2022, for the design and build of the clinic. The RFP closed on December 5, 2022. During this time, there were open periods for questions from vendors to clarify information or expectations.

The capital funding provided to MLHU is intended to cover the design and build (RFP 22-01), as well as the purchase and installation for the majority of necessary dental equipment (RFP 22-02). The two RFPs were issued at the same time to ensure that combined costs did not exceed the allotted \$1,050,000 budget. Other expected costs that will utilize capital funding, which was out of scope for both RFPs, includes the following:

- Purchase of office, IT and building security equipment (e.g., workstations, monitors, panic alarms, lockers, etc.) – expected cost of \$80,000-\$90,000
- Potential upgrade or replacement of the HVAC system in the leased space – expected cost of \$19,000-\$30,000
- Interior design of the clinic (e.g., flooring, paint, etc.) – expected cost of approximately \$5,400

Request for Proposal (RFP) Results

At the time of RFP closure, 3 bids had been received. Bids were solicited through the e-procurement solution, Biddingo. These bids were assessed by an evaluation committee of eight (8) team members, including representation from senior leadership, management, and front-line staff. Evaluation criteria to assess the bids were based on 1) reasonableness of cost, 2) experience/evidence of ability, 3) build schedule timing, 4) personnel and qualifications, and 5) value-added benefits and/or anticipated challenges.

The evaluation committee met on December 7, 2022, to review the evaluation results, and recommended CCS Engineering & Construction Inc. as the preferred vendor. They have been recommended given that they scored the highest and met the budgetary costing requirements. Based on this proposal, the design and build of the Strathroy Dental Clinic is expected to cost around \$438,300 plus HST.

The scope of work includes, but is not limited to:

- Development of overall dental clinic construction proposal
- Estimation of project costs
- Coordination with project teams
- Advising on other relevant project deliverables

CCS Engineering & Construction Inc. has over 19 years of experience designing, project managing and constructing dental offices. As conveyed in their proposal, they have a vast grasp of the whole process from inception through to completion. The assigned project staff from CCS also have thorough experience and knowledge collaborating with dental supply companies, such as Henry Schein. References include the Windsor-Essex County Health Unit, Harmony Dental Windsor, and the Dental Health Centre.

Next Steps

MLHU is seeking the Board of Health's approval to award contracts to the proposed vendors for design and build of the Strathroy Dental Clinic. This approval is necessary to proceed with timely contract negotiations and fit up of the leased space. The target opening date for the dental clinic, pending initiation of construction, is May 1, 2023.

This report was prepared by Privacy, Risk and Project Management team, Healthy Organization Division.



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