

# Exhibit 1

Case# 25-0009-1

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## **Extreme Temperatures and Testing Interruptions**

During the investigation, several SHC personnel alleged that the heating, ventilation, and air conditioning (HVAC) system does not properly regulate the temperature throughout the Druid SHC.<sup>7</sup> These SHC personnel stated the temperature inside the Druid SHC can become extremely hot. One BCHD employee reported the indoor temperature to be 90°F on a workday in March 2021. During the OIG site visit to the Druid SHC, the office temperature was higher than the thermostat setting in the staff office area (Figure 7).

*Figure 7: Room temperature higher than thermostat setting (left) and SHC staff office area where thermostat is located (right)*



Multiple Druid SHC personnel reported instances when rapid testing for Human Immunodeficiency Virus (HIV) and Hepatitis C Virus (HCV) were halted due to the high building temperatures. Relevant correspondence obtained by the OIG suggested extreme temperatures could cause inaccurate test results or otherwise impact proper storage of the test kits. According to the manufacturer's test guidelines, the recommended storage temperature for the Rapid HIV tests is between 35°F and 80°F; the recommended storage temperature for the Rapid HCV tests is between 36°F and 86°F. If the tests are stored outside of these ranges, the kit controls must be run to ensure the tests are working sufficiently.<sup>8</sup>

During the site visit, the OIG observed boxes of OraQuick Advance Rapid HIV and OraQuick Rapid HCV tests that were marked "expired". The OIG was unable to determine if the expiration resulted from temperature irregularities, though such irregularities outside of the manufacturer's guidelines could lead to wasted tests. The Code of Maryland Regulations (COMAR) Chapter 10.10.12.09 states that public health testing personnel must follow the manufacturer's test specifications and instructions, including being aware of precautions and warnings for the tests.

According to the BCHD manager, the Druid SHC's laboratory needs a separate HVAC system from the rest of the building in order to maintain a consistent temperature for testing operations. The BCHD

<sup>7</sup> None of the personnel were skilled HVAC professionals and the OIG did not solicit the expertise of DGS's HVAC unit.

<sup>8</sup> Package inserts for the OraQuick Rapid HIV and OraQuick Rapid HCV tests can be found on the Federal Drug Administration's (FDA) website. (<https://www.fda.gov/media/73607/download>) ([https://www.accessdata.fda.gov/cdrh\\_docs/pdf8/p080027s001c.pdf](https://www.accessdata.fda.gov/cdrh_docs/pdf8/p080027s001c.pdf))

### **REPORT FRAUD, WASTE AND ABUSE**

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*This public synopsis is only a summary of a more comprehensive report of investigation submitted to the appropriate City management official*

manager said that they have requested HVAC upgrades as part of the City's Capital Improvement Program (CIP).<sup>9</sup> This request is reflected in correspondence between BCHD and DGS.


### **Future Plans for Druid SHC**

The BCHD Deputy Commissioner told the OIG that they are aware of concerns with the Druid SHC building, including the ongoing rodent issues. The BCHD Deputy Commissioner also stated Druid SHC is the next BCHD building to receive CIP funding for renovations. According to the BCHD Deputy Commissioner, the BCHD is reviewing the possibility of purchasing a different building, completing renovations, and moving the Druid SHC into the renovated building. Additionally, the BCHD Deputy Commissioner stated the BCHD could apply to use funding from the American Rescue Plan Act to assist with improvements and upgrades.

### **Conclusion**

The OIG's observations during its site visit to Druid SHC raised concerns about BCHD's compliance both with OSHA environmental regulations and with employee health and safety requirements in the City's MOUs with labor unions. Additionally, SHC personnel told the OIG that high temperatures in the Druid SHC have caused interruptions to rapid testing services for patients. These irregular temperatures could lead to the potential waste of test kits and may violate provisions of COMAR regarding proper public health testing. Lastly, the OIG learned from BCDC management that BCHD is planning to complete improvements to—or possibly relocate—the Druid SHC because of the ongoing facility concerns.

Sincerely,



Isabel Mercedes Cumming, Inspector General  
Office of the Inspector General

Cc: Hon. Brandon M. Scott, Mayor of Baltimore City  
Hon. Nick Mosby, President, City Council  
Hon. Bill Henry, Baltimore City Comptroller  
Honorable Members of the Baltimore City Council  
Hon. Jim Shea, City Solicitor

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<sup>9</sup> According to the City's Department of Planning website, "A capital improvement is a long-term investment, typically in physical infrastructure, such as roads, monuments, public buildings, parks, or art."  
(<https://planning.baltimorecity.gov/planning-capital-improvement>)

# Exhibit 2

Case# 25-0009-1

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Baltimore City Health Department  
1001 E. Fayette Street • Baltimore, Maryland 21202  
*Brandon M. Scott, Mayor*  
*Letitia Dzirasa, M.D., Commissioner of Health*

**TO:** Isabel Mercedes Cumming, Inspector General  
**FROM:** Letitia Dzirasa, M.D., Commissioner of Health  
**CC:**  
**SUBJECT:** OIG Case #21-0032-I  
**DATE:** September 21st, 2021

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This memo is written in response to the Office of the Inspector General (OIG) Case #21-0032-I Management Alert that examined unsanitary conditions and maintenance issues at the BCHD Druid Health Center. We appreciate the time and effort that the OIG invested speaking with staff and visiting our Druid Health Center (DHC) at 1515 W. North Ave. to investigate complaints regarding unsanitary work conditions.

BCHD has been aware of the infrastructure and operational challenges and concerns raised by staff for some time. Accordingly, we work regularly with the Department of General Services (DGS) to address them, when necessary, which is often.

BCHD has been operating a health clinic at 1515 W. North Avenue for over approximately 60 years. The building is old, deteriorating, and not up to code. The temperature issue is longstanding due to the age of the HVAC system. In December 2020, there was no heat for several days as the boiler finally gave out. A temporary boiler was installed, and we continue to operate with the temporary boiler in place while a custom boiler is built, which ultimately may not be a long-term solution. Temperature fluctuations within the building have continued and impact our staff, clients and community partners. A right of entry was provided to DGS on January 20, 2021, so a permit could be issued to start the work. Due to the validity of a vendor's business license in the City, the Permit Office will not release the work permit until the matter is resolved. As a result, the boiler installation is pending resolution of the vendor's business license. DGS is working through one of its vendors to fulfill the request for air conditioning units. The building needs a full HVAC system replacement and in our FY22 Capital Improvement Program (CIP) request we allocated \$150,000 to cover design fees for a partial HVAC system upgrade.

Regarding the observation of expired Oraquick HIV and HCV test kits, the kits depicted in Exhibit 7 did expire due to temperature fluctuations in the building and are no longer able to be used for testing patients. Long-term matters of this kind could have possible fiscal implications. We, however, are using the expired test kits for the purposes of staff training. COMAR regulations

governing public health testing have been adhered to by BCHD and test kits affected due to the temperature fluctuations are pulled aside and clearly marked (as shown in Exhibit 7). BCHD has an open work order with DGS to have air conditioning units installed in our stat lab to ensure appropriate temperatures are maintained to house test kits and reagents.

Pest control continues to be an issue at the DHC and the agency has worked with DGS to establish pest control services at the building with vendor services scheduled every 2 weeks, removing old traps and installing new ones, as an alternative to treatments such as dusting and spraying. Regrettably, due to delays in payments to the contracted pest control vendor, lapses in pest control services at the site continue. The contracted janitorial vendor has communicated to BCHD that removal of dead rodents is outside of their scope of services with the City. BCHD has communicated these issues to DGS with hopes of expeditious resolution. In hopes of a temporary resolution to the pest issues, BCHD clinical staff cleaned out storage areas in the basement of the building in April/May 2021. To date, this effort has had minimal impact on the rodent issue. Over the next 2 weeks, DGS will perform on onsite inspection to also identify and eliminate potential rodent points of entry.

As noted in the management alert, rodent issues have persisted in part due to the outside dumpster which was previously accessible to the public in the BCHD staff parking lot. BCHD worked with DGS to increase the frequency of trash pickup at the site last year. DGS responded to our requests and specific dumpster situation by fencing off the parking lot and installing a gate that is locked each evening when the building closes. The fence was installed a few weeks ago after being delayed for some time due to worldwide supply chain issues because of the COVID-19 pandemic. The fence, installed in July 2021, has prevented illegal dumping in our dumpster in the parking lot. We are now experiencing challenges with the public dumping trash outside the fence on the sidewalk alongside the building. DGS will be discussing this matter with the Baltimore Police Department. One possible, and unfortunately expensive, solution is to add a mobile security patrol after-hours route to reduce the prevalence of illegal dumping. DGS will also discuss with Baltimore City Department of Housing and Community Development the potential for illegal dumping surveillance cameras at that location.

BCHD has an open and active work order with DGS to address leaks associated with the roof, which is in desperate need of replacement. When it rains, water pools in the basement due to the floor drain clogging. The more permanent solution is a roof replacement and DGS currently has \$700,000 for replacement from previous CIP allocations. The roof replacement project is on hold until after the HVAC project is completed as there is potential for the installation of the roof top HVAC units to cause damage to the new roof. It is also on hold pending final decisions related to potential ARPA funding to support DHC renovation versus new build (see concluding paragraph). This building is on a list of facilities with damaged and missing ceiling tiles, that will be replaced once DGS receives an order of tiles that is pending receipt. As with other supplies and materials,

we have found that ceiling tiles have been difficult to procure because of pandemic supply chain issues.

Appropriately, BCHD enters work orders to have the drain snaked after each heavy rain. Our clinical programs have several storage areas located in the basement and when water pools our files and other supplies are sometimes endangered, which long-term could have fiscal implications, due to possibly rendering supplies unusable. We have taken steps over the past few years to purchase and install shelving units in the basement to help with this issue; however, pooled water in the basement continues to be a hazard to staff who may need to access files or supplies at times, while we wait for the drain to be snaked to remove clogs. While most maintenance efforts at this facility have tended to be reactionary in nature, due to resource allocations, over the next two weeks, DGS indicated they will perform an assessment of the location to identify systems that are not working at “optimal or satisfactory” levels.

BCHD advocates to ensure it can provide high quality care in an environment that is safe, comfortable, and respectful of our employees and the residents we serve. Based on the current condition of the DHC building, this is challenging. As noted in your management alert, BCHD has allocated Capital Improvement Program (CIP) funds to address ongoing temperature issues and for interior renovations in FY22. An additional \$700,000 for construction was planned to be requested in FY23. This approach of requesting design and construction CIP funds in separate years is by design. Design activities will be initiated following final determination around ARPA funding for a complete facility renovation versus a new build. DGS is collaborating with BCHD on the drafting of an ARPA proposal and has provided cost estimates and justification language generated for an ARPA-funded HVAC replacement at the site. As previously noted, the agency is also including two options, in its ARPA request to the City, that would address the many challenges that come along with operating in a facility that has served its useful life; specifically, an option for full renovation to address the matters cited in your report in the existing building or purchase of a different building that can be built-out to house a newly relocated DHC.

# Exhibit 3

Case# 25-0009-1

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Point Forecast: Baltimore MD  
39.32N 76.63W (Elev. 200 ft)

Last Update: 10:29 am EDT Jun 25, 2025

### Hourly Weather Forecast Graph

[hide menu](#) [XML](#)

Weather Elements	Fire Weather	Aviation Weather
<input checked="" type="checkbox"/> Temperature (°F) <input checked="" type="checkbox"/> Dewpoint (°F) <input checked="" type="checkbox"/> Heat Index (°F)	<input type="checkbox"/> Mixing Height <input type="text" value="x100ft"/> <input type="checkbox"/> Trans. Wind <input type="text" value="mph"/> <input type="checkbox"/> Vent Rate (x1000 mph-ft) <input type="checkbox"/> Atmospheric Dispersion Index <input type="checkbox"/> Low Visibility Occurrence Risk Index	<input type="checkbox"/> Ceiling Height <input type="checkbox"/> Visibility
<input type="checkbox"/> Surface Wind <input type="text" value="mph"/> <input type="checkbox"/> Sky Cover (%) <input type="checkbox"/> Precipitation Potential (%) <input type="checkbox"/> Relative Humidity (%)		
<input type="checkbox"/> Rain <input type="checkbox"/> Thunder <input type="checkbox"/> Fog		

48-Hour Period Starting:



### Additional Forecasts & Information

- [International System of Units](#)
- [7-Day Forecast](#)
- [Hazardous Weather](#)
- [Past Weather Information](#)
- [Forecast Discussion](#)
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