



985 Michigan Federal Building

Detroit, Michigan

FACT SHEET

July 27, 2023

Water Quality Investigation

BUILDING SNAPSHOT: The 857,235 gsf Federal Building and Garage (MIDF) facility at 985 Michigan Avenue in Detroit, MI was constructed in 1995 and acquired by GSA in 2015. The IRS occupies 60% of the Federal Building’s assigned square footage. Half of the IRS’s national print operation is housed in the building. Construction for a prospectus project to modernize and backfill the building started in 2018 and was substantially complete in 2022.

SITUATION:

- 5/25/23: Initial test results received indicating bacterial slime and elevated metals
- 6/5/23: Building closed
- 7/18/23: Test results show *legionella* in the building’s cooling towers and drinking water. Additionally, the results showed the drinking water has metal levels above the EPA Primary Drinking Water Standards

ACTIONS:

- 6/2/23: Communication with the Designated Official initiated, with follow up meetings on June 12th and 14th, and July 13th and 19th.
- 6/5/23: Notice of Building Closure, FENS issued
- 6/9/23: Initial EHSF Notice issued
- 6/12/23: Start of daily notifications to tenants
- 6/29/23: Began weekly all-tenant meetings
- 7/7/23: An initial remedial flush was completed
- 7/10/23: Initial site visit by GSA Subject Matter Expert to review system infrastructure
- 7/11/23: Follow-on testing found copper and lead above EPA primary drinking water standards at limited locations
- 7/13/23: R5 met with CDC and are following guidance
- 7/18/23: Pilot Project to replace two tenant hot water heaters with point-of-use heaters awarded
- 7/21/23: Cooling towers cleaned after being identified as priority action. Follow up testing (7/27/23) and pending results will confirm the effectiveness of these actions
- 7/25/23: Follow up EHSF Notice issued
- 7/25/23: Conducted entrance conference with OSHA
- 7/25/23: Issued a Notice to Proceed to IWC Innovations to complete an Immediate Remediation Plan, execute the remediation, and assist R5 in the completion of a long term Water Management Plan
- Ongoing tenant communications include daily email updates and a weekly virtual meeting with Q&A
- Ongoing effort by GSA Subject Matter Experts to identify deficiencies in the existing plumbing system and plan necessary corrective actions
- Ongoing flushing and testing will be carried out over the next few weeks and refined as we receive test results

<u>MILESTONES</u>	<u>Date</u>
Building Closed	6/5/23
Initial Remedial Flush	7/7/23
Cooling Towers Mitigated	7/21/23
Post-Flush Summary Report Issued	7/25/23
Notice To Proceed issued to IWC	7/25/23



Aerial view of 985 Michigan showing the main building and parking garage. Cooling towers are adjacent to the parking garage.

Property Manager: Shalimar Johnson
Project Manager: Thomas Hennigan
Contracting Officer’s Representatives: Troy Brown (JLL), Chris Yezbick (IWC)
Environmental Branch Manager: Massiel Lucca-Amador
Service Center Director: Sylvia Hermann
Facilities Management and Services Programs Director: William Renner

PROJECT CONTACT:

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REFERENCES:

[Notification Letter 7/25/23](#) and [Summary of Test Results](#)