



985 Michigan Federal Building

Detroit, Michigan

FACT SHEET

September 21st, 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
- 6/5/23: Notice of Building Closure, FENS issued
- 6/9/23: Initial EHSF Notice issued
- 7/7/23: An initial remedial flush was completed
- 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
- 7/21/23: Cooling towers cleaned after being identified as priority action. Follow up testing show no legionella
- 7/25/23: Follow up EHSF Notice issued
- 7/25/23: Issued a Notice to Proceed to IWC Innovations to complete an Immediate Remediation Plan and envelope a long term Water Management Plan
- 8/3/23: Pilot project to replace two customer hot water tanks with Point-of-Use equipment is complete
- 8/10/23: Draft Environmental Assessment and Immediate Remediation Plan issued to GSA which advises GSA to install filters on water sources for re-occupancy
- 8/28/23: GSA began Phase 1 of the filter installation project.
- 8/30/23: Final version of the Environmental Assessment and the Immediate Remediation Plan is distributed
- Phase 1 test results are anticipated on 9/26/23. The estimated phase I opening is planned for 10/2/23 pending the culture test results are negative.
- 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
- Ongoing weekly flushing that includes tenant space

<u>MILESTONES</u>	<u>Date</u>
Building Closed	6/5/23
Cooling Towers Mitigated	7/21/23
Notice To Proceed issued to IWC	7/25/23
IWC Onsite Investigation Complete	8/2/23
Environmental Assessment and Immediate Remediation Plan Issued	8/30/23
Phase 1 estimated reopening date	10/2/23 (est)



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

Project Team:

Project Manager: Thomas Hennigan, thomas.hennigan@gsa.gov

Property Manager: Shalimar Johnson

Contracting Officer’s Representatives: Troy Brown (JLL), Chris Yezbick (IWC)

Environmental Branch Manager: Massiel Lucca-Amador

Service Center Director: Mark McCreedy

Facilities Management and Services Programs Director: William Renner

REFERENCES:

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

