



985 Michigan Federal Building

Detroit, Michigan

FACT SHEET

October 27th, 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 biofilm 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
- 7/11/23: Follow-on testing found copper and lead above EPA primary drinking water standards at limited locations
- 7/21/23: Cooling towers mitigated
- 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
- 8/28/23: GSA began filter installation project
- 8/30/23: Final version of the Environmental Assessment and the Immediate Remediation Plan is distributed
- 9/25/23: GSA awarded a design contract for plumbing infrastructure improvements to IWC
- 9/27/23: FEN issued for partial reopening (Lower Level and First Floor). Fully acceptable test results have been received for those locations
- 10/12/23: IRS Print Shop resumed normal operations.
- 10/19/23: Installation of filters is complete. The estimated reopening of the remaining areas is projected to be 11/16/23
- 10/19/23: Held the Phase 1 Town Hall for IRS Print Shop
- GSA has posted signage and information on open floors in the building describing the water management measures in place
- Ongoing tenant communications include daily email updates and a weekly virtual meeting with Q&A

<u>MILESTONES</u>	<u>Date</u>
Building Closed	6/5/23
Cooling Towers Mitigated	7/21/23
Environmental Assessment and Immediate Remediation Plan Issued	8/30/23
Phase 1 Reopening Date	9/27/23
Start of Phase 2 Filter Installation	10/2/23
IRS Print Shop Reopened	10/12/23
Phase 2 Reopening (est.)	11/16/23 (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 9/26/23](#) and [Summary of Test Results](#)

