



985 Michigan Federal Building

Detroit, Michigan

FACT SHEET

November 28th, 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
- 7/21/23: Cooling towers mitigated
- 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).
- 10/12/23: IRS Print Shop resumed normal operations.
- 10/19/23: Installation of filters is complete. Post filter testing is ongoing every two weeks to confirm no legionella i
- 10/19/23: Held the Phase 1 Town Hall for IRS Print Shop
- 11/14/23: Held the Phase 2 Town Hall meeting for 400+ attendees.
- 11/28/23: The full building is reopen
- GSA has posted signage and information on open floors in the building describing the water management measures in place

NEXT STEPS:

- Ongoing tenant communications include daily email updates and a weekly virtual meeting with Q&A
- Plumbing modifications to the hot water circulation system are being designed and will begin in December.
- Additional plumbing modifications are being scoped and designed. An initial draft design due in February will provide more detail with preliminary phasing.

MILESTONES	Date
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	11/28/23
Plumbing System Modifications: 60% Design submittal	Feb '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 McCready

Facilities Management and Services Programs Director: William Renner

REFERENCES:

[Summary of Test Results](#) and [Reading Room](#)

