



### 985 Michigan Federal Building Detroit, Michigan

### FACT SHEET Water Quality Investigation

August 11th, 2023

**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
- 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
- 7/11/23: 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
- 8/2/23: Work began to correct the hot/cold water cross-connect issue. Work completed 8/11/23. Observation required to confirm effectiveness of alterations
- 8/3/23: Pilot project to replace two customer hot water tanks with Point-of-Use equipment is complete
- 8/10/23: IWC delivered the draft Environmental Assessment Report which assesses risks that will be addressed in the Water Management Plan and associated Remediation 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
- Ongoing weekly flushing that includes tenant space

<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
IWC Onsite Investigation Complete	8/2/23
Environmental Assessment draft report received	8/10/23
Immediate Remediation Plan due	8/16/23



*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, (872) 271-6598,  
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**Property Manager:** Shalimar Johnson

**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

**REFERENCES:**

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