



DATE: November 1, 2023

FROM: Mark A. McCready, Michigan Service Center Director, Northern Service Center  
Operations Division  
GSA Region 5 Public Buildings Service

TO: Operations and Maintenance Services, K'oyit'ots'ina, Limited (K Corp)  
Custodial Services, Americlean Janitorial Services Corp  
General Services Administration (GSA)  
Patrick V. McNamara Federal Building Tenant Agencies

CC: Angel Dizon, Regional Commissioner  
Rob Green, Deputy Regional Commissioner  
Michele Sharples, Director Northern Service Center Operations Division  
William Renner, Director, Facilities Management Services Programs Division  
Massiel Lucca Amador, Manager, Energy, Environmental, & Sustainability Branch  
Thomas Hawkins, Regional Counsel  
Robert Foltman, Regional Counsel

SUBJECT: Notification Concerning Cooling Tower Legionella Testing Results

On August 1, 2023, GSA was notified of the detection of legionella above the thresholds recommended by the Centers For Disease Control And Prevention (CDC) within one cooling tower located in the roof of the Patrick V. McNamara Federal Building at 477 Michigan Avenue, in Detroit, MI.

CDC guidance defines less than 10 CFU/mL (non-potable) as thresholds for systems where legionella growth appears to be well controlled. Legionella was detected in the cooling tower as follows:

- Tower #1 - 10 CFU/mL\* (Legionella species not pneumophila) \*test results were rounded to nearest whole number

The cooling tower exceeded the CDC recommended threshold of less than 10 CFU/mL.

Upon receipt of testing results, GSA's operations and maintenance contractor, KCorp, began implementing the following corrective actions.

- Adjusted the chemical feed pumps and altered the conductivity to sanitize the cooling tower.
- Drained the cooling tower completely and shut down its operation for the winter months.



- Cooling tower will be sanitized this fall.

Follow up testing will be conducted once the disinfection plan is completed in the next few weeks and results will be shared once received.

GSA is committed to providing safe and healthful workplaces for federal customer agencies in support of their mission.

Additional information:

- The building's upper air intakes are located one roof level below the cooling towers, which is approximately 150 feet from the cooling towers. This exceeds the CDC's recommendation to locate cooling towers at least 25 feet from building air intakes to ensure that the cooling tower's drift plume is not drawn into a ventilation system.
- The air handlers which provide ventilation in the building are installed with MERV-15 filters and UV lights to cleanse the air of bacteria, fungi and other harmful microorganisms.
- The water in the cooling tower is entirely distinct from the water used in restrooms and kitchenettes, and there is no interconnection between them. Regular sampling for cooling towers is an integral aspect of our water treatment procedure to verify the effectiveness of the added chemicals. In the event of elevated results, the water treatment provider can make adjustments to the chemical treatment plan or undergo a straightforward cleaning process to resume normal operations promptly.

Please ensure your affected employees and contractors, and their respective employees, are notified of this information so appropriate precautions are taken. Employees and contractors can be referred to available CDC and OSHA guidance below, which outline risks of exposure.

- CDC's "[Legionnaires' Disease Fact Sheet](#)"
- CDC's "[Legionella \(Legionnaires' Disease and Pontiac Fever\): Causes, How it Spreads, and People at Increased Risk](#)"
- OSHA's "[Legionellosis \(Legionnaires' Disease and Pontiac Fever\)](#)"

This letter serves as GSA's notification, per GSA Order PBS 2400.1, Risk Management Notification. GSA will continue to provide updates as the situation progresses.

If you have any questions, please feel free to contact GSA Supervisory Property Manager Brian Green at 313-226-2628 or [brian.green@gsa.gov](mailto:brian.green@gsa.gov).