



**Western Technologies**  
An **RMA** Company

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# AHERA 3-YEAR ASBESTOS RE-INSPECTION AND MANAGEMENT PLAN UPDATE

## DISTRICT OFFICE COMPLEX

44150 West Maricopa-Casa Grande Highway  
Maricopa, Arizona  
WT Reference No. 21-823635-0

## PREPARED FOR:

Maricopa Unified School District No. 20  
44150 West Maricopa-Casa Grande Highway  
Maricopa, Arizona  
Attn: Gordon Ponticello

October 30, 2024

*Jennifer L. Anderson*  
for:

Kenna Karjala  
Environmental Project Manager

Reviewed By: David Regonini, REPA  
Technical Director, Environmental Services

GEOTECHNICAL

ENVIRONMENTAL

INSPECTIONS

NDT

MATERIALS

1805 West Drake Drive, Tempe, Arizona

(602) 437-3737

[rma-western.com](http://rma-western.com)

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Building **Confidence** from the Ground Up

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**AHERA MANAGEMENT PLAN UPDATE  
MARICOPA WELLS MIDDLE SCHOOL  
45725 WEST HONEYCUTT ROAD  
MARICOPA, ARIZONA**

**WT JOB NO. 21-823635-0**

**1.0 INTRODUCTION**

Western Technologies, Inc. (WT) representative Kenna Karjala, EPA-Accredited Inspector, conducted the update site visit for Butterfield Elementary School of the Maricopa Unified School District (the District) on October 4, 2024. WT conducted the initial site visit for this school in November 2012, and re-inspections in August 2015, March 2018, and August 2021. This update site visit consisted of driving to the site to determine that no new structures have been installed since the 2021 reinspection. This document is to be utilized in conjunction with the initial Management Plan as required by the Environmental Protection Agency (EPA), Asbestos Hazard Emergency Response Act (AHERA) 40 CFR Part 763, for this campus.

The District provided a signed acknowledgement from the architect stating that no asbestos containing building materials (ACBMs) were used in the construction of this campus. Aerial photographs from the previous inspection were reviewed by the inspector prior to this re-inspection to confirm that no new structures have been installed on the campus since the 2021 inspection.

**2.0 SUMMARY OF BUILDINGS AT THIS CAMPUS**

During the re-inspection, WT observed eight buildings installed at this campus, and no changes were observed at this campus from the 2018 re-inspection. The Maricopa Wells Middle School structures are summarized as follows:

**2.1 Maricopa Wells Middle School Structures**

The Maricopa Wells Middle School campus and structures were constructed in 2009. As indicated by McCarthy Building's affidavit of non-use of ACBMs dated July 16, 2009, no building materials containing asbestos were used or incorporated during the construction of the building. In this document, the campus was referenced as the Maricopa Wells Middle School.

### 3.0 CONCLUSION

This Management Plan is to be maintained by the District and used in conjunction with any other future reports that address asbestos for this campus. The District is required to release a notification of the existence and location of this Management Plan to parents, teacher groups, vendors, and others that may access this campus. A copy of the notification and a written description of the method of distribution shall be included with this Management Plan. Distribution of the notification shall be completed annually hereafter.

The Management Plan must be revised if new structures are installed on this campus or structures are demolished or removed from this campus. As a public document, a copy of this Management Plan must be available at the school's main office for review by anyone upon request and a copy should be maintained by the designated person. It should be noted that other EPA and Occupational Safety and Health Administration (OSHA) regulations covering asbestos, asbestos exposure, and staff training also applies to this campus.

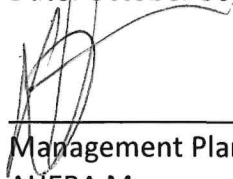
Exterior building materials are not a part of an AHERA inspection. Suspect ACBM's must be tested and verified prior to renovation or demolition of a building in compliance with the OSHA and the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations as mandated by Pinal County Air Quality. This regulation applies to all public and commercial structures regardless of the age of construction.

The District is also required by AHERA to have a person designated to oversee this Management Plan and all other AHERA duties on behalf of the local education authority (LEA) known as the Maricopa Unified School District No. 20. Acceptance, by indication of signature and date, must be made by the Designated Person and that document must be a part of this Management Plan to complete the requirements of the AHERA regulations (40 CFR Part 763.93 (v) (4)).

EPA Management Planner:

David Regonini

Date: October 30, 2024



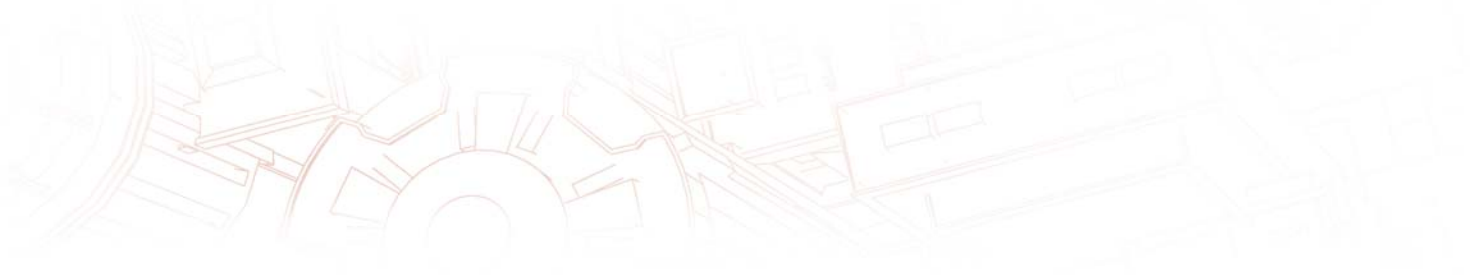
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Management Planner's Signature

AHERA Management Planner ON-4651-16626-022924

Date of Expiration: March 1, 2025

# APPENDIX A





**FIGURE A – 2023 AERIAL PHOTOGRAPH**

**District Office Complex  
44150 West Maricopa-Casa Grande Highway  
Maricopa, Arizona**



**DIAGRAM NOT TO SCALE**

	Reviewed: D. Regonini	Date: 10-08-2024
	Client: Maricopa USD #20	Prepared By: K. Karjala
	Western Technologies Inc.	
	Job No. 21-823635-0	Figure No. A

## ANNUAL NOTIFICATION

**DATE:** October xx, 2024

**TO:** Workers, Building Occupants, Tradesmen, and Outside Service Providers

**FROM:** Maricopa Unified School District No. 20

**REFERENCE:** **District Office:** Asbestos Hazard Emergency Response Act (AHERA) 40 CFR Part 763 – Asbestos-Containing Materials in Schools; Final Rule and Notice, October 30, 1987, 763.84 General locate education agency responsibilities.

The above referenced regulation mandated by the Environmental Protection Agency (EPA) is for schools K-12. Under this program, notification is required to inform at least once each year to notify building occupants about inspections, response actions, and post-response action activities, including periodic reinspection and surveillance activities that are planned or in progress.

*Statement: The AHERA Management Plan (MP) for the District Office Complex located at 44150 West Maricopa-Casa Grande Highway, Maricopa, Arizona, was completed in November 2012 and updated August 2015, March 2018, August 2021, and October 2024. The MP is available for review at the District Office and at the main office of the District Office.*

If you have any questions, please contact the person responsible for this program (Designated Person).

Name: Gordon Ponticello

Telephone Number: 520-568-5100 ext. 1183

**LEA DESIGNATED PERSON  
TRUE AND CORRECT STATEMENT  
DESIGNATED PERSON ACKNOWLEDGEMENT**

The general local education agency, responsibilities as stipulated by 40 CFR §763.84 have been met or will be met in accordance with AHERA.

Acknowledgement of designated person: The person identified below accepts the position of the Designated Person as stipulated in AHERA and the responsibilities that this position requires.

**NAME:** Gordon Ponticello, Maintenance Coordinator

**TITLE:** AHERA Designated Person

**ADDRESS:** 19595 North Taft Avenue, Maricopa, Arizona 85139

**TELEPHONE NUMBER:** 520-568-5100 ext. 1183

**SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_



# APPENDIX B



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# THE ASBESTOS INSTITUTE

*Certifies that*

## Kenna Karjala

has attended and received instruction in the EPA approved course

### AHERA Building Inspector Refresher

Approval Code: CA-089-06

on

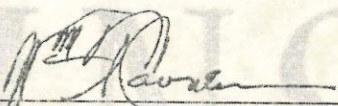
### February 28, 2024

and successfully completed and passed the competency exam.

Certificate:  
4608-17486-022824

Date of Examination:  
28-Feb-2024

Date of Expiration:  
28-Feb-2025



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William T. Cavness  
Director



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Approved Instructor

THE ASBESTOS INSTITUTE

20033 N. 19<sup>th</sup> Ave, Building 6, Phoenix, AZ 85027  
602-864-6564 – [www.theasbestosinstitute.com](http://www.theasbestosinstitute.com)

*The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.*

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# THE ASBESTOS INSTITUTE

*Certifies that*

## David Regonini

has attended and received instruction in the EPA approved course

### AHERA Management Planner Refresher

on

### February 29, 2024

and successfully completed and passed the competency exam.

Certificate:  
ON-4651-16626-022924

Date of Examination:  
29-Feb-2024

Date of Expiration:  
01-Mar-2025



William T. Cavness  
Director



Approved Instructor

**THE ASBESTOS INSTITUTE**

20033 N. 19<sup>th</sup> Ave, Building 6, Phoenix, AZ 85027

602-864-6564 – [www.theasbestosinstitute.com](http://www.theasbestosinstitute.com)

*The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.*





District

J R WISE PLLC

5237 W Cheryl Dr Phone: 623-547-6526  
Glendale, Arizona, 85302 Fax: 623-937-8696  
Ca Lic. 394622 E-mail: jrwisepllc@cox.net  
Az Lic ROC224396

RECEIVED

JUN 02 2009

D L WITHERS CONST

**AFFIDAVIT: NON-USE OF  
ASBESTOS CONTAINING BUILDING MATERIALS**

PROJECT: Maricopa District office

State of Arizona)

)ss.

County of Maricopa)

I, Bebera M. Wise having been duly sworn, depose as follows:

1. I am authorized to make this affidavit on behalf of J R Wise PLLC who/which is the Subcontractor on Maricopa District office
2. In Performing the Contract for the construction of the Doors + Hardware certify that no building materials containing asbestos were used or incorporated in anyway in the completed Project.

Dated this 29 day of May 2009

Contractor: J R Wise PLLC

By: Bebera M. Wise

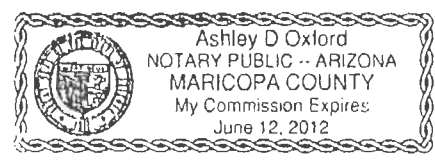
Its: Member

NOTARY INFORMATION

Subscribed and sworn to before me this 29 day of May 2009

Notary Public: Ashley D. Oxford

My commission expires: June 12 2012



Maricopa Unified School District  
District Office Complex  
44150 West Maricopa-Casa Grande Highway  
Maricopa, Arizona  
**Photographic Log**  
**WESTERN TECHNOLOGIES INC.**

WT Job No.: 21-823635-0

Date: October 8, 2024



Picture 1 – Front entrance to the Maricopa Unified School District 20 Office Complex.