



**ASBESTOS HAZARD EMERGENCY RESPONSE ACT (AHERA)  
ASBESTOS MANAGEMENT PLAN**

**DESERT SUNRISE HIGH SCHOOL**

16200 North Murphy Road  
Maricopa, Arizona  
WT Reference No. 21-823635

**PREPARED FOR:**

Maricopa Unified School District No. 20  
44150 West Maricopa-Casa Grande Highway  
Maricopa, Arizona 85138  
Attn: Gordon Ponticello

January 3, 2025

David Regonini, REPA  
Technical Director of Environmental Services  
EPA AHERA Management Planner  
#ON-4651-16626-022924 Expiration 03-01-2025

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**AHERA MANAGEMENT PLAN  
DESERT SUNRISE HIGH SCHOOL  
16200 NORTH MURPHY ROAD  
MARICOPA, ARIZONA**

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

**1.0 INTRODUCTION**

This management plan was prepared for the Desert Sunrise High School. This plan represents the initial management plan for the school.

**2.0 GENERAL INVENTORY**

The general inventory provides a list of buildings on the campus and an indication of the presence of Asbestos-Containing Building Materials (ACBMs). The new campus structures consist of the following:

Building A, Administrative Offices - no ACBM identified

Building B, Performing Arts - no ACBM identified

Building C, Classrooms – no ACBM identified

Building G, Gymnasium, Cafeteria, Multi-Use – no ACBM identified

Building H, Concessions – no ACBM identified

Building M, Sports Auxiliary – no ACBM identified

The buildings were constructed in phases from 2021 to 2022. A figure showing the school campus, which was derived from the Pinal County Assessor, is provided in Appendix A.

**3.0 INSPECTION REPORT/ARCHITECTURAL SIGN-OFF**

On October 9, 2024, Kenna Karjala, an EPA-accredited asbestos inspector with WT, walked the campus to observe the general condition of the buildings. The interior finishes were intact and in good condition. According to 40 CFR 763.99(7), an architect or project engineer responsible for the construction of a new school building can sign a statement that no ACBM was specified as a building material in any construction document for the building, or, to the best of his or her knowledge, no ACBM was used as a building material in the building. The Local Education Agency shall include the statement in the management plan for that school. Chasse Building Team has provided affidavits of non-asbestos use as provided by trades and contractors for the high school. Those affidavits and

construction documents are incorporated by reference herein. Excerpts are provided in Appendix B and referenced in lieu of an inspection.

#### **4.0 DESIGNATED PERSON**

The person designated by the Local Education Agency, Maricopa Unified School District No. 20, is Gordon Ponticello. The Designated Person's certification statement is in Appendix C.

#### **5.0 ANNUAL NOTIFICATION**

The Maricopa Unified School District No. 20 is required by AHERA to notify annually in writing parents, teachers, employee organizations and outside contracted trades of the availability of the management plan and shall include in the management plans a signed description of the steps taken to notify such organizations (40 CFR Part 763.93 (g)(4)). An annual notification form is provided in Appendix D.

#### **6.0 RESPONSE ACTIONS AND PREVENTIVE MEASURES**

Response actions prescribe costs, schedules, and action (removal, encapsulation, enclosure, repair, and operations and maintenance) to address the in-place management of friable ACBM. Since no friable ACBM was identified, response actions are not recommended. Preventive Measures address good work practices intended to mitigate the potential disturbance of friable and non-friable ACBM. Since friable and non-friable ACBM was not identified, preventive measures are not recommended.

#### **7.0 OPERATIONS AND MAINTENANCE PLAN**

An operations and maintenance plan is not required for Desert Sunrise High School since no asbestos was reported as used. An operation and maintenance plan includes provisions for employee awareness training. Since an operations and maintenance plan has been prepared for implementation at other schools within the District, it is also provided here in Appendix E. The continuation of a 2-hour awareness training is not required for Desert Sunrise High School, but may be beneficial if employees are assigned to multiple school sites.

### 8.0 MANAGEMENT BUDGET

A summary of cost estimates for 6-month surveillance and 3-year Management Plan Updates is provided below:

- The estimated budget for six-month surveillance is \$250 per event, for a total of \$1,500 for six events, to be implemented by District staff.
- The estimated budget for awareness training annually is \$1,000, to be conducted during a single session at a campus facility, for a total of \$3,000 for three events. This itemized cost is included here since maintenance and custodial personnel may have assignments at other school sites within the District where asbestos has been identified or assumed.

### 9.0 MANAGEMENT PLANNER ACCREDITATION STATEMENT

I, David Regonini, have met the requirements of the United States Environmental Protection Agency as a Management Planner under the Asbestos Hazard Emergency Response Act through completion of an accreditation course and annual refreshers. My Management Planner accreditation is presented in Appendix F.

EPA Management Planner: David Regonini  
Date: January 3, 2025



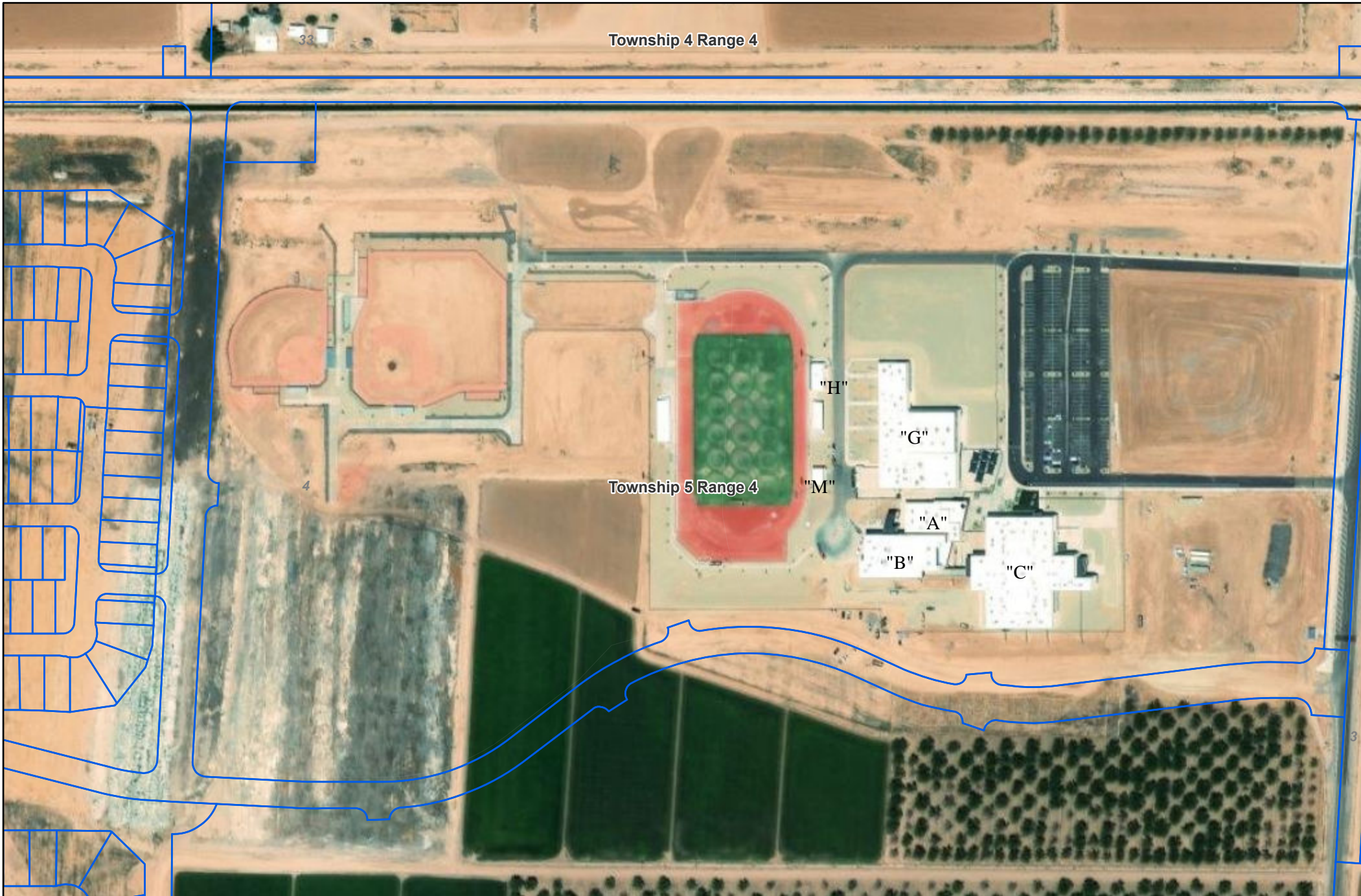
Management Planner's Signature  
AHERA Management Planner #ON-4651-16626-022924  
Expiration 03-01-2025

# APPENDIX A



10/24/14

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# APPENDIX B



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# APPENDIX C



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# APPENDIX D



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# APPENDIX E



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# APPENDIX F



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