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In Focus

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Construction and Facility Services (CFS) Employee News Update

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Customer Service main focus for CFS Facility Management Division



Facility Management
Sr Mgr Scott Lazar

With more than 280 locations around the Greater Houston area, the CFS Facility Management (FM) Teams are keeping Customer Service as their Number One priority. Together the 400-plus employees affect each and every student, staff member, and visitor on a daily basis. This is also true of the Operations - Custodial and Ground Teams. FM Sr Mgr Scott Lazar says maintenance workers must balance deep technical knowledge with a friendly and informative demeanor. They solve issues while smiling.

"This is not easy to do with the extreme Texas temperatures and unseasonable humidity in often cramped working spaces," Mr. Lazar said.

The biggest concern so far this year for the FM Team has been the Heating Ventilation & Air Conditioning (HVAC) systems. Recent swings in temperatures stress building structures, green spaces, spike electricity use, and cause performance issues for HVAC systems. Mr. Lazar said FM's priority is the best classroom environment.



FM Team (l to r) Rodney Saunders (DDC Controls), Tim Frazier (Environmental), Clif Rapiere (Area 3), Ernest Palomo (Area 2), Nate Norris (Plumbing), Hector Bello (Electrical), Alfred Hoskins (Area 1), Christine Manrique (Secretary).



Anderson Elementary School Principal Dr. Roslyn Vaughn shares thanks for CFS Custodial Team Leader John Perry (pictured at right)

"Thank you, Mr. Perry, for the very informative, detailed account of our campus rodent problem and how it is being handled. You covered all the bases, and identified issues to be addressed immediately. Thank you for putting the safety of students and employees first!" *Nice work, John!*



New long-term partner for LEED certification



According to Facility Management Sr Mgr Scott Lazar, more maintenance Team Members will be on the new school design committees. They take into account each school's structure, energy efficiency, academic needs, and most importantly, campus servicing and repair capabilities. Leadership in Energy and Environmental Design (LEED) standards are required for new buildings across the district.

"Some of the issues that concern maintenance crews are vaulted ceilings, special light bulbs, replacement filters, and other supplies that keep the schools within LEED parameters," added Mr. Lazar. The architects will be instrumental in ensuring that school maintenance is feasible with proper equipment and affordable supplies.

DDC Controls Manager Rodney Saunders said, "We also need to make sure that the new structures will be designed with dedicated outside air units. These should be placed in the mechanical room and not on the roof, so as to be safer for our crews. This also will allow us to respond more quickly."

There are 31 schools on the active district LEED list, five are Certified, four have achieved Silver status, and one has achieved Gold status.



Leroy Taylor Cunningham ES
LEED Gold since June 2012