

Nebraska State Capitol

# **Office of the Capitol Commission**

**Annual Report  
2008**

# **Capitol Collections Program-**

Office of the Capitol Commission November 2007-2008

## **Program Activity-**

- Continued work on the National Historical Publications and Records Commission grant:
  - Selected a database and converted our legacy data
  - Hired Project Archivist who has:
    - processed construction era materials
    - entered material information in database
    - created finding aids for this material
    - begun processing post-construction materials
    - consolidated records from Archives and 7<sup>th</sup> floor
    - created one comprehensive record grouping of all projects in printed index and searchable computer form
  
- Inventoried historic Capitol related materials held by the Nebraska State Library
  - Added donated Capitol related items to the Capitol Collections
  - Helped provided better storage for remainder
  - Recommended future preservation actions

## **New materials added to our collections:**

Number of donors: 9

Number of items donated: 39

Total number of OCC purchases: 47

Examples of items added to the collections:

- Historic images documenting the building and its construction
- Ephemera featuring images of the building such as: commemorative coins, match book, letter opener, framed prints, first day postal covers and a porcelain plate.
- Books and journals related to the history of the building or the artisans who contributed to the building

## Collections

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While investigating attic access during the West Chamber Restoration Project, Office of the Capitol Commission staff found a working drawing in the attic space above the Speaker's Niche. The Guastavino Company drawing is related to the decorative tile work in the speaker's niche. The drawing, left behind by the masons after they completed their work, proved to be one that was not represented in the Capitol Collection. Since its transfer to the archive, the drawing has been flattened and will be documented and entered into the new database.



Capitol Archivist Karen Wagner and Facility Maintenance Supervisor Brett Daugherty lay out the drawing in preparation for removal from the attic space.



Contract Archivist Kent Randell assists Wagner in rolling the drawing in acid free cardboard in preparation for removal from the attic space.

The Restoration of the West Chamber led OCC staff to investigate the collection of pounce paper patterns used to transfer designs onto the walnut ceiling of the chamber. The papers, which had been rolled up and stored at the end of construction were brought out of storage for inspection and cataloging.



Above, Capitol Architect Tom Kaspar discovers an insect infestation inside a roll of paper. At right, the insect nest was removed using a vacuum and soft brush.

Before documentation and cataloging papers must be flattened. This is achieved by humidification. The rolled paper is placed on top of a moisture source. In this case blotter paper wetted with distilled water is placed on a table. Gortex, a fabric that is fuzzy on the bottom and smooth on top, is used as a barrier layer between the moisture source and the paper object allowing humidity to pass through with no actual water touching the paper. A mylar cover placed on top creates a greenhouse effect trapping humidity. Finally weights are placed on top of the mylar to assist in the flattening of the drawing. Image at right. The humidification process may take a few minutes or an hour, depending paper quality and how tightly the paper was rolled. Poorer quality, porous paper, like the pounce sheets absorb the humidity quickly.



After the drawing has relaxed and lies relatively flat, the drawing is removed from humidification and placed between sheets of blotter paper with weight on top. Once the drawing is completely dry, it is ready to be cleaned (if needed), documented, and placed in storage. Below, a pattern with Spanish icons is photo documented, notice the rule for scale and the card with the catalog number. At right, Archivist Wagner places a pattern in a folder for storage.



# **Capitol Tours and Special Events**

Office of the Capitol Commission November 2007-2008

## **Tours-**

During the past year over 1600 tours were given.

- 21,000 school children during Spring, 2008
- Over 80,000 visitors in Capitol
- Plus an estimated 25,000 walk through visitors
- Special tours for guests of Executive, Legislative and Judicial branches, Mayor's Committee for International Friendship, groups traveling with US State Department, classes from colleges across Nebraska to meet curriculum needs, art and architecture tours, pre-school and day care tours

## **Special Events-**

- 18 News Conferences
- 33 Wedding events
- 26 Rallies/Events on the Capitol Grounds
- 34 Displays, First Floor Rotunda, State or Non-Profit Sponsored Smithsonian Traveling Exhibit-Between Fences
- 7 Concerts, Second Floor Rotunda  
Music in Our Schools Concert Series
- 7 Capitol Dining Room Events, Private Vendor
- 20 Rotunda Ceremonies, including:
  - Martin Luther King Ceremony
  - Chief Standing Bear Ceremony
  - State Bar Association Swearing In Ceremony
  - Governor's Employee/Supervisor of the Year Ceremony
  - Girl Scouts Award Ceremony
  - Department of Education Vocational Education Awards

# Capitol Tours and Special Events

Office of the Capitol Commission November 2007-2008

## Arbor Day 2008



Because of inclement weather, the 2008 Capitol Arbor Day Ceremony was held in the 2nd Floor Rotunda. First Lady Sally Ganem was the featured speaker.

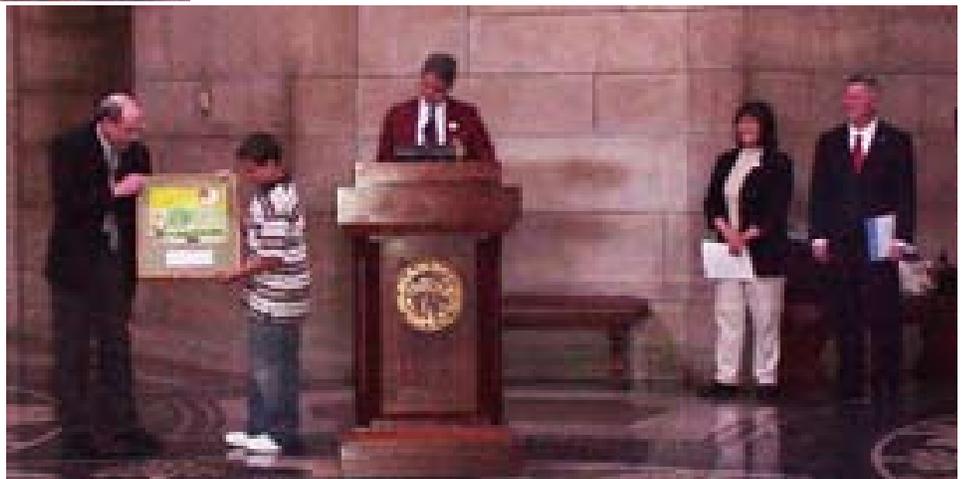


McPhee Elementary students provided music for the program.



Governor Dave Heineman provided remarks before reading the annual Arbor Day Proclamation. Standing beside the Governor l. to r. are Dr. Scott Josiah, Nebraska State Forester, Mrs. Ganem, and Jeff McCullough of the National Arbor Day Foundation.

Dr. Josiah presents Jacob from Knickrehm Elementary in Grand Island with a framed copy of his 2008 Nebraska National Arbor Day Foundation Poster Contest winning poster.



## **Capitol Custodial**

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### **Custodial-**

-Five nights/week, year around OCC custodial staff cleans 70,000 sq. ft. of Preservation space. OCC oversees Service Master contract custodial services cleaning an additional 195,000 sq. ft. of adaptive use space daily.

-OCC staff annually provides intense cleaning for 8-12 office suites after construction renovation; in addition all carpet cleaning in the Capitol and specialty cleaning of exotic finishes in all preservation spaces

-OCC staff manages recycling duties in the Capitol, primarily paper and cardboard, the recycle program since last year has doubled the amount of paper and cardboard recycled (approximately 90 tons per year)

-OCC staff has added all floor duties and has successfully integrated the contract floor crew with in-house staff and produced results that meet or exceed contract requirements

### **Grounds-**

-Since 1998 the Grounds program has restored 40 trees and over 50 shrubs to the historic Capitol landscape, most recently a on Arbor Day '08.

-Planted Chinkipin Oak replacement trees in South Parking lots

-In 2008 grounds staff finished planting and maintained the Cotoneaster shrub screening around parking lots east and south of the Capitol within the Capitol Environs District

-All of the above work is in addition to the routine daily/weekly watering, trimming and turf maintenance on the Capitol's four city block site with courtyards, the Governor's Mansion city block site and gardens, the State Office Building, Data Processing and Executive Buildings and two surface parking lots and two parking garages with surrounding landscaping. In addition winter snow removal from all sites as well as furniture moving and surplus property moves throughout the year.

## **Building Conservation-**

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### **Restoration Activity-**

- Restored and installed West Chamber roof flagpole
- Restoration of Corridor Doors on first and second floor continues  
East Hall ground floor doors restored in 2008
- Ongoing Venetian blind project, over 98 blinds restored, fabricated 6 new blinds for West Chamber
- Completed eight desk and 2 sectional bookcase restoration projects for Capitol agencies
- Restored and repaired over 70 wooden and upholstered chairs and one sofa for Capitol agencies
- Restoration of South Capitol entry doors, interior and exterior

### **Shop staff daily work-**

- Provided support for West Chamber/Lounge Restoration Project
- Assist on Copper Roof Project
- Machinist
  - Assisted with ongoing camera installation
  - Ongoing key program
  - Manufacture drapery and blind hardware for West Chamber Project
  - Manufacture replica decorative door studs
  - Repaired windows in West Chamber
- Carpenter
  - Fabricated protective covers for Senator's desks
  - Fabricated Legislative Hearing Room tables
  - Fabricated new cedar promenade deck barricades
  - Constructed media cabinet for Governor's Hearing Room
- Mason
  - Repaired south entrance door
  - Patched east ground floor hall masonry floor
  - Ongoing cleaning and repair of interior stone finishes
  - Removed graffiti from Capitol exterior limestone surfaces
  - Trained, worked with conservator using new latex product in West Chamber restoration

# Building Conservation

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In 2008 the Office of the Capitol Commission completed the Northeast Crawl Space Project which resulted in an improved Mason Shop. This allowed staff to properly store materials previously stockpiled in the basement corridors. Because the Capitol is primarily made of brick and stone, a proper mason's shop is essential to the long term care of the building. The design of the new shop provides for the safety of the Mason with a separate office work area, a separate cutting room and proper storage of original and new materials used in the preservation and restoration of the Nebraska State Capitol's masonry surfaces. Many restoration and renovation projects require the removal and/or reuse of original building materials, including bricks used in structural applications and clay tiles used in non-structural walls. Because it is always better to use original materials, any masonry products removed during a project are retained and stored for future use. Likewise, when possible, Capitol staff salvages similar building materials from the demolition of buildings constructed contemporary with the Capitol. The proper storage of these materials ensures they will not be damaged while awaiting reuse. The mason also repairs and restores the marble and limestone surfaces of the Capitol. The new shop provides a proper space for mixing poultice and patch materials used in cleaning and restoring these high quality finishes. The activities of the Office of the Capitol Commission are greatly enhanced now that the Mason's Shop is complete.



The separate mason's office, above, keeps the computer and record storage free from the dust associated with cutting masonry. Below Capitol Mason Phil Lagoni prepares to cut a concrete block like those used in the construction of the new shop.



Above, the non structural clay tiles used in the office walls of the Capitol are stored beneath pedestals which will be used to upgrade the display of busts in the Nebraska Hall of Fame housed in the Capitol.



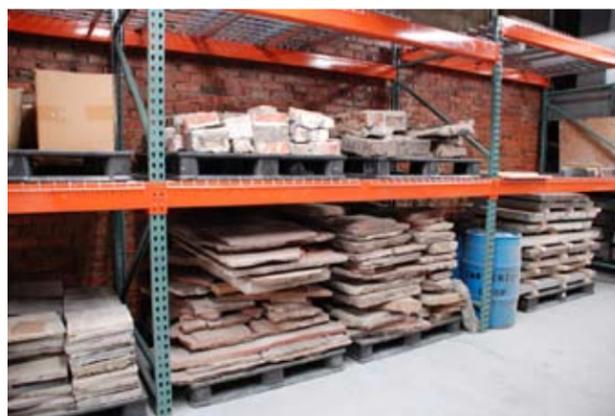
Napoleon Gray marble sheets salvaged from a Capitol contemporary building under demolition await reuse in Capitol rest rooms and corridors.



Above, a lone pallet of Colorado Red Sandstone sits in the now empty basement corridor waiting to be moved to storage in the new Mason's Shop. Below, the same type of sandstone pavers used in the courtyards and West Plaza in storage. Granite pavers for the Promenade Deck are stored on either side of the sandstone.



Slate base is stored on an upper level of the special heavy duty storage racks purchased for the new shop. The special racks are designed to carry the weight of the masonry products.



A wet cutting room was created, above, to contain dust and debris from large scale projects. Note the newly installed yellow air line for pneumatic tools beside the wet room door. Tools and equipment are now organized and stored within easy reach of the main work area.



## **Maintenance and Preventative Maintenance**

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### **Maintenance projects completed with '06-'07 budget savings**

#### **Uninterruptible Power Supply - (Project # 200701)**

The Uninterruptible Power Supply (UPS) system was replaced this spring. The existing system had reached its battery life. The cost of the battery replacement alone exceeded replacing the entire system. Other mitigating factors in the decision to replace the UPS is the advancement of computer technology requiring less power, along with the decision to have off-site data back-up. The system was designed by Alvine Engineering and installed by Commonwealth Electric of the Midwest. The project contract was \$141,425.00 and it was funded with carry-over budget savings.

#### **Replacement of Cooling Coils in AHU SE-12 and S-3 - (Project # 200702)**

The chilled water coils in SE-12 and S-3 were installed in the early 1960's and had developed leaks and constant problems with a lack of flow due to rust plugging the coils. Bids were taken to replace the coils and the contract was awarded to NIFCO Mechanical Systems, Inc for a contract sum of \$ 49,523.00 and it was funded with carry-over budget savings.

#### **UV Film Installation on Windows - (Project # 200703)**

This project involved the installation of Ultra-Violet film protection on exterior windows in preservation areas. This installation was completed in 28 different rooms with a various amount of windows in each room. The contract was awarded to the Tint Shop for a sum of \$ 9,378.40. It was funded with carry-over budget savings.

#### **Overhead Door Replacement - (Project # 200704)**

This project involved replacing two overhead doors in the Grounds shop. The original doors were installed in the early 1960's and exceeded their useful life expectancy. The contract was awarded to Overhead Door Company of Lincoln for \$ 7,250.46 and was funded with carry-over budget savings.

# **Maintenance and Preventative Maintenance**

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## **Shop staff daily work-**

- Plumber -maintenance of restrooms and drinking fountains  
-maintenance of steam system, pumps, domestic water system
- Electrician -rework tower lighting on roof
- Technician -mechanical electrical support for renovation projects  
-seasonal induction unit inspection, steam/chilled water  
-relamped and cleaned Capitol chandeliers  
-hot/cold temperature calls  
-lights out calls

## **Preventative Maintenance Work Orders**

- check and replace filters, grease air handlers, check belts for HVAC system
- tear down and inspect hot water boilers
- service air compressors for pneumatic system

## **2008 Maintenance Special Projects Completed**

- Installed conduit and wiring for fire alarms in newly renovated NE basement area
- replaced old babbit bearings on air handler with new roller bearings
- installed 500 feet of air line to supply basement
- Capitol Fire Alarm Upgrade

## **Capitol Project Report-**

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### **Capitol Exterior Masonry Restoration & Roof Project**

Start Date: July 1, 1997      Anticipated Completion Date: December 31, 2010

Funding Source: Legislative Appropriation and Federal SAT Grant

Consultants: Bahr, Vermeer Haecker/Wiss Janney Elstner Associates

Contractors: Mark I Restoration Company

Midland Engineering-Roofing Subcontractor

### **West Chamber Rotunda Vestibule Wall & Door Project**

Start Date: December 2006      Completion Date: December 2008

Funding Source: Legislative Appropriation (901 Fund)

Consultants: Geller Design

Contractors: Glass Edge of Lincoln, Inc.

### **Court & Hearing Room Video/Audio Upgrade**

Start Date: Fall 2007      Completion Date: December 2008

Funding Source: Legislature, Supreme Court, Office of Chief Information Officer

Consultants: Nebraska Educational Telecommunications

### **West Chamber and Lounge Conservation and Restoration Project**

Start Date: April 2008      Completion Date: December 2008

Funding Source: Legislative Appropriation (901 Fund)

Consultants: Architectural Conservation Services, LLC

Robert Mussey Associates, Inc.

Contractors: Architectural Conservation Services, LLC

Robert Mussey and Associates, Inc.

ThyssenKrupp Safway, Inc.

Jensen Conservation Services

### **Capitol Original Furniture Restoration Project**

Date Started: March 2006      Completion Date: December 2008

Funding Source: Legislative Appropriation (901 Fund)

Consultant: Elizabeth Lahikainen and Associates

Contractors: Elizabeth Lahikainen and Associates and OCC Conservation Staff

**Rotunda Column Stabilization Study**

Start Date: Fall 2007      Completion Date: December 2008

Funding Source: Legislative Appropriation (901 Fund)

Consultant: Wiss, Janney, Elstner Associates, Inc.

**Capitol Interior Renovation Master Specification Phase 2**

Start Date: September 15, 2008      Completion Date: December 2008

Funding Source: Legislative Appropriation (901 Fund)

Consultants: Bahr, Vermeer Haecker Architects

**Capitol Tower elevator Renovation**

Start Date: August 28, 2003      Completion Date: 2010

Funding Source: 309 Task Force Funds

Consultants: Alvin Engineering