

Nebraska State Capitol

# Office of the Capitol Commission

Annual Report  
2010

## Building Conservation

Office of the Capitol Commission November 2009-2010

### Restoration Activity-

- Restored 50 large blind units, stripped, repainted, repaired hardware and installed new cords, tapes, and slats
- Repaired /reconstructed original metal door and frame for Law Library elevator penthouse
- Restored three wood and leather chairs
- Restored, rebuilt and repaired four conference tables for Auditor, Attorney General and Legislative use
- Resurfaced finish on Hearing Room table tops in #1113 and #2102
- Cleaned and restored wood doors and casings on 14<sup>th</sup> floor
- Ongoing restoration of 46 doorways in renovation areas
- Rebuilt two bookcase leg bases
- Restored original 13<sup>th</sup> floor walnut office door, replacing metal grill with Walnut wood panel
- Finished six newly fabricated wardrobe/lavatory cabinets
- Reconstructed and restored new doorway between Rooms #2301 and #2303
- Reinstalled/ restored Warner Chamber exterior (roof) flag pole
- Patinated and sealed Charles Bessey Hall of Fame plaque
- Continued restoration work in Wherry Lounge in walnut paneled window soffits
- Completed restoration of Auditor's Suite furniture, blinds, doors and woodwork in four rooms
- Completed restoration of Treasurer's Suite furniture, blinds, doors and woodwork in five rooms

### Shop staff daily work-

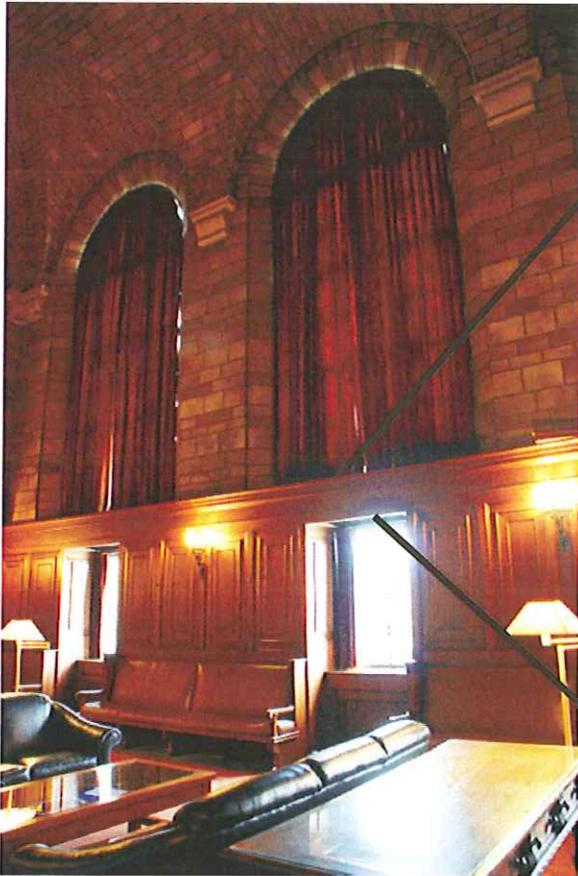
- Provided 400 hours of assistance on Copper Roof and Exterior Masonry Project
- Help with snow removal
- Fabricated and installed catwalk system in northeast quadrant attic space
- Repaired windows in northwest quadrant roof level
- Machinist
  - Ongoing key and lock maintenance program
  - Manufacture drapery and blind hardware
  - Patterned wall brackets for new Governor's Hearing Room TV lights
  - Manufacture pump parts for Maintenance Shop

- Carpenter
  - Repaired and reset 27 doors in renovation areas
  - Assisted with renovation of offices
  - Fabricated six lavatory shelves for wardrobe cabinets
  - Fabricated new original type door and jamb for Auditor's Office
  - Fabricated new door and jamb opening between Rooms #2028 and #2100
  - Re-glazed windows in northwest quadrant 3<sup>rd</sup> floor roof level
  - Restored two calamine doors, maintenance office and library elevator head house
- Mason
  - Ongoing cleaning and repair of interior stone finishes
  - Repaired and reset granite on West Plaza (Lincoln Memorial)
  - Repaired plaster in 2<sup>nd</sup> floor corridor ceilings - west side
  - Trenched floor for electrical outlets installation in AG offices
  - Leveled floors in renovated offices for carpet installation
  - Clean and repair slate trim in 27 office renovations

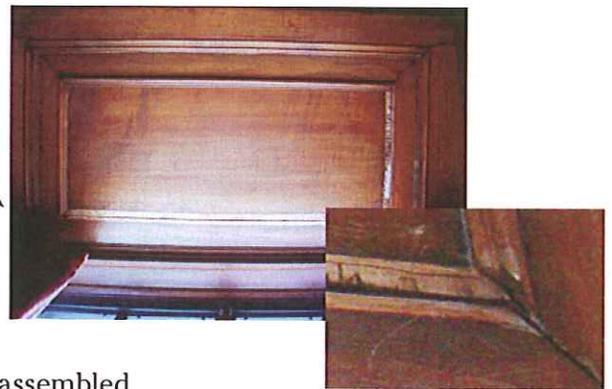
# Building Conservation

Office of the Capitol Commission November 2009-2010

## Window Panel Restoration



The American Walnut paneled soffits above the windows in the Wherry Room were damaged when water condensate on the large arch windows ran down onto the wooden surfaces. From below the damage appears limited, but viewed from above the damage is very serious.



Each panel was disassembled and veneer condition of the evaluated. When necessary, the walnut veneer was reglued to a new backing before the panel was reassembled and refinished. Metal pans are being made to collect window condensate before it reaches the wood paneling.



## Capitol Custodial

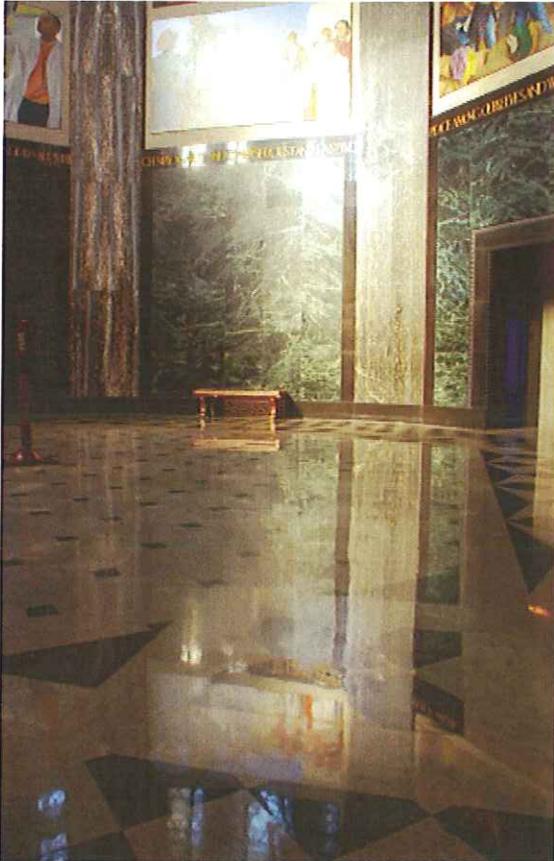
Office of the Capitol Commission November 2009-2010

- Five nights/week, 52 weeks/year 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; as well as 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 has increased the amount of paper and cardboard recycled from 90 tons to 120 tons per year, plastic and aluminum recycling has increased also this past year
- OCC staff has all floor cleaning duties and has integrated the contract floor crew with in-house staff to produce results that meet or exceed contract requirements
- OCC staff continues the floor renovation program which will eventually strip and refinish all perimeter stone floors on first and second floors

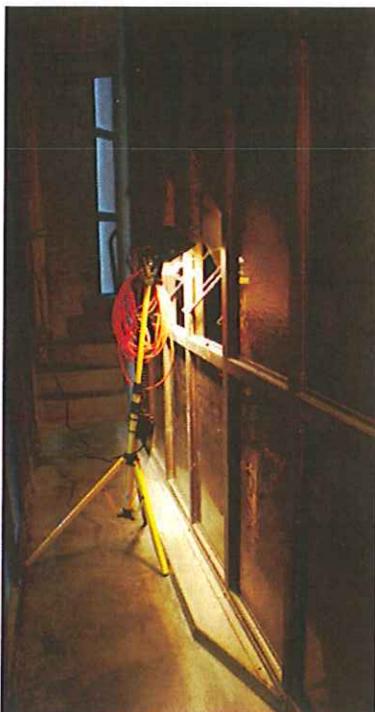
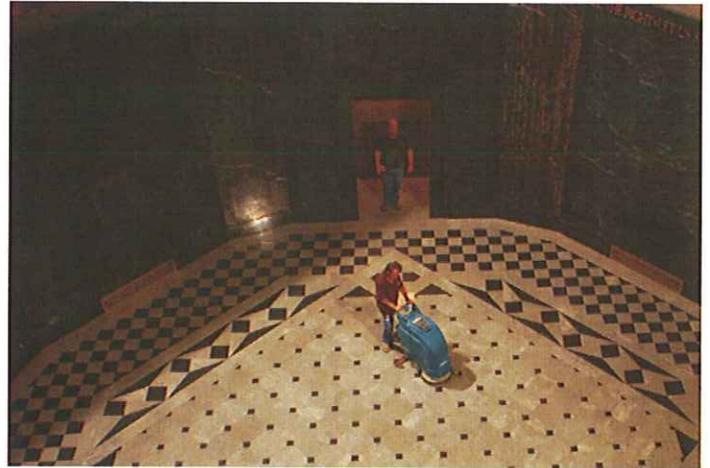
# Capitol Custodial

Office of the Capitol Commission November 2009-2010

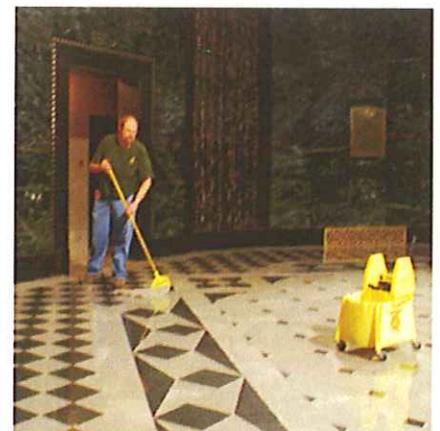
## Floor Maintenance



Capitol Custodial staff face many challenges working to maintain a beautiful and durable finish on the marble floors in the public spaces of the Capitol. Those who view the floors in daylight can appreciate the high polish and shine they maintain. The night crew however, rarely sees the shine and the reflections in the waxed floor.



Working after dark, under limited lighting conditions, the crew brings in supplemental lighting to help them with a major floor project. The 14th floor Memorial Chamber floor was stripped, scrubbed, waxed and refinished. Even with supplemental lighting (left) the crew above still contends with shadows and limited lighting. Below left, visible light. Below right, photo brightened to see staff at work



# Capitol Collections Program-

Office of the Capitol Commission November 2009-2010

## Program Activity-

- Database related activities:
  - Converted Legislature's original furniture inventory into OCC Past Perfect program
  - Converted Reference and Preservation Library data to Past Perfect, added additional data, verified location of materials
  - Reviewed data related to the Drawing Collections in Archivist Toolkit program
  - Expanded folder level descriptions of Capitol Commission correspondence in Archivist Toolkit
- Refined research result delivery process:
  - Scanned entire folder, embedded collection identification information, saved as PDF document and excerpted information. This resulted in better delivery of materials with clear identification simplifying future in-house searches
- Worked with carpentry shop to redesign exhibit table in Wherry Lounge
  - returned materials to exhibit
  - secured materials to stabilize artifacts when table is moved for cleaning or re-arranging room

## New materials added to our collections:

Number of donors: 8

Number of items donated: 50

Total number of OCC purchases: 25

## Examples of items added to the collections:

- 22 images from the archives of the Chicago Sun-Times and Chicago Daily News documenting Capitol events.
- 3 aerial images of Lincoln from 1925 that show the Second Capitol being demolished

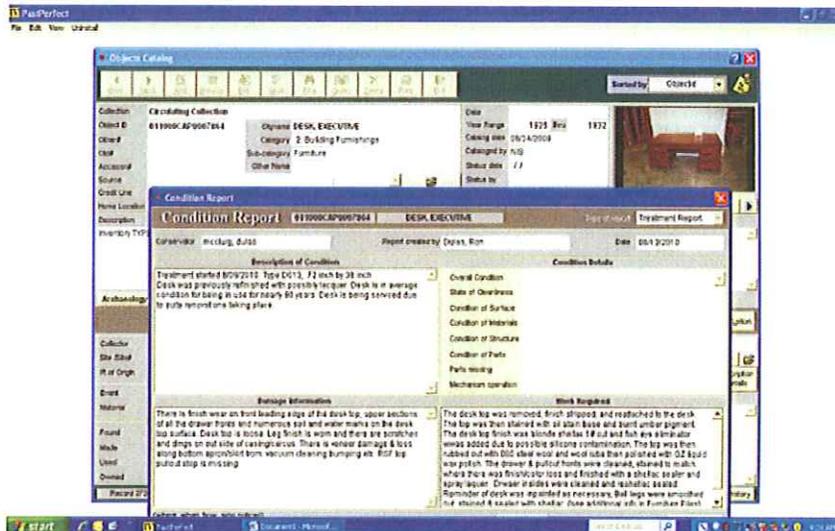
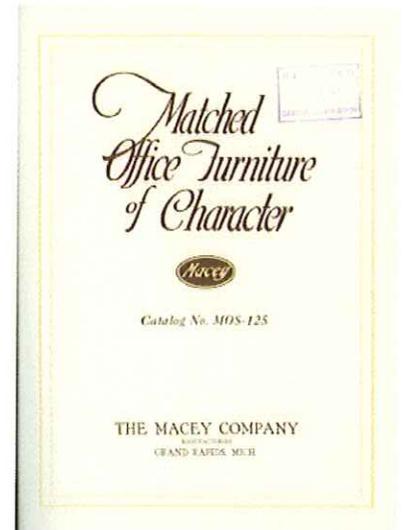
Gave pre-arranged tours of the Archive to over 100 guests

# Capitol Collections

Office of the Capitol Commission November 2009-2010

## Capitol Furniture Collection

Starting in 1925, while construction of Nebraska's third Capitol was taking place, the Nebraska Capitol Commission was purchasing furniture for the new building. The Commission reviewed catalogs from many different manufacturers and ordered hundreds of desks, chairs, bookcases and conference tables. They purchased high quality American walnut furniture and expected it to be in service throughout the life of the building.



Today, after years of work to collect, repair and return as much of this original furniture to service as possible, the Office of the Capitol Commission has a new tool to track these original pieces. A software

program, Past Perfect, is being used by staff to catalog original Capitol furniture and track its condition, repairs and location in the Capitol. This management tool will ensure that furniture purchased 80 years ago will be in service in the Capitol 80 years from now and 80 years beyond that. The Past Perfect program contains general information about the furniture, year purchased, location in the Capitol and includes a photo. Additional sections within the program allow for condition reports, including damage and any repairs done. Condition reports include photos before, left, and after, right, repairs are made. The quality furniture in the collection can be repaired when necessary and returned to service. This new Past Perfect program allows staff to better manage the

furniture collection. A furniture collection purchased with long term service as a goal.



# Capitol Collections

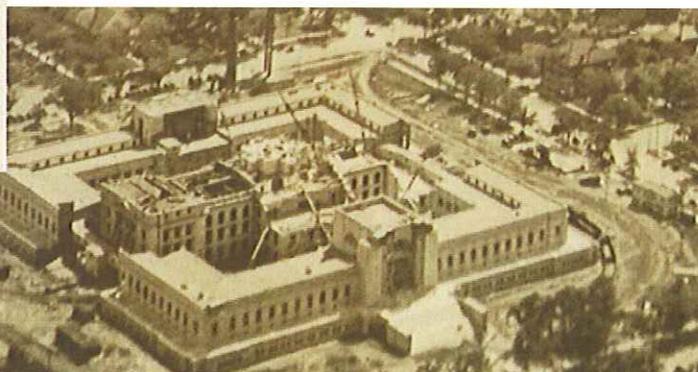
Office of the Capitol Commission November 2009-2010

## What a view!

In 2010, two separate acquisitions provided the Office of the Capitol Commission unique and rare aerial photographs of the Capitol under construction.



One of the photos, left, shows the wing of the bi-plane from which it was taken. Capitol construction can be seen in the lower left of the image. Magnified, architect Bertram Goodhue's cost saving plan to construct the new Capitol around the old is clearly visible and dates the photo to early 1925.



The second photo, taken in 1931, shows the Capitol in the fourth and final phase of construction. The West Legislative Chamber is under construction on the left side.

## Capitol Tours and Special Events

Office of the Capitol Commission November 2009-2010

### Tours-

During the past year over 1600 tours were given.

- 22,000 school children during Spring, 2009
- Over 90,000 total visitors in Capitol
- 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-

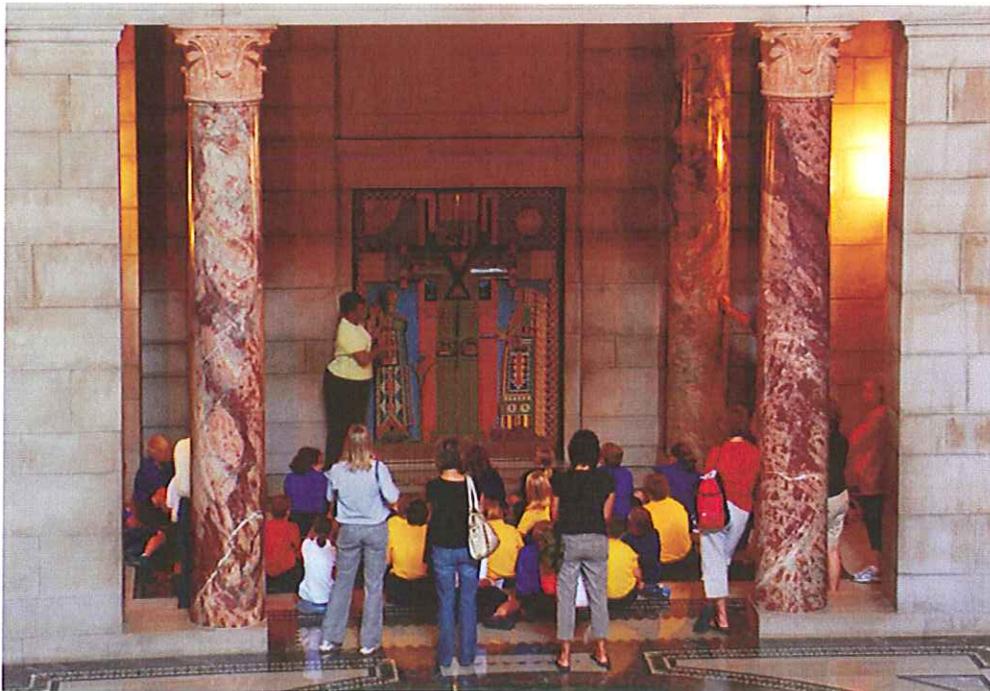
- 18 News Conferences
- 55 Wedding events
- 25 Rallies/Events on the Capitol Grounds
- 26 Displays, First Floor Rotunda, State or Non-Profit Sponsored
- 9 Concerts, Second Floor Rotunda
  - Music in Our Schools Concert Series
- 3 Capitol Dining Room Events, Private Vendor
- 21 Rotunda Ceremonies, including:
  - Martin Luther King Ceremony
  - Chief Standing Bear Ceremony
  - State Bar Association Swearing In Ceremony
  - Governor's Employee/Supervisor of the Year Ceremony
  - Youth Art Month Award Ceremony
  - Department of Education Vocational Education Awards
  - Hispanic Heritage Month Commemoration
- 4 special exterior lightings of Capitol
- 3 road race events at Capitol

### Capitol Promotion-

Updated Capitol Website [www.capitol.org](http://www.capitol.org)

## Capitol Tours and Special Events

Office of the Capitol Commission November 2008-2009



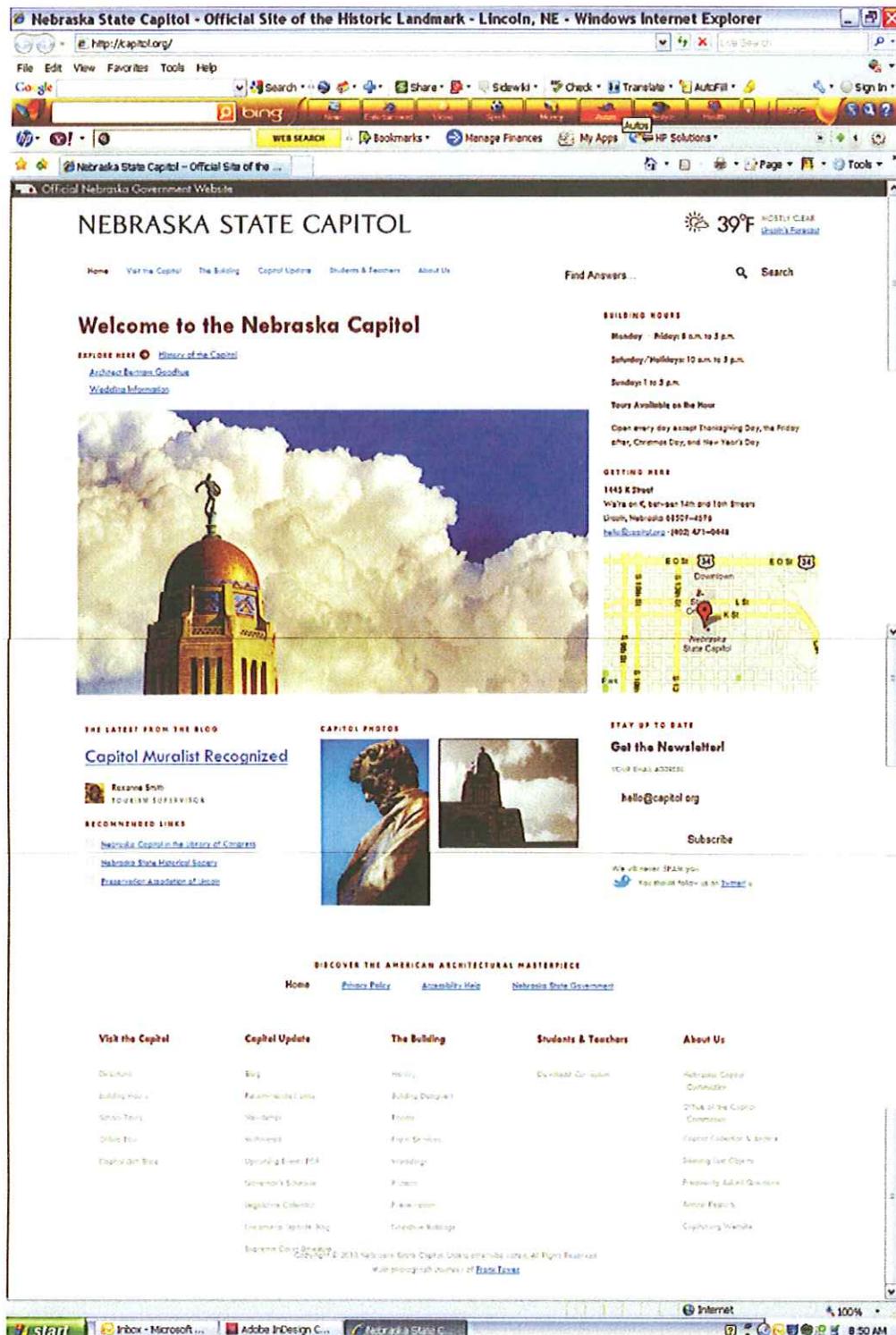
School groups visit the Capitol in Fall and Spring. Gloria Witherspoon is celebrating 20 years of teaching school children about the Capitol and Nebraska history. Gloria's years of experience enable her to meet the many challenges that come with more than 20,000 students each year.



During the summer, visitors from all over the United States tour the Capitol as part of their vacation. Local students on summer vacation visit the Capitol on field trips from day cares. Jamison Wyatt, Capitol Tourism Aide at far left, is skilled at providing tours which inform visitors and educate students. Tour guides adjust general tour information to meet the individual needs of the many different groups which visit the Capitol each year.

# Capitol Tours and Special Events

Office of the Capitol Commission November 2008-2009



The Office of the Capitol Commission went online with the [capitol.org](http://capitol.org) website in 2000. This year, after ten years of web advancements, the Office of the Capitol Commission has reworked [capitol.org](http://capitol.org) to provide the public with more information organized in a new and more accessible format. The new website design will enable OCC staff to update the website and provide information about the Capitol to a wider audience world-wide.

## Grounds Maintenance

Office of the Capitol Commission November 2009-2010

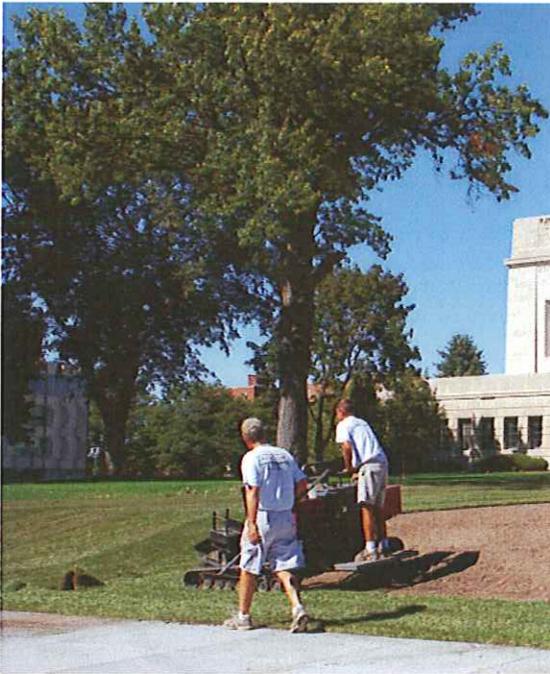
- Daily maintenance of 1,886,981 square feet (43.32 acres) of landscape and hardscape by combined Office of the Capitol Commission and State Building Division grounds staff.
- Aerated and seeded 18 acres of turf for fall turf growth, using approximately 1100 pounds of grass seed
- Installed new plantings on the east side of the 501 Building housing the Office of the Chief Information Officer and AS Print Shop
- Installed/ planted 12 new NSOB planter boxes with native grass and flowers
- Restriped the parking lot on the south side of the Capitol.
- Waterproofed Capitol southwest foundation wall.
- Planted a Sugar Maple tree on the southwest Capitol lawn for Arbor Day.
- Cleaned and prepared landscape at NOTIC in Omaha for College World Series.
- Selected, cut, decorated, maintained and removed Capitol Rotunda Holiday tree
- Mechanic and assistant maintained:
  - Six vehicles (four pickups with snow blades and two stock trucks)
  - Three Toro riding mowers with snow broom attachments in winter
  - Three John Deere tractors, one with a front end loader, snow blower, aerator, and forklift attachment and two smaller tractors
  - Seven push mowers
  - Self propelled and pull type aerator
  - Two riding spreaders for the lawn and smaller push spreaders
  - Assorted weed whips and edgers
  - Tennant floor sweeper for cleaning parking lots and garages
  - Three sprayers for the lawn
  - Five snow blowers and three self propelled snow brooms

# Grounds Maintenance

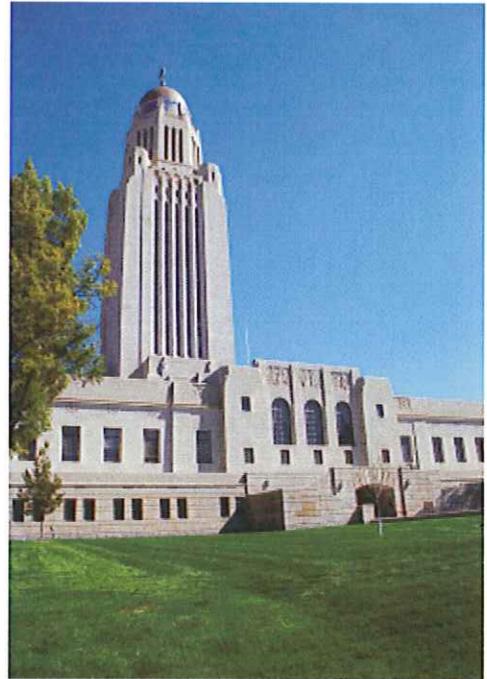
Office of the Capitol Commission November 2009-2010

## Grounds Renovation

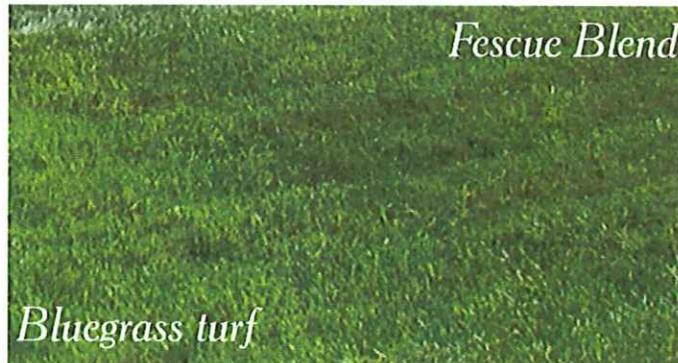
During the Nebraska State Capitol Exterior Restoration Project, the contractors established construction yards on each side of the Capitol. Once restoration was completed on a side and the yard no longer needed, the contractors were responsible to return the lawn to its original condition. The rock was cleared off the yard site and new topsoil was brought in to prepare the site for grass sodding. The Office of the Capitol Commission determined that Fescue grass sod would be laid rather than Bluegrass sod. Fescue is more disease and fungus resistant than Bluegrass and Fescue should require less water. The Fescue turf will be less expensive to maintain and new narrow blade varieties are as attractive as the traditional Bluegrass.



Contractors lay Fescue sod in the final phase of restoration of the lawn after the removal of the south construction yard.



A year later, the Fescue sod on the west side is growing nicely. The Fescue is a darker green turf.



## Maintenance and Preventative Maintenance

Office of the Capitol Commission November 2009-2010

### Shop staff daily work-

- daily rounds to inspect HVAC equipment for proper operation
- hot/cold calls from Capitol occupants, lights out calls, etc.
- sound system and electrical for Capitol events
- seasonal heating/cooling change, work on steam and chilled water system pneumatic controls

### Preventative Maintenance/ Work Orders

- staff performs approximately 1,050 PM's per year
- check and replace air filters, grease motor and fan bearings, check belts for air handlers
- tear down and inspect hot water boilers
- service air compressors for pneumatic system
- inspect electrical system in Capitol
- clean and inspect special A/C units in server and hearing rooms
- clean and inspect all roof drains semi-annually
- inspect exterior lighting weekly to insure safety and security
- re-lamp Capitol chandeliers

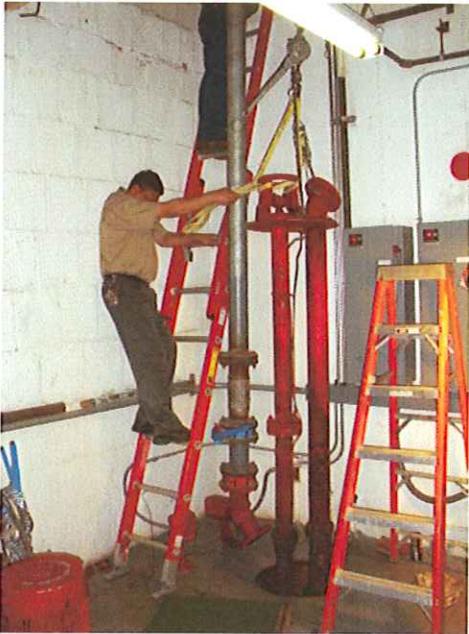
### 2010 Maintenance Special Projects Completed

- installed new electrical service and lighting in renovated areas on 2<sup>nd</sup> floor SW ( Legislative Offices and Attorney General Office)
- relocated and reworked ducts in 3<sup>rd</sup> floor attic space to accommodate new roof drains installed during roof project
- Installed conduit at East entrance for new exterior lighting to be installed as part of masonry project
- Reworked Tower lighting on South and West side of Capitol per roof project
- Fabricated and installed brackets for new TV lighting in Governor's Hearing Room
- Replaced storm sewer pump

# Maintenance and Preventative Maintenance

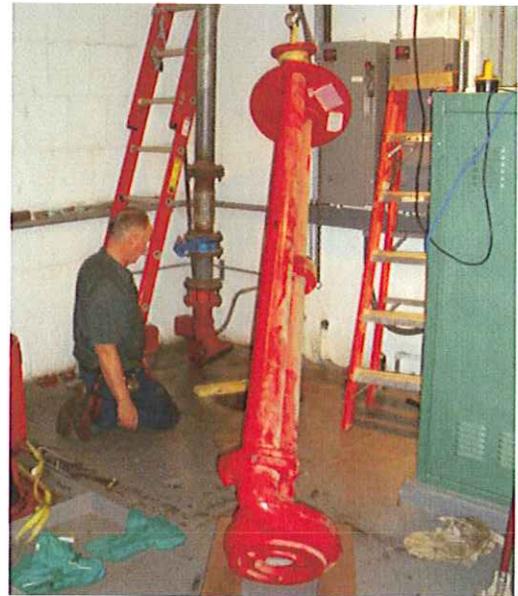
Office of the Capitol Commission November 2009-2010

This year Capitol Maintenance staff replaced a storm sewer pump in the north equipment room of the Capitol. The Capitol's internal storm drain system takes water from the Capitol's below ground dock area and empties the runoff in to a large sump hole in the basement. The ejection pump elevates the water from the Capitol's basement and delivers it to the city's storm sewer system. The replaced pump had been in service for over 20 years and was faltering and therefore replaced before it failed.

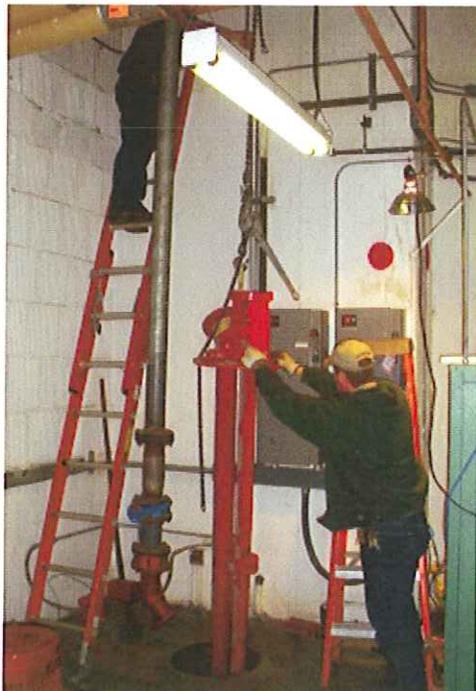


Over 20 years of pumping water takes a toll on the equipment.

The new pump, free of rust and corrosion, with its paint intact is ready for service.



Above. The old pump is pulled from the deep sump hole which collects storm runoff.  
Below. The new pump is carefully lowered into place.



The new pump in place ready for the next storm.