

Nebraska State Capitol

# Office of the Capitol Commission

Annual Report  
2011

## Maintenance and Preventative Maintenance

Office of the Capitol Commission November 2010-2011

### 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

- responded to over 500 work order calls
- staff performs approximately 1,050 PM's per year
- check and replace air filters
- grease motor and fan bearings
- check air handler belts
- tear down and inspect hot water boilers
- service air compressors for pneumatic system
- service ice makers and café kitchen equipment
- 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
- change ballasts for office lighting upgrades
- re-lamped bronze street lights reducing energy consumption

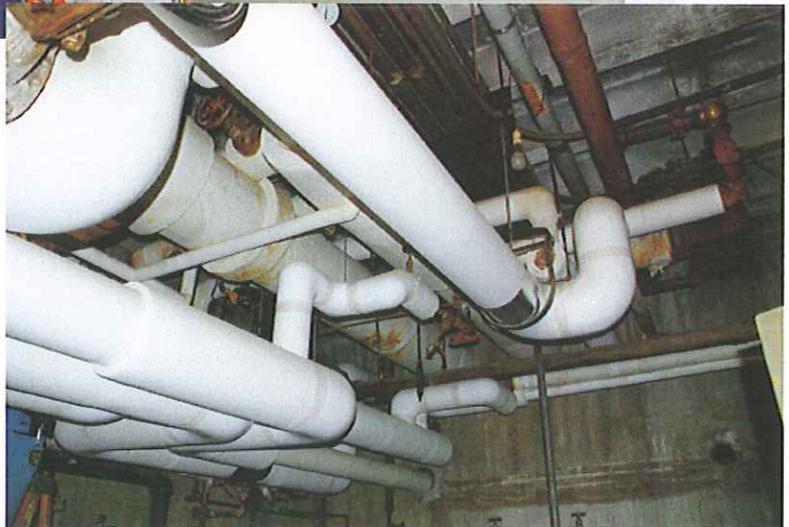
# Maintenance and Preventative Maintenance

Office of the Capitol Commission November 2010-2011

The Office of the Capitol Commission, in its daily operation, maintains and when possible improves the mechanical systems which provide the heating and cooling of the Nebraska State Capitol. Throughout the basement of the Capitol, the maintenance staff maintain the ducts and pipes which move air, steam and chilled water to offices in the building. One of the ongoing improvements staff makes as time allows is the addition of improved insulation and a PVC cover to protect this duct system. This year staff encased high pressure ducts which supply air to offices in the southeast quadrant. The PVC cover improvements will protect the existing insulation surrounding the ducts. The cover will prevent tears and make cleaning easier, increasing the efficiency of staff and the system itself.



Above, John Steele, OCC Facility Maintenance Specialist, places a PVC cover over the existing insulation on a section of duct moving tempered air to offices in the Capitol. The protective PVC cover has been added to steam pipes as well, right.



## Building Conservation-

Office of the Capitol Commission November 2010-2011

### Restoration Activity-

- Restored 36 blind units, stripped, repainted, repaired hardware and installed new cords, tapes, and slats.
- Completed restoration of all exterior window venetian blinds
- Began restoration of 1<sup>st</sup> and 2<sup>nd</sup> floor interior courtyard window blinds
- Refurbished two metal cabinets for Archive's vault
- Restored/reupholstered four type C093 club chairs for Room #2110 and Room #2116
- Restored 30 doors and casings for Room/Suites #, 1519, 1424, 1012, 2116, 2118, 2120, 1224, 2227, 1425, 1202, 1208, & 1212
- Restored six Executive Desks
- Restored ten conference tables
- Created new woodwork for Law Library renovation, milled, stained, finished new material
- Fabricated and finished podium and cabinetry for new meeting room
- Fabricated and finished 38 desk podiums for the Legislature
- Fabricated, finished and installed dividing wall and seating bench for women's rest room 1<sup>st</sup> floor south hall
- Restored/repaired six window well openings in East and West Legislative Lounges, installed condensation drip pans below window frames

### Shop staff daily work-

- Responded to 270 work orders
- Provided 200 hours of assistance on Copper Roof and Exterior Masonry Project
- Helped with snow removal
- Repaired windows in northwest quadrant roof level
- Machinist
  - Ongoing key and lock maintenance program
  - Manufacture drapery and blind hardware
  - Repaired and cleaned door and window hardware for Legislative Office Renovation
  - Repaired south entrance door hardware
  - Fabricated temporary window covers
  - Modified south entrance stair lights
  - Assisted other staff in restoration activity

# Building Conservation

Office of the Capitol Commission November 2010-2011

## Legislative Office Renovation

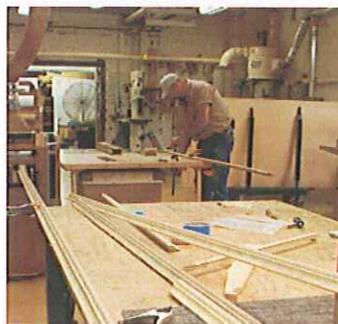
The Nebraska Capitol is defined in two types of space, preservation space and adaptive use space. Preservation spaces have very high quality finishes, and are generally public and ceremonial. Adaptive use space includes offices and meeting rooms with utilitarian finishes. Adaptive use spaces have plaster walls and carpeted floors. The Office of the Capitol Commission provides the same level of care for these office spaces as it does for the more highly finished public areas. This year OCC renovated three more Legislative offices. The renovation work included stripping paint from walls down to the plaster surface and repainting the walls back to original colors, removing and refinishing doors and trim, repairing venetian blinds, updating the lighting, and installing new carpet. The paint and carpet work is done by private contractors; OCC staff takes care of the finish work and detailed restoration.



Once painting is complete, OCC staff installs new energy efficient lighting, above. After repairing and painting the original picture molding, right, OCC staff returns the molding to service at the ceiling. To protect plaster walls, pictures are hung from this molding or on special fabric covered panels.



Office doors receive constant use and are frequently scuffed and scratched with wear. OCC staff repair existing finish and when necessary strip and refinish doors. At left, three doors await the application of a new coat of varnish in the finish shop. While the doors and trim are removed, work is done to restore slate base and thresholds, below.



In a small corridor leading to a restored senator's private office the refinished door and trim shine in the light. A small section of original linoleum floor, slate base and threshold were returned to original condition, seen at right. Left, the return of Capitol original and compatible furniture completes the office restoration process.



# Building Conservation

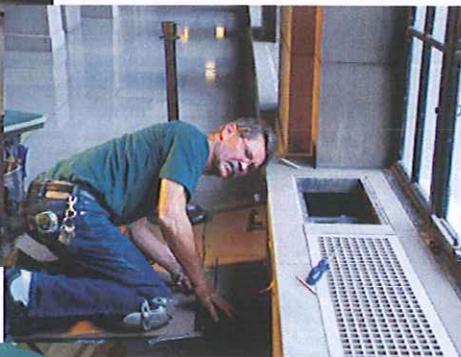
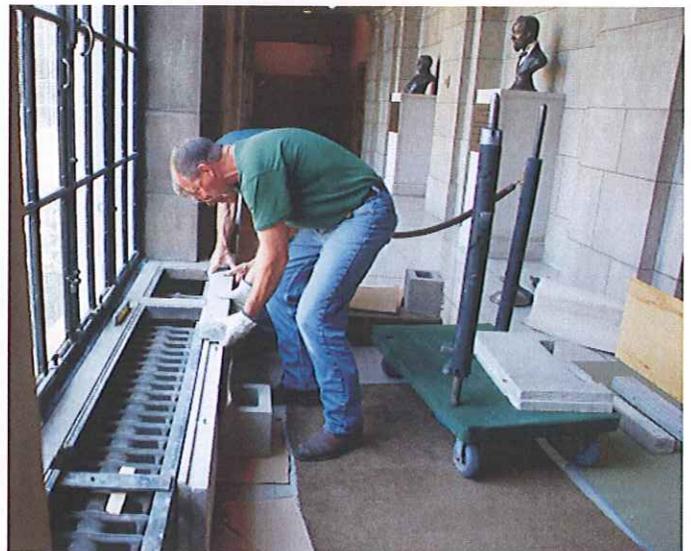
Office of the Capitol Commission November 2010-2011

## Providing Access for Repair

The Nebraska State Capitol is heated with a system of steam radiators and induction units. The original radiators in much of the Capitol were replaced with steam induction units almost fifty years ago. However in some public locations the original radiators remain in service, such as the 2nd floor galleries overlooking the four courtyards. Upon receiving a report of a leak in the gallery steam system, Capitol maintenance staff needed access to repair the leaking line. The radiators are located in the limestone window benches underneath the windows. Maintenance staff relied on fellow OCC team member Phil Lagoni to open up access to the system and, once the repair was made, return the Indiana limestone radiator bench to its original condition. Lagoni, a mason with over 30 years experience, skillfully returned the limestone sections to their proper location.



Access to the radiator lines required removal of a section of the floor which required removal of the limestone bench above. The solid limestone pieces are heavy and required special treatment. Maintenance staff quickly installed the new copper line once the system was open, left. Maintenance Supervisor Michael Jordan, right, assisted Lagoni with the stone.



Lagoni checked and rechecked the sections of stone as they were installed to see that they were level and plumb before reattaching the stone to the steel frame.



Above, the limestone pieces are in place awaiting the final installation of mortar.

# Building Conservation

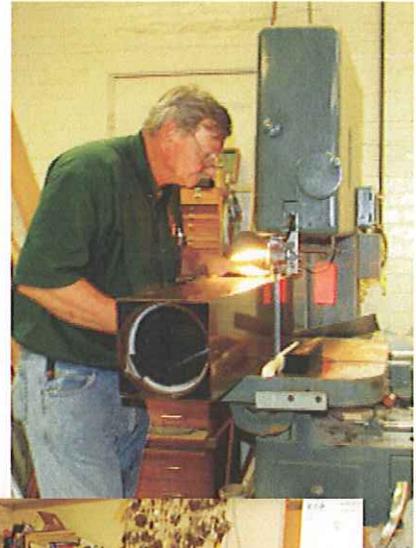
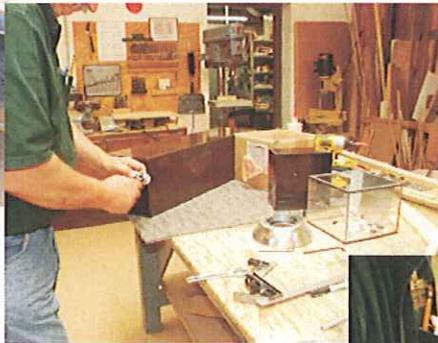
Office of the Capitol Commission November 2010-2011

## South Entrance Lights

The south entrance is the primary staff entrance of the Capitol and is frequently used for after hours access. Additional illumination was needed at the stairs, especially during the shorter days of winter, and small footlights were installed. The landscape repair provided an opportunity to improve lighting at this entrance. OCC found commercial lighting which met the need for sturdy waterproof elevated lamps. However, the fixtures were too tall to fit the location. Hardware Conservator Roger Frink, one of OCC's skilled staff, was able to modify the fixtures to provide unobtrusive illumination. OCC staff works to improve the Capitol for users while maintaining its architectural integrity.



Stock commercial lamps were modified to provide illumination for the Capitol's south entrance steps. Frink disassembled the fixtures, left and below; cut the boxes to proper size, right; and then reassembled the pieces, below right.



In these two views, new lamps are in place to provide illumination where it is most needed, at the stairs, along the south entrance walk of the Nebraska Capitol. The modified fixtures are the proper scale for the stair abutments and planting beds.

## **Grounds Maintenance**

Office of the Capitol Commission November 2010-2011

- 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
- Supported landscape repair activities at the East, West, and South entrances
- Planted and maintained new/placement Cotoneaster shrubs around Executive and South Capitol (A) Parking Lots
- New and replacement plantings for Governor's Residence landscape
- Moved and replanted upright junipers at State Lab Facility
- Supported and maintained new landscape planting at Ferguson House
- Worked with contractors to trim or remove all dead growth on Capitol and state property sites
- Installed/re-planted 12 NSOB planter boxes with native grass and flowers
- Planted a State Street Maple on the northwest Capitol lawn for Arbor Day
- Maintained underground sprinkler system
- Surplus and move work orders
- Selected, cut, decorated, maintained and removed Capitol Rotunda Holiday Tree, Governor's Office and Governor's Residence Holiday Trees
- Supervised detail crew

# Grounds Maintenance

Office of the Capitol Commission November 2010-2011

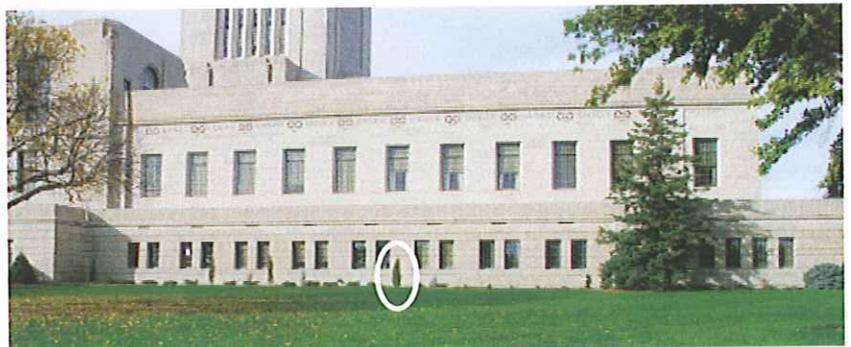
## Grounds Repair

During the summer and fall of 2011 the Office of the Capitol Commission was able to finish repairing those areas of the Capitol's landscape damaged during the Exterior Masonry Project. OCC Grounds Maintenance staff supported nursery contractors and will maintain the new plant material.



Left, Concolor Fir trees were planted in staggered sizes, smallest closest to the Capitol and largest at the street. Above, the false perspective created by the varied sizes enhances the appearance of the south entrance. The Ash trees on either side of the entrance were protected during the project and survived construction yard activity.

Around the Capitol's base, (right) newly planted shrubs join a fir and Globe Spruce which survived the project. The upright junipers, one is circled, are Taylor Junipers, a popular selection discovered outside Taylor, Nebraska.



## Capitol Custodial

Office of the Capitol Commission November 2010-2011

-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 2010-2011

# Floor Restoration

Nebraska Capitol architect Bertram Goodhue chose building materials for function and beauty, understanding the demands placed on a government office building, public meeting place and tourist attraction. The materials chosen for flooring varies from concrete to marble to quarry tile to wood to linoleum, each chosen to serve a specific purpose. The marble mosaic floors elevate the public spaces to world class art. For staff offices and working areas of the Capitol, Goodhue chose linoleum, a durable and inexpensive floor covering. Linoleum made from natural ingredients such as linseed oil, ground cork dust, wood flour and mineral fillers was widely used up until the 1950's and 1960's. After that time, petroleum based vinyl and synthetic carpet became widely used. Currently in the Capitol, there are a few areas where the original linoleum is still exposed and in service. One of these areas is the Nebraska State Library, sometimes referred to as the Law Library. Capitol custodial staff is skilled at caring for the many floor surfaces in the building and worked to restore the linoleum in the Law Library in conjunction with the renovation of library space for offices and a training center.



Above, the linoleum floor in the south Reading Room of the Law Library is shown in various stages of restoration. On the left, the existing floor condition, center; the floor stripped of its finish, on the right, the refinished linoleum retains its beauty and function after 80 years of use.

# Capitol Collections Program-

Office of the Capitol Commission November 2010-2011

## Program Activity-

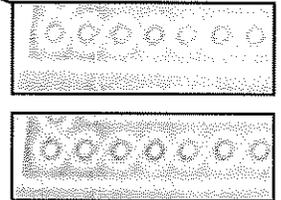
- Purchased scanner
  - ability to wet scan negatives and transparencies in addition to current dry scan abilities
  - tested wet scanner revealing greater detail from historical negatives
  
- Installed HVAC system in Archive Vault 26
  - improved storage of archival (paper) materials by providing consistent temperature and humidity
  - protected archival materials by adding utility sink for hand washing
  
- Processed Capitol Murals Commission collection with volunteer help
  - inventoried and organized materials
  - filed and stored in acid free containers
  - entered data in Archivist's Toolkit software for ease of access.
  
- Expanded in house reference collection
  - photocopied 2 Historical Society scrapbooks of newspaper articles related to the Capitol and its construction
  - created printed copy for library and PDF images of pages for use by Capitol staff and Historical Society
  
- Expanded folder level descriptions within archive
  - added subject and name links to entries
  - verified and cross-referenced drawings
  
- Provided tours of archive for various groups including Nebraska Library Association and ARMA Nebraska (records management professionals)

# Capitol Collections

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## Greater Detail Available

The Office of the Capitol Commission now has the ability to better utilize the images in the Nebraska Capitol Collections. With the purchase of a new scanner, the Capitol Archivist has been able to provide better documentation of historic finishes in the Capitol by using original negatives.



The difference is even more pronounced in the enlarged sections above, which reveal more accurate detail.



These two images were scanned from an historic negative of the Governor's Reception Room. The image on the bottom was scanned using the new scanner with wet imaging technology. While the difference is subtle, the bottom image is clearer and provides more contrast and detail. Being able to look deeply into historic images aids OCC staff in the ongoing preservation of the original finishes in the Capitol.

## Capitol Tours and Special Events

Office of the Capitol Commission November 2010-2011

### Tours-

During the past year almost 1700 tours were given.

- 22,000 school children during Spring 2010
- Over 80,000 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-

- 13 News Conferences
- 84 Wedding events
- 35 Rallies/Events on the Capitol Grounds
- 27 Displays, First Floor Rotunda, State or Non-Profit Sponsored
- 9 Concerts, Second Floor Rotunda
  - Music in Our Schools Concert Series
- 4 Capitol Dining Room Events, Private Vendor
- 15 Rotunda Ceremonies, including:
  - Martin Luther King Ceremony
  - State Bar Association Swearing In Ceremony
  - Girls and Boys State Events
  - Governor's Employee/Supervisor of the Year Ceremony
  - Youth Art Month Award Ceremony
  - Department of Education Vocational Education Awards
  - Department of Education Migrant Teachers Ceremony
  - Hispanic Heritage Month Commemoration
- 4 special exterior lightings of Capitol
- 3 road race events at Capitol
- 3 Wellness events
- 7 video productions
- 12 photography sessions

## **Capitol Tours and Special Events**

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The Nebraska Department of Education holds an annual ceremony in the Capitol Rotunda to honor visiting teachers from Mexico, seated by the United States flag, who participate in the Migrant Education Program. The Office of the Capitol Commission staff provides equipment and support for state agencies and non-profit groups having programs and ceremonies in the Capitol rotunda.



During the 2011 ceremony in the Capitol Rotunda the Mexican Exchange teachers receive honorary Nebraska citizenship certificates from the Secretary of State's office. The Mexican Consulate was in attendance to offer further support and recognition, above. Prior to the recognition program the teachers are provided a guided tour to learn more about Nebraska through the Capitol's thematic artwork and symbolism.