

Nebraska State Capitol

# Office of the Capitol Commission

Annual Report  
2014

# OCC Supports Tourism Commission

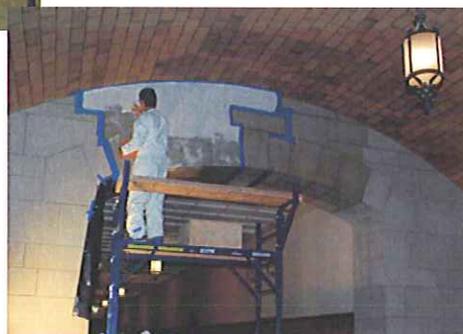
Office of the Capitol Commission November 2013-2014

The Office of the Capitol Commission, at the request of the Nebraska Tourism Commission, has accommodated the installation of a Tourism Kiosk in the first floor rotunda of the Nebraska State Capitol. The Capitol is visited by thousands of people each year; during the summer months visitors from out-of-state outnumber Nebraskans. The Tourism Commission kiosk will provide these visitors and Nebraskans with an overview of what Nebraska has to offer. Many cross country visitors stop at the Capitol on their way and the kiosk's tourist information could encourage them to stay an extra day or two thereby supporting our local businesses and communities. Right, a visitor uses the touch screen of the kiosk to look at various tourist attractions throughout the state.



As part of a long term goal of cleaning the Capitol's walls as the opportunities allow, OCC mason Phil Lagoni cleaned the south arch of the first floor rotunda to enhance the appearance of the area and brighten the surroundings near the kiosk. Lagoni used a latex and detergent system which the Office of the Capitol Commission first used in the 2008 West Legislative Chamber Restoration Project.

Above, working in small sections Lagoni applies the latex detergent product to the stained and soiled rotunda arch. Once the latex has dried and is peeled off, the cleaned area is dramatically brighter and shows the true color of the Indiana limestone. Right, Lagoni nears the completion of the cleaning process.



## **Building Conservation-**

Office of the Capitol Commission November 2013-2014

### **Furniture Program Conservation/Restoration Activity-**

Ron Dulas, Furniture Program Manager  
Steve Janssen, Paint and Finish Restorer  
Dawn Hickmon, Furniture Conservator

- Repaired wall paint and plaster damage in room 2413.
- Painted raised edge of equipment pad on 14<sup>th</sup> floor.
- Restored remaining 34 of 46 type C088 Gov's hearing room chairs, rm 2318.
- Completed room 2000-2004 Doorway renovations.
- Restored door veneer finish to SW, NE, NW and SE tower elevators.
- Restored table type T060, CAP7341 for room 2410.
- Installed 2 restored 60 inch Leopold desks in Law Library offices
- Cleaned and repaired 4 sets of 6 section Gunn book cases for Law Library offices.
- Repair/painted around ceiling light fixtures and walls in rms. 328 & 324 in Law Library.
- Restored desk type D013A, CAP0132 for room 2410
- Restored desk type D013A, CAP0111 for 3<sup>rd</sup> floor walkup 341.
- Painted four stripped doors & frames to basement café area
- Restored 1 section book case for room 1317.
- Restored two 1940's era compatible desks for Legislature.
- Restored oak pedestal type M504, Cap5754 for 2202C.
- Repaired 2 broken Gunlocke chairs for room 1402 and suite 2000.
- Repaired finish damage to table in room 1317.
- Repair water damage to desk, room 1401, D005, CAP2251
- Restored oak table, T123, CAP2616 in room 2103.
- Repainted stripped doors and frames D12A, B, C & D.
- Repaired two T026 tables, CAP4640 & CAP4641 for vault 1302VAccting.
- Repaired Gunlocke chair for room 2107.
- Repaired customer hall tree, H004, CAP7256 for room 325.
- Patinated 3 hall of fame plaques (Bryan, Morton & Johnson)
- Shop staff fabricated and finished 4 shelf bookcase for Supreme court.
- Repainted east and west concrete step down on south entrance area.
- Repaint wall in room 2023.
- Repaired chair type C009, CAP7297 in room 326, Law Library.
- Rebuilt #3 blind on NE corner of 8<sup>th</sup> floor.
- Restored 4 type C41A chairs for room 2410.

- Assisted with restoration of doorways in suites 2000-2004, 1103-1105, 2104 and 2410.
- Completed finish restoration of 13th floor doors and doorways.

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

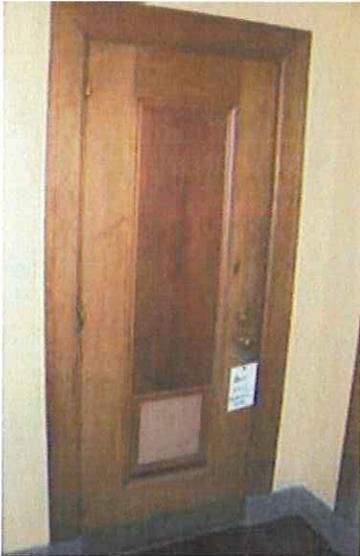
- Responded to work orders
- Helped with snow removal
- Machinist, Roger Frink
  - Ongoing key and lock maintenance program
  - Manufacture blind hardware
  - Repaired and cleaned door and window hardware for office renovation
  - Fabricated temporary window covers
  - Replaced 20 panes of broken glass in 2<sup>nd</sup> floor courtyard gallery windows
- Cabinetry, Mike Marshall
  - Supported furniture shop with repair of furniture
  - Supported blind restoration with repair and installation
  - Assisted with 2 judge and 2 senator's office renovations, removed and restored all woodwork
  - Fabricated eight modified type A006 benches for 14<sup>th</sup> Floor
  - Assisted with Capitol stone patching
  - Reglazed and sealed glazing with paint on 204 window panes in 3<sup>rd</sup> floor stack area
  - Ongoing restoration of courtyard benches
  - Assisted in removal of outdated Medal of Honor plaque and installation of updated Medal of Honor plaque on 14<sup>th</sup> Floor
- Mason, Phil Lagoni
  - Ongoing cleaning and repair of interior stone finishes
  - Cleaned all slate base in all office renovation areas
  - Core drilled and added electrical receptacle boxes in masonry walls of Legislative and Supreme Court office renovation project areas
  - Assembled limestone pedestals for Hall of Fame
  - Repaired plaster in 3<sup>rd</sup> floor and Law Library offices
  - Cleaned first floor rotunda south limestone arch to allow installation of Tourism Commission Visitor Kiosk

# **Building Conservation**

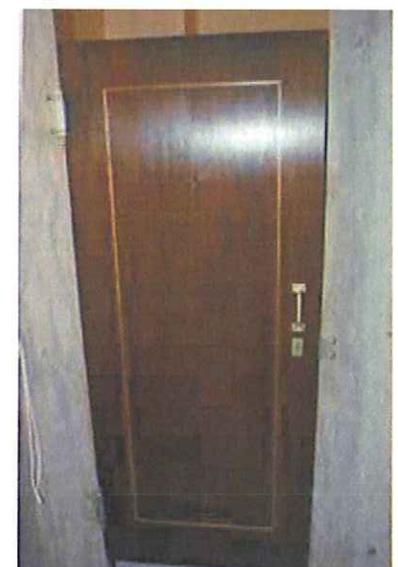
Office of the Capitol Commission November 2013-2014

## **13th Floor Door Restoration**

After two years as a work and storage space for contractors during the Tower Elevator Renovation and Upgrade, thanks to the cooperation of the Supreme Court, the 13th floor is back in use as office space. During the time the floor was unoccupied by Capitol staff, Office of the Capitol Commission Conservation staff were able to restore all 18 doors and jams on the floor. Staff labeled and removed each door and jam, documenting condition as the doors came down. Some of the doors were damaged and faded due to extreme exposure to sunlight, ultra-violet protective film was placed in those locations to protect the refinished doors. The doors to the elevator mechanical rooms were modified to accommodate the updated elevator equipment and minimize noise levels on the floor. Carpenter and finish shop staff worked to enhance and improve the work environment of the staff on 13th floor.



Sun damage on the doors was professionally repaired by Steve Janssen and the refinish process. Mike Marshall infilled a ventilation panel, which is hardly noticeable.

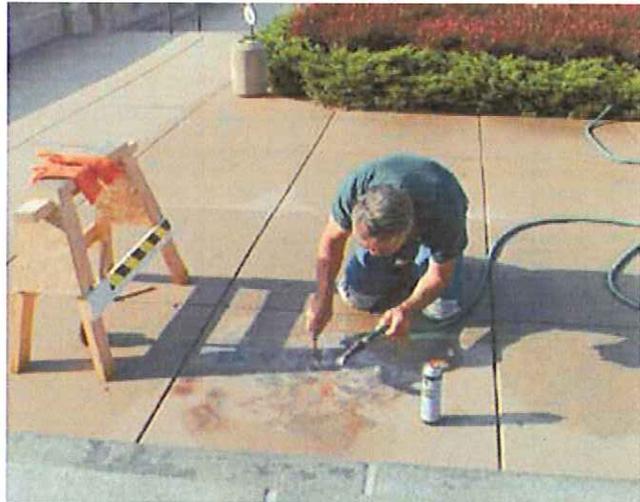


# Building Conservation

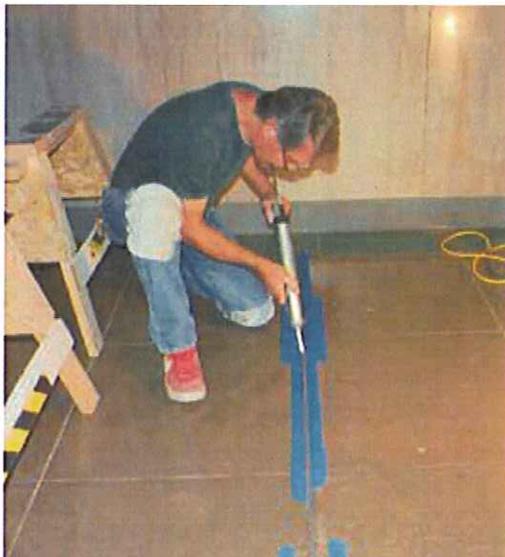
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## Mason Keeps Busy

Office of the Capitol Commission mason Phil Lagoni is called upon to care for the masonry structure of the Capitol and work with all things stone, concrete or plaster. Lagoni can be seen around the building working on projects large and small. His expertise and training means he is called upon for tasks as varied as removing graffiti to building the limestone pedestals which hold the bronze busts of the members of the Nebraska Hall of Fame.



Top to bottom, floor to ceiling, Lagoni caulks the seams in the granolithic floors and does the finish detailing of decorative plaster ceilings. There are few projects in the Capitol which do not benefit from Lagoni's skill and attention to detail.



## **Capitol Custodial**

Office of the Capitol Commission November 2013-2014

Perry Shuman, Capitol Conservation Supervisor

Richard Mallam, Custodial Leader

Rick Naber, Custodial Leader

-Five nights/week, 52 weeks/year OCC custodial staff cleans 70,000 sq. ft. of Preservation space. OCC oversees Service Master custodial services cleaning an additional 195,000 sq. ft. of adaptive use space daily.

-OCC staff has increased corridor cleaning in the areas of interior renovation this past year and has cleaned office suites after construction renovation

-OCC cleans carpet in the Capitol and does specialty cleaning of exotic finishes in all preservation spaces

-OCC has increased custodial presence in the Law Library Preservation Space and new office space due to increased use by the Judicial Education Division.

-OCC staff manages recycling duties in the Capitol, primarily paper and cardboard, the amount of recycling within the Capitol has increased by 10% over the past year, plastic and aluminum recycling continues to increase

-OCC staff handles approximately 7 tons of cardboard, 50 tons of office paper, 10 tons of newsprint, 2 tons of magazines, 6 tons of mixed paper and approximately ½ a ton each of aluminum and plastic

-OCC staff has all floor cleaning duties and this year, due to contract staff turnover, has begun an extensive training program to introduce new workers to the unique nature of the Capitol's floors by stripping, refinishing and restoring wardrobe and sink closet floors in newly renovated offices, this training has integrated the contract floor crew with in-house staff to produce results that meet or exceed contract requirements, and continues the floor renovation program which will eventually strip and refinish all perimeter stone floors on first and second floors

-OCC custodial staff continues to be involved with event setups as more groups discover the beauty of the building and have events in the Capitol

# Capitol Custodial

Office of the Capitol Commission November 2013-2014

## Floor Refinishing



Refinishing floors in the Nebraska State Capitol is one of the many duties of the Capitol's custodial staff. As time and staffing allow, Office of the Capitol Commission custodial staff and custodial contract staff are able to move beyond the basic maintenance of the corridor floor finishes and refinished sections. This fall staff stripped and refinished the first floor north entrance vestibule floor. Over several weeks staff stripped the many layers of yellowed and chipped floor finish and put down a new layer of finish. To prevent damage to the floor's stone surface the finish removal process requires many passes with special buffer pads. This slow removal process may take several evening's work and insures the stone surface is not damaged. Removal of the old finish reveals the beauty of the stone floor and the new layer of finish provides a durable base for future maintenance. Four layers of finish is applied to provide a durable surface without diminishing the beauty of the natural stone, in this case marble and slate. It is the Office of the Capitol Commission's goal to eventually remove the many layers of finish applied over the past 30 years and restore the finish on all the first and second floor corridor floors.



In the images at the top of the page finish is being removed and here custodial staff apply the first layer of finish to the bare floor.

## **Capitol Collections Program**

Office of the Capitol Commission November 2013-2014

Karen Wagner, Capitol Archivist

### **Program Activity-**

- Collaborated with the Sheldon Museum of Art and 10 other local institutions to create the exhibit Things Speak: Storied Objects from Lincoln Collections, September 2014 - February 2015. Six objects from the Capitol Collection are in the exhibit.
- Worked with Nebraska Department of Roads to identify and digitize images of the Capitol from their historic photo collections. Identified and acquired 49 new images for our reference collections.
- Updated Archivist Toolkit database with added detailed description of original construction correspondence.
- Processed image and information requests
- Added entries to the PastPerfect database; both new acquisitions and other objects previously acquired but not in database.
- Provided tours of the Archives to various groups and hosted visiting scholars

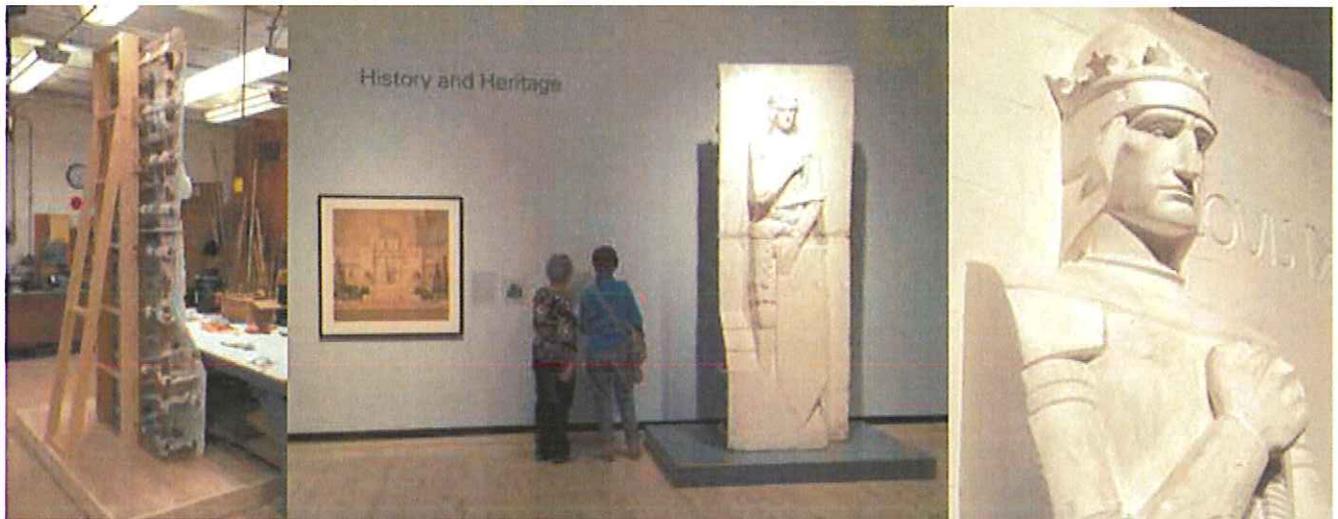
### **New materials added to our collections:**

- Number of donors: 8
- Total number of OCC purchases: 23
- Examples of items added to the collections:
  - Collection of Goodhue related items gathered by the man who occupied Goodhue's office space in Manhattan from 1977-2003, including books, journals, publications, photographs and miscellaneous items
  - Six historic photographs, with documentation, from newspaper archives selling their physical holdings.

# Community Participation

Office of the Capitol Commission November 2013-2014

The Office of the Capitol Commission was invited to participate in the Sheldon Museum of Art's community-wide exhibit of things that speak. The purpose of the exhibit, which runs through the first week in February 2015, is to tell the stories behind the objects in Lincoln museum collections. The Capitol is just one of over a dozen local entities to participate. The Office of the Capitol Commission's Archivist Karen Wagner worked with Capitol staff and Sheldon staff to select objects which have an interesting story behind them. While not a museum, the Capitol and its artwork have a story to tell and the Capitol Collections include maquettes for many of the major artistic components included the Capitol's decorative scheme.



Capitol sculptor Lee Lawrie sent plaster maquettes (models) of the exterior relief sculpture to Lincoln which the Italian stone carvers used as reference for their work on the Indiana limestone building. Following completion of the Capitol, the Nebraska Capitol Commission offered the maquettes to art departments at mid western universities. The University of Nebraska Art Department received many of the plaster models which were then used by the art department and the architecture school. As teaching methods and styles changed the maquettes were scheduled for destruction. The UNL College of Architecture housed the remaining maquettes and then in 1984 Dean Cecil Steward returned the remaining maquettes to the Capitol to become part of the Nebraska Capitol Collections. Pictured above, the full scale model of the Louis IX relief arrived at the Capitol in two pieces and remained in two pieces because it was too large to reassemble in the archive storage space. Sheldon's gallery space was tall enough to allow staff to showcase the full piece. Office of the Capitol Commission carpentry staff fabricated a supporting structure, above left, to show the fragile wooden framed burlap and plaster maquette. Visible at the base of the tower, an up close look at the maquette reveals the detail of the relief sculpture unnoticed from the ground. In addition to the plaster maquette; two sketches of the rotunda floor mosaic animals; the Law Library's Dolan mural maquette; a maquette for the Sundance tapestry in the East Chamber; and Goodhue's competition ink-wash drawing are included in the exhibit.

## HVAC/Electrical/Plumbing Maintenance and Preventative Maintenance

Office of the Capitol Commission November 2013-2014

Michael Jordan, Shop Supervisor                      John MacKichan, Capitol Plumber  
Kent Bonebright, Sheet Metal Fabricator      Tahir Karimi, Capitol Electrician  
John Steele, Maintenance Technician

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

- 261 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 Preventative Maintenance Work Orders 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 computer 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
- clean cooling coils in induction units in all Capitol offices
- install power and lighting in newly renovated offices

\*It is due to the great skill and dedication of present and past Capitol Maintenance Staff that the 50 year old Capitol heating, ventilating, and air conditioning system is still functioning when comparable systems only last an average of 30 - 35 years.

# Maintenance and Preventative Maintenance

Office of the Capitol Commission November 2013-2014

## Equipment Replacement

Monitoring, repairing and/or replacing the mechanical equipment in the Capitol is one of many tasks performed by Office of the Capitol Commission Maintenance staff. This year staff replaced two important components of the Capitol's mechanical system: an air compressor and a sump pump. The controls for the building heating and cooling provided by the induction units in offices throughout the Capitol rely on air pressure to switch on and off. A pair of compressors in the mechanical room are constantly switching off and on to provide the pressure needed. Two compressors are necessary for the proper function of the HVAC system. This built in redundancy means that failure of one does not shut down the entire system, and sharing the load extends the life of both. Changing out the compressor involved the mechanical shop with support from the carpenter shop for the heavy lifting.



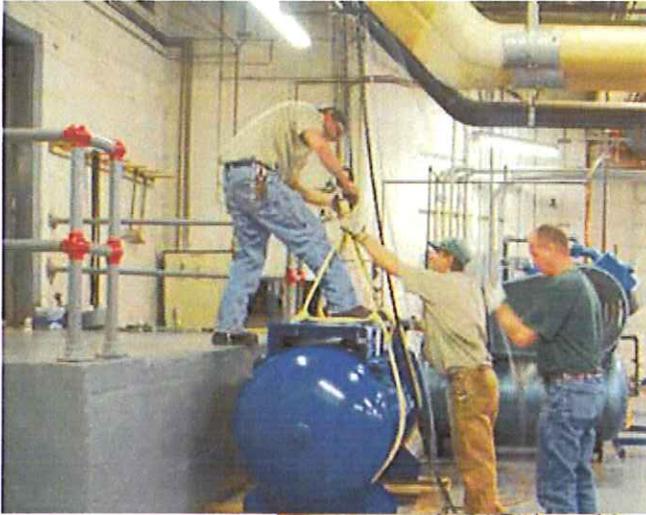
John MacKichan and Kent Bonebright disassemble the new compressor.



Once the compressor arrived at the Capitol dock, maintenance staff disassembled the components for ease of movement and to pass through the machine room doors. The heavy pieces were lifted in with a forklift and then manually moved down the hall into the machine room.

# Maintenance and Preventative Maintenance

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Once inside the basement the fork lift was no longer useful. Because of the change in floor level, staff had to manually lower the tank and motor using pulleys and chains, left. Reversing the process, staff disassembled the failed compressor and removed it from the machine room.



Setting the new compressor precisely onto the pad required additional staff to lift and maintenance staff to guide the air tank. The new compressor needed to be in the exact same position so the lines could be reattached. Once maintenance staff hooked up all the lines the system was back in service.



## **Capitol Tours and Special Events**

Office of the Capitol Commission November 2013-2014

Roxanne Smith, Public Information Officer (Tours & Special Events)

Gloria Witherspoon, Tourism Aide

Daniel Hutt, Tourism Aide

### **Tours-**

During the past year almost 1800 tours were given.

- over 20,000 school children during Spring 2012
- Over 80,000 total visitors in Capitol
- Special tours for guests of Executive, Legislative and Judicial branches, trade mission tours, 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-**

- 33 News Conferences
- 97 Wedding events and activities
- 29 Rallies/Events on the Capitol Grounds
- 27 Displays, First Floor Rotunda, State or Non-Profit Sponsored
- 7 Concerts, Second Floor Rotunda
  - Music in Our Schools Concert Series
- 27 Rotunda Ceremonies, including:
  - Martin Luther King Ceremony
  - Youth Art Month Award Ceremony
  - Girls and Boys State Events
  - State Bar Association Swearing In Ceremony
  - Governor's Employee/Supervisor of the Year Ceremony
  - Department of Education Ceremonies and Programs
  - Hispanic Heritage Month Commemoration
  - Department of Corrections Awards Ceremony
- 4 special exterior lightings of Capitol
- 3 road race events at Capitol
- 1 Military Commissioning Ceremony
- 6 Video shoots

# Capitol Tours and Special Events

Office of the Capitol Commission November 2013-2014

## Office of the Capitol Commission 10th Anniversary Open House

On September 23, 2014 over one hundred Capitol occupants helped the Office of the Capitol Commission celebrate ten years of service as an agency with a behind the scenes open house. Capitol occupants from the executive, legislative and judicial branches toured the Capitol Commission's shops and learned more about what it takes to keep the building running.



Beginning the tour, staff stop to learn more about the machine room and its functions.



Above, Karen Wagner, archivist, shows samples of the Capitol Collection to Senator Nelson and his wife. Below, a group listens as maintenance staff explain their work.

Moving from one shop to another allowed staff to take in all the inner workings of the Capitol system, including the plumbing. Below, Mike Marshall showcases the fabrication process used for the small lecturns now in use in the legislative chamber. Capitol Administrator Bob Ripley discusses a project with Legislative staff.



# **Capitol Tours and Special Events**

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## **Activity in the Capitol**

The Nebraska State Capitol is a busy place, providing offices for the functions of government, providing a setting for citizens to interact with their elected officials, and providing visitors with an opportunity to learn more about Nebraska. The two Capitol Tourism Aides are called upon to support these activities by staffing the information desk, staffing the tour office and providing free guided tours. When there is a special event in the Capitol, such as a Governor's Proclamation Ceremony staff may assist visitors seeking the Warner Chamber where proclamations are signed, finding their senator's office and locating services such as restrooms and the dining room. Guides are called upon to provide information, schedule tours, direct traffic and provide free guided tours every day of the year except Thanksgiving and the Friday after, Christmas Day and New Year's Day.



Above, visitors gather in the rotunda to await the proclamation signing. When possible, a guide will staff the rotunda to greet visitors and offer assistance.

Left, the guided tour listens as Gloria Witherspoon, Tourism Aide, describes the floor mosaics. Tours are offered hourly except at noon year round.

## **Grounds Maintenance**

Office of the Capitol Commission November 2013-2014

Craig Kreiner, Horticulturalist / Supervisor, State Building Division

Lee Briggs, Groundskeeper Leader, State Building Division

Don Pracheil, Automotive Mechanic II, Office of the Capitol Commission

Mike Hoppmann, Groundskeeper Leader, Office of the Capitol Commission

- Daily maintenance of 2.5 million square feet (58 acres) of landscape and hardscape by combined Office of the Capitol Commission and State Building Division grounds staff, including mowing, chemical applications, aerating, seeding, manicuring, mowing and edging of sidewalks areas within turf and snow removal for 58,000 sq. ft. of Capitol hardscape.
- Support OCC Capitol events with set up and take down
- Participate in furniture and office moves during Capitol renovation projects
- Continued modified irrigation schedule
- Repaired irrigation lines, due to squirrels seeking water by chewing lines
- Selected, cut, decorated, maintained and removed Capitol Holiday tree
- Planted and maintained 16 flower boxes on promenade of 1526 Building and 6 Hibiscus around flag pole
- Planted and maintained four large planters on east side on NSOB
- Replanted blue salvia at State Lab and prepared for fall planting of shrubs
- Mulched all plantings at Capitol and other sites
- Oversaw and lead 6 Correctional detail workers for summer grounds maintenance and winter snow removal

-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