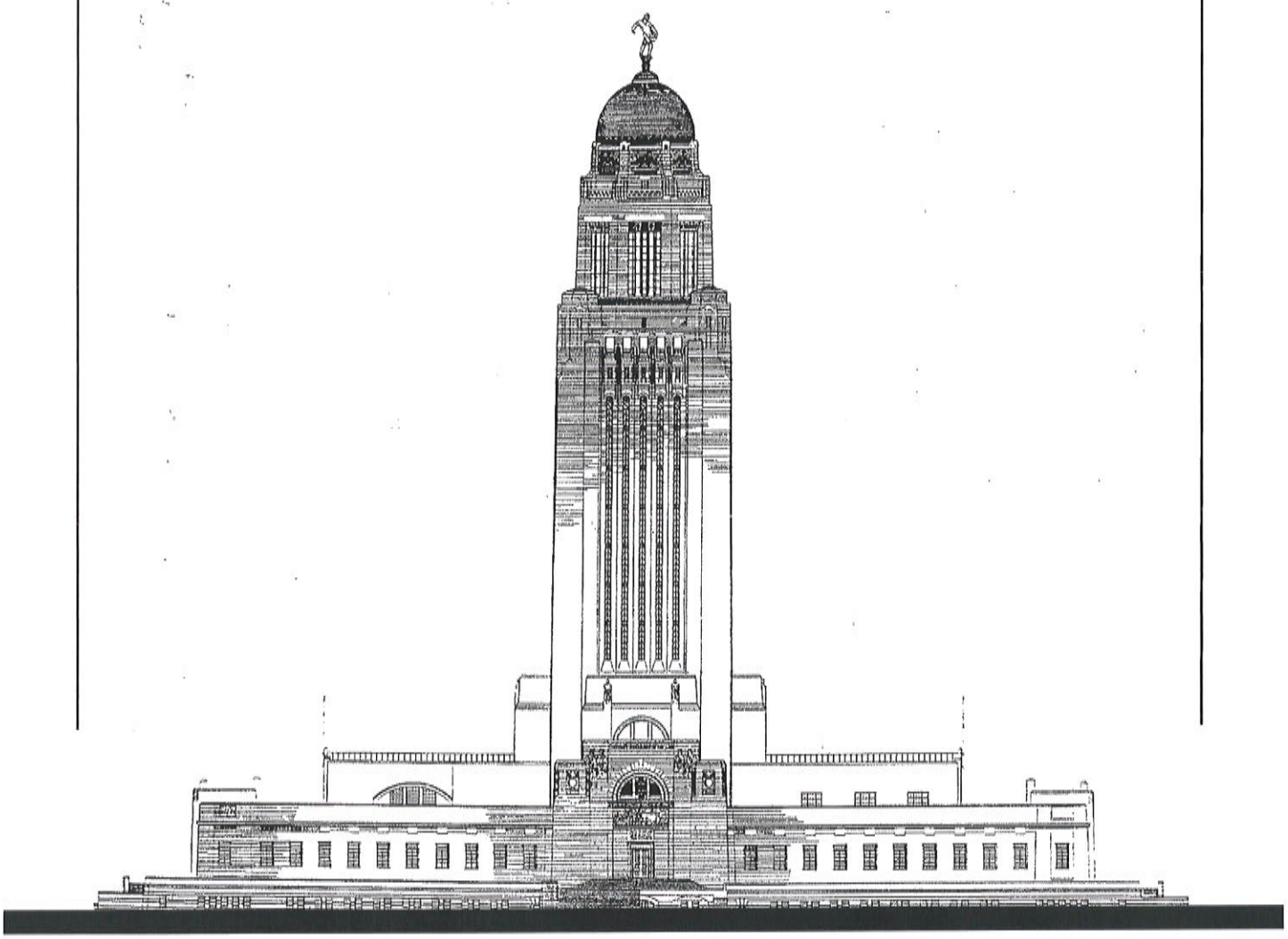


Nebraska State Capitol

Office of the Capitol Commission

Annual Report
2024

HVAC/Electrical/Plumbing
Maintenance and Preventative Maintenance

Office of the Capitol Commission November 2023-2024

Michael Jordan, Shop Supervisor
Jeff Gillett, Capitol Plumber
Harry Holcomb, Maintenance Technician
Tahir Karimi, Capitol Electrician
Chris Lahmon, 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
-Monitor, support and assist HVAC contractors on project as needed
-Prepare offices in project area for occupancy
-Rewire Capitol chandeliers for reinstallation in HVAC project area

***Preventative Maintenance/ Work Orders**

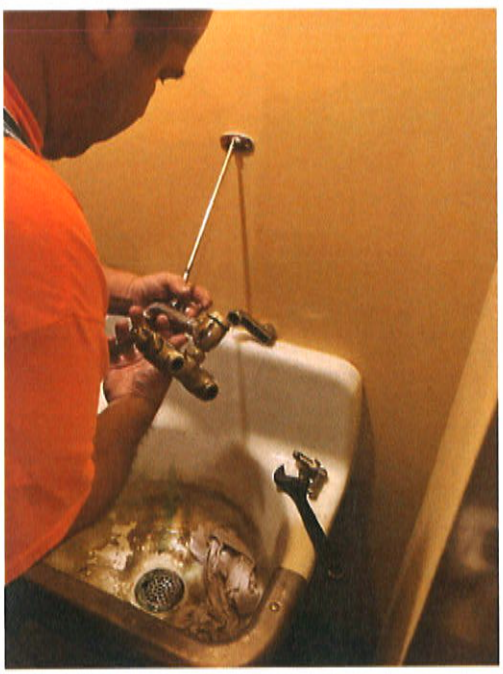
-Responded to over 400 work order calls
-Staff performs approximately 1,050 Preventative Maintenance Work Orders annually
-Check and replace air filters
-Grease motor and fan bearings
-Check air handler belts
-Service air compressors for pneumatic system
-Inspect electrical system in Capitol
-Repaired leaks in existing office induction units
-Clean and inspect all roof drains semi-annually
-Inspect exterior lighting weekly to ensure safety and security
-Re-lamp Capitol chandeliers, install special equipment
-Clean existing cooling coils in induction units in all Capitol offices
-Install power and lighting in newly renovated offices
-Monitor electric substation switch for HVAC Project
-Track HVAC Project work
-Repair old cooling units

Capitol Maintenance
Office of the Capitol Commission November 2023-2024

Routine Maintenance and HVAC Project Support

The Office of the Capitol Commission's Maintenance staff are responsible for all aspects of routine maintenance in the Nebraska State Capitol. As well, staff provides support and cooperates with the contractors working on the Heating Ventilation and Air Conditioning Replacement Project. As well staff performs their routine maintenance duties.



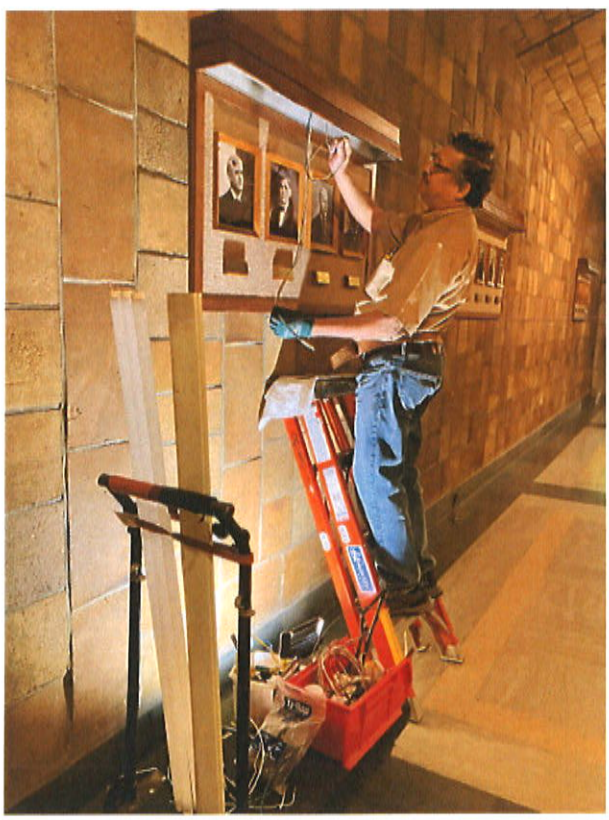


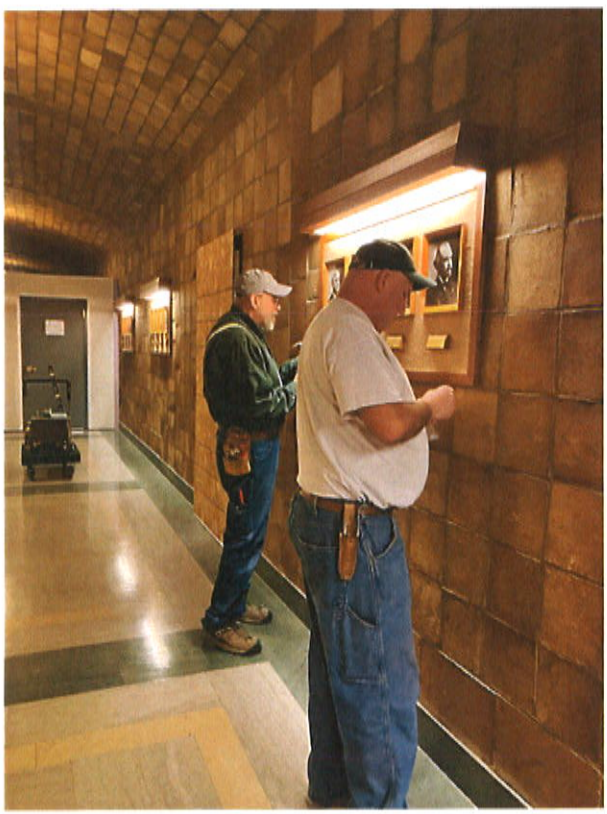
Above left, OCC plumber Jeff Gillett works on equipment behind the Legislative Chamber. Right, Gillett works on a faucet in a custodial closet located in the HVAC project area. Every day brings a new task in the ongoing maintenance of the plumbing system in the Capitol, from restrooms to wardrobe sinks to janitor's closets, the Capitol plumbing is kept in good order to meet the needs of the elected officials and their staff working in the Capitol every day.

Capitol Maintenance
Office of the Capitol Commission November 2023-2024

Teamwork

Office of the Capitol Commission staff have taken advantage of the current Heating Ventilation and Air Conditioning Replacement Project to upgrade and improve existing Capitol systems. Renovations in the office space along the ground floor north corridor allowed staff to improve the Governor's Portrait gallery and the lighting for the Governor's portraits. The Carpenter's Shop staff removed, upgraded and rehung the plaques of photos. Once the plaques with portraits were rehung, OCC's maintenance staff electrician worked to rewire and improve the lighting. Staff from the shops work as a team on improvements to the Capitol.





Office of the Capitol Commission staff understand the work they do will have lasting impact. The once in a lifetime HVAC project allowed staff to accommodate the need to add Governor's portrait plaques in the future. In the above right photo, OCC Carpenter Mike Marshall, left, reinstalls the recovered and refinished the portrait plaques with OCC's Mason Dan Kratky, right. The team reinstalled the plaques and created space for future Governor's portraits plaques to be installed and portraits to be displayed. Above left, Tahir Karimi, Office of the Capitol Commission electrician rewires lighting for the Governor's portraits in the ground floor north corridor once they have been reinstalled.

Building Conservation

Office of the Capitol Commission November 2023-2024

2024 Furniture Program Conservation/Restoration Activity -
Furniture Conservators, Dawn Snider and Lana Gabel

- All repairs and restorations of Capitol Original Furniture are documented and photographed. Physical reports are created and stored in Furniture shop files for reference and are entered into a digital Past Perfect program file for archival use.
- Ongoing computer skills training, upgrading skills to improve efficiency and productivity, and learning the history of Capitol.
- Yearly audit of Capitol Original Furniture in the Legislative and Supreme Court offices completed.
- Continued inventory and information process training in Past Perfect Program which tracks Capitol Original Furniture (C.O.F.)
- Working to create centralized digital and physical record keeping system to allow all OCC shops to share information on current HVAC project activity, office renovations, Capitol Original Furniture inventory and scheduled activities of OCC offices and shops to provide better communication and planning of work, including samples of work products.
- HVAC Project - Removal of all construction area window blinds for 4th phase cleaning, restoration and repair including rebuild, paint, and fit. Reinstall when window restoration/installation is complete.
- Furniture Repaired, Conserved, restored or re-upholstered
  - 4 chair repairs of various types
  - 4 tables plus 18 hearing room tables
  - 4 costumer (coat tree)
  - 3 desks plus 5 conversions
  - 4 bookcases
  - Fabricate pieces and parts for furniture repairs
  - Did extensive cleaning and conservation/restoration work in the Governor's Hearing Room, Reception Room, Chief of Staff's Office, Governor's staff office and Governor's Private Office
  - Work with outside contractors on jobs too big for OCC staff
  - Thoroughly clean chandeliers and all furniture in the Executive Branch area of Phase 4 of the HVAC project
  - Removed, cleaned, repaired 11 large sets of drapes and sheers for the Governor, Lt. Governor and State Auditor's Offices.
  - Conservation/restoration of small wooden window alcoves, ledges, sides.

- Additional work
  - Filled requests for occupant furniture updating inventory
  - Conservation work on wardrobes, doors, and door casings throughout the HVAC Phase 3 and 4 construction area
  - Repaired/in-painted/finished non-project area doors needing attention due to normal wear and tear or graffiti
  - Ordered and installed replacement glass for desks and table tops as needed
  - Touched up finish in tower elevators
  - Water mark, stain removal and replace missing upholstery tacks on Page chairs in West Legislative Lounge
  - Responded to and resolved furniture work orders for Capitol occupants
  - Organize furniture storage located in HVAC project area, remove and return furniture as needed
  - Clean original furniture in construction zones after the contractors are finished
  - Reinstall rugs in Governor's Suite offices
  - Help others in our department as needed to keep our building beautiful, safe, and functioning at its best.

Shop staff daily work-

-Responded to over 200 work orders in all specialties
-Helped with snow removal
-Reinstalled damaged original exterior bronze streetlamp

Machinist, John MacKichan

-ongoing key and lock maintenance program
-window hardware repair and replacement for window project
-made specialty tools for contractors of the HVAC project
-ongoing door closer maintenance program
-rebuilt/repaired door pivots
-rebuilt/repaired doorknobs
-made new window blind brackets
-installed pigeon deterrent on
-Capitol original asset protection (removal, repair, storage, and reinstallation).
-original light fixture repair
-Street light repair
-Street light installation
-re-finished radiator grill hoods
-made new flag brackets for governors hearing room flag

-cleaned and waxed fireplace andirons and pokers
-assisted staining rooms in the gov's suite
-finished shaping and patinizing gov's suite HVAC register grills

-Cabinetry, Hunter VonHolt
- Daily work orders for occupants of building
- Work with furniture shop on restoration of capitol furniture.
- Work with the contractors on phase 4 of HVAC project
- Rehung Phase 3 and Phase 4 doors, returned furnishings to offices.
-Helped rehang Phase 4 blinds
- Phase 4 helped move furnishings from offices and removed doors from offices
-Work with window restoration team on windows.
-Fabricated custom computer stand for tour office
-Polished radiator shields
-Repaired and reglazed 3rd floor skylight windows
-Redesigned and improved wardrobe cabinet, added cabinet to interior

-Mason, Dan Kratky
-Attend Construction Meetings
-Help other shops as needed
-Help coordinate work in Governor's office
-Cleaned the limestone in the entire Gov's hearing room
-Dismantled and rebuilt the limestone window pockets for the HVAC work in Gov's hearing room
-Cleaned limestone window splays in Gov's reception room
-Set Vermont Green slate threshold in Gov's kitchenette
-Repaired some of the ornamental plaster repair in Gov's office
-Helped with area rugs, moved out and in all furniture, hung doors, helped other trades in Governor's Suite
-Dismantled and rebuilt limestone seat/bench in NE hall of fame for new cast-iron radiator
-Created pathway for electrical conduit for Governor's pictures in 1st Floor north hall east sides
-Attended punch list walk throughs
-Signoff on punch lists when contractors were done
-Added and reset data boxes in rooms, drilled and set brass rings for

new floor ports, communication or electrical in various locations
-Set new pedestal block in great hall, built pedestal and set for Malcolm X. Southwest Hall of Fame courtyard gallery
-Helped Roxanne clean 1st floor north entrance limestone
-Cleaned windows in upper arch of first floor north vestibule
-Helped the other staff, and construction team as needed

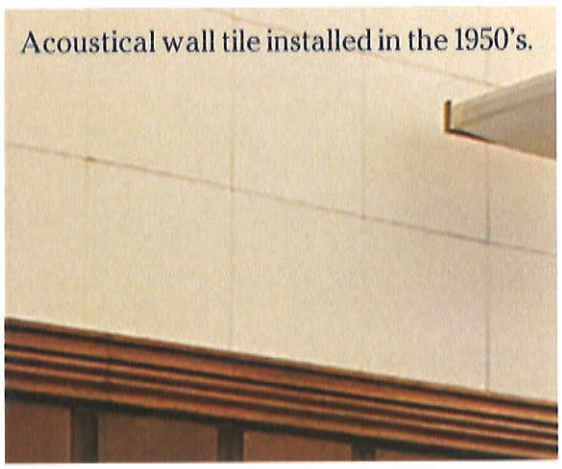
-Paint and Finish Restorer, Mike Marshall
-Trained and managed contractors in restoration of Governor's Suite
- Worked with contract window team
-Worked with all shop staff on shop projects
-Worked on all aspects of Governor's Suite restoration
-Painted Governor's Private Office walls
-Restored window splays in Private Office
-Repaired Private Office oil on canvas mural on dome
-Restored ceiling paint in Chief of Staff Office
-Redesigned and installed new bronze vents in Hearing Room

Building Conservation
Office of the Capitol Commission November 2023-2024

Priority Project

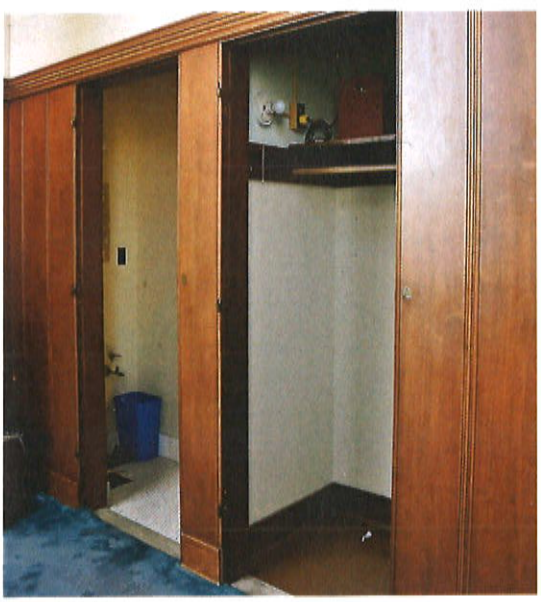
The Office of the Capitol Commission staff have ongoing responsibilities as they care for the Nationally Registered Historic Landmark Capitol. Whether working with furniture, window blinds or doors, staff know that repairing and maintaining the Capitol and it's furnishings is a major part of their duties. During the first three phases of the current Heating Ventilation and Air Conditioning Project staff have continued with their core responsibilities, on an enhanced scale. Phase IV of the project which included the Governor's Suite changed their work dramatically. With the Governor's Suite empty of furnishing staff focused their full attention on restoration of these highly finished preservation spaces. Cleaning and restoring the Governor's Hearing Room, the Governor's Reception Room, the Chief of Staff's Office and the Governor's Private Office occupied a major portion of 2024. Leaving staff to address other duties as time allowed.





Acoustical wall tile installed in the 1950's.

A private, non-public office in the Governor's Suite had not been renovated in over 50 years. After OCC staff removed the cabinets covering the 1960's units, HVAC contractors removed the old units, above left image, exposed under the windows and then removed to acoustical tile glued to the walls. Then OCC staff started their work repairing and refinishing the walnut panelling, closets and closet doors. Once that work was done, contractors returned to repair plaster and paint.



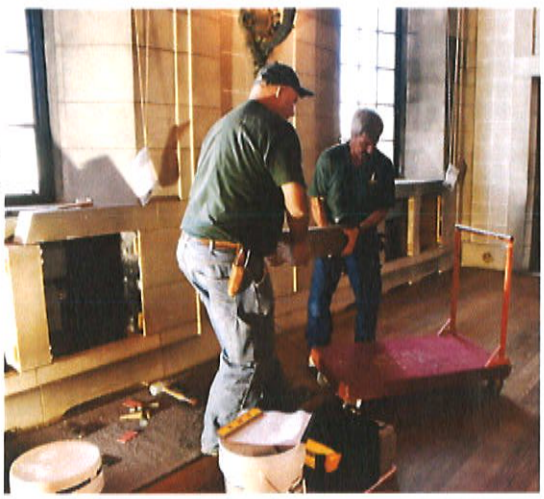
The renovation process included OCC staff repairing the plumbing in the wardrobe and contractors removing the wall mounted wire conduit, outlet and light fixture in a storage closet, left. Right, the renovated and repainted lavatory and storage closet.



Added Responsibility

During most of the Heating Ventilation and Air Conditioning Replacement Project, contractors have worked independently, with Office of the Capitol Commission staff providing support and guidance when needed. During Phase IV, OCC's staff took the lead in preparing the Preservation Spaces in the Governor's Suite for the installation of the new equipment. OCC staff removed the highly finished cabinets covering the HVAC equipment prior to the demolition of the old system. OCC monitored the demolition to be sure no accidental damage occurred in the Preservation Spaces. Then OCC staff set about cleaning and restoring the Suite in the limited time allowed. To achieve as much restoration as possible staff focused all their attention on the Suite for the majority of the 2024. During this time staff was able to repair and refinish floors, remove old finish from paneled walls and apply new stain and finish to both, restoring much of the Suite to original condition.





Left, Brett Daugherty, Capitol Manager and Acting Administrator, and Dan Kratky, Mason, work together to identify the best way to remove the limestone cabinet enclosing the old HVAC unit. Right, removing the keystone section allowed OCC staff to remove enough stone, bottom left, to expose the unit for demolition by the contractors, below, who then installed the new unit in the empty space.





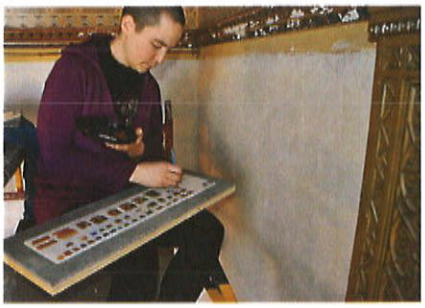


Once the new HVAC unit was installed, right, the contractor's work was finished and OCC staff began the 7 month process of cleaning the limestone walls, rejuvenating the wood plank floor and returning the Governor's Hearing Room to its previous configuration.

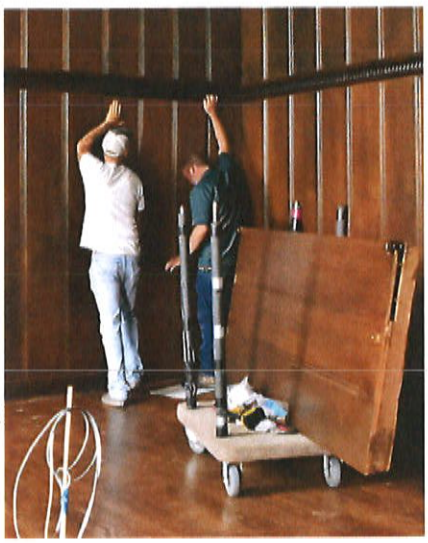
Building Conservation
Office of the Capitol Commission November 2023-2024

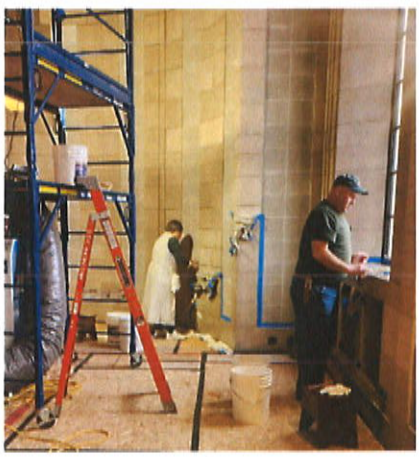
From Top to Bottom

The Office of the Capitol Commission shops worked together closely to see that the Governor's Suite was cleaned and restored in a timely manner. Staff members from all the programs within the Office of the Capitol Commission contributed.



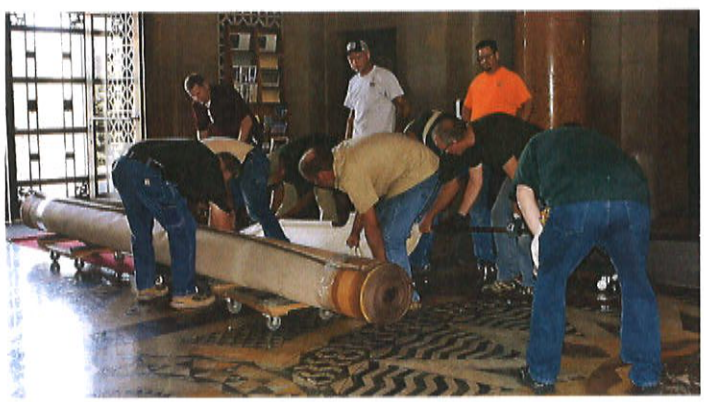






Members of the Office of the Capitol Commission team worked together to get the job done. Above left, OCC Grounds staff, Aud Koch, used her graphic arts skills to repair a painted plaster border in the Private Office. Above center, Carpenter Hunter VonHolt and Furniture Conservator Dawn Snider worked side by side to refinish the Chief of Staff's Office walls. Above right, VonHolt and Machinist John MacKichan installed doors in the Chief of Staff's Office. Below left, Tourism Supervisor Roxanne Smith helped Mason Dan Kratky clean the limestone walls in the Governor's Hearing Room.







The OCC team need all the muscle available to install a new rug in the Hearing Room. Above left, Carpenter's staff were aided by Custodial Leader David Hoelscher, Maintenance Technicians Chris Lahmon and Harry Holcome, Maintenance Supervisor Michael Jordan, and Preservation Architect Matt Hansen as they carried the 548 pound rug up the north steps. Once inside the Vestibule, above right, the team prepared to switch the new rug for the old they had previously removed. Left, once in place the team rolled the new rug onto the floor of the Hearing Room.

Capitol Custodial

Office of the Capitol Commission November 2023-2024

David Hoelscher, Capitol Conservation Supervisor
Richard Mallam, Custodial Leader
Dennis Roy, Custodial Leader

-Five nights/week, 52 weeks/year OCC custodial staff clean 70,000 sq. ft. of Capitol Preservation space, corridors and stairs. OCC oversees Hartland Services, our contract custodial services team, in cleaning an additional 195,000 sq. ft. of adaptive use office space daily.

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

-OCC staff manages recycling duties in the Capitol, paper, cardboard, plastic and aluminum recycling annually. Approximately 10 tons of cardboard, 60 tons of office paper, 10 tons of newsprint, 2 tons of magazines, 6 tons of mixed paper and approximately half a ton each of aluminum and plastic

-OCC staff, along with our state trained contract floor crew, has all floor duties to clean, strip, refinish, and restore the unique floors and finishes in the Capitol. Staff continues the floor renovation program to strip 30 - 40 years of old finish and apply new finish to all stone floors on first and second floors. Staff is currently working to strip and refinish the rotunda floor, but due to the different types of stone in the floor, and the different types stripping products, staff must move slowly, testing each product on each type of stone to get the best results without damaging the marble tile.

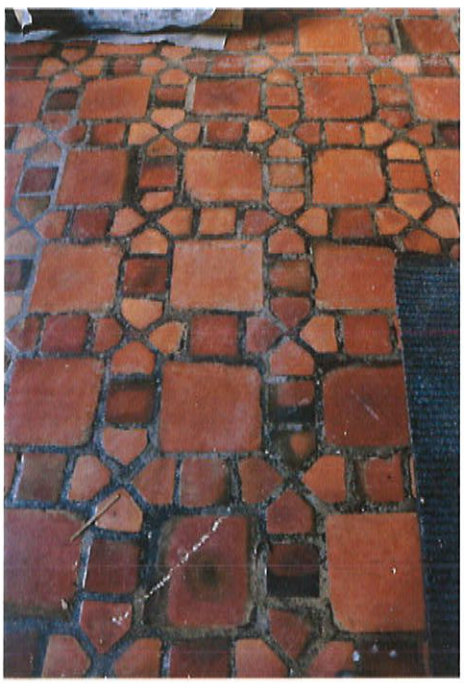
-OCC custodial staff continues to be involved with event setups

-Upon completion of contactor work in HVAC project areas, custodial staff cleans areas to ready them for occupancy

Capitol Custodial
Office of the Capitol Commission November 2023-2024

Focus on Floor Finishes

Office of the Capitol Commission staff, including the custodial staff, took advantage of the HVAC necessitated empty Governor's Suite to strip and refinish the clay tile floor in the Governor's Reception Room. Unique in the Capitol, the clay tile floor and grout had become very dirty over the decades since it was installed.

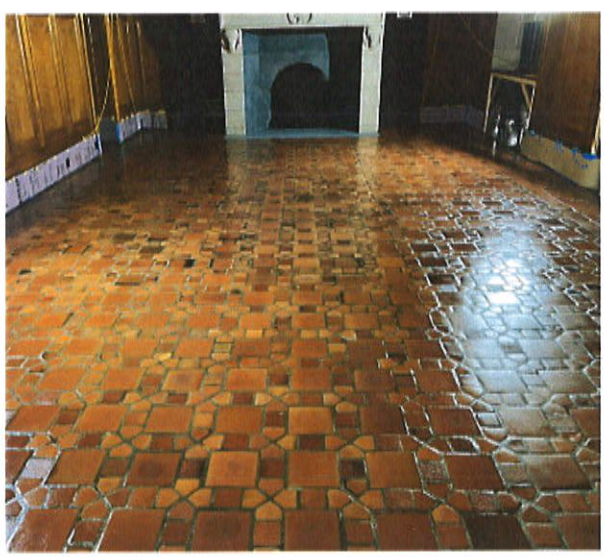


Left, the clay tile floor showed soiling and staining after the rugs and furnishings were removed. As the HVAC system was being installed and OCC staff worked to restore other areas of the Governor Suite, the Reception Room was used to stage materials. Right, one of the last activities of OCC staff was to strip the original finish, clean and refinish the tile floor. Below right, the cleaned floor, with and ;without finish.









Two views of the Governor's Reception Room, above, after the old finish was stripped and the floor cleaned, and right, the Reception Room with the new finish.

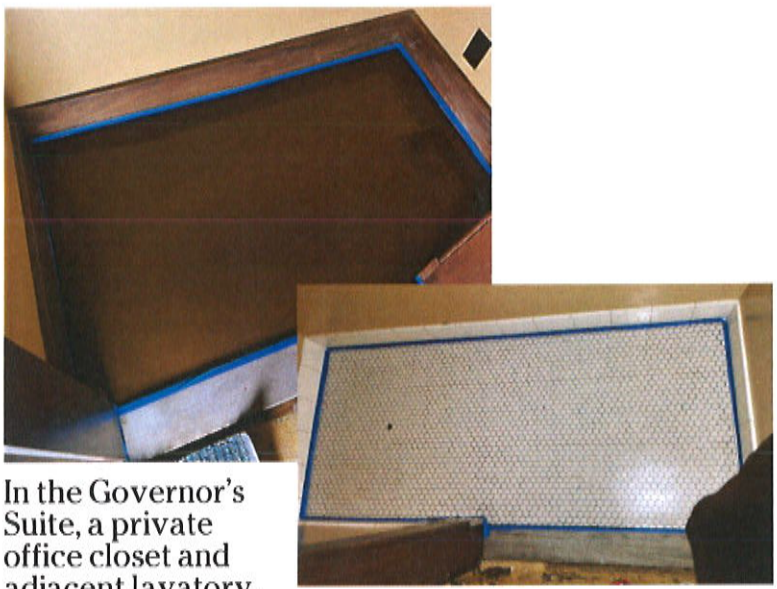
Capitol Custodial
Office of the Capitol Commission November 2023-2024

Focus on Floor Finishes

The skill of the Office of the Capitol Commission Custodial staff and the contract workers assigned to their supervision have been tested on many different floor finishes during the past 6 years of the Heating Ventilation and Air Conditioning Replacement Project. Phase IV of the project, presented them with a variety of floor finishes. These finishes include porcelain and quarry tile, battleship linoleum, and slate.

The Phase IV Project area included the Governor's Suite.



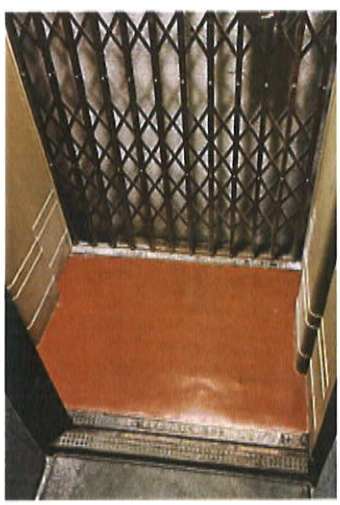


In the Governor's Suite, a private office closet and adjacent lavatory, left before restoration, contained two different floor surfaces for custodial staff to refinish. Once custodial staff was finished the surfaces, above left brown linoleum, and above right hexagonal porcelain tile, looked like new.





Staff cleaned and refinished the quarry tile in the Governor's Office kitchenette, left. OCC's mason added a slate transition between the carpet and the tile floor, near left. Right, a linoleum floor in a private elevator was cleaned and refinished.



Capitol Collections Program

Office of the Capitol Commission - November 2023-2024

Karen Wagner, Archivist

Program Collection— The Nebraska Capitol Collections, including Archives (two dimensional) and Artifacts (three dimensional), contain over 200,000 unique items concentrated on Nebraska's third State Capitol designed by Bertram Grosvenor Goodhue.

Program Activity

- Provided research and information in support of the HVAC replacement project.
- Planning and preparation HVAC Phase 5 - relocation of 7th floor project records and reference library
- Continued research on original light fixtures in support of the restoration and cleaning of the fixtures temporarily removed from service during the HVAC project.
- Scanned and processed construction era correspondence records.
- Scanned modern project image slides for access.
- Added new catalog entries to the PastPerfect database; both new acquisitions and other objects previously cataloged on paper but not in the database.
- Processed outside image and research requests.

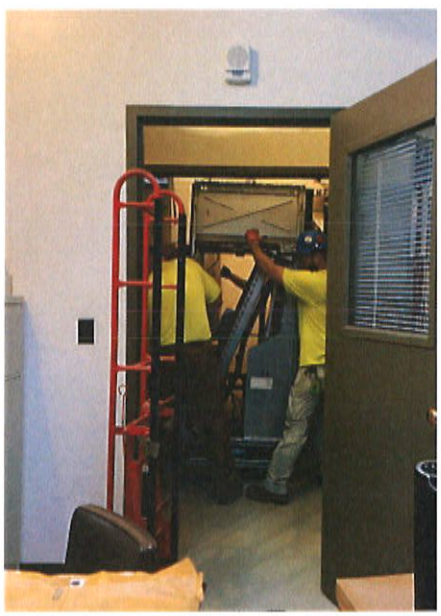
Examples of items added to our collections this year

- Digital images produced for the creation of the Nebraska Art Experience website and book.
- Stow-Davis executive desk which matches other desks purchased by the Commission in the 1930's.
- Negatives of construction era images of the capitol.

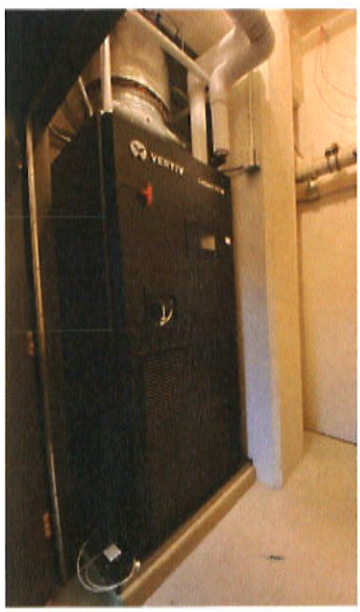
Capitol Collections
Office of the Capitol Commission November 2023-2024

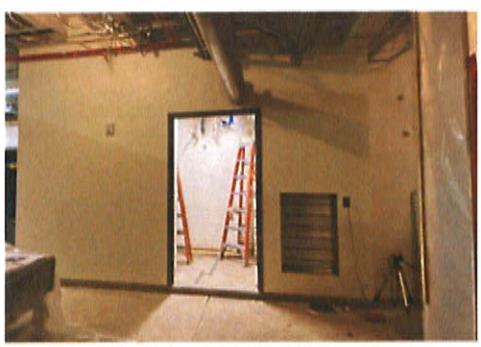
Protecting the Nebraska Capitol Collections Environmental Upgrades

In 2011 the Capitol Commission installed environmental equipment to control temperature and humidity in the Archives. This equipment served well but was at the end of its sustainable lifespan. Taking advantage of the HVAC project contractors working in the building, OCC determined it was a good time to not only replace the aging equipment in the Archives, but also add conditioning to the two other primary vaults that house the Preservation Collections. This decision was well timed. The new units were delivered just as the old unrepairable equipment failed.



Mechanical & electrical contractors, left, easily install the new heating and cooling unit in the location of the previous one. With the addition of a few new pipe connections, right, the temperature and humidity in the archive was once again being controlled for the proper long term storage of photographs, drawings and other two dimensional materials staff uses to support the preservation of the Capitol.





Two adjacent vaults house Preservation Collections. A mechanical room, right, was added to the larger vault for the installation of two new temperature and humidity control units, one for each vault, far right. The units will enable the Archivist to control the environment of each vault for the proper storage of various three dimensional objects in the collection. A sink will be installed to keep hands clean while handling the collection.



Grounds Maintenance

Office of the Capitol Commission November 2023-2024

Heather Dinslage, Groundskeeper Leader, Office of the Capitol Commission
Audrey Koch, Groundskeeper Leader, Office of the Capitol Commission
Lexis Funk, Groundskeeper Leader, Office of the Capitol Commission

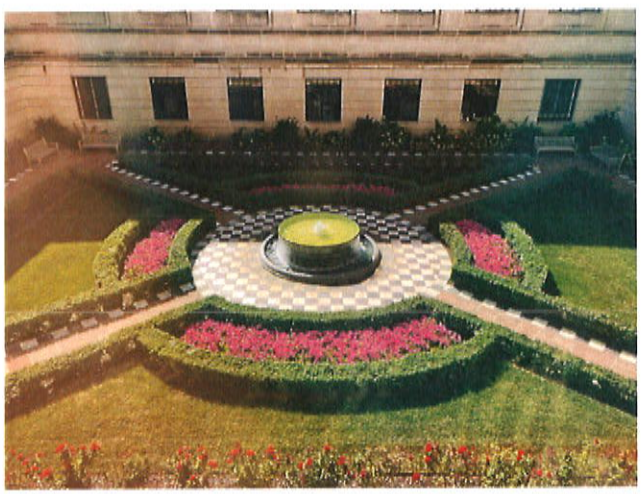
-Daily maintenance of 455,870 square feet (10.5 acres) of landscape and hardscape by the Office of the Capitol Commission staff includes mowing, chemical application, aeration, seeding, pruning, sidewalk edging within turf and snow removal for the 90,000 sq. ft. of Capitol hardscape.
-Support OCC Capitol special events with Rotunda set up/take down
-Participate in furniture and office moves during Capitol renovation projects
-Continue modified irrigation schedule
-Select, cut, decorate, maintain and remove Capitol Holiday tree
-Supervise planting of 8 new Taylor Junipers and 50 new Pfitzer junipers on the north side of Capitol
-Plant Arbor Day Concolor Fir in the southeast landscape of the Capitol
-Inspect and maintain courtyard plantings
-Mulch all plantings at Capitol
-Prune and maintain trees on Capitol grounds
-Survey the Capitol grounds daily and pick up trash
-Staff did routine maintenance of equipment and contracted major repairs.
Three vehicles (two pickups with snow blades and one dump trailer)
One Toro triple-deck riding mower and one 6' foot Toro riding mower with winter snow broom attachments
Two John Deere tractors, one with a front-end loader, snow blower, aerator, and forklift attachment and one smaller tractor
Two push mowers
Self propelled and pull type aerator
One riding spreader for the lawn and smaller push spreaders
Assorted weed whips and edgers
Three lawn sprayers
Five snow blowers

Grounds Maintenance
Office of the Capitol Commission November 2023-2024

Courtyard Care

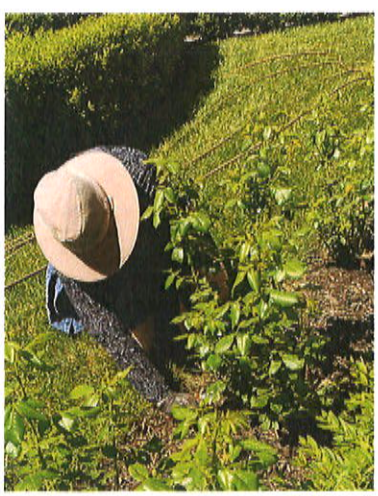
The Office of the Capitol Commission Grounds Maintenance staff perform numerous tasks throughout the year. Driven by the seasons, the team mows, mulches, prunes and waters. The Capitol's hidden jewels, the courtyards, require special care in addition to these activities. With OCC staff care the petunias were especially beautiful this year.

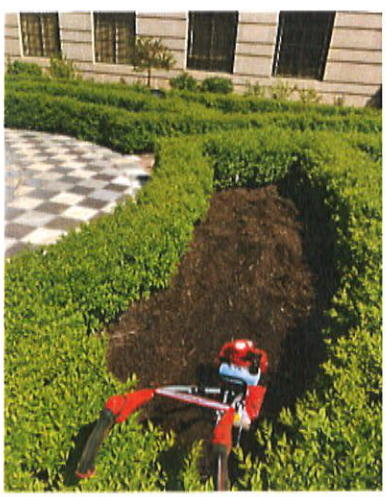




The interior courtyards at the Nebraska State Capitol were designed to showcase spring and summer color. In the above left photo, the courtyard in March when the tulips planted the previous fall start to come up in the central planting bed. The turf, privet hedges and roses haven't started to come out of winter dormancy, soon to be blooming tulips will brighten the space. Six months later the courtyard clings to its summer glory as fall sets in, above right photo. Once freezing temperatures arrive, the fountains are drained and covered, the petunias removed and tulip bulbs planted in their place and the courtyards are closed for winter. Notice the position of the shadow in each image, a subtle reminder of the spring and fall movement of the earth through the seasons.

Below, in spring, after the tulips have faded, Office of the Capitol Commission grounds staff prepare the courtyards for summer flowering. The irrigation system is removed from the planting bed and laid out in the turf for inspection, left, and staff prune the sprouting rose bushes. The planting beds are prepared for petunia planting with a small tiller, center, and hedges will be pruned. Right,In autumn, once the petunias are removed and the beds readied, staff begin preparation for the planting of bulbs. Irrigation pipes are removed to allow staff, below right, to plant the thousands of tulip bulbs needed to ensure a beautiful spring flower show.







Capitol Tours and Special Events

Office of the Capitol Commission November 2023-2024

Roxanne Smith, Public Information Officer
(Tourism Supervisor/Special Events)
Allison Monzu, Tourism Aide
Susan Myers, Tourism Aide
Kirk Woita, Tourism Aide

Tours-

During the past year over 1800 tours were given.

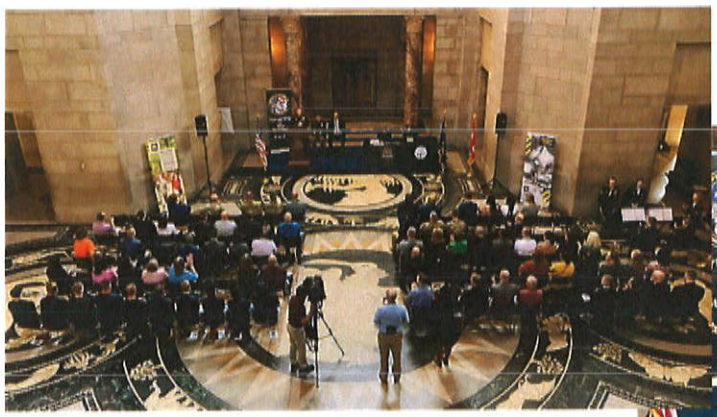
-over 25,000 school children received tours
-over 40,000 documented visitors had contact with tour staff and many others walked through

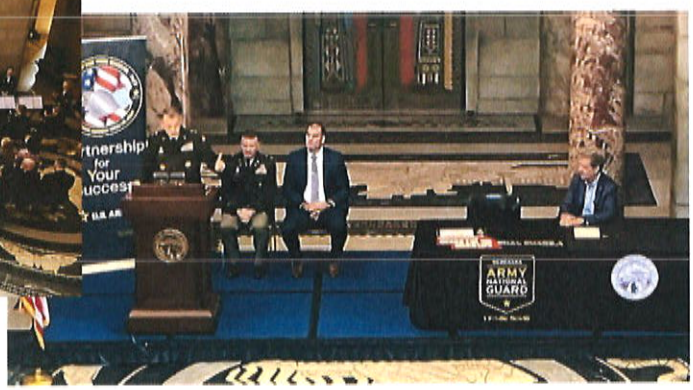
Special Events-

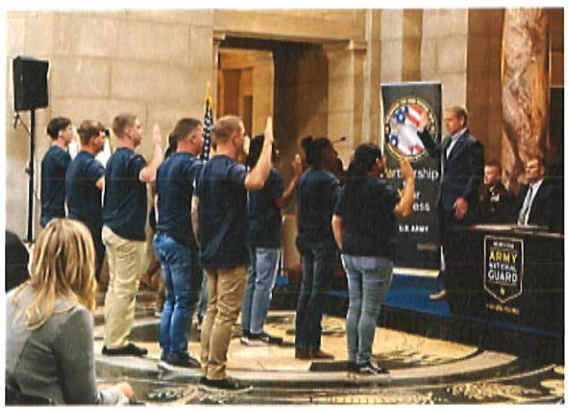
-42 Displays, First Floor Rotunda, State or Non-Profit Sponsored
-14 Concerts, Second Floor Rotunda, including:
Nebraska Music Education Association Concert Series
-30 Rotunda Ceremonies
-21 News Conferences
-96 Weddings
-78 Wedding and Family Photography sessions
-29 Rallies/Events on the Capitol North Plaza/ Grounds
- 5 Capitol exterior lightings
-1 FAA sanctioned exterior UAV flights

Tours and Special Events

The Nebraska State Capitol's rotunda annually hosts many state and federal government sponsored programs, as well as programs sponsored by non- profit and not-for-profit groups of state-wide or larger scope.







Above, the Nebraska Department of Personnel hosted a Memorandum of Understanding (MOU) signing in the 2nd floor rotunda on September 12, 2024. Governor Jim Pillen, and Nebraska Adjutant General Major General Craig Strong, signed the MOU which commits the Department of Administrative Services to support veterans as they re-enter the workforce. Left, following the ceremony Governor Pillen lead new Nebraska National Guard recruits in their oath.



Above, Governor Jim Pillen celebrates Nebraska's Statehood Day, March 1, by welcoming newly naturalized citizens in a rotunda ceremony sponsored by the United States Office of Immigration and Naturalization Service.

The Nebraska Music Education Association annually sponsors noon concerts in the rotunda of the Capitol. Below, on January 17, 2024, the Lincoln High Choir entertained Capitol staff, parents and visitors. The Capitol's rotunda is an ideal venue for choral music.

