



Nebraska State Capitol

Office of the Capitol Commission

Annual Report
2009

Capitol Commission

Office of the Capitol Commission November 2008-2009

Shop Open House

The Office of the Capitol Commission held an open house for Capitol occupants on June 25, 2009. The Open House was a way to celebrate the Office of the Capitol Commission's fifth anniversary and show Capitol occupants, elected officials and staff, the behind the scenes activities of OCC. During the three hour open house elected officials and their staff toured the basement shops. The tours began at the base of the south stair with a general orientation and continued in the custodial shop, the carpentry and finish shops, the mason's shop, the maintenance shop, the Capitol archives and grounds shop.



Capitol Architect Tom Kaspar discusses the copper roof project with Court staff.



Conservation Supervisor Perry Shuman and Court of Appeals Justice William Cassel discuss the conservation program.



Roger Frink, Machinist for OCC, opened his shop for Capitol staff.



Capitol Archivist Karen Wagner displayed a sampling of the items contained in the Capitol Collections. A maquette created by Elizabeth Dolan for the Spirit of the Prairie mural hangs on the wall of the Archive.



Staff attending the open house receive a demonstration of Grounds Maintenance lift. The Grounds Maintenance staff use a variety of equipment to maintain the trees and turf at the many facilities for which they are responsible.



Facility Manager Brett Daugherty explains the storage and use of materials in the Mason's Shop to Senator Rich Pahl, his staff and others.

Capitol Custodial and Grounds

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Custodial-

-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; in addition all carpet cleaning in the Capitol and specialty cleaning of exotic finishes in all preservation spaces

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

-OCC staff has 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 has started a floor renovation program to strip and refinish all perimeter floors on first and second floors

Grounds-

-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.

-Planted four trees at the Governor's Residence

-Put down 400 square yards of wood chip mulch around trees and shrubs

-Grounds staff renovated the landscape at the NOTIC Center in Omaha, planting 42 roses, 83 native flowering plants, 50 ornamental grasses plus the installation of drip irrigation for watering

-During December of 2008, grounds had over 700 staff hours removing ice/snow from 500,000 square feet of pavement. Seventeen pallets of Ice Melt weighing 41,650 pounds were used between December 19 and 24, 2008.

Capitol Custodial

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Rotunda Floor Refinishing

1. The marble floors of the Nebraska State Capitol were sealed and waxed for protection from excessive wear and damage over 20 years ago. Additional wax is applied annually to revive the floor's finish. Through the years the build up of wax has discolored and diminished the beauty of the marble and slate floors. Office of the Capitol Commission Custodial staff have been working on a floor renovation program to strip and refinish the floors on the first and second levels of the Capitol. Recently sections of the 2nd Floor Rotunda floor were refinished.



2. Stripping the floor to remove over 25 years of wax requires an understanding of the chemistry of the stone and the finish material. It also involves patience and hard work.



3. The stripped floor with bare marble prior to the application of a new coat of protective wax.



4. The four layers of wax applied to the bare floor allow the true color and beauty of the marble to show through while protecting the marble from everyday traffic wear and damage.



5. The four striped and refinished areas around the bronze grilles stand out compared to the other areas of the Rotunda floor.

Building Conservation-

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Restoration Activity-

- Fabricated seven new blinds units for the Clerk of the Courts
- Cleaned, repaired and rehung all 160 tower blind units
- Restored 87 blind units on 1st and 2nd floor
- Repaired Court of Appeals bench edge and installed protective strip
- Restored two sofas
- Restored window and bench finishes in Old Senate Lounge Room #2230
- Repaired water damage to Kittenger table in Old Senate Lounge #2230
- Repaired finish on front entrance doors of Nebraska State Library
- Restored desk for Administrative Services
- Restored finish, upholstery and joinery of four Legislative Chamber swivel chairs
- Restoration and renovation of Treasurer's Office and Legislative Offices

Shop staff daily work-

- Assist on Copper Roof and Exterior Masonry Project
- Fabricated and finished gift shop display and counter cabinets
- Fabricated and installed catwalk system in southeast attic
- Repaired windows in northwest quadrant roof level
- Manufacture accessible ramp for Nebraska State Library
- Machinist
 - Ongoing key program
 - Manufacture drapery and blind hardware
 - Manufacture parts for Gift Shop renovation
 - Manufacture pump parts for Maintenance Shop
- Carpenter
 - Fabricated new cedar promenade deck barricades
 - Fabricated gift shop cabinetry
 - Fabricated new Peregrine Falcon nest box
- Mason
 - Ongoing cleaning and repair of interior stone finishes
 - Removed graffiti from Capitol exterior limestone surfaces
 - Repaired plaster in Treasurer's Office
 - Core and channel drilled floors and walls to precisely locate electric and communication boxes for upgrades in Treasurer and Legislative office renovations
 - Clean and repair slate trim in office renovations
 - Repaired 400 feet of Capitol perimeter sidewalk

Building Conservation

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Capitol Blind Restoration

1. During the past year, Conservation Staff restored 240 blinds, including all 160 in the tower. Staff fabricated 7 new blinds for use in the Court Clerk's office. Tower blinds had previously been restored by repainting mains and replacing slats. This year's tower blind restoration focused on cleaning the wooden components, repairing hardware and replacing tapes and cords.

2. The restoration process begins when existing blinds are disassembled, stripped of paint and wood damage repaired. Blind mains are lightly sanded and re-painted, blind slats come pre-painted. Original hardware is also stripped, rebuilt and repainted.



3. Reassembly starts with hardware installation. Then tapes and cords are cut to length and attached to the blind rails; blind slats are added to achieve the desired height. Once blinds are assembled they are tested to see

that all components work properly. During the restoration process any original components replaced and not reused are archived. New blinds are fabricated with compatible materials to original dimensions. In the final step, blinds are returned to service in Capitol windows and office staff are briefed on proper blind operation and function.



4. Life expectancy of Capitol blinds is generally determined by sun exposure and sun degradation. Blinds on the south and west faces of the Capitol age faster and may need tapes and cords replaced every 10 to 15 years, those on the east and north may not need repair for up to 40 years. To increase blind life, new replacement slats have a UV coating and should last considerably longer than the original ones.

Capitol Tours and Special Events

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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
- 47 Wedding events
- 25 Rallies/Events on the Capitol Grounds
- 33 Displays, First Floor Rotunda, State or Non-Profit Sponsored
- 8 Concerts, Second Floor Rotunda
 - Music in Our Schools Concert Series
- 9 Capitol Dining Room Events, Private Vendor
- 23 Rotunda Ceremonies, including:
 - Martin Luther King Ceremony
 - Chief Standing Bear Ceremony
 - State Bar Association Swearing In Ceremony
 - Governor's Employee/Supervisor of the Year Ceremony
 - Girl Scouts Award Ceremony
 - Department of Education Vocational Education Awards
- 6 special lightings of Capitol

Capitol Tours and Special Events

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Rotunda Ceremonies

The Rotunda of the Nebraska State Capitol is used for a variety of ceremonies and programs throughout the year. Annual programs include the Bar Induction Ceremony, the Governor's Employee, Manager and Supervisor of the Year Ceremony, Youth Art Awards Ceremony and the Holiday Tree Lighting Ceremony. Office of the Capitol Commission staff set up chairs, stage platforms, podium and the public address system to meet the needs of these different programs.



In May the Commission on Indian Affairs sponsors the Chief Standing Bear Commemoration Ceremony in the Rotunda to celebrate the anniversary of Standing Bear's birth.

The first week in June brings the annual Girls and Boys State events to the Capitol rotunda. Below, the Girls State participants can be seen in the final program announcing the results of the mock elections of statewide officers.



On September 3, 2009, Governor Dave Heineman spoke during a program where the Ground Zero Flag was displayed in the Capitol Rotunda. The Ground Zero Flag was brought to Nebraska by the U.S. Emergency Chaplains Corps and New York City Firefighters.

Capitol Collections Program-

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Program Activity-

- Completed the National Historical Publications and Records Commission grant:
 - Project Archivist continues to enter vocabulary to expand data search capabilities
 - Worked on grant identified collection items needing further physical processing or description
 - Expanded descriptions of materials in the database using volunteer staff
 - Worked to organize, computerize and incorporate image collection into database

- Processing large collection of original stone and marble shop drawings from Sunderland Bros. Company of Omaha; flattening folded drawings to ease access for future cataloging, storage and addition to database

- Converting present inventory of historic furnishings to Past Perfect system
 - Imported, converted and edited NIS data to new format; tested data transfer process successfully
 - Expanded use of Past Perfect to include other aspects of collection, light fixtures, photographs and tracking donations and acquisitions

New materials added to our collections:

Number of donors: 4

Number of items donated: 17

Total number of OCC purchases: 9

Examples of items added to the collections:

- Nebraska Capitol Competition Architects Design Plates from Architectural Review, 1920
- Preliminary drawings showing early design development of Capitol
- Oral history interview with woman, who grew up near Capitol, copied photographs of Capitol taken by her photographer father

Maintenance and Preventative Maintenance

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Shop staff daily work-

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

Preventative Maintenance Work Orders

- check and replace 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

2009 Maintenance Special Projects Completed

- install new electrical and lighting in renovated areas on 2nd floor NW Treasurer and Legislative offices
- relocate and rework ducts in 3rd floor attic space to accommodate new roof drains installed during roof project
- installed new electrical circuits in gift shop
- rework lighting and electrical for new storage room built in NW basement tunnel area
- completed demolition of electrical and plumbing in renovated emergency operation center (EOC) in Capitol basement
- assisted in all Capitol interior and exterior renovation projects