

Nebraska State Capitol

Office of the Capitol Commission

Annual Report
2013

Building Conservation-

Office of the Capitol Commission November 2012-2013

Furniture Conservation Program/Restoration Activity-

- Restored 10 desks, 5 chairs, 3 tables and 1 costumer for the Leg. Council
- Completed conservation/restoration of 18 of 53 chairs for the Room 2318
- Constructed 8 new leather seat bench cushions and stained and finished 8 style A006 benches built by the Capitol Cabinet Shop
- Completed the last 33 of the 682 wood Venetian window blinds in a Blind Restoration project begun in 2001
- In progress, restoration of the 13th floor door and frames
- Restored all the wooden doors and frames on 14th floor
- Restored finish on NE, NW and SW interior elevator cab doors and wall panels
- Reviewed and surplused miscellaneous bookcase cabinets in storage
- Re-organized finish/paint shop for better air evacuation
- Restored 3 type C013A chairs for Budget Room 1322
- Refinished small tables for rooms 2005, 2010B and 2314.
- Repaired plaster and painted around restored light fixtures in SE tower elevator vestibules and landings
- Restored 6th - 12th floor tower restroom doors, doorways and stall doors
- Restored doors 2311 and 2315 and corrected location
- Restored conference table for Governor's Hearing Room
- Restored console table in Governor's private office
- Restored 2 5 section bookcases for room 2202C
- Stained and finished walnut storage box for room 2201C
- Reconditioned 3 large 2 door metal cabinets and 6 metal/glass door bookcase units for room 336
- Restored 2 D018 desks, 1 T060 table, 9 6 section Gunn bookcases and 4 C014A chairs for new Law Library office areas
- Installed 2 new/restored Venetian blinds in rooms 328 & 334

Shop staff daily work-

- Responded to work orders
- Helped with snow removal
- Machinist
 - Ongoing key and lock maintenance program
 - Manufacture blind hardware
 - Repaired and cleaned door and window hardware for office renovation
 - Fabricated temporary window covers
 - Fabricated hardware for installation of elevator floor indicator
- Cabinetry
 - Supported furniture shop with repair of furniture
 - Supported blind restoration with repair and installation
 - Fabricated and installed 11 new Senator's name boards
 - Assisted with office renovation, removed all woodwork
 - Fabricated eight style A006 benches
 - Assisted in stone patch and paint blend in elevator dial installation
 - Constructed Walnut storage box for Court Room 2201C
 - Assisted on Kasota Stone installation on 14th floor
 - Reglazed and sealed glazing with paint on 204 window panes in 3rd floor SW stack area
 - Continued restoration of courtyard benches
- Mason
 - 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 office renovation areas
 - Assembled limestone pedestals for Hall of Fame
 - Cleaned, patched and prepared north elevator vestibule limestone as part of elevator renovation project
 - Repaired windows in 2nd floor NW office renovation
 - Repaired plaster in 3rd floor and Law Library offices
 - Repaired plaster walls and repaired/caulked café kitchen floor
 - Removed and replaced Kasota stone wall panels on 14th floor

Building Conservation

Office of the Capitol Commission November 2012-2013

Furniture Restoration

One benefit of having the Capitol furnished with high quality walnut furniture and having the Capitol staffed with highly skilled conservation and restoration staff is that the furniture in the offices can be used and reused throughout the hundreds of years life of the Capitol. These photos show a desk which had been not so gently used repaired

and restored ready to return to service in a Capitol office. This past year the Furniture Program conserved and restored over 40 pieces of furniture for use in Capitol executive, legislative and judicial offices.



These photos show the damage that can occur during daily use. Desks returned to service are now fitted with glass tops to prevent the kind of damage seen in the photo on the upper left. In the lower left photo evidence of the damage that can occur as a desk chair is moved in and out many times a day. The photos on the right show the shop's skill in returning original luster to these functional pieces.



Capitol Collections Program-

Office of the Capitol Commission November 2012-2013

Program Activity-

- Updated Archivists Toolkit database
 - added detailed descriptions of original construction correspondence
 - verified and cross referenced remotely located materials
 - enhanced ability to search specific topics in database
- Worked with Nebraska State Historical Society to digitize two photo albums of 320 Capitol construction images attributed to William Younkin, onsite architect for the Goodhue office
 - these images are referenced within Commission correspondence
 - these images enhance our understanding of Capitol construction
 - these images have been added to our reference collection
 - copies of photo albums have been printed for our reference library
- Provided tours of archive for various groups and hosted visiting scholars
- Processed photo requests
- Continued to update PastPerfect collections management software with donor and summary information

New materials added to our collections:

- Number of donors: 9
- Total number of OCC purchases: 69
- Examples of items added to the collections:
 - 7 new books
 - Digital copies of 132 negatives of images taken by Samuel Gottscho in 1934 for publication in the October 1934 American Architect magazine for a feature on the new Nebraska State Capitol
 - Collection of photo images taken in 1930 found by donor in Omaha antique shop, images are of a group of young adults at the top of the tower during construction plus views of Lincoln from top of tower

Capitol Collections

Office of the Capitol Commission November 2012-2013

New Photos of the Capitol During Construction

The Nebraska Capitol Collection Archive received a donation of images found by a local history buff in an Omaha antique shop. The images bring new information about tower construction and once cataloged will become available for research purposes.



Capitol Custodial

Office of the Capitol Commission November 2012-2013

-Five nights/week, 52 weeks/year OCC custodial staff cleans 90,000 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 increased corridor cleaning in the areas of interior renovation this past year and has cleaned office suites after construction renovation

-OCC has doubled the amount of carpets which can be cleaned each week with the purchase of new carpet cleaning equipment

-OCC has increased custodial presence in the Law Library to maintain this Preservation Space and new office space based on an increased use of the Law Library by the Supreme Court 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 5% over the past year, plastic and aluminum recycling continues to increase (approximately ½ a ton each of aluminum and plastic)

-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

-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

-OCC staff 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 2012-2013

Floor Refinishing Continues

While the Capitol Dining Room was awaiting a new food service contractor to start, Office of the Capitol Commission and contractor staff took advantage of the opportunity to strip and refinish the Napoleon Grey marble floor. The uneven and damaged finish was removed and a new finish placed on the floor. The new finish enhances the appearance of the dining room and protects the floor.



Three views of the Napoleon Gray tile floor, above with irregular worn finish, above right stripped of all finish and right, new finish in place. The finish will protect the floor from daily wear and food spills.



Grounds Maintenance

Office of the Capitol Commission November 2012-2013

- 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.
- Selected, cut, decorated, maintained and removed Capitol Rotunda Holiday tree
- Continued modified irrigation schedule
- Planted a Sugar Maple tree on the northeast Capitol lawn for Arbor Day
- Participated in Fall ReTree planting on the Capitol grounds (4 trees/grant)
- Maintained grounds at newly acquired 1526 Building, built retaining wall and planted new trees, created new rose beds and planted grass
- Replaced Concolor Fir trees at north and south entrances
- Replaced shrubs around Capitol and at North Plaza, maintained plantings
- Transplanted shrubs
- Mulched all plantings at Capitol and other sites
- Mechanic and assistant maintained:
 - Six vehicles (four pickups with snow blades and two stock trucks)
 - Three Toro riding mowers with snow broom attachments in winter
 - Three John Deere tractors, one with a front end loader, snow blower, aerator, and forklift attachment and two smaller tractors
 - Seven push mowers
 - Self propelled and pull type aerator
 - Two riding spreaders for the lawn and smaller push spreaders
 - Assorted weed whips and edgers
 - Tennant floor sweeper for cleaning parking lots and garages
 - Three sprayers for the lawn
 - Five snow blowers and three self-propelled snow brooms

Grounds Maintenance

Office of the Capitol Commission November 2012-2013

ReTreeing the Capitol Grounds

The Grounds Maintenance staff was involved with the ReTree planting of four new trees on the east lawn of the Capitol Grounds in September. Capitol staff was there with equipment and staff to support Nebraska Forest Service staff in the proper planting of the two elms maple and oak trees planting as part of the statewide ReTree efforts. Staff then mulched the trees, added squirrel guards and provided supplemental water as needed. Through the team effort of the Forest Service and Office of the Capitol Commission staff ongoing landscape maintenance at the Capitol is improving.



HVAC/Electrical/Plumbing

Maintenance and Preventative Maintenance

Office of the Capitol Commission November 2012-2013

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
- clean cooling coils in induction units
- install power and lighting in renovated offices

Maintenance and Preventative Maintenance

Office of the Capitol Commission November 2012-2013

The Challenging Part of Fixing a Leak

The Office of the Capitol Commission's plumber is adept at maintaining and repairing the fixtures in the numerous rest rooms throughout the Capitol. The challenging part of the plumber's job is finding the shut-off valves for the water. The shop drawings of the water service in the Capitol get staff to a general area of the basement, but orienting and following the pipes down from first, second or third floors can sometimes be a challenge. After receiving a call to fix a drip in a faucet on second floor staff heads to the basement corridors to find the shutoff valves. Once the shutoff valves are located and closed staff moves back up to second floor to complete the repairs.

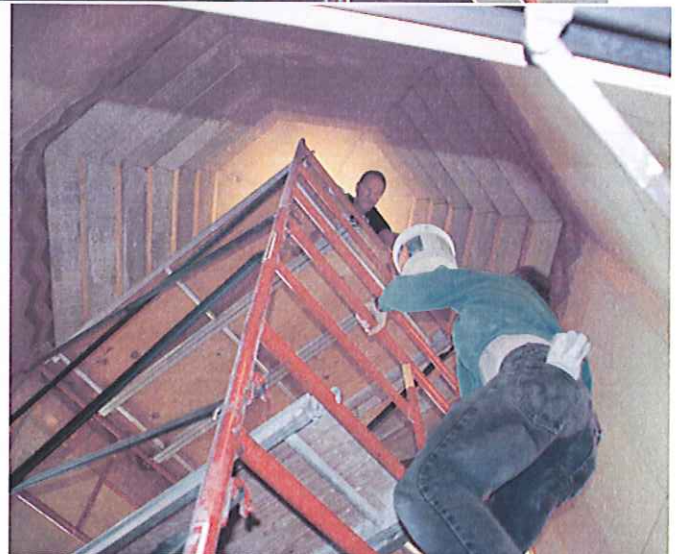
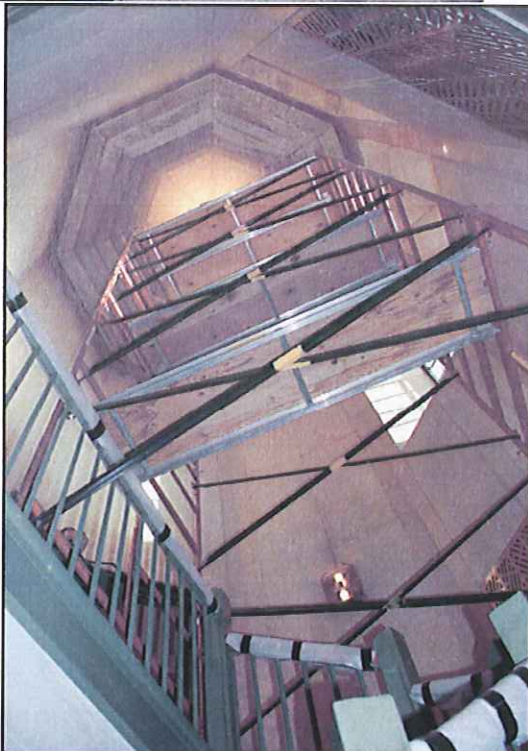
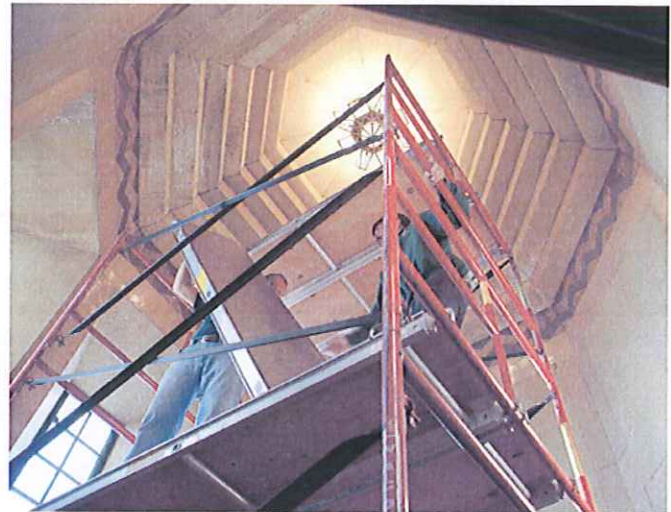


Maintenance and Preventative Maintenance

Office of the Capitol Commission November 2012-2013

Meeting the Challenge

Simple maintenance tasks like changing a light bulb or fixing a leaking sink are often a challenge in the Capitol. Changing the light bulbs in the turret at the top of the Capitol fire stair required carrying pieces of scaffold up the elevator and then up two flights of stairs just to begin the job of erecting the scaffold to reach the light fixture. Next, staff carefully erected the base of the scaffold on the uneven surface of the stairs and built the lifts up 20 feet to the top of the turret. Bulbs had to be carried up and down the side of the scaffold in a bucket. Once the bulbs have been changed out, with long life bulbs, the scaffold was removed and carried back down to the shop. Maintenance staff routinely meets the challenge of working in a monumental structure with the cooperation and teamwork needed to meet the challenges.



Capitol Tours and Special Events

Office of the Capitol Commission November 2012-2013

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-

- 44 News Conferences
- 106 Wedding events and photography sessions
- 31 Rallies/Events on the Capitol Grounds
- 34 Displays, First Floor Rotunda, State or Non-Profit Sponsored
- 11 Concerts, Second Floor Rotunda
 - Music in Our Schools Concert Series
- 14 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
- 2 Road race events at Capitol
- 2 Military Commissioning Ceremony

Capitol Tours and Special Events

Office of the Capitol Commission November 2012-2013

Medal of Honor Plaque Unveiling Ceremony

The Capitol Rotunda hosts many ceremonies and programs each year sponsored by state agencies and state-wide non-profits. On November 11, 2013 Veterans Day, the Nebraska Capitol Commission, the Nebraska Hall of Fame Commission and the Nebraska Military Department held a public ceremony where Lt. Col Charles Hagemeister, one of Nebraska's two living Medal of Honor recipients and Governor Dave Heineman unveiled a new and updated Medal of Honor Plaque. Maj. Gen. Daryl Bohac, the Adjutant General, provided remarks and Chief Justice Mike Heavican reads the honor roll of recipients.

