

Nebraska State Capitol

Office of the Capitol Commission

Annual Report
2017

Building Conservation-

Office of the Capitol Commission November 2016-2017

2017 Furniture Program Conservation/Restoration Activity -

- Documented and took pictures of all repairs, restorations, and conservation of all our projects that were done by our shop.
- Conserved, restored or re-upholstered
 - 9 solid wood arm chairs
 - 4 solid wood armless chairs
 - 24 solid wood chairs with arms and leather upholstery
 - 12 solid wood armless chairs with leather upholstery
 - 7 miscellaneous chairs
 - 1 upholstered club chair
 - 2 upholstered sofas
 - 7 desks
 - 5 tables
 - 8 book case sections
 - 1 vertical sliding door bookcase
 - 2 phone stands
 - 12 benches and cushions
 - 2 podiums
 - 3 window blind repairs
- Additional work
 - Governor's area - Touch up of window sills, doors, conference room chairs, guest chairs, 2 benches, and the U-shaped conference table base. Six of the 12 previously mention solid wood arm chairs with leather upholstery from the Chief of Staff's office, were stripped, re-glued, refinished, and new leather upholstery installed for a complete restoration.
 - Supreme Court Room - Clean and touch-up missing color and finish on gallery and side benches, also the attorney's tables. Several doors throughout the Court area had color and finish touched up.
 - Judges Consultation Room - Touch up of leather on swivel chairs, leather repair and touch up a sofa.
 - West Chamber - Touch up of phone booths, removed with the best effort the white rings on the desk tops followed by a wax/polishing.
 - NE Elevator - Removed graffiti.

-Miscellaneous - Made a bathroom door sign, touched up 1st floor conference room doors, improvised a table to use as a loaner for the Governor's area, and did several miscellaneous work orders, helped the other shops where needed, helped with the moving/juggling of storage areas to make room for the fountain project and HVAC work.

Shop staff daily work-

- Responded to work orders
- Helped with snow removal
- Machinist, John Mackichan
 - Ongoing key and lock maintenance program
 - Manufacture blind hardware
 - Repaired and cleaned door and window hardware for office renovation
 - Restore Courtyard door hardware
 - Lock repair on second floor doors
 - Governor's Office blind hardware
- Cabinetry, Mike Marshall
 - Installed AED boxes
 - Restored entrance doors
 - Worked with Maintenance staff to install West Chamber lamp outlets
 - Fabricated lockers for Governor's Office
 - Supported courtyard fountain activities
 - Built shelving for basement vaults
 - Removed blinds in northwest tower for wall repair
 - Supported installation of courtyard doors
 - Supported furniture shop
 - Supported Mason shop
 - Restored Treasurer's office doors
- Mason, Dan Kratky
 - Installed security cameras on Capitol exterior
 - Cleaned limestone walls on 3rd floor north
 - Cleaned windows and window wells on 3rd floor base
 - Repaired plaster in Room 2020 pipe chase
 - Repaired concrete sidewalks east entrance
 - Remove and replace caulk on 14th floor observation decks and upper level decks

- Removed construction doors on courtyards and support installation of original doors
- Caulk flagstone in courtyards

-Paint and Finish Restorer, Steve Janssen

- Refinished Capitol office doors
- Finished Governor's Suite lockers
- Refinish Governor's Hearing Room conference table
- Support other shops as needed

Building Conservation

Office of the Capitol Commission November 2016-2017

Furniture Shop Multi-tasks

Maintaining the Capitol original furniture used by the three branches of government is an ongoing process. Staff is called upon to care for the furniture, from custom pieces in the Governor's Reception Room to the chairs purchased in bulk to furnish senator's offices. For Office of the Capitol Commission Furniture Shop staff multi-tasking is a way of life. Because furniture restoration can take many steps, OCC staff work on numerous projects at a time, taking advantage of the opportunity to move from piece to piece using the same tools. While in the shop, wear and tear on the high quality walnut furniture is repaired; new stain and finish is applied only in the areas needing it.



The Governor's Reception Room console table is being restored, above image, left side. The top rests upon a bench, left, whose feet, right, are being touched up due to damage from 90 years of everyday use by the public.



Left, shop staff mix custom stains and finishes for the various pieces, and apply the stain to these pieces during their daily work.



Above, chairs are reglued and then the finish is restored. Below, a series of office chairs has been restored and await assignment to offices in the Capitol.



Building Conservation

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Now You See It--Now You Don't

As the Office of the Capitol Commission prepares for the Nebraska State Capitol HVAC Replacement Project, OCC staff is called upon to provide support for the contractors creating the design documents for the project. Developing a new HVAC system to heat and cool the Capitol often requires the ability to see the internal working of the Capitol. To allow contractors to see the pipe and duct work outside the Supreme Court, OCC staff opened a hole in the decorative plaster ceiling. Contractors then used a video scope to see into the attic space. Once they had gained the information they sought, OCC staff patched the hole.



Left, OCC's mason has become skilled at plaster repair. The hole was filled with a sheet of wire mesh and below left, plaster added to blend in with the surrounding original plaster.



Below, the hole disappears and the ceiling maintains its decorative detail.

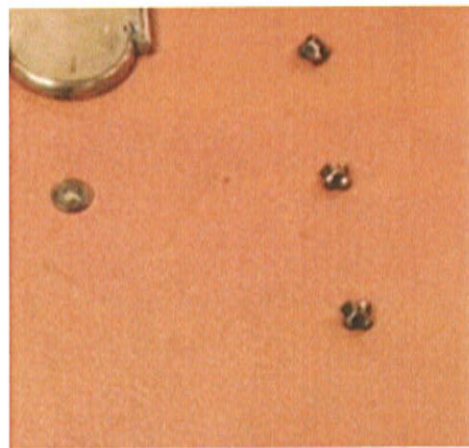


Law Library Door Repaired

The Office of the Capitol Commission staff repair damage to the Capitol which occurs during everyday use of the building by staff and the public. During a recent Law Library restoration project, the original and deteriorated leather on the Reading Room doors was replaced. Once restored, the leather doors were returned to service. One door then had to be removed during an office move. Once the move was over and OCC staff prepared to reinstall the door, a tear in the leather covering was discovered. Rather than call an outside conservator to repair the door, Carpenter staff worked on the project and completed the repair. Using in-house knowledge and experience saves Nebraskan's money.



Above right and left, the tear in the door resulted in the leather being pulled and stretched. It was important to repair the damage before the leather could be torn further. Using techniques learned from past experience and watching others, staff was able to restore the surface and make the damage almost invisible.



Above right and left, after smoothing the leather back out to remove the ripples and stretched section, staff trimmed rough and uneven parts of the tear so it would lay properly. Using white glue, staff pressed the tear flat. The final step was to clean and color the area making the tear virtually disappeared.

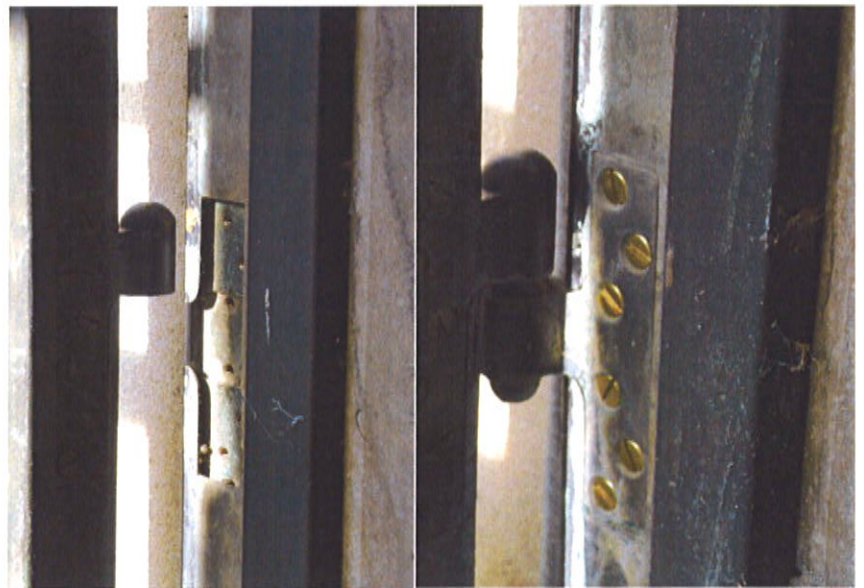
Courtyard Doors Reinstalled



Above, the courtyard fountain project required the removal of the bronze courtyard doors and the installation of wooden construction doors. Right, once the project was over, the construction doors were removed and the bronze doors returned to service.

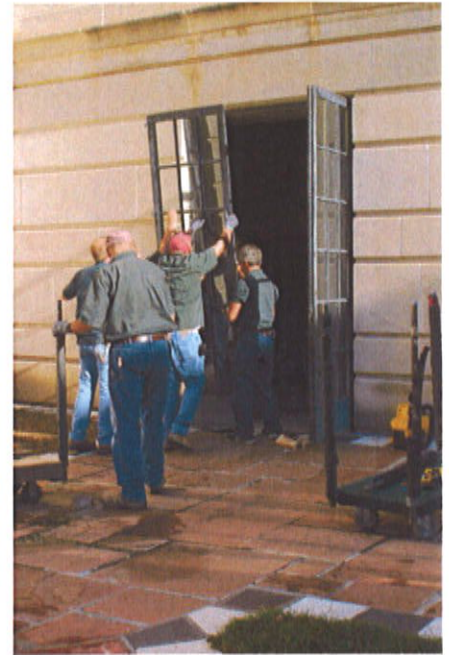
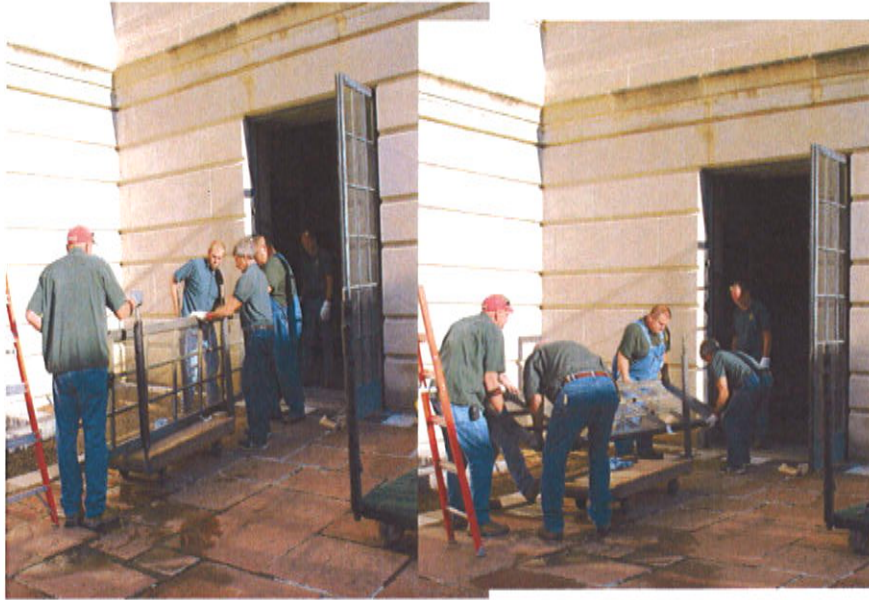


Left, OCC carpenter and maintenance staff worked together to reinstall the doors, holding them in place to allow staff to install hinges and replace screws. Below, staff had to carefully align the door hinges so that the screws would fit exactly back in the original holes.



Building Conservation

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Six OCC staff were involved in the process because each door weighs 350 pounds and is filled with glass. Left to right above, staff removed the door from the cart, lifted it and carried it into position. Then they placed the door on shims to reach the proper height and alignment. Below, left and right, once the door was near its proper alignment three staff members held the door in place while the other staff members adjusted exact alignment. Only after careful adjustment and with steady hands keeping that alignment, were the hinges and screws installed.



HVAC/Electrical/Plumbing

Maintenance and Preventative Maintenance

Office of the Capitol Commission November 2016-2017

Michael Jordan, Shop Supervisor
Kent Bonebright, Sheet Metal Fabricator
Jeff Gillett, Capitol Plumber
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

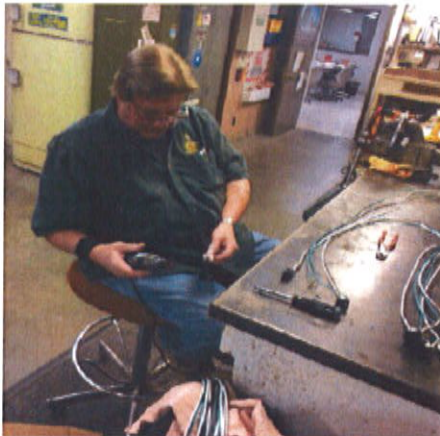
***Preventative Maintenance/ Work Orders**

- responded to over 450 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

Office of the Capitol Commission November 2016-2017



Two black circular inductive sensors are shown. The sensor on the left has two black wires attached. The sensor on the right has four colored wires (blue, green, white, and red) attached, which are connected to a small black electronic component.



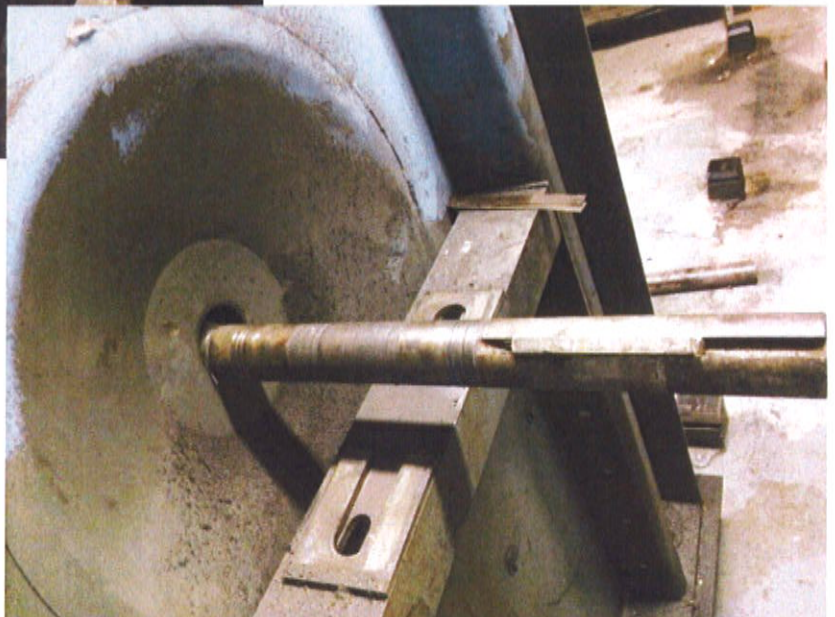
Capitol Maintenance

Office of the Capitol Commission November 2016-2017

The maintenance staff of the Office of the Capitol Commission are called upon to do the almost impossible task of keeping the Capitol's 50+ year old HVAC system working. The equipment installed during the 1960-64 HVAC upgrade project reached the end of it's useful life and requires almost constant maintenance. Some of the component parts of the old equipment are no longer produced, requiring staff to fabricate parts in the shop.



Left, a large air handler fan located in the mechanical spaces surrounding the rotunda failed. OCC maintenance staff had to remove the blower fan from its location attached to an air duct leading into the West Legislative Chamber, roll it out into the middle of the floor to disassemble and open the fan so they could replace the fan bearing. Once the bearing was replaced, the fan was reassembled, rolled back into place and reconnected to the ducts for the West Chamber. Each year maintenance staff repairs and reworks HVAC components with the goal of keeping them operational for one more year. During the upcoming HVAC project all this old equipment will be removed and replaced with the most advanced and efficient technology available. Below, the oil-bath bearing shaft which runs the fan was replaced.



Capitol Collections Program

Office of the Capitol Commission - November 2016-2017

Karen Wagner, Capitol Archivist

Program Activity

- Provided information from past Capitol projects in support of the upcoming HVAC replacement project
- Create custom enclosures for Capitol Commission collection of glass lantern slides and glass negatives that are damaged. Rehouse entire collection in more appropriate boxes. (263 images)
- Contributed maquettes by artist Stephen Roberts for exhibit at the Cathedral Arts Project in Omaha.
- Added entries to the PastPerfect database; both new acquisitions and other objects previously acquired but not in the database.
- Processed image and information requests.
- Provided tours of the Archives to various groups and hosted visiting scholars

New materials added to our collections:

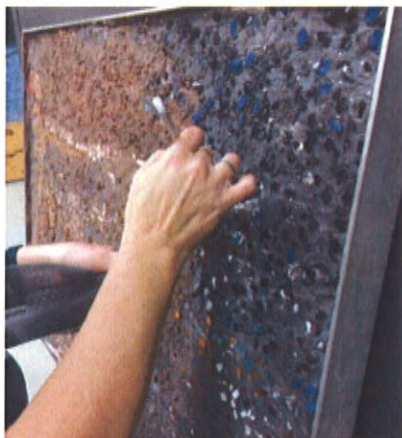
- Number of donors: 14
- Number of OCC purchases: 11
- Examples of items added to collections:
 - Original linoleum block print "The Capitol Nears Completion" by Gladys Lux, 1930. Donated by the Lux family.
 - Many items collected by Tom Kaspar during his work on the Capitol. Donated by Donice Kaspar.
 - Plaster maquette, right third of "The Judgement of Solomon", by Lee Lawrie. Donated by George Haecker.

Cleaning the Collection



The Nebraska Capitol Collection contains a wide range of documents and artifacts related to Bertram G. Goodhue's monumental Capitol. It is a resource for scholars from across the United States studying a variety of architectural and art topics. During 2017, an art historian researching women artists in the United States was in the archive seeking information on Abstract Expressionist mosaicist Jeanne Reynal. Reynal submitted maquettes for the 1960's foyer murals competition; her designs

were chosen for two of the six murals, *The Blizzard of 1888*, and *Treeplanting*. While the maquettes were out of storage for the research, Wagner took advantage of the opportunity to clean and record the condition of these artifacts.



While in storage, the maquettes had become dusty. Cleaning started with the least invasive technique. Using a small soft brush and a vacuum nozzle covered with screen, Wagner removed the accumulated dust to reveal the underlying mortar and embedded glass tile. While abstract, the image of the teacher and students appeared when the dust was removed.



Above left, Reynal's maquette for the *Treeplanting* mural, above right the installed artwork.

Capitol Custodial

Office of the Capitol Commission November 2016-2017

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, corridors and stairs. OCC oversees Service Master custodial services 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 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 Branch.

-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 also continues to increase

-OCC staff handles 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 ½ a ton each of aluminum and plastic

-OCC staff has all floor cleaning duties and works with the contractor to clean, strip, refinish, and restore the unique floors and finishes in the Capitol. Staff continues the floor renovation program which will eventually strip 15 - 20 years of old finish and apply new finish to 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

-OCC custodial staff has had to train 12 new contract custodians due to 400% turnover on contract staff

Capitol Custodial

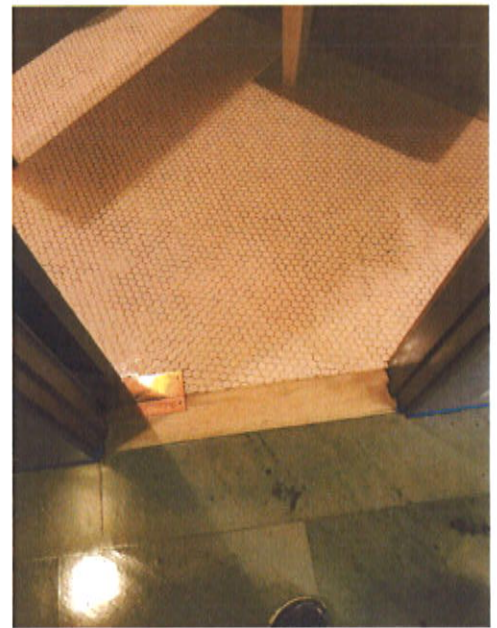
Office of the Capitol Commission November 2016-2017

Floor Work Ongoing

The Office of the Capitol Commission contracts general office cleaning. OCC's custodial staff and a special crew of the contractor's custodians take care of the cleaning of preservation spaces and the Capitol's floors. With over 10 acres of floor under their care, staff work on many different types of floor materials and finishes.



Left, working as a team, OCC staff strips the ceramic mosaic tile floor in a tower restroom while a contract custodian works on the slate tower vestibule floor. Custodial staff uses a stripping compound at different strengths depending upon the surface to be stripped, some surfaces are more sensitive to the chemical stripper than others.



Above, with the new finish in place the floors shine. In these high traffic areas the shine means the floors are protected during normal use of the facilities and foot traffic.

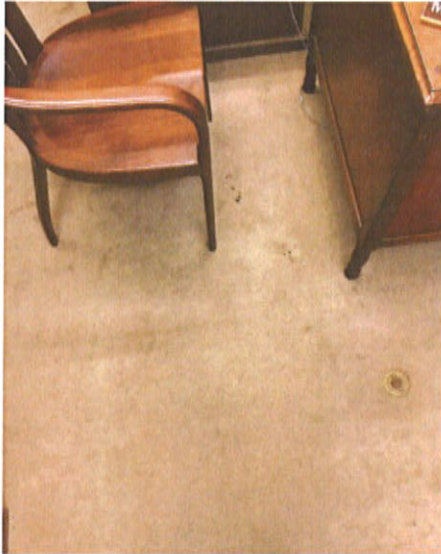


Above and right, following the finish removal and cleaning, the contract custodian applies a sealing finish to both surfaces.

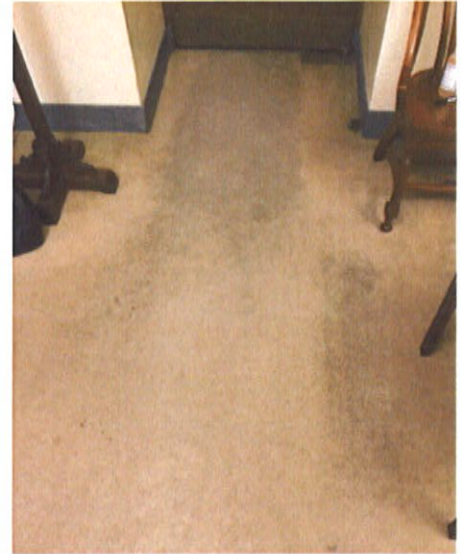
Capitol Custodial

Office of the Capitol Commission November 2016-2017

Capitol architect Bertram Goodhue combined durable historic building materials with the new building materials of the 20th Century in Capitol office space. Today, Capitol office occupants work on a different 20th Century office finish. To make Capitol offices quieter and more comfortable, OCC has placed carpet over the battleship linoleum original office flooring. While not as durable as the original linoleum, carpet is the modern standard. Custodial staff has become proficient in carpet cleaning as a result.



Right and left, the carpeted floors of Capitol offices receive a lot of foot traffic and wear patterns begin to appear. Spills are not always caught in time, and once dry are difficult to remove. On a biannual rotation carpets are cleaned, with special cleaning as needed for spills and stains that cannot wait.



Above, OCC staff cleans the carpet in offices as part of their Friday schedule. After the cleaning equipment removes the soiling the weekend is needed to allow the carpet to dry completely. Right, once office staff return on Monday, they find clean carpet.



Capitol Custodial

Office of the Capitol Commission November 2016-2017

Capitol architect Bertram Goodhue used durable materials in his design for the various spaces in the Capitol. While it might seem extravagant to use marble in the capitol dining room, the marble will last for hundreds of years. With a proper finish, the marble stands up well to heavy use behind the serving line and maintains its beauty.



Above left, after several years of constant use, the floor's finish has deteriorated and needs to be replaced to prevent food debris and spills from staining and damaging the marble surface. Above right, the old soiled finish is removed and the Napoleon Gray stone is cleaned. Below left, once the final cleaning of the stripped floor is finished, contract custodial staff immediately puts down new sealer to prevent the unfinished floor from getting damaged by food service activities. Work in the Capitol dining room usually occurs on a Friday night so the finish, below right, has time to dry and cure before kitchen staff returns on Monday. Custodians often determine the stripping and resealing schedule by looking at the shine on the floor; no shine usually means no finish.



Capitol Custodial

Office of the Capitol Commission November 2016-2017

While much of the battleship linoleum used in Capitol offices has been covered with carpet, in some locations it remains. While reconfiguring the Treasurer's Office entrance, Capitol Commission staff opened up an area of battleship for use as a public corridor. The durable and long lasting linoleum floor is the perfect surface for this high traffic area.



Above, the linoleum floor was lacking finish and had several spots where the surface had been damaged. Below, the floor scrubber removed any residual finish and cleaned up the soiling which marred the floor.



Above, a new finish to seal the floor was applied and the floor, below looks as good as it did when it was put down over 90 years ago.



Capitol Tours and Special Events

Office of the Capitol Commission November 2016-2017

Roxanne Smith, Public Information Officer
(Tourism Supervisor/Special Events)

Theodore Haubrich, Tourism Aide

Matthew Hier, Tourism Aide

Tours-

During the past year almost 1800 tours were given.

- Over 25,000 school children during Spring and Fall 2017
- Almost 100,000 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-

- 37 News Conferences
- 48 Weddings
- 103 Wedding and Family Photography sessions
- 43 Rallies/Events on the Capitol Grounds
- 39 Displays, First Floor Rotunda, State or Non-Profit Sponsored
- 9 Concerts, Second Floor Rotunda
 - Music in Our Schools Concert Series
- 25 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
- 6 special exterior lightings of Capitol
- 2 road race events at Capitol
- 3 FAA sanctioned UAV flights

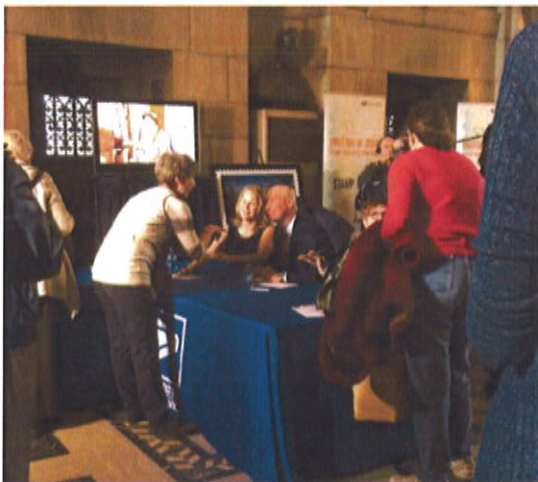
Capitol Tours and Special Events

Office of the Capitol Commission November 2016-2017

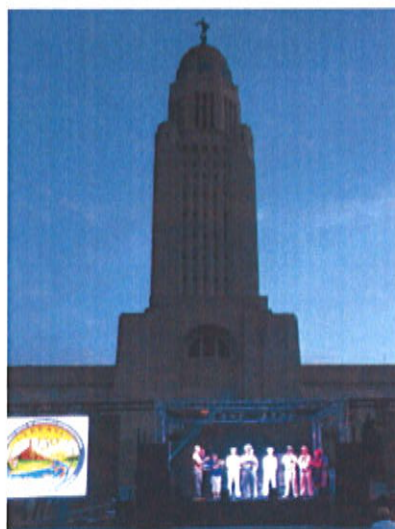
Sesquicentennial Events



The celebration of Nebraska's 150th anniversary of Statehood brought people together at the Nebraska State Capitol. Left, Governor Pete Ricketts welcomes Nebraskans to the rotunda as the March 1st festivities begin. Following the unveiling of Nebraska's Statehood stamp, below, Michael Forsberg, whose photograph was used for the stamp, addressed those assembled and spoke of his love of Nebraska, the Platte River and the Sandhill Cranes featured on the stamp.



Left, Governor Ricketts and First Lady Susanne Shore greet Nebraskans after the program.



Above, Nebraskans gathered by the thousands on Centennial Mall for the 'Salute to the Good Life' tribute to Nebraska. With the Capitol as a backdrop, center, the crew of the USS Nebraska presented gifts to the Governor and First Lady. Right, the highlight of the celebration was a laser show projected onto the Capitol. The history of Nebraska was displayed on building to the amazement of all those celebrating our first 150 years.

Grounds Maintenance

Office of the Capitol Commission November 2016-2017

Craig Kreiner, Horticulturalist/ Supervisor, State Building Division

Lee Briggs, Groundskeeper Leader, State Building Division

Kirby Baird, Groundskeeper Leader, State Building Division

Heather Dinslage, Groundskeeper Leader, Office of the Capitol Commission

Don Pracheil, Automotive Mechanic II, 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, 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 special events with 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
- Plant and maintain flower boxes on promenade of 1526 Building
- Supervised new plantings at State Lab
- Mulched all plantings at Capitol and other sites
- Planted 3 new Tiger Eye Sumac at 1526 Building
- Planted 2 Japanese Lilacs at NSOB
- Worked with contractors to clean up broken branches and fallen trees on Capitol grounds
- Facilitated contractor sprinkler and sod work in courtyard
- Supervised seeding and parking surface rework of 1701 Lot SE corner
- 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