

Nebraska State Capitol

Office of the Capitol Commission

Annual Report
2018

Capitol Collections Program

Office of the Capitol Commission – November 2017-2018

Karen Wagner, Capitol Archivist

Program Activity

- Provided information from past Capitol projects in support of the upcoming HVAC replacement project
- Digitized the capitol related portions of Concordia University's Marxhausen collections for use in our archives.
- Began processing and archiving post constructions records dating from 1989 to 2010.
- Added new catalog entries to the PastPerfect database; both new acquisitions and other objects previously cataloged on paper 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:

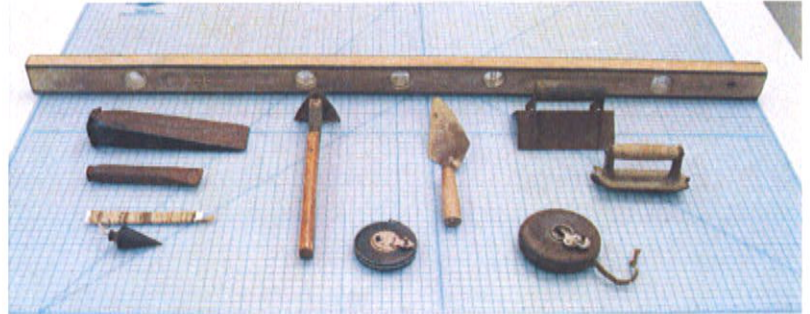
- Number of donors: 12
- Number of OCC purchases: 5
- Examples of items added to collections:
 - Collection of masonry tools used by the donor's grandfather while he worked on the construction of the Capitol in the early 1930's.
 - 4 glazed Guastavino wall tiles salvaged from the New York offices of Bertram Goodhue.
 - Many additional items collected by Tom Kaspar during his work on the Capitol. Donated by Donice Kaspar.

Capitol Collections

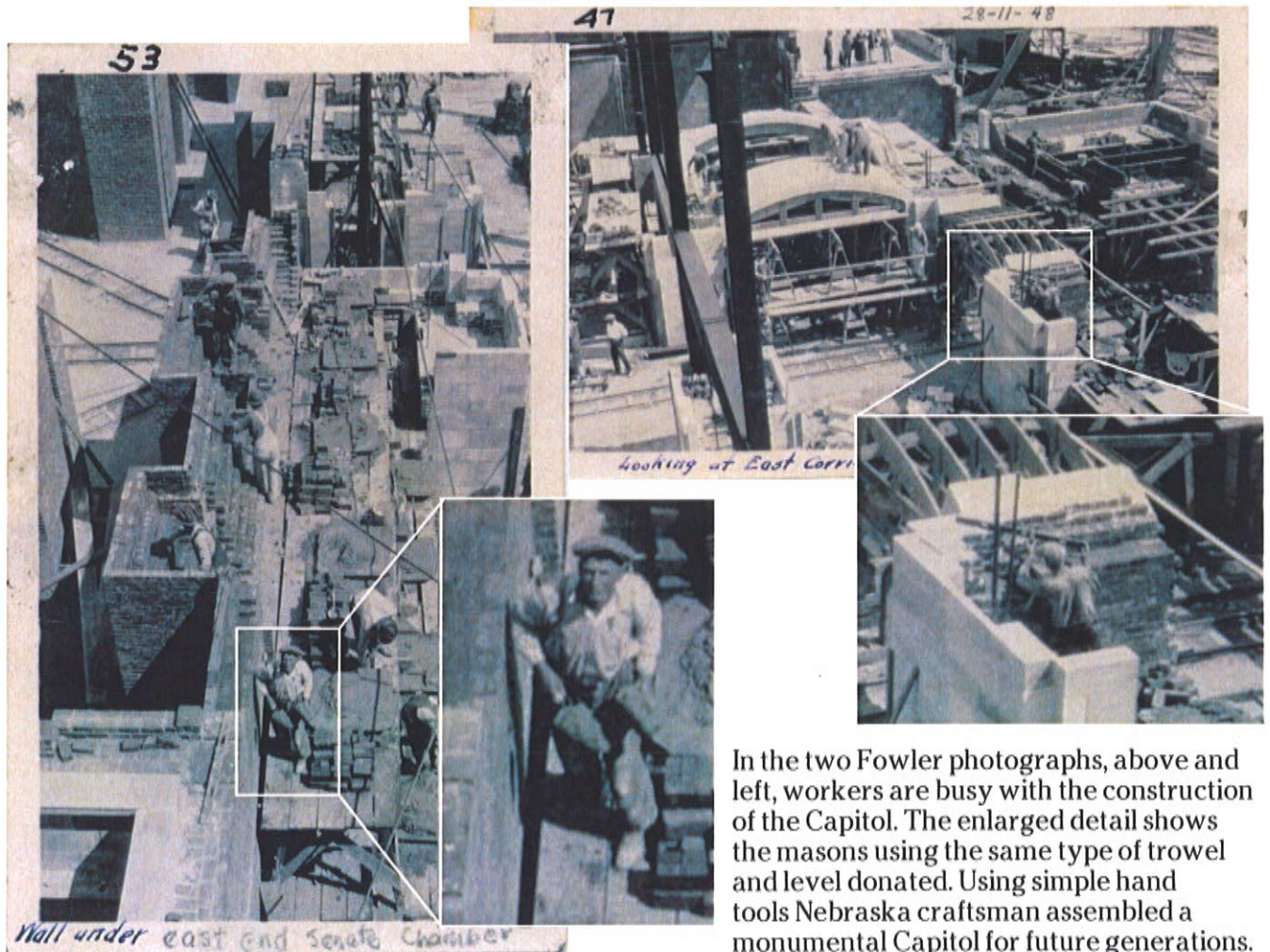
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Construction Era Masonry Tools

Phil Catalano, of Salinas, CA, generously donated to the Capitol Collections the masonry tools that belonged to his grandfather, Salvatore "Sam" Catalano. Oral family history states that Sam and his brother Vincent were masons who worked on the Capitol during construction. Family records show that Sam and his wife moved to St. Louis, MO, in 1928. This time line indicates that he could have been working on the Capitol during the first and/or second phases of construction.



While there is no concrete evidence that these tools were used during the construction of the Capitol, they are absolutely of the type used during this time period. Charles Fowler, a construction engineer working for the Capitol Commission, took many photographs during the construction that included workmen using these types of tools. The images below are from Charles Fowler's Scrapbook housed in the Nebraska Capitol Collections Archive.



In the two Fowler photographs, above and left, workers are busy with the construction of the Capitol. The enlarged detail shows the masons using the same type of trowel and level donated. Using simple hand tools Nebraska craftsman assembled a monumental Capitol for future generations.

Building Conservation-

Office of the Capitol Commission November 2017-2018

2018 Furniture Program Conservation/Restoration Activity - Furniture Conservators, Dawn Hickmon and Lana Gabel

- Documented and took photographs of all repairs, restorations, and conservation projects done by shop, documented in Past Perfect software and shop working files.
- Continued training in Past Perfect Capitol Original Furniture inventory.
- Annual audit of Court and Legislature original furniture inventory
- Ongoing Training in cyber security, obtained Lean Sigma Six Yellow Belt
- Researched traditional upholstery methods to enhance staff skills/save money through in-house upholstery work
- Made cloth dust covers for original furniture in Capitol Collections
- Researched Heywood Wakefield history and products to enable accurate restoration of a rattan chair and table for Court Lounge, and future restoration of remaining original rattan furniture in Capitol
- Conserved, restored or re-upholstered
 - 47 chairs of various types
 - 11 tables
 - 7 desks
 - 2 upholstered sofas
 - 2 Club chairs
 - 5 tables
 - 3 book cases, 2 stacks and 1 top
- Worked with OCC staff to move tenants and consolidate furniture inventory in storage areas during HVAC Project
- Additional work
 - Conserved Law Library leather encased doors
 - Repaired drapery in Wherry Room
 - Touched up 5 door openings and doors
 - Ordered and installed replacement glass
 - Numbered basement doors, researched gold-leafing techniques
 - Repaired 9 Venetian blinds
 - Touched up finish in tower elevators
 - Touched up white rings left by drink containers on Senator's desks in West Chamber followed by waxing/polishing.

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 HVAC renovation
 - Lock set repair
 - Manufacture various tools
 - Manufacture various replacement parts for equipment
 - Copper roof repair/patch
 - Manufacture camera mounts
 - Replace broken door closers
 - Patina of copper alloy pieces
- Cabinetry, Mike Marshall
 - Moved door 3 in SE Walkup
 - Moved Attorney General to 3rd Floor Walkup
 - Moved boxes to basement vault for Courts
 - Cleaned storage vaults for HVAC Project
 - Removed blinds and doors in HVAC Project area
 - Provide support to Contractors on HVAC Project
 - Fabricated 5 tables for Law Library Reading Room
 - Supported furniture shop
 - Supported Mason shop
- Mason, Dan Kratky
 - Restored doorway 344 in 3rd Floor Walkup
 - Assembled Hall of Fame Pedestal
 - Power washed all entrances
 - Caulked/weatherproofed various location around Capitol
 - Repaired water leaks
 - Installed electrical floor ports in Law Library Reading Room
 - Adjusted loose pavers on Promenade and 14th floor decks
 - Formed and poured concrete around vent pipes in Capitol lawn to prevent mower damage

- Helped with Capitol Collection Inventory
- Helped with office moves and removed doors in HVAC Project area
- Attended construction meetings and mockups
- Support all other shops as needed
- Helped with snow removal

- Paint and Finish Restorer, Steve Janssen
 - Refinished Capitol office doors
 - Refinished door trim
 - Painted blind components
 - Finished Law Library tables
 - Helped with office moves in HVAC project area
 - Support other shops as needed

Preparation and Care

Office of the Capitol Commission Carpentry staff were busy in the Spring of 2018 preparing the Capitol in anticipation of the HVAC Replacement Project.



To protect the Capitol's dock during the loading and unloading of the many tons of demolition and construction materials leaving and entering the Capitol during the 8 years HVAC Replacement Project, shop staff upgraded the dock bumpers on the Capitol loading docks. Left, the contractor's dumpsters are pushed up against the dock for ease of material loading. The newly installed bumpers protect the concrete dock walls and prevent damage during the project. The old and deteriorated wooden bumpers were removed and new heavy oak planks installed. The planks were then covered with recycled car tires for added protection.

Right and below, OCC Carpenter staff custom fits and installs the heavy oak planks which will protect the dock during the HVAC Replacement Project. Notice the previously installed yellow reflective markers which guide truck drivers down the center of the dock, preventing damage to the dock's limestone ramp walls



Below, the added recycled tire rubber will extend the service life of the oak planks.



Building Conservation

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Preparation and Care

Office of the Capitol Commission Carpentry staff are busy caring for the materials removed from offices to allow for HVAC Replacement Project activity.



Left, a second floor office stripped of furniture, doors, door trim, and window blinds becomes a construction area. Prior to the project Capitol preservation architects identified and numbered all doors and windows in the building. This detailed inventory was needed so that every door and its trim could be returned to the original location.

Right, as door trim is removed from an office, it is disassembled, tagged for identification with appropriate door and office numbers. The trim pieces are staged on a shop cart to await repair and reassembly on a nearby shop table.



Left, in the next step of the process, the shop's finisher strips the rebuilt door frames. Once stripped, they are stained back to original color and finish is applied. The refinished trim will eventually join the repaired and refinished office doors in a basement storage vault, away from the HVAC construction zone. This process will be repeated at least 1000 times during the 8 year project.

Capitol Custodial

Office of the Capitol Commission November 2017-2018

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

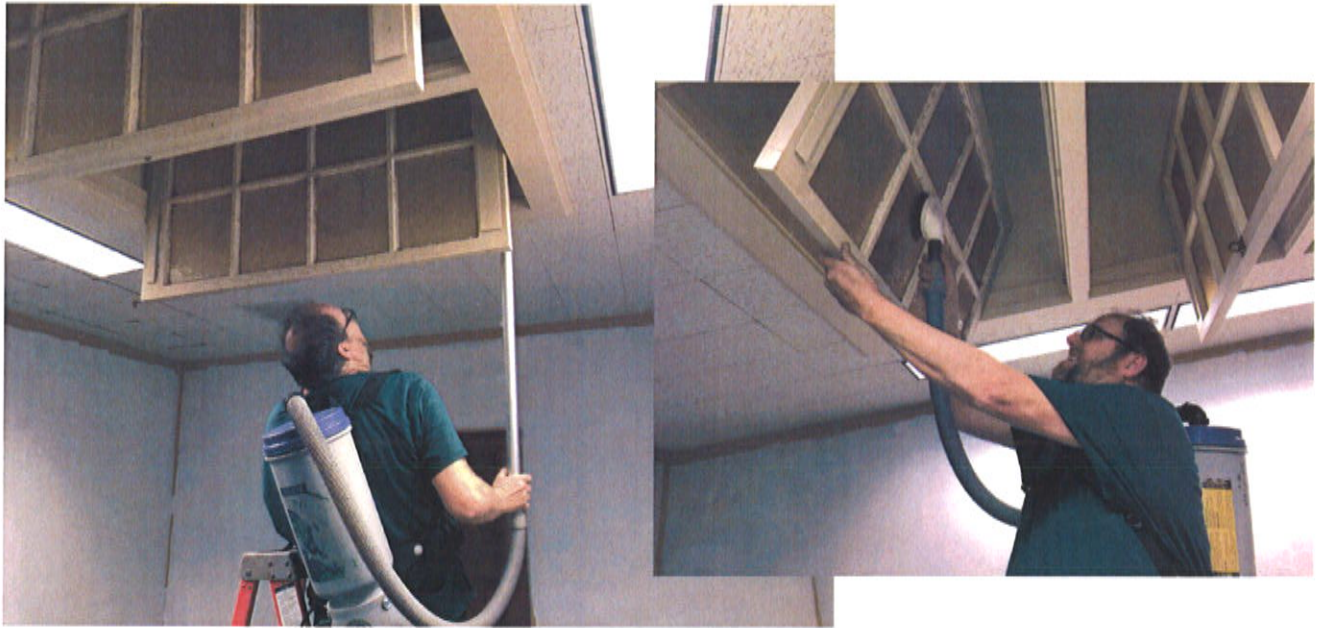
-OCC custodial staff cleaned tower offices vacated in preparation for Legislative staff moves into tower

Capitol Custodial

Office of the Capitol Commission November 2017-2018

Preparation for HVAC Project

Office of the Capitol Custodial staff were busy preparing the Capitol for changes taking place as a result of the HVAC Replacement Project. Before offices were moved and Capitol spaces shifted function, the Custodial crew was busy. Space on 3rd floor previously occupied by the Secretary of State Election Division was cleaned and made ready for the Attorney General's staff.



The interior third floor offices which do not have windows were equipped with skylights. Some of the lights had been closed off and were not functional. While the offices were empty and being prepared for a new occupant, the lights were reopened allowing custodial staff to vacuum the skylight window wells and then clean and wash the amber glazed panels.



OCC custodians further transformed the space, stripping the corridor linoleum, left, applying a new finish, center and then burnishing the wax to a high gloss finish, right.

Capitol Custodial

Office of the Capitol Commission November 2017-2018

A second space occupied by the Secretary of State's staff was vacated to make way for a temporary cafe and vending room. The existing food service areas in the Capitol are part of the first phase of the HVAC project.



OCC's custodial crew can only clean a limited amount of carpet in an occupied office. Wear patterns under desks and shadow lines from cubicle walls remain, photo above left. After Room #1301 was cleared of furniture and cubical walls, staff first addressed the most heavily soiled areas with spot cleaning, above right. When necessary, staff used small brushes and hand scrubbing to remove stains, right. A final overall cleaning concluded the carpet cleaning process, below right. To keep the room's carpet serviceable for the next occupants after the cafe returns to its previous location, below, custodial staff clean the high traffic areas frequently.



Grounds Maintenance

Office of the Capitol Commission November 2017-2018

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

John Massa, Automotive Mechanic II, Office of the Capitol Commission

Paul Bremmer, SOS Groundskeeper, State Building Division

- 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
- Mulched all plantings at Capitol and other sites
- Planted 12 replacement Barberry bushes at Capitol's south entrance
- Planted 35 Cotoneaster bushes in Executive and A Lots
- Worked with contractors to thin out branches in trees at A Lot and Governor's Residence
- Worked with contractor to plant 20 8' tall Taylor Junipers along west fence of Governor's Residence
- 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

HVAC/Electrical/Plumbing

Maintenance and Preventative Maintenance

Office of the Capitol Commission November 2017-2018

Michael Jordan, Shop Supervisor
Jeff Gillett, Capitol Plumber
Tahir Karimi, Capitol Electrician
Chris Lahmon, Maintenance Technician
Jake Reiss, 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**

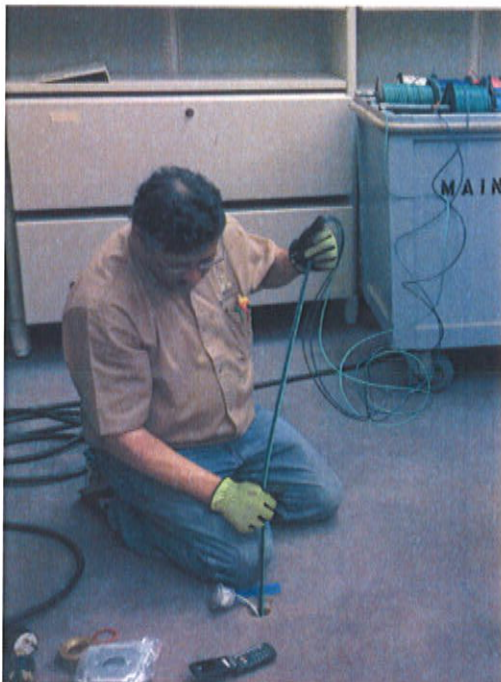
- responded to over 460 work order calls
- staff performs approximately 1,050 Preventative Maintenance Work Orders per year
- check and replace air filters
- grease motor and fan bearings
- check air handler belts
- tear down and inspect hot water boilers
- service air compressors for pneumatic system
- move ice makers and café kitchen equipment/HVAC Project
- inspect electrical system in Capitol
- repaired leaks in office induction units
- clean and inspect all roof drains semi-annually
- inspect exterior lighting weekly to insure safety and security
- re-lamp Capitol chandeliers, install special equipment
- clean cooling coils in induction units in all Capitol offices
- install power and lighting in newly renovated offices
- monitor/support contractor HVAC work
- monitor electric substation switch for HVAC Project
- installed additional electrical service in tower for Legislative staff
- Occupancy
- replace domestic hot water pump for tower

Capitol Maintenance

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Preparation for HVAC Moves

The Office of the Capitol Commission upgraded the electrical service in Room #1301 to accommodate the temporary removal of the cafeteria and vending room from the south center hall and part of the first phase of HVAC Replacement Project. While the existing service was able to handle the daily office work of the Secretary of State's Business Services Division, the service was not adequate for compressors and the large power requirements of refrigerators, vending machines and line equipment including a warmer for hot food and cold line for salads.

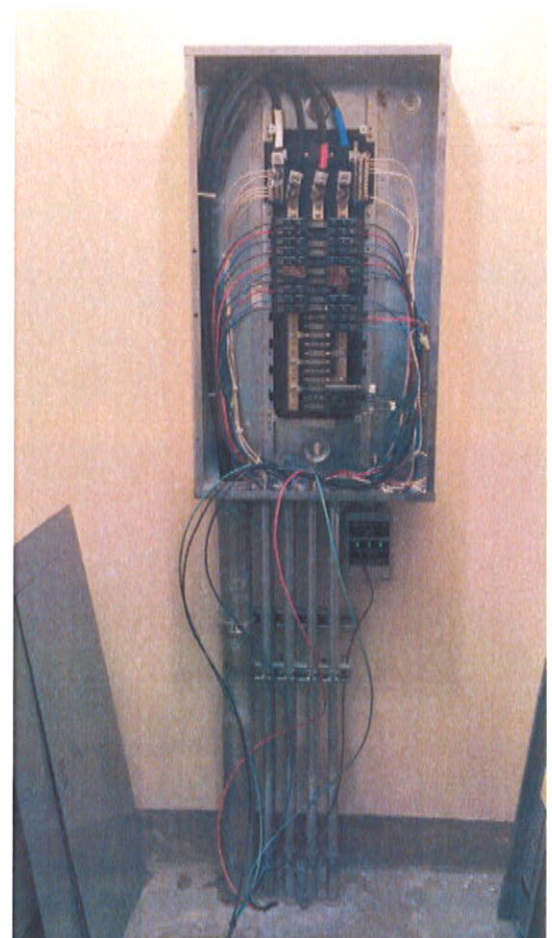


After staff removed the electrical wiring from the existing floor ports they then created dedicated circuits for the individual food warmers, refrigerators and vending machines. Each circuit was pulled back to the existing electrical panel.

Left, the electrician feeds wire down into the floor port and into existing conduit in the basement. Left below, the maintenance supervisor pulls the wire from above through the basement conduit system in preparation for routing it further along the conduit system and back up into the existing electrical panel in the room.



Right, the recently routed green and black wires hanging from the panel will add circuits and prevent the cafe and vending equipment from overloading the panel's circuit breakers and shutting down a section of the Capitol's electrical service.



Capitol Tours and Special Events

Office of the Capitol Commission November 2017-2018

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

Bryan Dulaney, 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 2018
- 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-

- 34 News Conferences
- 34 Weddings
- 123 Wedding and Family Photography sessions
- 36 Rallies/Events on the Capitol Grounds
- 36 Displays, First Floor Rotunda, State or Non-Profit Sponsored
- 11 Concerts, Second Floor Rotunda
 - Music in Our Schools Concert Series
- 20 Rotunda Ceremonies, including:
 - Youth Art Month Award Ceremony
 - Girls and Boys State Events
 - State Bar Association Swearing In Ceremony
 - Governor's Excellence Awards Ceremony
 - Department of Education Ceremonies and Programs
 - Hispanic Heritage Month Commemoration
- 8 special exterior lightings of Capitol
- 3 road race events at Capitol
- 3 FAA sanctioned UAV flights

Capitol Tours and Special Events

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Special Tours Benefit Nebraska

The Office of the Capitol Commission Tour Office provides free guided tours to thousands of visitors each year. Visitors come from every state and many foreign countries. The Capitol is a frequent destination of visiting delegations sponsored by a diverse group of host agencies. The special tours provided by OCC's Tour Staff provide goodwill and a human connection with visitors that is important to Nebraska's reputation as a great place to live, work and do business.

The story of democracy and the story of the pioneer's struggle to build a noble life represented in the Capitol's artwork are an inspiration to foreign visitors working to building their own governments based on democratic principles. Agencies such as the International Visitors Leadership Program, the Mayor's Committee for International Friendship, the Young Southeast Asian Leadership Initiative, the United States Agency for International Development and the Friendship Force have sponsored and brought groups to the Capitol.

In addition to the groups coming to Lincoln to study democracy and Nebraska's Unicameral government, groups representing business interests are frequently guided through the Capitol before or after their meetings with the Governor and Economic Development staff. The Nebraska Department of Agriculture sponsors groups wishing to learn more about Nebraska's agricultural industry, promoting export markets and cooperative ventures in Nebraska, and bring these delegations to the Capitol for a guided tour. The emphasis on agriculture as the foundation of civilization represented in the Capitol's artwork supports the close ties of agricultural trading partners.



Left, a group of young professionals from Indonesia, Myanmar, the Philippines, Vietnam, and Thailand visited the Capitol to meet with the Secretary of State and State Senators to learn about government and Nebraska's election system. They enjoyed their tour and had many questions about the Judiciary.

Right, a group of Kenyan coffee farmers visited Nebraska to meet with economic development leaders and then traveled to Grand Island to investigate a commodity processing opportunity. The tour's emphasis on Nebraska's agricultural heritage let them know we shared a common heritage and had similar goals.

