

Nebraska State Capitol

Office of the Capitol Commission

Annual Report
2021

Building Conservation-

Office of the Capitol Commission November 2020-2021

2021 Furniture Program Conservation/Restoration Activity -

Furniture Conservators, Dawn Hickmon 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 State Government Executive branch offices completed.
- Continued inventory and information process training in Past Perfect Program which tracks Capitol Original Furniture (C.O.F.)
- Continued research and implementation of traditional upholstery methods enhancing staff skills and saving money through in-house upholstery work
- Continued research on Heywood Wakefield history and products to aid in restoration of the Judicial branch's original Heywood Wakefield rattan furniture
- HVAC Project - Removal of all construction area window blinds for cleaning, restoration and repair. Reinstalled when window restoration/installation was complete.
- HVAC Phase 2 reinstalled 118 window blinds and 21 drapery rods and 21 sets of drapes
- HVAC Phase 3 removed and stored 161 window blinds
- Remove, modify design and reinstall the 3 large arch window blinds in the Law Library
- Furniture Repaired, Conserved, restored or re-upholstered
 - 75+ chair repairs of various types
 - 3 tables
 - 1 costumer (coat tree)
 - 5 desks
 - 1 sofa
 - 7 bookcases
 - Touch up of plaster plaque of President Lincoln

- Finished complete restoration of the 7 Supreme Court Judge's Bench Chairs involving disassembly, re-gluing, stripping, sanding, staining, and refinishing the rebuilt chair frames. Re-upholstery will be by outside contractors.
- Restored windowsills in the Supreme Court, the Chief Justice office and library
- Cleaned and conserved Supreme Court Room dais wooden floor, gallery benches, handrails and the judicial bench
- Cleaned the Supreme Court and Law Library Reading Room light fixtures
- Total restoration of the Law Library's walnut front counter, cabinet drawers doors and face frames and the walnut tops of the handrails and walk-through gates
- Clean and condition leather cushions for the Wherry Lounge
- Restored the Original card catalog in the Law Library
- Vacuumed the large arch drapes in the Wherry Lounge
- Additional work
 - Filled requests for occupant furniture updating inventory
 - Conservation work on wardrobes, doors, and door casings throughout the HVAC Phase 2 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 and return furniture to pre-project places in Law Library, Supreme Court, Robing room and consultation rooms
 - Made slip covers for the Court of Appeals bench chairs not in use
 - Clean original furniture in construction zones after the contractors are finished
 - Removed all ceiling tiles in the back rooms of the West Chamber in preparation for HVAC Phase 3
 - Reinstall rugs in the Court of Appeals, the Judges Robing Rooms, Consultation rooms and the 2nd floor Ladies Lounge
 - Made cushions and leather covers for the phone booth benches in the West Chamber

- Photograph office furniture placement in HVAC Phase 3 project; developed, sorted, and filed for ease of access and information on furniture throughout construction
- 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
- Machinist, John Mackichan
 - ongoing key and lock maintenance program
 - window hardware repair and replacement for HVAC project
 - installed hardware on west chamber doors
 - assisted other staff with projects as needed
 - mail room service window hardware replacement/replication
 - mail room freight elevator door latch backplate
 - tower beacon light fixture hardware replication with Stainless steel
 - temporary handrail made and installed near library
 - ongoing door closer maintenance program
 - completed finish and installation of standpipe signage for fire department
 - replicated mounting hardware for original TP holders
- Cabinetry, Mike Marshall
 - Work with furniture shop on restoration of capitol furniture.
 - Sand, repair, refinish Secretary of State's office floor
 - Coordinate furniture moves back into all rooms in HVAC Project area
 - Coordinate moving furniture from offices rooms to hallway storage for second phase.
 - Coordinate with Sampson Construction on HVAC Phase 2.
 - Co-manage the window team on all Phase 2 windows.
 - Respond to daily work orders, and Capitol agency urgent calls for service.
 - Help with snow removal for the Capitol.

- Repaired ceiling molding in Chief Justice Office & Library
- Supported furniture and mason shops
- Supervised shop staff installation of area rugs in court space

-Mason, Dan Kratky

- Installed security cameras and camera mounts.
- Reset slate windowsills in 6 reading room side offices.
- Reset various loose slate plinths at doorways.
- Core drill holes for the installation of ADA accessible door operators at NW 1st floor restrooms.
- Help HVAC contractor with installation of owner's battleship linoleum
- Worked closely with window team on HVAC Project Phase 2
- Core drilled for new electrical floor ports in Sec. of State office and Judges consultation room.
- Assisted with the floor refinish in Sec. of State private office.
- Respond to daily Work orders.
- Attend construction meetings and mockups.
- Support other shops as needed.
- Help with snow removal.

-Paint and Finish Restorer, Steve Janssen

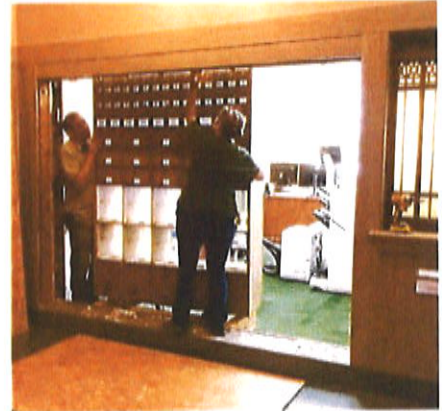
- Helped build room protection for work in Supreme Court Room during HVAC Phase 2
- Painted security cameras and camera mounting hardware
- Assisted other shops in variety of tasks concerning the HVAC project, installed doors and trim
- Painted Basement doors and frames
- Painted Supreme Court Ladies Lounge Heywood Wakefield table
- Refinished floor and wall in Lawyer's Consultation Room
- Refinish ash handrails
- Touch-up paint Chief Justice office and library walls
- Refinish Hearing Room #1510/ 1507 Committee crescent tables

HVAC Project Support

Office of the Capitol Commission staff remove and reinstall Capitol original components during the HVAC Replacement project. OCC staff returned the original equipment to service in the mailroom after the completion of the HVAC Phase 2 work in the southeast quadrant. The Nebraska State Capitol's mailroom is once again functioning with the original mail boxes, restored counter windows and a replicated walnut counter.



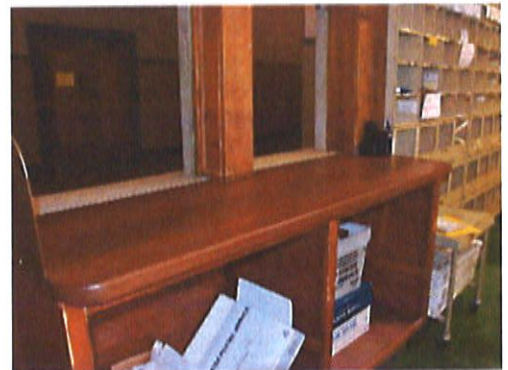
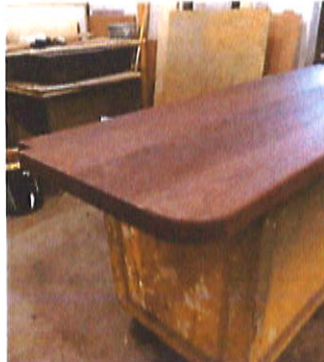
Left, OCC machinist John MacKichan with a section of the Capitol's original mailboxes. Installation required staff move the mailbox sections into the mailroom and then slip them into the opening from behind. Right, Dawn Hickmon and MacKichan placed shims above and below the mailboxes for proper fit.



Left, the heavy sections were fitted in place behind the marble trim by, left to right, Dawn Hickmon, Brett Daugherty and Mike Marshall. They worked in and out of the mailroom to position the heavy structure. Right, once both sections were in place, drawers were returned and the entire bronze face cleaned.



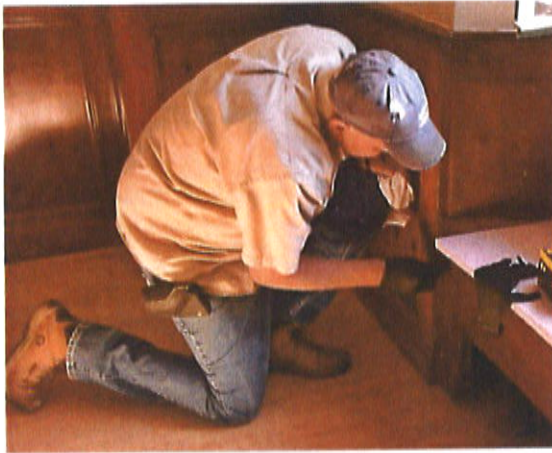
The mailroom's original walnut counter had been replaced with a laminate surface. Below, carpenter Marshall recreated the counter; left, walnut slabs glued together and right, shaped in preparation for the final protective finish. Right the new walnut counter and fully operational windows enhance the appearance and function of the space.



Building Conservation

Office of the Capitol Commission November 2020-2021

The HVAC Project has provided the Office of the Capitol Commission opportunities to repair and restore original components of the building fabric that they could not do in their normal day to day operations. With the Secretary of State's office vacated, staff was able to refinish the floor and touch up scratches and damage to the wainscoting from 90 years of continuous use. Caring for the building is an ongoing part of the historic preservation mission staff is dedicated to fulfill. Their work ensures the Secretary of State's office is in good condition and ready to serve elected officials for the next 100 years.



After HVAC contractors vacated the space, OCC staff took over and restored the room's finishes. Above, Steve Janssen touches up scratches in the cabinet enclosing the heating and cooling element in the room.



Left and above, Mike Marshall applies stain and finish to the wainscot and chair rail keeping stain off the newly painted wall.

After the trim had been restored, staining and refinishing the floor took over staff's time. Once the original scratched and faded floor finish was removed, Steve Janssen and Mike Marshall worked as a team to put down new stain, below left. Center and right below, Janssen applied the final finish to the floor. Working from an adjacent room, he backed himself out of the room. Once the finish was dry, a rug was put down and the Secretary of State's furniture installed to await his return to the office.



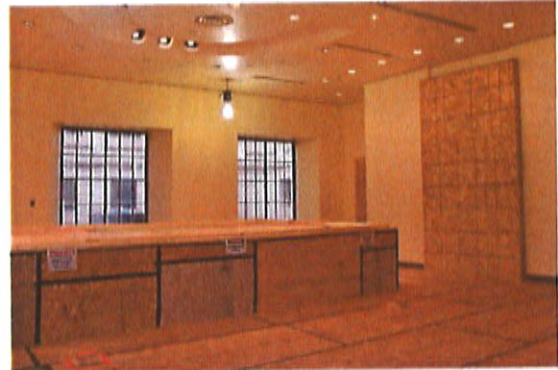
Building Conservation

Office of the Capitol Commission November 2020-2021

Office of the Capitol Commission staff routinely care for the surfaces and finishes in the Legislative Hearing Rooms. As part of the HVAC project, hearing rooms are cleared to make way for the upgrade. The large custom built circular committee desks remained in place under protection. Once the HVAC work was done and the desks uncovered OCC carpenter Mike Marshall and finisher Steve Janssen did more extensive repair and refinishing of the desk surface.

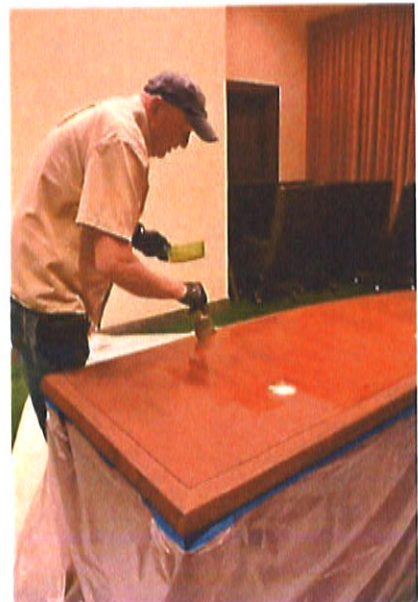
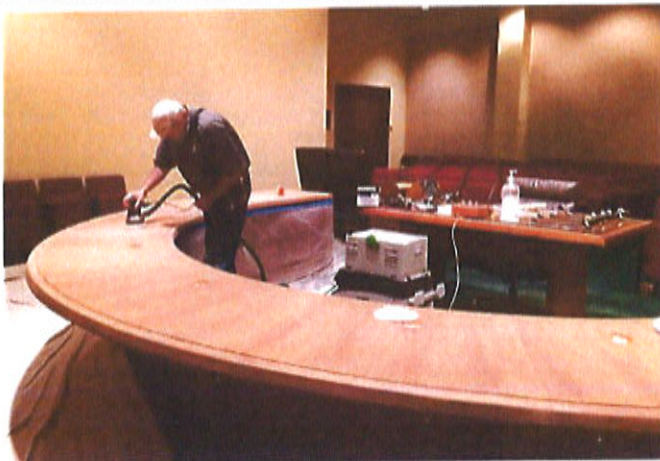
Right, during the HVAC project permanent fixtures unable to be moved, the committee desk and artwork, were protected.

Once contractors removed the protection, carpet was installed, walnut doors were reinstalled, draperies hung, and the desks and audience seating returned to their usual location.



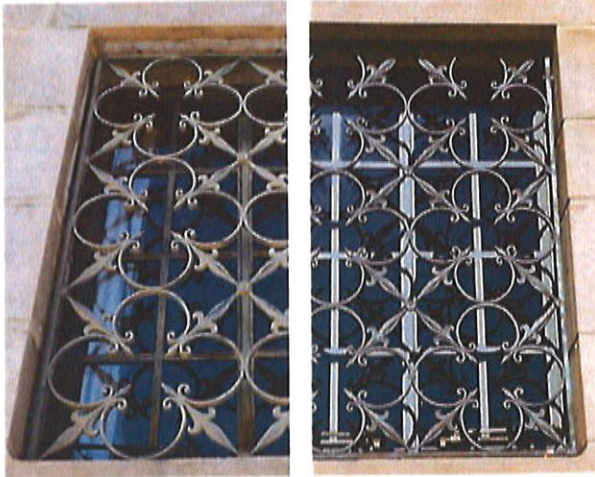
Above, after inspection staff found tears in the veneer and right, repaired and reglued the veneer in place.

Below, OCC's carpenter Mike Marshall sanded the desk tops smooth and right, and finisher Steve Janssen stained and finished the tops. When the public returns to the space, the hearing rooms will be comfortable and in excellent condition.



Window Work

The efficiency of the new geothermal system being installed in the HVAC Project depends upon windows in the Capitol being air tight and functioning properly. To that end, contractors are removing, repairing, repainting and reglazing windows throughout the building. While the windows on the east pavillion were being repaired, the Office of the Capitol Commission's machinist John MacKichan repaired and restored the window grills decorating the



Left, the window and grille before repairs. The steel window had rusted and would not close tightly. The exterior grille finish was faded and the grille loose in the enclosure. Right, the repaired window, repainted, reglazed and operational. The repatinated grille matches the window color and is securely installed.



Above and below, originals bolts and spacers on the right, new pieces on the left.



Above left and right, OCC machinist John MacKichan fabricated new bolts and spacers to replace missing parts.



Below, MacKichan installs the repaired and refinished grilles in the Secretary of State's office window. Left, the new bolt is inserted through the grille and spacer, and then into the limestone facade. Right, once inserted in place, he tightens the bolt to hold the grille securely.



Right, the grille in place with the repaired window open and operational.



Capitol Collections Program

Office of the Capitol Commission – November 2020-2021

Karen Wagner, Archivist

Program Collection—Both Archives (two dimensional) and Artifacts (three dimensional) in the Nebraska Capitol Collections total over 200,000 unique items concentrated on Nebraska's third State Capitol designed by Bertram Grosvenor Goodhue

Program Activity

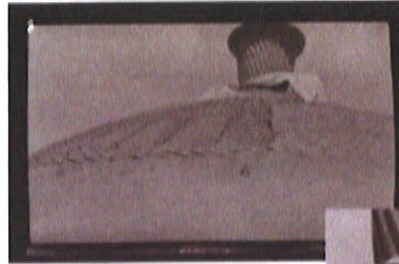
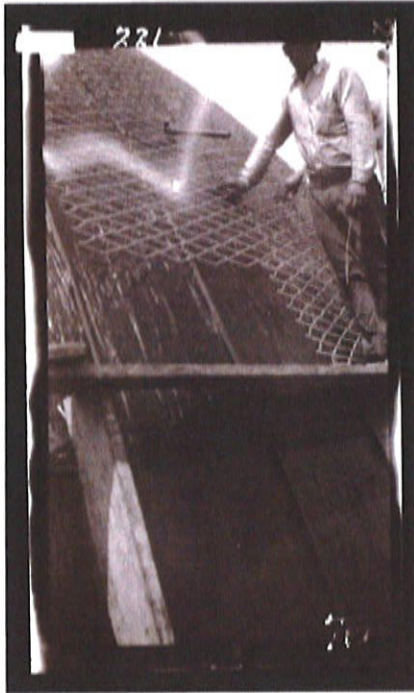
- Provided on-going research and information in support of the HVAC replacement project.
- Continued research on original light fixtures in support of the restoration and cleaning of the fixtures temporarily removed from service during the HVAC project.
- Scanned and processed construction era correspondence records between Architect Bertram Goodhue and the Capitol Commission.
- Continued working with the digital images of the Capitol acquired from the Journal Star photo morgue.
- 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.
- No official tours this year due to HVAC project activity in the basement near the Archive.

New materials added to our collections:

- One framed study for The Genius of Air, by Hildreth Meiere; donated by Meiere's daughter Louise Meiere Dunn, and nine Meiere maquettes for original Capitol tile vaulting purchased from Meiere family.
- Historic photographic prints of the Capitol found online.
- Reference library book: Immigrant Architect; Rafael Guastavino and the American Dream, by Berta de Miguel, Kent Diebolt, and Virginia Lorente, 2019.
- Reference library book: Los Angeles Central Library; A History of its Arts and Architecture, by Arnold Schwartzman and Stephen Gee, 2016

Dome Project Support

Karen Wagner, the Office of the Capitol Commission's archivist, provided valuable background information to Matt Hansen, Capitol Preservation Architect, and the contractors working to waterproof and restore the tile on the gold dome of the Nebraska State Capitol. Searching the archives Wagner found photos of the original dome construction, these images illuminated the layers used in the dome construction and allowed the contractors to understand what they uncovered as they began the project.



The basic structure of the dome is Guastavino tile, which was covered with a water proof bitumen membrane, left, and a wire mesh frame to hold a sprayed on gunite concrete layer, pictured above.

Below, detail of the dome and sprayed gunite. The concrete gunite was scored while wet to provide grip for the setting bed layer.



Right, as the contractors removed the setting bed damaged by water infiltration, they uncovered the original scoring and identified the tile's foundation.



Left, the contractors patched and leveled the holes created when the damaged setting bed was removed. Below left, the loose tile was reset with a thinset mortar.



Below, once the thinset was cured, grout was applied to fill the tile joints and waterproof the dome.



Capitol Custodial

Office of the Capitol Commission November 2020-2021

Perry Shuman, Capitol Conservation Supervisor

Richard Mallam, Custodial Leader

David Hoelscher, Custodial Leader

-Five nights/week, 52 weeks/year OCC custodial staff cleans 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 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 20 - 30 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

-Continued COVID19 disinfection routine to promote staff and public safety in the Capitol, including more frequent high touch surfaces (doors and entrances) in public areas

-Upon completion of contractor work in HVAC project areas, custodial staff will clean areas to ready them for occupancy

Supreme Court Floor Refinished

After the mechanical systems upgrades made during Phase 2 of the HVAC project were completed, the OCC staff moved into the Supreme Court Chamber. Staff took advantage of summer recess when the courtroom was unused to clean and repair components of the room quickly and efficiently. Custodial staff took advantage of the opportunity to strip and refinish the entire marble floor while the furniture staff stained and touched up scratches and damage on the audience benches and the judges' bench.



Left, after protecting the base of the judges' bench, the Richard Mallam, custodial leader, was able to use power equipment to strip the floor finish, rather than using a more time consuming hand-stripping process.

Below left, because staff had to continue with the routine nightly floor work, the floor was stripped and refinished in two phases. The phased timing also allowed the furniture staff the opportunity to get their touchup work done before the entire floor was finished.



Left, Supreme Court Chamber floor comparison, inside the rectangle the marble tiles are dull and lack the beauty of the tiles with a fresh layer of wax. The wax enhances the beauty and protects the stone from daily wear, extending its life by hundreds of years. Above and inset, another comparison of the unfinished, inset, versus finished floor in the court.

Grounds Maintenance

Office of the Capitol Commission November 2020-2021

Craig Kreiner, Horticulturalist/ Supervisor, State Building Division
Heather Dinslage, Groundskeeper Leader, Office of the Capitol Commission
Kirby Baird, Automotive Mechanic II, Office of the Capitol Commission
Audrey Koch, Groundskeeper Leader, State Building Division
Lexis Funk, Groundskeeper Leader, State Building Division
Jacob Delley, SOS Groundskeeper, State building Division

- Daily maintenance of 2.5 million square feet (58 acres) of landscape and hardscape by a combined Office of the Capitol Commission and State Building Division grounds 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 12 new Taylor Junipers on the south side of Governor's Residence
- Mulched all plantings at Capitol and other Capitol Campus sites
- Staff did routine maintenance of equipment and contracted major repairs.
 - Six vehicles (four pickups with snow blades and two stock trucks)
 - Three Toro triple-deck riding mowers with winter snow broom attachments
 - 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 lawn sprayers
 - Five snow blowers and three self-propelled snow brooms

HVAC/Electrical/Plumbing

Maintenance and Preventative Maintenance

Office of the Capitol Commission November 2020-2021

Michael Jordan, Shop Supervisor
Jeff Gillett, Capitol Plumber
Tahir Karimi, Capitol Electrician
Chris Lahmon, Maintenance Technician
Vacant, 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
- Replace sprinkler pump
- Repair old cooling units

Capitol Maintenance

Office of the Capitol Commission November 2020-2021

Varied Tasks Kept Staff Busy

The Office of the Capitol Commission's Maintenance staff are responsible for all aspects of routine maintenance in the Nebraska State Capitol. This includes working to keep the old HVAC system working during the replacement project.



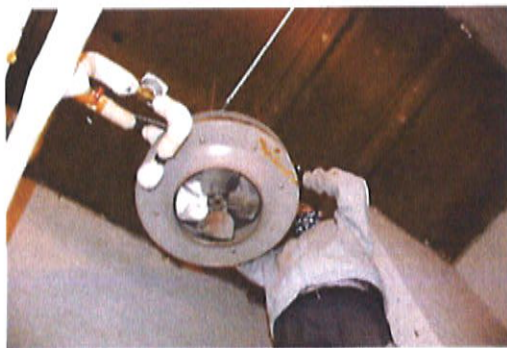
Left, a detected leak in a tower heat exchange unit required Beth Barry to climb in and open up the unit to gain access to the coils, below left. Below, the removed coils.



Above, OCC staff will carefully inspect old coils looking for any damaged areas that will cause a leak. Once the damaged coil, right, is repaired, the units will be reinstalled and back in service.



Left, Michael Jordan, maintenance supervisor, prepares to crawl into a basement air handler to inspect and repair. The new HVAC system components are much easier to access, operate and maintain.



Above, Chris Lahmon, maintenance specialist, replaces a motor on a heating unit in an attic space on third floor.

Right, Brett Daugherty, Capitol Manager, helps out the maintenance staff when needed. When one fountain's bubble jet failed to operate properly, the Manager climbed in to inspect the pipe. Nothing had gotten lodged into the pipe so staff adjusted the pressure flow, and will do further inspections once the fountains are drained for winter.



Pump Replacement

The Capitol Commission's plumber and electrician worked together to replace the pump providing water to the irrigation system in the northwest quadrant of the Capitol's grounds.



Above, the failed pump had been repaired previously. When the repair failed it was time for OCC staff to install a new pump and upgrade the system.

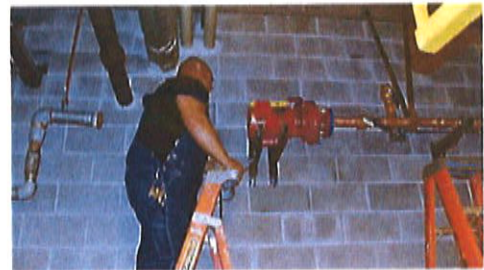


Above left, custom mounting brackets were fabricated in the shop. Above right, OCC's plumber fits the mounts to the new pump prior to mounting the pump on the wall. Right, once mounted the plumber added copper pipes to connect the pump to the exterior irrigation system.



Left, in the final step of the pump installation, OCC's electrician, Tahir Karimi, hooked up the electrical power to run the pump while the plumber, Gillett, made the final connection.

Right and below right, the old pump hung from the ceiling of the basement and was very heavy. It took two staff and a material lift to be removed. Electrician Tahir Karimi and plumber Jeff Gillett work together on projects for safety and efficiency. In the mid-1990's a concrete block wall was installed to provide additional shop and storage space in the basement. This new wall allowed Gillett an alternate way to mount the pump.



Above, finished and ready to supply water to the irrigation system.

HVAC Work Old and New

The Office of the Capitol Commission's Maintenance staff are currently keeping the new and old HVAC mechanical systems in the building operating side by side until replacement in Phase 4.



Above, the transformation of a basement mechanical room. On the left side of the image the new system has been cooling and will soon be heating Hearing Rooms 1507 and 1510. On the right, the old system still in use and awaiting replacement in Phase 4 of the HVAC project. Right, Michael Jordan, maintenance supervisor, works on the old system control wiring.



Left, staff is responsible for the scheduled routine preventative maintenance of the HVAC equipment. Chris Lahmon, cleans out a condensate drain in the new system.

Capitol Tours and Special Events

Office of the Capitol Commission November 2020-2021

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

Jessica Richard, Tourism Aide

Kirk Woita, Tourism Aide

Susan Myers, Tourism Aide

Tours-

During the past year over 1400 tours were given.

- School tours number have increased from last year
5500 students toured during March, April and May
1280 day care students came in June July and August
2100 students toured in September, October and November
- Approximately 25,000 documented visitors had contact with tour staff and many others walked through on their own
overall numbers are lower than before the pandemic

Special Events-

- 9 News Conferences
- 59 Weddings
- 56 Wedding and Family Photography sessions
- 46 Rallies/Events on the Capitol North Plaza/ Grounds
- 12 Displays, First Floor Rotunda, State or Non-Profit Sponsored
- 10 Concerts, Second Floor Rotunda, including:
Nebraska Music Education Association Concert Series
- 18 Rotunda Ceremonies
- 5 Capitol exterior lightings
- 2 FAA sanctioned exterior UAV flights
- 3 special video productions

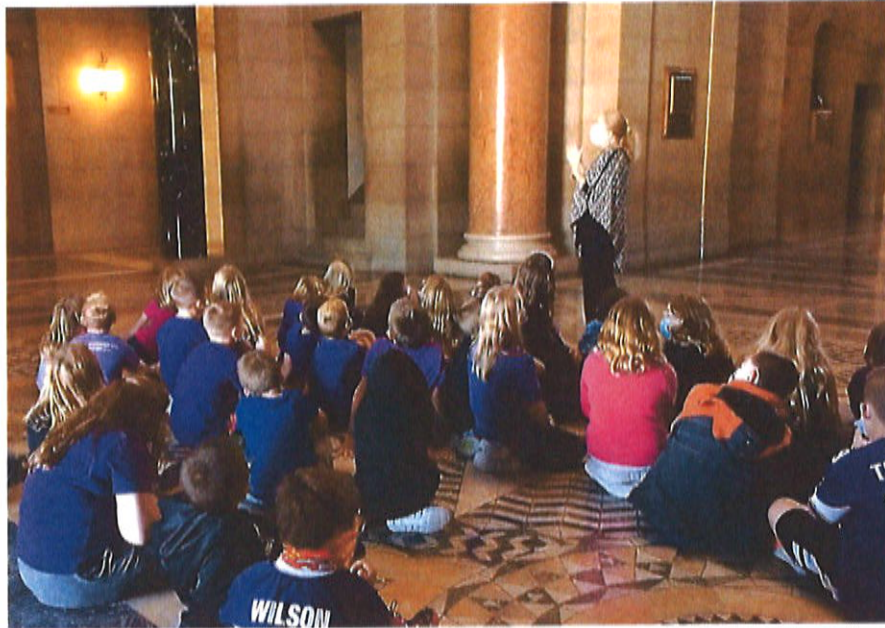
- 4 scheduled events cancelled due to pandemic

Capitol Tours and Special Events

Office of the Capitol Commission November 2020-2021

Tours and Special Events

Tour and special event activities in the Capitol have begun to increase. Tourists and visitors are returning, as are special events in the Capitol.



The Nebraska Capitol Tour Office saw an increase in school tours in 2021 after the cancellation of the 2020 school tour season. Tourism Aide Susan Myers leads a fall tour for a school group of combined students, including fifth graders who missed their 2020 field trip and fourth graders making their 2021 Capitol field trip.



Winnebago dancers performed in second floor rotunda during the dedication of tribal flags on the first Indigenous People's Day in Nebraska, October 11, 2021.

