

## **Building Conservation**

Office of the Capitol Commission November 2021-2022

### **2022 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 Legislative and Judicial 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.
- HVAC Phase 3 cleaned and repaired 161 window as needed
- Remove, modify design and reinstall 6 large window blinds in the Law Library
- Furniture Repaired, Conserved, restored or re-upholstered
  - 70+ chair repairs of various types
  - 4 tables
  - 5 costumers (coat tree)
  - 2 desks
  - 7 bookcases
  - Strip and repaint south elevator doors.
  - Cleaned and repaired southwest elevator pads
- Work with outside contractors to complete tasks too large for OCC shop staff
  - Sun scrims for West Legislative Chamber
  - Lengthened draperies of Supreme Court
  - Upholstery projects beyond OCC staff skill level at this time

- Additional work

- Filled requests for occupant furniture updating inventory
- Conservation work on wardrobes, doors, and door casings throughout the HVAC Phase 3 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 tabletops as needed
- Touched up finish in tower elevators several times
- 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
- Clean original furniture in construction zones after the contractors are finished
- 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.

-Paint and Finish Shop Work,

- 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

### 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 window project
- made drip pans for the HVAC project
  - made specialty tools for contractors o the HVAC project
- West Chamber balcony vents, repaint, rebuild
- Elevator equipment room enclosure for ADA operator
  - assisted other staff with projects as needed
- ongoing door closer maintenance program
  - made steel door skins and door frames, fitted with locksets and olive knuckle hinges for access
- ADA door operators for NW 1<sup>st</sup> floor restrooms
- Automatic door operator installed to secure South dock door
- Rebuilt repaired door pivots
- Repair body damage to trucks, utility vehicle, and trailer
- locking café gate wall brackets

### -Cabinetry, Mike Marshall

- Daily work orders for occupants of building.
- Work with furniture shop on restoration of capitol furniture.
  - made drawer for Secretary State wardrobe cabinet.
- work on phase3 of the HVAC project and work with contractors.
- made doors for rooms 1015,352 and the new doctor of the day room.
- made cabinets for cloak room of the west chamber.
- made 1,300 linear feet of picture molding for project
- made 500 linear feet of walnut base for 3rd floor in project.

-Mason, Dan Kratky

- Floor tile work at restrooms re-plumbed in construction project
- Core drill new electrical and data floor port locations
- Channel masonry-plaster walls for new GFCI outlets in office sink closets
- Latex cleaning of limestone inside Capitol
- Teach others the techniques of the latex cleaning of limestone
- re-set and adjust loose pavers at Promenade and 14<sup>th</sup> floor
- Repair water leaks at Promenade level
- Help make new picture molding for HVAC project
- Work closely with window team for Phase-3
- Remove graffiti from Capitol and grounds
- Attend construction meetings
- Help with construction punch lists
- Help with the numerous workorders
- Help with office moves
- Support other shops
- Help with snow removal when needed



## **Building Conservation**

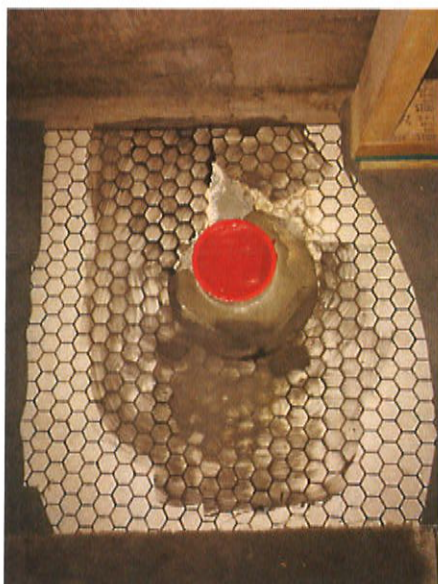
Office of the Capitol Commission November 2021-2022

# HVAC Project Opportunities

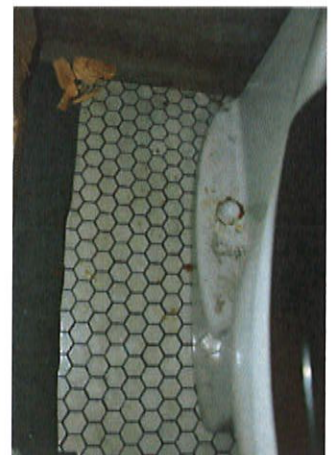
Removing the old HVAC system has exposed parts of the Capitol's infrastructure sealed off since construction. After contractors install the necessary equipment they repair the openings they make in plaster walls and ceilings. If the project activity occurs in places with specialized finishes, preservation spaces, for example, Office of the Capitol Commission staff use their expertise to restore the surfaces. The public spaces in the Capitol, including public rest rooms are maintained in Capitol original condition. Even in these functional spaces, the finishes are of very high quality with marble walls and porcelain tile.



Left, OCC mason Dan Kratky carefully removes the original hexagonal tiles from a bathroom floor to allow access for the repair of plumbing pipes exposed by the project work. Below, after the repairs Kratky prepared to reinstall the hex tiles.



Left, once the tiles were reinstalled in the mortar base, the mason applied the dark colored grout to match the original floor. After the grout residue was cleaned and the original toilet reinstalled, the floor looked as it did prior to the work.

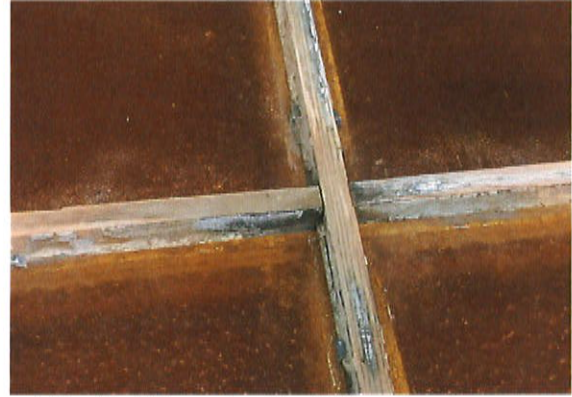




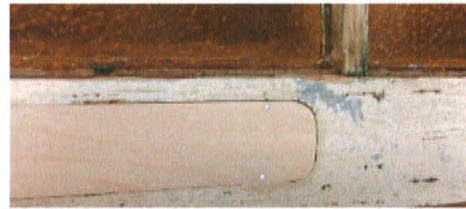
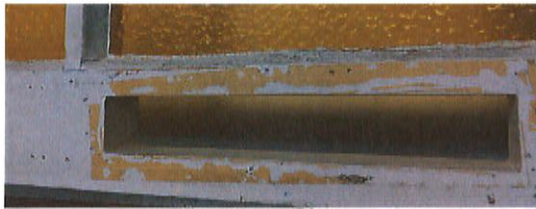
## **Building Conservation**

Office of the Capitol Commission November 2020-2021

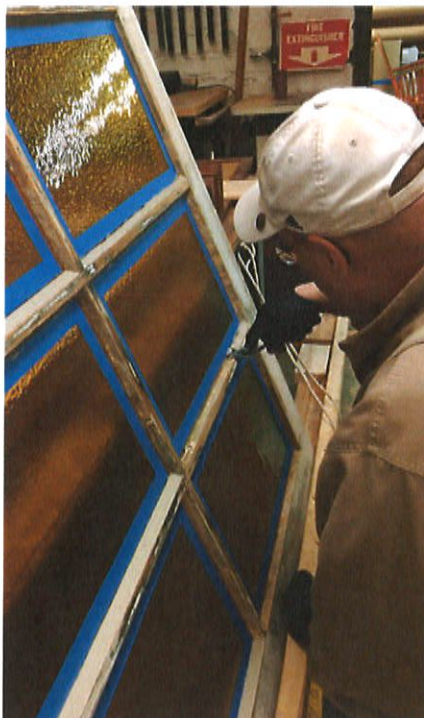
Office of the Capitol Commission staff removed the skylights from corridors and office spaces on third floor to allow contractors access to attic spaces. This gave OCC staff the opportunity to inspect the skylights and repair any broken amber stained glass panes. Staff removed old glazing and reglazed the windows and filled in ventilation holes no longer needed, sealing them for energy efficiency.



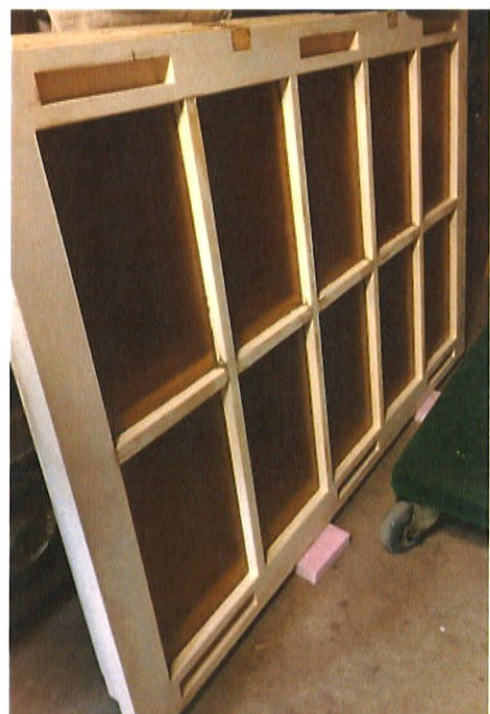
Above left, the OCC carpenter Mike Marshall and Capitol Manager Brett Daugherty remove old, or right, missing glaze from 3rd floor skylights.



Above left, originally, holes in the skylights facilitated air movement. Right, the holes are no longer necessary with the new HVAC system and were filled in by staff.



Left, once the old glazing was removed and old paint scrapped, OCC's carpenter applied the new glazing to make the windows air tight.



Right, the repaired window waits to be reinstalled, once the HVAC project's progress allows.



## **Building Conservation**

Office of the Capitol Commission November 2020-2021

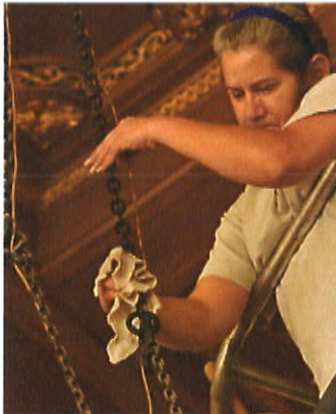
The HVAC Project work, opening walls and ceiling, removing and installing attic ducts, has created a lot of dust. The contractors clean up the adaptive use office spaces, but it falls to Office of the Capitol Commission staff to do fine detail cleaning in preservation spaces such as the State Law Library and George W. Norris Legislative Chamber.



Below, conservator Lana Gabel cleans glass chandelier inserts before returning them to Hickmon to reinstall in the huge West Chamber chandeliers, far right. Right, Hickmon holds a before cleaning panel, left and an after cleaning panel, right.



Below, a soft cloth removes the accumulated dust on the chandelier chain, notice the difference above and below her cleaning cloth.



To clean the custom chandeliers in the Capitol, furniture conservator Dawn Hickmon, left, goes to the chandelier, or below, has the chandelier brought down to her. Using a special brush attachment she carefully vacuums the ornate detail in the lights fixtures.



# Capitol Collections Program

Office of the Capitol Commission - November 2021-2022

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 research and information in support of the HVAC replacement project.
- Planning and preparation for the impact of HVAC Phase 4 on the collection's storage vaults
- 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.
- 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.
- Offered a limited number of tours of the Archive scheduled around HVAC project activity in the basement.
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## New materials added to our collections:

- Number of donors: 10
- Number of items added to collection: 48
- Examples of items added to collections:
  - Two jigsaw puzzles of the Capitol dating to the early 1930's.
  - A collection of research files compiled by John B. Edwards, Capitol tour guide 1932. Collection includes photographs and newspaper clippings.
  - Photographer A.O. Wiggenjost - Salesman sample book of his images of the Sower. (While we already have the images in our collections, it is interesting to see how he used them to promote his business.)
  - Bertram G. Goodhue Associates - Color pencil sketch of landscape plan idea labeled Scheme B
  - Sower cuff links and tie bar
  - Postal covers and capitol photographs
  - Souvenir spoon and thermometer
  - Cast bronze self-portrait sculpture of Lee Lawrie
  - Cast iron door stop
  - Official Certificate of Commemorative Groundbreaking Ceremonies, April 15, 1982.



## Capitol Collections

Office of the Capitol Commission November 2021-2022

# New Aquisitions for Collection

The Office of the Capitol Commission Preservation Architects and Capitol Archivist seek out materials related to the current, third Nebraska State Capitol. The commercial materials they collect help place the Capitol in its cultural context. The architectural and photographic materials gathered provide information for the preservation and promotion of the Capitol. Once the materials come into the archive, they are photographed and cataloged for the records, then placed in the collections for reference or educational purposes.



Cuff Links and a tie bar featuring the Sower were donated to the Collections in 2022. Bankers Life gave these items as an award to sales associates for high sales volume.



Thermometer and Spoon: Images of the Nebraska Capitol have been used on souvenir items since pictures of the new building were released in 1920. Many pieces can be dated based on the version of the image used. The Capitol on these two items show the tower as it was constructed are estimated to date ca. 1930.

Salesman's sample book: Local photographer A.O. Wiggenjost contracted with General Bronze Company, who cast the Sower statue, to document the installation of the 19 foot tall figure. His photographs are an invaluable window to the event. While the Nebraska Capitol Collections already holds the original negatives for these images, it is exciting to find that Wiggenjost used them to advertise his skills and business.



## **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, stripped, cleaned and refinished Genius of Creative Energy panel in Foyer

-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

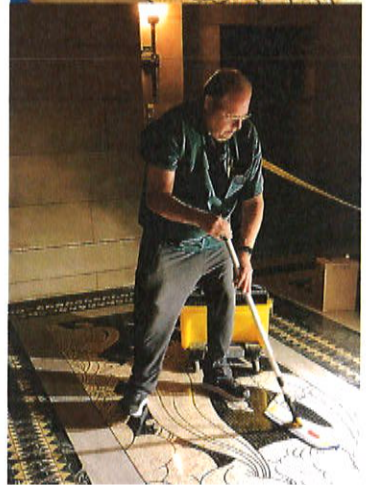
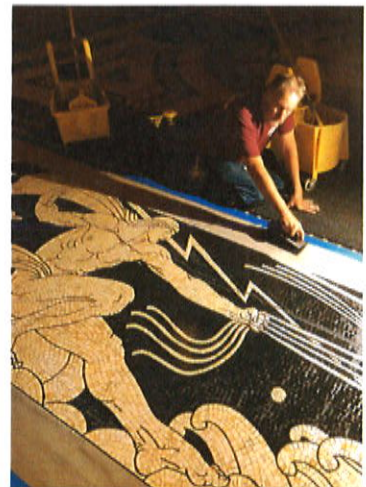
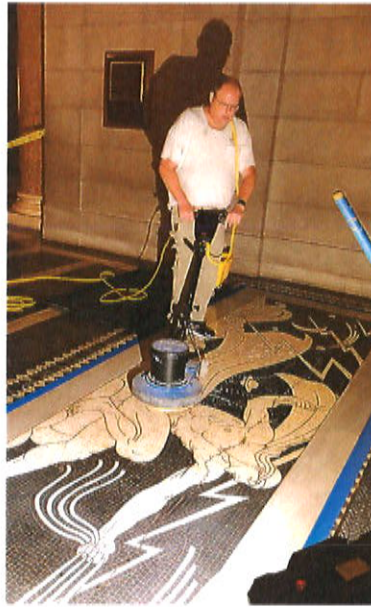
-Upon completion of contractor work in HVAC project areas, custodial staff will clean areas to ready them for occupancy

- Trained new contractor on maintaining the Capitol



# Special Floor Work

While the Office of the Capitol Commission night time custodial staff have been busy training new contract custodial staff on the day to day care and maintenance of the Capitol's marble mosaic floors, they took the opportunity to do a special floor project. After First Lady Susanne Shore announced the new license plates for Nebraska would feature the foyer floor's "Genius of Creative Energy" by Hildreth Meiere, staff decided to strip 40 years of wax build-up and refinish the mosaic panel to its original beauty.



Above left, Tim Holder, long-time contract staff, begins removing the top layers of the heavy wax build-up. Above right, Richard Mallam, long-time OCC custodian, carefully removes the final layers of wax revealing the black Belgian and white Italian marble tiles. Removing the many layers of wax without damaging the marble tile takes skill.

Below, with the yellowed wax in the image on the left removed, the mosaics appears much different.



Above, custodians apply the new sealer by hand and with a cloth pad. Below, foot traffic has worn away wax in another location revealing the way the thick discolored layers of wax hide the true color of the marble.





## **Grounds Maintenance**

Office of the Capitol Commission November 2021-2022

Craig Kreiner, Horticulturalist/ Supervisor, State Building Division  
Heather Dinslage, Groundskeeper Leader, Office of the Capitol Commission  
Aud Koch, Groundskeeper Leader, Office of the Capitol Commission  
Vacant, Groundskeeper Leader, Office of the Capitol Commission  
Lexis Funk, Groundskeeper Leader, State Building Division  
Vacant , SOS Groundskeeper, State Building Division

### **Properties Maintained**

- Capitol grounds & courtyards
- Governor's Residence
- Parking lots: South (A) Lot, Exec Lot, D Lot, J St. Lot, N St. Lot, Dry Lot
- Parking garages: South Garage, East Garage
- Downtown State buildings: Nebraska State Office Building, 501 Building & The Chief Standing Bear Judicial Building, Labor, First Nebraska Building
- State Laboratories
- Ferguson House

### **Daily Work**

- Trash pick-up across Capitol & all downtown State properties
- Machine maintenance (ex. sharpen & change mower blades, change oil, check tire pressure, wash & clean machines, fix mysteriously broken springs & levers)
- Cleaning/sweeping of parking lots, entrances & walkways

### **Seasonal Tasks**

- Spring: fertilize & apply pesticides, weed and prune all shrubs & trees, mow, switch machines to Summer Mode, open & test sprinkler systems
- Summer: mow, edge sidewalks, weed, sprinkler system maintenance, weed whip, aerate, remove downed tree limbs after storms, clean Goodhue Boulevard's sidewalk of Starling bird droppings
- Autumn: leaf removal, prune shrubs, mulch Capitol & environs, switch machines to Winter Mode, seed grass where needed, close down sprinkler systems in preparation for winter
- Winter: remove snow from properties and lay down ice melt where needed, fix snow machines, prune trees & shrubs, clean & organize Grounds Shop

### Special Event/Projects

- Capitol Cornerstone Ceremony: Oversee removal of junipers & prepare area for ceremony
- Capitol Christmas Tree (& Governor's Christmas Trees): select tree, cut it down, oversee its transportation, help to install it in Capitol, decorate it, then remove it after Christmas
- Arbor Day: Plant 2 oak trees in Northeast Quadrant of Capitol
- Plant 1 maple in Northeast Quadrant of Capitol for NRD's 100 millionth tree
- Ferguson House: complete renewal of its overgrown grounds (weeding, watering, mulching)
- Capitol Courtyards: prune roses and privet hedges, manage & fix sprinkler system, weed, apply pesticide, oversee planting of Southeast Courtyard
- Attend Nebraska Arborist Association's Field Day conference
- Attend NAA's Arborist School in preparation for the arborist license test
- Winter '21-'22: Move all storage & equipment into new Grounds Crew Shop area in Capitol basement

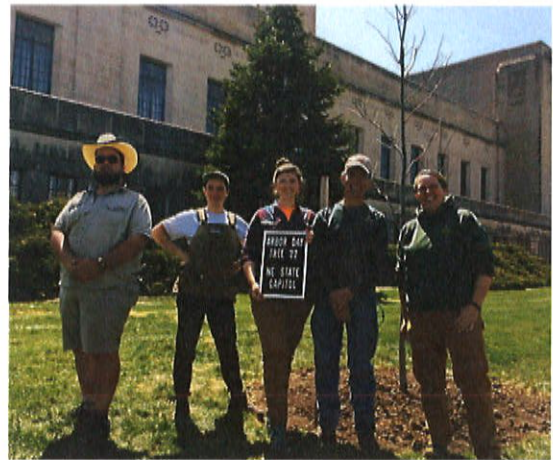
## Grounds Maintenance

Office of the Capitol Commission November 2021-2022

# Work Inside and Outside



The combined Capitol Commission and Building Division crew used rented equipment to trim trees on the Capitol grounds. Grounds staff, many trained as Arborists, handle simple trimming saves money.



Annually, OCC plants a tree on the grounds in celebration of Arbor Day. the combined grounds crew, Jacob Delley, SBD, Aud Koch, OCC, Lexis Funk, SBD, Kirby Baird, OCC and Heather Dinslage, OCC are rightfully proud of their work. The team lost two members this year to other opportunities.



State Building Division maintenance staff created the plaza featuring the Standing Bear bust in front of the newly named Chief Standing Bear Justice Administration Building.



Keeping the Capitol grounds looking good sometimes requires hand work. Pulling weeds is part of any maintenance program.



Once the hardscape was in place the combined grounds crew handled planting. The team will also weed and maintain the planting beds.

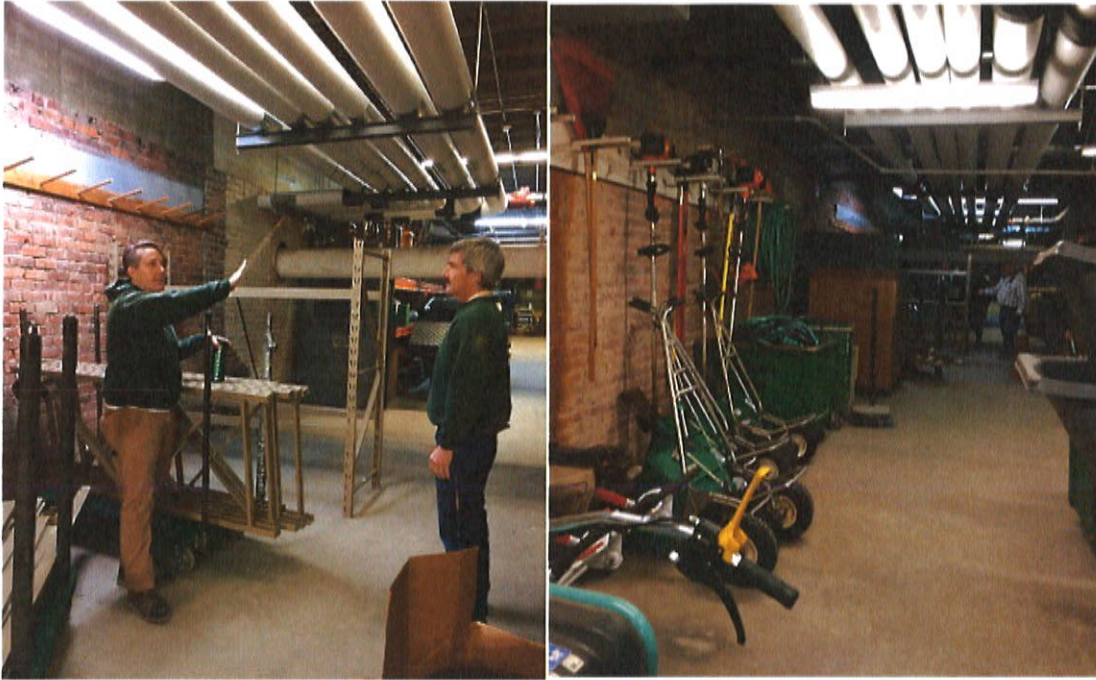




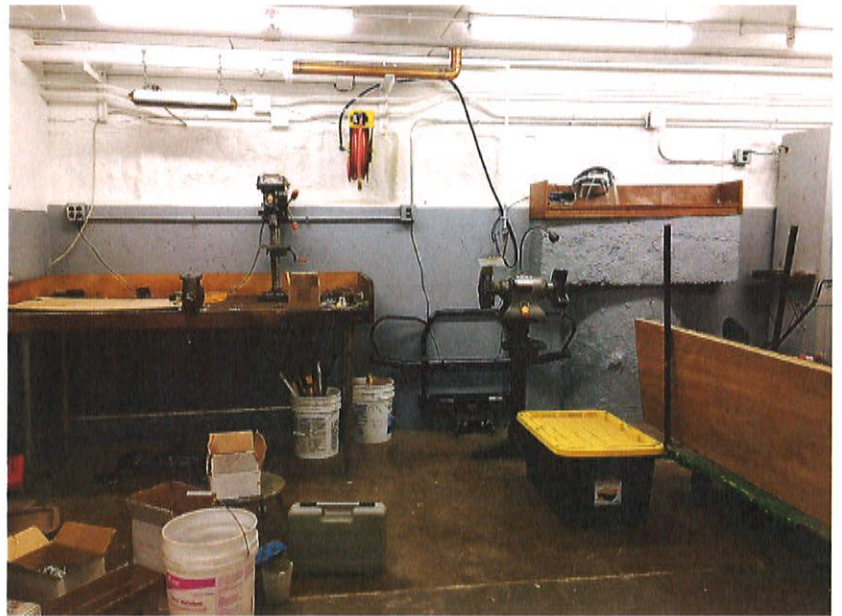
## Grounds Maintenance

Office of the Capitol Commission November 2021-2022

# Work Inside and Outside



The removal of old HVAC equipment as the new system was installed in southeast quadrant freed up basement space for grounds staff to consolidate their operation. Left, Groundskeeper Leader Heather Dinslage and Capitol Manager Brett Daugherty discuss plans to organize and arrange equipment, right.



When time and staffing allowed, grounds crew moved their equipment from numerous temporary storage locations to the consolidated shop space. Having all equipment in one location will improve staff efficiency. Above, clean and well lit work areas await staff to organize boxes and buckets of tools brought back together in one location.

# **HVAC/Electrical/Plumbing**

## **Maintenance and Preventative Maintenance**

Office of the Capitol Commission November 2021-2022

Michael Jordan, Shop Supervisor  
Jeff Gillett, Capitol Plumber  
Harry Holcomb, Maintenance Technician  
Tahir Karimi, Capitol Electrician  
Chris Lahmon, 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



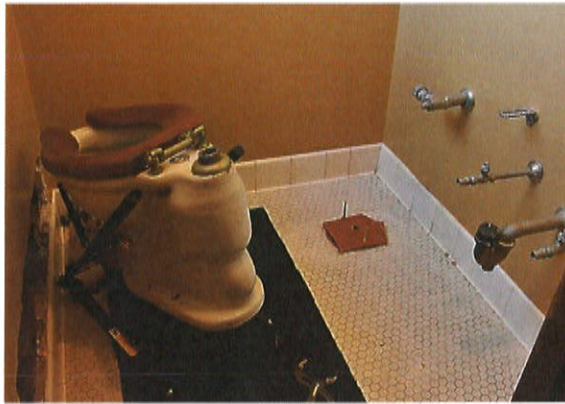
# Capitol Maintenance

Office of the Capitol Commission November 2021-2022

## Plumber Keeps Busy

The Office of the Capitol Commission's Maintenance staff are responsible for all aspects of routine maintenance in the Nebraska State Capitol. Jeff Gillett, OCC's plumber works throughout the Capitol making sure the more than thirty restrooms in the Capitol are operational. In addition, the plumber and all maintenance staff are maintaining the existing HVAC system until all components are replaced or repaired.

Following the installation of the new HVAC system in the Law Library, the plumber returns the original toilet and sink, below and right, for installation. Fixtures are cleaned and repaired while in storage.



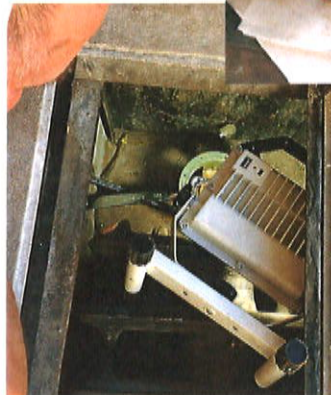
Right, the plumber also installed a new valve and connection to the refurbished and repainted radiator.



A report of escaping steam lead the plumber, above, to investigate a radiator in a courtyard gallery. These radiators were not included in the HVAC project.



Left, further investigation required removal of all plumbing connections in the radiator cabinet until the source of the leak was discovered. Below, the plumbing pipe leading into the cabinet had deteriorated with age. Pipe replacement will be addressed as time and staffing allow.



Left, the removed grille and initial investigation did not immediately identify the source of the leak.





# **Capitol Tours and Special Events**

Office of the Capitol Commission November 2021-2022

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

Allison Monzu, Tourism Aide

Susan Myers, Tourism Aide

Kirk Woita, Tourism Aide

## **Tours-**

During the past year almost 1700 tours were given.

- School tours number continue to increase  
Over 17,500 students toured during March, April and May  
Over 3400 students toured in September, October and November
- Approximately 35,000 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-**

- 37 News Conferences
- 88 Weddings
- 68 Wedding and Family Photography sessions
- 37 Rallies/Events on the Capitol North Plaza/ Grounds
- 22 Displays, First Floor Rotunda, State or Non-Profit Sponsored
- 8 Concerts, Second Floor Rotunda, including:  
Nebraska Music Education Association Concert Series
- 29 Rotunda Ceremonies
- 5 Capitol exterior lightings
- 1 FAA sanctioned exterior UAV flights
- 1 special video productions

## Capitol Tours and Special Events

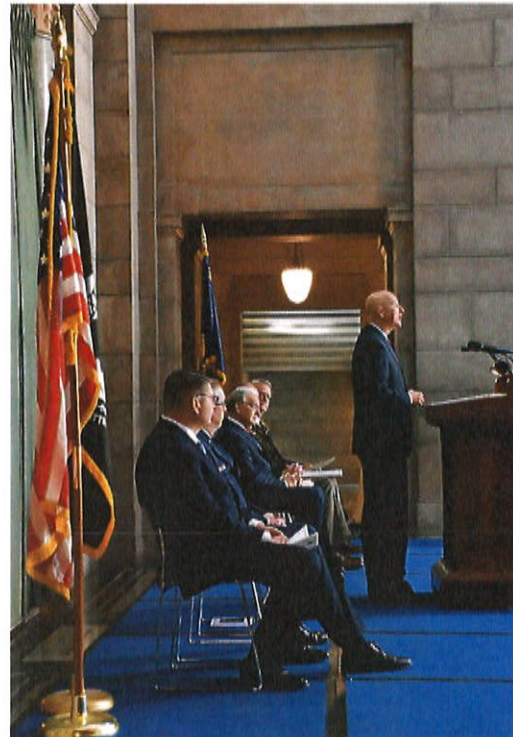
Office of the Capitol Commission November 2021-2022

# Tours and Special Events

The year 2022 begins the centennial of the construction of the Nebraska State Capitol. Special editions of the Sower Newsletter and first floor rotunda displays will educate the public about the history and ten year construction of Bertram Goodhue's monumental Capitol. On November 11, 2022 a centennial commemoration of the laying of the cornerstone was held in the second floor rotunda. State government and military officials attended the ceremony, one of several held in the Capitol to honor military service.



Above, the Cornhusker Boy Scouts Council Crew 21 Color Guard wears World War I uniforms as they participate in the program. Right, Governor Pete Ricketts addresses the audience. The Governor spoke of the Capitol as a lasting monument to Nebraska's military and their sacrifices in the name of freedom. Below, mementos of the day and of Daegan Page, the most recent Nebraskan to fall in service of the country will fill a memory box to be placed near the 1922 cornerstone. The memory box will serve as a reminder of Nebraskan's dedication to service.



Below, the Nebraska National Guard annually celebrates the founding of the National Guard over 200 years ago.

