

Nebraska State Capitol

Office of the Capitol Commission

Annual Report
2023

Capitol Custodial

Office of the Capitol Commission November 2022-2023

Perry Shuman, Capitol Conservation Supervisor

Richard Mallam, Custodial Leader

David Hoelscher, Custodial Leader

-Five nights/week, 52 weeks/year OCC custodial staff clean 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

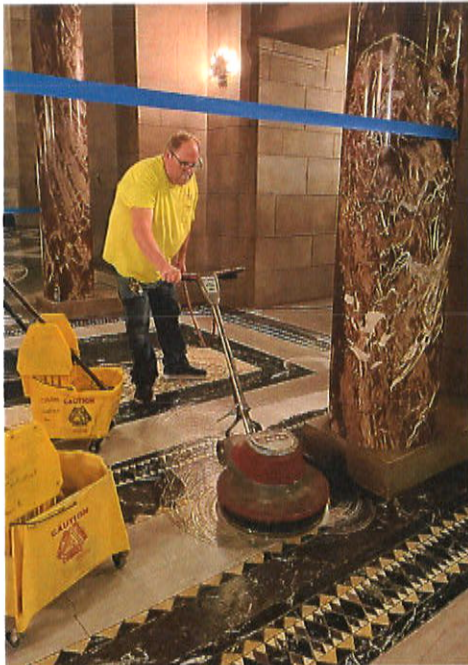
-OCC staff, along with our state trained contract floor crew, has all floor duties to clean, strip, refinish, and restore the unique floors and finishes in the Capitol. Staff continues the floor renovation program to strip 30 - 40 years of old finish and apply new finish to all stone floors on first and second floors. Staff is currently working to strip and refinish the rotunda floor, but due to the different types of stone in the floor, and the different types stripping products, staff must move slowly, testing each product on each type of stone to get the best results without damaging the marble tile.

-OCC custodial staff continues to be involved with event setups

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

As Time Allows

Office of the Capitol Commission Custodial staff work five nights a week to maintain the marble floors in the Capitol's public spaces. In addition to their daily duties scrubbing and buffing floors, cleaning Capitol Preservation spaces and detailed cleaning following the HVAC contractors work, OCC custodians have set a goal of removing the 40 year old yellowed wax from the Rotunda's marble mosaics and applying a fresh coat. When time in their daily schedule allows, they work carefully to remove wax without damaging marble. The areas where wax has been removed will receive a new coat of wax to protect those sections prior to the beginning of the Legislative session and the coming school tour season.



Left, Richard Mallam, custodial leader, scrubs the marble to remove upper layers of wax. Once the majority of wax has been removed, less invasive methods are required to complete the process. The different colors and types of stone vary in hardness and careful attention is needed to not damage the stone.



The above photo reveals the beauty of the red marble. The many layers of wax on the red marble border on the right side of the photo make the border much less vibrant.



Left, looking across the rotunda floor, the circular medallion depicting fire, with old wax removed, is visibly brighter than the surrounding marble mosaics. The many layers of wax applied to protect the marble floors over many decades is noticeably discolored.

Building Conservation

Office of the Capitol Commission November 2022-2023

2023 Furniture Program Conservation/Restoration Activity -

Furniture Conservators, Dawn Snider 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 on third floor for cleaning, restoration and repair including rebuild, paint, and fit. And reinstall when window restoration/installation is complete. Made and installed temporary shears.
- Furniture Repaired, Conserved, restored or re-upholstered
 - 8 chair repairs of various types
 - 5 tables plus 18 hearing room tables
 - 5 costumer (coat tree)
 - 3 desks plus 5 conversions
 - 4 bookcases
 - Touch up of plaster plaque of President Lincoln
 - Fabricate pieces and parts for furniture repairs
 - Cleaned and conserved Supreme Court Room dais wooden floor, gallery benches, handrails and the judicial bench
 - Cleaned and repaired southwest elevator
 - Work with outside contractors on jobs too big for OCC staff
 - Thoroughly clean chandeliers and all furniture in West Chamber
 - Conservation work in Room 2022

- Removed, cleaned, repaired 3 large sets of drapes and 4 small sets of drapes in the West Lounge.
- Conservation and restoration of small wooden window alcoves, ledges and side.
- 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 West Lounge, Room 2022
 - 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 4 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 window project
- made specialty tools for contractors of the HVAC project
- ongoing door closer maintenance program
- rebuilt/repaired door pivots
- rebuilt/repaired doorknobs
- made new window blind brackets
- made new NET and security camera mounts
- installed pigeon deterrent on
- made a custom stainless steel drinking fountain backsplash
- Capitol original asset protection (removal, repair, storage, and reinstallation).
- original light fixture repair
- flagpole alterations
- flagpole lights alterations

-Cabinetry, Mike Marshall

- Daily work orders for occupants of building
- Work with furniture shop on restoration of capitol furniture.
- Work with the contractors on phase 3 and phase 4 of HVAC project
- Rehang phase3 door back into opening and putting furnishings back into offices.
- Starting phase4 by helping move finishing from offices and removing the doors from offices
- Work with window restoration team on windows.

-Mason, Dan Kratky

- Attend Construction Meetings
- Help other shops as needed
- Help coordinate work in Governor's office
- Core drill for data and electrical floor ports also channel walls for added data wall boxes
- Channel walls for Governor's wall portraits
- Adjust loose / uneven pavers

- Work closely with Bockmann window team
- Work with Bockmann when washing north exterior limestone
- Latex cleaning of interior limestone
- Help with furniture moves
- Work orders
- Attend punch list walk throughs
- Signoff on punch lists when contractors are done

-Paint and Finish Restorer, Vacant

HVAC Project Allows Repair

As Office of the Capitol Commission staff remove and reinstall Capitol original furnishings during the HVAC Replacement project they are taking advantage of the opportunity to inspect each chair, desk and door removed from offices and repair and refinish those in need of work. The project has allowed Capitol conservation staff access to Capitol original furniture not usually available and they have worked the repair and/or restoration of the furniture into the limited time they have available during their usual duties. This important work will keep the high quality furnishings in service for the next 60 years.



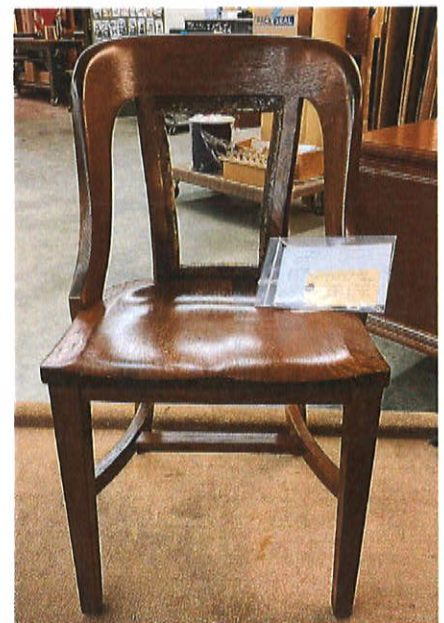
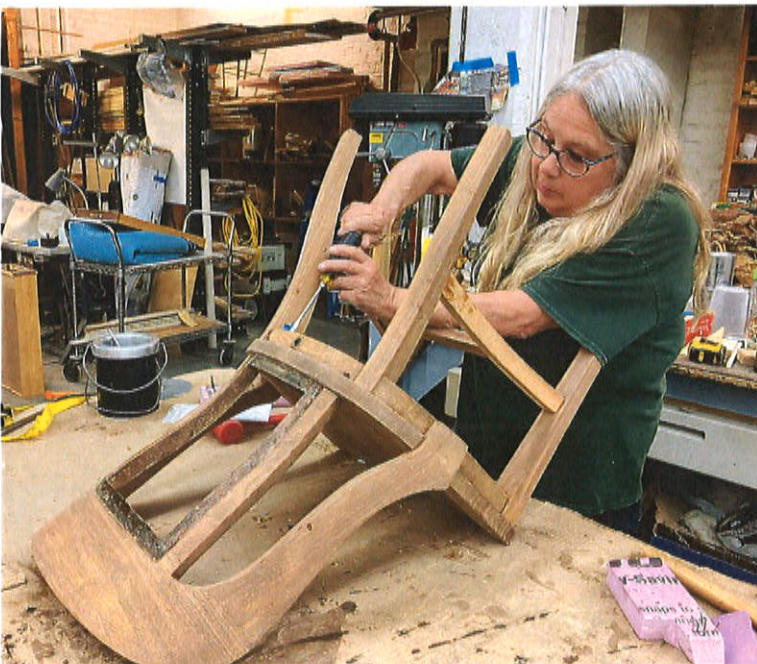
Left, when the legs of a chair begin to loosen from use, the first step of repair is disassembly. Next step, right, the leg parts are reglued and clamped. While waiting for the glue to dry, staff removes old finish, below.



Below, once the glue has dried and the clamps are removed, staff securely tightens the chair back to the chair base.



Below, the repaired chair awaits the installation of a padded leather back. During the work, the chair's identification tag and documentation of the repairs are kept. This information is kept on file to provide a record for conservation staff working in the future.



Building Conservation

Office of the Capitol Commission November 2020-2021

Floor Finishing

While most visitors see the beautiful marble mosaic floors in the public spaces of the Capitol, many of the private preservation spaces in the Capitol have wooden floors. These two types of floors, marble and wood, are cared for by two different Office of the Capitol Commission shops, custodial and carpentry. During the Heating Ventilation and Air Conditioning Replacement Project the Carpentry shop has the opportunity to get into these vacated private spaces and restore and refinish these oak and ash floors.



After the HVAC project replaced the radiator in the cabinet near the window with the new system, Office of the Capitol Commission staff returned to the historic Speaker of the Legislature's Office to clean and restore the unique woodwork in the room. As part of that work, Capitol Carpenter staff cleaned and removed old deteriorated finish from the floor. Restoration of a durable long lasting finish began with an application, left, of a bee's wax and mineral oil finish to moisturize and protect the wood. Once that finish was dry, OCC staff applied a paste wax to create a harder, more durable finish. Below left, working as a team, one staff member applies the wax, and another, bottom right, then hand rubs the wax into the surface and removes any remaining wax. An area rug, table and chairs will return the room to conference use by the Legislature.



Building Conservation

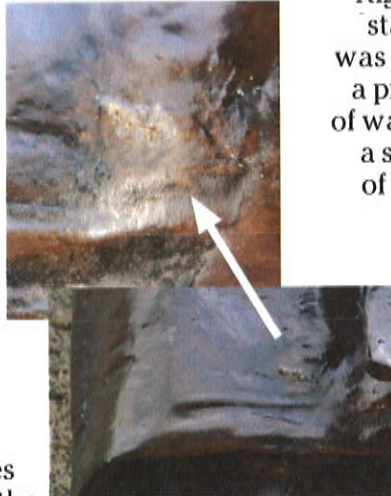
Office of the Capitol Commission November 2022-2023

Specialized Care

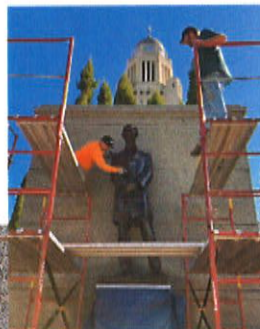
Recently Capitol Preservation Architect Matt Hansen noticed discoloration on the 1912 Daniel Chester French bronze statue of Abraham Lincoln on the West Plaza's Lincoln Monument. While Office of the Capitol Commission staff works together to care for the Capitol's interior, exterior work is often provided by specialized contractors. Jensen Conservation in Omaha, has cared for the Lincoln statue for many years and was called for consultation. The discoloration was determined to be affecting the surface coating, not in the bronze. After cleaning and surface treatment, it was suggested OCC staff could be trained to annually wash the sculpture's surface and apply wax to protect the surface. The wax would provide long term protection for the bronze and using OCC's skilled staff would minimize the need to hire outside contractors. Jensen Conservation is retiring the field and wanted to ensure this nationally recognized bronze sculpture.



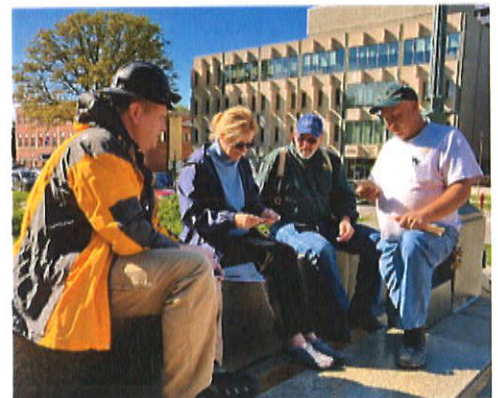
Above, Mayda Jensen coaches Matt Hansen on inspection of the bronze. A slight discoloration was seen from plaza level, and closer inspection revealed water had damaged the finish, but not the underlying bronze. The photographs taken by Hansen were used by Jensen to create a plan for future maintenance of the statue.



Right, after the statue surface was cleaned and a previous coat of wax removed, a sealing finish of lacquer was applied.



Left, a conservator working for Jensen finishes the restoration work by applying a coat of wax. Above left, OCC's machinist watches the wax application process to learn the proper brush techniques. Hansen, Jensen and OCC staff discuss an ongoing plan for in-house maintenance of the historically significant statue.



HVAC/Electrical/Plumbing

Maintenance and Preventative Maintenance

Office of the Capitol Commission November 2022-2023

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 tower pump
- Repair old cooling units

Capitol Maintenance

Office of the Capitol Commission November 2022-2023

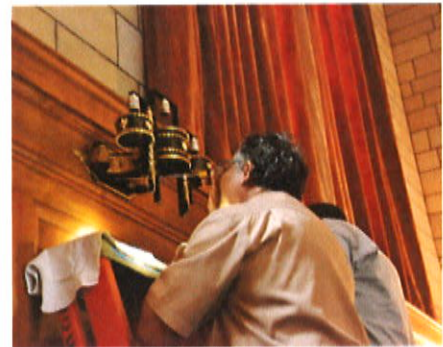
Up and Down, Inside and Out

The Office of the Capitol Commission's Maintenance staff are responsible for all aspects of routine maintenance in the Nebraska State Capitol. Staff also provides support and cooperates with the contractors working on the Heating Ventilation and Air Conditioning Replacement Project.



For years OCC maintenance staff did daily rounds looking for lights out. Now that most fixtures in the Capitol contain LED bulbs which have a five year life, bulbs rarely burn out, they slowly dim instead. Above, in addition to daily rounds, staff now move through the Capitol annually to clean fixtures and replace LEDs as they begin to dim.

During the HVAC Project, maintenance staff removed original fixtures, inspected, repaired and rewired the fixtures as necessary. Once a conservation contractor cleaned the fixtures. The fixtures were then placed in storage to await reinstallation. Right, maintenance staff reinstall the custom designed bronze wall sconces in the Legislative Lounge.



To facilitate the movement of the recirculating refrigerant through the Capitol, electrical contractors upgraded the electrical system throughout the basement. Right, OCC staff and the contractor integrate the Capitol's exterior light controls into the new system. Left, OCC's electrician taps into the new wiring in the basement to add a new service to a 1st floor office.

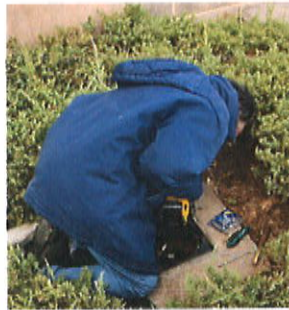


Capitol Maintenance

Office of the Capitol Commission November 2022-2023

Night Lights

The 1942 United States Flag code allows the nation's flag to remain flying at night with proper illumination. Installed in the 1970's, the flag lights on the north plaza were flush mounted in below grade housings. They are subject to water infiltration and being obscured by shrubs and leaves. The Office of the Capitol Commission has converted most of the incandescent light bulbs inside the Capitol to LEDs which last longer and are more energy efficient. A first step toward the goal of replacing the lights illuminating the exterior of the Nebraska State Capitol with LEDs was taken when staff replaced the lights illuminating the flag poles on the North Plaza. The new fixtures are mounted above the ground and can be positioned to provide precise illumination.



Maintenance staff worked as a team to install new lighting on the Capitol's flags. Left, Harry Holcomb, apprentice electrician, watches as Tahir Karimi, center, prepares the existing housing to accept the new lamp, right, mounted on a bronze plate fabricated to fit the housing by OCC's machinist.

Right, Facility Maintenance Specialist Holcomb, under the guidance of Electrician Karimi, wires the new fixture into the existing housing. Below right, properly wired, the



fixture is placed onto the housing with a bead of silicon caulk for water proofing. Once all the fixtures were secured in place at the bases of the United States and Nebraska flag poles, staff aimed the lights to illuminate the flags on the north plaza.



Grounds Maintenance

Office of the Capitol Commission November 2022-2023

Heather Dinslage, Groundskeeper Leader, Office of the Capitol Commission

Audrey Koch, Groundskeeper Leader, Office of the Capitol Commission

Lexis Funk, Groundskeeper Leader, Office of the Capitol Commission

- Daily maintenance of 455,870 square feet (10.5 acres) of landscape and hardscape by the Office of the Capitol Commission 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 8 new Taylor Junipers and 50 new Pfitzer junipers on the north side of Capitol
- Plant Arbor Day elm tree on West lawn of Capitol
- Inspect and maintain courtyard plantings
- Mulch all plantings at Capitol
- Prune and maintain trees on Capitol grounds
- Survey the Capitol grounds daily and pick up trash
- Staff did routine maintenance of equipment and contracted major repairs.
 - Three vehicles (two pickups with snow blades and one dump trailer)
 - One Toro triple-deck riding mower and one 6' foot Toro riding mower with winter snow broom attachments
 - Two John Deere tractors, one with a front-end loader, snow blower, aerator, and forklift attachment and one smaller tractor
 - Two push mowers
 - Self propelled and pull type aerator
 - One riding spreaders for the lawn and smaller push spreaders
 - Assorted weed whips and edgers
 - Three lawn sprayers
 - Five snow blowers

Grounds Maintenance

Office of the Capitol Commission November 2022-2023

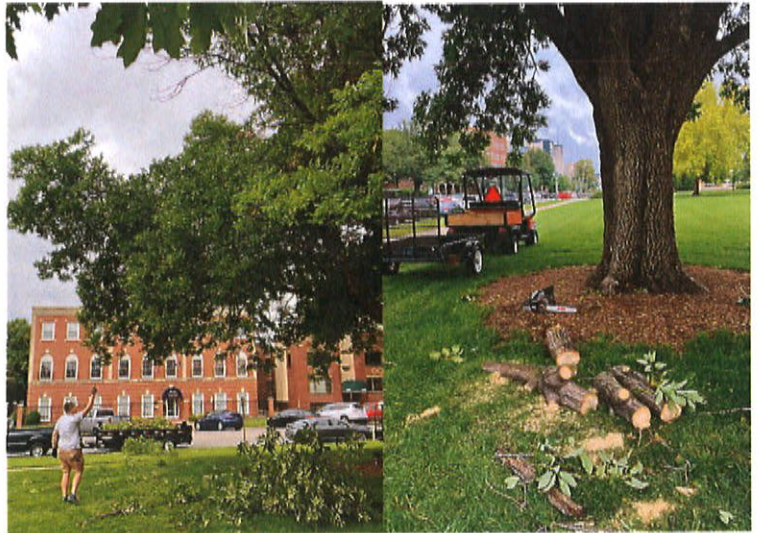
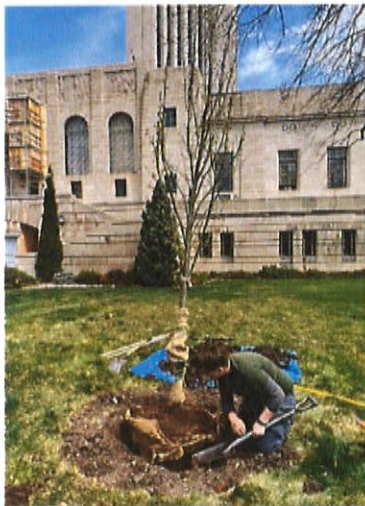
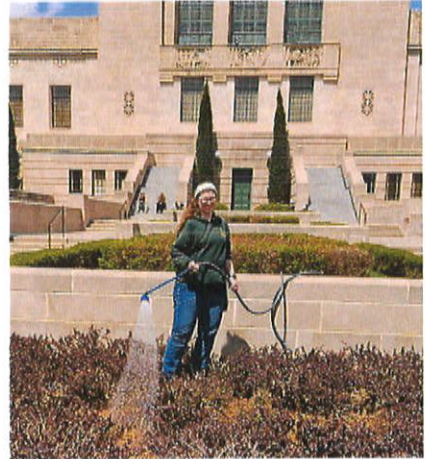
Ready for Anything

The Office of the Capitol Commission Grounds Maintenance staff perform numerous tasks throughout the year. Driven by the seasons, the team performs the numerous routine tasks, mowing, mulching, pruning and watering, and responds to the unexpected like fallen branch removal, and tree replacement after a big storm.



Keeping the Capitol's lawn green requires the application of fertilizer, pesticides and fungicides. All three staff, are trained in proper chemical application.

Right, routinely grounds staff prune and water the shrubs on the grounds.



Caring for the Capitol's trees is an important part of grounds staff duties. Above left, Heather Dinslage, grounds staff supervisor, points to the empty spot left after a branch was blow from a tree following a violent wind storm this summer. Staff worked together to removed the large branch from the grounds, cutting the branch to smaller pieces and hauling it to the truck to be taken away.



A smaller tree on the grounds was snapped off during another wind storm. After replanting the tree on the west lawn, upper left, the team, Heather Dinslage, Aud Koch and Lexis Funk, l.to r. celebrate another day caring for the Capitol's grounds.

Capitol Collections Program

Office of the Capitol Commission - November 2022-2023

Karen Wagner, Archivist

Program Collection— The Nebraska Capitol Collections, including Archives (two dimensional) and Artifacts (three dimensional), contain over 200,000 unique items concentrated on Nebraska's third State Capitol designed by Bertram Grosvenor Goodhue.

Program Activity

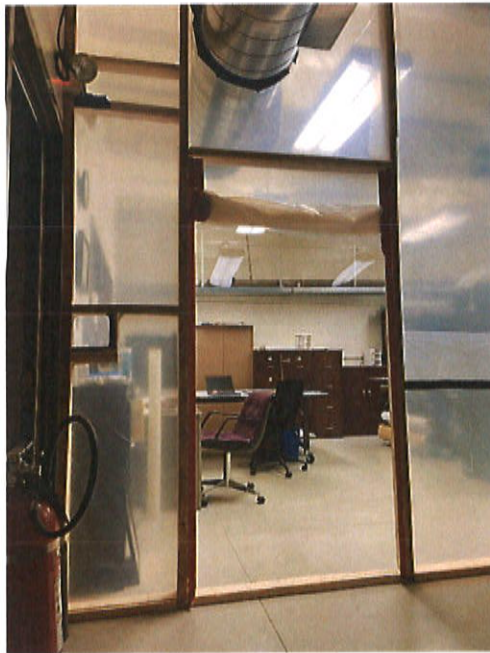
- Provided on-going research and information in support of the HVAC replacement project.
- Planned and prepared for the HVAC Phase 4 relocation of archival materials and objects to accommodate contractor access.
- Continued research on original light fixtures in support of the restoration and cleaning 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.
- Created seasonal online access to images and information related to the Nebraska Capitol holiday ornaments created in 2017 as part of Nebraska's Sesquicentennial Statehood celebration. This page will again be active after the tree lighting ceremony on December 10, 2023.

New materials added to our collections:

- Number of donors: 7
- Examples of items added to collections:
 - Assorted historic photographs featuring people with the capitol and grounds as the backdrop of the image.
 - Tri-fold screen with a painted image of the capitol by Landscape Architect Ernst Herminghaus.

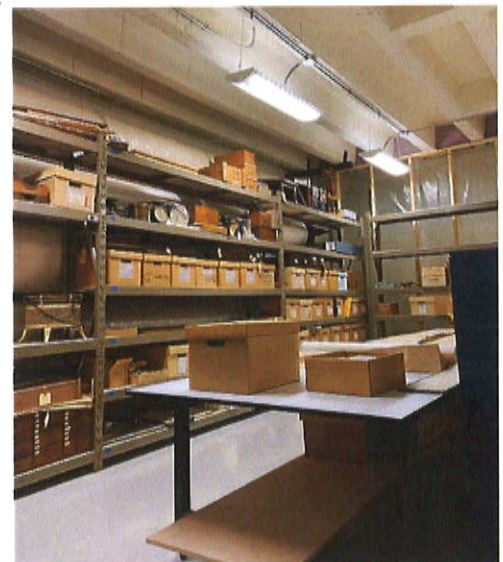
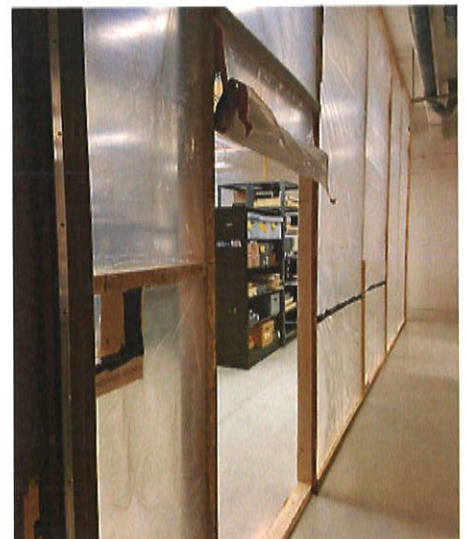
Protecting the Nebraska Capitol Collections

During the current HVAC project, state agencies and staff have been required to vacate Capitol offices to allow contractors to work in their space. Because the archive and vault space had previously undergone renovation to create accredited storage space, it was determined that the valuable historic resources could be protected and staff continue to work and access the materials as necessary to support Phase 4 work. With the large volume of specially-housed materials in the archives and collection storage vaults organized and protected, the current HVAC project work in this area will focus on heating and cooling equipment only. Following the Collections Vault Access Policy, contractors will be allowed to work in the spaces only when the Archivist or other designated Capitol Commission employee is present and on hand to respond to any accident or incident and ensure the security and preservation of these important resources into the future.



Maintaining the collections and work space in a relatively dust free environment was accomplished with the creation of temporary rooms, left and right. The HVAC contractors built temporary stud walls sheathing them with heavy plastic film.

The large zippers, below left, used for the openings minimize dust infiltration. Many smaller collection items were moved to shelving within these temporary rooms for protection and continued accessibility, bottom right.



Capitol Tours and Special Events

Office of the Capitol Commission November 2022-2023

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 over 1800 tours were given.

- over 25,000 school children received tours
- over 40,000 documented visitors had contact with tour staff and many others walked through on their own

Special Events-

- 26 Displays, First Floor Rotunda, State or Non-Profit Sponsored
- 10 Concerts, Second Floor Rotunda, including:
 - Nebraska Music Education Association Concert Series
- 28 Rotunda Ceremonies
- 31 News Conferences
- 83 Weddings
- 77 Wedding and Family Photography sessions
- 53 Rallies/Events on the Capitol North Plaza/ Grounds
- 5 Capitol exterior lightings
- 2 FAA sanctioned exterior UAV flights

Capitol Tours and Special Events

Office of the Capitol Commission November 2022-2023

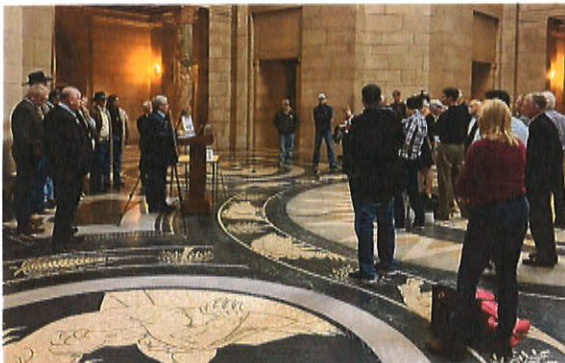
Tours and Special Events

The Nebraska State Capitol is host to numerous special events throughout the year. Events in the Capitol are sponsored by non-profit, not-for-profit groups of statewide or larger scope. Individuals hold events, such as news conferences and weddings, in the Capitol, but receive no official support for their event. OCC staff including tour staff set up for these events. During the programs, guides are available to help attendees find their way in the Capitol and provide tours before and after the programs for those in attendance.



Annually, left, hundreds of students and their parents come to the Capitol rotunda for the Nebraska Department of Education Center for Student Leadership and Expanded Learning sponsored Commissioner's Recognition of Student Excellence. The ceremony recognizes Nebraska high school students who have achieved success on a national level.

Right, the United States Citizenship and Immigration Omaha Field Office sponsored a March 1, 2023 Statehood Day naturalization ceremony in the Capitol Rotunda. Thirty new citizens took their oath of citizenship during the ceremony.



Above, one of the numerous news conferences held in the Rotunda. News conferences are sponsored by legislators, political campaigns, petition sponsors, trade associations, non-profit groups, and others.



The Nebraska Music Education Association holds a series of noon time concerts in the Capitol to help celebrate music education. Annually, vocal music, upper right, and instrumental groups from across the state are chosen from applications submitted to the Association for the opportunity to perform in the rotunda. For many choirs, performing in the Capitol rotunda provides them an opportunity to hear the music they perform in its appropriate setting.