

MEETING NOTES

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, August 25, 2016, 8:00 a.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE: Mary Campbell, Christie Dionisopoulos, Karen Nalow, Jeff Searcy, John Sinclair and Jon Weinberg; (Gene Crump absent).

OTHERS IN ATTENDANCE: David Cary, Stacey Groshong-Hageman, George Wesselhoft and Teresa McKinstry of the Planning Department; Lynn Johnson and J.J. Yost of Parks and Recreation; Robert Ripley and Matt Hansen from the Office of the Capitol Commission; Nick Amen, Tom Armstrong and Jeff Jensen from the State of Nebraska Building Division and Trevor Hull from Erickson Sullivan.

STATED PURPOSE OF MEETING: Regular Nebraska Capitol Environs Commission Meeting

Chair Jeff Searcy called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Searcy then requested a motion approving the minutes for the regular meeting held July 28, 2016. Motion for approval made by Campbell, seconded by Sinclair and carried 5-0: Campbell, Dionisopoulos, Searcy, Sinclair and Weinberg voting 'yes'; Nalow absent at time of vote; Crump absent.

A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE NEBRASKA STATE OFFICE BUILDING, 301 CENTENNIAL MALL SOUTH, IN THE CAPITOL ENVIRONS DISTRICT

PUBLIC HEARING:

August 25, 2016

Member present: Campbell, Dionisopoulos, Nalow, Searcy, Sinclair and Weinberg; Crump absent.

Nick Amen stated that Phase One of this project was substantially completed in April, 2016. In addition, they need to address some issues with the front entry doors. They hope to replace

the entry doors with slider doors in the middle and push doors on either side. They hope to have this completed in December, 2016.

Bob Ripley confirmed there will be three double openings on each side of the building. Amen replied he was correct.

Trevor Hull presented a photo of the entrance on the east side. In addition to the doors, work will be done to both the east and west entrance. They are doing pavement removal and replacing some ramps and stairs on the west side. The east side is all at grade now due to renovations on the mall. Jeff Jensen added that waterproofing is necessary since there is occupied space underneath the overhang. They held off on this with the renovation of the mall. They needed to know the elevations before they started the weatherproofing. Hull continued that they are going to paint the aluminum frames and infill panels above the openings on the second floor. This is not only to alleviate leaking issues. This is aesthetic as well. This is a slab on slab basement. The entire membrane will be removed and they will do new concrete. They are proposing standard concrete paving and adding a few accents of colored concrete that ties into the color used in the mall. They have granite benches on either side. The granite has been damaged a little by concrete removal and use over the years. They are still debating replacing that granite. They will find something that goes with the district, but they are still discussing that. The existing paving will all stay.

Ripley questioned if there is a continuous band that captures the loose pavers that was put in place. Hull replied they will be butting up against the poured concrete.

Lynn Johnson wondered about construction access. Hull stated they will make it clear they do not want the contractors on the mall. They will have them use the sidewalk. Amen added that he met with J.J. Yost last week and they will discuss this as the project progresses. They understand they probably won't be on this side of the building until October, 2016. They will meet with the contractor and let them know what is going on.

Hull presented the west side of the building. The frames and panels will be replaced as well. Campbell questioned the color. Hull replied those will be dark bronze. Sinclair questioned if the windows frames are being repainted. Hull replied yes. He believes the soffits are scheduled to be repainted as well.

Sinclair inquired where the edge of the basement is. Hull replied it is at the building line. Sinclair questioned if the planters overlap the basement. Hull believes so. They are cracked right now. They will be removing a section of the planter wall and replacing it.

Sinclair would like the granite bench explained. Hull stated that it is a ten foot by ten foot granite bench, 18 inches high and granite on the tops and sides. The bench is on the lower slab and shimmed up. The surface paving was up against the bench and they discovered some damage. They plan to upgrade the membrane, pull them off, pour new concrete and set them above grade on new concrete. Amen added that they discovered the benches were a little below grade. The vibration of construction caused a little damage. There were brick shims underneath that crumbled over the years.

Campbell wondered if they feel there is enough utility and aesthetic value to warrant replacement. Amen replied yes. They will install skateboard stops in hopes of alleviating some future damage.

Sinclair wondered if the concrete will be a troweled finish. Hull believes a broom finish. They aren't that far in the process yet.

Dionisopoulos asked if they will attempt to match the cement color with the mall. Some colors appear to be different. Hull stated it will be standard gray concrete. Fresh concrete is a slightly different color. Nalow noted that different concrete pours can have different colors.

Searcy wondered if concrete fades, will this be more consistent over time? Nalow stated that as it ages, it will darken. There might be some slight variation, but it will darken over time.

Sinclair understands that it will look different. Perhaps it should be one pour. Nalow believes since they were trying to keep the entrance open during construction, it was scheduled this way. Ripley added that you can try to use muriatic acid or some wash to darken it sooner. It is something to try first. It may have been troweled or floated more.

Sinclair asked if the entrance be closed during this process. Hull replied they will close one half. There will always be one set of doors open during construction.

Dionisopoulos understands there will be four pours and the possibility of four different concrete colors. Hull replied that is possible. Jensen noted that the Fire Marshall wants both sides open during construction, so this cannot be avoided.

Nalow encourages everyone to walk and see for themselves. She doesn't believe it will look as pronounced from a pedestrian perspective.

Amen pointed out the walkway that will be used by the contractor. This concrete sidewalk will most likely have to be replaced at the end of the project. The new concrete on the east side of the mall more closely matches the concrete on the front of the mall.

Searcy asked about concrete on the left planter. Amen stated that the contractor has been instructed that from the columns to the building out was not intended to be replaced. Hull noted that anything that is damaged by the contractor will need to be replaced. They are trying to avoid disturbing any of the new concrete. If the color difference is something this group feels they need to look at, it is something they will have to look at during construction. By the time October or November rolls around, they can look at doing muriatic acid or some other treatment.

Nalow questioned if there will be provisions to protect the perennials and other plantings that will be going in. Hull replied yes, there will be protections for those plantings.

ACTION:

Weinberg moved approval of a Certificate of Appropriateness for rehabilitation and improvements to the west and east entrances of the Nebraska State Office Building, seconded by Sinclair.

Sinclair had wondered if the new concrete will look as different as the plan showed. From what Nalow has said, he doesn't believe that is true. This is an important mall. The design is there. All we can do is alert people to the issue of the coloring.

Johnson hopes the banding will help.

Searcy inquired if there is anything that can be done to address the aesthetic concern that has been raised with regard to the variations in concrete tone or color. Johnson believes variations will just happen. Jensen stated that part of the issue is the doors that the Fire Marshall is requiring us to keep open. Some color variation is probably going to be unavoidable. There is a fading you get with concrete. He doesn't believe you will notice the difference that well at street level. Amen noted that they considered doing construction on the weekend, but there is

just too much work with the tearing out and pouring of new concrete. It couldn't be done in one weekend.

Motion carried 6-0: Campbell, Dionisopoulos, Nalow, Searcy, Sinclair and Weinberg voting 'yes'; Crump absent.

STAFF REPORT AND MISCELLANEOUS:

- Brass Rail

Stacey Groshong-Hageman has had contact with the owner of the Brass Rail. He wants to replace the awning. They will use the existing frame and redo the canvas. They will clean a little of the brick above the canvas. He wants to install an ATM out front. There is brick under the window. He doesn't know what shape it is in. Since this doesn't face the mall, she believes there is minimal impact. She suggested moving the ATM to the edge of the window and maintaining as much of the opening as possible. She advised him to replace the panel under the windows with brick or other durable material like the Downtown Design Standards would call for. He has agreed. This will be a Certificate of No Material Effect.

Ripley asked if there are any other ATM's in the area. Groshong-Hageman doesn't believe there are any on this block.

Searcy stated this seems like a reasonable approach. The Commissioners agreed.

Johnson appreciates Groshong-Hageman's input into the design. This is a much better look than what the applicant originally proposed.

- Update on Centennial Mall

Yost stated that the project is inching along. There are a few issues with the fountain. They are working with the designers and installer. There are a few minor punch list items that the contractor needs to finish. Starting Monday, the landscaping crew started the fall planting. They started at the north end of the mall and are moving south. It looks to be about a three week process, if he had to guess. Some trees will need replacing.

Dionisopoulos questioned if all the planting beds are irrigated. Yost replied yes.

Ripley noted at one point, the possibility was discussed for shortening the cross arms for the traffic signals. Johnson stated they are still evaluating. Yost noted it is too early to say yet. There is a placeholder in the budget. It is still a possibility. Johnson believes it is still the intent. Searcy believes everyone agrees that is the desire.

Yost pointed out that there is certain plant material they are not able to get for the plantings. They may have to go back in and plant those next spring. They are still hoping to get those this fall.

Dionisopoulos reminded everyone that the Centennial Mall celebration will be on **October 9, 2016 at 1:30** in the Warner Chamber of the Nebraska State Capitol. Weather permitting, the celebration will continue outside.

- Johnson mentioned they had a meeting with the President of the University of Nebraska. There is interest in university seals on Centennial Mall, towards the R St. end. He believes the concept of the columns has gone away. Nalow added the seals would be placed just beyond the crescent wall, on the Q Street to R Street block, just north of the mid-point. Johnson stated this will come to the Commission for review in the future.

There being no further business, the meeting was adjourned at 8:45 a.m.