



ATTORNEY GENERAL
LESLIE RUTLEDGE

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September 10, 2021

The Honorable Terry Rice
Co-Chair, Arkansas Legislative Council
1 Capitol Mall, 5th Floor
Little Rock, Arkansas 72201

RE: Annual Mansion Report

Dear Senator Rice:

On behalf of the Arkansas Governor's Mansion Commission, and pursuant to Ark. Code Ann. § 22-3-805, I have enclosed with this letter a copy of the Annual Mansion Report for fiscal year 2020-2021.

Sincerely,

A handwritten signature in blue ink that reads "Julie Chavis".

Julie Chavis
Assistant Attorney General

Enclosure

323 Center Street, Suite 200, Little Rock, AR 72201
(501) 682-2007 | oag@ArkansasAG.gov



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The Honorable Jeff Wardlaw
Co-Chair, Arkansas Legislative Council
1 Capitol Mall, 5th Floor
Little Rock, Arkansas 72201

RE: Annual Mansion Report

Dear Representative Wardlaw:

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Arkansas Governor's Mansion Commission

TO: Governor Asa Hutchinson
Senator Terry Rice, Co-Chair, Legislative Council
Representative Jeff Wardlaw, Co-Chair, Legislative Council

FROM: Charlene Reed, Chairman, Governor's Mansion Commission
Kerry Thompson, Administrator, Governor's Mansion

SUBJ: Annual Mansion Report

DATE: November 1, 2021

Pursuant to Arkansas Code Annotated 22-3-805, the Governor's Mansion Commission submits this 2021 Annual Report for the fiscal year 7-01-2020 to 6-30-2021.

Historic Mansion

The seventh year of the Hutchinson Administration managed the Covid19 pandemic. During the year several repairs and improvements to the Mansion and Grand Hall were accomplished due to the lack of activity and events.

The Formal Living Room wood floors had many areas showing heavy wear as the Formal Sitting room did in the prior year, 2019. Jerry Cooke Hardwood Floors was engaged again to remove all wax, stain, and then re-apply stain as selected by the First Lady. Photos below show some of the damaged areas, work in progress and final results. Funds generated by events held at the Mansion were utilized to fund the work.



As mentioned in the 2019-2020 Annual Mansion Report, The First Lady discovered moisture in her private apartment and alerted Mansion Buildings and Grounds Supervisor, Buck Quick.

After investigation, he determined we had an area where the mortar around bricks was failing. We rented a lift to allow our crew access to the area and the repair was completed without outside assistance. The First Lady also discovered a leak in her closet. Bray Sheet Metal was engaged to completely redo the copper valley pans on the roof. During the repair of the mortar, staff discovered there were cracks around the Mansion chimneys and no chimney caps installed to protect them from the elements. Measurements were taken and caps manufactured to correct that error. Chimney caps were added to the two chimneys by Bray Sheet Metal company in October 2020.



Chimney with cracks/no cap



Copper Caps installed

The North Fountain located at the front entrance of the Mansion had excessive amounts of rust accumulation. The South fountain in the Parterre Garden also required cosmetic maintenance on a smaller scale than the North Fountain. Staff and crew soda blasted the old paint and rust then repainted the fountains restoring them at a cost savings of approximately \$2,500.



The woodburning fireplaces in the formal living room and dining room have been plumbed for gas. This was a necessity due to the draft caused by updated HVAC units that would pull smoke back into the house. The antique furnishings and art could be permanently damaged. Mid-Central Plumbing was contracted along with the assistance of Mansion crew to drill the holes through the 36" thick brick bases of the fireplaces to run the proper gas lines for the inserts. The ornamental fire grates that closely match the fire grates in the Grand Hall with coal baskets have been ordered with funds raised by the Mansion Association.



Formal Living Room Fireplace

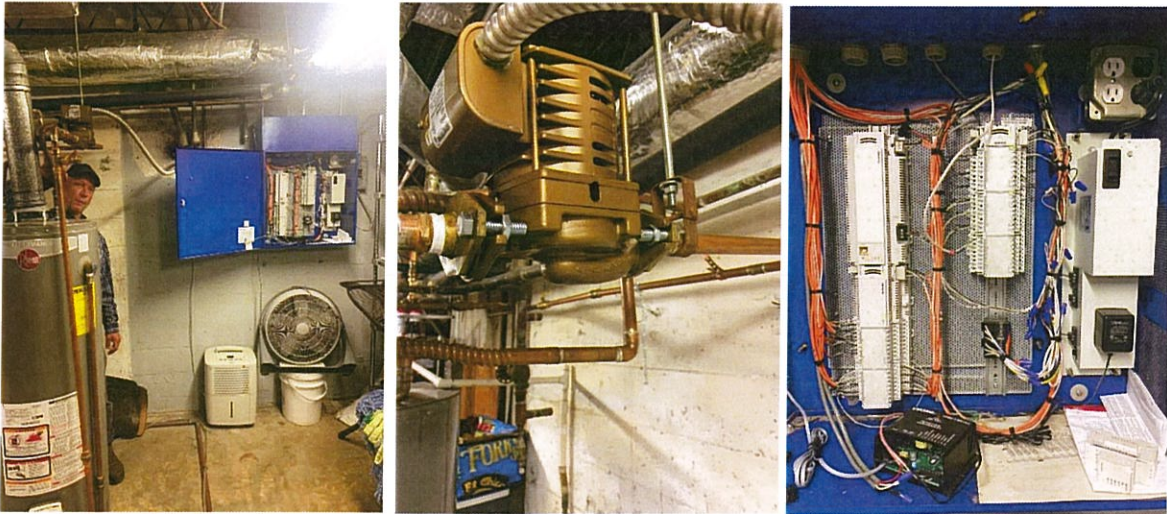


Formal Dining Room Fireplace



Grand Hall Fire Grate

In early May, the flange washer on the hot water heater circulation pump in the basement failed and was replaced. The water that sprayed in excess, caused damage to the HVAC controls that are located on the wall just behind the pump. This included a processor and several other key components that we use to view, control, and monitor the 31 HVAC units that are located at the Mansion and inside the Grand Hall. The cost for the repair to the processor was \$9,273.07. This is in the process of being filed as an insurance claim with BXS.



Grand Hall / Atrium

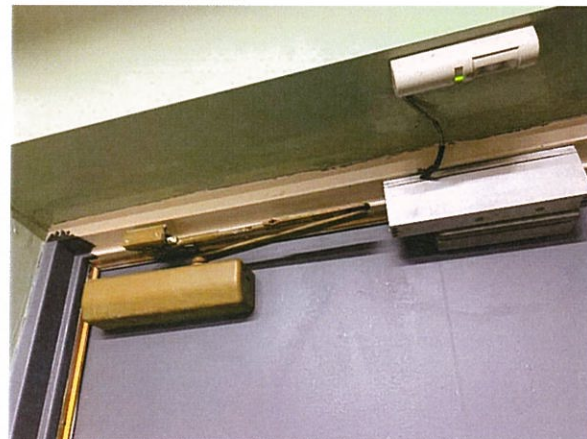
The Janet Huckabee Grand Hall continues to be one of the most popular venues in the state for non-profit and award events. To maintain the level of excellence and expectation in producing events, the AV system was replaced by the end of October 2020. Detailed notes follow in the ANCRC report.

Preventative maintenance and repairs have been in progress from January 2021 – present. During the time we were unable to hold events at the Governor's Mansion due to Covid, staff and crew cleaned, painted, and repaired minor items such as cracks in walls & crown molding. The brass kickplates on all doors were removed, polished and remounted. Painting inside the mansion and Grand Hall along with pressure washing and scrubbing of the exterior brick walls and paths. The 4 globe lights inside of the lower atrium were old and run by a transformer. They had the older style halogen bulbs in them, and the heat was causing the globes to melt. The old-style transformer was taken out and replaced. The lights were retrofitted to run LED bulbs that is safer and energy efficient.

Furniture featured in the Atrium sitting areas need periodic maintenance to maintain the value of the pieces especially due to the foot traffic from events. The three couches and two wingback chairs were restored and reupholstered with Designer Effects material chosen by the First Lady. The Governor's Mansion Association provided funding for all the furnishings.



Water damage was found on the doorway located underneath the Administrators balcony that leads into the Grand Hall kitchen. Large concrete tiles that are located on the Administrator's balcony were removed and leak was repaired. The water damage to the door locks, sheetrock and paint was also repaired by staff & crew members. The Mansion saved \$6,000 from a professional quote for repairs.



One of the projects First Lady undertook with the consultation of Shayla Copas was upgrading the public restrooms on the Grand Hall upper floor and personal restroom in the First Lady Office suite. Updated granite countertops were installed to replace the Formica tops that were beginning to show some cracks from age.



The old fire alarm system was original to the building in 2003. It began to malfunction in areas and required replacement. It serves the entire property including the Security and Carriage House buildings. After the bid process, Triple SSS was contracted to install the new Fire Alarm System that will tie all structures on the Governor Mansion grounds into a single system of notification and monitoring. The ANCRC Grant covered the cost of this project as noted in the attached Grant Progress report.



Mansion Guest House / Governor's Office / Appurtenant Buildings

Miscellaneous décor items including 2 rugs and a dresser were purchased for the Guest Cottage with funding from the Governor's Mansion Association.

The Security building utilized the skill from the crew and modified the camera room, enclosing it so people entering and exiting the building could not view the security camera monitors.

Repairs at the Carriage House included a leaking pipe in the electrical closet. The leak could have compromised the electrical equipment inside of the closet but was replaced & repaired by staff and crew. The first bay mop sink was also replaced due to a leak.

Mansion Landscaping and Gardens

Throughout the year, the eight- and one-half acre grounds of the Arkansas Governor's Mansion have welcomed guests with its beauty.

Several projects were completed during the year to ensure the grounds beauty and functionality. With an aging sprinkler system of 14 years old, there are a few leaks that presented themselves along the main lines of the sprinkler system. Ms. Wyman and the Mansion crew were able to do the repairs without the use of outside contractors.



In preparation for the new greenhouse, a 11'X16' concrete slab needed to be removed. During our first attempts in jack hammering the slab it was discovered the slab was poured to a depth of 18" to 24". This prompted renting more powerful equipment at \$1,172 for the removal of the slab. We loaded and hauled away all debris. No contractors were hired for this essentially saving \$5,000 to \$6,000 dollars. Another example of our ability to utilize the crew assigned to the Mansion to save the State a great deal of money.



The mini Mansion that sits beside the Master Vegetable Garden on the southeast side of the lawn had lot of damage and rotten wood. The Maintenance Crew was able to replace and repair the wood restoring the aesthetics of the mini Mansion.



The wooden pavilion toppers on the pergolas in the Parterre Garden were rotten. Staff & crew worked to demo and replace 4 pavilions with new wood. Four chandelier lights that hang from the pergolas had broken glass which was also purchased and replaced by staff and crew, saving a significant amount in materials and labor.



Miscellaneous

The 2020 Holiday Tours & Open House were not hosted this season resulting from Arkansas Department of Health guidelines around COVID-19. This year's theme was "My Favorite Things" from Christmases past.

Future Considerations

Our current HVAC control system software is obsolete and will not function on a computer above Windows 7. A software upgrade was recommended in 2019. The Mansion currently has 25 Water source heat pump systems. The age of units is listed below:

Mansion:

5 units at 30 years old

1 unit at 25 years

1 unit at 18 years

1 unit at 16 years

1 unit at 14 years

3 units at 12 years

Grand Hall:

13 units at 19 years

Approximately 22 of these old units use obsolete or (ozone depleting) Refrigerant 22.

The United State Environmental Protection Agency (EPA) is Phasing Out HCFC Refrigerant to protect the ozone layers.

There is a ban on remaining production and import of HCFC-22. After 2020, the servicing of systems with R-22 will rely on recycled or stockpiled quantities. In 2020, R-22 will no longer be produced or imported. In the future, R-22 supplies will be more limited and costs to service equipment with R-22 may rise.

Visitors

Even with the pandemic, the Governor's Mansion hosted a handful of outside events, and private events for the Governor and First Lady. Garden Tours between July 2020 and June 2021 were available with less than 10 groups attending. The Mansion was closed due to Covid19 and did not host any visitors. Total visitors in the Grand Hall for the year total was less than 3,000.

As with any large complex that hosts large numbers of guests, the buildings and grounds of the Arkansas Governor's Mansion will have continuing needs. The staff and crew working at the property strive daily to keep the buildings and grounds in the best condition possible for the people of Arkansas.

Respectfully Submitted,

Kerry Thompson
Mansion Administrator

Attachment

Purchases by Arkansas Governor's Mansion Association

Mark Roberts – Christmas Décor

D Stevens – Christmas Décor

Regency International – Christmas Décor

Tipton Hurst – items from various vendors purchased at wholesale cost or below – Christmas décor

Jaipur Living – 9' x 12' rug for guest cottage

Wildwood Lamps – purchased for Guest Cottage

Kravet – fabric for wing back chairs in Mansion Library

Prosource of Little Rock – Guest Cottage rug and rug pad

Thibaut Inc. – Fabric for kitchen counter stools and desk chair

Alpha Countertops – Fabrication/installation of new bathroom countertops in Grand Hall, First Lady's private bath and Guest Cottage fireplace surround

Designer Effects – Fabric to reupholster 3 camel back sofas in Grand Hall

Norwalk Furniture – Recliners in the Mansion downstairs family room

Vanguard Furniture – Drawer Chest for Guest Cottage

Joy's Upholstery – Reupholstery 3 sofas, 2 wing back chairs in Grand Hall and 11 chair seats

Homefires – Fireplace grates in Mansion's formal living and dining rooms

Robert Wellborn – Decorative metal grate covering for air intake in Mansion lower atrium