

MEMORANDUM

TO: Governor Mike Beebe
Senator Bill Sample, Co-Chair, Legislative Council
Representative John Edwards, Co-Chair, Legislative Council

FROM: Wayne Cranford, Chairman, Governor's Mansion Commission
Ron Maxwell, Administrator, Governor's Mansion

SUBJ: Annual Mansion Report

DATE: November, 1, 2013

Pursuant to Arkansas Code Annotated 22-3-805, the 2013 Annual Report of the Governor's Mansion Commission on the general condition of the Mansion complex, grounds and appurtenant buildings is contained in the following report:

Historic Mansion

The general condition of the 63 year old Mansion itself continues to be excellent with routine maintenance, cleaning and minor repairs taking place on a regular schedule. Maintenance included scraping, repairing and repainting the eight white columns on the portico at the front of the structure. This had not been done in several years. The work was handled by Mansion inmate trustees so the only cost was that of the paint which was paid from the regular operating budget. At the same time, the window sills on the front of the Mansion, plus the east and west columns along the colonnades leading to the Governor's Office and Guest House were also repainted.

Additionally, some routine HVAC work was done in the Mansion attic that included the installation of new drain pans and drain lines. This work was done under the service contract the Mansion has with Powers of Arkansas.

Grand Hall / Atrium

Some significant cosmetic enhancements and changes were made to the Grand Hall this year which included new drapes, new fireplace mantels and a new chandelier over the alcove stage piano. All of these were paid for by the non-profit Governor's Mansion Association.

Draperies: Working with Little Rock interior decorator Kaki Hockersmith, First Lady Ginger Beebe selected fabric for new drapes and hardware for the east and west windows of the Grand Hall as well as those facing south around the stage alcove. Those around the alcove were put on a new remote controlled electric rod for ease in opening and closing. Total cost of the drapes was \$31,890. The old curtains were 10 years old and showing signs of fading. They were cut into smaller squares to make table cloth toppers and recycled. This work was done by the Department of Corrections Garment Factory.

Mantels: Again, working with Ms. Hockersmith, two new hand-carved and painted fireplace mantels were designed and installed in the Grand Hall in early September to replace the old original cast stone mantels. They were made by Willcheck/Kern of Memphis and cost \$12,650. The new mantels were painted with antique highlights. A replica of the state flag was carved into the center of the mantel and apple blossoms – the official state flower – was carved on the side pedestals.

Chandelier: Finally, the First Lady and Ms. Hockersmith collaborated on a new Grand Hall chandelier to hang prominently over the grand piano on the stage. The 48 inch long by 38 inch wide work of art is a smaller version of the Arkansas Chandelier that hangs in the center of the Grand Hall and incorporates much of the same symbolic features. It was made by Thomas Grant Chandeliers in Dallas, Texas; the same makers of the Arkansas Chandelier and wall sconces. Total cost of the chandelier was \$24,969.75.

Again, all of these enhancements were paid for with private donations to the non-profit Governor's Mansion Association.

Also of note this year, the tile floors in the upper and lower atrium sections of the Grand Hall were steam cleaned by Stanley Steamer of Little Rock removing several years of built up discoloration from the tile and grout. The total cost was \$3,200 and was paid by the regular Mansion budget.

Mansion Guest House / Governor's Office / Appurtenant Buildings

The Mansion Guest House, Governor's office and Carriage House all received routine cleaning and maintenance this year. No major issues or enhancements were made.

Mansion Landscaping and Gardens

After almost seven years since being installed, the Mansion gardens and grounds continue to improve with maturity. Upgraded flower beds this year enhance the overall appearance of the gardens. The lawn spaces, fountains, vegetable garden and herb garden also continue to improve and add to the visual beauty of the area. The addition of two new cast iron urns in the

formal Parterre Garden behind the Grand Hall also brought more beauty to the area. The Mansion Association covered the cost of the urns for a total of \$4,700.

Unfortunately, the 2012 Christmas snow and ice storm did some damage to the evergreen trees on the property such as the magnolia, holly and ornamentals. Three very large piles of storm debris were collected during the cleanup operation and were disposed of with the help of the Arkansas Highway Department. Also, a large old magnolia tree near the Center Street gate had to be removed due to disease. The tree held some of the landscape lighting for the front fountain and that was shifted to a nearby holly tree. There were also some minor adjustments and routine maintenance to other landscape lighting on the property. That work was performed by John Watson Illumination of Dallas, Texas, the same company that installed the lighting. The regular Mansion operating budget covered that cost of \$4,100.

Miscellaneous

As a follow up to the power failure the Mansion complex experienced in late August, 2012, additional work was done with some of the electrical components that provide power to the residence to ensure the problem doesn't reoccur. Working with Arkansas Building Authority electricians and other professional electrical companies, it was determined that an above ground switch gear box needed to be installed to replace a dangerous underground vault of electric cables. This work was accomplished in August, 2013. The final cost of this project was \$11,850 and was paid from a grant from the Arkansas Natural and Cultural Resources Commission. Hobby Electric of Little Rock performed the work.