



Arkansas Governor's Mansion Commission

TO: Governor Asa Hutchinson
Senator Bill Sample, Co-Chair, Legislative Council
Representative David L. Branscum, Co-Chair, Legislative Council

FROM: Michael Mayton, Chairman, Governor's Mansion Commission
Don Bingham, Administrator, Governor's Mansion

SUBJ: Annual Mansion Report

DATE: November 1, 2015

Pursuant to Arkansas Code Annotated 22-3-805, the 2014 Annual Report of the Governor's Mansion Commission on the general condition of the Mansion complex, grounds and appurtenant buildings is contained herein:

Historic Mansion

As the first year of the Hutchinson Administration begins, we are happy to report that the 65 year old Governor's Mansion continues to be an excellent home for the First Family. There is some major work currently underway on the cooling towers that was long overdue. Other routine maintenance, cleaning and minor repair work has taken place throughout the year.

Several rooms received renovations. The powder room under the Mansion spiral staircase received wallpaper, a new toilet, vanity repair and faux painting, and a new faucet. The private dining room was repainted and an antique Italian chandelier installed. (See attached schedule of purchases)

Repairs were made to the upstairs private bathrooms. An issue with water pressure was addressed and repairs to marble that was damaged to access the interior plumbing was made. Marble repairs were completed by Arkansas Granite & More at a cost of \$5,614.84. These funds were paid out of the Mansion operating account. A compressor was replaced in the private residence kitchen walk in freezer by National HVAC Service LTD at a cost of \$2,290.09. Funds were paid out of the Mansion operating account.

Lighting issues were addressed in the private and public areas of the Mansion. New can lighting was installed by the Curtis Stout Company. Fixtures for the public rooms were purchased at a cost of \$3,212.00 using Mansion Operating funds. Fixtures for the private areas were donated by the Curtis Stout Company along with installation costs for all fixtures.

There were no additions to the outside structure this year.

Grand Hall / Atrium

One major repair was made in the Grand Hall during the year. Due to a previous water leak in the lower bar area under the Grand Hall staircase, a section of the wood flooring was replaced. It was decided to strip and refinish the complete wood floor during that time to take advantage of the time the Grand Hall would be unavailable to host events. The work was carried out by Arkansas Wood Floors Inc. at a cost of \$13,725.66. Funds were paid from the Mansion operating account.

Several enhancements were made to the Grand Hall this year. The Arkansas Automobile Dealers' Wives Club presented the Mansion Association with a gift of two 50"x70" museum quality 1870s mirrors for placement above the fireplaces in the Grand Hall. The mirrors are valued at \$22,000.00. The upstairs Grand Hall restrooms received wallpaper and lighting updates. The \$2,856.63 cost to purchase the wallpaper and for its application were paid from the Arkansas Governor's Mansion Association. Light fixtures were purchased using the Mansion Purchase Card at a cost of \$1,500.21. New carpet was laid and walls were painted in the First Lady's Suite and the Administrator's Suite. The carpet was purchased from and installed by Imboden Carpet at a cost of \$6,354.62. The carpet replaced the original carpet that was installed when the Grand Hall was constructed in 2003. Painting was done by mansion staff with no outside labor. Funds for both carpet and paint were paid from the Mansion operating account. The Grand Hall kitchen floor was coated with an anti-slip and bacteria inhibiting product due to fall issues. The work was performed by Central Arkansas Cleaning Solutions at a cost of \$4,436.30. Funds were paid from the Grand Hall operating account.

Technological improvements were also made in Grand Hall. The old 3000 lumens 4:3 aspect projector was replaced with a 5900 lumen, DLP, 16:10 format video projector. A new 208 inch diagonal electric projection screen was installed to accommodate modern video. Jay Stanley Company provided the equipment and coordinated the work for installation at a cost of \$16,247.75. Funds were paid out of the Grand Hall operating account. Two wireless microphones were replaced with current wireless band units and an over-the-ear microphone was added for lectures. This equipment was also purchased from Jay Stanley and Associates at a cost of \$850.11. Funds were paid out of the Mansion operating account. Up-lighting for the Grand Hall was purchased by the Mansion Association from CWP Productions at a cost of \$9,711.90. By owning our own up-lighting the Grand Hall will limit the rental of additional lighting for events throughout the year. New computers were purchased for all Mansion employees. Five laptops with docking stations and two desktop computers and one monitor were purchased from Dell Marketing LP at a cost \$11,371.72. Funds were paid from the Mansion operating account.

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 occurred or enhancements made.

Mansion Landscaping and Gardens

There were two major additions to the Mansion gardens and grounds this year. The first was the addition of the sculpture, Sandi's Mill Stone, to the grounds. The sculpture, by Arkansas Artist Robyn Horn, was purchased by the Arkansas Governor's Mansion Association from the Justus Fine Art Gallery at a cost of \$27,000. The second major addition was made to help with maintenance issues. A John Deere 1023E sub compact utility tractor with front loader and rear blade was purchased from Maus Implement at a cost of \$13,101.80. The utility tractor replaced one that had reached its end of useful life. The front loader has been very useful already and the blade will be utilized during the winter months for parking lot maintenance. Funds were paid from the Mansion Operating account.

The grounds at the Arkansas Governor's Mansion continue to add visual beauty to the Mansion as do the fountains, sculptures and extensive outdoor lighting.

Miscellaneous

A gift of 128 pieces of Waterford crystal was accepted by the Mansion Association from Jayne and the late Fletcher Jackson. The value of the collection is estimated at approximately \$250,000. The collection will be reviewed and a determination of which pieces should be displayed at the Mansion will be made. Display cabinets will need to be constructed at that time.

The Mansion has experienced security system compromises during the year. Meetings involving the Mansion Administrator, the Arkansas State Police, and the Department of Finance and Administration have been held to discuss the need for security upgrades on the grounds.

In order to give the State a true picture of the condition of the Arkansas Governor's Mansion the Association commissioned an inspection of the Mansion complex. The inspection was performed by Tom Allen of Home Buyers Protection and the Commission is awaiting his final report. Said report will be submitted to the Governor and Legislative Council as soon as it has been submitted to the Commission for their review.

Respectfully Submitted,
Don Bingham
Mansion Administrator

Attachment

Purchases by the Arkansas Governor's Mansion Association

Carver's Guild mirrors for the powder room	\$996.00
New Orleans Antiques and Jewelry Exchange, mirror for dining room	\$3,270.00
Thomas Grant, wall sconces for dining room	\$5,800.00
George III Carved Giltwood wall mirror in library	\$5,059.62
New Orleans Antiques and Jewelry Exchange, eagle table in living room	\$2,500.00
New Orleans Antiques and Jewelry Exchange, antique Italian chandelier	\$1,500.00
Legacy Antiques, pair French lamps	\$2,700.00
Legacy Antiques, French brass and crystal chandelier	\$3,150.00
Legacy Antiques, pair French marble and bronze urns mounted as lamps	\$5,400.00
Legacy Antiques, pair French mahogany and bronze leather chairs	\$3,800.00
Legacy Antiques, French cut glass flush mount fixture	\$950.00
Legacy Antiques, pair French cobalt and bronze urns	\$12,000.00
Legacy Antiques, antique ivory inlaid secretary	\$10,500.00
Outdoor table and chairs off library	\$5,594.57
Hickory White octagonal table for living room	\$1,995.00
Brown Jordan outdoor furniture (multiple pieces)	\$31,173.75
Falk Supply, fixtures for powder bathroom	\$1,139.63
Kravet outdoor fabric	\$3,064.60
Duralee dining room drapery fabric	\$5,165.00
Samuel & Sons dining room drapery trim	\$4,050.00
Samuel & Sons living room drapery trim	\$2,234.05
Scalamandre living room drapery fabric	\$16,483.72