

Charlene Reed, Chairman
Governor's Mansion Commission
6914 Lucea Court
Little Rock, Arkansas 72210

October 2, 2017

Governor Asa Hutchinson
500 Woodlane Street, Suite 250
Little Rock, Arkansas 72201

Arkansas Legislative Council
Senator Bill Sample, Co-Chair
Representative David Branscum, Co-Chair
500 Woodlane Street, Room 315
Little Rock, Arkansas 72201

Dear Governor Hutchinson, Senator Sample, and Representative Branscum:

The Governor's Mansion Commission submits the enclosed 2017 Annual Report ("Report") pursuant to Ark. Code Ann. § 22-3-805(a)(2). The Report consists of a narrative regarding improvements that have been made to the Governor's Mansion since the Commission's last reporting, and is accompanied by the following attachments:

1. Purchases by, and donations via, the Governor's Mansion Association;
2. Arkansas Natural and Cultural Resources Council Grant Progress Reports
For Preservation Grant #07-017 dated June –December 2016 and July 2017.

Please do not hesitate to contact me if you have any questions.

Respectfully submitted,



Charlene Reed, Chairman
Governor's Mansion Commission



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: Charlene Reed, Chairman, Governor's Mansion Commission
Don Bingham, Administrator, Arkansas Governor's Mansion

SUBJ: Annual Mansion Report FY 2017

DATE: October 2, 2017

Pursuant to Arkansas Code Annotated § 22-3-805, the Governor's Mansion Commission submits this 2017 Annual Report.

Historic Mansion

The third year of the Hutchinson Administration saw several improvements at the Arkansas Governor's Mansion, most due to funds received from the March 2016 ANCRC grant. Anne Laidlaw, of the Department of Finance and Administration, has retained total responsibility for all work performed with grant funds. Her report is attached to this report as an addendum. Areas receiving improvement as a result of grant funding were the Governor's Office Cottage, Guest Cottage, Basement Areas of the Mansion, and Attic and Roofing.

The Mansion Association graciously donated sheer draperies for the French doors on all levels leading to the Atrium. They were installed to provide privacy for the First Family. New drapery in the Family Dining room was also donated by the Mansion Association. A commercial washer and dryer were donated to the Mansion through the Mansion Association and installed in the basement of the Mansion. Twenty-two additional pieces of Waterford Crystal from the collection of Jayne Jackson were donated to the Mansion through the Mansion Association by the Little Rock Friends of the Zoo.

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. The Mansion Association generously provided two Fine Persian Heriz rugs for use in the Grand Hall and Atrium areas. The Grand Hall Entry was treated to new wallpaper and crystal sconces, also provided by the Mansion Association. Four ceiling mount chandeliers were installed in the upper reception area of the Grand Hall. These were funded by the ANCRC grant and were crafted by the same artisans responsible for the massive Grand Hall chandeliers. During a routine fire inspection it was discovered that the vent-a-hoods in the Grand Hall and Mansion kitchens were not being monitored by the fire alarm system on grounds. Tyco SimplexGrinnell was contracted to make the connection to the existing system. During the work we were advised that

the fire detection system currently installed has reached its end-of-life and we should consider installing a new system to provide the best fire protection.

Mansion Guest House / Governor's Office / Appurtenant Buildings

The Mansion Guest House and Governor's Office received total transformations due to ANCRC grant funding. All of the work completed in both areas is detailed in the ANCRC grant report from Anne Laidlaw attached to this document. Decorating items for both areas were donated by the Mansion Association. Decorating items included drapery, bathroom accessories, and fireplace accessories. Two flat screen televisions were donated to the Mansion through the Mansion Association for use in the Guest Cottage. Final touches to the Governor's Office and Guest Cottage will be added during FY 2018. The Carriage House will receive upgrades utilizing ANCRC funding in FY 2018.

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. Repair of the chat paths connecting the various areas is being evaluated due to deterioration that has caused the paths to become difficult for guests in heels and for handicap accessibility. When a repair option had been identified, the work will be performed utilizing ANCRC funding.

One area of the garden that did receive needed repair was the Vegetable Garden. The picket fence, a nod to the fence pictured in the photo of Rosewood, the name of the home of William S. Fulton, the last territorial governor of Arkansas, donated to the State of Arkansas and selected for construction of the Governor's Mansion, was completely reconstructed. Materials were purchased with funds from the Mansion appropriation and labor was provided by Mansion Staff.

Visitors

The Governor's Mansion hosted 78 outside events, numerous private events for the Governor and First Lady, and approximately 40 tour groups between July 2016 and June 2017. Approximately 18,500 visitors have passed through the doors of the Mansion during that time.

Of note was the 2016 Christmas Open House at the Governor's Mansion. The largest crowd for a single day in recent memory visited the Mansion on that day as approximately 600 Arkansans enjoyed the beautiful decorations free of charge.

Conclusion

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 steps taken during FY 2017 to address needs in the Basement area of the Mansion and Cottages utilizing ANCRC grant funding breathed new life into those areas. We look forward to continued improvements in 2018 ensuring that the Arkansas Governor's Mansion complex continues to be an object of pride for the people of Arkansas.

Respectfully Submitted,
Don Bingham
Mansion Administrator

Attachment #1

Purchases by the Arkansas Governor's Mansion Association

Regency International Business (life size angels for Christmas)

Thibaut Wallpaper & Fabrics (Grand Hall entry)

Wallquest (wallpaper in public restrooms)

Duralee (fabric for sheer drapery in Mansion)

Martinous Oriental Rug Co (2 Fine Persian Rugs)

Tipton Hurst (various items purchased to decorate for events throughout the year at the Mansion, all items purchased at an average discount of 60%. Invoices reflecting discounts are on file)

Shayla Copas Interiors (2 Brass Sconces for the Guest Cottage, the vendor, Decorative Crafts, would not sell directly to the Association. Copas Interiors was reimbursed for the purchase at their wholesale price, documentation in the form of original invoices from the vendor to Copas Interiors were supplied and are on file)

TEC Electric (Ceiling mount fixture for Guest Cottage)

Thibaut Wallpaper & Fabric (wallpaper for Guest Cottage)

Carvers Guild (mirrors for Guest Cottage)

The Robert Allen Group (fabric for sheer drapery in Governor's Cottage)

The Robert Allen Group (fabric for sheer drapery in Public Restrooms)

The Robert Allen Group (fabric for sheer drapery in Family Dining)

Texture Inc. (fabric for drapery in Family Dining)

Carvers Guild (mirror for Governor's Cottage)

Donations to the Mansion via the Mansion Association

Twenty-two additional pieces of Waterford crystal from the Jayne Jackson estate (donated by the Little Rock Friends of the Zoo)

Three flat screen televisions (donated by Naz and Shrin Kazi)

Small silver service and tray (donated by Cheryl Riggs)

Attachment #2

ANCRC Grant Progress Report June-Dec 2016 Arkansas Governor's Mansion Preservation Grant #07-017

1) Narrative:

Work began promptly after the grant funding was available, focusing efforts initially to address the comfort and ventilation issues associated with the Mansion's attic and the second level private residence of the Governor and First Lady. A team of HVAC professionals was assembled and modifications began in July to correct ventilation deficiencies in the Mansion's attic, improve energy efficiency and reduce heat load that was impacting the Private Residence. A ridge vent was installed on the roof and the installation of an exhaust fan in a vertical chase to reduce humidity and temperature fluctuations in the main level powder room. An air balance was conducted with mechanical adjustments through new ductwork, make-up air unit and separation of HVAC zones in the private residence with new programmable thermostats were all accomplished. An exhaust fan was added in the elevator lobby of the private residence to improve ventilation, as well as the recommissioning of a de-humidifier in the basement to reduce moisture levels in the Mansion and improve efficiency in comfort throughout the Mansion. An ongoing roof leak in the private residence was located and repaired successfully.

In August, we began troubleshooting the air flow in the Grand Hall and worked to correct the negative air pressure impacting the entire facility through the tweaking of exhaust fans in the Grand Hall kitchen and dampers for the Energy Recovery Unit. The staff was trained on how to monitor air flow and the proper operation of the exhaust fans and energy recovery units. The facility has been operating under positive pressure since these adjustments. The modifications in both the Private Residence, Mansion and Grand Hall has made a remarkable improvement in the overall comfort level of the areas and has improved energy efficiency in operation of the facilities.

The set of four (4) wall sconces for the west hallway entry (from the porte cochere) to the Grand Hall were completed by Thomas Grant Chandeliers to match the magnificent chandeliers previously commissioned for the Grand Hall. The sconces were installed and are a fabulous addition to the entry foyer. The four (4) additional ceiling mount fixtures for the upper level of the Grand Hall entry were commissioned and will be completed in February.

The garden improvements for the Rain of Faith sculpture located in the east garden are under design with a local designer for the reflection pool, and the commissioning of the sculpture support was executed with artist, Ryan Schmidt in October. The Rain of Faith sculpture was picked up by the artist for polishing and will be returned when the garden is ready for its reinstallation with a targeted completion of May 1st.

Repairs to the chat path were considered in the fall but due to the wet weather and impeding east garden improvements, it was decided that the path repairs/replacement should be postponed until the garden improvements are complete to avoid damage to the improved pathways.

Preparations for the installation of the new commercial washer and dryer for laundering the dining linens began in September and the new units were ordered and installed November 1st

by A-Advantage Laundry Systems. The addition of the 30 lb., 6-cycle washer and 30 lb. has dryer has made a tremendous improvement in the time required to launder the linens and has freed - the existing residential units for use by the First Family for their personal laundry. The installation was complete before the busy holiday event season began and was much appreciated by the staff and family.

Design of improvements for the Mansion's Family Kitchen began in July but after several design revisions, the First Lady requested that the kitchen project be postponed and rather turn our focus to the renovations of the Office and Guest Cottages. With that, design work for both Cottages began in September and plans were developed and ready for renovations to begin in October. It was determined that in both cases, the existing finishes in the cottages would need to be completely removed and returned to the original wood studs. We made the Governor's Office Cottage a priority of the two, and quickly discovered that the decision to remove all finishes was a wise decision. The prior varmint infestation had soaked the insulation in the ceiling and wall cavities, the subfloor of the cottage had deteriorated in several places due to water leaks and had to be rebuilt, the electrical wiring was out of code and considered a fire hazard in many cases, and termite damage was found in the crawl space. The gas line servicing both the cottages had deteriorated and was not substantial enough for a pressure test so the original gas lines were abandoned in place and new gas service lines were installed for both the Office Cottage and Guest Cottage. All new electrical wiring was run, all new mechanical equipment and ductwork was installed, and a tankless hot water heater was installed in the attic. Highly efficient open-cell spray foam insulation was added in the wall cavities and the attic. Walls were reconstructed, finished and painted.

The First Lady made all finish selections from wood-flooring, bathroom tile and fixtures, to paint color and light fixtures. All finish trim is pending the completion of the wood-flooring installation which has been delayed. The wood-flooring delivered in early December was found after a lengthy period of acclimation that it did not match the sample selected and had far too much color variation than preferred. The installation was abandoned and the flooring was returned for a refund. Another selection was made several weeks later but with recent news that the 2nd selection has been discontinued, we are experiencing further delays in the completion of the Office Cottage. As a result of this delay with the flooring, all other work had to be postponed until the flooring is complete. This includes the installation of the bathroom tile, finish trim, cabinets and vanity. Pending a quick resolution to the flooring selection, we are hopeful that the Office Cottage will be completed in March, 2017.

In the meantime, renovation of the Guest Cottage has begun. All furnishings in the Guest Cottage have been stored in a "Pod" on site and demolition resumed in early January. Progress in the Guest Cottage is moving along very well at the time of this report.

The funded elements of focus for the next six-month period include:

- 1) Completion of the Office Cottage
- 2) Completion of the Guest Cottage
- 3) Construction of the Rain of Faith improvements and re-installation of the sculpture.
- 4) Conversion of janitorial closet to new family Powder Room in basement
- 5) Removal of wiring in ceiling of basement Family Room and related improvements
- 6) Garden Improvements, including the beginning of chat path repairs
- 7) Enclosing attic in Carriage House

2) Signage:

The sign announcing the funding provided by the ANCRC Grant for the projects has been placed on the wrought iron fencing at the front entrance just to the right of the main gate. A sign is, and has been posted for a number of years, on the wrought iron fencing located near the Louisiana Street security entrance. I requested that the second sign be more prominently placed at the front entrance for the current grant projects.



Signage found at Mansion Front Entrance

3) Publications:

The current ANCRC grant projects have not been included in any publications or print. Only quarterly written reports have been prepared and submitted for the Mansion Commission.

4) Photographs: GOVERNOR'S OFFICE COTTAGE



Office Cottage – Finishes removed to stud walls
The original brick fireplace was uncovered and will remain exposed.



LAUNDRY: NEW COMMERCIAL GRADE WASHER & DRYER:



NOW: new 30 lb Washer & 30 lb Gas Dryer were installed in the basement for the Mansion's linens for events; now separate from First Family's laundry.



BEFORE: All laundry for the Grand Hall & Personal Laundry were done in the two residential washer & dryer units.

GUEST COTTAGE:



BEFORE: Guest Cottage Bath



NOW: Guest Cottage has been striped back to the studs – view from Bedroom into the bath where trenching has been done for new plumbing.

GUEST COTTAGE Continued:



NOW: Guest Cottage – all drywall has been removed from walls and ceiling. All new electrical, plumbing and HVAC will be installed. Original brick paver tile will remain in the living room as seen above as well as granite around the fireplace.

GRAND HALL: CHANDELIERS



West Foyer Entry – showing four new crystal wall sconces installed in September.



Wall Sconces by Thomas Grant Chandeliers

**ANCRC Grant Progress Report
Arkansas Governor's Mansion
Preservation Grant #07-017**

July 30, 2017

Narrative:

The past six months has been a very productive period for the Governor's Mansion improvements. Projects of focus during this reporting period are:

Governor's Office Cottage;
Guest Cottage;
New Basement Powder Room;
Family Room;
Laundry Room and Service Hallway;
Grand Hall Entry Foyer Chandeliers

As included in the January report, work was underway in both cottages with the Governor's Office Cottage nearing completion and demolition in the Guest Cottage underway. I am pleased to report that we did complete improvements in the Governor's Office Cottage in early March, 2017 as hoped. After a lengthy delay waiting for the hardwood flooring reorder, we were able to complete the installation of the hardwoods in early February and finalized installation of the remaining finishes allowing the Governor to return to his office around March 6th. Regardless of the numerous unforeseen changes associated with the Office Cottage, we were still able to complete the project under the projected budget.

The Guest Cottage has also experienced numerous unanticipated change orders. In addition to the new gas service line mentioned in the January report, we had to cut the slab to run a new waste water drain line and an additional slab cut to add a water line for the new breakfast bar. Unfortunately, the slab cut damaged the original floor tile, and we did not realize until after extensive research, that we could not match the original floor tile. This resulted in another unbudgeted change that required the selection of new flooring for the majority of the cottage. A pre-engineered hardwood was installed on top of the original tile and turned out to be a beautiful improvement for the cottage. All new millwork was designed and custom built for the cottage's living area, breakfast bar and bath vanity. Several other changes were discovered during the renovation: the gas valve for the gas fireplace was out of code and had to be replaced and relocated; the original tub needed a new polished finish; and a new storm door was needed to replace the existing security door that had been installed when the cottage was used for the Mansion's security headquarters. Many other improvements were accomplished with the project that have made a positive impact on the Cottage's function: all new electrical wiring throughout; the security wiring and cabling operating the Mansion's security systems was re-routed from an interior chase in the Cottage's living room to the exterior of the Cottage through a below grade conduit in to a new and secure electrical closet. The Cottage's new heating and air conditioning systems were relocated to the attic space which was insulated with R-22 foam insulation, creating a good environment for both mechanical and plumbing equipment. The relocation of the mechanical closet from the hallway allowed for the addition of a new breakfast bar in its place with an efficiency refrigerator and microwave. The Cottage's bathroom is finished with beautiful marble tile and vanity top, a re-surfaced tub with glass enclosure and gorgeous wall covering. We were able to preserve and reinstall the original fireplace mantel in spite of the floor level change when adding the new hardwoods. The

Guest Cottage has met substantial completion and other than a brief punch list, the Cottage is ready for final decorative finishes provided by Mansion donors.

Also accomplished during this period was the construction of a new basement Powder Room to provide private accommodations for the First Family while using the adjacent Family Room. An existing janitorial closet was converted into the Powder Room which mirrors the Powder Room directly above, located on the main level of the Mansion. This project moved very quickly in order to accommodate a high profile event scheduled for early March. Likewise, we also began renovation of the private Family Room, service hallway and personal laundry room also located in basement. As noted in the January report, the new commercial size washer and dryer was installed during the first reporting period in the basement mechanical/ service area, freeing up the small residential units in the basement laundry room for the family's personal use. During this period, we made good progress in cosmetic improvements to refurbish the laundry room, hallway and Family Room. As can be seen in the attached photographs, the existing drop-in ceiling in the basement was removed which allowed direct access to the mass of wiring and cabling found in the ceiling cavity. This allowed the Department of Information Systems and the security contractor unobstructed access to the wiring so that all abandoned cabling could be removed and active wiring tied up for better management. A very durable, hard surface epoxy flooring was applied in the hallway and laundry room, and a new drop-in ceiling with seated 'tegular' ceiling tiles is scheduled for installation the first week of August for the basement areas. Lighting is also being upgraded to high efficiency LED lighting. The Family Room is receiving a number of additional cosmetic upgrades beyond the new ceiling and lighting. The surface mounted conduit along the walls was covered with new drywall and finished with a fresh paint color for a much neater appearance overall. The kitchenette is in the process of getting a whole new facelift with newly installed upper and lower cabinets, new countertop, appliances and floor tile. New carpet for the rest of the living space has been ordered and is ready for installation. One of the features gained in the Family Room renovation that was questionable until explored, was whether the single window providing the only natural light to the room could be exposed so that the full view of the window could be seen from the room's interior. We found that once the old ceiling was removed, although we could not achieve more head-room in the Family Room by raising the ceiling height, we were able to recover another one-third of the window through the creation of a dormer so that the full window could be exposed. While this may not sound like a big deal, it was an exciting "win" for the room. Lastly, the cabinet and drawer faces in the laundry room are being refurbished along with a fresh coat of paint and will be reinstalled in August. It is anticipated that the remaining basement improvements will be completed by early September, if not sooner.

Another exciting accomplishment during the period was the arrival of the four new custom designed chandeliers for the Grand Hall entry foyer by Thomas Grant Chandeliers of Dallas, Texas! You may recall, all the chandeliers and wall sconces have been custom designs fabricated by Thomas Grant. These last four chandeliers were also a custom design to incorporate the same elements as compliments to the first two chandeliers hanging in the Grand Hall. The much anticipated arrival of the chandeliers was finally accomplished in early May by way of an 18-wheeler freight transport from Dallas. The chandeliers were estimated to weigh approximately 200 pounds each and were so carefully wrapped, packaged and protected that the two crates carrying the fragile cargo were too large to bring inside the Mansion! Yes, tipping the scale at over 900 lbs total, the chandeliers had to be

unpacked outdoors and brought in one-by-one as they were installed. An electrical contractor recommended for their skill in handling fragile items was hired for the tedious task. The installation of the chandeliers took approximately five hours but the care required was paramount in the success of the installation. The electrician's team separated the chandelier's wiring from the other ceiling fixtures so that the chandeliers can be dimmed separately. The electrician returned the following week to re-program the lighting controls for the Grand Hall so that the Mansion staff can have more flexibility in adjusting lighting levels by fixture grouping for events. The grandeur of the chandeliers and what they now add to the Grand Hall's entry certainly made their long anticipated arrival well worth the wait, and an exquisite addition to the Grand Hall's presentation. This installation completes the Grand Hall lighting plan.

Lastly, while accomplishments with the planned exterior improvements have moved along much more slowly than the interior, we believe that the time taken to do the homework required to design a complimenting reflecting pool for the sculpture garden was necessary. After numerous design concepts and ideas, we finally arrived at a fountain basin design that mirrors the Mansion's other two fountain basins found at the front entrance and the south Partere garden. Prep for the basin's construction is underway and will make good progress during the month of August and September. Following installation of the reflecting pool, the garden softscape for the sculpture garden will begin soon after. At the same time, months of research has gone into determining the best method for restoring the garden chat path. The original path installer has been tireless in completing test areas to arrive at the best solution for repairing the deteriorating areas of the garden paths. After extensive research, a method has been developed. The chat has now been purchased and the contractor is presently hand-sifting the pebbles to achieve the best overall and consistent appearance in path durability and color. The repairs can only be accomplished in 100% dry weather so the contractor is ready to begin work with the cooperation of the weather.

What's next? We have just recently completed plans and specifications for the Carriage House improvements to add a climate controlled storage area on the second level, purchase a lift for safely moving storage items from below to the storage area above, and completing a few other small upgrades for the Carriage House. Pricing for the climate control storage is underway and expect those improvements will begin by September 1st. Likewise, the exterior garden improvements will continue through the fall, and we will also return to the Mansion kitchen project for improved functionality with reconfiguration of the kitchen cabinets and adding several new appliances.

The funded elements of focus for the next six-month period include:

- 1) Complete punch list in the Guest Cottage
- 2) Completion of the Family Room and Laundry Room improvements
- 3) Construction of the Rain of Faith improvements and re-installation of the sculpture.
- 4) Chat path repairs and other garden improvements
- 5) Enclosing attic in Carriage House & purchasing lift
- 6) Resuming design and pricing for Mansion (family) kitchen.

2) **Signage:**

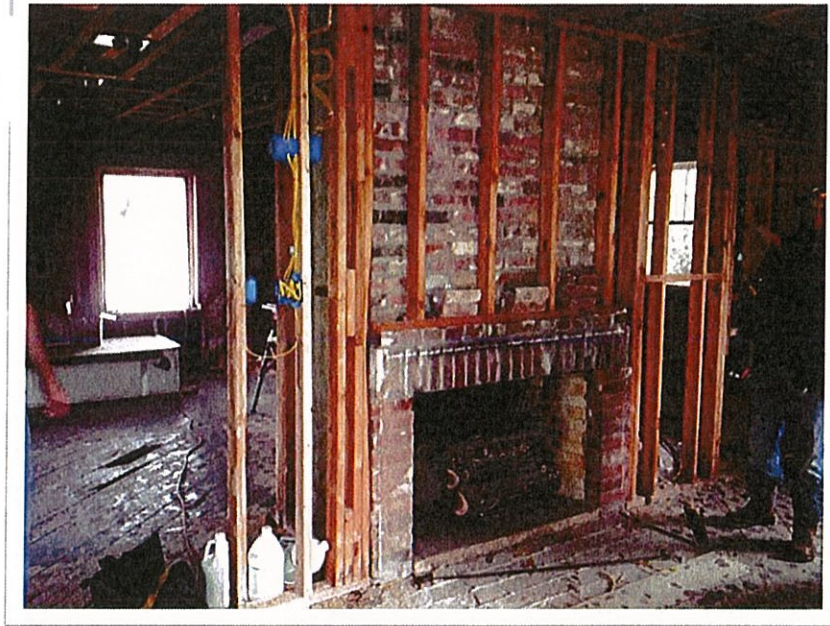
The sign announcing the funding provided by the ANCRC Grant for the projects remains on the wrought iron fencing at the front entrance just to the right of the main gate, as well as a second sign located near the Louisiana Street security entrance.



3) **Publications:**

The current ANCRC grant projects have not been included in any publications or print. Only quarterly written reports have been prepared and submitted for the Mansion Commission.

4) Photographs: GOVERNOR'S OFFICE COTTAGE



BEFORE: Office Cottage - all finishes removed to the studs



AFTER: Office Cottage - Brick around fireplace was uncovered and left exposed.



Office Cottage - new bath finishes.

GUEST COTTAGE:



BEFORE: Guest Cottage finishes removed back to studs. Notice original brick tile floor.

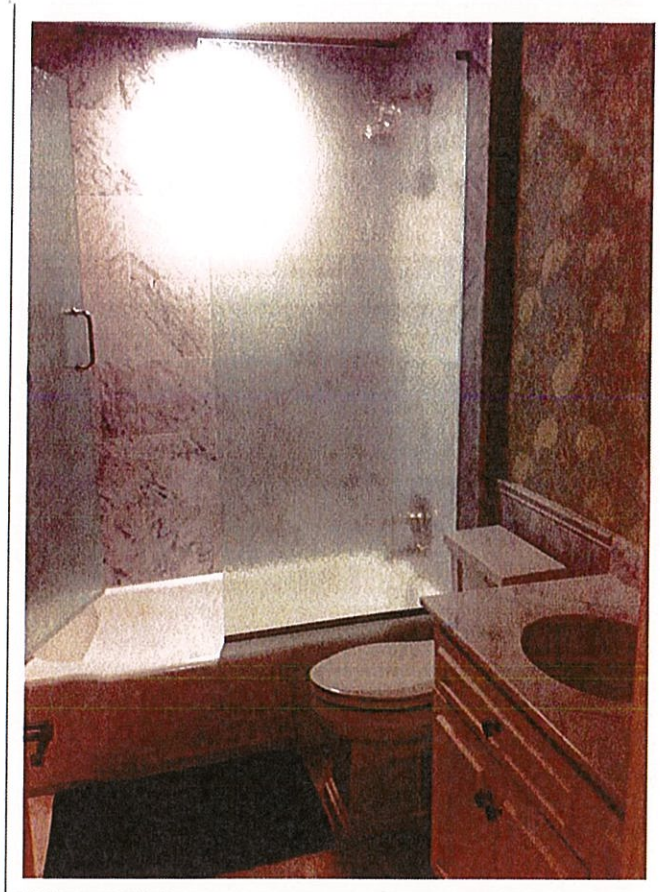


AFTER:

Guest Cottage living area with new hardwood floors and custom built-in units.

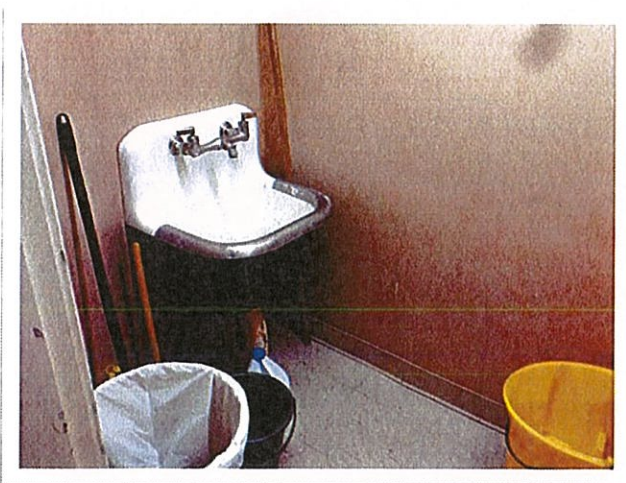


BEFORE: Guest Cottage Bathroom

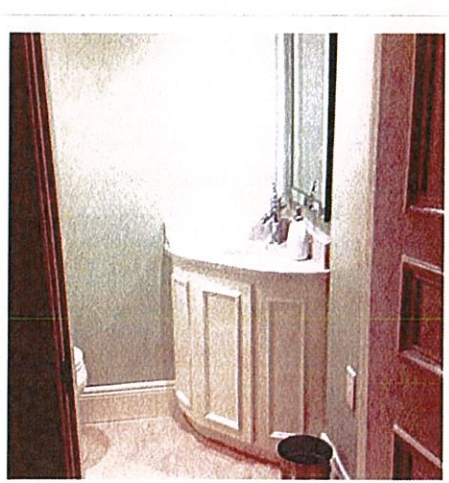


AFTER: Guest Cottage Bathroom

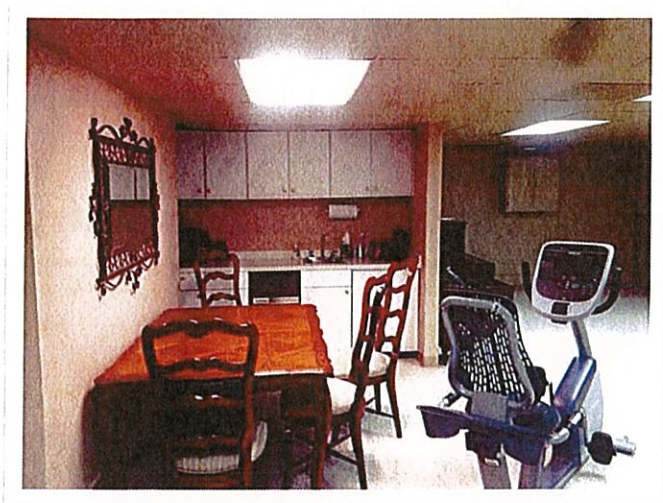
BASEMENT POWDER ROOM:



BEFORE: Janitor's closet

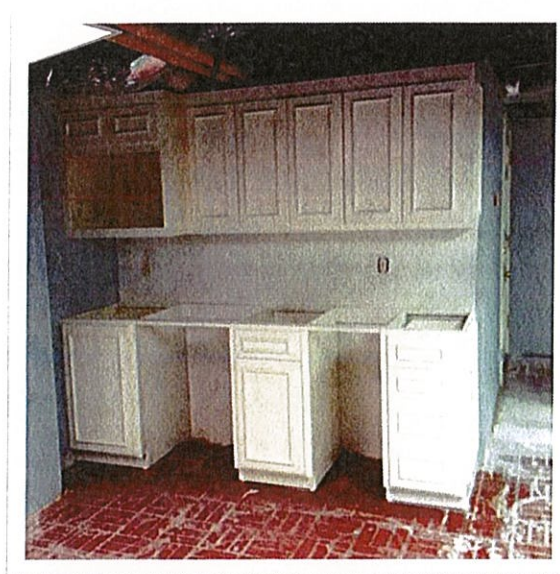


AFTER: Powder Room mirrors bath above on main level of Mansion.

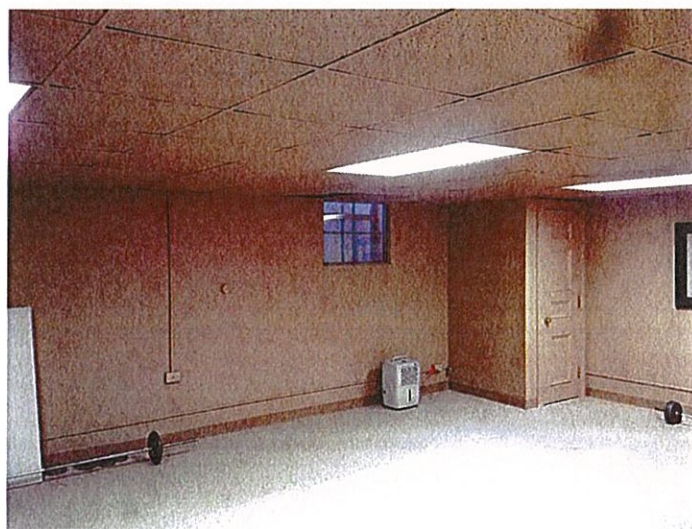


FAMILY ROOM:

BEFORE: Family Room with Kitchenette

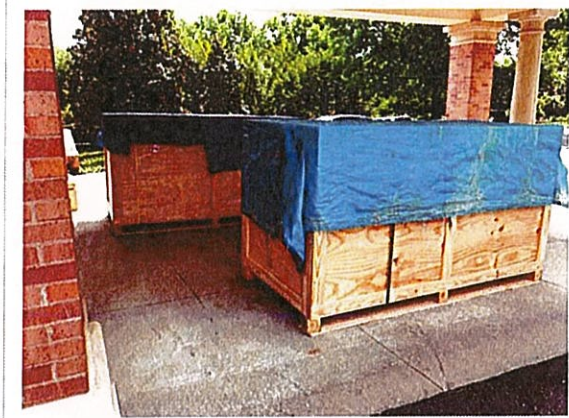


NOW: Kitchenette new cabinets (w/finished)

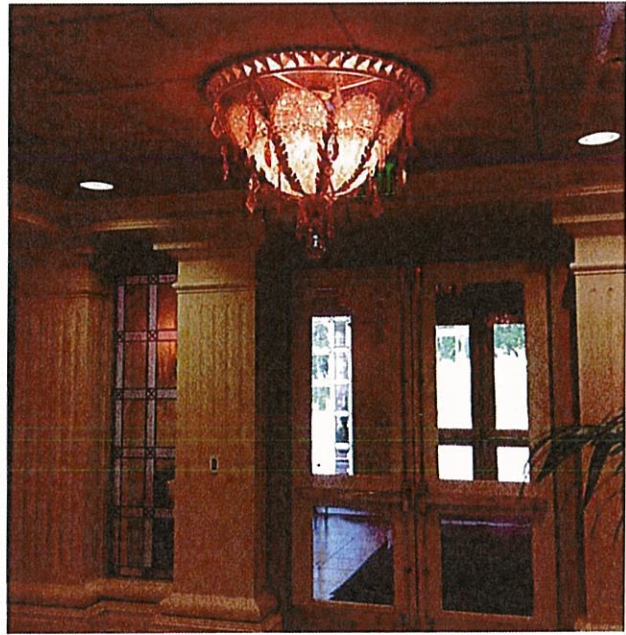


BEFORE: Family Room - notice old ceiling and surface-mounted electrical conduit on walls and partial window exposure.

GRAND HALL FOYER CHANDELIERS:



Chandeliers arrived crated; two chandeliers per crate. Crates too large to fit inside Mansion west entry.



View of one chandelier looking west into west entry vestibule.

AFTER: Four Thomas Grant Chandeliers installed in Grand Hall foyer.

Above: Electricians installing chandeliers weighing approx. 200 lbs each.



View from Grand Hall foyer looking towards Mansion's administrative office suite.