

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

September 20, 2018

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

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

Dear Governor Hutchinson, Senator Sample, and Representative Dotson:

The Governor's Mansion Commission submits the enclosed 2018 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. It is accompanied by the following attachments:

1. Purchases by the Arkansas Governor's Mansion Association;
2. Arkansas Natural and Cultural Resources Council Grant Progress Report For Preservation Grant #07-017 dated July 31, 2018.

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
Bill Sample, Co-Chair, Legislative Council
Terry Rice, Vice-Chair, Legislative Council

FROM: Charlene Reed, Chairman, Arkansas Governor's Mansion Commission
Patty Shipp, Administrator, Arkansas Governor's Mansion

SUBJ: Annual Mansion Report

DATE: September 20, 2018

Pursuant to Arkansas Code Annotated 22-3-805, the Governor's Mansion Commission submits this 2018 Annual Report.

Historic Mansion

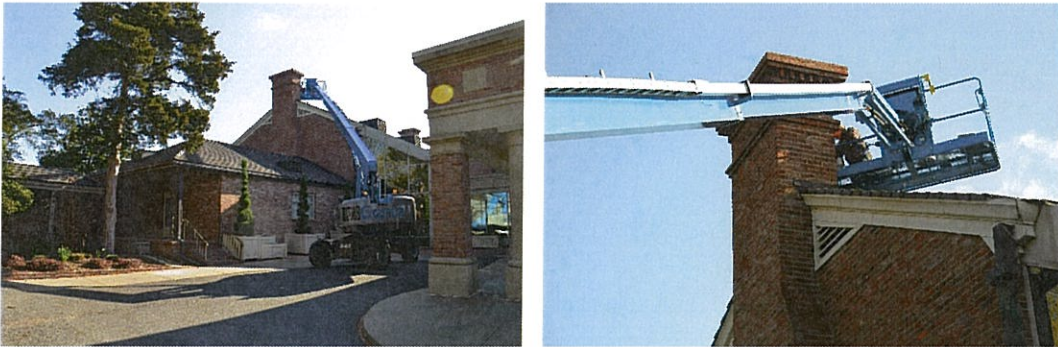
The fourth year of the Hutchinson Administration saw several projects completed that began in FY 2017. Arkansas Natural and Cultural Resource Council grant funds enabled the completion of renovations in the Mansion to the exterior, basement Family Room, Family Kitchen, Library and grounds. Anne Laidlaw, 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. Appliances for the Family Kitchen, Guest Cottage, and basement Family Room and Laundry Room were donated by the Arkansas Governor's Mansion Association.

The Mansion Association graciously donated furniture and accessories to appoint interior areas that were renovated. ANCRC grant funds were available to place gutters on the exterior of the Mansion where needed. To match the existing copper gutters, the Mansion Association donated funds to pay for the upgrade to copper for the new gutters.

All exterior trims were repainted on the Mansion at the First Lady's direction. Funds from appropriations were used to purchase the paint. Labor was supplied by the Department of Corrections to accomplish the work. In June of 2017, Mansion crew members replaced some rotting fascia boards and repaired gutters to correctly direct rain water flow to mitigate further damage.

In February of 2018, an issue with mold was discovered in the Mansion Formal Dining Room and Master Bedroom. After investigation there was concern that moisture was entering the house through brick on the west side. In March, Roberts McNutt, Inc. was engaged to power

wash the brick on the west end of the Mansion and then seal the brick and mortar to prevent continued issues. Governor's Mansion appropriation funds were used to pay for the repair.



In the basement area of the Mansion, custom cabinets were built to showcase the extensive Waterford Crystal collection donated to the Governor's Mansion by Jayne Jackson in 2015. Funds generated by the Mansion through events were used to construct the cabinets.



ANCRC grant funds were used to remodel the Mansion Library. In the west end of the library, a bank of book shelves were removed to expose a historic faux fireplace. All books were removed before construction began. Books belonging to Governor Clinton were transferred to the Clinton Library. Engineers were consulted to construct a flue, and an antique Louis XVI style fireplace with flutings and acanthus leaves in Carrera marble was purchased from France. The antique fireplace was a gift from the Mansion Association, and funds contributed in memory of Gary Davis were used for the purchase.

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. Minor upgrades were made to the audio/visual system to address failing equipment. A major upgrade of the system is needed to bring all components up

to date with digital standards. Funds generated by Grand Hall events were used to pay for the minor updates.

During January there were two separate instances of leaks in the atrium area of the Mansion. Harness Roofing was contracted to make the repairs and funding came from Mansion Appropriations. The leaks caused staining and loss of integrity to several ceiling tiles which were replaced by Mansion staff.

In February, East Harding Inc. made needed updates to the basement public restrooms. They removed existing vanity mirrors, replaced them with new beveled glass trimmed mirrors, and retrofitted existing CFL recessed can lights to LED fixtures. Funds from Mansion Appropriations were used for the project.

Tile and wood floorings in the Grand Hall and atrium areas were professionally cleaned as part of our ongoing maintenance plan.

A new set of table linens was purchased for the Grand Hall using proceeds from events.

Mansion Guest House / Governor's Office / Appurtenant Buildings

The Mansion Guest House and Governor's Office received total transformations thanks to ANCRC grant funding in FY 2017. During FY 2018, the Governor's Mansion Association donated furnishings and accessories to complete the area. The Mansion Association also stepped up to pay the difference for copper gutters to be installed on the Guest House and Governor's Office. Grant funds were available for standard guttering but the First Lady requested that copper gutters be installed in keeping with the other areas of the Mansion.

The Carriage House on the Mansion property received significant renovations. This work was also a result of ANCRC funding. The second story of the building was enclosed and added to the HVAC system resulting in 900 square feet of conditioned storage area. A freight elevator was installed to allow the crew to load and unload bulky items from the second story storage area safely. Crew laundry facilities were reconfigured to provide better functionality. Please refer to the ANCRC Grant report attached for details of these renovations.

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 have taken place in the garden areas this year. In the spring of 2018, the Rain of Faith sculpture received a new home on the grounds. ANCRC grant funds made the project possible. A reflecting pool was constructed, and the sculpture itself was suspended over the pool via an arm designed and built by the artist. Chat paths that run throughout the garden areas were refurbished to allow better access for all guests, especially those with limited mobility.



At the direction of the First Lady, the wrought iron west gate at the Mansion was removed and refurbished. Twelve inches was added to the height of the gate to provide better security, and the gate was repainted. All wrought iron fencing surrounding the Mansion property was repainted. It is unclear when the task was last undertaken, and the First Lady felt the fencing looked faded and needed the facelift. Appropriations were used for the gate modifications and for paint for the fencing. Labor for painting of the fencing was provided by the Department of Corrections.



Before work



After addition

The historic front fountain began to lose water during the summer months. Mansion staff assessed the problem and found an internal crack in the fountain that required professional attention. James Rucker, a well-known Arkansan who has provided fabrication and construction on several notable fountains in Arkansas and across the US, was contracted to make the repairs. While the work was being performed, the First Lady requested lighting be added to the fountain to enhance its beauty. Mr. Rucker's crew dismantled the fountain to make the repair, sandblasted and repainted the fountain pool reservoir, and added the desired lighting. Appropriation funding was used for the project.



Miscellaneous

The 2017 Holiday season was again a highlight of the year at the Mansion. This year's theme was taken from The Nutcracker Ballet. Don Bingham worked his magic and delighted all those that came into the Mansion throughout the season. The Governor's Mansion Association hosted numerous private events for non-profits and business associations. The annual Christmas Open House was held on December 3rd. On that day we welcomed over 600 visitors inside the Mansion to enjoy the holiday decorations and experience selections from the Nutcracker Ballet performed by the Hot Springs Children's Dance Company.



Visitors

The Governor's Mansion hosted outside events, numerous private events for the Governor and First Lady, and approximately 45 tour groups between July 2017 and June 2018. Approximately 14,500 visitors have passed through the doors of the Mansion during that time.

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 2018 to address long overdue needs utilizing ANCRC grant funding were a blessing to the property and will allow the property to continue to function well for the people of Arkansas.

Respectfully Submitted,

Mansion Administrator

Attachment #1

Purchases by the Arkansas Governor's Mansion Association

Katherine's Collection – Christmas decorations

Melrose International – Christmas decorations

Regency International Business Corp. – Christmas decorations

Metro Appliances and More – microwave and refrigerator for Guest House and microwave, ice maker, and refrigerator for Family Room

Bray Sheet Metal Company – partial payment for copper gutters installed on the historic Mansion

D. Stevens LLC – Christmas decorations

Amazon – purchases for various events throughout the year

Carvers Guild – Mirror for Basement Powder Room

Maxwell Fabrics – Fabric for various projects in the Guest Cottage

Carole Fabrics – Fabric for various projects in the Guest Cottage

RM Coco Décor – Fabric for various projects in the Guest Cottage

Texture Inc. – Fabric for various projects in the Guest Cottage

BG Home – Lamps for Guest Cottage

Schumacher – Fabric for various projects in the Guest Cottage

Robert Allen - Fabric for various projects in the Guest Cottage

Kravet Inc. – Fabric for various projects in the Guest Cottage

Europatex – Trim for items in the Guest Cottage

Century – Cocktail table for Guest Cottage

Metro Appliances and More – Washer and dryer for Mansion Family laundry room

Wesley Hall – 2 Chairs and sleeper sofa for Guest Cottage

Wesley Hall – 4 Chairs for the Governor's Office Cottage

Krebs Brothers – Appliances for Family Kitchen

Metro Appliances and More – Appliances for the Family Kitchen

Smoke and Mirror – Champagne flutes for the Governor's Mansion

PC Hardware – Gas fireplace sets for Guest Cottage and Governor's Office

Mary Helen McCoy Interiors, Inc. – Antique Louis XVI style fireplace with flutings and acanthus leaves in Carrara marble for Library

Attachment #2
ANCRC Grant Progress Report
Arkansas Governor's Mansion
Preservation Grant #07-017

July 31, 2018

1) Narrative:

The ANCRC grant award has made a wide range of improvements possible for the Arkansas Governor's Mansion that otherwise would not have been accomplished and potentially could have impaired the function, operation and comfort of its residents and the thousands of guests that visit the Mansion each year. The ANCRC has allowed the Governor's Mansion to enhance its facilities for operational efficiency, improved comfort for the First Family, and to be more aesthetically pleasing for its guests. The final reporting period of the Grant was focused on the following Mansion improvements:

- Mansion/Family Kitchen & Service Kitchen (for formal dining room)
- Library;
- Carriage House Lift;
- Chat Paths;
- Sculpture Garden
- Mansion & Grand Hall HVAC Upgrade

Mansion Kitchen: The Mansion's original kitchen, which is the primary kitchen for the First Family as well as the kitchen and service areas for the formal Dining Room, is gorgeous! With a fresh facelift that included: new custom cabinets and cabinet fronts, hardware, granite countertops, tile back-splash, new epoxy flooring, built-in desk, new plumbing fixtures, LED lighting, and a fresh, cool coat of paint; the kitchen has been transformed into a beautiful, efficient and well-functioning kitchen. While the timeline slid just a bit from the original schedule due to a back-order on appliances and tile selection for the backsplash, the family was able to move back into all areas of the improved kitchen in the early Spring while cosmetic finishes continued into May. The improvements expanded beyond the original scope of the family kitchen to include the Butler's Pantry and Service Kitchen. All three areas are contiguous and therefore they all tie together with this beautiful new palette of finishes. The finish selections by the First Lady and her designer transformed this tired, dysfunctional kitchen into a "happy place" where the First Family can enjoy visiting while preparing their meals and entertain their personal guests.

As noted previously, the commercial grade vent-a-hood and Hobart refrigerator remained, while the other appliances were replaced by generous Mansion donors: family refrigerator, microwave, 6-burner gas cooktop, double ovens, ice maker and wine refrigerator. The commercial gas stove was relocated to the Grand Hall kitchen since it was still in very good working condition. The reconfiguration of the kitchen's lay-out, created the perfect nook for a built-in desk. The finishes in the Butler's Pantry, opening directly onto the Mansion's formal dining room, included stained, panel front cabinets. This style of cabinet was then used to re-face many of the other cabinets to remain in the Service Kitchen and storage in the family kitchen. The photos will illustrate the transformation from old to new.

Library: The First Lady expressed her desire to pursue a list of improvements for the Library which included the addition of a vented, gas-burning fireplace. As we explored the idea of adding a vented fireplace, we learned after consulting with engineers and fireplace experts that we could not penetrate the chimney of the adjacent formal dining fireplace as hoped, and we would have to create a new penetration into the Library roof for a flue which would result in a visual addition to the roof from the southern exposure. Not only would this be costly, but the exterior modifications for the new flue was most undesirable. Therefore this option was eliminated and we explored further to learn that a "ventless" fireplace with a gas-burning firebox could be added that would not require a flue and penetrations. This option met the First Lady's approval. We then designed the fireplace and surrounding built-in bookcases around an antique French mantle purchased by the Governor's Mansion Association and funded by the Gary Davis Memorial Fund. With the mantle being crated and shipped from France, we were able to work with the mantle dimensions to create a template so that our improvements could continue while the mantle was in transit via ship. Our timeline had to be compressed to meet the funding deadline and fortunately our subcontractors were willing to accommodate our schedule. Adding the firebox was the first piece that had to be accomplished in order for the surrounding wall cavity to be constructed. Our brick mason dropped what he was doing and within two days we had a firebox! We were thrilled and knew at that point that our project was possible! Construction of the drywall cavity for the built-in bookcases and fireplace mantle quickly followed while the custom millworker fabricated the bookcases and ordered custom trim to match the Library's crown and chair rail. Paint selections were made and the Library was painted. We did not change the ceiling and were able to avoid any damage to the ceiling paper around the new construction.

The bookcases and trim were installed and all millwork, including a fresh coat of paint on the windows, doors and chair rail was completed. LED tape lights operated by a dimmer were concealed into the bookcase trim to add a nice illumination to this new focal point in the room. The hardwood floors were then striped, sanded, re-stained and sealed with a gorgeous new clear coat to finish off the improvements in the Library.

As of this date, the mantle has just arrived from France and is the Mansion Association has arranged with a contractor to complete the installation of the mantle and cut the hearth on Thursday, August 2nd. I will have to wait until Friday, August 3rd to submit a photograph with these finishes in place. The attached photos showed progress to July 31st.

Carriage House - As included in the January, 2018 report, the finished out attic for storage in the Carriage House was completed prior to the end of the reporting period (December, 2017), but we were waiting the installation of the cargo lift for vertical transportation of storage items into the new climate-controlled storage area. The "Razorback Red" cargo lift was installed by the manufacturer in March as scheduled and has been the perfect apparatus for the Carriage House's new storage area. I understand it gets regular use and has saved the staff many, many trips up and down the stairs! Photos provided of both the metal stairs and cargo lift.

Chat Path Resurfacing: The chat path resurfacing project turned out to be one of the more challenging projects because of our dependency on warm temperatures and no moisture. After months of researching to find the best method to achieve a durable and consistent surface, we were at the mercy of the Spring weather. That was the challenge! We were able to complete three large areas, one being the new path to connect the "Rain of Faith" sculpture garden in the east lawn. This was an important addition and it turned was completed by early June. We do still have several chat path areas (Phase III) that need to be addressed as soon as funds can be identified.

Sculpture Garden: The "Rain of Faith" is swirling (as the artist designed it to) in the east garden and creating quite the "attention-grabber" with its stunning reflective qualities and gentle swirling motion. This project was far more involved than I expected. Once a fountain design was settled upon, the engineer had to design the base and footings for the arc to support the suspended sculpture. Next, we had to work around the underground main electrical feed to the Mansion, expansion of the grounds sprinkler system, water supply, French drains and new base foundation. As previously reported, the basin and fountain equipment was installed last fall. The base with footings for the "Rain of Faith" sculpture was then installed and finally the re-installation of the sculpture was completed the first week of February. We then extended and reconnected the lawn sprinkler system and began the installation of the softscape (landscaping materials). The expansion of the chat path to connect the new sculpture with the rest of the garden was completed in early June.

Holly Wyman, Mansion Grounds Supervisor, was the coordinator for this project and worked directly with the horticulturalist to develop a design and select plant materials. Holly supervised her crew for the modifications of the lawn sprinkler system, French drain and the lay-out of the garden's softscape and boundaries for extending the chat path. Holly and her crew will operate and maintain the new fountain.

Mansion Heating System & Controls: It was found that the current heat pump servicing the central portion of the Mansion was not adequately sized for the load and needed to be replaced for comfort and efficiency of operations. The technicians removed the existing heat pump and installed a new appropriately sized water source heat pump and connected to the existing duct work and piping. A Siemens industry APOGEE Direct Digital Controls and new cabinet were installed for control and monitoring of the heat pumps and condenser loop servicing the Grand Hall. The new controls were programmed and sequenced for efficient operations with hardware and wiring identified. The staff were trained for their operation. These two upgrades will have a direct and immediate impact on the efficiency of operation and reduction in utility consumption and cost for the Mansion's Operations budget.

Projects that were not completed or cancelled:

- (a) New landscape lighting;
- (b) Additional lighting along Mansion front entrance and 18th Street;
- (c) Phase III & IV of chat path repairs/resurfacing;
- (d) Conservatory - cancelled

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.



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.

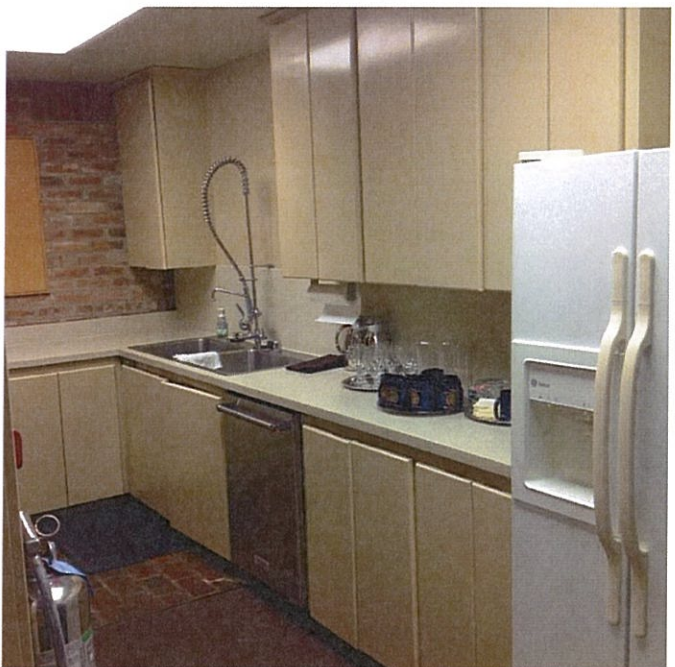
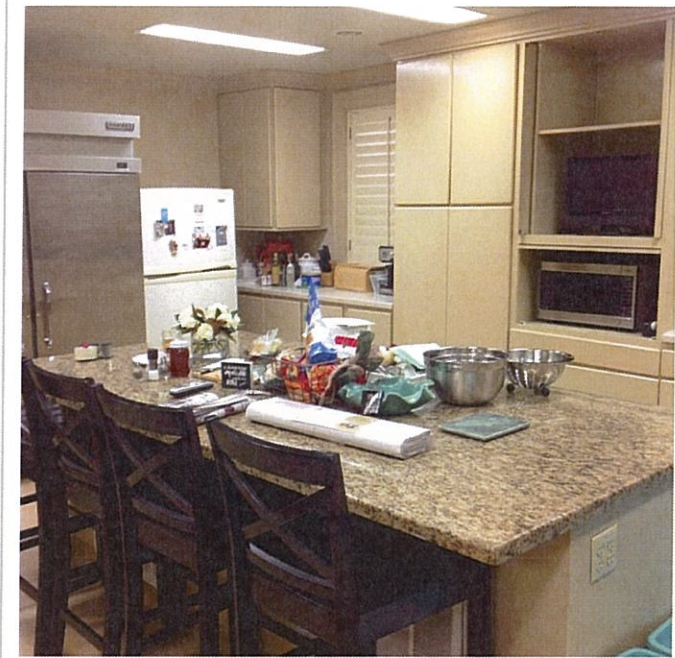
However, during this final reporting period, the website for Artist Ryan Schmidt featured a story "Arc to Hang Rain of Faith Sculpture". It is attached.

4) Photographs:

Attached – following pages

MANSION KITCHEN:

BEFORE: Family Kitchen with commercial appliances and awkward placement.

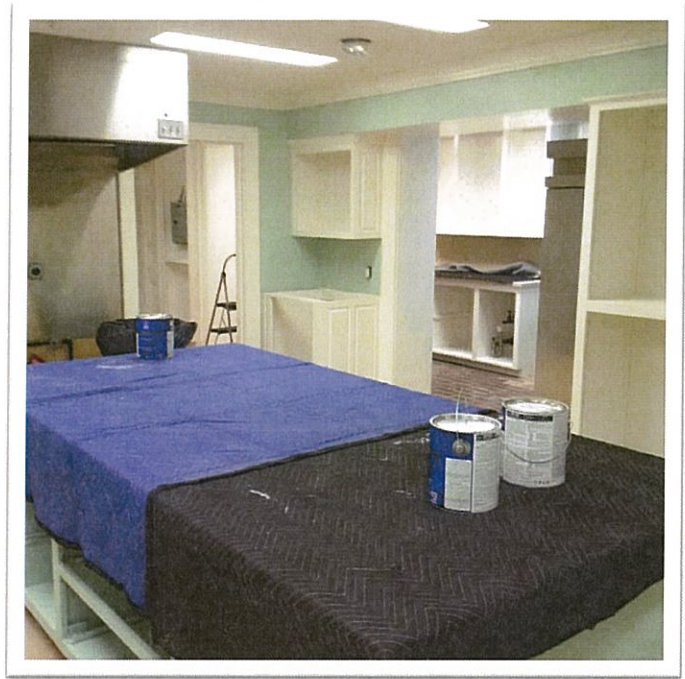


BEFORE: Service Kitchen and Butler's Pantry with a combination of finishes with painted and stained cabinets, mis-matched counter tops and potpourri of appliances.

MANSION KITCHEN - DURING CONSTRUCTION:
Cabinets being installed; walls already painted new cool fresh aqua.



Above: Family Kitchen, looking at the sink and appliance garage.



Above: Looking into the Service Kitchen from the Family Kitchen.



New poured epoxy floor; seamless into all 3 kitchen areas.

MANSION KITCHEN - AFTER: (below) Finishes are now the same throughout with matching cabinet style, hardware, new plumbing fixtures, new countertops and new flooring. All appliances (donor provided) are stainless including new gas stove and double ovens. Below: desk added where commercial refrigerator used to sit providing a workspace for the family.



AFTER: (below) Service Kitchen adjacent to family kitchen. Cabinet fronts were remade to match the Family Kitchen and adjacent Butler's Pantry cabinets. New countertops to match others. The original brick floor and wall remain. This area was originally a side porch to the kitchen that was enclosed to create the service kitchen. The Hobart commercial refrigerator was relocated to this area, allowing room for m for a desk to be added in the Family Kitchen.



AFTER: (right) Butler's Pantry has a fresh facelift. Stained cabinets were painted and countertops match the rest of the kitchen. A cupboard (not seen in photo) was added to store the china cups). LED tape lights were added inside the glass front crystal cabinets.

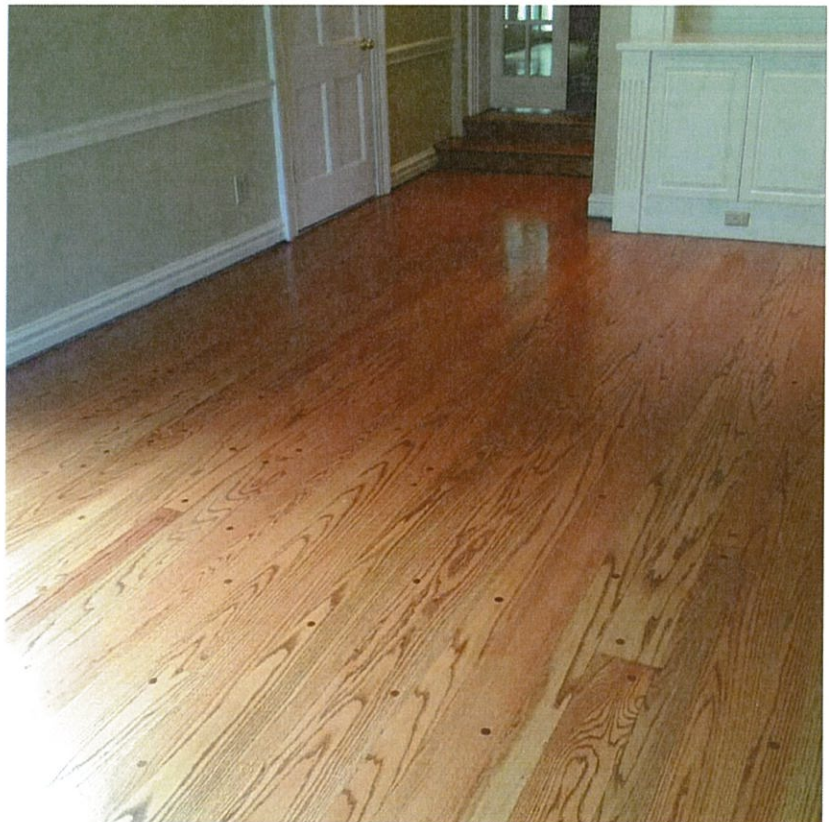


LIBRARY:



New fireplace and resets for new bookcases. Template on wall shows the size of the antique mantle being shipped from France by the Mansion Association.

AFTER: Library hardwood floors were completely stripped, sanded, re-stained and sealed with a lacquer finish. They are beautiful again!!



LIBRARY: Adding Fireplace and Built-in Bookcases



Carpenters finishing up trim on new bookcases and installing custom cut trim to match original crown and chair rail.



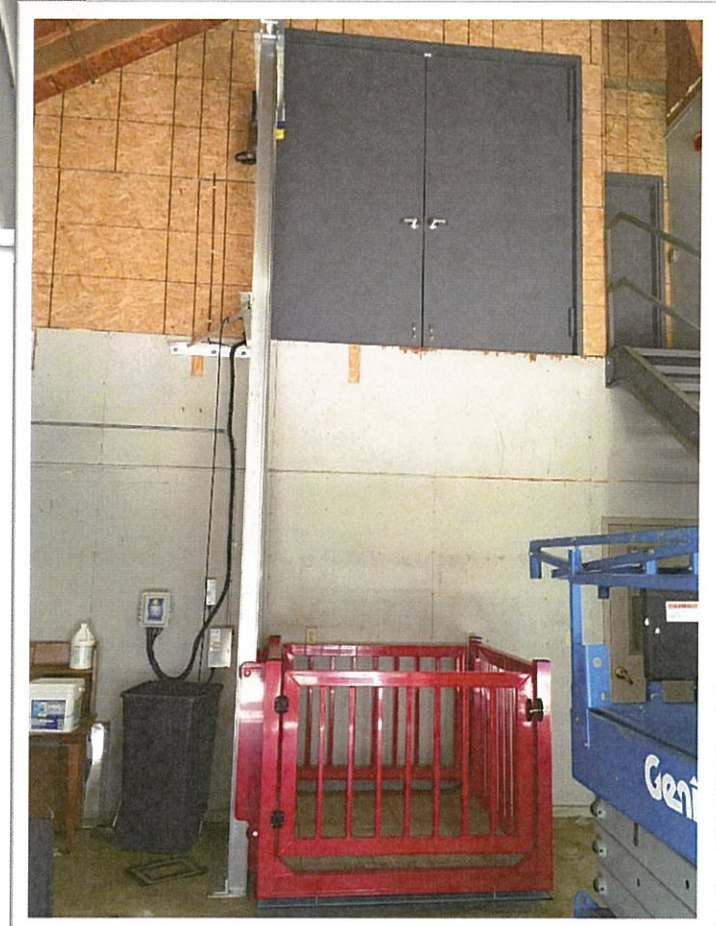
The crates containing the antique mantle shipped from France arrived and waiting to be installed by Mansion Association.

CARRIAGE HOUSE:

AFTER: New metal stairs leading to enclosed attic and new "Razorback Red" cargo lift.



Photo below shows the Cargo Lift and the double doors above for access into the attic storage. New staircase is to the right of the doors.



SCULPTURE GARDEN & CHAT PATH:



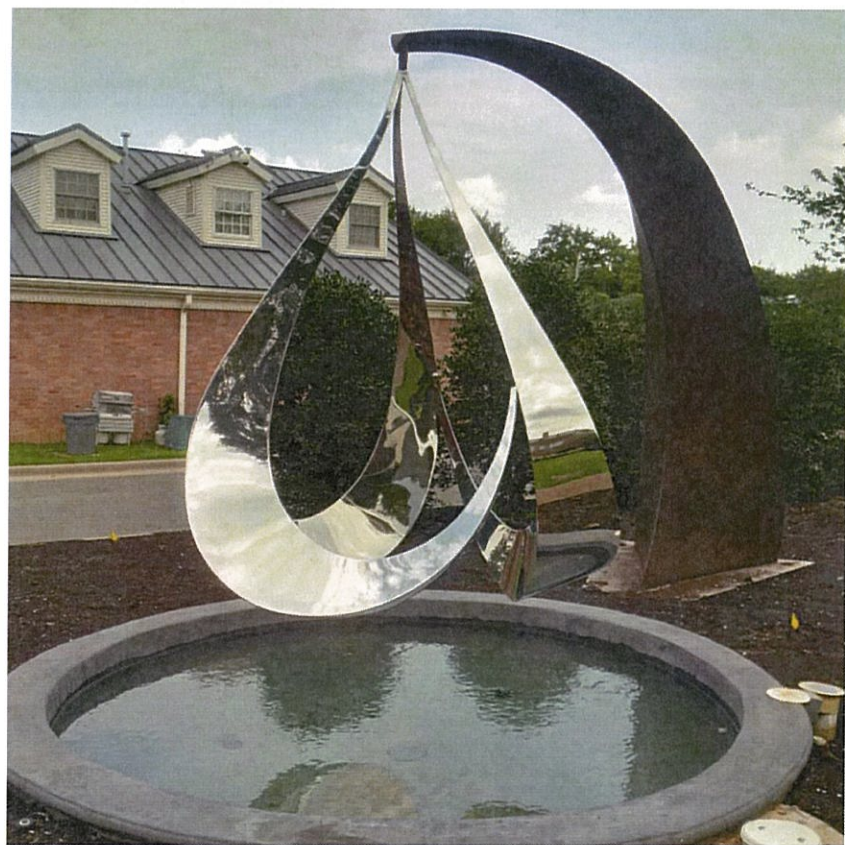
AFTER: Shows the new chat path extension to the Rain of Faith garden and the bronze arc that suspends the “Rain of Faith” sculpture over the new reflection pool.

"RAIN OF FAITH" SCULPTURE REINSTALLED



Close up of "Rain of Faith" suspended over the new reflection pool.

Below shows the arc with base support.



CHAT PATHS: Phase I & II



AFTER: Phase I of Chat Path repairs completed.



Close up of new bonded chat surface. Pebbles were sifted for consistency in size to ensure a consistent and well bonded surface.

PHASE II – under construction; adding path extension to the new sculpture garden.





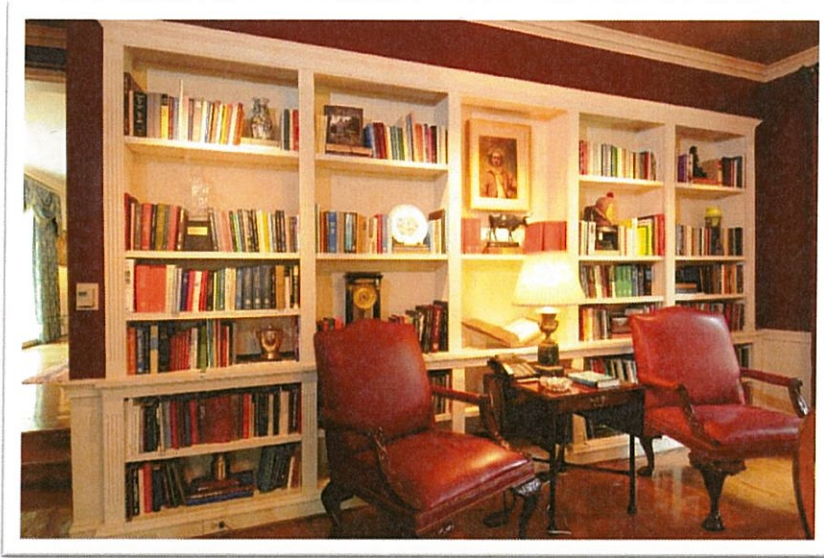
CHAT PATH PHASE II : East Garden

Phase I & II of the chat path resurfacing was completed but due to weather conditions we were not able to complete Phase III.



LIBRARY:

Before: The Library was much darker and somewhat limited in use.



After: The new finishes make the Library more inviting for the family and guests. The antique French mantle and marble hearth were both purchased by the Mansion Association through the Gary Davis Memorial Fund. A mirror that doubles as a TV will be purchased by the Association to hang above the Mantle. The ventless fireplace operates by remote control and the LED lighting in the bookcases is dimmable.



The ANCRC grant covered the following costs: demolition of bookcases shown above, construction of the new ventless, gas fireplace, plumbing for new gas line, electrical for the bookcases and TV, custom bookcases and trim, refinishing the hardwood floors, patching cracks in plaster walls, new paint on walls and millwork throughout, including windows and doors.