



Governor's Mansion
LITTLE ROCK, ARKANSAS

MEMORANDUM

To: Governor Mike Beebe
Senator Mary Anne Salmon, Co-Chair, Legislative Council
Representative Tommy Baker, Co-Chair, Legislative Council

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

SUBJ: Annual Mansion Report

DATE: December 8, 2011

Pursuant to Arkansas Code Annotated 22-3-805, the 2010 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 information:

Historic Mansion

Other than general maintenance, minor repairs and routine cleaning, the historic house was free of any major enhancements. The candle wall sconces over the living room fireplace were wired for electricity in the summer and a remote controlled HVAC thermostat was also installed in the living room. In November, wiring for computer wi-fi access was installed in two locations in the residence as well as the guest house, Governor's office, Atrium, Grand Hall and security offices.

Grand Hall / Atrium

Ongoing leaking issues from the glass Atrium space between the house and Grand Hall have caused additional problems this year. After consultations with three separate roofing companies in the spring, a sheet metal company and the skylight manufacturer this fall, as well as Arkansas Building Authority representatives, the problem still persists, especially in periods of heavy rain. Representatives of the skylight manufacturer, Super Sky Products, Inc. of Wisconsin, have been at the Mansion this second week of December doing a thorough step by step inspection of the skylight and facilitating repairs of gaskets, caulking, expansion joints, gutters, etc. in hopes of solving the problems. The skylight was installed in 2002 and the material is under a 10 year warranty.

As for the Grand Hall and storage areas, no major repairs or enhancements were undertaken in 2011. The Commission is working with a sheet metal company to design HVAC air flow redirectors in the ceiling vents and decorative covers for the wall vents. Those should be installed early next year in an effort to more evenly distribute air flow through the room.

A major addition to the Grand Hall Kitchen has been undertaken this fall with the start of installation for a large walk-in refrigerator / freezer. With over 160 events in the Grand Hall and house annually, additional refrigeration space has become necessary. The 15 foot by 9 foot custom designed equipment is being installed off the south wall of the kitchen with access via a connecting door. Esthetically, the equipment will be masked by brick work that will match that of the outside of the Grand Hall. The design for the project was done by Lockeby & Associates of Little Rock and the construction company is D&H Construction of Little Rock. State funds are being used to pay the actual construction costs while the non-profit Mansion Association is paying for the equipment and its installation. The project should be completed by the start of 2012.

Mansion Guest House / Governor's Office / Appurtenant Buildings

No major maintenance issues or enhancements were necessary in the Mansion Guest House, the Governor's Office or appurtenant buildings this year. All are in good working order. All areas have routine maintenance inspections and regular cleaning schedules.

Mansion Landscaping and Gardens

A major enhancement to the Mansion entry garden was undertaken in the spring with the installation of a new fountain and plant bed; wider, safer brick walkways around the fountain; cast stone benches and redesigned landscaping in the oval entry garden. The project, designed by Little Rock landscape architect Cinde Drilling and constructed by Clark Construction Company of Little Rock, marked the third and final phase to upgrade the entire Mansion landscaping. The new three-tiered fountain, made by Robinson Ironworks of Alabama, is identical to the fountain in front of the Old State House on the opposite end of Center Street from the Mansion. The bulk of the entire project was paid for with a grant from the Arkansas Natural and Cultural Resources Commission. The non-profit Mansion Association purchased the new fountain and water pumping equipment. Aesthetic overhead outdoor lighting was also added for safety and security. It, too, was purchased by the Mansion Association.

Elsewhere around the property, the gardens and grounds installed in 2007/08 continue to flourish and improve with age. All are well maintained by the Mansion horticulturist and grounds crews.

Miscellaneous

At the request of the Department of Emergency Management this spring, an emergency generator power system was installed on the west side of the Mansion grounds and connected to the Mansion power supply. ADEM's goal is to have the Mansion complex supplied with full power for up to 72 hours in case of a statewide emergency. Working with coordinators from the Department of Information Services, a concrete base was poured and two 250 kilowatt diesel generators were installed along with a new power switching station. After appropriate load testing, the system went on line in November. Brown Engineers of Little Rock was the design company and Hobby Electric of Little Rock did the installation with RP Power Company, also of Little Rock. The project was funded with a \$350,000 appropriation to ADEM. Also, included in that appropriation was funding for six new computers and a server for Mansion office staff technology upgrades.

Another miscellaneous project was replacing the motorized automatic gate operating equipment on both the north and west gates this fall. Equipment at both gates was beyond the normal life span and needed to be replaced for security and safety reasons.

Costs Associated with this report:

State Funds –

- Electrical wiring for living room wall sconces - \$390.23 to Lamp Shades, Etc, of Little Rock
- Remote control thermostat for living room - \$1,521.34 to Powers of Arkansas
- Wiring and equipment for wi-fi installation - \$1,983.49 to Dept. of Information Services
- Repair cost for atrium roof leaks
 - Harness Roofing of Little Rock - \$2,470.00
 - Lauderdale Roofing of Little Rock - \$6,695.00
 - Bray Sheet Metal of Little Rock - \$4,999.95
 - Skylight Technologies, Inc. of Milford, Texas - \$1,095.25
- Replace and update north and west gate equipment - \$7,550.00 to Wexler Contracting Company of Little Rock
- Air flow redirectors and decorative vent registers for Grand Hall - \$5,5740.00 to Ketcher Sheet Metal Co. of North Little Rock
- Construction related to installation of Grand Hall kitchen walk-in refrigerator/cooler: \$60,000 DFA General Improvement Fund (Major Maintenance: Act 307, Sec. 1 of 2011) to D & H Construction Company of Little Rock
- Run conduit and wire for Entry Garden fountain project - \$1,081.73 to Arkansas Building Authority

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- Installation of two 250 kw emergency diesel generators and switch box, plus six computers and a server for Mansion office staff equipment upgrade - \$350,000 appropriation to the Department of Emergency Management

Mansion Association Funds –

- Walk-in Refrigerator/Freezer unit for Grand Hall Kitchen - \$23,176.59 to Pioneering Distributing Company of Little Rock
- New fountain and pumping equipment for front entry garden - \$52,799.40 to Robinson Iron Works of Birmingham, AL

Arkansas Natural and Cultural Resources Commission Funds -

- Grant money used in construction of new front entry garden and installation of fountain: \$148,587.49