



## Governor's Mansion

LITTLE ROCK, ARKANSAS

**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:** November 1, 2012

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Pursuant to Arkansas Code Annotated 22-3-805, the 2012 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 62 year old Mansion itself continues to be in excellent condition with routine maintenance and cleaning as well as minor repairs taking place on a regular schedule. At the request of commissioners, there was one enhancement to the front entry steps with the addition of decorative wrought iron hand rails beside the outside columns nearest the house. This was done to help those guests needing special assistance to climb the brick steps. The rails were crafted by Bray Sheet Metal of Little Rock and paid for out of the Mansion cash account. That total cost was \$4,928.64. Also in that area, mortar between bricks in the drive way area of the portico were repaired by Department of Corrections personnel for safety and aesthetics.

In an enhancement of the Mansion kitchen, a large double-sided commercial refrigerator was moved there from the Grand Hall kitchen. With the addition of the new walk-in refrigerator/freezer in the Grand Hall kitchen earlier this year, this unit was no longer needed there.

### Grand Hall / Atrium

As was reported in the 2011 submission to the Council, the addition of a new walk-in refrigerator/freezer in the Grand Hall kitchen was completed in this calendar year after construction began in November of last year. The 15 foot by 9 foot custom designed unit

became fully operational in late January and has greatly enhanced the food storage capacity of the Grand Hall kitchen as well as its smooth and efficient operation. The design for the project was done by Lockeby and Associates of Little Rock and the construction by D & H Construction of Little Rock. State funds were used to pay the construction costs while the non-profit Mansion Association paid for the equipment and installation. The breakdown of those shared costs was also included in the 2011 report.

Other than routine maintenance and cleaning, no other significant additions or enhancements were made to the Grand Hall and Atrium areas this year.

#### **Mansion Guest House / Governor's Office / Appurtenant Buildings**

Other than the installation of new bathroom facilities in the Governor's Office this summer because of faulty equipment, no major issues or enhancements were made in the Mansion Guest House, Governor's Office or appurtenant buildings thus far this year. All areas receive routine maintenance inspections and regular cleaning.

#### **Mansion Landscaping and Gardens**

Several significant enhancements have been made to the Mansion landscaping and gardens this year including the installation of new outdoor landscape lighting in the Family and Parterre Gardens and the addition of a new bronze sculpture in the Family Garden. The sculpture is a three-piece work of art titled "Kick Up Your Heels" by Little Rock artist John Deering. It was unveiled by Governor and Mrs. Beebe on July 11, 2012. The sculpture depicts a pioneer fiddler on a tree stump with a pioneer woman and young boy dancing to his music. It is appropriately reminiscent of the famous story of the Arkansas Traveler. The sculpture, which cost approximately \$108,000 (including design fees, delivery and installation), was paid for with funds raised by the non-profit Governor's Mansion Association.

The landscape lighting project included the installation of spotlighting, up lighting and down lighting in selected trees in the Family and Parterre Gardens as well as new pathway lights. The dramatic lighting provides a "moon light" effect in those areas for added safety and pleasant aesthetics when special events are held outdoors. The lighting plan and fixtures were designed and manufactured by John Watson Illumination of Dallas, Texas. The fixtures were paid for with a \$50,000 grant from the Arkansas Natural and Cultural Resources Commission. The design fees, installation and applicable taxes were paid for by the non-profit Governor's Mansion Association for a total of \$22,331.05.

All the Mansion gardens continue to be improved with the installation of new or upgraded flower beds, the addition of new flower boxes made by the Department of Corrections as well as further improvements to the container vegetable garden and herb garden. The historic old

fountain that stood in the entry garden for many years but was replaced by a newer fountain in the spring of 2011, was refurbished and turned into a bird bath for the Rose Garden.

### **Miscellaneous**

Of special note this year was an electrical problem at the Mansion. On the evening of Saturday, August 25, the Mansion experienced a partial power failure that required emergency electrical personnel to be called out, including Fleming Electric Company of Bryant. The power failure problem was compounded by the fact that the new 250 kilowatt emergency generators installed last year fired up and then shut off. After considerable work for two days on the part of Mansion personnel, representatives from the Department of Information Systems, Arkansas Building Authority personnel and experts from Fleming Electric, the primary problem was traced to a short in an old underground electric cable that supplied the Mansion cooling tower, causing the transformer switch gear to trip. It was determined that the shorted out cable caused the generators to shut themselves off to keep them from overloading the emergency system. The problem cable was eventually cut and temporary power was run to the Mansion cooling tower. Permanent power was installed a week later. Because of the emergency nature of this situation, along with two days of overtime work by Fleming Electric personnel, the total bill was \$10,138.83 to resolve the problem and was paid from the Mansion operating budget.

As a follow up, in an effort to keep this type of problem from happening again, Fleming Electric was authorized to do a complete thermal scan of the Mansion and Grand Hall electrical panels, determine the exact location of electric cables on the property, determine electrical feeds from panels and properly mark breakers. The total cost of this project was \$3,925.00 and was paid from the Mansion operating budget.

Additionally, it was recommended that an above ground switch gear box be installed to replace a dangerous underground pit of electric cables. Fleming also recommended an extensive effort be made to trace, label and execute on line drawings of panels and switch gear boxes throughout the campus to more easily facilitate location of future electrical problems. Mansion personnel are working with Fleming and Arkansas Building Authority to determine the best course of action on these proposals.