

M E M O R A N D U M

TO: Governor Mike Beebe
Senator Henry Wilkins, Co-Chair, Legislative Council
Representative Allen Maxwell, 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, 2010

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

The Governor's Mansion Commission, partnering with Wal Mart and the Clinton Foundation, embarked this year on an ambitious project to win Leadership in Energy and Environmental Design (LEED) certification for the Mansion with a series of phased in environmental enhancements. Through a generous donation by Wal Mart of \$75,000 to the non-profit Governor's Mansion Association and the expertise of Clinton Foundation personnel, the first phase of this project began this summer with the interior installation of a radiant barrier in the Mansion attic spaces. Also in this phase was the installation of window tinting in the Grand Hall and a complete energy audit of the complex by Powers of Arkansas. Two other phases of additional work will take place in 2011.

The one major enhancement to the public rooms of the Mansion was the installation of a new wool staircase runner with brass rods on both the foyer stairs leading upstairs to the private quarters and downstairs to the basement rooms. The runner was designed to compliment the round "state seal" rug that was bought for the foyer from Hokanson Rug Company of Houston, Texas. The runner was paid for with funds from the non-profit Governor's Mansion Association.

Two new HVAC units had to be installed in the Mansion in the spring to replace aging units. New vinyl tiles were laid in the basement hallway for easier access to storage areas and a new

freezer chest was bought for additional food storage in the basement. Other than routine repairs and maintenance, no additional changes were made in the second floor private quarters. All areas have regular maintenance inspections and cleaning schedules.

Grand Hall / Atrium

Because the Grand Hall is now over eight years old and gets heavy usage from the various events through the year, more extensive maintenance was required this summer. The Hall has played host to over 140 events since January. Needing most attention were the Grand Hall wood floors. They were lightly sanded off and refinished by Arkansas Wood Floors, the company that installed them originally. Wall paper was also removed from panels in the Hall and the walls, baseboards and trim were repainted. Additionally, the eight 20 foot blue and silver drapery panels were sent out to be cleaned.

Another major enhancement of the Hall this year was the installation of four crystal wall sconces – two on either side of the two gas fire places. The sconces are smaller versions of the large crystal chandelier that was installed in 2009. Each sconce has symbolic features of the state built in including diamond shaped prism, native rock crystal, bronze pine cones and beaded crystal apple blossoms. Unique to them, however, is a rough Arkansas diamond from Crater of Diamonds State Park near Murfreesboro that was mounted in the center of each sconce.

In the lower atrium, a bronze handrail was installed on a short set of steps for safety purposes.

Continuous water leaks along the western wall and roof of the atrium during heavy rain falls led to a major project in the spring of re-waterproofing the wall and repairing the roof. Additionally, it was determined that the small ground space between the western atrium wall, the western entry to the Grand Hall, the southern wall of the Mansion kitchen and the connecting sidewalk would have to be concreted over with a gentle slope to better facilitate rain water runoff. New sidewalks had to be installed as a result of this work and the entry walkways into the Grand Hall had to be lifted to eliminate any tripping hazards due to natural settling.

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

The Mansion gardens and grounds continue to flourish and improve with age with no new additions. All are well maintained by the Mansion horticulturist and groundskeepers.

ADDENDUM:

Pursuant to Arkansas Code Annotated 22-3-805, the following costs are associated with this annual report:

State Funds –

Brass Rods for Mansion staircase carpet- \$1,715.00 to Decorative Hardware Studio of Chappaqua, New York
Installation of staircase carpet - \$9,000.00 to Clint Chandler of Little Rock
Two HVAC units in Mansion – \$12,561.00 to Powers of Arkansas
Refinishing of hardwood floors in Grand Hall - \$8,964.00 to Arkansas Wood Flooring of North Little Rock
Cleaning of Grand Hall draperies – \$1,559.00 Freeze Cleaners of Little Rock
Bronze handrail in Atrium - \$545.00 to H & H Enterprises of Conway
Re-waterproofing western atrium wall - \$10,400.00 to Sherman Waterproofing of Conway
Repair of atrium roof - \$7337.00 to Harness Roofing of Bryant
Repair of Grand Hall west entry walkway - \$4,500.00 to Uretek Co. of Little Rock
Concrete work and sidewalk replacement near Grand Hall west entrance - \$14,102 to JTB Concrete of Shawnee, Oklahoma

Mansion Association Funds –

Installation of radiant barrier in Mansion attic - \$1,326.00 to Premier Remodeling of Little Rock
Window tinting in Grand Hall - \$12,759.12 to D & D Sun Control of North Little Rock
Mansion staircase runner - \$14,000.00 to Hokanson Rug Company of Houston, Texas
Design and fabrication of four Grand Hall wall sconces - \$46,000.00 to Thomas Grant Chandeliers of Dallas, Texas
Delivery and installation of four Grand Hall wall sconces - \$3,167.69 to Michael D. King Company of Dallas, Texas

Note: where applicable, appropriate bid procedures were followed.