Dear Preservation Commission Members;

I am sending this email to keep you apprised of the work that has been done since the inaugural Commission meeting and the work that is planned between now and the November 1 full Commission meeting.

On October 18th we met with the Preservation Subcommittee for an initial "Vision Session". The Subcommittee spent time becoming familiar with the Cass Gilbert plans and his architectural genius. They looked at how the building had incrementally changed over time to the uses that it is experiencing today. This was very enlightening in two ways for the group:

1. Many were surprised at how much of the working space in the building had changed and how it had become more of a "rabbit warren", especially in the basement, than they had expected.
2. Most everyone was surprised at how the public areas had been preserved over time and had not changed too greatly. (In the Utah State Capitol this is where the greatest encroachment was)

The Subcommittee then talked about possible and perceived obstacles they were then asked several questions about difficult topics that the Commission will likely encounter in the future. This led to the discussion on the relationship between the House and the Senate. While issues and concerns still persist, I think that it was an enlightening discussion where each side and others heard the concerns from both.

Following these discussions the Subcommittee moved into a conversation about "Guiding Principles". We spent time working through various principles, discussing what they meant to the group and what they included. Following the discussion, we took a quick dot vote to prioritize the top three guiding principles that would be recommended to the Capitol Commission. The three guiding principles they selected for the Preservation of the Capitol are:

1. **Architectural Integrity** - this implies that the restoration of the capitol architecture is the most important aspect of the restoration. It does not mean that everything must be absolutely returned to the 1905 plan; the building of course must work for the next 100 years. But that when considering how to position new space, or to restore existing space or fabric in the Capitol, it should be done with great care and respect as to how Cass Gilbert would have done it in 1905, thereby preserving the integrity of the building and its great architecture as a state treasure.
2. **Function** - the building must work to improve and support the function of State Government. Some in the group felt strongly that by solving some of
the functional issues within the building, that some of the issues within State Government might also be solved. Understanding the government function and the process of work in the Capitol will help to identify how it should be laid out going forward.

3. **Life Safety and Security** - the public and those who work and visit the Capitol deserve to have a building that is safe; safe from terror, safe from fire, and safe from deterioration of systems. It must also provide for accessibility and should be brought up to current health safety and welfare codes.

To find that there was almost unanimous support for these three principles and in this order was a great discovery. These guiding principles, if approved when presented to the commission on November 1st in the Capitol Preservation Commission meeting, will form the foundation for all of the many decisions going forward. Future decisions will be judged and questioned against these three principles of Architectural Integrity, Function and Life Safety/Security.

In future meetings the Preservation Subcommittee will begin to look at development of design guidelines, which will build off of these guiding principles.

**Upcoming Meetings (Draft Agendas)**

The first meeting of the Budget and Schedule Subcommittee will be held on Friday October 28th from 10:00 AM to 11:30 AM in Room 225 at the Judicial Building. The Subcommittee will be reviewing the following items:

- Recent History of Appropriations
- Review of the ongoing Repairs
- Discussion of other State Capitols’ restorations
- Process Recommendation for Going Forward
- January 15th deliverable for this upcoming Legislative Session

The goal of the meeting with the Budget and Schedule Subcommittee will be to outline a recommendation to the Capitol Preservation Commission on the process for developing a capital funding request for this upcoming Legislative Session.

The next full Capitol Preservation Commission meeting will be held on November 1st from 10:00 AM to 12:00 Noon in the Governor’s Reception Room at the Capitol Building. The planned agenda for this meeting will be to review the following recommendations from the two subcommittees:

- Recommendation of the Guiding Principles for the project from the Preservation Subcommittee.
• Recommendation for how to proceed forward on a financial plan from the Budget and Schedule Subcommittee.

I would again like to thank each of you for the time and commitment you have made to the project. If anyone has any questions or concerns that they would like to raise with me, please feel free to contact me.

Thank you,

David Hart
David H. Hart, FAIA
Vice President
Regional Manager
MOCA
Boston Building
9 Exchange Place, Suite 725
Salt Lake City, Utah

O: 801.532.3390 ext. 151
C: 801.557.3542
dhh@mocasystems.com