

OPEN NINTH:
CONVERSATIONS BEYOND THE COURTROOM
DESIGNED TO INSPIRE
EPISODE 44
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HOSTED BY: FREDERICK J. LAUTEN, CHIEF JUDGE

>>Welcome to another episode of “Open Ninth: Conversations Beyond the Courtroom” in the Ninth Judicial Circuit Court of Florida.

Now, here’s your host, Chief Judge Fred Lauten.

>>**CHIEF JUDGE LAUTEN:** Hello, I’m here with architect Michael Leboeuf, the design director for Little Diversified Architectural Consulting. Michael was the lead designer for the Orange and Osceola County Courthouses. And so Michael, I want to welcome you to Open Ninth. Thanks for joining us.

>>**MR. LEBOEUF:** Well, thank you, Judge Lauten.

>>**CHIEF JUDGE LAUTEN:** So, Michael, tell me a little bit about your background, where did you grow up, where did you go to school, how did you get interested in architecture?

>>**MR. LEBOEUF:** Great. I grew up in Dayton, Ohio. I went to school at Kent State and in 1985, I moved to actually Orlando to work with HLM and they had a very diversified institutional program, health care and criminal justice. And one of the components of the criminal justice was an evolving and developing courts practice. And I was lucky enough to be in a very junior stage and get involved with those programs and those particular projects.

>>**CHIEF JUDGE LAUTEN:** Wonderful. So either designing or helping the design and build-out of the Orange County Courthouse. Was that your first courthouse project, or had you worked on others?

>>**MR. LEBOEUF:** No, it actually wasn’t.

>>**CHIEF JUDGE LAUTEN:** Okay.

>>**MR. LEBOEUF:** My interest has always been in design and then that got applied to courthouses and planning. And it actually started with Palm Beach County Courthouse which was in about 1987, we did the design work for that and it’s, if you will, sort of a sister project to the Orange County Courthouse.

>>**CHIEF JUDGE LAUTEN:** How big is that – how tall is that structure?

>>**MR. LEBOEUF:** It’s about twelve stories. It’s a little more low spread out building.

>>**CHIEF JUDGE LAUTEN:** Gotcha.

>>**MR. LEBOEUF:** But it has similar parts. It has the main courthouse and it has a combined free standing state attorney/public defender building, and a central energy plant behind it, so about eight hundred thousand square feet.

>>**CHIEF JUDGE LAUTEN:** So when did you know that you wanted to become an architect and work in the architectural world?

>>**MR. LEBOEUF:** That's a great question. I grew up in Dayton, Ohio as I mentioned and that was sort of the world of invention from the turn of the century and flight, a lot of sort of inventions that came out in the thirties, and then with Wright-Patt. My family was sort of a series of inventers so I grew up with drawing. I grew up with some level of mathematics and also building things, you know, whether it was wood, or metal or something like that so the idea of architect really didn't set in probably until I was in high school. And then it just kind of became an evolving thing. And it really became a passion the minute I started in the architectural program at Kent State.

>>**CHIEF JUDGE LAUTEN:** So from freshman year on.

>>**MR. LEBOEUF:** Yeah, from – literally from the first week.

>>**CHIEF JUDGE LAUTEN:** So were you ever tested to find out if you had sort of spatial acuity and the kind of vision that I don't think I have, but I know a lot of people have where they can see the dimensions that surround objects and have sort of visual acuity for those kinds of things?

>>**MR. LEBOEUF:** Well, and as you know, architecture is very much about that. But how I got into Kent was I started in the summer program. And the chairman that ran the architectural program, he let me in in the summer under the condition that I at least got all B's and A's and there were a series of us. And then they would admit us into the regular program. And as I mentioned earlier, it was just the thing. No trouble getting A's in design and that was where – they were sort of testing us for our aptitude.

>>**CHIEF JUDGE LAUTEN:** Right.

>>**MR. LEBOEUF:** And then the following fall and summer were the standard classes, you know, math and physics, and things like that.

>>**CHIEF JUDGE LAUTEN:** So I imagine architecture takes a pretty strong mathematics, physics background.

>>**MR. LEBOEUF:** It takes an understanding of those things because we work with a lot of people, structural engineers, geo tech engineers, acoustic engineers that actually do all the engineering. But you have to have some understanding of what they're doing.

>>**CHIEF JUDGE LAUTEN:** So you can communicate with them. Understand their world.

>>**MR. LEBOEUF:** Right. And putting together large buildings which we'll talk about in a few minutes requires a really in-depth understanding of programming, how that math translates into solutions that will work mathematically and then there's also a cost layer that goes over the top of that. So you have to really – you really have to have a solid understanding of – or at least a foundation.

>>**CHIEF JUDGE LAUTEN:** Yeah, you're in a world that I am completely limited about math – if I were strong in math and science, you know, my family says you would have gone into medicine, but it was English and History and linguistics so I respect the world that you're in. All right, so Dayton, Ohio, Kent State, a famous university unfortunately probably for its tragedy as much as anything, but a great school for those who know about Kent State, and it's just tagged with that one event that was so tragic. And then Florida, designing the courthouse in – did you say West Palm Beach or Palm Beach?

>>**MR. LEBOEUF:** West Palm Beach, but Palm Beach County.

>>**CHIEF JUDGE LAUTEN:** So let's move to the Orange County Courthouse, the building that we're in right now, and tell our listeners when this concept for this courthouse came to be and then we'll start talking about when it was built and what went into building it.

>>**MR. LEBOEUF:** Of course, everyone is familiar with the shooting that occurred in that older courthouse –

>>**CHIEF JUDGE LAUTEN:** We did a three series podcast –

>>**MR. LEBOEUF:** Provenzano.

>>**CHIEF JUDGE LAUTEN:** Provenzano. And we did a three series podcast about the day before the shooting, the day of the shooting, and the courthouse the day after the shooting and this is the logical extension of that, how do you design a courthouse for security, but anyway, go ahead.

>>**MR. LEBOEUF:** And so that was the impetus to really get the politicians behind doing the courthouse. And we were hired at HLM to do initially – an initial programming study to figure out how big the building might be. But the big challenge was to figure out what site it was going to go on. And there were – there was a lot of pressure to locate it on Lake Eola. There was a lot of pressure to keep it closer to downtown, but there was the site that exists today which is about 9.3 acres that was available. And it was sort of an outlier but you know, the more we tested the parts and pieces on the site, the more that we realized it was the most flexible to allow us to do a wide range of options. And it was always my favorite, but it was in the center, sort of mid-point in the north and south part of downtown on Orange Avenue. So I think we had to figure out how to make civic space and make a county courthouse on a block that really didn't have much at that point.

>>**CHIEF JUDGE LAUTEN:** And so the footprint for this building and the three buildings that comprise the courthouse takes an entire city block. I think I was at the state attorney's office when the land was cleared and then the foundation work began and we used to look over here and just go, that's such a massive piece of property, looks so big. And the foundation work, I remember, was a challenge because of storms and maybe other issues. What were those foundation challenges for this?

>>**MR. LEBOEUF:** We had several things that we had to take into account. We had a tower, which required very deep pilings to get past essentially the water table into essentially bedrock for the tower itself. And as you know, you're familiar, there's a tunnel system that connects the central energy plant to the tower and then to the two front public and state attorney buildings. And so all of that had to be waterproofed and it had to be right above – the tunnels essentially, right above the water table. And so there was a lot of calculations, a lot of effort that went into that.

>>**CHIEF JUDGE LAUTEN:** Fascinating. And then was there a delay for a storm? Something happened. I remember there was a lot of water accumulation.

>>**MR. LEBOEUF:** There may have been. And, you know, frankly, I don't remember that but there could have been.

>>**CHIEF JUDGE LAUTEN:** Right. All right, so when did – about what time did construction begin and how long did construction take?

>>**MR. LEBOEUF:** The construction started – well, it's interesting. We finished the drawings in '92.

>>**CHIEF JUDGE LAUTEN:** All right.

>>**MR. LEBOEUF:** And the commissioners did not pull the trigger on the funding until '96. So the drawings sat for about, not quite four years. And then it was finished in the end of '98. So it was pretty much three years to get the building done.

>>**CHIEF JUDGE LAUTEN:** So is that – I mean, that sounds for the size of this building a pretty reasonable schedule. What's your opinion of how long it took to actually construct this building?

>>**MR. LEBOEUF:** Well, we – ironically we started work in '88, 1988 on the site selection and then the bulk of the design work occurred at the end of '89 and 1990 and then the drawings on up to '92 or so.

>>**CHIEF JUDGE LAUTEN:** So when you're just in the drawing phase, design phase, I imagine you had to reach out to all kinds of stakeholders who would be users and get their input about what needs do you have that a courthouse should entail. Of course, you had already built a courthouse so you probably understood that from the get-go.

>>**MR. LEBOEUF:** But it was – it was a big process. We did a programming effort, which determined all the sizes of the rooms, how many courtrooms we needed, but we identified an executive or task force for the design. And we met every couple of weeks and it was not a big group, but it represented each of the agencies that were in the building. And we made fundamentally all the key design decisions about how it was sited and organized. And those were run by the commissioners, what the budget would be and the disposition of those pieces on the site. And then as we got into more detail, we met with the various users. And a user would be like the Clerk of Court or State Attorney or Public Defender.

>>**CHIEF JUDGE LAUTEN:** Right. What was the initial budget for this building?

>>**MR. LEBOEUF:** Believe it or not it was, I want to say it was 125 million.

>>**CHIEF JUDGE LAUTEN:** Did it come in at about that or did it cost a little bit more?

>>**MR. LEBOEUF:** Because we had waited, it was a struggle to get the project in the budget, but we fundamentally – we did a little bit of value engineering on some things and it even got down to the point that we weren't going to build the public defender building. And I find this to be fascinating that the commissioners, when that decision came up, there was a pause and there was conversation, but nobody thought that that was the right thing to do. We needed the square footage, but we could have gotten by for a few years, five years, but it was integral to the design of the campus. And so there was an adjustment in the budget to be sure that we could do that public defender building which as you know, as you face the building, the one on the left.

>>**CHIEF JUDGE LAUTEN:** Right. I have to imagine that committing that amount of public dollars to any project requires political leadership and courage because, you know, that certain members of the public are going to go, that's a great idea, but then we have a constituency in this community that sort of attacks the expenditure of public dollars no matter what it's for, transportation, schools, a public courthouse. So who, looking back, who would you identify as sort of the political leaders that made this thing happen?

>>**MR. LEBOEUF:** It was really driven along by Linda Chapin.

>>**CHIEF JUDGE LAUTEN:** That's what I've heard. That took a lot of political courage to say we need a building of this magnitude.

>>**MR. LEBOEUF:** And she – she really pushed it along and the two sort of angles that were the drivers were public safety because of the shooting in the previous building. And we were able to have now today the segregated circulations systems, but also the county was growing very fast and that the buildings that they had were inadequate for the number of courtrooms and the types of courtrooms that they had.

>>**CHIEF JUDGE LAUTEN:** Right, so for our listeners who may not know, even the court system itself was not all in one building. We were kind of spread out --

>>**MR. LEBOEUF:** That is correct.

>>**CHIEF JUDGE LAUTEN:** -- all around downtown. So the Regional History Center, that was a courthouse, but I sat in traffic court and misdemeanor court in a converted J.C. Penney's building on Orange Avenue. And we have the juvenile system on Michigan, although we still have that. And then we had the civil courts for a while in the old Angebilt Hotel so we were spread all over the place.

>>**MR. LEBOEUF:** That's correct.

>>**CHIEF JUDGE LAUTEN:** Well, tell our listeners a little bit about this building itself. How many stories are in it, how big is it, how much space do we occupy, just sort of let them know a little bit about our features.

>>**MR. LEBOEUF:** Today it's about 1.5 million square feet. When it was built, it was one million two hundred fifty thousand square feet. And the difference was the subsequent east addition to the parking garage which added about another 450 cars. And that came at a later phase. The two front buildings are about a hundred and ten thousand square feet apiece, and there are five stories as I remember, and then we have a central energy plant on the back of the first phase of the parking garage and the tunnel system. The tower itself or the courts building is about 675 thousand of the one – the original 1.25.

>>**CHIEF JUDGE LAUTEN:** And it's how many stories?

>>**MR. LEBOEUF:** It's 23 stories.

>>**CHIEF JUDGE LAUTEN:** So it's a pretty massive structure.

>>**MR. LEBOEUF:** It's pretty massive.

>>**CHIEF JUDGE LAUTEN:** I don't know whether this is true or not but I used to hear that there were – there is – there was a height restriction for buildings in downtown Orlando because of the Orlando Executive Airport, is that true or is that urban myth?

>>**MR. LEBOEUF:** No, that's absolutely correct. It's what they call the transition in the flight path. So it would be like your shoulder, and as you move out from that point of the

runway where the plane touches, you get a transition zone, so it wasn't too bad and we were – we were safely underneath it.

>>**CHIEF JUDGE LAUTEN:** So here's the other rumor I heard, which I think is urban myth but maybe you can tell me and that was that nobody could build taller than the SunTrust building, that they had some condition in their contract with whomever and I couldn't figure out who that would be, that you can't build – but I don't think that's the case, is it?

>>**MR. LEBOEUF:** No, we never –

>>**CHIEF JUDGE LAUTEN:** We heard more about the airport.

>>**MR. LEBOEUF:** It was really about the height restriction. If we had wanted to go say another ten stories or even five, we couldn't have done it.

>>**CHIEF JUDGE LAUTEN:** Couldn't have done it. Was there ever a desire to go higher than this building, 24 stories?

>>**MR. LEBOEUF:** No, I think that was the max that we saw, based on the number of courtrooms that we had.

>>**CHIEF JUDGE LAUTEN:** So for the time period, maybe you can tell our listeners, what are some of the unique characteristics of this building that were innovative then – they're probably still innovative, but we're talking over 20 years later. So what were you considering that was innovative and certainly, we had a shooting, so I'm sure every aspect of the design and buildout had security in mind. If you could talk to our listeners a little bit about that.

>>**MR. LEBOEUF:** It's interesting. At the point when the building was planned in the sort of late 80's, early 90's, what we call the modern American courthouse was just sort of jelling. The separation of the three circulation systems that you have today, obviously one of the public, one what we call restricted or private circulation which would be the judiciary movement and then inmate or in-custody movement between the courtrooms. Of course, those do not overlap. They – only when they come through the respective doors into the courtroom do any of those populations overlap.

>>**CHIEF JUDGE LAUTEN:** Let me stop there for just a moment, if you'll allow me to.

>>**MR. LEBOEUF:** Of course.

>>**CHIEF JUDGE LAUTEN:** Because I want to tell the public something they may not know or they might. I used to work in the Orange County Courthouse as a young prosecutor. There were times when inmates would be chained together and walked down the public hallway.

>>**MR. LEBOEUF:** Absolutely.

>>**CHIEF JUDGE LAUTEN:** And taken into the back of the courtroom. That is unfathomable today in this building. I don't think the public ever sees inmates chained in their inmate uniforms anywhere that's, you know, viewable or accessible to the public. It all happens behind the scene in a very secure elevator system, in a secure section of the building.

>>**MR. LEBOEUF:** And that's such a -- that's such a good point that there were all kinds of potential issues with that technique. It was fine when you were a one or two room courthouse, and you could keep people separated. But as you got to be thirty, forty courtrooms, you always had the opportunity to contaminate a jury that wasn't even in the corridor. When you -- when the court recessed, and if it was a verdict that everybody was unhappy with, and difficult, you had family members right next to, in custody or at that point, maybe a prisoner that had been remanded moving through the same corridors. And it was manpower intensive and it just was not a good situation.

>>**CHIEF JUDGE LAUTEN:** All right. So you were talking about design with security for the court personnel, judges, judicial assistants, clerks, administrative staff, an area where inmates could be moved around securely, but the public could also flow through this building because it is built for the public. It's not built for the judges; we happen to be tenants. It's built for the public so you had that challenge.

>>**MR. LEBOEUF:** That's true. The public circulation is the primary one. When you come into the building, you know, the lobby, the circulation on the court floors is really dedicated to the public. And the inmate movement starts with a holding mini jail in the lower level of the building and then cells on the interstitial floors in this building. And then of course the judges use a separate elevating system in a secure area. But the building also had some very unique things in the site that we picked that allowed us to identify a construction technique for each of the buildings, parking, office buildings and courthouse that was appropriate to that

type of building, or that type of architecture, meaning that the front buildings were built as office buildings, lower floor to floor heights, traditional office buildings. The courthouse itself, which is the most expensive for all of the elevating and circulation systems, it allowed us to hold that size of that building down and then the CEP was pulled out and put behind the garage. So from a pricing point of view, we were able to build those at their, if you will, their sort of best competitive rate. And then two other unique things was the tunnel system I mentioned earlier. It gave us the ability to service the buildings without crossing over the public circulation so in a way it was a very innovative fourth circulation system for the day.

>>**CHIEF JUDGE LAUTEN:** Fascinating. So the public may or may not know this, a little bit like Disney although you can't really compare it, but a little bit like Disney.

>>**MR. LEBOEUF:** Disney was the model. We actually went out and toured how they did their tunnel system.

>>**CHIEF JUDGE LAUTEN:** Right.

>>**MR. LEBOEUF:** And how they brought in services so it didn't cross over on the public circulation so that's exactly the same point.

>>**CHIEF JUDGE LAUTEN:** So you could move underground from the public defender's office to the courthouse and the courthouse to the state attorney's office. It's restricted. We restrict the movement in there because it could present a security breach but – well, you're building – you're designing and building this massive structure with all of those requirements, mostly security in 1996, but I imagine you're projecting this building has got to last for 20, 30, 40, I don't know what the idea was, 50, 80 years, I'm not sure.

>>**MR. LEBOEUF:** That's correct.

>>**CHIEF JUDGE LAUTEN:** And so you had to be thinking what might technology be like 20 years from now, in 40 years from now, in 50 years from now. Another aspect of this building, I'm not sure if the public sees it, but certainly if you get to go through the tunnels you see enormous wiring, piping, chilled water running through here for the air conditioning system but really what amazed me the first time I saw it, is what are all those light gray conduit like –

>>**MR. LEBOEUF:** Cable trays.

>>**CHIEF JUDGE LAUTEN:** cable – and they contain the wiring for the computer system and electrical outlets, and the kind of the infrastructure that runs the technology in this building. And so in 1996 what are you thinking about when you're thinking about we got to build a building that we want to last for so long?

>>**MR. LEBOEUF:** Well, it's interesting. Today by comparison, we were in the infancy with computers and being able to use them to their full advantage like we do today, so the tunnel system provided a lot of flexibility as you mentioned to be able to run and change out wiring between the buildings, and then run that up through the buildings. In the beginning, we did have a security system. We had automated building systems just like we have today and those were all integrated into the building, but I think what we probably didn't really have the appreciation for is how fast technology would change. And today we design the courtrooms for more adaptability to be able to change out the wiring at the desk with modular millwork. The federal system still uses a recessed floor system that you can pull up the floor and change out the wiring.

>>**CHIEF JUDGE LAUTEN:** If you could change that here, would you had designed that –

>>**MR. LEBOEUF:** We would definitely do both of those.

>>**CHIEF JUDGE LAUTEN:** Right.

>>**MR. LEBOEUF:** But we did not – you know, we couldn't quite see into the future that far.

>>**CHIEF JUDGE LAUTEN:** Right. What other – are there other aspects of this building that, you know, you would design differently now if you could or even back then where there are some limitations, I'm certain there were budget limitations. At some point you have to say we can't exceed this amount of money. But are there things you'd change if you could? The flooring, you'd change the flooring.

>>**MR. LEBOEUF:** Yeah, of course, but there are some other things. The ADA was just coming in and we almost had to do, what you would say, sort of an in place retro-design to accommodate lifts and ramps, and today we have that more thoroughly thought out how we do it

at the federal level and the county level which has – it's smoother, it's more integrated into the courtrooms. That was something that we could clearly sort through in a much better way and we could talk about that all day. But that is a big issue. While the building was very innovative in the use of daylighting into the courtrooms, the idea of the interstitial floor where we had –

>>**CHIEF JUDGE LAUTEN:** What does that mean, interstitial floor?

>>**MR. LEBOEUF:** That's a term that was used for the, essentially the sandwich of court floor over the judge's floor with inmate holding and then another floor of judges below. And the idea was that the judges could move up and down to one floor of courts or then to move -- the inmate could be brought up and staged and then moved up and down. It probably is a little bit cumbersome. Today we really – if we go to a collegial arrangement with the judges, we just either put them at the top of the building on one or two floors or grouped together in a wing which we can talk about that a little bit. It makes for a little simpler building. And most of the projects that I've worked on are not as tall. They tend to be a little more spread out. And one of the things that, you know, we all wish we had were more elevators in the building.

>>**CHIEF JUDGE LAUTEN:** I see, right.

>>**MR. LEBOEUF:** As the building went vertical, it becomes more elevator dependent. And the floor space becomes more precious. And it just simply would have been better to have eight elevators instead of six. Well, five plus the freight elevator.

>>**CHIEF JUDGE LAUTEN:** Gotcha. Right. Well, one of the comments I hear from judges and lawyers who practice before – of course, they practiced in a different era, before a deputy was shot and killed in our county, is that it was a little more intimate in the other courthouse. So there was this trade off –

>>**MR. LEBOEUF:** Oh, yeah.

>>**CHIEF JUDGE LAUTEN:** -- you could see each other very easily and move around chambers, and lawyers would visit JAs and judges, and the movement was free flowing and easy, but – and so people knew each other very well. It was a much smaller place then. It was a smaller, sort of almost sleepy southern town back then. But the tradeoff was, it was not secure and so we had – you had to be conscious of security. But we've got judges on so many different

floors, sometimes they don't see each other for quite a while and the attorneys complain a little bit about, well, I can't get into the stairwell if I have to go from eight to ten. I have to get on an elevator to move, but you know, there's a tradeoff I'm sure for security.

>>**MR. LEBOEUF:** And that's exactly what that's all about.

>>**CHIEF JUDGE LAUTEN:** Right. Right. So the functionality of this building, when it was designed and built, about how long did people have in mind that it would be a functioning courthouse?

>>**MR. LEBOEUF:** Well, clearly we saw it as well over a 50 years building --

>>**CHIEF JUDGE LAUTEN:** Right.

>>**MR. LEBOEUF:** -- in its current configuration. At 50 years you're going to be looking at updating systems and a major -- some type of major interior renovation. Maybe not to the public spaces. I don't think we ever envisioned for instance the office areas not going through a profound change.

>>**CHIEF JUDGE LAUTEN:** I see.

>>**MR. LEBOEUF:** Or even some adjustment in how we would build out the shell floors, you know, what types of courtrooms might go in there. But the building itself is -- you know, we thought about it as a 100 year building.

>>**CHIEF JUDGE LAUTEN:** Gotcha.

>>**MR. LEBOEUF:** Concrete frame, you know, precast exterior, stone at the base, terrazzo floors, materials that just -- just have an indefinite lifespan.

>>**CHIEF JUDGE LAUTEN:** Yeah, fascinating. Let's talk a little bit about shell floors. So one of the -- one of the things that the county did that I also thought was courageous and showed foresight in planning was that they built floors that they wouldn't immediately utilize. And you can be criticized for that from some communities saying, you know, that's a waste of money and space, but we're growing like crazy. I'm hoping we get two new judges out of the legislature this year. We're the only circuit in the state of Florida that qualifies for adding two circuit judges to our ranks. Now, we haven't had a new judge since 2006 but we're a

growing community. We desperately need those two judges and in the future we're going to need more. So there are shell floors in this building. Tell the public and our listeners just a little bit about that concept.

>>**MR. LEBOEUF:** Well, essentially we took those three floors I mentioned earlier, one interstitial floor, which has the ability to add eight judges and the inmate holding, and then two floors, one above and one below of four courts each. And we basically didn't build anything other than the elevators going through and the air handlers on the floor. So that in the future you could build essentially one floor of courts; you could do the whole sort of sandwich I mentioned or you could build it out any way that you wanted to in the future. And one of the toughest things to get is space in the future.

>>**CHIEF JUDGE LAUTEN:** Right.

>>**MR. LEBOEUF:** And as you pointed out it's a courageous thing to do that but once it's done, it's much easier then to fit it out. It's very hard to get commissioner's and taxpayers to go for building new space later on after you built the new building.

>>**CHIEF JUDGE LAUTEN:** Right, so if we expand, and we will eventually, this year might be the first in a while, but we're going to have to grow to meet the demand of this growing community. Instead of going and either building a new building or even leasing space, just build out the shell space. I mean, that takes an investment of funds –

>>**MR. LEBOEUF:** Not nearly as much.

>>**CHIEF JUDGE LAUTEN:** It saves money really if you grow.

>>**MR. LEBOEUF:** Absolutely. And it also puts it in the building where it's operating

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>>**CHIEF JUDGE LAUTEN:** Right. That makes sense.

>>**MR. LEBOEUF:** -- verses leased space.

>>**CHIEF JUDGE LAUTEN:** This is a multi-use building so it's not just courts. So the clerks are here and some clerk functions are here. Although not a lot – I guess there are some other governmental functions, but there are some courthouses that have the tax collector and

have the clerk, and have the property appraiser and the board sits in – so we didn't – this courthouse is not designed and built that way – quite that way.

>>**MR. LEBOEUF:** No, even though it's a consolidation as we spoke about into one campus, it's strictly for all, what we would call, court related functions. There's – there could be a few things in the building that may be here today, but it was primarily all geared towards everything that it took to support the courts in one location.

>>**CHIEF JUDGE LAUTEN:** So let me shift a little bit, did you also – I understand you also designed or participated in the building of the Osceola County Courthouse.

>>**MR. LEBOEUF:** Yeah, that is correct.

>>**CHIEF JUDGE LAUTEN:** And that came after this building.

>>**MR. LEBOEUF:** That is correct.

>>**CHIEF JUDGE LAUTEN:** And what advancements or changes did you know by that time? So first of all, if you'll tell our listeners when that was built.

>>**MR. LEBOEUF:** That was – that building was completed about 2002.

>>**CHIEF JUDGE LAUTEN:** All right, so –

>>**MR. LEBOEUF:** And we did the design work in –

>>**CHIEF JUDGE LAUTEN:** When did construction start on that building?

>>**MR. LEBOEUF:** It started about the year 2000.

>>**CHIEF JUDGE LAUTEN:** So this building was finished in 1998. You had two years, then you have a new building. What advancements, if any, did you learn in two years that maybe were incorporated?

>>**MR. LEBOEUF:** Well, you probably have visited both buildings and you'll notice that one is vertical and one is horizontal.

>>**CHIEF JUDGE LAUTEN:** Right. Correct. And that one is horizontal and this one is vertical.

>>**MR. L EBOEUF:** And it's not – the building is only about a third of the size of this campus, but the primary difference is that the Ninth Circuit was still interested in – they were still interested in the pooling of chambers. And in that building we located all of the judges on the top floor of the building.

>>**CHIEF JUDGE LAUTEN:** Right.

>>**MR. LEBOEUF:** And so they could share functions. They could have a common large conference room and rather than four courts per floor, that one has six per floor. And it's spread out and it makes the building a little less elevator intensive and you probably walked up the monumental stair – commuter stair that's in front of the building, actually in the clock tower. That was a big change to make it be more horizontal and actually simplify where the judges are at and reduce the number of floors that the public needed to go to.

>>**CHIEF JUDGE LAUTEN:** Right. Well, it's a beautiful building. So I'm on the Florida Supreme Court Task Force on court security and I visited courthouses in big counties, mid-size counties, small counties. I came back and told our colleagues you can't complain to me anymore about whatever they don't like in this building because I went to a county that had no magnetometers, no security system. It was a multi-use, all kinds of government offices in there and it was a small county where their millage rate was already at the maximum. They couldn't raise taxes if they wanted to because they can't get any more millage adopted and the courthouse was quaint. It was old, but it was not secured at all. I've also visited the Miami courthouse, large urban area, and they have four or five different courthouses.

>>**MR. LEBOEUF:** That's correct.

>>**CHIEF JUDGE LAUTEN:** But they have asbestos challenges; they have significant design challenges. And in terms of space and movement, we have them beat like crazy.

>>**MR. LEBOEUF:** That's great to hear. That's really great.

>>**CHIEF JUDGE LAUTEN:** And I came back and told both – I told our staff and but most importantly the judges, you can't complain anymore about this building because every now and then, believe it or not, I hear a complaint. So the structure is magnificent, and we've had visitors on that same task force come to us and leave telling me how lucky I am to work in this

building. We did go to the Jacksonville courthouse, which is one of the newest ones and the Broward County courthouse, which I think is the newest. And one thing that I noticed in both of those was in security, the use of cameras, and we have a camera system here, but both of those courthouses have a very advanced, high definition, high tech camera system. In Duval you can – you can focus a lens on a license plate about a block and a half away and read it.

>>**MR. LEBOEUF:** You can zoom it out, pick it up, yep.

>>**CHIEF JUDGE LAUTEN:** So that was pretty amazing. The atrium in Jacksonville is very spacious.

>>**MR. LEBOEUF:** Yes.

>>**CHIEF JUDGE LAUTEN:** In some ways you say it's a waste of space, but it's such an inspiring use of space. So there's always that form versus function, you know, debate I'm sure in designing anything. But this courthouse is 20 years old. It's still – it still is very functional. We're very blessed to have it and we're very grateful to the county and to the design to have it.

>>**MR. LEBOEUF:** That's good to hear. You know, at the end of the day, the buildings are essentially a representation of the third branch of government and they're one of the major civic – types of civic buildings we build, so their presence and the quality of the space that's inside, the effect that it has to set the tone on the proceedings. And you know you want people to be comfortable but you want them to understand that this – this is a formal building and there are serious proceedings that are going on, are import with all of those buildings.

>>**CHIEF JUDGE LAUTEN:** I thank you for saying that. And I also – I also want to commend Linda Chapin because I remember – I remember her participation in building this and the political leadership that it required. And I also remember a statement that she made at the time that she remembered that a courthouse was often viewed as the center of a county seat. The county courthouse was identified as the center of the county. She wanted something for Orange County that the citizens could be proud of and looked to with pride. And yes, this building was expensive, but if you visit other courthouses both in terms of sort of majesty of the building but also its use. I mean, it's very functional and so I give a shout out to her and the commission, all the commissioners at that time. I'd like to spend a couple of minutes talking really about the

future of courthouses. So if you were to design a courthouse tomorrow for 50 years out, what form changes would there be or what would you be looking at now for future design here in 2018 that you wouldn't have known in 1998?

>>**MR. LEBOEUF:** That's such a great question. It's answered both in sort of where we've been and the things that we have available to us. And where we've been is that there will always be representation of the third branch of government. Our constitution assures individuals that they have the right to face their accuser in person. And what that sets up is the presence of the building in a city or location. It sets up the need for a courtroom. We're probably not going to get away from the actual interaction of people in the presence of a courtroom. You know, everyone talks about, you know, the sort of Star Trek courtroom of the future –

>>**CHIEF JUDGE LAUTEN:** A holograph image of a witness as opposed to the witness.

>>**MR. LEBOEUF:** Absolutely. But the reality is that the way the constitution is set up, that alien right, the alien right that we have to be able to face our accuser really sets us up to have essentially a courthouse that we've known in the past, that we knew 20 years ago and we're going to know in the future. But there are a lot of differences that have evolved. The security and technology that we've been talking about is one of them. Integration of technology into the courtroom with evidence display, the federal government really does a wonderful job with this. And I just got back from three building tours out west with GSA with courts on a new project and they have just done a wonderful job using LED monitors at all the jury boxes, at the attorney tables, at the clerk's bench, and the judge's bench. You know, no longer do we need screens and projectors from the ceiling. The cost point of all that equipment has come down to allow us to do that. And evidence projection, or evidence display, remote witnesses, being able to bring them in –

>>**CHIEF JUDGE LAUTEN:** Right. In civil – for example, in civil where maybe you have an expert from San Francisco, let's just make that up, you might, instead of flying that person to Orlando, you might just sit in an office and testify over a monitor.

>>**MR. LEBOEUF:** Right. And so that – that has been a profound change. I mentioned the ADA, being able to sort of, you know, sort of now fully integrate it in a way that it's not

awkward with the position of things. There's some compromises have become standard. That first row of jurors is often on grade but we still want the elevated witness, being able to, not in the county level, do away with motorized lifts so that it's much, much simpler and more convenient for people to use. The introduction of daylighting that the Orange County Courthouse has is prevalent in all the courthouses now today, both for the public, for the staff, the judges –

>>**CHIEF JUDGE LAUTEN:** Interesting. Natural lighting?

>>**MR. LEBOEUF:** Daylighting that comes in either from – from behind the judge over the secured corridor. In some cases it comes in from the front corridor over the spectator area. It's not so that people literally can see outside but they have a sense of the exterior and presence. It's about –

>>**CHIEF JUDGE LAUTEN:** Right. We have some hearing rooms and some courtrooms with no windows and the judges complain, and it does create a completely different feeling than if you have a window. Even if you sometimes close the blinds because of the glare, but just have that – what about lighting and energy savings now and in the future? Is that a part of the design?

>>**MR. LEBOEUF:** Sustainability is a big part of buildings today, as well as well buildings, which I'll get to in a minute. From an energy and sustainability point of view, high performance buildings have found – it's found its way into courthouses with LED lighting. The orientation of the buildings we study very closely. In the Orange County Courthouse, it faces Orange Avenue, which is wonderful, but it's also less space. And that has the largest amount of heat gained during the day on the tower at the end of the day, so we're very careful about the orientation of the public spaces to get the right kind of light into them. A lot of commuter type stairways, which we did introduce at Osceola County but that's more prevalent so that people can walk up and down stairs but not be in a secure zone. That's become more of an issue. And then how we do our office spaces is entirely different. You know, we had lots of hard-walled offices back in the day, and big work stations. Today it's about hoteling and choices of spaces to work in.

>>**CHIEF JUDGE LAUTEN:** Interesting.

>>**MR. LEBOEUF:** Because everybody has a laptop. You can come in and get in on the wireless system and sit in collaborative kinds of spaces in the courthouse, smaller spaces. I'm talking from the staff point of view, and not necessarily always have to be at a desk. It's a lot more flexibility, a lot more emphasis on the quality of spaces for the staff. That includes the judges as well. And that spilled over into the types of spaces we do for the public as well.

>>**CHIEF JUDGE LAUTEN:** So we're investing some resources in Wayfinding or movement through the building with signage, mostly electronic signs that can tell users, here's specifically where you need to go. In the future, I can imagine a system where someone who has a court appointment might get a text saying your hearing is running 15 minutes late. It starts at 10:15 not 10 in hearing room 20-1. I imagine in the future that kind of communication with users, communication among court users will be advanced and technological and we're – so we're trying to advance that in this building.

>>**MR. LEBOEUF:** It would be – it's a huge thing.

>>**CHIEF JUDGE LAUTEN:** And the other thing, Michael, I want to talk to you about is this tension that is important to me and that is, we absolutely have to have a secure building. And I have no – and when it comes to the security of – and it's not just the judges, yes, I want the judges to be safe, but it's all users. It's people who walk into this building should be safe when they come in, not just the people who work here day in and day out. But that – the tension there is, I've always been concerned about citizens walking through the front door today and what they first hear is, remove your belt, you know, empty your pockets, and it's this sort of, you know, airport like security experience when really what I want to say is, welcome to your courthouse. We know you have important business to do. Sometimes there's high anxiety we understand that is associated with your business so we want to reduce your anxiety. This is your building, not ours. You pay for it as taxpayers and we want it to be as easy to move around the building as it can be and whatever you're coming here to face, we want it to be as efficient and as enjoyable as it can be. I mean, enjoyable for some people is probably a funny term. So how do you marry those two, that sort of welcome, it's your building, we want you to feel welcome and yet, we have to be conscience of your security and everybody else's?

>>**MR. LEBOEUF:** It's such a great question. Every project that I've worked on, the courts have always been very sensitive to how the public is treated, what they're experience is.

Everybody generally wants the buildings to be open and accessible. They're not – they're not – nobody wants a fortress. So how you handle that with large quantities of people, and the signage and the security is really critical. And it's a constant struggle because we charge people with securing the buildings and looking out after us and they do a wonderful job at it.

>>**CHIEF JUDGE LAUTEN:** They do.

>>**MR. LEBOEUF:** But you know, it's prevalent. You know, signage everywhere, the experience of sort of shutting off all your things and kind of regrouping when you come through security. And it's – I have to tell you even at the federal system, it's actually more challenging because after the shootings in Las Vegas, they now have no cuing space. They literally want everyone wait outside.

>>**CHIEF JUDGE LAUTEN:** No kidding. That's rough.

>>**MR. LEBOEUF:** Yeah. And you know, you have climate conditions. You know, it doesn't rain – I mean, it doesn't snow in Las Vegas but you know, you still have to be under cover because of the heat. But what they want is no one to be in the cuing space and only bring in a few people at a time to do the procedures that we talked about. So it is a constant and delicate balance. And I don't know that we've arrived at the right thing. Other than, that we – weirdly, we've all gotten used to it, you know. And we – it's a little bit of an irritant but you know those people are doing their job –

>>**CHIEF JUDGE LAUTEN:** Right, exactly. I wouldn't want to be in a courthouse where it doesn't happen. I want to be clear about that.

>>**MR. LEBOEUF:** That's exactly right.

>>**CHIEF JUDGE LAUTEN:** I'm not saying oh, I wish we got rid of those security checkpoints. We have to have those and I've seen buildings where they don't exist. I worked in one. That was the Orange County Courthouse in the early 80s, up to 1984 when the shooting happened. And maybe you could flow through there more easily but we had people killed in the building and we never ever, ever want that to happen again. So yes, I agree with you, you've got to have it. But we're working to sort of minimize it being abrupt, too terribly invasive, and hope that our users understand that it's for their safety, but also that they're welcome to this building.

So when this building was built, there was a lot of paper flowing around here and today there's not so much paper. It's all just electronic data and I imagine that's a new feature of courthouses.

>>**MR. LEBOEUF:** That's been a big change. I just finished the design criteria package for Pinellas County and you know, essentially the clerk space, even though they still occupy the space that they have today, they're literally – they're going to be doing the work in half the space. All the records are gone. They've been compressed way down. And so it's a big change. But you know one of the interesting things I want to come back to on that project, in that case it's an addition, an annex, and it's for the family courts. Giving the families a special place, special courtrooms. A lot of attention was paid to the quality of space and the experience, being able to get – once you're through security and Pinellas County has a security level that's very much the same as the building that we have here today. But once you're through that, being able to have simple Wayfinding, be able to use the stairs to get up to the court floor, being able to have family views that look out into a courtyard, different kinds of seating, more flexible seating, being able to let people spread out. And so the experience really, you know, back to the checkpoint, you know, that is the checkpoint. But once you're in the building, Pinellas County and the courts are very interested in making sure that we had plenty of daylight, and we sort of, if you will, pulled the buildings apart --

>>**CHIEF JUDGE LAUTEN:** Interesting.

>>**MR. LEBOEUF:** -- and let the light come in from different sides. We made sure that the families had the best views. And they face to the north, so there wasn't the sun coming in at the end of the day and in the morning. You had absolutely the best thing for them. And it was all about elevating the experience, but to the degree you can, taking the pressure off.

>>**CHIEF JUDGE LAUTEN:** Well, that reminds me, so here's a concept I didn't hear when I started practicing law and Justice Pariente is a major proponent understandably, and I completely agree with her. She wants one court for each family, or one judge for a family. So that if you're getting divorced and you have a child in dependency and there's a criminal case or injunction, that that family shouldn't have to go to four different judges –

>>**MR. LEBOEUF:** It's followed by one judge.

>>**CHIEF JUDGE LAUTEN:** Or in our case, two buildings because our juvenile building is separate from this building. I don't know how you marry those two together; it's a big challenge legally. But she's absolutely right. You don't want families to have to take two to three days off from work to see two or three, or four different judges. You want one judge to understand all of the dynamics that are happening with this family, but also impacts design and use of a structure and building. I imagine that's a challenge too, these new concepts going forward for how the court itself should function.

>>**MR. LEBOEUF:** It's a huge issue because family courts and juvenile courts are much different than adult courts. And often times putting them in a criminal system building is not the right thing. And in Pinellas County we were able to, even though we used the same checkpoint, the building is clearly part of the campus but separate. The language of the building on the outside is different. It still feels like it fits in the family. The experience and the spatial difference is very dramatic. And that was something that the courts wanted and the county stood by that.

>>**CHIEF JUDGE LAUTEN:** Great. That's great.

>>**MR. LEBOEUF:** So you've got the compromise of consolidation, but you still have separation.

>>**CHIEF JUDGE LAUTEN:** Well, let me end with this and you've been very gracious with your time. Do you have a favorite courthouse that you have designed and worked upon? Or is that putting you on the spot?

>>**MR. LEBOEUF:** Well, it does and it doesn't. It – I've had the luxury of working all around the country, many places and you know in some ways each project is always your favorite. It's the newest, there are new things that you're exploring, new people that you're working with. And it's always the freshest. But I have to tell you, the courthouse here, when I see it on the skyline –

>>**CHIEF JUDGE LAUTEN:** Yeah, it's pretty impressive.

>>**MR. LEBOEUF:** It's the favorite.

>>**CHIEF JUDGE LAUTEN:** Thank you. The listeners can't see this but you're a little emotional about it. Well, before we end though, let me go back to –

>>**MR. LEBOEUF:** It's a great thing.

>>**CHIEF JUDGE LAUTEN:** -- a theme that I mentioned earlier which is, you know I was asked to participate in this work force by the chief justice. And there's a number of judges that's led by Circuit Judge Meg Steinbeck from Collier County, from the 20th Circuit and honestly the judges have identified our courthouse, Jacksonville as really probably the two best courthouses in the state in terms of design for use and security, and now Broward too, although what I've heard is, your courthouse isn't the newest courthouse, but it's still so impressive in terms of its functionality, its internal space and the security that it provides to everybody in it. So thank you for the work that you did --

>>**MR. LEBOEUF:** Thank you --

>>**CHIEF JUDGE LAUTEN:** -- on it. Thanks to –

>>**MR. LEBOEUF:** -- for the opportunity.

>>**CHIEF JUDGE LAUTEN:** You're welcome. And thanks again to those courageous commissioners and political leaders who made this happen because Miami, my good friend, Chief Judge Bertila Soto, she's got a challenge which is the citizens don't want to support a bond referendum and there's not a political will to build them a new courthouse. And they desperately need upgrading, desperately, and they say it. And you know so often Miami is looked at like the leader in the state but she looks at our courthouse and go, boy, I would do anything to have a building like yours. So thanks for the work you did on this building and thanks for taking time from your schedule. This is fascinating. I could probably talk for another two hours –

>>**MR. LEBOUEF:** Myself as well, Judge Lauten.

>>**CHIEF JUDGE LAUTEN:** But we probably have to draw it to a close, so thanks Michael. Thank you so much for being with us.

>>**MR. LEBOEUF:** Very good. Have a great day.

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