

Attachment 5 Glossary

AFIS: Automated Fingerprint Identification System.

Alder Courthouse: King County's Youth Services Center site, located at 12th and Alder on First Hill in Seattle. There are three buildings on the site: the Alder Tower, housing the majority of court functions, the Alder Wing, housing related services, and the Spruce Detention Center, the county's juvenile detention facility. "Alder Courthouse" can also refer to the Alder Tower building.

Alder Site: see Alder Courthouse

Alder Tower: the main court operations building at the Youth Services Center site.

Alder Wing: an adjoining building at the Youth Services Center site, housing the Alder School and records functions. It is partially vacant due to its original design as a women's detention facility.

Arai Jackson Report: a report prepared by Arai Jackson Ellison Murakami, LLP that provided an analysis for potential workforce housing at the Alder site.

At Risk Youth: a parental petition to Juvenile Court requesting the court order the juvenile to remain at home.

Baseline: in the FMP context, the "baseline" refers to facility planning that does not include the co-location of Juvenile and Family Law case types. During FMP Phase 1, the baseline option maintained the current court operations but included forecast growth. During FMP Phase 2, the baseline option replaced the Alder facility without growth.

Becca: Truancy, At Risk Youth, and Children in Need of Services cases in Superior Court. See Truancy, At Risk Youth, or Children in Need of Services. "Becca" refers to Rebecca Hedman, a 13 year-old murdered after running away from home. Generally speaking, the Becca law allows the Juvenile Court to detain juveniles (in the juvenile detention facility) for civil contempt if they fail to follow the court's orders in these case types.

Blocking Drawing: a drawing depicting the mass of a building on a particular site or location. The building or buildings are represented as "blocks", without significant design features. Also called a "massing drawing" or "massing diagram."

Bond Measure: a vote of the people on whether to approve issuing bonds – a loan to the county – for a specific purpose or project. The bonds are the county's commitment to repay the loan proceeds with interest.

Broker / Brokering: a process of transferring cases between Superior Court departments and courthouses.

Building Program: a high-level design document used by a project design team to inform them of the general needs for facility design.

Cabinet Oversight Group: the OMP Cabinet Oversight Group

Capital Costs: costs for construction of facilities or property enhancements.

Capital Improvement Project (CIP): A facility or property enhancement or improvement that increases overall value of the building or site.

Capital Project: see Capital Improvement Project

Certificates of Participation: a project delivery method involving a specific approach to financing construction of the project.

Children in Need of Services: a petition to Juvenile Court to place a juvenile out of home due to inter-familial conflict.

CHINS: Children in Need of Services

CIP: Capital Improvement Project

Construction Cost Escalation: the increase in construction costs assumed to result from market inflation.

Dependency: a case brought by the State to determine the fitness of a juvenile's parents or guardians to maintain custody.

Design-Bid-Build: a project delivery method. Probably the most 'traditional' method, this method consists of an owner contracting for a building design, then using that design to solicit bids from general contractors. The lowest qualifying bid wins the construction contract.

Dissolution: a case brought by one of the parties in a marriage to dissolve the marriage. Commonly referred to as a divorce.

Domestic Violence Protection Order: a civil no-contact order sought by a petitioner ex-parte to prevent contact with an individual alleged as physically or verbally abusive. Violation of the no-contact order is a criminal offense.

DV: Domestic Violence

Ex-Parte: a matter presented to a judge without the other parties present in court.

Family Law: the range of Superior Court case types addressing family-related issues: Dissolutions, Paternity, Modification, and other case types. May include Adoption, Dependency and Domestic Violence Protection Order petitions, depending on context.

Facility Master Plan: Also referred to as a Project Program Plan, a Facility (or Facilities) Master Plan, or FMP, is the capital project planning document for implementing Operational Master Plans (OMPs) under the King County Code (KCC), describing the development concept and scope of work for facilities at a particular site.

Superior Court Targeted Juvenile and Family Law Facilities Master Plan

Family Law Information Center: a walk-in center geared towards pro se persons to assist them in navigating family law case needs: filing divorces, modification of parenting plans, and the like.

FF&E: Furnishings, Fixtures and Equipment

FLIC: Family Law Information Center

FMD: the Facilities Management Division of the King County Department of Executive Services.

FMP: Facility Master Plan

FTE: full-time equivalent job position.

Full-Service: in the context of the FMP, “full-service” refers to a facility that co-locates all Juvenile and Family Law case types in one facility.

Furnishings, Fixtures and Equipment: the furniture and equipment needed for office functionality: desks, chairs, computers, telephony, and the like.

GC: General Contractor

GC/CM: General Contractor / Construction Manager

General Contractor: a construction firm responsible for management of all construction aspects of a particular project. Some portions of project construction are performed by the general contractor’s employees, while other portions are performed by sub-contractors hired by the General Contractor.

General Contractor / Construction Manager: a project delivery method. This method consists of an owner contracting for a building design, then hiring a general contractor to participate in the design development to maintain cost control and to help ensure the constructability of the final design. The general contractor then solicits bids from subcontractors for construction of the project.

GSF: gross square feet

Hanukkah Eve Storm: a powerful storm that occurred in the Pacific Northwest, December 14th and 15th 2006, so named by the National Weather Service.

Hearing: a court proceeding involving a judge or commissioner, where testimony may be heard as part of the court record. Unless ex-parte, hearings generally involve all parties to a case.

HVAC: Heating, Venting, and Air Conditioning

Judicial Workload: the amount of work that a judge must perform as part of their typical assignment. Determining or forecasting judicial workload is complicated by qualitative factors between different cases.

Superior Court Targeted Juvenile and Family Law Facilities Master Plan

Juvenile Court: the portion of the Superior Court dedicated to adjudicating Juvenile Offender and related cases. In north King County, Juvenile Court includes Dependency and Becca cases.

Juvenile Offender: cases filed by the State alleging an illegal juvenile offense, i.e. a misdemeanor or felonious act, by a juvenile – generally a minor under the age of 18. A juvenile offender can also mean a juvenile found to have committed such an act in a court fact-finding or through entry of a plea. Juvenile Offender courts are Superior Court courts that adjudicate juvenile offenses.

KCC: King County Code

KCCH: King County Courthouse

King County Courthouse: the main King County Courthouse located in downtown Seattle between 3rd and 4th Avenues, James Street, and Yesler Way.

LEED: Leadership in Energy and Environmental Design, LEED is a series of standards of the U.S. Green Building Council for the development of environmentally efficient buildings.

Levy-Backed Bonds: Loans providing money in exchange for commitments to pay back the loan with interest at a later date; the loan principal and interest are paid back over time by a property tax (“levy”) on King County residents.

Litigant: a party to a court case.

LCC or LCCA: Life-Cycle Cost Analysis

Life Cycle Cost Analysis: a method of calculating the total cost of a capital project over the lifetime of the project. Often expressed in terms of Net Present Value.

Major Maintenance: costs associated with rehabilitation and replacement of major building systems and equipment.

Master Use Permit (MUP): a permit issued by the City of Seattle’s Department of Planning and Development for the approving the overall use of the facility and site.

Maleng Regional Justice Center (MRJC): King County’s regional courthouse located in downtown Kent. Also referred to as the Regional Justice Center.

MIDD: mental illness/drug dependency programs. King County has a 0.1 percent sales tax dedicated to funding a series of strategies to addressing mental illness and drug dependency in the county.

MMRF: Major Maintenance Reserve Fund

MRJC: Maleng Regional Justice Center

NCSC: National Center for State Courts. Authors of a study forecasting the future growth in juvenile and family law cases used in Superior Court FMP planning.

Superior Court Targeted Juvenile and Family Law Facilities Master Plan

Net Present Value (NPV): the value, expressed in today's dollars, of the total cost of a project or action that involves cash flows over a longer time period.

NPV: Net Present Value

Offender: see Juvenile Offender. Offender matters relate to juveniles; adult "offenses" are crimes.

OMB: King County Office and Management and Budget

OMP: Operational Master Plan

OMP Cabinet Oversight Group: a group consisting of representatives from the Superior Court, OMB, other county criminal justice agencies and public stakeholders that managed the Superior Court Targeted OMP process.

Operational Master Plan (OMP): a comprehensive plan for present and future organizational operations. King County Code includes specific requirements for operational planning in OMPs.

PAO: the King County Prosecuting Attorney's Office

Paternity: a Superior Court case filed to determine the father of a child.

Pre-Development: the project phase after approval of a development concept and scope for a facility, but prior to construction of the facility. Depending on the project delivery method, pre-development can include pre-design and/or design of the facility. Pre-development often refers to the other steps necessary before project construction: permitting negotiations, public outreach, financing, scheduling, and other needs.

Pro Se: a person appearing in court without an attorney for representation.

Proceeding: a court hearing or court appearance requiring the attendance of one or more parties to a court matter.

Project Delivery Method: the type of contract agreement used to construct a capital project. There are many project delivery methods, with differing benefits and burdens to the parties involved.

Protection Order: see Domestic Violence Protection Order

Regional Justice Center: Maleng Regional Justice Center

Request for Proposals (RFP): a procurement process soliciting detailed proposals for delivery of a service or project based on the contract specifications. In this instance, it is the process that selects the design and development teams for a new Alder facility. Participants in an RFP can be pre-screened through an RFQ process.

Request for Qualifications (RFQ): a procurement process soliciting responses from firms to qualify them for participation in a Request for Proposals process.

Superior Court Targeted Juvenile and Family Law Facilities Master Plan

RFP: Request for Proposals

RFQ: Request for Qualifications

RJC: Maleng Regional Justice Center

SC FMP: Superior Court Targeted Facilities Master Plan: the Facilities Master Plan for capital project planning of a new Youth Service Center courthouse for children and family justice needs.

SC FMP Steering Committee: a group consisting of representatives from Superior Court, FMD, OMB, other county criminal justice agencies and public stakeholders that managed the Superior Court Targeted FMP process.

SC FMP Work Group: a group consisting of staff representatives from Superior Court, FMD, OMB, other county criminal justice agencies and public stakeholders. The work group provided the operational data, input, and review of the information developed for the SC FMP.

Site Master Plan: a plan detailing the particular capital improvements necessary at a particular site to meet the program elements at the site. The program elements are generally included within the Facilities Master Plan for the facilities planned for the site. Site Master Plans can occur before or after Facilities Master Plans.

Soft Costs: costs for design, negotiating, permitting and planning of a capital improvement project.

Space Plan: a bi-annual report prepared by the county's Facilities Management Division that addressed the county's space needs, space planning and overall building status for county general service agencies.

Spruce Youth Detention Facility: King County's juvenile detention facility, located on the southern end of the Alder Site.

Squire Park: the community surrounding the Alder site east of 12th Avenue. The Square Park community has been very involved in the site planning process.

Steering Committee: the SC FMP Steering Committee

Superior Court Targeted OMP: the Superior Court Targeted Operational Master Plan. The operational master planning effort organizing Superior Court's operations regarding Juvenile and Family Courts. The Superior Court Targeted OMP is the guidance document for the SC FMP.

Therapeutic Court: a court approach that seeks to address the underlying causes leading to offenses and other case types through court orders requiring participation in therapeutic services: anger management, drug treatment, etc. See "Treatment Court".

Treatment Court: a court specifically focused on effectively guiding and ensuring compliance with a chemical-dependence or mental health treatment program.

Superior Court Targeted Juvenile and Family Law Facilities Master Plan

Truancy: cases filed by the State alleging a juvenile has not attended school as required by the compulsory attendance “Becca” law.

UFC: Unified Family Court

Unified Family Court: a specialized court group in the Superior Court that is dedicated to adjudicating family law matters involving children.

Watch List: a list in the bi-annual Space Plan for buildings that have reached the end of their useful life and are in need of replacement. Buildings on the watch list are limited to life/safety major maintenance work.

Work Group: the SC FMP Work Group

Youth Services Center: King County’s Youth Services Center site, located at 12th and Alder on First Hill in Seattle. There are three buildings on the site: the Alder Tower, housing the majority of court functions, the Alder Wing, housing related services, and the Spruce Detention Center, the county’s juvenile detention facility. Also referred to as “Alder” or “Alder Site.”

YSC: Youth Services Center

63-20: a project delivery method involving a specific approach to financing construction of the project. A governmental owner contracts with a non-profit, leasing the project property to the non-profit. The non-profit contracts with a project developer to develop the facility according to the owner’s specifications. The non-profit issues tax-exempt bonds, backed by the owner, for the cost of the project construction. The owner signs a lease with the non-profit developer and the lease pays for the project construction and financing costs. The owner takes full fee-simple ownership at the end of the lease period. The “63-20” refers to the section of the Federal tax code that allows the bonds to be tax-exempt.