



# DECISIONS MADE SIMPLE

## LONG-RANGE FACILITY MASTER PLANNING WITH **QLEO**

**Long-range facility master planning, coupled with QLEO, provides a strategic roadmap that aligns your infrastructure with your organization's vision.** A customized facility plan based on your district's needs and budget can help you identify the smartest path for long-term success.

### WHY IT'S IMPORTANT:

#### **STRATEGIC VISION ALIGNMENT:**

Ensure facilities support long-term goals through master planning.

#### **COMPREHENSIVE FACILITY ASSESSMENT:**

Evaluate existing facilities to identify strengths, weaknesses, and improvement options.

#### **INFORMED DECISION MAKING WITH QLEO:**

Use QLEO software for data-driven decisions on master plan scenarios.

#### **COST EFFICIENCY AND RESOURCE**

**OPTIMIZATION:** Optimize life-cycle costs for the best financial solutions.

#### **COMMUNITY ENGAGEMENT AND SUPPORT:**

Collaborate with stakeholders for facility solutions with broad support.

#### **SUSTAINABILITY AND RESILIENCE:**

Design facilities with sustainable and resilient principles.

#### **OPTIMIZED LEARNING ENVIRONMENTS:**

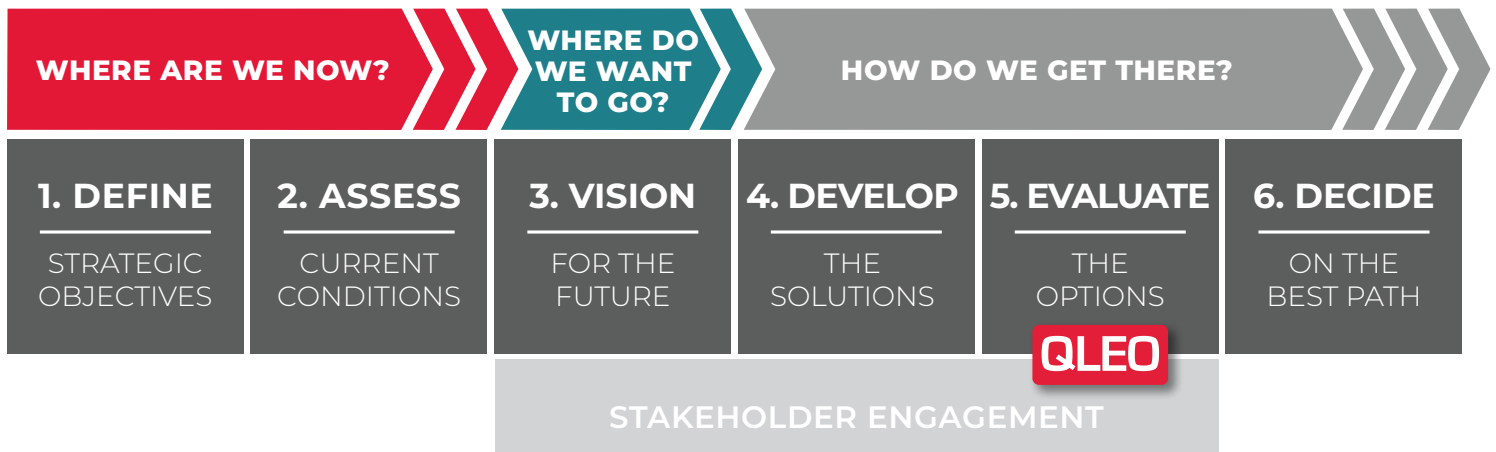
Use QLEO to design spaces that improve student outcomes in educational facilities.

*In an ever-evolving world, planning for the future of your facilities is crucial.*

# TRANSFORMING TOMORROW

## Long-Range Facility Master Planning with **QLEO**

Facility planning can help your team identify the **smartest path for long-term success** through our highly effective process and innovative, robust evaluation tools that bring order out of chaos. In its simplest form, the facilities planning process should answer these three broad questions:



### 1. DEFINE STRATEGIC OBJECTIVES

- » Align facilities with changing programs
- » Maximize effectiveness of resources
- » Address major planning considerations for the future
- » Understand the district's strategic goals

### 2. ASSESS CURRENT CONDITIONS

- » Building capacity and utilization
- » Enrollment, resident or employee projections
- » Physical needs and constraints
- » Functional performance
- » Fiscal capacity

### 3. VISION FOR THE FUTURE

- » Open communication and exploration
- » Collaborative visioning workshop to examine upcoming trends and encourage your team to think BIG!

### 4. DEVELOP THE SOLUTIONS

- » Graphically illustrated concepts with costs
- » Feedback is received to understand preferences and improve the plan
- » Most promising plans rise to the top

### 5. EVALUATE THE OPTIONS

With a number of different approaches, involving new construction, remodeling facilities, additions, re-purposing facilities, and possibly retiring facilities — how should your team proceed?

Our master planning process will lead to a consensus among your decision-makers, while capturing the character that allows us to provide your community with the right design solution.

- » Identify strengths and weaknesses
- » Assess how solutions address needs and established goals
- » Objective comparison
- » Cost/benefit analysis (QLEO)



### 6. DECIDE ON THE BEST PATH

- » When good people have good info, they make good decisions
- » A plan that supports your vision meets your objectives, and can be delivered cost-effectively



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WITH **QLEO** ANALYSIS SOFTWARE

## YOUR ISSUE

Facilities require continuous investments to meet the varying demands of capacity changes, market influences, and building upkeep.

## YOUR QUESTION

What is the best investment to make? Build new? Renovate? Expand? Maybe it's a combinations? **How do you make the right choice?**

## YOUR ANSWER

**QLEO.** With QLEO, you can see today which scenario is best for tomorrow and beyond. **It's designed to help you receive maximum value for your investment.**



master plan modeling and analysis software

## WHAT IS QLEO?

QLEO is a master plan modeling and analysis software developed by BLDD Architects to help clients choose the best option. QLEO provides objective information for what is typically a very subjective and emotional decision.

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**BEST  
INNOVATION**  
IN AEC INDUSTRY  
**BY BD+C  
MAGAZINE**

## HOW DOES IT WORK?

**QLEO projects and compares both the COSTS and BENEFITS of numerous long-range facility plan scenarios.** For each what-if scenario, we evaluate the life-cycle costs and the related functional performance to help you choose the best option.

1

### LIFE-CYCLE COSTS

How much does it cost to implement and operate?

2

### FUNCTIONAL PERFORMANCE

How well does the building environment support its function?

3

### COST/BENEFIT ANALYSIS

QLEO provides an objective comparison, adding clarity to the decision-making process.

## WHAT DOES IT MEAN?

**LIFE-CYCLE COSTS** reflect the true cost of ownership—covering initial construction, energy use, operations and maintenance, and system renewals over time. Using client data and physical needs assessments, QLEO models these costs over a typical 30-year period.

**FUNCTIONAL PERFORMANCE** measures how well a facility supports its intended use—both today and into the future.

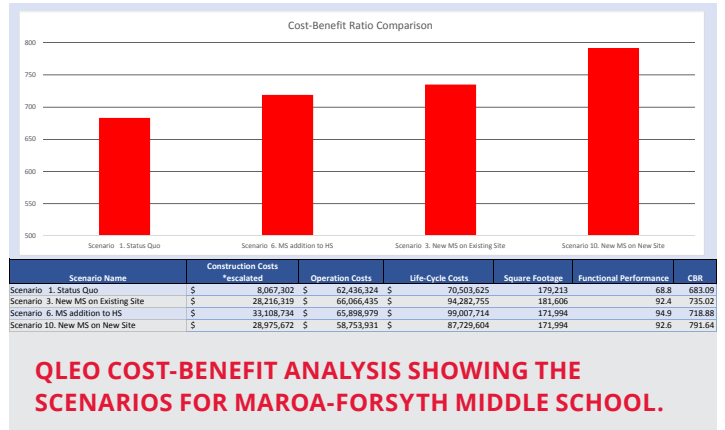
By comparing life-cycle costs and functional performance across existing and potential buildings, we quantify “what-if” scenarios.

**COST/BENEFIT ANALYSIS** identifies the most logical solution, delivering the best value, environments, and use of funds and is backed by clear, defensible data.



# QLEO IN ACTION

How well your buildings and potential improvements serve your PURPOSE creates an additional layer of informative data, and **helps you make smart investments that will set your district up for future success.**



## A QLEO SUCCESS STORY: Maroa-Forsyth Middle School

**CLIENT NEED:** Voter approval was needed to pass a referendum to fund the upgrades needed for the middle school; however, the issue of where the school would be located caused a divide among citizens.

**THE PROCESS:** Over the course of 9 months, BLDD facilitated the “Trojans of Tomorrow” planning process, working with both a steering committee and the full community to make the case for the dire need of a the new middle school building. A wide range of concepts, locations, and funding options were developed with the community, vetted in public, and processed through BLDD’s proprietary QLEO cost/benefit analysis software.

**Not everyone agreed, but the process of letting the public both create and choose their preferred option built a level of support and trust that offset a concerted opposition effort during the referendum.**

**THE RESULT: The district passed their \$33 million referendum with strong support of 57% at the polls.**



**ABOVE:** The Trojans of Tomorrow planning committee leading a community engagement session to determine the future of Maroa-Forsyth Middle School.

**BELOW:** The Maroa-Forsyth Middle School addition was completed in Summer 2023. This solution was chosen by the district community as the best option, through informed data provided by QLEO’s cost/benefit analysis.

