

Higher Education Master Planning with **QLEO**



DECISIONS MADE SIMPLE WITH **QLEO**

master plan modeling and analysis software

TRANSFORMING TOMORROW

Higher Education Master Planning with **QLEO**

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

As your facilities face growing demands and maintenance needs, strategic investments are essential. Choosing between new construction, renovation, or a hybrid approach can be complex. Long-range facility master planning, coupled with QLEO, provides a strategic road map that aligns your infrastructure with your organization's vision.

WHY IT IS ESSENTIAL

Strategic Vision Alignment:

Ensure facilities support long-term goals through master planning.

Cost Efficiency and Resource

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

Comprehensive Facility Assessment:

Evaluate existing facilities to identify strengths, weaknesses, and improvements.

Stakeholder Engagement and

Support: Collaborate with stakeholders for facility solutions with broad support.

Informed Decision Making with QLEO:

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

Sustainability and Resilience:

Design facilities with sustainable and resilient principles.

QLEO ANALYSIS SOFTWARE SOLUTION

YOUR ISSUE

Facilities require continued investments to meet the varying demands of capacity change, market influence, and building upkeep. You need the ideal long-range facility plan.

YOUR QUESTION

What is the best investment to make? Build new? Renovate? Expand? Maybe it's a combination of these options. With so many variables, making the right choice can be difficult.

YOUR ANSWER: QLEO

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



WHAT IS QLEO?

QLEO master plan modeling and analysis software was developed by BLDD Architects to empower our clients in making informed decisions. Traditionally, selecting the best option can be a subjective and emotional process. QLEO transforms this by providing objective data, simplifying the decision-making journey and ensuring the best choice for your unique needs.

CHALLENGE:

Since its founding in 1971, RCC's mission to empower individuals through learning and to forge partnerships that grow communities has remained consistent. What has evolved are the educational needs it serves, along with the scope and methods of its activities in response to those changes.



HOW DOES QLEO 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.

QLEO IN ACTION

Richland Community College (RCC)
Decatur, IL

BLDD worked with RCC to create a facilities master plan to address challenges and space needs to meet future-focused education demands.

The following data was gathered to understand the starting point and what RCC wanted to achieve:

- » Physical needs assessment
- » Functional Audit
- » Space utilization and seat use study
- » Student/staff survey
- » Enrollment and schedules evaluation
- » Technology use study

Through a series of meetings with academic departments, students, support services, and administration, an understanding of the space became clear for RCC. A program identifying the space needs was developed.

Four viable scenarios were created that met the program needs of RCC. Each of these scenarios had educational, programmatic, initial cost, and operational cost consequences.

Using QLEO software, we evaluated those consequences to give RCC an objective view of the scenarios.

QLEO

QLEO DATA SAMPLE

	Main Building 1st	Main Building 2nd	Science Lab Addition	Total
Status Quo	0	1		
Ed Ad	44.4%	60.8%	0.0%	52.6%
Seats	826	597	-	1,423
Sq Ft	17,604	12,866	-	30,470
First Cost	192,000	192,000	-	384,000
Scenario 1	6	2		
Ed Ad	86.4%	95.6%	0.0%	91.0%
Seats	625	597	-	1,222
Sq Ft	17,604	12,866	-	30,470
First Cost	4,401,000	3,859,800	-	8,260,800
Scenario 2	3	5		
Ed Ad	97.2%	86.4%	0.0%	91.8%
Seats	597	566	-	1,163
Sq Ft	17,604	12,866	-	30,470
First Cost	6,161,400	3,216,500	-	9,377,900
Scenario 3	6	5	4	
Ed Ad	86.4%	86.4%	98.8%	90.5%
Seats	625	566	1,018	2,209
Sq Ft	17,604	12,866	11,800	42,270
First Cost	4,401,000	3,216,500	5,784,615	13,402,115

Long-range facility master planning, coupled with QLEO master plan modeling and analysis software, provides a strategic roadmap that aligns your infrastructure with your organization's vision. **DECISIONS, MADE SIMPLE WITH QLEO.**

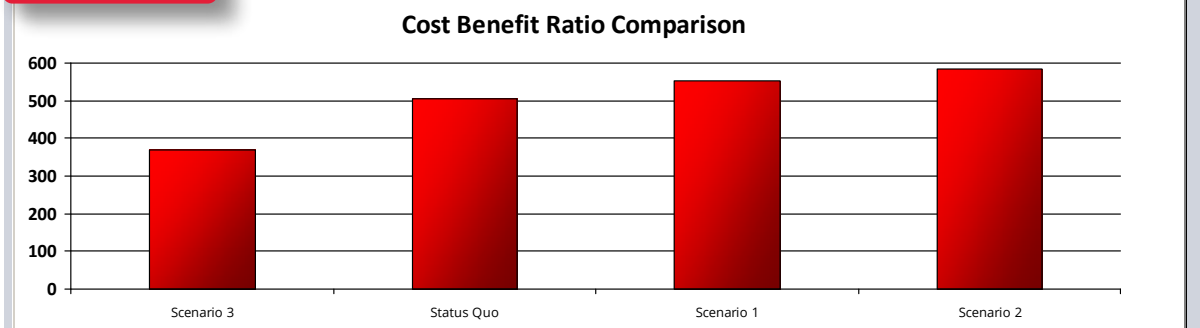
QLEO IN ACTION Richland Community College (RCC), Decatur, IL

QLEO DATA SAMPLE

CATEGORY	QUESTION	POINTS	TOTAL	option 1		opt 1		opt 2		opt 4		opt 4		opt 5		opt 6	
				rate 1-5	score	rate 1-5	score	rate 1-5	score	rate 1-5	score	rate 1-5	score	rate 1-5	score	rate 1-5	score
CLASSROOM																	
S.01	Are the primary instruction areas suitable for intended use and pedagogies?	20		2	8	0	0	0	0	0	0	5	20	5	20		
S.02	Are classrooms utilized a minimum of 65% of class periods?	20		2	8	0	0	0	0	0	0	4	16	4	16		
S.03	Are classrooms seats typically 50% full?	15		2	6	0	0	0	0	0	0	4	12	4	12		
S.04	Are flexible spaces available that can easily be reconfigured for different group sizes?	15		1	3	0	0	0	0	0	0	4	12	4	12		
S.05	Are spaces provided for student collaboration, informal learning?	15		0	0	0	0	0	0	0	0	5	15	5	15		
S.06	Can the furnishings be quickly reconfigured?	10		5	6	0	0	0	0	0	0	4	8	4	8		
S.07	Is adequate presentation space provided?	10		2	4	0	0	0	0	0	0	4	8	4	8		
S.08	Are storage areas adequate for instructor/student materials?	10		3	6	0	0	0	0	0	0	4	8	4	8		
S.09	Are breakout and conference spaces provided?	15		1	3	0	0	0	0	0	0	5	15	5	15		
S.10	Are spaces for research and media learning appropriate and attractive?	10		2	4	0	0	0	0	0	0	5	10	5	10		
S.11	Are classrooms suitably located within the facility?	10		4	8	0	0	0	0	0	0	4	8	4	8		
S.12	Do faculty areas promote instructors as professionals with adequate space for planning and collaboration?	10		2	4	0	0	0	0	0	0	4	8	4	8		
S.13	Are an adequate number of faculty offices provided?	15		4	12	0	0	0	0	0	0	4	12	4	12		
S.14	Are faculty workrooms adequately sized and provide the necessary equipment and materials?	15		3	9	0	0	0	0	0	0	4	12	4	12		
S.15	Are faculty offices located near the classrooms that the department uses and accessible to students?	10		2	4	0	0	0	0	0	0	4	8	4	8		
S.16	Are classrooms available for a variety of different class styles (lecture, discussion, active, etc.)	10		2	4	0	0	0	0	0	0	5	10	5	10		
S.17	Is adequate technology provided (AV, computers, personal devices, etc) or accessible nearby	10		3	6	0	0	0	0	0	0	5	10	5	10		
S.18	Are adequate electrical and telecommunication closets provided to serve classrooms and computer labs?	10		4	8	0	0	0	0	0	0	4	8	4	8		
S.19	Is the classroom numbering system consistent throughout each building and easy to understand?	10		2	4	0	0	0	0	0	0	3	6	3	6		
S.20	Do classroom finishes meet current performance and aesthetic desires?	10	250	2	4	0	0	0	0	0	0	5	10	5	10		
																216	216



QLEO DATA SAMPLE



Scenario Name	Construction Costs	Operating Costs	Life Cycle Costs	Square Footage	Educational Adequacy	CBR
Status Quo	\$384,000.00	\$8,386,178.93	\$8,770,178.93	25,168	52.6	503.8
Scenario 1	\$6,906,700.00	\$8,880,219.61	\$15,786,919.61	25,168	91.0	552.7
Scenario 2	\$7,579,400.00	\$7,727,833.40	\$15,307,233.40	25,168	91.8	583.7
Scenario 3	\$12,076,615.00	\$11,892,516.00	\$23,969,131.00	39,630	90.5	368.0

With more than 97 years of experience designing educational environments and spaces that cultivate inspiration and experiential learning, BLDD has transformed the landscape of higher education design.



BLDD.COM

For more information about our Master Planning Solutions and QLEO, please contact us:
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