



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

TAKE YOUR ASSESSMENTS

TO THE NEXT LEVEL!

In addition to the basic assessments most firms offer, BLDD offers in-depth assessments and data tools to **take your master planning to the next level, giving you clear, defensible data from the start.**



QLEO MASTER PLANNING & ANALYSIS TOOL

BLDD's QLEO is an analysis tool that combines data from PNAs, Functional Audits, and key cost factors—operations, construction, staffing, and transportation—to generate a clear cost/benefit ratio (CBR). This insight helps districts evaluate whether to build new, renovate, retire facilities, or stay the course, cutting through complex data so they can focus on what matters most: community-driven decisions.



SPACE UTILIZATION STUDY

Our Space Utilization Study examines every student-occupied space, every period, to identify overcrowding, underused areas, and why imbalances exist. Unlike basic studies that rely on enrollment and square footage, BLDD's approach delivers a detailed, room-by-room understanding of how a building truly functions.



SITE ASSESSMENT TOOL

Offered when a district and community explore new site options, this tool evaluates potential locations for fit and feasibility—analyzing space for buildings, parking, playgrounds, and fields, while grading key factors like traffic, zoning, and surrounding context.



EXPANDED IN-DEPTH ASSESSMENTS

No two districts are alike, so we continually expand our assessments to meet unique needs. For example, we developed a first-of-its-kind Special Education Report for Champaign Unit 4 Schools, going beyond standard functional adequacy to provide a detailed grading system for specialized learning spaces. It reflects our commitment to refining our tools and tailoring every experience to the districts we serve.



MISC. STATE OF THE DISTRICT INFORMATION

All assessments produced will be compiled within a Facilities Report. Typically, this report will include additional information we have collected along the way - basic historical student population trends, a district map and location of student population, historic information on the district, etc. The data will vary by district, but helps build a full story of a district's facilities and why they exist.



DECISIONS MADE SIMPLE

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.

NAMED SECOND
**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.

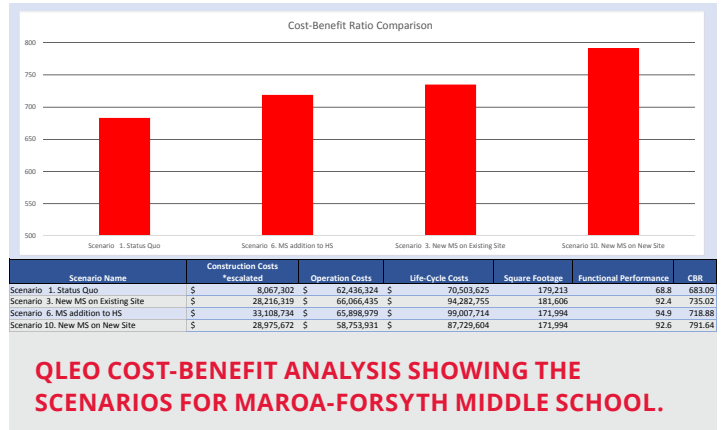
By comparing life-cycle costs and functional performance across existing and potential buildings, we quantify “what-if” scenarios.

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 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.

