

DECISIONS MADE SIMPLE

Senior Living Design Solutions with **QLEO**



From independent living to licensed care, we introduce designs that break the conventional mold and provide innovative tools to help you make complicated decisions with ease.

TRANSFORMING TOMORROW

Senior Living Design Solutions with **QLEO**

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

As your facility faces 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

Communities 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.



master plan modeling and analysis software

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.



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

Fairview Haven Retirement Community Fairbury, IL

In 2022, BLDD began a facility planning project at Fairview Haven Retirement Community to optimize resource use. The planning team assessed campus conditions and space utilization, identifying 20-year needs for building systems.

Using QLEO software, life-cycle costs and performance scores created a benchmark scenario, leading to multiple new scenarios. Initial skepticism about replacing the nursing home was alleviated after the board participated in the process. QLEO and financial projections recommended the phased approach below:



PHASE 1

Build AL apartment building



PHASE 2

Create revenue stream while maintaining balance



PHASE 3

Build downsized SNF adjacent AL building



PHASE 4

Raze old SNF, AL Estates and IL Suites



PHASE 5

Build activity space addition at IL Condos



PHASE 6

Build 15 cottages



PHASE 7

Build landscaped park and pavilion

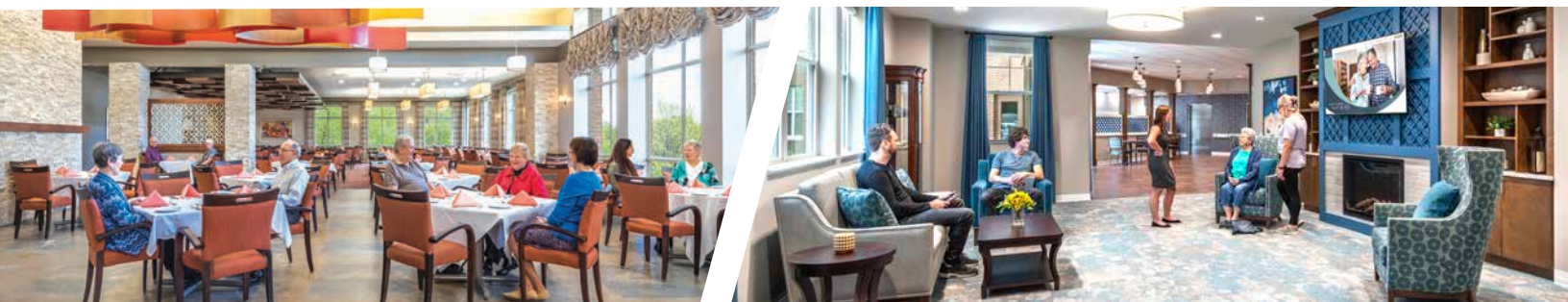
Our board was skeptical that the architect was being called in to ‘rubber stamp’ what staff leadership felt was inevitable. When the outcome and final recommendation was presented, they saw credibility in the process.

– Dave Blunier, Executive Director, Fairview Haven Retirement Community

A new generation of senior retirees is upon us. With their arrival, providing RESIDENT PRIVACY, CHOICES, AND DIGNITY is paramount. At BLDD Architects, we understand the ever-evolving expectations and are prepared to deliver innovative and functional solutions that exceed the high standards of today’s seniors.

BLDD FOREVER CLIENTS

- » Covenant Living Communities and Services
- » Carriage Crossing Senior Living
- » Apostolic Christian Restmor
- » Fairview Haven
- » Apostolic Christian Home of Eureka
- » Franciscan Ministries
- » Dial Senior Living



With more than 35 years practicing Senior Living design and over 97 years in architecture, BLDD has transformed the landscape of retiree residences.



BLDD.COM

For more information about our Senior Living Design Solutions and QLEO, please contact us:
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