Add a NEW DIMENSION of Clarity to Big Facility Decisions
With QLEO

YOUR GOAL

Your facilities are home to BIG IDEAS, and when your buildings run smoothly, you can focus on turning these big ideas into a reality.

YOUR ISSUE

Leaders are often bogged down with making facility decisions, which takes valuable time and resources away from what matters most: your business.

YOUR SOLUTION

Meet QLEO, BLDD Architects' advanced cost-benefit analysis software that brings a NEW DIMENSION of clarity to your big facility decisions.

QLEO
master plan modeling & analysis software

WHAT IS QLEO?

QLEO uses **three dimensions of data** to project and compare both the costs and benefits of several master-plan scenarios, helping you make **smart, objective decisions** by analyzing your competing investment strategies.

1

FIRST COSTS

The QLEO analysis begins with an assessment of **first costs** to determine how much it would cost to build new compared to renovating, re-purposing or retiring your current facilities.

2

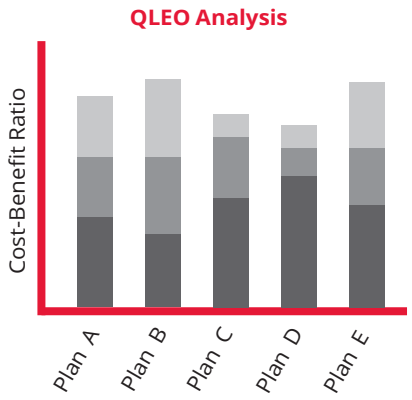
LIFE-CYCLE COSTS

Next, an analysis of **life-cycle costs** reveals how much it will cost to operate and maintain those buildings over a period of time, looking at expenditures like energy, staffing, and system replacements.

3

FUNCTIONALITY

Last, the new dimension of **purpose-driven functionality** searches for options to improve factors like employee well-being, student movement, resident engagement or safety and security, which directly impact your business goals.



QLEO does the hard work of analyzing your competing facilities options and identifying functional buildings, so you can focus on turning your goals into a reality.

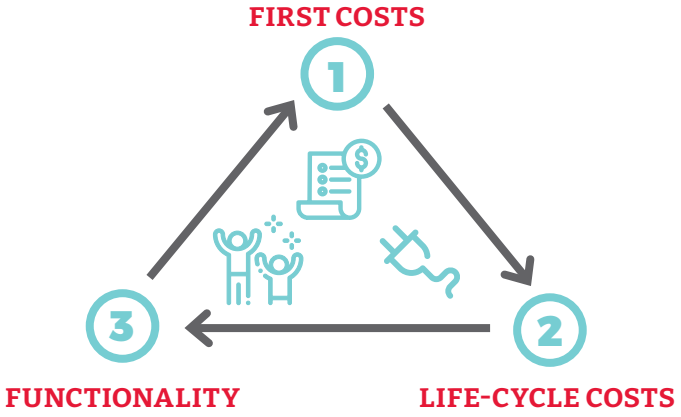
BLDD ARCHITECTS

MORE RESOURCES AVAILABLE FOR DOWNLOAD AT **BLDD.COM**

A Closer Look At **QLEO**

Most planning strategies only assess first costs and life-cycle costs. That's a great place to start, but **the QLEO magic happens with the third dimension: purpose-driven functionality.**

How well your buildings and potential improvements serve your **PURPOSE** creates an additional layer of informative data. Combining first costs, life-cycle costs and functionality provides a full picture of your facilities data and helps you make smart investments that will set your business up for future success.



A QLEO SUCCESS STORY: Maroa-Forsyth Middle School

Maroa-Forsyth is a high-performing Illinois school district with a dated middle school in desperate need of upgrades to support future-focused learning and to measure up to high standards established in peer district facilities.

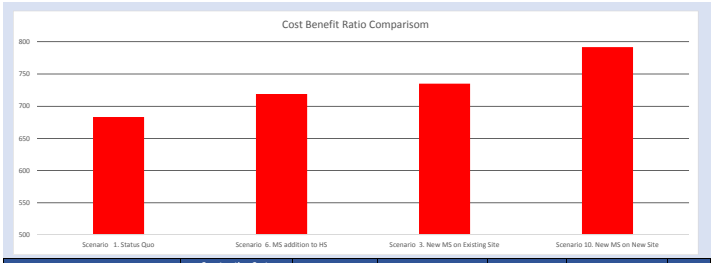
CLIENT NEED: Voter approval was needed to pass a referendum to fund the upgrades needed for the middle school; however, and the issue of where the school would be located caused a divide among citizens.

THE PROCESS: Over the course of 9 months, BLDD Architects 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.

A state of the art middle school attached to the high school with enhanced programming for all 6th-12th grade students is now in the works for Maroa-Forsyth!



Scenario Name	Construction Costs *escalated	Operation Costs	Life Cycle Costs	Square Footage	Functional Adequacy	CBR
Scenario 1. Status Quo	$ 8,067,302	$ 62,436,324	$ 70,503,625	179,213	68.8	683.09
Scenario 3. New MS on Existing Site	$ 28,216,319	$ 66,066,435	$ 94,282,755	181,606	92.4	735.02
Scenario 6. MS addition to HS	$ 33,108,734	$ 65,898,979	$ 99,007,714	171,994	94.9	718.88
Scenario 10. New MS on New Site	$ 28,975,672	$ 58,753,931	$ 87,729,604	171,994	92.6	791.64