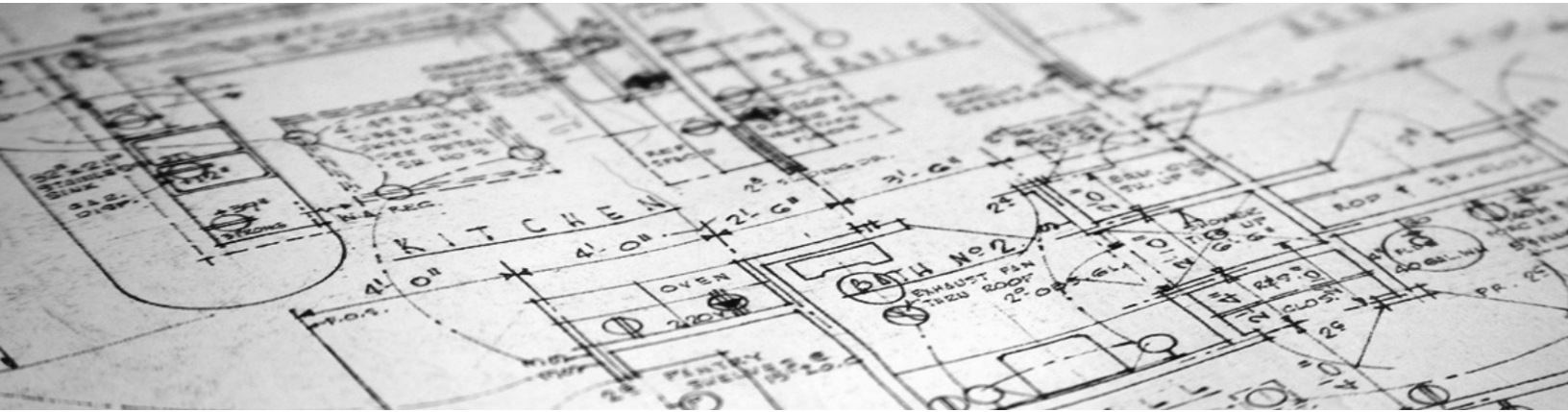


A Long-range Vision For Your District Facilities



How does long-range facility planning work?

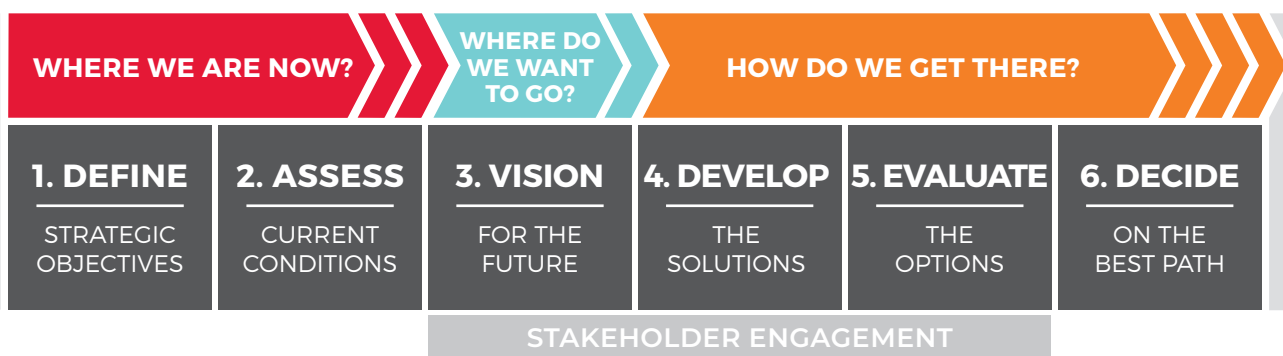
HOW WILL YOUR PRESENT BECOME YOUR FUTURE? BY ACCIDENT OR BY DESIGN?

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 make order out of chaos.

In its simplest form, the facilities planning process should answer three broad questions:

- » **Where are we now?**
- » **Where do we want to go?**
- » **How do we get there?**

Following the six-step long-range facility planning process, your vision for the future can become a reality, by design.



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

3. VISION FOR THE FUTURE

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

4. DEVELOP THE SOLUTIONS

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

5. EVALUATE THE OPTIONS

With a number of different approaches, involving new construction, remodeling facilities, additions, repurposing 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)



master plan modeling & analysis software

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

Choose the best long-range facility plan with confidence using QLEO analysis software

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.



Quantified Learning Environment Outcomes

WHAT IS QLEO?

QLEO is a master plan modeling and analysis software developed by BLDD Architects to help our 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 your facility function?

3

COST/BENEFIT ANALYSIS

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

WHAT DOES IT MEAN?

LIFE-CYCLE COSTS measure the true cost of ownership and are comprised of first costs; energy costs; operations and maintenance costs; and the cost to renew building systems and components as they age or deteriorate. Data is collected from the client or through physical needs analysis, which QLEO then uses to generate life-cycle costs, typically over a 30-year period.

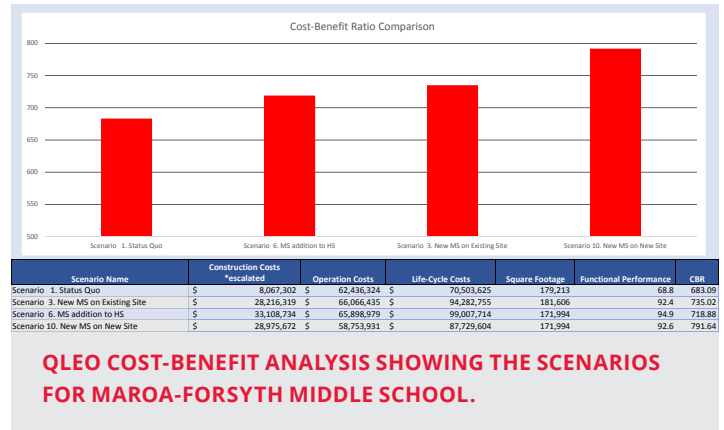
FUNCTIONAL PERFORMANCE measures how well your facility meets the needs of its intended function, both now and in the future.

Comparing the life-cycle costs and functional performance of your current or potential building(s) allows us to **QUANTIFY** the relationship between the possible what-if scenarios. The **COST/BENEFIT ANALYSIS** identifies the logic-based solution that provides the best value, the best environments, and the best use of your funds. And because this analysis is rooted in strong, objective data, it can stand up to rigorous public scrutiny.

A closer look at QLEO

Most planning strategies only assess life-cycle costs. That's a great place to start, but **the QLEO magic happens by adding a new dimension: purpose-driven functional performance.**

How well your buildings and potential improvements serve your **PURPOSE** creates an additional layer of informative data. Combining life-cycle costs and functional performance provides a full picture of your facilities cost/benefit 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!



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 will be finished 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.



Ensure Stakeholder Support With Authentic Community Engagement

The most successful referendum campaigns start with community engagement, which builds an army of volunteers and a solid foundation for winning at the polls. Since these volunteers help develop the plan, they are more invested in the success of the campaign, and, therefore, are more willing to communicate the need for passage of the referendum to their peers.

“The community engagement process succeeds because **everyone has a voice, everyone is heard, and the best ideas quickly rise to the top.**”

— **Damien Schlitt**, BLDD Architects
Principal | Co-Director of K12 Design Group

THE COMMUNITY ENGAGEMENT PROCESS AT-A-GLANCE

1. START WITH THE WHY



- » Help your citizens understand the challenges of your teachers, staff and students
- » Go on building tours and talk to stakeholders within the district
- » Help citizens make informed investments with their tax dollars

2. UNCOVER THE LANDMINES



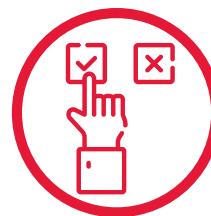
- » Discover issues that will keep your citizens from supporting the master plan
- » Participate in a variety of activities that help you dig deep and uncover the best path to move your district forward

3. GIVE VOTERS AUTHORSHIP



- » Have your citizens generate ideas alongside our architects
- » Work in small groups to develop consensus, eliminate weak ideas and expand on the most promising solutions

4. CHOOSE THE BEST OPTION



- » Compare life-cycle costs and functionality of top ideas
- » Make an informed decision on the best master plan path using QLEO (BLDD's master-plan modeling and cost-benefit analysis software)

THE RESULT: Good people with good information make good decisions, giving your district a clear vision for the future.

25 Years of Successful Community Engagement Efforts

**90%
PASSED
FIRST TIME!**

FOR OVER 25 YEARS, BLDD ARCHITECTS HAS **HELPED DISTRICTS SECURE MORE THAN \$1.1 BILLION IN FUNDING** THROUGH OUR TRIED-AND-TRUE COMMUNITY ENGAGEMENT PROCESS THAT PUTS **VOTERS IN THE DRIVER'S SEAT AND DISTRICT LEADERSHIP AT EASE.**

1995	Porta CUSD #202, IL	Bond Referendum	\$4,700,000
1998	Ball Chatham CUSD #5, IL	Bond Referendum	\$29,800,000
1999	Lovington CUSD #303, IL	Bond Referendum	\$700,000
2000	Bond County CUSD #2, IL	Bond Referendum	\$6,900,000
2000	Nokomis CUSD #22, IL	Bond Referendum	\$5,400,000
2002	Athens CUSD #213, IL	Bond Referendum	\$5,900,000
2002	Argenta-Oreana CUSD #1, IL	Bond Referendum	\$14,800,000
2005	Millstadt CSD #160, IL	Bond Referendum	\$6,350,000
2006	Lake Bluff ESD #65, IL	Bond Referendum	\$24,400,000
2006	Olympia CUSD #16, IL	Bond Referendum	\$12,700,000
2010	Decatur Public SD #61, IL	County Sales-Tax Referendum	\$132,131,224
2010	Meridian CUSD #15, IL	County Sales-Tax Referendum	\$43,000,000
2010	Logan County, IL	County Sales-Tax Referendum	\$19,762,730
2010	Paris Cooperative HS District, IL	Bond Referendum	\$39,700,000
2010	Washington CHSD #308, IL	Bond Referendum	\$9,500,000
2011	St. Joseph School District, MO	Bond Referendum	\$42,000,000
2013	Livingston County, IL	County Sales-Tax Referendum	\$30,038,582
2014	Princeville CUSD #326, IL	Bond Referendum	\$8,220,000
2014	Monticello CUSD #25, IL	County Sales-Tax Referendum	\$20,200,000
2014	Jacksonville SD #118, IL	County Sales-Tax Referendum	\$36,500,000
2014	Iowa City CSD, IA	PPEL Vote	\$191,000,000
2015	Delavan CUSD #703, IL	Bond Referendum	\$7,100,000
2015	Geneseo CUSD #228, IL	Bond Referendum	\$16,500,000
2017	Cerro Gordo CUSD #100, IL	Bond Referendum	\$8,000,000
2018	Athens CUSD #213, IL	Bond Referendum	\$11,000,000
2018	Central SD #51, IL	Bond Referendum	\$12,000,000
2018	Monticello CUSD #25, IL	Bond Referendum	\$29,800,000
2018	Richland County CUSD #1, IL	Bond Referendum	\$31,000,000
2018	Tri-Valley SD #3, IL	Bond Referendum	\$15,200,000
2018	Springfield School District #186, IL	County Sales-Tax Referendum	\$216,643,331
2019	Winfield Mt. Union CSD, IA	Bond and County Sales-Tax Referendums	\$7,500,000
2020	Maroa-Forsyth CUSD #2, IL	County Sales-Tax Referendum	\$33,000,000
2020	Williamsville-Sherman CUSD #15, IL	County Sales-Tax Referendum	\$40,000,000
2022	New Berlin CUSD #16, IL	Bond Referendum	\$23,500,000

Long-range Facilities Plan Success: Springfield District #186

The key to a successful district starts with a solid plan to visualize the future. Below is an example of the 10-year budget chart for all the projects identified in the Springfield District 186 planning process, categorized by transfer package. This chart helped the district to project and prioritize costs related to their 30-facility master plan.

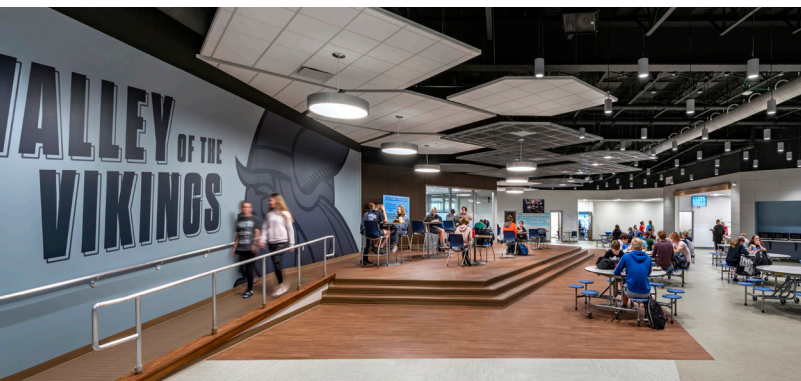
Package	Draft Master Plan	Phase 1 Year	Duration	Phase 1 Cost	Total Escalated Cost	2020	2021	2022	2023	
Package 1	Security Cameras	1	1	1,059,581	1,091,368	1,091,368	-	-	-	
Package 2	Secure Entry Modifications	1	1	257,544	265,270	265,270	-	-	-	
Package 3	Early HLS Implementation	1	1	3,241,548	3,338,795	3,338,795	-	-	-	
Package 4	HVAC Controllers Project	1	1	921,451	949,095	949,095	-	-	-	
Package 5	Butler Elementary School	1	2	4,064,417	4,261,704	1,674,540	2,587,164	-	-	
	Dubois Elementary School	1	2	3,035,895	3,183,257	1,250,789	1,932,469	-	-	
	Harvard Park Elementary School	1	2	1,712,236	1,795,348	705,441	1,089,907	-	-	
Package 6	Black Hawk Elementary School	1	2	2,860,348	2,999,189	1,178,463	1,820,726	-	-	
	Fairview Elementary School	1	2	2,717,179	2,849,071	1,119,478	1,729,593	-	-	
	Sandburg Elementary School	1	2	3,661,913	3,839,662	1,508,708	2,330,954	-	-	
Package 7	Washington Middle School	1	2	6,555,593	6,873,801	2,700,904	4,172,897	-	-	
	Jefferson Middle School	1	2	3,279,100	3,438,268	1,350,989	2,087,278	-	-	
Package 8	Franklin Middle School	1	2	4,630,143	4,854,890	1,907,619	2,947,271	-	-	
	Grant Middle School	1	2	5,302,517	5,559,901	2,184,637	3,375,264	-	-	
Package 9	Lanphier High School	2	3	40,363,626	44,573,395	-	4,282,177	19,847,891	20,443,328	
	Lanphier Field House (1)	5	2	12,130,601	14,315,820	-	-	-	-	
Package 10	New K-5	2	2	22,071,242	23,836,858	-	9,366,152	14,470,705	-	
Package 11	New Owen Marsh	3	2	17,928,682	19,943,796	-	-	7,836,462	12,107,334	
Package 12	Springfield Southeast HS	2	2	5,817,563	6,282,946	-	2,468,741	3,814,205	-	
	Springfield High School - Early HLS	2	2	1,439,243	1,554,377	-	610,757	943,620	-	
Package 14	Springfield HS Field House (2)	5	2	12,130,601	14,315,820	-	-	-	-	
	Springfield High School	7	3	36,882,796	47,216,686	-	-	-	-	
Package 15	SSHS Field House (3)	5	2	17,972,541	21,210,133	-	-	-	-	
Package 16	Wanless School	7	1	1,044,991	1,285,207	-	-	-	-	
	Lincoln Magnet School	7	1	1,100,476	1,353,446	-	-	-	-	
Package 17	Later HLS	8	1	687,726	871,190	-	-	-	-	
Package 18	Paving/Playgrounds	4	1	1,976,542	2,224,616	-	-	-	2,224,616	
Package 19	HLS at Southern View	4	1	270,421	304,361	-	-	-	304,361	
Total						21,226,097	40,801,351	46,912,883	35,079,639	
Cumulative Total						Year	21,226,097	62,027,448	108,940,331	144,019,969

Package	Draft Master Plan	2024	2025	2026	2027	2028	2029
Package 1	Security Cameras	-	-	-	-	-	-
Package 2	Secure Entry Modifications	-	-	-	-	-	-
Package 3	Early HLS Implementation	-	-	-	-	-	-
Package 4	HVAC Controllers Project	-	-	-	-	-	-
Package 5	Butler Elementary School	-	-	-	-	-	-
	Dubois Elementary School	-	-	-	-	-	-
	Harvard Park Elementary School	-	-	-	-	-	-
Package 6	Black Hawk Elementary School	-	-	-	-	-	-
	Fairview Elementary School	-	-	-	-	-	-
	Sandburg Elementary School	-	-	-	-	-	-
Package 7	Washington Middle School	-	-	-	-	-	-
	Jefferson Middle School	-	-	-	-	-	-
Package 8	Franklin Middle School	-	-	-	-	-	-
	Grant Middle School	-	-	-	-	-	-
Package 9	Lanphier High School	-	-	-	-	-	-
	Lanphier Field House (1)	5,625,077	8,690,743	-	-	-	-
Package 10	New K-5	-	-	-	-	-	-
Package 11	New Owen Marsh	-	-	-	-	-	-
Package 12	Springfield Southeast HS	-	-	-	-	-	-
	Springfield High School - Early HLS	-	-	-	-	-	-
Package 14	Springfield HS Field House (2)	5,625,077	8,690,743	-	-	-	-
	Springfield High School	-	-	4,536,119	21,024,910	21,655,657	-
Package 15	SSHS Field House (3)	8,334,040	12,876,092	-	-	-	-
Package 16	Wanless School	-	-	1,285,207	-	-	-
	Lincoln Magnet School	-	-	1,353,446	-	-	-
Package 17	Later HLS	-	-	-	871,190	-	-
Package 18	Paving/Playgrounds	-	-	-	-	-	-
Package 19	HLS at Southern View	-	-	-	-	-	-
Total		19,584,194	30,257,579	7,174,772	21,896,100	21,655,657	-
Cumulative Total		163,604,163	193,861,742	201,036,514	222,932,614	244,588,271	244,588,271

Successful Long-range Facility Plans

Our most successful and strategic partners have studied and implemented district-wide facility master plans. **The districts listed below are just some of the most recent examples of long-range facility planning with immediate returns!**

- Athens CUSD #213, Athens, IL
- Central SD #51, Washington, IL
- Cerro Gordo CUSD #100, Cerro Gordo, IL
- Geneseo CUSD #228, Geneseo, IL
- Hamilton CCSD #328, Hamilton, IL
- Jacksonville SD #117, Jacksonville, IL
- Maroa-Forsyth CUSD #2, Maroa, IL
- Monticello CUSD #25, Monticello, IL
- New Berlin CUSD #16, New Berlin, IL
- Richland County CUSD #1, Olney, IL
- Springfield PSD #186, Springfield, IL
- Tri-Valley CUSD #3, Downs, IL
- Waltham CCSD #185, North Utica, IL
- Williamsville-Sherman CUSD #15, Williamsville, IL



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