



OPEN CALL 33

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Content

OO3301 Leuven - International House	04
OO3302 Melle - School	14
OO3303 Gent - Bicycle and pedestrian bridge	22
OO3304 Niel - Master-plan and housing infill area	30
OO3305 Overpelt - Hasperhoven	38
OO3306 Lint - redevelopment neighbourhood	46

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003301





LEUVEN - International House

All-inclusive study assignment for the renovation of the Comenius Campus to create an International House and an International School in Leuven

The aim is to boost Leuven's international appeal by means of an International House. Attracting and supporting international talent is important to the city. It is crucial to its economy and in addition provides cultural and social enrichment.

Leuven MindGate is a cooperative platform that is intended to put Leuven on the world map as a centre of knowledge in the fields of health, technology and creativity. This cooperation between the economic and cultural sectors, the city council and the education sector initiated a wide-ranging enquiry among foreign knowledge-workers in Leuven. It showed that there is a need for an 'international house' that helps international employees, researchers and companies in their activities in the city. A unique approach to their reception makes their move to and integration into Leuven a lot simpler.

The Comenius Campus, adjacent to the station and the council offices, will be vacated in mid-2017 and, because of its excellent location and since it is a visual landmark, it is the perfect place to rehouse this International House and also the International School. The building was erected in the early 1930s as a provincial

teacher training college for girls. It was designed by Raymond Poppe and was the result of an architectural competition, a report of which was published in the well-known periodical L'Emulation in 1930. The building was conceived with the proper attention to its interior and exterior finish in the modernist and art deco styles. Poppe built a similar school in Elsene while he was the municipal architect there. The Comenius Campus is not classified, but does have a heritage value. So the project for its change of use must treat the valuable interior and exterior elements with respect.

The atmosphere and the agreeable rooms of the building offer quite a few opportunities to make the International House a real magnet for expats. The services provided to support them during their move to and integration into Leuven are as far as possible combined. All sorts of organisations that work on international relations will be able to set up shop there. Flexible spaces, offices and meeting facilities are to be offered to organisations such as LeuvenMindGate, India House Leuven, UCLL etc. However, the International House must in the first place provide space for initiative and community-building. More formal events and opportunities for networking should also be possible there.

The International School of Leuven (ISL) has been in existence for four years and will also be given a home in this building. The ISL has clear links with the International House, but has a very specific programme in its own right. At present, the International School of Leuven is a relatively small primary school, but has the prospect of growth. Its infrastructure is suited to the characteristic style of education that focuses on intensive differentiation, project work and individual activities. The school infrastructure may also possibly be shared with, for example, the schools of the Chinese and Polish communities, who are learning the language of their country of origin, often on Wednesday afternoons and in the weekend.

PRINCIPAL

Autonomo Gemeentebedrijf Stadsontwikkeling Leuven (AGSL)

PROJECT MANAGER

Karen Landuydt

LOCATION

Tiensevest 60 (Campus Comenius), 3000 Leuven

CONSTRUCTION BUDGET

€5.000.000 (Excl VAT) (Excl Fees)

FEE

Overall fee basis from 10% to 12% for architecture, stability, technical installations. Calculated on the basis of the total investment, based on architecture class 3 / stability KVIV class 1 / technical installations KVIV class 1, excl acoustics and EPB

AWARD:

€5.000 (excl. VAT) per candidate / 4 candidates

Practical sharing is clearly one of the aims for this building. This opens up opportunities because it makes the use of space more efficient, but requires flexible organisation and brings challenges in the areas of management and operation. And there are still challenges for the project. The building has been used for years and the renovation will have to upgrade it substantially in the areas of accessibility, fire safety, acoustics, technical installations and energy use. As far as sustainability is concerned, it is the intention that the AGSL should play an exemplary role in the context of Leuven Klimaatneutraal 2030 (a carbon-neutral Leuven by 2030). And since the building will be the head office of Leuven MindGate, it is obvious that we are also aiming high when it comes to creative design, innovation and smart building concepts.

So we are looking for a multidisciplinary design team that is capable of tackling the various challenges of this project, and above all is able to keep them all in balance:

- We are looking for a team that respects the heritage value and the existing qualities of the building. How can this solid starting point for the project be used to the full?
- With a building of this sort, which does not meet present standards in all areas, how do you make it state-of-the-art once again? How do you make it accessible and fireproof?



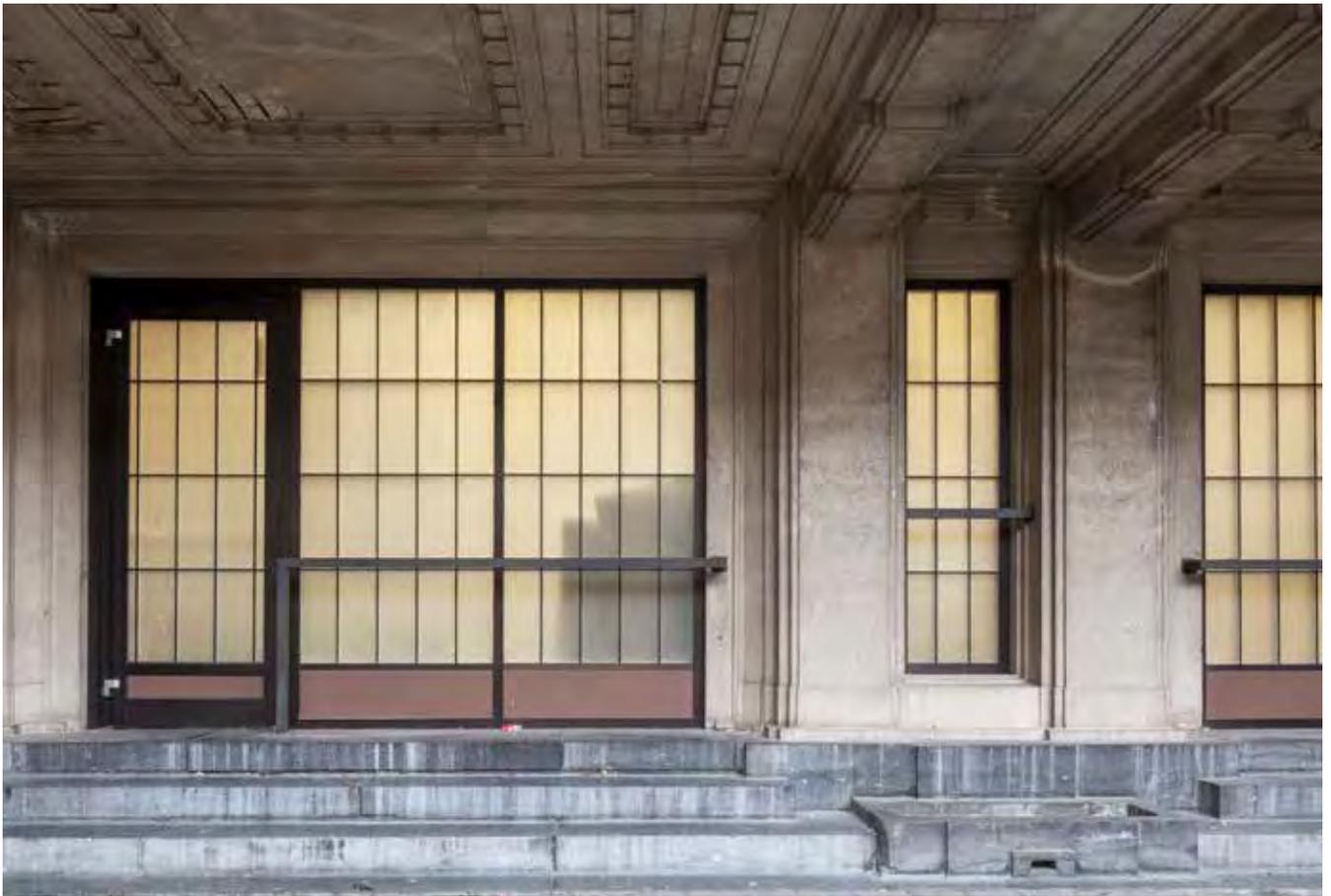
What changes are essential for the acoustics and the technical installations? What measures can be taken to improve its energy performance?

- What changes would make the sharing of the building simpler? Ingenious changes in the programme and design of the floor-plan may help, but technology can also make this more of a smart building. How do you make sure that the many different and perhaps even alternating users feel at home and make the building their own?
- The existing interior very much determines the visual aspect and atmosphere. How do you make use of this to enhance the

identity of the International House? Could this already play a part in the first acquaintance with the building through the website? Is there, on the other hand, also room to add new elements in a sensitive fashion, so as, for example, to increase its homeliness or child-friendliness?







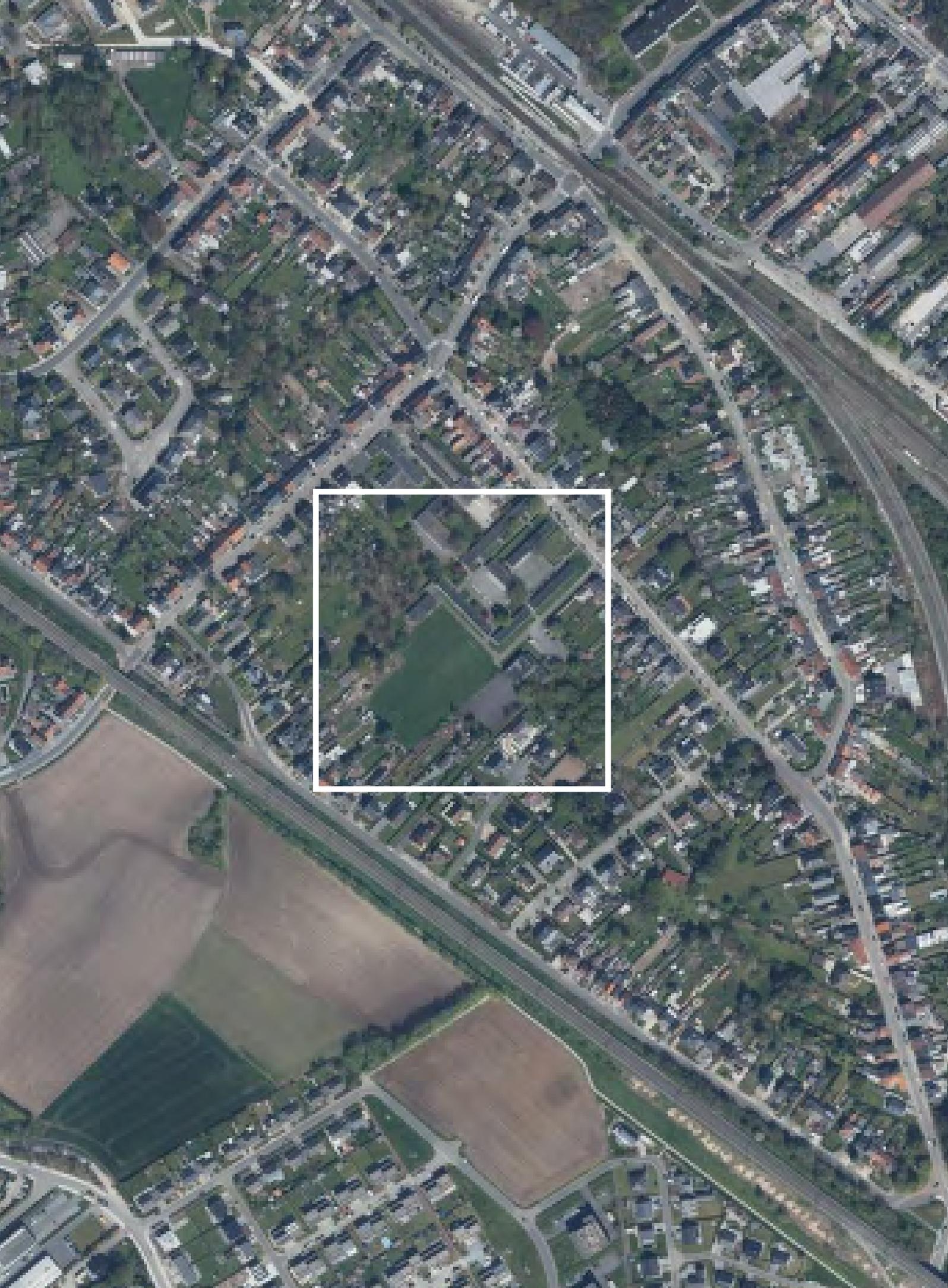






003302





MELLE - School

All-inclusive study assignment for a new building for a nursery and primary school on the Vossenstraat-Beekstraat-Spoorlaan site in Melle

The municipal primary school is currently housed in antiquated buildings alongside the busy N9 road in Melle. The local authority wants to relocate the school to a nearby school site that will soon be vacated. This future site (Vossenstraat-Beekstraat-Spoorlaan) is very spacious and is in a residential area close to the village centre. All the existing school buildings will be demolished, except for the sports hall, which will be renovated. There are numerous standard trees on the site as well as a plot of grass. The local authority wants to build a compact and functional new school for 350 children on the site, on a scale suited to all its users (children, staff and parents), with nursery classrooms, primary school classrooms, rooms for individual guidance and care consultation, a computer room, classrooms for the different religions, a staff meeting room, dining room, kitchen, playroom for infants, toilets, storerooms and technical rooms. In addition, the local authority

wants the school to provide before- and after-school care, holiday care, facilities for a music school and community school, outdoor play areas, functional green zones, bicycle storage, pedestrian and bicycle access and a visitor's car park on the periphery. In addition to the school, the site will also hold a gymnasium linked to the existing sports hall and a crèche, possibly in combination with small-scale housing. These latter buildings are not part of the architectural brief. The local authority has commissioned the Veneco inter-municipal company to draw up a master-plan for the whole site. Together with the project definition, this master-plan will form the framework within which the architects can design the school. The sum to be invested (for study and construction) is 6,000,000 euro including VAT. The overall fee (including stability and technical installations) is set at between min. 8.05% and max. 11%

PRINCIPAL

Gemeentebestuur Melle

PROJECT MANAGER

Rien Gellynck

LOCATION

Beekstraat 38, 9090 Melle

De project area is located between Vossenstraat – Beekstraat – Spoorlaan

CONSTRUCTION BUDGET

€6.000.000 (Incl. VAT) (Incl. Fees)

FEE

Overall fee percentage of min. 8.05% and max. 11% for the architecture, stability and technical installations, on the basis of the total investment sum

AWARD

€7.500 (excl. btw) per candidate / 3 candidates





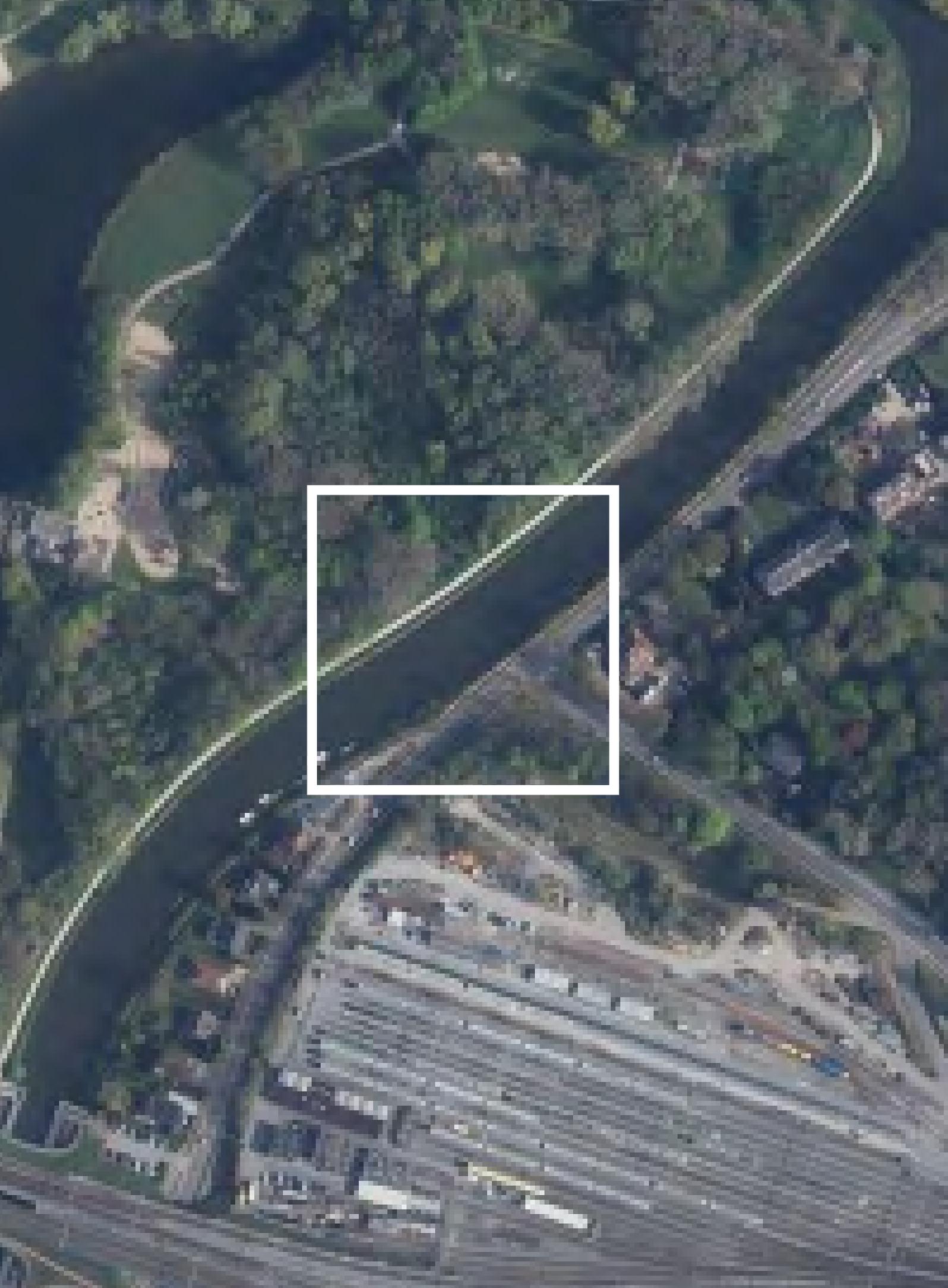






003303





GENT - Bicycle and pedestrian bridge

All-inclusive study assignment for the construction of a bicycle and pedestrian bridge over the River Lys in Ghent, making use of the Open Call procedure

Ghent's urban development company (Sogent) is the principal that is offering this assignment for a permanent bicycle and pedestrian bridge over the River Lys. This bridge is part of the 'Westerringspoor' and lies on Ghent's main network of cycling routes. The bridge is also the final part of the Rinkhout Path, the slow-speed connection between Maria-Hendrikaplein and the Blaarmeersen recreational park, as set down in the Regional Spatial Implementation Plan for 'Ghent St Peter's Station, Koningin Fabiolalaan'. On a local scale, the bridge provides access from the northern part of the station area to one of Ghent's most important centres of recreation in a green setting.

The bridge will be a major incentive to future occupants of the flats in the adjacent Rinkkaai project, for which Sogent has appointed a private partner and for which a land division application is currently being prepared. Because it offers a direct and safe link

to the Blaarmeersen recreational park, this bridge will provide important leverage for family-friendly high-rise building.

For this assignment, Sogent is looking for a design and engineering team that is sufficiently well practised to carry out the whole of the assignment, which includes creating the design and its technical realisation, drawing up the documents for the application for an urban planning permit and drawing up the tendering package, including the verification of the quotes and follow-up and inspection in the course of the works.

Sogent is putting aside a budget of 1.75 million euro for the execution of this bridge. This sum is the maximum budget and includes the layout of the surroundings at the Griendijk, Snepkaai and/or Koningin Fabiolalaan. This sum does not include the cost of the studies or the VAT.

PRINCIPAL:

Sogent

PROJECT MANAGER

Pieter Jacobs

LOCATION

Snepkaai/Griendijk, 9000 Gent

BUDGET

€1.750.000 (Excl. VAT) (Excl. Fees)

FEE

Design of bridge: 10%, calculated on the basis of the total cost of the bridge
Design of immediate surroundings: 6% of the total cost of laying out the surroundings

AWARD:

€7.500 (excl. VAT) per candidate, 4 candidates











003304





NIEL - Master-plan and housing infill area

All-inclusive study assignment for drawing up a master-plan and for the building of 30 social housing units for seniors and a library in Niel

The borough of Niel is in Antwerp Province near the confluence of the rivers Rupel and Scheldt, covers an area of 527 ha and has 10,200 inhabitants. An increase in its population necessitates additional housing. For this purpose, the local authority has opted to develop a space in the interior of a street block close to the village centre.

This infill area is 1.35 ha in size and lies between Antwerpsestraat, Kerkstraat and Dorpsstraat. Until a few years ago, this space was almost completely occupied by a shoe factory and a school. In this enclosed space, the local authority now wishes to build a new library, social housing units for seniors and additional private housing closely interwoven with a green public space in accordance with the RUP.

In the first instance, the local authority wants to have a master-plan drawn up for this infill area. The master-plan should define the urban planning structure and indicate the desired visual quality of the buildings and the public space. In the master-plan should be paid special attention to the various local roads, the penetrability of the street block and the green nature of the enclosed area, which will benefit the quality of life in the inner area.

De Ideale Woning is giving the design team the task of implementing the first stage of the master-plan. This may include the construction of the social housing units for seniors. The number of private dwellings and possible other elements will be laid down in the master-plan.

The principal is looking for a design team that can develop a master-plan for the site that is based on its existing qualities and which is sufficiently flexible to respond to the various developments in the neighbourhood. In addition, the design team should be able to create architectural quality on the scale of the area and should be capable of defining architectural quality in terms of preconditions for future developments (private or otherwise). The design team that is selected will assist the principal in setting out the development process and providing an insight into the financial figures that the master-plan involves. The design team will provide support to the communication and participation agency that is to be appointed.

PRINCIPAL

Gemeentebestuur Niel / C.V. De Ideale Woning

PROJECT MANAGER

Bart Sas

LOCATION

Dorpsstraat - Antwerpsestraat, 2845 Niel

The project area is located between Dorpsstraat, Antwerpsestraat, Kerkstraat

CONSTRUCTION BUDGET

€5.200.000 (Excl VAT) (Excl Fees)

FEE

- 50,000 euro excl. VAT for the master-plan.
- For the construction of 30 social housing units for seniors and the structural work on the library : scales VMSW (Architecture: scale 2006.1
- Stability studies and special technical installations: RI-200

AWARD

9000 euro (excl. VAT) per candidate / 3 candidates





NIEUWE OPENING
OP ZON- & FEESTDAG
Maandag 8u - 19u
Woensdag zaterdag 8u - 19u







003305





OVERPELT - Hasperhoven

All-inclusive study assignment for a master-plan and development strategy for the Haspershoven area

The Hasperhoven infill area lies strategically between the centres of Overpelt and Neerpelt. The two boroughs, as twin cores, have been selected as single small-scale urban area in the Flanders Spatial Structure Plan. The development of Haspershoven as a sustainable residential area has the potential to absorb future housing needs in this twin-core district right in the centre of this small-scale urban area.

The project area is unique. It is about ten hectares in size and is one kilometre from both the town centres. The infill area is along Leopoldlaan, which is the urban vector between the centres. The station, bus stop, swimming baths, schools, shops and so on are all within walking distance. Haspershoven is intended to be a sustainable district with an ambitious housing density. An exemplary district, paying the maximum attention to residential quality, walking, cycling and green public spaces. A landscape park, with room for water, is intended to provide the link with the nearby Dommel Valley

The local authority wishes to have a master-plan and development strategy drawn up for the Haspershoven infill area and its immediate surroundings. The master-plan should determine the urban development structure and indicate the desired

visual quality of the buildings and the public space. The aim of sustainability must be established and secured. Attractive visualisations should be provided to show how the district might look.

In addition, a plan and strategy are to be worked out for the development of the area in accordance with the master-plan. An important point here is the provision of advice on the balance between the pros and cons, on the possibility of working in stages, the consolidation of land including a return for the various landowners, timing, organisation of the legal framework, quality control, project organisation and so on. The development strategy should also make clear what role the local authority should play and the organisational measures that will be necessary for this.

To carry out this assignment, Overpelt local authority is looking for a multidisciplinary team that has distinguished itself in the fields of urban planning, architecture and landscape design, and points the way to a sustainable development of the area. The team will also cooperate with the organiser of a participation project that is intended to involve property owners, local residents, higher levels of government and so on.

PRINCIPAL

Gemeentebestuur Overpelt

PROJECT MANAGER

Stein Geuens

LOCATION

Hasperhovenstraat, 3900 Overpelt
Block enclosed by Haspershovenstraat, Sellekaertsstraat, Leopoldlaan and Sint-Jorisstraat

FEE:

Flat fee of 65,000 euro excl. VAT for drawing up the master-plan

AWARD

€8.500 (excl. VAT) per candidate / 3 candidates





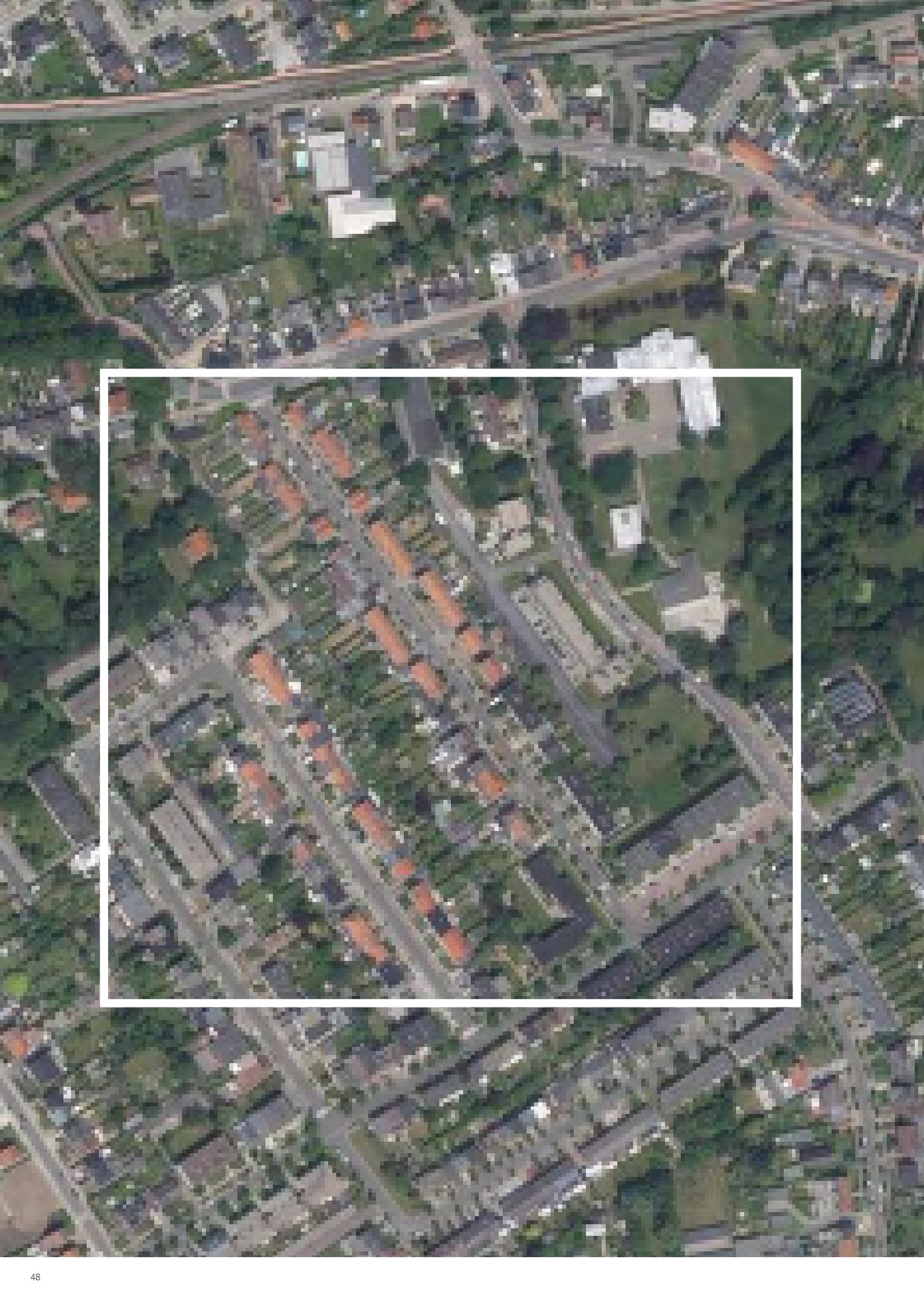






003306





LINT - Redevelopment neighbourhood

The drawing up of a master-plan for the redevelopment of an existing neighbourhood owned by De Ideale Woning in Lint

De Ideale Woning is a social housing company with more than 5800 homes scattered over a large part of the Antwerp district. Over the years (1922 to 2014), De Ideale Woning developed a neighbourhood in Lint that originally consisted of 240 houses and flats. The majority of these homes are outdated. As a result of the right to buy, a proportion of the single-family homes have been purchased by the sitting tenant (26 of them). This creates a mixture of private owners and social tenants. The neighbourhood is in urgent need of transformation. In 2012 De Ideale Woning drew up a renovation policy plan for the entire housing stock. In Lint, this means that a number of the older homes will be sold, and another part thoroughly renovated or replaced by new buildings.

On the basis of the essential redevelopment of the existing district, we want to generate a broad view of the wider neighbourhood and its surroundings. This is at the same time an opportunity to strengthen the heart of the borough. We want to regenerate this neighbourhood in consultation with the local authority of Lint. By condensing the building we can create more open space and at the same time provide a solution for a more mixed neighbourhood, both for its habitation, with a focus on new, affordable forms of home, and for other activities that will enhance the fabric of this existing neighbourhood. This means that homes can be built by private partners in addition to social housing. We also want to look for links to the amenities in the immediate surroundings of the neighbourhood (schools, sports fields, etc.).

As a social housing company we always try to find and develop sustainable solutions for the generation of neighbourhoods and housing stock, both for the future residents, in whose interest it is, and also for the further management and maintenance of the

housing stock for the housing company.

In our view, sustainability starts with the initial development plans (land use, mobility, green amenities) and is taken into consideration in every additional aspect right up to the way each individual home is equipped.

The neighbourhood is adjacent to the centre of the borough of Lint. The changes will mainly impact Kasteelplein and Eikhof, but also Acacialaan, Van Asschestraat, Crauwelshoeve and Kardinaal Cardijnlaan.

To achieve our aims we attach a great deal of importance to participation as part of the process. This means that the organisation of a participation process is also an important part of this assignment.

The assignment will consist of (1) drawing up a master-plan with a long-term vision for this neighbourhood; (2) a participatory approach to the process; (3) the architectural assignment for the first stage of the master-plan (provisional). The principal may decide to award part or all of the assignments for the implementation to the winning design team, but is not obliged to do so. If the master-plan does not lead to an assignment for its implementation, the party that drew it up cannot assert any right to damages.

To carry out this assignment, De Ideale Woning is looking for a multidisciplinary team with knowledge and experience of architecture, renovation, urban development, landscape architecture and participation processes.

PRINCIPAL

C.V. De Ideale Woning

PROJECT MANAGER

Peter Vande Sompele

LOCATION

The redevelopment of the neighbourhood includes Kasteelplein, Eikhof, but also the streets Acacialaan, Van Asschestraat, Crauwelshoeve, Kardinaal Cardijnlaan

CONSTRUCTION BUDGET

Depends on the master-plan

FEE

- €75.000 for drawing up the master-plan,
- first fase of the realisation in accordance with the 2006 VMSW rates

AWARD

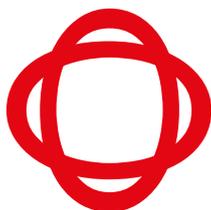
7.500 euro excl VAT / 4 candidates











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DESIGN

Team Vlaams Bouwmeester

PHOTOGRAPHY

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ARIALS

Digital version of the orthophoto's, mid scale, colour, registration 2016
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