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# OPEN CALL 30

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# ANTWERP - Gedempte Zuiderdokken

The all-inclusive study assignment for a draft design (definite) and the phased implementation and provision of advice (conditional) for the reorganisation of the public space at the South Docks in Antwerp.

The 'Gedempte Zuiderdokken' are a unique open space in Antwerp's urban fabric. When the city was extended to the south at the end of the 19th century, three docks were dug in this area for the expansion of the harbour activity on the quays along the Scheldt. Slightly less than a century later, around 1969, the harbour activity shifted northwards and these three docks were filled in. Since then, the space has largely been used as a free car park. Sports and play facilities have been set up at the two ends. Since the 1980s, the 'South' district has systematically been transformed by all manner of private and public initiatives into an attractive neighbourhood with a number of major cultural attractions. But the public space of the 'Zuiderdokken' has itself not kept up with this evolution.

Now, moving the current parking space underground provides an opportunity to write a new chapter for this, the most important square in the South district. The two planned underground car parks are to be built within the outlines of the former Coal Dock (Kooldok) and Stone Dock (Steendok), respectively the most northerly and southerly of the three original docks. For both of these car parks, the Antwerp park company GAPA will draw up the specifications for the selection of a private partner to design, build, finance, run and maintain them.

The whole of the public space over the infilled docks can then be laid out completely anew from one street frontage to the other. Antwerp city council has set ambitious objectives with the aim of making the square a high-quality urban space once again. The re-use and re-laying of this exceptional public space will after all be a major challenge, but it is above all a great opportunity. The design for the new square should be of the same high standard as examples at an international level.

By means of the Flemish Government Architect's Open Call procedure, Antwerp City Council aims to find a talented design team for the reorganisation of this public space. In addition, the designers are expected to make suggestions for the broader area of study, such as the relationship between the South Docks and the Scheldt quaysides and the Leopold De Waelplaats. A multi-disciplinary team is required for this assignment, one that has abilities in the areas of urban planning, landscape architecture, public space and architecture. It must also have expertise and experience in implementation techniques for the public domain and type 250 standard specifications.

Material for the assignment will be provided by a participation scheme. In summer 2015 the opinions of the inhabitants will be asked in an online questionnaire. Their views will in part define the formulation of the assignment for the reorganisation of the 'Gedempte Zuiderdokken'. Both the formulation of the assignment and the full results of the questionnaire will be given to the selected designers as a briefing document.

The designs for the underground car parks and for the public space must as far as possible be in tune with each other. The private partner who will construct the car parks will be given instructions regarding the depth at which they are built so that they cannot impede the design of the public space. The competition design chosen for the public space will be given as a guideline in the negotiations with the candidates for the car parks. Close cooperation between the designers of the public space and the private builders of the car parks is required from the moment it is known who they will be.

The timing and phasing of the laying out of the public space depend partly on the timing of the construction of the car parks. Work on the public space will not start before 2018, and only after completion of the underground car parks. The principal will award the full study assignment to the design team, but because the actual re-laying of the public space is dependent on progress in building the underground car parks and the availability of the resources in the municipal budget, the assignment is being divided into two parts:

- a draft design for the whole area, for a flat-rate fee (definite part)
- a preliminary design for the public space is optional and in stages, depending on the resources available (conditional part)

## CLIENT

AG VESPA

## LOCATION

between Waalse Kaai and Vlaamse Kaai and between Scheldestraat and Van der Sweepstraat

## BUDGET

€ 16.200.000 excl. VAT and fees

## TIMING

implementation to start in 2018

## FEES

6% of the estimated investment budget divided between:

- draft design, 17%, definite
- preliminary design, 17%, optional
- final design, 17%, optional
- implementation dossier (for planning permission and tendering), 17%, optional
- tendering procedure, 2%, optional
- monitoring works, 30% optional

## AWARDS

€ 15.000 (excl. vat) per candidate  
5 candidates





























003002 - Herentals

Arts campus and police station / Herentals Town Council and Neteland police zone











# HERENTALS - Arts campus and police station

The all-inclusive study assignment for the conversion of the Belgacom building into an arts campus, archive space and headquarters of the police department in Herentals.

Herentals Town Council and the Neteland police zone have together bought the Belgacom building near Molenvest in the centre of Herentals. Four different users have to be combined harmoniously in the building so that each can carry out its functions to the highest standards. The municipal users are the Academy of Art, the Academy of Music, Word and Dance and, in the cellar, the municipal archives; in addition, the Neteland police zone will have its headquarters in the building. In the part that is owned by the town council, the VDAB (Department of Employment) will, as a tenant, continue to use the part of the building it occupies. The police department is also already using part of the building. The designer must help guarantee the continuity of services provided by the VDAB and the police.

On the ground floor, the Proximus company will build a one-storey space for its telecom installations. The necessary easements are in place to allow Proximus access to this building in the long term. The design of the Proximus building is not part of this assignment. But the designer does share the responsibility for seeing that the two designs harmonise into a coherent entity. He also comes to agreements so that the two construction schedules can progress under optimal conditions. The above-ground floor areas of the existing building will be divided as follows (approximately): Herentals Town Council: 7525 m<sup>2</sup>, Neteland Police Zone: 2555 m<sup>2</sup> and the VDAB: 1340 m<sup>2</sup>. The cellar will be fitted out as an archive area and will only be accessible to authorised staff.

Herentals Town Council would like a new arts campus that is more than an arts education institution. It would like it to be a community school, an open arts centre where artists from various disciplines can meet. This campus should present itself to the Herentals region as a lively meeting place for culture and the experience of the arts. For this reason, the principals expect the designer also to formulate proposals concerning openness within the site, the organisation and design of the surrounding public domain and the interrelation with the town centre. To be specific, it involves the part of Molenvest close to the Belgacom building and the plot behind it. The designer may also propose minimal and/or temporary changes that may be feasible as part of the target budget, or formulate design guidelines which in the long term can be incorporated into other design studies or spatial planning schemes.

The academies should be a meeting place for people who want to develop themselves by practising a performing or visual art. The concept should be an invitation to cross-fertilisation, but must take account of the necessary screening (e.g. sound transference). The classrooms and the music rooms for the academy of music, word and dance have special acoustic requirements.

The principals expect the designer to involve the main users in the process that leads to the design. In this design process, it is necessary to examine and develop possibilities for the useful and practically manageable multiple use of spaces by different departments, clubs, schools and local residents. All this is to be done in close cooperation with the relevant local authority staff who are in contact with these secondary users as part of their job.

## CLIENT

Herentals Town Council and Neteland police zone

## LOCATION

Molenvest 19-27, 2200 Herentals

## BUDGET

€7.197.000 incl. VAT

## TIMING

- start of the period of contractual implementation: 1/3/2016
- submission of planning permission: 1/1/2018
- start of works: 1/1/2019
- provisional completion date: December 2020

## FEES

Overall fee basis: between 8.7 and 11.7%

- Architecture: between 5.5 and 7.4%
- Stability: between 1.2 and 1.7%
- Technical installations: between 2 and 2.6%

In each case calculated on the basis of the total investment sum for the building project

## AWARDS

€6.500 excl. VAT for each candidate

4 candidates

The Neteland police zone would like a headquarters that is visible and recognisable and has a low threshold, and clearly has the citizen as its focus. In relation to this, the concept must comply with the practical and functional requirements associated with the various aspects of the services provided by the police. These services make particular demands in the areas of safety and welfare. The designer must also make use of the police house style.

There must be an effective separation of the police headquarters and the other functions. To achieve this it may be necessary for certain parts of the headquarters currently on this site to be moved, such as parking, reception and changing rooms. The police would like a connecting passage between the front building (reception) and the rear building.

The principals set great store by sustainability and ask that account be taken of the NZE standard when developing the design proposal. Subsequent to this, attention must also be paid to the good management of the building and installations in relation to the various users. When installations are chosen, account must also be taken of long-term expenses, such as the cost of maintenance and renewal.

The building has a structure that lends itself perfectly to new uses. The distance between the floor and ceiling is generous and the floor slabs run from the front to the back without intermediate support. This structure guarantees the reusability of the building and thus also its survival. The principals wish to make sure that this quality is preserved for the future. This means that any structural changes to it will have to be carefully considered.







As a result of the new use of the building, extra parking will be needed and through traffic will also increase in the immediate surroundings. The principals expect the designer to help look for solutions to this traffic problem within a radius of 500 metres. The designer will also examine how the traffic on the site can be organised in a smooth, simple and safe way.

During the preparatory stage of the building project it will not be possible for either of the two principals to precisely determine the cost of conversion for the new use of the building. In this regard, the principals will still have to make major choices during the design process. In the context of the Open Call procedure, the principals expect the designer to put forward a general approach

to the use of the target budget in relation to the expectations of the town council and police department on the basis of the initial design principles. When the design is developed in greater depth, the principals expect the designer to provide them with an insight into the possible options and their implications. This may involve, for example, questions of sustainability or, more specifically, the application of the NZE standard. What changes are necessary now and which can be postponed, which are obligatory and what are the significant opportunities created? These are the sorts of questions the principals would like to clear up in close consultation with the designer.

































# ZWIJNDRECHT - Day nursery and depot

All-inclusive study assignment for the construction of a new day nursery and offices with depot for the council technical department in Zwijndrecht

Zwijndrecht is a local district with slightly fewer than 19,000 inhabitants on the left bank of the River Scheldt near the city of Antwerp. The policy of the local council focuses on four key words: ecology / respect / openness / social orientation. These are to be applied to the many areas in which the local council is active.

Through this project, Zwijndrecht local council wishes to provide a high-quality solution to the infrastructure needs of the technical department and non-school child care. Flexible infrastructure and multi-purpose spaces are a necessity. In addition, the council wants to create a coherent site where the day nursery, technical department and nearby schools will have good-quality indoor and outdoor spaces available to them. Lastly, in this project the council wish to offer a new connective green zone to its inhabitants and visitors.

The assignment comprises the construction of a new non-school day nursery for 80 children and new offices and depot for the technical department. The council bought a plot of land for this purpose at the end of 2014. This plot is located next to the current technical department location and near two primary schools.

The 2014-2019 administrative agreement gave the start signal for a search for a better location for the day nursery in the subdistrict of Zwijndrecht. The existing building no longer permitted work to be carried out properly. The new building and site should radiate confidence, safety and homeliness, with the focus on the child. The integrated play apparatus (indoors and outdoors) make it natural for the target group (3 to 12-year-olds) to appropriate the building. Openness, sufficient space and plenty of light are essential for children's general well-being. These principles should be incorporated into the building, and also in the connections between the building, the garden and the wider surroundings.

The rooms must be sufficiently large and multifunctional, catering to the various options for play (quiet, imaginative, creative, expressive and wild). In addition, we want some of the rooms to be available for use by other council departments or local clubs (for meetings) outside normal opening hours.

Lastly, it is important that the design team has the necessary expertise in relation to specific legislation (Kind en Gezin certification standards, fire safety), ergonomics, sustainability and acoustics. This should be an agreeable place not only for the children, but also for the staff.

The Zwijndrecht council technical department (administration and operations) is currently housed at Laarstraat 90. There is insufficient room there for all the workshops or to store all the materials. The principal aims to centralise all the activities of the technical department. The new depot should provide storage space to replace the old stores, which are to be demolished. The aim of this centralisation is to optimise its activities. The integrated technical department is intended to offer its employees a pleasant, comfortable and spacious workplace.

The design brief also includes the layout of the outdoor areas of the individual sections. This includes, among other things, the creation of additional connections for slow users, the filling of missing links, an outdoor playground (for the day nursery and other children), the storage area for the technical department (including about ten vehicles), etc. The principal would like the layout of the grounds to create an enticing green zone that enhances the appeal of the 't Zwen nature reserve at the rear. 42 parking spaces are to be provided for the day nursery and for visitors to the technical department, 23 for the school staff. The design should also provide for the construction of a rainwater drainage system for the drainage of the surface water from part of Laarstraat. The principal expects the designer to develop the outdoor area as a high-quality, green public space with high added value for the neighbourhood. It should also be the factor that integrates the various activities on the site. The coherence between the present green spaces should upgrade the inner area to form an accessible green space for the wider neighbourhood.

## CLIENT

Zwijndrecht Local Council

## LIGGING

Laarstraat, 2070 Zwijndrecht

## BUDGET

€3,500,000 incl. VAT and fees

## TIMING

- Start of the contractual implementation period: May 2016
- Submission of planning application: November 2016
- Start of work: January 2017
- Provisional completion of work: January 2018

## FEES

Overall fee basis (incl. architecture, stability, technical installations and EPR)

- Day nursery: min. 11.07% & max. 13.67% (on basis of proportion of budget taken up by the day nursery)
- Depot: min. 8.47% & max. 10.48% (on basis of the proportion of the depot)

Overall fee basis layout of the open space:

- min. 5.77% & max. 7.69% (on basis of total investment sum for the proportion of the budget taken up by the layout of the grounds)

## AWARDS

€6.000 excl. VAT for each candidate

5 candidates







































# DILBEEK - Infant classes and playgrounds

All-inclusive study assignment for the drawing-up of a master-plan and accompanying financial and economic feasibility for the Pupillen site in Aalst

The borough of Dilbeek, with its 41,000 inhabitants, lies in the western part of the province of Flemish Brabant. Its eastern boundary is with the Brussels Capital Region and to the west is the rural Pajottenland area. In addition to the town of Dilbeek itself, the borough has five subdistricts. The Begijnenborre site is in Bodegemstraat in Dilbeek, on the Itterbeek/Dilbeek/Sint-Martens-Bodegem axis.

The Begijnenborre currently combines several functions: local authority playground activities during the school holidays for 150 children from 3 to 14 years old, in addition a neighbourhood school for infants in temporary cabins, plus childcare before and after school hours for the neighbourhood school's infants and on non-school days also for pupils from other schools in Dilbeek. The play apparatus and the extensive site are very popular with local young families and the multipurpose hall is let out for all manner of family initiatives and community-forming activities organised by clubs and neighbourhood and district committees.

The existing infrastructure on the site is no longer suited to guaranteeing and providing support for good-quality work. In addition, the extensive domain offers a great deal of potential.

In order to continue combining all the present functions and at the same time to chart as many of the opportunities offered by the site as possible, it is proposed that a designer be appointed to draw up a layout for the site and to establish the infrastructure and layout of the grounds for the various existing functions:

- Indoor and outdoor play areas for 150 children
- School infrastructure for 8 infant classes
- Public recreation space for children, adolescents and families from the neighbourhood
- Space for neighbourhood committees and clubs to engage in community-forming activities

The design should underpin the quality of the work done by the various partners and should moreover intelligently handle the complex mix of functions, stimulating and prioritising the optimal use of space and resources.

It is very important that the project is integrated into the neighbourhood, both in terms of livability and social interaction and in the area of mobility. For this reason, the candidate designers are asked to devote the necessary attention to the location of the buildings and the layout of the grounds in relation to the neighbourhood, and to formulate a plan for mobility.

Dilbeek local council's mission is to build a pleasant, safe and sustainable living environment and to shape a 'creative' and thoughtful society. They want to do this by creating contexts, setting guidelines, creating possibilities and space, eliciting and boosting dynamism and responding to opportunities and challenges. In so doing, Dilbeek local council wishes to link people together, to offer them opportunities and let them take responsibility. The project should contribute to accomplishing this mission.

The proposed total construction budget of 3,000,000 euro is not yet based on any detailed costing on the basis of a definite programme, but is only the result of an estimate of the resources that can be made available for the building project. The principal appeals to the designer when it comes to reaching a definitive decision regarding the cost of construction.

In close consultation with the principal, the designer will examine what is feasible within the available budget. In this connection, the designer will also look at opportunities that may have a positive effect on the cost of building, such as the multiple use of spaces, but without forgetting any of the other aims.

## CLIENT

Dilbeek local council

## LOCATION

adjacent to Bodegemstraat 104, 1700 Dilbeek

## TIMING

- Start of contractual implementation period: April 2016
- Submission of planning application: November 2016
- Start of work: May 2017
- Provisional completion of work: May 2018

## FEES

- Architecture: between 6.8% & 7.6%
- Stability: between 2.0% & 2.6%
- Technical utilities (including EPR): between 2.2% & 2.9%

In each case calculated on the basis of the total investment sum for the building project

- Layout of the grounds: between 7.3% & 9.8%

On the basis of the total investment sum for the layout of the grounds

- 15,000 for drawing up the overall layout plan for the site

## AWARDS

€4,000 excl VAT per candidate

4 candidates

















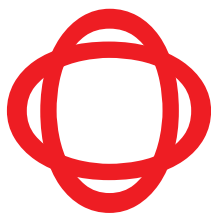












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#### DESIGN

Team Vlaams Bouwmeester

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