



OPEN CALL 40

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KORTRIJK – Fluvia Emergency Response Station

All-inclusive study assignment for the realization of the main station of the Fluvia Emergency Response Zone (new construction) in Kortrijk

PRINCIPAL

Leiedal intermunicipal agency

PROJECT LEADER

Frank Maertens

LOCATION

Evolis, 8500 Kortrijk

BUDGET

€ 15.000.000 excl. VAT, and fees

FEE

General fee percentage: min. 10 % and max. 12 %

AWARD FOR DESIGNERS

general fee basis: 9% - 11% (excl. VAT)

INCLUDED IN THE ASSIGNMENT

(Tasks included in the fee percentage)

- interior – fitted furniture
- site coordination
- safety coordination
- EPB
- layout of the outdoor space and of the surroundings
- thinking about the organizational model and the work method
- study visits

NOT INCLUDED IN THE ASSIGNMENT

- note plans
- communication
- loose furniture

SELECTION CRITERIA

- general design-based expertise with regard to the project assignment on the basis of a motivation note,
- professional competence,
- relevant experience demonstrated by at least three projects realized by the candidate.

AWARD CRITERIA

1. the quality of the concept and vision development and the design research in light of the ambitions and expectations of the public commissioning authority as formulated in the specifications
2. the project cost including the study cost
3. the approach to sustainability and specifically the aspects

of careful use of space, the sharing of spaces and the search for an 'energy-positive' building

4. process-orientation and process-readiness
5. the proposed phasing and the action plan for operationalization

The weighting of the respective criteria has been determined as follows: 35/30/15/10/10

Fluvia wants to merge the current main station in Kortrijk and the fire station in Zwevegem and establish a new headquarters. The realization of the new main station is part of an optimization process: working in a network of posts. With the reform of the fire service, the fire brigades in South-West Flanders were brought together in a single Fluvia emergency response zone in 2015. This zone consists of 14 municipalities and has more than 700 staff members, most of whom are volunteers. Whereas in 2000 there were still 23 different fire stations active, today there are 16 stations, and that number will evolve to about ten fire stations by 2035.

The new headquarters will house some 60 salaried professionals (in shifts), some 80 volunteers and 40 administrative staffers. The building combines four functions:

- operational: the necessary equipment (fire engines, etc.) and spaces (living room, changing room, fitness room, etc.) to provide the quickest and most appropriate assistance.
- administrative: the offices of the staff members, the necessary meeting rooms and classrooms for the training of all the volunteers of the entire zone and beyond.
- logistics centre: zonal warehouse with transit, compressed air lab, dispatching, etc.
- centre of crisis management in the region.

A new headquarters will also fundamentally change the internal functioning of the company. Designers are asked to think about the organizational model and the work method in function of the building's design.

A fire station also has an important social significance for firefighters. The fire station is their second home, where both positive and negative experiences are shared, where they learn together, where colleagues come together.



The fire station will be built on the Evolis business park, which is part of the urban and regional fabric. It will be crossed by three bicycle paths of regional importance, and the green zone in the business park is a link in a chain of green spaces. There is a structural sketch with specific urban-planning regulations for this business park. Its location at the 'entrance' to Evolis ensures fast and easy access. The building's high-visibility location means that it must project the right image.

The headquarters involve a programme of 8000m² gross floor area and an outdoor area of 4500m². The main station will include operational space (garages, changing rooms, dispatching, etc.), administrative space as well as communal areas (kitchen/refectory, meeting rooms, social area, etc.). The outdoor area consists of an exercise court (2000m²) and car park for 100 cars.

Another objective is the realization of a multidisciplinary safety centre together with the main station, although this can be done in a second phase. In this centre, the police and other emergency workers will work together to allow visitors to experience all aspects of safety and thus raise awareness around safety. The programme of the multidisciplinary safety centre is estimated at 1250m² gross floor area.

Depending on the development of Evolis, the realization of a facility centre and a mobility point is also being envisaged in the future. The accommodation and sharing of parking space, taking into account the future realization of the football stadium to the west of Evolis, is also important. As

part of the exploration of the possibilities for the new football stadium, design research has been carried out on, among other things, the plot in front of the station, in order to be able to delineate the building possibilities.

A draft plan for the entire plot should clarify the location of the main station, the safety centre, the facility centre and the mobility point. This exercise should explain how these parts relate to each other and which surface area of the plot remains free to realize the future ambitions (facility centre and mobility point). The actual assignment is the design and realization of the main station of the Fluvia emergency response zone and at the same time, or in a second phase, the safety centre.

At the new main station, Fluvia wants to achieve the following ambitions:

- a highly energy-efficient building or even a building that generates energy
- spaces and functions that can be shared with third parties, for which purpose a smart layout of the spaces and a management system are essential components
- multifunctionality of spaces to ensure flexibility of use over time
- efficient use of space by stacking spaces
- a robust and maintenance-friendly building
- a broad and open view on the building techniques that can possibly be applied.

















Stekene
Sint-Niklaas



STEKENE / SINT-NIKLAAS - Vesta non-profit organization

All-inclusive study assignment for the construction of three residential neighbourhoods for persons with a disability, respectively the construction of dwellings (including day-care premises) for 25 persons 'Stekene neighbourhood', the replacement construction of dwellings and day-care premises for 45 persons 'Patershoek neighbourhood' (confirmed part), and the construction of an additional area for 20 persons at a location as yet unknown (conditional part).

PRINCIPAL

Vesta non-profit organization

PROJECT MANAGER

Annemie Van Steenkiste

LOCATION

- Location 1 : Snoezelhof, 9190 Stekene
- Location 2 : Patershoek 2-4, 9100 Sint-Niklaas
- Location 3 : not yet known

ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

- Stekene neighbourhood:
Construction cost: € 3,600,000, (2,000 m²)
Cost layout of the surroundings : € 245,000 (3,500 m²)
- Patershoek neighbourhood:
Construction cost: € 6,210,000 (total 3,350 m²)
Cost layout of the surroundings: € 560,000 (8,000 m²)
- Neighbourhood 3:
Construction cost: € 1,620,000 (900 m²)
Cost layout of the surroundings: not yet known

FEE (EXCL. VAT)

- Stekene neighbourhood
General fee basis = 10.7% - 13.6% (architecture, stability and techniques). Fee surroundings : 8% on the total cost of surroundings layout
- Patershoek neighbourhood
General fee basis = 9% - 11.4% (architecture, stability and techniques). Fee surroundings: 8 % on the total cost of the surroundings layout
- Neighbourhood 3
General fee basis 10.17% and 12.84% (architecture, stability and techniques). Fee surroundings: 8% on the total cost of surroundings layout (excl. VAT)

AWARD

€ 15,000 (excl. VAT) per candidate, 4 selected candidates

SELECTION CRITERIA

- the general design-based expertise with regard to the project assignment
- professional competence
- the relevant experience

ALLOCATION CRITERIA

1. The quality of the concept and vision development and of the research by design, tested against the ambitions and expectations of the public principal as formulated in the specifications.
2. The feasibility of the master plan.
3. The process-orientation and process-readiness.
4. The aspects regarding sustainability applied in the master plan.
5. The team composition and the division of tasks for the execution of the master plan.

The weighting of the respective allocation criteria is as follows: 4/3/2/1/1

A house as ordinary as possible in a neighbourhood in an ordinary village

Vesta has been active in the Sint-Niklaas region since 1975, mainly in supporting persons with disabilities. Starting from the dwelling of the person with a disability, we offer support in all aspects of daily life. The service evolved over time from support exclusively at the central Patershoek site to a differentiated package of housing and support, clustered in neighbourhoods.

Care and support in neighbourhoods

The name 'neighbourhood' was chosen deliberately. A neighbourhood invites residents to participate. The house offers protection where needed, support when needed, but also independence.

With the future neighbourhoods, we want to rethink the housing concept within the field of tension between domain-bound living, the nearby residential environment and society. The small-scale collective housing facilities must offer, on the one hand, security, privacy and tranquillity. On the other hand, we aim for inclusion in the nearby residential environment and society. The non-profit organization Vesta has already experimented in the past with various typologies of (collective) living. These concepts need to be further developed in relation to the neighbourhood.



Neighbourhood living: a house, a home

Vesta aims for a differentiated housing offer, starting from the 'client housing profile'. This means that support in the field of living (ADL), day support and leisure, takes place as much as possible in normal circumstances, but is always adapted to the possibilities and limitations of clients. Each neighbourhood comprises studios, dwellings and day-care projects of various sizes and nature, which are both spatially and socially embedded in the local context and related to each other.

The building concept must enable those who wish to do so to 'share a house', but must also provide sufficient individual space for those who need it. The entire building programme must be flexible and long-lasting. Sustainability and energy efficiency are important starting points. Universal design takes into account people with specific limitations in terms of mobility, sensory or communication skills. The homes must take maximum account of the integration of appropriate technical equipment and energy-efficient exploitation. The available subsidy envelope and standards (VIPA: Flemish Infrastructure Fund for Personal Matters) should not be overlooked in this respect.

Neighbourhood support

Where possible, care is organized in collaboration with partners, both within and outside the VAPH sector. The intensity of the support and the degree of proximity vary: we are seeking a balance between as much autonomy as possible for each person involved, on the one hand, and a secure and stimulating environment, on the other hand.

In the neighbourhood, specific daytime activities tailored to the client are also organized. Workshops for adapted day support and emotion-oriented rooms for sensopathic activities can be opened to the public. Local residents are involved and can make contact with the residents.

Dwellings are therefore open and accessible to external care and service partners, informal carers, etc. By choosing this model, we differentiate care and all forms of support in the living environment and the neighbourhood.

Living with the neighbourhood

The challenge is to realize a building programme that promotes integration as much as possible, is accessible and safe, and at the same time enables optimal living, care, life and well-being. The aim is for residents to be able to lead a full-fledged social life and have access to all services in society. We are looking for the perfect combination of living and care comfort, security, individuality and privacy. Interconnectedness, permeability and sustainability are therefore points of attention.

We are looking for a multidisciplinary team with knowledge and experience in architecture and landscape architecture.

The execution of the sub-assignments in Stekene and Patershoek is guaranteed.

The commissioning authority reserves the right not to award the conditional part. It may then decide to award the relevant assignment to third parties, subject to a new tender procedure. In that case, the designer cannot assert any rights to compensation.















BRANDVOECKER



OUDENAARDE - De Woeker

All-inclusive study assignment for the integration and construction of a new hall and the layout of the public space at the De Woeker cultural site in Oudenaarde.

PRINCIPAL:

Municipality of Oudenaarde

PROJECT MANAGER

Stephanie Van Eesbeek

LOCATION

Woekerstraat 3, 9700 Oudenaarde

BUDGET

Estimated investment amount in the works: the total works are estimated at € 13,500,000 (incl. VAT, fees, additional studies and the complete construction cost).

The construction cost is broken down as follows:

- construction works: approx. € 7,800,000
- works on the surroundings, layout of public space and car park: approx. € 2,175,000

FEE

- general fee basis architecture (incl. stability, techniques, acoustics, theatre techniques, etc.): minimum 10 % and maximum 12 %
- general fee basis layout public space/surroundings/car park (incl. stability study): minimum 6 % and maximum 7 %
- all percentages are applied to the total investment amount of the relevant works according to the above breakdown

INCLUDED IN THE ASSIGNMENT

The all-inclusive study assignment applies to the following parts:

- the architectural study (new construction, car park and existing buildings);
- the stability study (new construction, car park and existing buildings);
- the study of the climate and all special techniques, including HVAC, sanitary fittings, electricity, telephony, data, fire detection and protection, burglary prevention and access control, video telephony, building management systems, time recording and elevators;
- the study of the theatre techniques;
- the all-inclusive study of the auditorium acoustics, the sound insulation with regard to the neighbours, the outside noise, the acoustic relationship between the spaces and to the other public and non-public spaces, and the sound level in the rooms;
- the study of the layout of the outdoor space (including car park) and the green landscaping;
- the study of the interior decoration, including the fitted

furniture;

- the counselling of the commissioning authority in the participation process;
- the organization of the procedure for the appointment of the safety coordinator, EPB reporter.

NOT INCLUDED IN THE ASSIGNMENT

- measurement plans of the existing buildings
- communication
- participation
- archaeological survey

AWARD:

€ 20,000 (excl. VAT), 3 candidates selected

SELECTION CRITERIA

- the general design-based expertise with regard to the specific project assignment;
- professional competence, demonstrated by relevant training and professional qualifications;
- the relevant experience. For built reference projects, the commissioning authority requires a certificate of good execution issued by the relevant client.

ALLOCATION CRITERIA

1. the quality of the concept and vision development and the design research in the light of the ambitions and expectations of the public commissioning authority, as formulated in the specifications (6/15):
 - 1.1. in a broad social context (3/6):
 - 1.1.1. the architectural quality, the image projected by the project and the way in which high-quality relationships are created between the various indoor and outdoor spaces, ensuring a pleasant experience. (1.5)
 - 1.1.2. the urban-planning integration in the immediate surroundings, the treatment of the valuable heritage on the site and the way in which old and new buildings form an integrated whole. (1.5)
 - 1.2. applied more functionally to the practical requirements of the user (3/6).
2. the estimate of the construction and project costs (5/15)
3. the approach to sustainability (2/15): .
4. process-orientation and process-readiness (1/15)
5. the team composition (additional engineering firms for stability, techniques, theatre techniques) (1/15)



Oudenaarde is located in the Scheldt valley and surrounded by the green hills of the Flemish Ardennes. The combination of 'Flanders' most beautiful landscape' and a rich art-historical past and heritage makes Oudenaarde a city with a great power of attraction. It has many sights within walking distance of the city centre. In recent years there has been considerable investment in urban renewal projects. Yet Oudenaarde has managed to preserve its authenticity. After the renewal of the Scheldt banks, the development of the peninsula 'de Scheldekop' and the redevelopment of the Grote Markt, the cultural site De Woeker now requires renewal. The city wants to transform the current site into a vibrant and full-fledged cultural centre, located centrally between the renovated market square and the city park.

Today the cultural site has a small performing-arts hall with 227 seats (built in 1993), as well as meeting rooms and rehearsal rooms in an old fire station (1937) and the adjacent old municipal school (1883). The academy for music, word and dance was accommodated in a new construction in 2014. In order to be able to expand the range of performing arts on offer with performances that generate a wider range and greater financial returns, a large auditorium with a minimum of 400 seats is necessary. The new auditorium will have to be skilfully fitted into the site, so that the new and existing auditoriums, as well as the old buildings, will be easily and entirely accessible and a long-term vision will be developed for the entire site.

By demolishing the old fire station, 700m² will be freed up for a new cultural centre that meets the requested programme. The design of the new centre will have to mediate between the existing buildings with their typical architectural style and heritage value, but also between the urban buildings, on the one hand, and the green space of the city park, on the other hand.

The layout of the public space will have to take into account the various functions and circulations, and strive for minimum paving and maximum permeability. The visitor flows will have to offer added value to the site and its surroundings and not cause any inconveniences. The current parking capacity for 126 cars and 22 bicycles must at least be safeguarded, preferably in a semi-sunken space that can be repurposed in the future.

The current site has an introvert character. The city wants to transform it into an open and accessible place of culture, but also a place where it is pleasant to spend time and which offers open space for intimate outdoor performances in relation with the city park. For the city of Oudenaarde, the renovation of the Woeker site is an important urban renewal project in which it wishes to involve various partners, such as users, inhabitants and managers. That is why the commissioning authority attaches a lot of importance to the design team's willingness to allow the design process to take place in a participatory manner.

















BURCHT - Conversion church

All-inclusive study assignment for the conversion of the Church of St Martin in Burcht

PRINCIPAL:

Municipality of Zwijndrecht

PROJECT MANAGER

Mylène Leysens

LOCATION

Kerkplein, 2070 Burcht

BUDGET

€ 3.450.000 excl.VAT. excl. fee

The layout of the surroundings is included in the design, but the execution is foreseen in phase 2 and an additional budget will be foreseen.

FEE

General fee basis: 11% - 13.8% (excl. VAT)

INCLUDED IN THE ASSIGNMENT

- architecture
- stability and techniques
- layout of the surroundings (design)
- EPB
- sustainability...

NOT INCLUDED IN THE ASSIGNMENT

- execution of the layout of the surroundings

AWARD:

€ 20,000 euro (excl. VAT), 4 candidates selected

SELECTION CRITERIA

- the general design-based expertise with regard to the project assignment
- professional competence
- the relevant experience

ALLOCATION CRITERIA

1. the quality of the concept and vision development and the design research in the light of the ambitions and expectations of the public commissioning authority as formulated in the specifications:
 - 1.1. in a broad social context
 - 1.2. applied more functionally to the practical requirements of the user
2. process-orientation and process-readiness

3. the approach to sustainability
4. the fee and the estimate of the project cost
5. the team composition

The weighting of the respective criteria has been determined as follows: 4/3/2/2/1

Burcht is a submunicipality of Zwijndrecht that may have taken its name from the presence of a fortress on this spot in the Middle Ages. Burcht is characterized by very diverse architecture, with industry, residential buildings and heritage, such as the Church of St Martin. The Church of St Martin occupies a special urbanistic position between the Kerkplein and the river Scheldt. The church is situated along the square, with the main entrance and the tower on the west side, and the choir and sacristies on the east side. As a result, the profile of the church is clearly visible along the Scheldt. However, a visual connection between the church square and the Scheldt is lacking. The church separates two different spaces, each with its own qualities: the open square in front of the church and the quiet garden with trees on the bank. The bicycle path runs behind the church, parallel to the Scheldt, and is an important factor in the surroundings. Raising the experience level of these outdoor spaces is part of the design assignment. Its execution is planned in a later phase.

According to tradition, the church was founded in 910. Formerly it consisted of a fifteenth-century Gothic choir, restored in the sixteenth century, and a nave with a west tower dating from 1854. The church was almost completely rebuilt in 1899-1904 according to a design by the architect Eugène Nève. Renovation works were carried out in 1938, 1947-48 and 1953, according to the designs of architect Cools.

Today the church serves a combination of liturgical and sociocultural purposes (worship, concerts, receptions, Open Church Day, etc.). In the future the church will be desacralized and repurposed as a cultural venue. With the redevelopment of the Church



of St Martin, the municipal authorities want to connect people, give associations a place and allow culture to be performed and enjoyed in the municipality. It is therefore of great importance that every space created in the church building can be used in a multifunctional manner.

Research regarding the conversion has shown that room can at least be made available for a large rehearsal space for large and small cultural associations (big bands, theatre groups, choirs), a space for large festivities (concerts, dinner parties, group cooking classes, etc.), a space for large exhibitions, a number of small spaces (for meetings, workshops, the storage of material), a space for a branch of the main library or library services, and a cultural café on the Scheldt. The municipal authorities also believe it is important not to deny the building's religious history. A space that reminds visitors of this past or offers room

for reflection and prayer is desirable.

In addition to a cultural programme, the city council wants to use this conversion to create a tourist attraction in the compact village centre of Burcht. The redevelopment of the church is seen as an economic and social stimulus for the centre. Designers should consider the possibility of a physical connection, through the church, between the central church square and the Scheldt.

Conservation work on the building must be taken into account in this assignment. In addition to the new interpretation, the commissioning authority also needs a plan of approach for the repair of all existing walls, floors, roofs, etc. Sustainability and ecology are important points of attention, both for the conservation and the new interpretation of the church building.

















ZAFFELARE - Emiliani non-profit organization

All-inclusive study assignment for the conversion of a doctor's residence into a home for 8 mentally impaired persons, and the construction of a residential facility for 20 mentally impaired adults in Zaffelare.

PRINCIPAL:

Emiliani vzw

PROJECT MANAGER

Lut Van de Vijver

LOCATION

Oosteinde 20, 9080 Zaffelare

ESTIMATED CONSTRUCTION BUDGET

€ 3,446,360 (incl. building cost, furnishings and fittings, outdoor layout and site preparation, VAT)

FEE

Architecture (including layout plan), stability, techniques, EPB (energy performance and indoor climate), open space: minimum 12 % and maximum 14 % (all percentages are applied to the total investment amount of the works).

AWARD:

€ 10,000 (excl. VAT), 4 candidates selected

SELECTION CRITERIA

- the general design-based expertise with regard to the project assignment
- professional competence
- the relevant experience

ALLOCATION CRITERIA

1. the quality of the concept and vision development and the design research in the light of the ambitions and expectations of the public commissioning authority, as formulated in the specifications:
 - 1.1. in a broad social context
 - 1.2. applied more functionally to the practical requirements of the user
2. process-orientation and process-readiness
3. the approach to sustainability
4. the fee
5. the estimate of the project cost

Location

The non-profit organization Emiliani offers support to about 180 adults with a mental disability in Lokeren, East Flanders. It concerns tailor-made support for living, working, learning and leisure, for people who can and want to do a lot themselves, but also for people with severe and multiple disabilities who need a lot of care throughout the day. The target group of the facility is quite broad: everyone, regardless of age or support need, can turn to Emiliani. Emiliani pays attention to both the person with a disability and his or her network.

The services are mainly residential and organized on a central campus on the Krekelstraat/Molenstraat in Lokeren. The campus is within walking distance of the centre of Lokeren and the Molsbroek nature reserve. The facility has been in existence for sixty years and has been through several construction phases. The oldest buildings were put into use in the early 1990s; the most recent wing dates from 2005.

The healthcare sector is in a state of flux. With a view to the socialization of care, the aim is to deal with people with permanent disabilities in an inclusive manner. This implies that they can lead a full social life and have access to all services in society. This requires a provision of care and support that is socially integrated. The provision must be accessible and must not encourage exclusion or segregation.

In the short and medium term, Emiliani wants to evolve towards a number of small-scale, autonomous residential units for twenty residents and a central campus for clients with more complex support needs. For a first entity of 22 residents, the Open Call procedure has been successfully completed via the Flemish Government Architect and the final design is currently being worked on. For a second entity, a former doctor's house with a spacious garden has been purchased near the village centre of Zaffelare. Zaffelare is a rural municipality characterized by parcellization and ribbon developments along the N449. It borders the Provincial Domain of Puyenbroeck.

The site

The doctor's house is located in the street called Oosteinde 20, near the corner with the Kasselstraat. In the immediate vicinity of the site there are a primary school, a residential care centre, a sports hall, the



church and some local retailers.

The construction programme consists in renovating the doctor's house – which dates from the late 1950s – into a home for eight mentally disabled people and building a 'multi-family house' for twenty clients. The construction area for the new building is approximately 1300 m², on a plot of approx. 4,212 m² (including the existing house). The designers are expected to frame the building project within a layout plan to be worked out for the entire site, with respect for the valuable greenery (very old trees) that characterizes this site. In addition to this layout plan and the design of the housing facility, the study of the layout of the open space is also part of the assignment.

The building project

It is important that both parts of the building project – the existing doctor's house for eight people and a new construction of clustered houses for twenty people – are aligned with each other. The building concept should enable small-scale living with sufficient individual space for those who need it. High-quality contact with the green surroundings and outdoor space are important for the residents. A good connection between the dwellings, an overview and a balance between distance and proximity to

the residents are necessary for the employees who are responsible for the support. The intention is to preserve the character of the existing building as much as possible. The new construction must project an image of openness towards the neighbourhood, in function of maximum integration but with attention for tranquility, privacy and safety.

Universal design takes into account people with specific limitations in terms of mobility, sensory or communication skills. In addition, the building must be as flexible and long-lasting as possible. Despite these specific needs, the principle of 'special where necessary, but above all ordinary where possible' is paramount in this assignment.

The focus should be on an energy-efficient and cost-efficient design and on maximum functionality within the foreseen surface area. The challenge is to realize a construction programme on the site that promotes integration as much as possible, is accessible and safe, and at the same time enables optimal living, care, life and well-being, from the point of view of both the clients and the association.

Through the Open Call procedure, Emiliani wants to focus on a high-quality and cost-efficient design for a new building on this site.













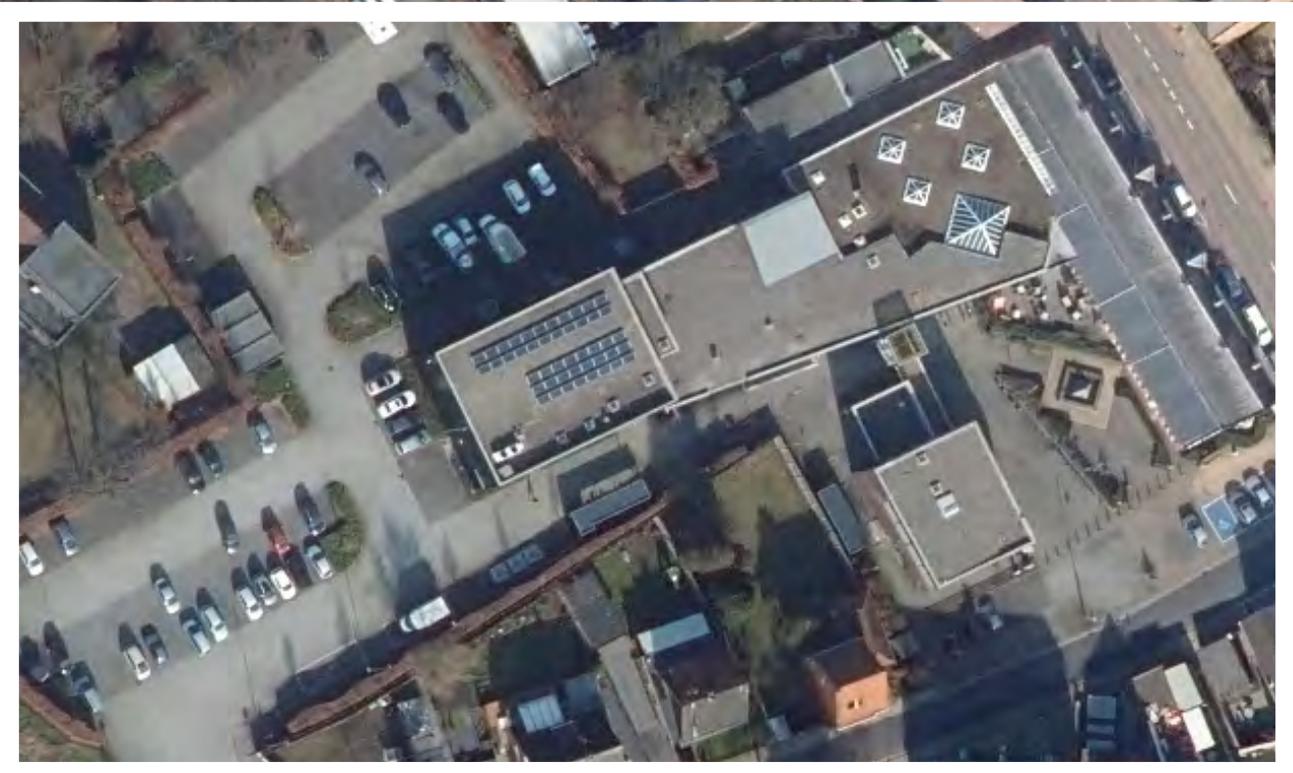
VRIJTIJUSCENTRUM
DE KRUIERIE



de kruierie







BALEN - De Kruierie

All-inclusive study assignment for the phased adjustment and extension of the municipal leisure centre De Kruierie in Balen.

PRINCIPAL:

Municipality of Balen

PROJECT MANAGER

Leen Tielemans

LOCATION

Bevrijdingsstraat 1, 2490 Balen

ESTIMATED CONSTRUCTION BUDGET

€ 2,025,000 (excl. VAT)

FEE

Overall fee basis (architecture and public space, stability and techniques): min. 10.5% - max. 12.3%

AWARD:

€ 15,000 (excl. VAT), 4 candidates selected

SELECTION CRITERIA

- the general design-based expertise with regard to the design assignment
- professional competence
- the relevant experience

ALLOCATION CRITERIA

1. the quality of the concept and vision development and the design research in the light of the ambitions and expectations of the commissioning authority as formulated in the specifications:
 - 1.1. in a broad social context
 - 1.2. applied more functionally to the practical requirements of the user
 2. process-orientation and process-readiness
 3. the approach to integral sustainability, among which is included:
 - 3.1. the extent to which the chosen interventions contribute to an efficient, flexible, multipurpose and future-oriented use of the available space
 - 3.2. the judicious use and reuse of existing spaces, materials and furniture
 4. the proposed phasing and timing
 5. the estimate of the project cost and fee
 6. the composition and expertise of the design team
- The weighting of the respective criteria has been determined as follows: 4/3/2/1/1/1. The weight of the sub-criteria is 1.

The municipality of Balen is looking for a design team for the phased adaptation and extension of the municipal leisure centre De Kruierie. It is the commissioning authority's explicit wish to make De Kruierie a 'third place' where people feel safe, inspired and connected. The outdoor space is an inherent part of this site and should in the future become a green, functional staying space that ties in closely with the interior.

Context

Balen is a rural but dynamic municipality with a rich community life and a wide range of recreational opportunities. The De Kruierie leisure centre is located in the centre, close to the train station. Since 2009, the municipality's leisure activities (library, academies, auditorium, meeting rooms) have been centralized here, with the exception of sports and recreation. In recent years, De Kruierie has developed a customer-oriented service with long opening hours and a low-threshold atmosphere. Small, positive encounters are also part of the programme. After eleven years of activity, however, De Kruierie is bursting at the seams and an extension is required.

The assignment

De Kruierie has to contend with a shortage of studio space for the academies and of meeting space, both for daytime activities and for before and after concerts or performances. At the same time, the image, layout and spatial layout need to be updated in order to remain future-proof.

The demand-oriented, warm approach must be visible in the infrastructure. The renewed De Kruierie should provide a warm welcome at a central desk in a pleasant staying space, like a sort of central market square. Priority target groups are children, primary schools and families, with special attention for the vulnerable.

The municipality wants to make De Kruierie a 'third place', a place where people feel safe, inspired and connected, without having to spend money. The interior of De Kruierie should feel and look like a pleasant living room with different angles and atmospheres that blend together. The outdoor space is an inherent part of this third place and should in the future be a green, functional staying space that ties in



closely with the interior.

By responding to the different needs of the visitors, the building and its surroundings should invite them to stay in this third place for a long time and explore it. Library-goers, families with children, musicians, artists and anyone looking for conviviality and contact should feel at home here.

We want to create a flow of as many diverse visitors as possible throughout the building by setting out clear route markings. These can stimulate visitors to explore the building. In this way, they can become acquainted with the full range of what De Kruierie has to offer. We therefore also expect the design team to attract anthropological expertise to underpin the choices.

This third place must be designed in such a way that different functions can intermingle and spaces can be filled differently depending on the needs and activities of the user and the time of day. During the day, the atmosphere is different than in the evening. The building must be able to live and be flexibly adaptable. In the various spaces, attention must be paid to four important functions: meeting, inspiring, learning, and doing. We refer in this respect to Henrik Jochumsen's four-space model.

Although the various functions flow into one another, the whole must offer a clear overview, be structured, with different spaces that are partly lockable and logically connected to one another. In our vision, this can be achieved by working with labs. A lab is a spatially distinguishable place with a clear identity. This ensures that visitors know what behaviour is expected. Of course, it is also necessary to think carefully about which labs are placed together and which are not. On the entire site (indoors and outdoors), attention must also be paid to the transition from loud to quiet.

Some of the current partners have specific

infrastructure needs (Visual Arts Academy, Music and Word Academy). We also want to enter into new partnerships that strengthen our vision. For example, we are thinking of integrating a social café, run by people with disabilities, and of a branch of Huis van het Kind with a Kind en Preventie consultation centre.

For this project, the current state and possibilities of the building must also be taken into account. Part of the library is located in an old municipal school dating from 1911, which was renovated several times and against which the rest of the Kruierie was built in 2008. The old municipal school is no longer in good condition and needs a fundamental dismantling. The current functions in De Kruierie do not have to remain in their current place. Internal transfers are possible. However, it is important that the visual value of the old school building and the villagescape are respected.

The designers are expected to enter, together with the client, into a dialogue with the main stakeholders and users of De Kruierie in order to achieve a widely supported and feasible vision of the future. This presupposes that the design team has the necessary communication and participatory skills.

The challenging task for the designers will be to find a balance in the shared use of space between different functions and components, and to organize the circulation of visitors and employees in such a way that the whole continues to feel natural and pleasant. And all this, within the available budget and the priorities set out in the project definition.

Lastly, the municipality of Balen attaches great importance to sustainability. We therefore expect the design team to involve expertise in acoustics, sustainable and energy-efficient building, and climate control.



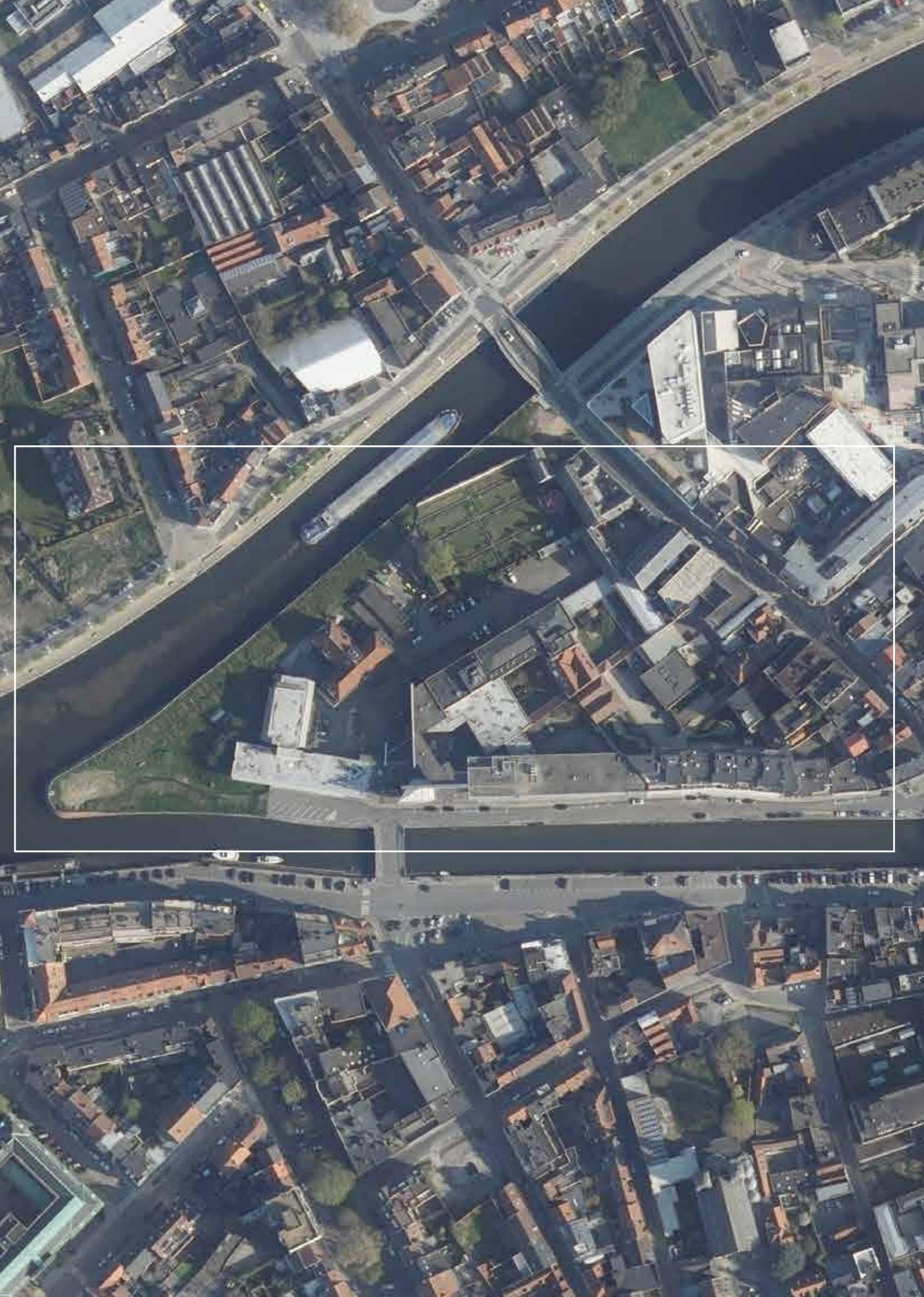












KORTRIJK - Tip Buda Island

All-inclusive study assignment for the design of a master plan for the tip of the Buda Island in Kortrijk

PRINCIPAL:

City of Kortrijk

PROJECT MANAGER

Peter Tanghe

LOCATION

Budastraat, 8500 Kortrijk
The project area delimited by Budastraat, Reepkaai and the river Leie.

FEE

- Fixed fees:
 - design of the master plan and overall plan for the public space: € 60,000- (excl. VAT)
 - design of the project definition sub-project: € 15,000 (excl. VAT) per sub-plan. Four sub-plans are foreseen.
- The following fees are to be determined by tenderer:
 - Possible extension with the study assignment for layout of the surroundings (conditional). The city of Kortrijk will decide at a later stage whether and for which parts an assignment for the layout of the surroundings will be assigned. The basic fee percentage is based on the scales of the KVIV (Royal Flemish Society of Engineers), in accordance with the 'Conditions governing the assignments of consulting engineers' applicable on the date of the tender for this assignment and the corresponding fee percentages and the classification table of fee grades 'assignment I - Infrastructure works'. For the assignment, this falls under KVIV - Assignment I - Infrastructure (class 2). This percentage is applied to the investment amount of the layout of the surroundings in this phase/contract. For the study assignment for the layout of the surroundings, the tenderer determines an adjustment coefficient on the basic fee percentage (with a deviation of maximum 1% on the basic fee percentage).
 - hourly rate and daily rate (on a cost-plus basis).

AWARD:

€ 15,000 (excl. VAT), 5 candidates selected

SELECTION CRITERIA

- the general design-based expertise with regard to the project assignment.
- professional competence.
- the relevant experience.

ALLOCATION CRITERIA

1. the quality of the concept and vision development and of the design research, tested against the ambitions and expectations of the commissioning authority as formulated in the specifications:

- 1.1. in a broad social context and in a broad context at city level,
- 1.2. applied more functionally to the requirements of the user and to the site.
2. process-orientation and process-readiness.
3. the composition and expertise of the team.
4. the approach to overall sustainability.
5. fee master plan and comprehensive layout plan for the public space

The weighting of the respective criteria has been determined as follows: 4 / 4 / 3 / 1 / 1.

The City of Kortrijk wants to draw up a master plan for the western tip of the Buda Island: the entire area west of Budastraat. The site is over 2 hectares in size and owned by the Kortrijk OCMW (Public Centre for Social Welfare). Because buildings are becoming available in the short, medium and long term (monastery building and ground lease AZ Groeninge), there is a unique opportunity to transform the entire area into a dynamic place that can be experienced 24/7. The public space and the various programmes for this area must be mutually reinforcing and must be placed within the dynamics of the cultural landscape on the Buda Island and in the rest of the city.

The aim is to set out a high-quality development strategy for the area in terms of content, a strategy which will be translated into a result-oriented and phaseable development process. The Buda Island occupies a special position within the city, both in the urban fabric and within the cultural network. The redevelopment of the tip of the Buda Island offers the opportunity to realize this distinctive character here too, by opening up this area to Kortrijk residents and connecting it to the banks of the Leie river and the Kortrijk city centre, by making room for high-quality public space, by developing a programmatic mix with the library as an open meeting place, by integrating the area into the city's cultural network, by making the heritage qualities visible and by strengthening the relationship between the building clusters.

The book 'Kortrijk 2025. De stad die we kunnen willen' gathered the results of an extensive participatory process which the city carried out with citizens and entrepreneurs in recent years. The redevelopment of the tip of the Buda Island should continue to build on the different lines of force found in 'Kortrijk 2025':

- strengthening Kortrijk as an enterprising city by creating space for entrepreneurs at strategic locations



(such as this site) and by strengthening the link between working and (higher) education.

- strengthening Kortrijk as a connected city by interweaving functions such as living and working and by raising the bicycle network to a higher level.
- strengthening Kortrijk as a green-blue city by preparing a comprehensive and climate-robust design, by greening spaces and by no longer occupying open space.

A unique feature of the Buda Island is its location at the intersection of two 'city magnets' (areas where we can make an important change in the coming years): the Leie and the banks of the Leie on the one hand, and, on the other hand, the north-south axis that connects the heart of the city with High Kortrijk, of which Budastraat is the northernmost part.

Urban renewal

Over the past thirty years, Kortrijk has worked hard on reinforcing its core. Within the context of various urban renewal projects, large parts of the city centre have been thoroughly and qualitatively transformed. These processes were structurally decisive for the city centre in spatial terms and in terms of content, and they form the basis on which we will continue to work in the coming years.

The river Leie as engine

The works on the Leie were used to transform the appearance of the city. The result is new and high-quality public space. Architecturally prominent bridges create finely meshed connections between the areas of the city. More recently, the lowered banks of the Leie at the Broel towers have been transformed into a unique staying space (Public Space Prize 2019). In the coming years, the rest of the Oude Leie arm will be upgraded with high-quality public domain and space for pleasure yachts and a marina. From 2020, the new Reep bridge (Ney & Partners) will be built for pedestrians, connecting the Overleie neighbourhood with the western tip. At the same time, the green tip of the island will be constructed as a city park with a connection to the Budastraat and the Reepkaai (Omgeving). The enclosure of the site by the old and new Leie arm forms a unique context that must be exploited to the utmost.

Care institutions

Buda Island has a history of care. Over the centuries, the Augustinian monastery of the OLV Hospital grew into a real hospital campus. It is in this context that considerable activities developed on the island in terms of elder care, rehabilitation, day-care centres and palliative care. A lot of services from the OCMW are also organized here.

Renovation and refurbishment of the monastery

The monastery of the OLV Hospital, with chapel and cloister garden, has a unique character and occupies a crucial place on the site. The future redevelopment of the monastery poses a challenge. The overall redevelopment of the site and specifically the corner

plot at the level of the Buda Bridge (the corner building was demolished as a result of the works on the bridge) offers opportunities here.

Art Island as part of the cultural city of Kortrijk

With the Buda urban renewal project, investments were made to develop Buda into an art island. The aim is to strengthen this further and to involve the activities of the various buildings even more closely with each other. This interaction on the Buda Island constitutes one of the foundations of the candidacy for European Capital of Culture in 2030.

Library as a first initiative on the tip of Buda Island

Kortrijk is looking for a place for a new central library. Meeting, connecting, experiencing and participating will be central to the refurbished library. The library must become a new cultural hotspot in the city. Different zones, each with its own atmosphere, must ensure that this becomes a place where everyone feels at home and where different activities can take place side by side.

Affordable housing

At this location in particular, the city of Kortrijk wants to aim for high-quality and affordable housing and experiment with alternative ownership structures to achieve this.

The assignment

The city of Kortrijk is looking for a design agency to:

- draw up a comprehensive spatial master plan that can evolve during the course of the development process;
- draw up and monitor a comprehensive layout plan for the public space within a comprehensive visual quality plan;
- supervise the process by bringing together actors and visions and creating synergies and conclusions, through design research, by organizing consultations, by anchoring conclusions in reports, by inspiring, mediating, refining definitions, etc.
- provide and explore potential programmes for the site, both spatially and in terms of content;
- define four spatial sub-projects on the site which the city can put out to tender as a separate assignment (the realization of the sub-projects themselves falls outside this assignment);
- monitor and guarantee the quality of the process and the sub-projects;
- conditionally: be responsible for the design of the public space. This study assignment is a possible extension of the assignment and may or may not be awarded at a later date.

The architectural assignments for concrete building projects (e.g. the library) are not part of this study assignment.

The city of Kortrijk wants to be declared European Capital of Culture in 2030. The ambition is nothing less than to create a model site for Europe that, through its visionary master plan, architecture and sustainable functionality, integrates nature, humanity and its development.















SINT-PIETERS-LEEUEW - Coloma Rose Garden

All-inclusive study assignment for the preparation of a master plan and a layout plan for a reception area for the rose garden of the Coloma castle domain and its surroundings.

PRINCIPAL:

Flemish Government, Policy area Environment, Nature and Energy (LNE), Agency for Nature and Forests

PROJECT MANAGER

Bart Van Camp

LOCATION

Between Joseph Depauwstraat, Sint-Sebastiaansstraat, Galgstraat, Edouard Rooselaersstraat and Kastanjedreef.
1600 Sint-Pieters-Leeuw

ESTIMATED CONSTRUCTION BUDGET

- Estimated execution cost of the conditional part: € 2,000,000 excluding VAT and fees.

FEE

Masterplan and sketch design

- Fixed sum: € 75,000 excl. VAT. Design of the master plan and sketch design for public space, landscape and scenography (optionally art integration) and a layout plan for a reception site.

Fee for the conditional part:

- Environmental construction: min. 6% - max. 7.5% (excl. sketch design, applied to the part of the works).
- Architecture, engineering and stability: the fee is determined using a correction coefficient on the basic wage rate according to the KVIV scales (with a deviation of maximum 1,5 % in plus or minus on the basic wage rate).

AWARD:

€ 15,000 (excl. VAT), 4 candidates selected

SELECTION CRITERIA

- the general design-based expertise with regard to the project assignment
- professional competence
- the relevant experience

ALLOCATION CRITERIA

- the quality of the concept and vision development and of the design research, tested against the ambitions and expectations of the commissioning authority as formulated in the specifications:
 - in a broad social context
 - applied more functionally to the requirements of the user

- process-orientation and process-readiness
- the composition and expertise of the design team
- the approach to sustainability
- fee

The weighting of the respective criteria has been determined as follows: 4 / 4 / 3 / 2 / 1. The weight of the sub-criteria is 1.

The Coloma moated castle with a domain of approx. 15 ha is located right next to the village centre of Sint-Pieters-Leeuw and on the edge of the Zuun Valley nature reserve. The site forms a beautiful green lung 10 km southwest of Brussels. The Agency for Nature and Forests created a rose garden here in several phases from 1995 onwards. The rose collection is now scattered over the domain, but remains mainly concentrated on the enclosed west side. The rose garden is the central and unique asset of the Coloma domain. Because of a large collection of unique and/or old varieties, this rose collection is nationally and internationally renowned.

The domain is also home to a restored castle orchard with a collection of old fruit tree varieties, and the park has a number of exceptional trees. The Coloma domain is a starting point and resting point for many walks and bike rides through the Pajottenland. The park and the collection are open to the public and free of charge.

The Coloma Castle was established as an architectural heritage. It was built in 1515 as a moated castle in a woody park. The moat was fed by a branch of the river Zuun. Later, a coach house was added to the estate, the current tavern, and later a garden pavilion with a staircase tower was built.

The castle and soon also the de Viron manor will house several departments of the municipal administration. The domain is owned and managed by the Agency for Nature and Forests. The Agency wants to develop a new and ambitious vision for the future of the domain in dialogue with all stakeholders (among others the municipal administration, Tourism Flanders, rose associations and professionals). This



new interpretation, on the theme of the rose and Coloma's rose collection, should focus on the different social needs, the exploitation and the experience of the domain. On the basis of this vision of the future, the Agency wants to commemorate the institution of the rose collection and give this historic site a new, sustainable life. The domain is looking for fresh ideas for a transformation and rejuvenation in which the rose collection will be reorganized. The domain can offer added value on many levels for a diverse public of tourists, for the inhabitants of Sint-Pieters-Leeuw and for the international rose lover or expert, and can become more attractive for young and old. The place should become hospitable, child-friendly and inclusive.

Specific assets for the site are :

- Sint-Pieters-Leeuw is very much appreciated by tourists and recreational users, thanks to the beautiful landscape of the Pajottenland and numerous places of interest, both locally and in the surrounding area: in addition to the Coloma Domain, the Zuun Valley nature reserve, various other castles and nature reserves such as the Gaasbeek castle domain and the Groenenberg castle domain, and various breweries.
- The Coloma domain is located in the green outskirts of Brussels.
- The Coloma Rose Garden is one of the largest rose gardens in Europe. All the important ancestors of the modern rose were planted here, along with a complete collection of Lens roses. The whole offers opportunities for research, conservation of (genetic material of) species and education.

The aim of the master plan is to develop a unique vision for the future, in which the existing and new buildings, rose garden, park and landscape – with respect for the past and in line with the spatial policy vision of Sint-Pieters-Leeuw – form a coherent whole. The Agency wants a new and attractive story for the rose garden, with the rose at its centre, and with a focus on the experience throughout the seasons and for all visitors. The scenography and exploitation of the rose collection and its surroundings are part of the master plan. The new concept must be able to support the following management ambitions: sustainable management methods (water management, healthy soil, organic cycles, weed control, management costs,

etc.), collection management (with the possible selection of rose varieties or themes), increased biodiversity and natural pest control, temporary or permanent pavilions.

The wider programme to be developed for the domain must be attractive and balanced, with attention paid to the organization of temporary or permanent activities or events. The park must allow and support creativity, insofar as it is linked to the intrinsic qualities and characteristics of the site. With the master plan, the Agency also wants to embed the domain in a broader context of current or to-be-developed area qualities and facilities on a broader scale. The new development offers opportunities for the upgrading and/or restoration of the landscape structures. Complementarity with similar sites in the green outskirts around Brussels is a point of attention. Considering connections with tourist routes or bicycle highways is also part of this. Effective multimodal accessibility is requested, at the local level and at the level of the Green Belt and the wider surroundings, and with links to existing tourist routes or networks. Practical requirements such as parking facilities, especially around the de Viron manor, where a library, municipal offices and services and meeting rooms will be located, are also part of the design assignment.

As an elaboration of the master plan, a layout plan is requested for a reception site. The reception should at least include the following functions: covered (outdoor) space for individual visitors, space for organized (outdoor) activities for 200 people (small markets, trainings and demonstrations, events, etc.), presence of water, electricity and sanitary facilities in a closable area.

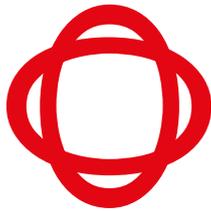
The history, the heritage value, the specific landscape and the touristic and recreational aspects offer many opportunities as a context for an art commission. The master plan can therefore optionally provide space for commissioned art. Art is not seen in this regard as an instrument to help meet the social, touristic needs of the landscape, but can help question the context, add meaning, stimulate the imagination, in short, let the commissioning authority and the public experience the place with all their senses.











www.vlaamsbouwmeester.be

DESIGN

Team Vlaams Bouwmeester

PHOTOGRAPHY

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ARIALS

Digital version of the orthophoto's, mid scale, colour, registration 2019
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