

Open Call 24
July 2012

www.vlaamsbouwmeester.be

Project overview

OO2401	Vilvoorde - Jan Portaels Regional hospital	4
OO2402	Bierbeek - U.P.C Sint-Kamillus	8
OO2403	Grimbergen - Care project	12
OO2404	Raversijde - seawall in the zone from Raversijde to Wellington	16
OO2405	Nazareth - renewal of the village centre	20
OO2406	Dworp - Destelheide	24
OO2407	Nijlen - masterplan	28
OO2408	Landen - Sinte-Gitter	36
OO2409	Oostende - Flats“with view”	42
OO2410	Stabroek - Development plan	48
OO2411	Tienen - PSBO De Sterretjes	52
OO2412	Zedelgem - council services centre	56
OO2413	Dilbeek - Fire service outpost and multipurpose accomodation	60
OO2414	Kapellen - Academy	64

In case of differences between the Dutch and the English version of this document, the Dutch version will prevail.

Open Call 24

Trust

Since Open Call 23, launched at the start of this year, new regulation has been implemented for our selection procedure. While still too early to evaluate this new version of the Open Call, first reactions are positive.

We list the points of improvement here once more.

First of all a revised collaboration protocol is signed between the Flemish Government Architect and the public client. This allows us to check and guarantee the feasibility of a project (timing, budget, soundness, etc.) from the outset. Furthermore the client is obliged to engage a project manager for each project and has the possibility to extend the task of the external jury member to that of monitor, up to the point of the application for planning permission. This guarantees an improved and better supported process up to and beyond the final award stage.

Further improvements have been made to attune the level of ambition and complexity of projects to the work required from the candidates. Clients set clear and well-delineated deliverables for submission of proposals and can now choose between a minimum of 3 and a maximum of 7 candidates. The basic concept can be expanded with a number of options (for example: a model, a lifecycle cost analysis, etc.) - provided extra fees - and the agreements about the composition of the candidate's submission are more clearly defined. The outbidding with additional images and pages is relegated to the past, allowing everybody to concentrate on the content once again.

The broad scope of commissions presented here shows the continuing belief of different public clients in the procedure; healthcare projects of diverse size, urban planning projects, and a coastal protection, social housing and local council services project. This shows that the Open Call remains a living instrument that keeps its finger on the pulse.

This trust is highly satisfying to us. It is built through the commitment of all concerned parties – clients, the Flemish Government architect and the designers – and forms part of the basis for good public procurement in Flanders. It is a trust that is rewarded with innovative, surprising and powerful design proposals.

I look forward to your ideas,

Peter Swinnen
Flemish Government Architect

002401

Vilvoorde - Jan Portaels Regional Hospital

All-inclusive architecture assignment for the building of a new hospital in Vilvoorde.

Client	Jan Portaels Regional Hospital vzw
Location	Cat site, 1800 Vilvoorde
Budget	83,991,956 euro (building) + 5,786,173 euro (grounds) excl. VAT and fees
Fee	overall fee 8.1% (architecture, stability, techniques (including EPB and acoustics) and design of the grounds)
Candidates' award	50,000 euro (excl. VAT) per candidate (5 candidates)



AZ Jan Portaels (vzw) regional hospital was created on 1 January 2002 as a result of the fusion of Helmont Hospital (OCMW) and Sint-Jozefkliniek (vzw), both situated in Vilvoorde. It was named after the painter Jan Portaels (1818-1895), who was born in Vilvoorde and was one of its most distinguished and prominent citizens. He was director of the Ghent Academy from 1847 and became director of the Brussels Academy in 1878.

Today, Jan Portaels General Hospital lies wedged between the ship canal and Vilvoorde town centre, which makes a replacement new build impractical. The hospital has been given the green light from both the Federal and the Flemish Governments to submit a dossier for the construction of a completely new hospital, fit to meet the stringent quality requirements of the future.

The idea of implanting the hospital behind the station zone on the 'CAT site' was already mooted several years ago, as part of the Vilvoorde/Machelen strategic project run by the province of Flemish Brabant. AZ Jan Portaels will therefore function as the driving force behind one of the most strategically important sites in Vilvoorde. The site is centrally located between Luchthavenlaan, the railway, the R22 and Vilvoordelaan, and has excellent road and public transport links. The full list of parameters for the area's development is yet to be completed. The creation of a master-plan for the CAT site as a whole will probably run in tandem with the hospital design process. (The creation of this master-plan is not included in this study.) The

designer should therefore propose a global vision for the wider plan area, based on the data from a preliminary study into the spatial bases and preconditions of the site, and fit the hospital into this. Within this vision, the hospital (complex) should be approached as a part of an active, sustainable 'healthy city' with a mix of complementary programmes.

AZ Jan Portaels will offer 406 official beds. Currently, 750 people work at AZJP, of whom 380 are nurses, 80 carers and some 112 doctors. Our staff care for around 460 patients each day. With some 10,700 admissions each year, 873,000 laboratory analyses, 77,990 medical image recordings, 24,000 day procedures and some 68,000 consultations, AZJP remains an important healthcare provider in the area.

AZ Jan Portaels intends to build a new hospital, within the subsidy limits (around 45,000 m²), that complies with JCI accreditation norms. It also wants to grasp the opportunities opened up by the new build project to accomplish its mission statement and achieve its goals.

The most important elements of the mission statement with regard to the new build project are:

- to offer full, high-quality, specialist basic hospital care based on the needs of the population of the wider Vilvoorde region, with a particular focus on the care of patients in emergency situations and end of life care.



- to treat all patients equally, showing respect for their ideological, philosophical and religious beliefs, regardless of income, insurance status or assets.
- to work with family doctors, the Vilvoorde region's health and wellbeing services, and with partner hospitals from bordering regions.
- to base our operations on current scientific knowledge, keeping the interests of the patient in mind.
- to work in the framework of professional deontology, exercising creative frugality to limit costs for both the patient and the community.

Our ambition is to create a general hospital that will specialise not only in basic medicine, but also in a number of niche areas. It will also be part of a wider network, enabling it to offer specialisation in other niche areas. This means that a very high level of quality should be possible in all areas.

The hospital must be an integral part of the community. The building and design of its open space must inspire a feeling of trust and have a certain presence. The building as a whole must reflect the concept that the patient is the focus, with an emphasis on customer intimacy, and on the hospital as the central point in the full cycle of care (optimal synchronisation/linking with providers of pre- and post hospital care).

We are convinced that patient satisfaction will emerge as the determining factor for maintaining and potentially expanding the hospital's market share. Patient experience is a crucial part of this. Negative (spatial) experiences with such things as waiting and traffic areas must be avoided.

The contractor should take into account scientifically proven components of the healing environment and evidence-based design. Another place to start is the so-called flow model, in which outpatients do not need to penetrate any further into the building than necessary, and where other streams are kept as separate as possible where this is desirable.

To achieve these goals, both resources and people are needed:

- Staff need to be able to carry out their tasks in optimal, pleasant conditions.
- In order to have sufficient means, costs need to be kept down. The building cost is an important part of this, but equally important are the running costs:
 - o technical repair and cleaning costs
 - o logistical costs (walking distances/times for staff, number of storage areas etc.)
 - o energy costs (an integrated building/technical/stability concept is expected)
 - o remodelling costs (flexibility of the building/concept for growing and shrinking departments)



- Income from subsidiary projects (care boulevard) should also be borne in mind.

With regard to design, we have also been asked to investigate how components of the hospital can be housed in generic buildings or parts of buildings; and in what way the hospital can be part of a greater whole that allows for certain functions to be housed with partners outside the actual hospital.

The above should be achieved within standard financing and accreditation frameworks that apply to general hospitals in Flanders.

The client attaches great importance to the design team having the appropriate knowledge of the typical elements for a hospital in Flanders, for example with regard to accreditation standards and recommendations, subsidy procedures and conditions, technical equipment specific to hospitals etc.



002402

Bierbeek - U.P.C Sint-Kamillus

VAll-inclusive architecture assignment to draw up a master-plan and carry out two phased building projects for UPC Sint-Kamillus in Bierbeek.

Client	vzw Provinciaal der Broeders van Liefde
Location	Krijkelberg 1, 3360 Bierbeek
Budget	11,250,000 euro excl. VAT and AK total cost of construction
Timing	Award of brief to the designer(s): 15/01/2013 Award of assignment to contractor(s): 30/06/2017 Scheduled end of works: 01/01/2020
Fee	Fee for architecture: 6.3% of the architecture portion
Winner's award	10,000 euro (excl. VAT) per winner (5 winners)



The Sint-Kamillus University Psychiatric Centre is a regional and supra-regional specialised hospital in the rural area around Leuven. The hospital complex in Bierbeek has 320 beds and accommodation for the general psychiatry, forensic psychiatry, organic psychiatry, geronto-psychiatry and educational psychiatry care groups, as well as a Psychiatric Care Home with 60 beds for the forensic psychiatry care group.

Historical context

In 1925 the Congregatie of the Broeders van Liefde (a monastic order) decided to build a psychiatric hospital in Bierbeek on a site of 64 ha. Building started on 1st May 1931 and it was completed in 6 years. The whole complex was from the start conceived as an institution for mental healthcare. The original architectural concept based on various groups of patients in pavilions spatially separated from each other is still the basis of the site today. New buildings have been inserted at various locations on the site over the years.

Because of this exceptional context, on 5th October 2010 Minister Bourgeois decided to partially classify the site as a monument.

Need for a master-plan and two new buildings

UPC Sint-Kamillus would like quite urgently to translate its strategic vision of the evolving world of mental healthcare into a new master-plan. This master-plan will then provide the

framework for long-term development in terms of renewing its infrastructure on the campus at Bierbeek. The UPC has from the start combined the master-plan with the design brief for the first two building projects. These are for a new General Psychiatry Department (60 beds and 5 non-residential treatment places) and a new Educational Psychiatry Department (35 beds).

The challenge for the designer is to insert and design a new and functional care infrastructure that is compatible with the distinct heritage value of the buildings to be conserved, and also compatible with the valuable landscape.

The UPC continues to prefer buildings specific to each target group, with clear distinctions between the care groups. The appearance of the new and contemporary buildings should have a destigmatising effect on the psychiatric patients. The pavilions provide a safe and structured environment, guarantee the necessary privacy and offer ease of supervision. The renewed campus should retain its clarity of layout and create opportunities for encounter. Day activities are to be clearly distinguished from the activities of those on long-term stays.



Open Call 2402

Bierbeek

vzw Provinciaal der Broeders van Liefde





002403

Grimbergen - Care project

All-inclusive assignment for the construction of housing for thirty adults with serious physical disabilities, sixty-six assisted-living homes and a communal space, in Grimbergen.

Client	vzw Eigen Huis and vzw Heilig Hart Grimbergen
Location	Schildpadstraat 30, 1850 Grimbergen
Budget	€9,551,739.40 excl. VAT and fees
Fee for study	min. 10% > max. 10.5%
Winner's award	€10,000 excl. VAT per candidate (five candidates)



The Eigen Huis npo was set up in 1975 as a centre for the integration of disabled people and it has developed a number of activities to achieve this. In 1980, it started with a collective housing project for thirty adults with serious physical disabilities. A Special Transport Service provides door-to-door transport for the residents and all the people of limited mobility in the district of Halle-Vilvoorde. The Community Centre organises socio-cultural activities that are open to a broader public. And finally, the Mobile Assistance and Support Unit helps people with disabilities, the ill and the elderly, mainly outside their normal home environment.

The Eigen Huis npo has 78 staff. The independence and self-sufficiency of the residents is a priority. Most of them depend on wheelchairs and their disabilities change, so that their needs in the housing units also evolve.

The current Eigen Huis housing and the community centre are located in a residential area with the aim of encouraging integration. This building now no longer appears sufficient for the purpose. So the Eigen Huis npo is planning a new building on the same site, one whose siting, organisation and design underpins the client's mission to the full. This new building must fit into a vision for the future of the whole site, where the Heilig Hart Grimbergen npo also wants to build a group of homes for assisted living for 66 elderly people.

The Heilig Hart npo in Grimbergen, established in 1891, considers its main task to be caring for our aging fellow men and women in the region and in the borough of Grimbergen. The npo takes this task to heart, and is thus making 163 housing units available, plus a broad range

of services during the residents' stay in the residential care centre. When it comes to caring for the elderly, the 140 members of staff at the npo are inspired by a holistic vision of man and over the years they have succeeded in building up a good image and a sound reputation throughout the region.

The Heilig Hart npo in Grimbergen, 500 m from the site in Schildpadstraat, specialises in providing in-house care to elderly people who are demented or in serious physical need. The npo also organises forms of care by various bodies, such as short stays and day-care, and aims to diversify the range of care services offered to support home-care even more, by means of a group of 66 assisted-living homes for the elderly on the Eigen Huis site. These homes are the final element in the range of multi-institutional forms of care offered by the Heilig Hart npo and are a major source of support to the volunteer carers at home and also offer users the guarantee of being able to stay longer in their familiar home environment.

Both organisations take as their basic outlook the notion that every form of housing on the Eigen Huis site has the aim making the residents' daily life and individual life project possible and promoting the social integration and emancipation of the residents. In addition to their specific task, both npos want to build collective infrastructure that builds bridges between the two facilities in terms of architecture, organisation and function. These communal areas will be used for reception, cafeteria, conference rooms, hairdressing salon, meeting place, wellness, etc. The key words for the three projects are accessibility, self-sufficiency, sustainability, homeliness, openness, flexibility and solidarity.







002404

Ostend - seawall in the zone from Raversijde to Wellington

All-inclusive assignment for the redesign of the seawall with dams in Ostend, in the zone from Raversijde to Wellington, and the broadening of the seawall in Raversijde.

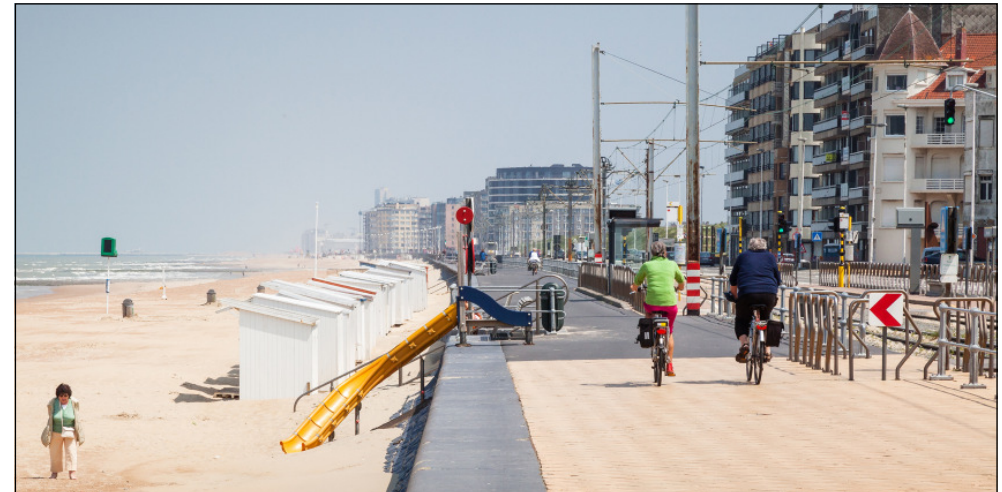
Client	Agentschap voor Maritieme Dienstverlening en Kust (MDK) – Coastal Division
Location	Ostend Seawall: Raversijde to Wellington zone
Budget	a total initial estimate of maximum 11 million euro (incl. VAT), of which maximum 8 million euro (incl. VAT) from the MDK for the protective measures as part of the Coastal Security Master-Plan. The latter sum includes everything: the cost of the study brief (design), the fee for the design-based research by the 5 candidates, the cost of the external expert, possible costs for drawing up the MER exemption, and the execution.
Schedule	Award of the brief to the designer: 15 April 2013 Award of the assignment to the contractor: 1 October 2014 Scheduled end of works: 1 February 2017
Fee	Overall fee: target value for the estimation of the study: 825,000 euro (incl. VAT)
Candidates' award	12,000 euro (incl. VAT) per candidate (5 candidates)

Serious storms are one of the most important natural threats in the North Sea region. To protect the Flemish coast from heavy storm tides, the Maritime Services and Coast Agency has developed the Coastal Safety Master-Plan, which was passed by the Flemish government on 10 June 2011. The main emphasis of this master-plan is primarily on the implementation of the protective measures necessary to continue ensuring the safety of the coast. A great deal of attention is hereby paid to climate change: it takes account of the expected rise in sea level up to the year 2050. The measures in the Coastal Safety Master-Plan provide the minimum protection needed against a storm tide with a cycle of 1000 years (the so-called 1000-year storm). There is an additional verification from the point of view of costs and benefits whether there is any remaining risk of material damage and victims.

The project for the redesign of the seawall with dams in Ostend, in the zone from Raversijde to Wellington, and the broadening of the seawall in Raversijde, is part of the Coastal Safety Master-Plan and its primary objective is to implement the measures essential to ensuring lasting coastal security.

Protection against the sea cannot be seen as separate from the other tasks in the coastal zone: natural development, economic development, the development of a coast that is attractive to tourists and residents and the development of sustainable energy are the basic principles of an integrated formulation of each project for the coastal area.

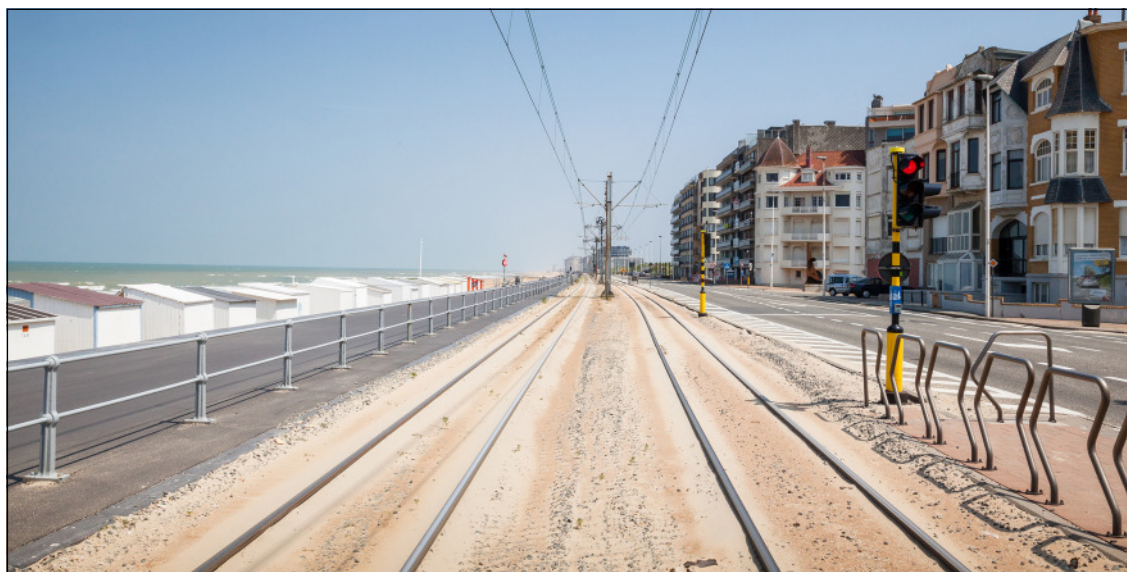
The client and Ostend town council are looking for a design in which the functional aspect –



increasing coastal security – is linked to an upgrade of the public space.

Considering the importance of this zone to tourism and recreation, and the character of the public space, this project is the perfect way for the client to present itself to a broad public. In addition to the work on the security and spatial quality of the surroundings, this project is intended to offer striking and attractive added value. Which is why special attention must be paid to the visual elements of the design and to its sustainability. It should develop into a major maritime tourist-recreational attraction and once again form part of the collective memory of both residents and visitors.







002405

Nazareth - renewal of the village centre

All-inclusive assignment to conceive a vision for the centre and a new layout for the village square in Nazareth

Client	Nazareth local council
Location	Dorp, 9810 Nazareth
Budget	€2,500,000 incl. VAT and fees
Fee	min. 7% > max. 8%
Candidates award	€5,000 excl. VAT (for four candidates)



Nazareth is a borough in East Flanders (Ghent district) between Deinze, Sint-Martens-Latem, De Pinte, Gavere, Zingem and Kruishoutem. To the south the River Scheldt forms a natural boundary with Gavere. The borough lies in a triangle formed by the city of Ghent and the towns of Deinze and Oudenaarde. Since a merger in 1977, Nazareth has consisted of two subdistricts: Nazareth and Eke.

Dorp, which is the name of the village square in the subdistrict of Nazareth, has largely retained its historical structure: one large square open space surrounded by unbroken frontages, and in the middle a church surrounded by the churchyard. A diagonal avenue links Dorp to the grounds of the mansion.

This historical structure is subject to erosion. Increasing motor traffic is harming the space: roads, cycle paths, parking spaces and pavements all divide up the space that was once uniform from one façade to the next. Modest nineteenth-century buildings have here and there been replaced by larger contemporary ones. Dorp is under pressure from the persistent need for parking space and the traffic chaos at the entrance to the school.

The local authority is looking for a team that can cope with a varied range of issues: underpinning the historical identity, reinforcing the position in the landscape, identifying and tackling transport problems, a contemporary design of the public space, and so on. The team

will be given the full assignment (from design to execution) for the redesign of the actual village square. In addition, the local authority wants to see this design incorporated into a long-term plan for the wider surroundings of the square. The questions include:

- How can present-day transport needs and parking be satisfied without eroding identity of the space?
- Can any good alternatives be devised for access to the school, shops and market?
- How can the graveyard, with its declining number of permits, be used respectfully as a green and restful public place?
- How can Dorp be opened up better to the valuable surrounding open space and the mansion grounds?

The re-laying of Dorp will take place in stages, so that the square can continue to function during the works with as little upset as possible. The vision requested for the village centre should provide a solid conceptual framework for possible future developments connected to the village square.







002406

Dworp - Destelheide

All-inclusive assignment to draw up a master-plan for the Destelheide educational centre in Dworp.

Client	Agentschap Sociaal-Cultureel Werk voor Jeugd en Volwassenen
Location	Destelheidestraat 66, 1653 Dworp
Budget	Master-plan: €75,000 incl. VAT Supervision of implementation of master-plan: to be determined on the basis of the concept
Fee	€6,250 incl. VAT per candidate (for four candidates)

The Algemene Dienst voor Jeugdtoerisme (ADJ) (Youth Tourism Service) is recognised and subsidised on the basis of the Act of 3rd March 2004. This organisation administers two youth complexes owned by the Youth Division of the Agentschap Sociaal-Cultureel Werk voor Jeugd en Volwassenen (Agency for Socio-Cultural Work for Youth and Adults), a Flemish government body. These are the Destelheide Educational Centre in Beersel (Dworp) and the Hoge Rielen Youth Centre in Kasterlee (Lichtaart). The function of the ADJ is to administer and run tourism, recreational and educational infrastructures for young people and to contribute to the improvement of the material equipment and infrastructures for youth work.

Destelheide is an educational centre where the Flemish authorities offer young people the maximum freedom to experience their imagination, creation, education, confrontation and innovation with culture and art as a social challenge and where the training by and for young people prepares them to take responsibility for the future individually or in a group. Destelheide is a centre where the process of creating art is visible as an educational challenge and experience. The existing buildings are the external manifestation of this task and the place where it is experienced.

In the original design by the architect Paul Felix, nature and the location in the landscape were of decisive importance. The natural surroundings are a linking element between the pavilions, and the infrastructure was intended to be absorbed into the surrounding heath. The centre now comprises about twenty workrooms, a self-service restaurant for a maximum of 200 people, a well-furnished bar and forty five-bed rooms with showers and basins. Since 1995 the centre has also included fully-equipped small-scale accommodation for international delegations or for study meetings for youth-work leadership teams. For the last few years there has also been a large multifunctional hall. The whole site, about 8 ha in size, has an open-air theatre and a sports ground for mini-football, tennis, volleyball and basketball.

If, after 40 years, we wish to keep this timeless building and its use available for the tasks of both today and tomorrow, we have to go back to Paul Felix's basic principles and test them against present expectations. We want to get back in line with the original approach, and, from the point of view of the landscape, thereby examine the potential of the site and the existing buildings. The client would like to make the site an inspiring example once again, in the areas



of architecture, accessibility, technology, sustainability and ecology.

The aim of the master-plan is to maximise future opportunities for Destelheide in the areas of infrastructure and operations by taking a plan-based approach to the renovation on the basis of a coherent vision. An important point is that no changes may be made to the exterior of Paul Felix's architecture. In concrete terms, the master-plan examines among other things the organisation and flexibility of the existing buildings, the availability of appropriate technology, the ecological and sustainable transformation, the specific suitability to the various arts disciplines, cultural and social comfort, and accessibility. The starting points for all this are the redefinition of the landscape, the spatial expression of the interconnection of different disciplines and the upgrading and updating of the existing buildings. In addition, the master-plan should contain proposals for the adaptation of the buildings to modern standards of comfort, the efficient and flexible use of the available space, the embedment of the art and culture education services, and technological renewal. The location of Destelheide is important too. The proximity of the capital with its unique character and diversity can become major assets in the further development of Destelheide. Lastly, the master-plan should contain concrete proposals to maximise the task of Destelheide in the fields of activities, encounter, accommodation and creation, in the context of a changing society.

The client wants the design team to assist it in the role of supervisor when the master-plan is implemented. In order to be able to assume this task generously, drawing up the master-plan and the task of supervision cannot be combined with specific construction briefs that form part of the master-plan.



Open Call 2406

Dworp

Agentschap Sociaal-Cultureel Werk voor Jeugd en Volwassenen





002407

Nijlen - Masterplan 'WOON-BAL'

All inclusive assignment to draw up a master-plan for the 'WOON-BAL': a study of a unique interweaving of a new housing development and open-air recreation adjoining the centre of the district of Nijlen.

Client	Nijlen local authority
Location	The area is south-west of the centre of Nijlen and is bounded by the railway, Molenstraat, Kesselsesteenweg, Goorstraat and Loze Bareel, with land registry numbers: division 1, section d, 613d ... 618F, 630x ... 639A and so forth
Budget/fee	Master-plan: flat rate of 55,000 euro (excl. VAT) Spatial Implementation Plan: flat rate on basis of level of aspiration of master-plan
Timing	Award of brief to designer(s): March 2013 Scheduled end of works: April 2014
Winners' award	5000 euro (excl. VAT) per winner (4 winners)



Nijlen is a green and rural place in Antwerp Province. It comprises the three subdistricts of Nijlen, Kessel and Bevel.

In recent years, partly because of its geographical position, the district of Nijlen has seen a large influx of new inhabitants. At the moment, the presence of a railway halt and the proximity of a turn-off on the E313 motorway provide these new inhabitants with the perfect conditions for settling here. Nijlen local authority wants to respond to the demand for housing from its own inhabitants as well as the housing assignment given it through the Land and Building Act (complying with binding social objectives).

To the west of the sharply delineated centre of the district of Nijlen and south of the railway is a fragmented area of housing expansion. The presence of the railway and the typical back gardens of the adjacent houses define the borders of this infill area.

Nijlen local authority is aiming for a sustainable, good-quality and phased development of the enclosed area, while attending to connections with the existing fabric. In addition to the development of new housing project, a vision for the future is to be created for open-air recreation in the project zone. Additional requirements include the preservation and restoration of the finely-meshed penetrability of the zone for the weak road-user and the integration of the railway infrastructure as one of the boundaries of the plan area.

The results of the master-plan are to be used as design-based research when drawing up a Spatial Implementation Plan for the area.

When the master-plan has been delivered, the client may decide to award the design team either part or all of the briefs for the implementation of the master-plan (in other words drawing up the Spatial Implementation Plan(s)). But the client is not obliged to do so; he may also decide to award the subsequent brief to other parties, but must then organise a new tendering procedure.







002408

Landen - Sinte - Gitter

All-inclusive assignment to draw up an all-embracing cultural-historical tourist development plan for the Sinte-Gitter site in Landen.

Client	Landen local authority
Location	borough of Landen, Sinte-Gitter site
Budget	40,000 euro excl. VAT
Schedule	Award of the brief to the designer(s): February 2013
Candidates' award	4000 euro (excl. VAT) per candidate (4 candidates)



Sinte-Gitter, protected as a valuable piece of heritage, now lies within the built-up centre of Landen. The present town centre is to the east of the site. The Brussels-Liège railway line runs between the town centre and the site.

Sinte-Gitter was the settlement from which Landen originated and appeared in about the 2nd century AD; but this centre was depopulated around the 13th century and a new walled town was built north-east of the Sinte-Gitter site, which has nowadays been reduced to the historical centre of Landen. This walled town is no longer recognisable in the street layout.

Landen town council started drawing up a master-plan for the town and a visual quality plan for the town and its 13 subdistricts. Sinte-Gitter is one of action points in the visual quality plan, linked to making up a plan for landscape design intended for cultural-historical and tourist development in which the historical thoroughfare forms an axis of considerable landscape value between the Sinte-Gitter site and the historical centre of Landen.

At the heart of the brief is the reorganisation of Sinte-Gitter as a cultural history project, the formulation of whose overall plan should pay attention to the valuable landscape and the value of the archaeological and immovable heritage, which can be designed and developed as a landscaped park. The aim is for a simple green design focusing on the vulnerable, historical and unique nature of the location.

The objective behind the landscaped park is to aim for:

- A stimulus to the memory: 'getting to know the fascinating history'
- Declaration: to inform the visitor about what happened here many years ago, in an educational

and multimedia set-up focusing on live experience.

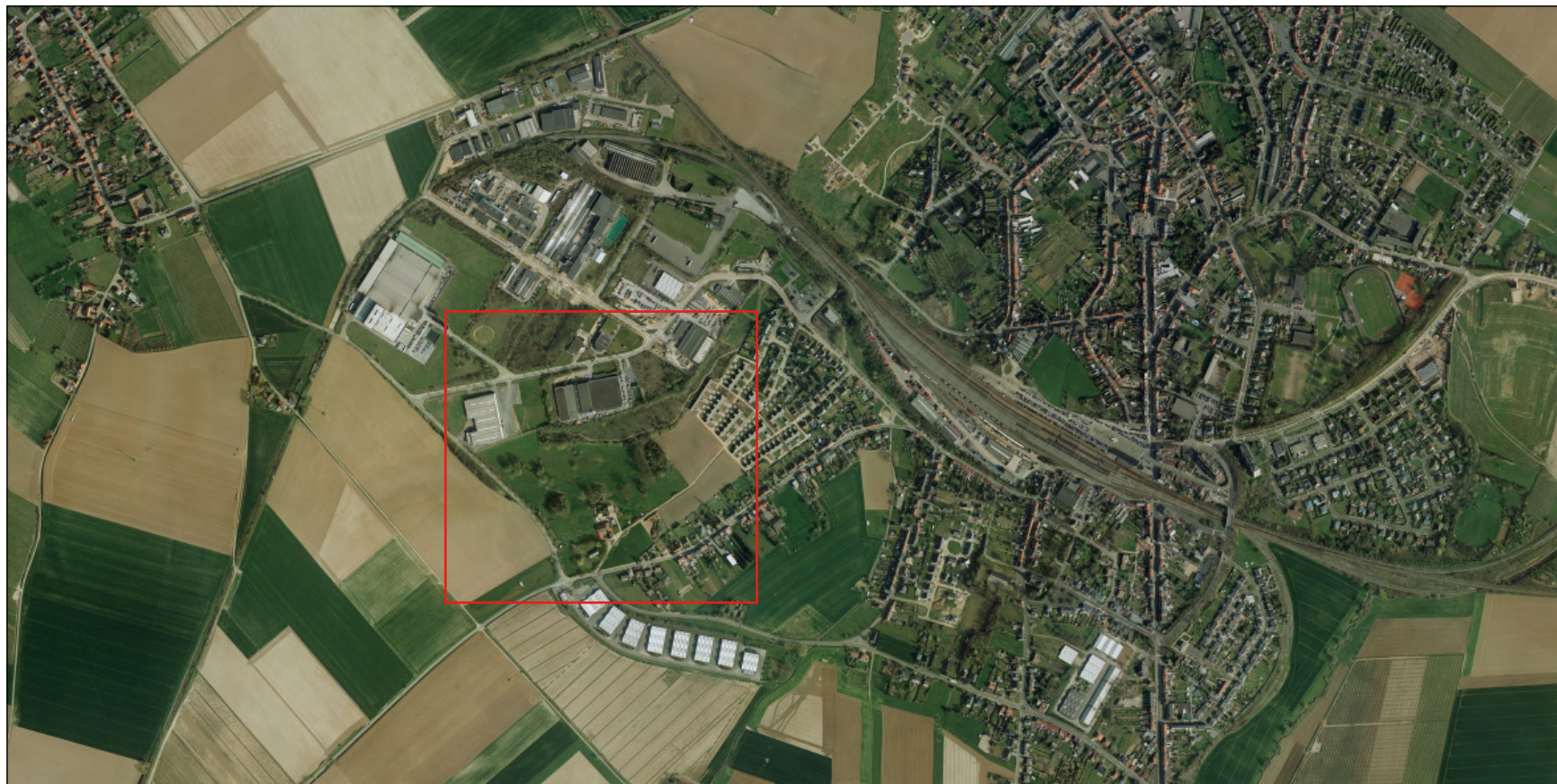
- Undertaking: to ensure unity and recognisability in the landscape.

When the Sinte-Gitter cultural-historical and tourist development project is developed, account must be taken of the protection order – design brief 'villa Sinte-Gitter' (completed autumn 2012) – design brief 'Sinte-Gitter valley' (completed 2010).

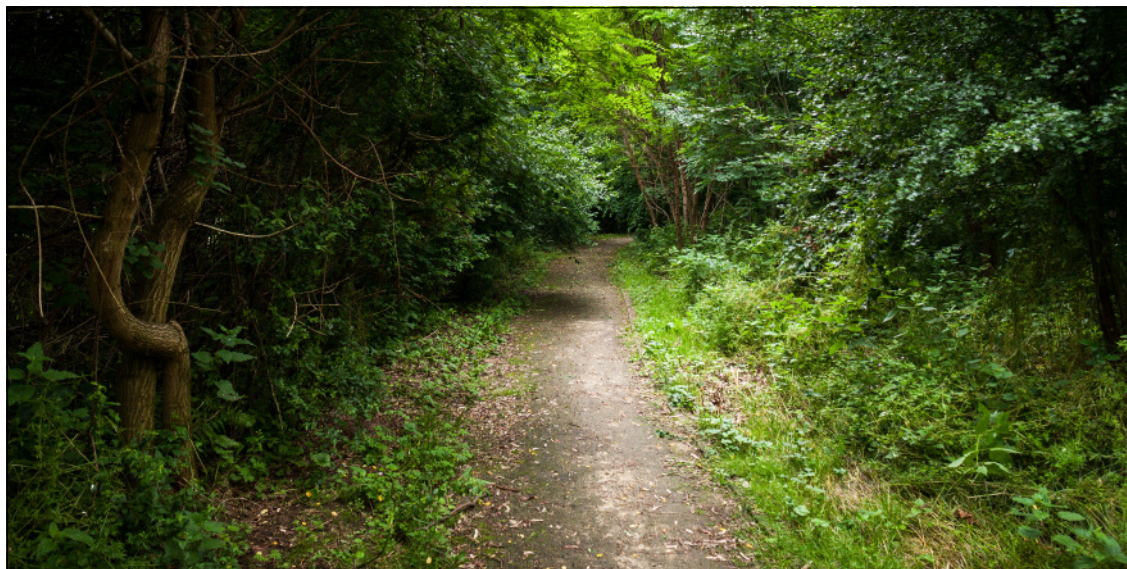
The present brief includes the study of this cultural-historical and tourist project and the formulation of an overall vision which clearly demonstrates its feasibility, including the cost price and timeline. This overall plan will be the framework for the creation of the Sinte-Gitter landscaped park. The brief also includes a summary of the detailed operations essential as part of the whole project: zooming in on special sites, including proposals for their material form.

The award of the brief covers the drawing up of an overall plan for the complete project. The client may afterwards decide to give the winning design team responsibility for the design of crucial components of the overall project, or for the supervision and quality control of the execution of the project.

This brief will preferably be implemented by an interdisciplinary team that encompasses various skills: architecture, landscape architecture, scenography, heritage conservation and tourism.







002409

Ostend - flats 'with view'

All-inclusive architecture assignment for the construction of a new social housing project combined with replacement buildings in Ostend.

Client	CVBA De Oostendse Haard
Location	Verstellestraat/Schietbaanstraat/Voorhavenlaan, 8400 Ostend
Budget	Depends on the number of housing units and on the basis of the simulation of the maximum cost by the VMSW
	Construction budget is 9,000,000 euro excl. VAT and fees
Fee	Wage-scale sum based on VMSW standard contract
	Fee for architecture: in accordance with VMSW guidelines – wage scale 2006.1
	Fee for stability and technical installations: in accordance with VMSW guidelines – standard contract type R1-2005
Winners' award	3500 euro (excl. VAT) per winner (5 winners)

De Oostendse Haard is a social housing company that administers a stock of almost 1500 homes.

The aims of the company are:

1. To improve the living conditions of families and single people in need of a home, especially the most needy families and singles, by providing a sufficient supply of social housing for sale or rent, possibly including shared amenities, with particular attention to their integration into the local housing context.

2. To contribute to the upgrading of the housing stock by renovating, improving and converting unsuitable houses or other buildings or if necessary demolishing and replacing them.

Social housing has been under construction in the Vuurtorenwijk (Lighthouse district) since the 1920s. This area is completely cut off from the rest of the town and is only accessible via two roads.

The western part is bounded by the harbour channel and mainly contains docks and land for activities associated with the sea. The dunes are nearby.

The eastern part is the district's main residential area and that is where this site lies, looking out over a unique area of water called the Spuikom. It is like a lobe of water in the midst of the housing.

The biggest problem this district has is that there are mainly homes with 3 or 4 bedrooms. The supply of homes with 1 bedroom still has to be provided. Families where the children have grown up and left home cannot be rehoused in a suitable home in their own neighbourhood because there is no supply. Single applicants will not find a home here either, although the statistics tell us that there is a serious demand.

The site the client wishes to build on consists of 2 plots: one vacant plot and one intended for demolition and replacement.

The proposed building plan is as follows:



The construction of at least 60 flats and an underground car park, of which

- at least half with 1 bedroom on the principle of lifelong occupation
- 25% type 1/2 flats (with 1 bedroom, suitable for 2 people)
- 4 flats with 1 bedroom for wheelchair users
- supplemented by type 2/3 flats (with 2 bedrooms, suitable for 3 people)

De Oostendse Haard wants the designer to take account of the following points:

- the creation of a logical, sound and sustainable design, giving priority to budget-friendly architecture, but also sustainability and soundness of design
- a design that takes account of the reality of the homes already planned and the public space already laid out on the site
- a design that provides for a phased approach to the works. The flats at the Spuikom are to be completed first, followed by a period of rehousing. The flats on Voorhavenlaan can then be demolished.

- an interesting project in which the designer comes up with good-quality housing and also, by means of the size and location, designs a visually-defining landmark.

The final construction cost will be determined by the final program. This will be further refined before a selection of candidates is made. The client reserves the right not to award parts of the contract. He can then decide to assign, by organising of a new tender, to a third party. The designer not not assert any rights of compensation.

Budget depends on the number of housing units and on the basis of the simulation of the maximum cost by the VMSW.







002410

Stabroek - Development plan

Full assignment to draw up a development plan for the 'Molenveld' residential expansion area in Stabroek.

Client	de ideale woning c.v.
Location	Woonuitbreidingsgebied Molenveld: Grote Molenweg, 's Hertogendijk, Kleine Molenweg, K. Van Tichelenlaan, 2940 Stabroek
Budget	75.000 € excl btw
Winners' award	5000 euro (excl. VAT) per winner (5 winners)



De Ideale Woning is a social housing company with more than 5300 homes spread over much of the district of Antwerp. In Stabroek there are a total of 151 rented social homes, of which 105 are single-family homes and 46 flats.

De Ideale Woning has for some time owned about 10 ha in the Molenveld residential expansion area in Stabroek. In consultation with Stabroek local council, it wants to have a development plan drawn up for the wider residential expansion area between Grote Molenweg, 's Hertogendijk, Kleine Molenweg and Kan. V. Tichelenlaan.

It is important to create an inner area of good quality that is connected to the existing fabric and acknowledges the characteristics of the polder landscape.

This area will be filled partly by a social housing project which should have a good demographic mix. In addition, space has to be provided for sports accommodation and greenery. Part of the area is currently used by a riding club and a football club. Sufficient attention must be paid to the traffic access to this new neighbourhood, with a particular focus on vulnerable road-users.

At the same time, a phased plan is to be drawn up for fleshing out the various functions.







002411

Tienen - PSBO De Sterretjes

All-inclusive architecture assignment for a new building for PSBO De Sterretjes, a primary school for special needs education in Tienen

Client	Province of Flemish Brabant
Location	Alexianenweg, 3300 Tienen
Budget	3,150,000 euro excl. VAT and fees (for school) 630,000 euro excl. VAT and fees (for grounds and entrance)
Schedule	Award of brief to the designer(s): 1st half 2013 Award of assignment to the contractor(s): 1st half 2014 Scheduled end of works: summer 2016
Fee	Overall fee: 9% of the total building costs (school) Overall fee: 5% of the total cost of the grounds
Candidates' award	7000 euro (excl. VAT) per candidate (5 candidates)



As a school governing body, the Provincial authorities of Flemish Brabant endeavour to offer high-quality education in its 4 provincial schools in Tienen and Leuven. The provincial authorities attach a great deal of importance to good school infrastructure that responds sufficiently to the needs of the pupils/students.

This brief concerns a new building for PSBO De Sterretjes, a special needs primary school in Tienen. It is currently housed in a temporary container school and needs a new school building. It is a school for about 100 pupils of type 1 (slightly mentally disabled) and type 8 (pupils with a serious learning disorder). The school endeavours to enable these pupils to develop their talents to the full.

Considering the school's target group, it is recommended that the grounds of the school form a safe cocoon. The pupils should in the first place feel at home in the school. They must be given the greatest possible chance to develop in a safe setting and a clear structure. The attention to pupil guidance and learning care must be extended into the school infrastructure, for example by creating time-out areas and specially-adapted rooms. It is also important that on the basis of this setting the school should provide sufficient shelter from the outside world.

The new school building should be one that can be used for as many different purposes as possible. To keep up with rapidly-changing trends in society and educational views and

methods, the building should be able to respond easily to possible changes.

The site is completely enclosed and only accessible via the PISO (Provincial Institute for Secondary Education). The site has a considerable slope, with a height difference of more than 4 metres diagonally, and there is also a notable height difference with regard to the existing ground level of the PISO and the firebreak. The design brief consequently includes the full accessibility and connection of the school building to the public highway.

When the site was purchased it included the demand that a permanent pedestrian pathway would be created from the public road (Alexianenweg) to the enclosed plot at the rear of the site belonging to the previous owner.

This pathway must be guaranteed without interruption, for pedestrians but not for motorised two-wheelers. The brief also includes a proposal for the design of the grounds, which are integrated into the accessibility plan.

The candidate will endeavour, within the available budget, to design the most sustainable building possible in compliance with current legislation.







002412

Zedelgem - council services centre

All-inclusive architecture assignment for the construction of a local authority services centre incorporating council services and homes for the elderly.

Client	Zedelgem OCMW (social services)
Location	Koning Albertstraat 9/11, 8210 Zedelgem
Budget	5,000,000 euro excl. VAT and fees
Timing	Award of brief to the designer(s): June 2013 Award of brief to contractor: autumn 2014
Fee	Architecture: min. 7% - max. 8% Stability: min. 2% - max. 3% of total construction budget
Winner's award	6,000 euro excl. VAT per candidate (3 candidates)



The local social policy plan drawn up by the Social Services and Zedelgem local authority laid down that, as part of the section on care for the elderly, basic service provision would be set up as close as possible to the local population in each subdistrict. This would signify an expansion of the existing service based at the local services centre (De Braambeier) in the subdistrict of Zedelgem and its optimisation to the benefit of the whole population. So after the definition of two residential care zones (Zedelgem-Aartrijke and Loppem-Veldegem) the local authority sought interesting locations in the other subdistricts.

In the course of 2011 the Social Services purchased a house with commercial premises, a former small self-service shop in the centre of Veldegem (one of the four subdistricts of Zedelgem).

At the back the land borders on a plot purchased by the council some time previously with an eye to providing access to a social housing project.

This location in the centre of the village offers the local authority the opportunity to build a new project.

The area of the location in Veldegem is perfectly suited not only for a local branch centre, but for a fully-fledged service centre with additional housing for the elderly. In the meantime the local council has been engaged in restructuring and upgrading the location of the registry office, the branch library and the police station.

Offering these services on the new site, incorporating the provision of services by both local

councils, brings added value for everyone involved, in the first place the local population.

Zedelgem Social Services would like to implement the following on the Veldegem site by means of the Open Call: a fully-fledged service centre, 20-odd homes for the elderly, a branch of the public library, a room for the registry office and a room for the police. An underground car park for 60-odd vehicles must be provided for the inhabitants of and visitors to the site.

It is of great importance that this project is well integrated into the centre of the village, in terms of both livability and social interaction and in terms of transport. The aim is to create a central campus where the population can go for all sorts of activities, services and leisure. Meals will be served and the cafeteria in the service centre will be a meeting place for the people of Veldegem. Space will be provided for pedicure, showers and a launderette.

The inhabitants will be able to go to the library for a book, comic or newspaper. All the administrative formalities for which one needs the local authority registry office will be offered on the spot.

This new project should be open and attractive, atmospheric, enticing and accessible, with sober contemporary architecture that accentuates the village centre.



Open Call 2412

Zedelgem

Zedelgem OCMW (social services)





002413

Dilbeek - Fire service outpost and multipurpose accommodation

Full design brief for the construction of a fire service outpost, multipurpose accommodation and housing units.

Client	Dilbeek local authority
Location	Plot between Oude Smidsestraat and Ninoofsesteenweg in Dilbeek 1700 (division 1, section D, plot no. 68H)
Budget	€4,800,000 excl. VAT and fees
Fee	Architecture: min 5% - max 8% Stability: min 1% - max 2% on the total budget technics: min 2% - max 3% on the total budget
Vergoeding	€ 3.950 excl. btw per laureaat



Dilbeek is in the west of the province of Flemish Brabant. On its eastern side the borough borders on the Brussels Capital Region and to its west is the rural 'Pajottenland' area. The centre of Dilbeek has a great many assets and would like to offer these qualities to its inhabitants and visitors to the maximum. There are a number of cultural events and the social life is quite vigorous too.

At its centre it has several very fine, restored buildings such as the town hall and Kasteelhoeve, and greenery prevails, in the form of a park, a lake and an adjoining natural area. The local authority also does a lot to introduce contemporary architecture: this is certainly exemplified by the recent building for the new Academy of Music, Word and Dance.

The borough is traversed by the regional N8 road to Ninove. It is on this road that the local authority owns a piece of waste land on which a new building will be put up. The building is bounded by the Ninoofsesteenweg on the one side and by the local Oude Smidsestraat on the other.

The local authority would like to carry out a project for a new building that houses a number of elements. First of all the fire service outpost must be accommodated. The present infrastructure in the coach house at the Viron mansion (the town hall) is outdated.

In addition, several multipurpose rooms have to be provided. The serious shortage of community rooms contrasts sharply with the huge range of activities in and around the centre of Dilbeek. There is a clear lack of rooms for local events. A part of this multipurpose space must also be able to be used as a car park.

Lastly, three housing units will be included in the project. These can later be let or used as emergency housing, under the management of the social services department.

The new building should not only meet the practical demands of its future users, but must also deal intelligently with the complex mixture of functions. The building also occupies a significant position in the centre of the borough. The combination of expressive architecture and high-quality outdoor space should put the building on the map in Dilbeek's collective memory.







002414

Kapellen - Academy

All-inclusive architecture assignment for the conversion of an old RTT building into the Academy of Word and Music in Kapellen.

Client	Kapellen local authority
Location	Antwerpsesteenweg 146, 2950 Kapellen
Budget	1,500,000 euro excl. VAT and fees
Fees	fee for architecture between 7% and 8% fee for architecture between 1.7% and 2.3% on the total budget fee for architecture between 2.6% and 3.3% on the total budget
Candidates' award	3500 euro (excl. VAT) per candidate (3 candidates)



The Academy of Word and Music in Kapellen has about 380 pupils and is a part of the Brasschaat Academy of Word and Music.

The objective of the local authority is that pupils should be able to have their lessons in a building that complies with the current requirements of acoustics, energy and safety and in addition possesses the necessary facilities.

A feasibility study showed that the Academy could be accommodated in a former RTT building with a total floor area of 2420 m² that is currently used as an office building.

The site is between the N11 regional road (Antwerpsesteenweg) and the no. 12 railway line from Antwerp to Essen.

The building is at the rear of the site and is not directly visible from the street.

In addition to the floor area required by the music academy, which is about 1200 m², the design brief has to take account of the fact that classrooms for multifunctional group lessons are to be organised so that they can also be used by other groups (as classrooms or meeting rooms). The remaining usable floor area is to be fitted out for the Red Cross and/or extracurricular child care.

The aim of the brief is to divide up, adapt and equip the building so that it can satisfy the requirements of its various users.

For the Academy, for instance, in addition to acoustics and sound insulation, it is important

that access can be supervised, with an office and a waiting area for children. There will be a combination of both group and individual lessons and there is consequently a need for a larger room for groups playing music together. This room can also be used for public examinations, but it is not required to be made into a fully-fledged concert hall.

In solving the present problems of heating in the building and in the use of other technical installations, the local authority pursues the greatest possible use of sustainable energy.









layout

Team Vlaams Bouwmeester

fotography

Tim Van de Velde

arial views

Digitale versie van de Orthofoto's, middenschalig, kleur:
provincie Antwerpen, opname 2007 (AGIV), AGIV & provincie Antwerpen
provincie Oost-Vlaanderen, opname 2006 (AGIV), AGIV & provincie Oost-Vlaanderen
provincie Limburg, opname 2007 (AGIV), AGIV & provincie Limburg
provincie Vlaams-Brabant, opname 2007 (AGIV), AGIV & provincie Vlaams-Brabant
provincie West-Vlaanderen, opname 2006 (AGIV), AGIV & provincie West-Vlaanderen

Verantwoordelijke uitgever

Vlaamse Overheid
Vlaams Bouwmeester
Grasmarkt 61, 1000 Brussel

Bijkomende informatie

over de inschrijving, bestekken, aanvullende
stukken en voorwaarden bij

sofie.troch@bz.vlaanderen.be
(+32) 2 553 29 75