

Open Call **16**  
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## Open Call 16

### *The tailored answer*

The half-yearly publication of the enclosed list of government assignments for design and implementation studies in architecture, urban design and landscaping is always an exciting experience. It is the crowning moment for the work of many team members, often after several months of effort. Yet it is only at the last moment that we know how many clients have thrown in their lot with our European procedure. So we are both proud and happy that we can again propose a significant and varied list of assignments to work on.

The overall body of assignments in Public Call for Tenders 16 provides a good picture of the public works situation in Flanders today. In fact the list includes two particularly exceptional projects: the study and design assignment for converting the Provinciehuis in Antwerp and the vision for the Remembrance Park 2014 issued by the Flemish Government. With the first project, the Province Government is seeking a way out in the controversial part new-build and part-refurbishment to adapt the existing Province Building that dates from the 1960s. The architectural design here not only forms the basis of an implementation assignment, but also includes a feasibility study designed to convince the Client to go for one option or the other. The Remembrance Park 2014 project on the other hand, is looking for a preliminary depiction of the cultural initiative that will be established to mark the centennial of the First World War by the Flemish Government in what was then the Western Front. The aim is to commemorate this highly significant past event through a multilayered landscaping project.

But in addition to these exceptional assignments, it is the quantity and diversity of purpose-built public amenities, design plans for town centre areas, the assignments for building public areas and the various landscaping projects that catch the eye. Both on the urban edges of Antwerp and Brussels, as well as in smaller urban cores and country boroughs, there is a conscious search going on for quality designers. Hence this Public Call for Tenders is outlining the contemporary reality of the Flanders 'screen city'. Everywhere, ambitious policymakers are showing how they can provide significant help to the built quality of our region by adding items to their own environment. Without a real plan, a succession of projects will lead in this way to promoting what counts. An intuitive form of town planning is gradually taking shape, which uses the margins that lie locked away in the vagueness of the structural plans to construct a quality living environment there. We are all too willing to work with this challenge of the tailored answer. We are counting on your creative input to give shape to the unmistakable aspirations of the clients in this Public Call for Tenders.

Marcel SMETS  
The Flemish Government Architect's

# 001601

## Complete study and design assignment for the conceptual development of an integrated and large-scale cultural and tourist project “Remembrance Park 2014-2018” on the Western Front (Westhoek).

Client:	Flemish Government
Location:	depending on the design.
Budget:	depending on the design.
Fee bracket:	max. 120,000.00 EUR including VAT
Remuneration:	7,500.00 EUR including VAT per successful tendering party
Timing:	allocation of assignment: March 2009.

The Great War (1914-1918) was a pivotal moment in (inter)national history; the First World War also left many scars, particularly in the Westhoek region. The building heritage and especially the landscape of the Westhoek still carry the marks of the fighting. From Nieuwpoort to Mesen, the front line is dotted with places that bear silent witness to the horror of the conflict: cemeteries such as Tyne Cot (Zonnebeke) and Lijssenthoek (Poperinge); sites such as De Ganzenpoot (Nieuwpoort) and Bayernwald (Heuvelland); monuments such as the Menin Gate (Ieper) and IJzertoren (Diksmuide); museums and visitor centres such as the In Flanders Fields Museum (Ieper) and the Memorial Museum Passchendaele 1917 (Zonnebeke).

To mark the Centenary of the Great War, as well as to provide a lasting memorial afterwards, the Flemish Government wishes to evoke and commemorate the immense drama of the ‘Bloody Fields of Flanders’ by creating a Remembrance Park that brings together past and present, people and landscape, war and peace into a single integrated line.

This large-scale cultural and tourist project will act simultaneously as:

- a source of modern-day remembrance: adding its ‘own’ distinctive layer and providing a lasting, international anchoring point for remembrance and commemoration of the First World War in Flanders.
- explanation: the aim is to inform visitors through experience and perceptions, in an educational way in multimedia form, about what happened 100 years ago in the Westhoek.
- link: the project is based on clear identification and its own profile, linking the various physically and spatially graded ‘destinations’ of the tourist circuit. The story line will be written by outlining characteristic points of perception (including the references), with unity in the way the material is dealt with, its shape and form, signposting, and so on.

In developing the “Remembrance Park 2014-2018” account must be taken of:

- the cataloguing of relics from the First World War, the protective policy applied



to them and more specifically also the procedures involved in gaining recognition of the Western Front as a UNESCO world heritage site;

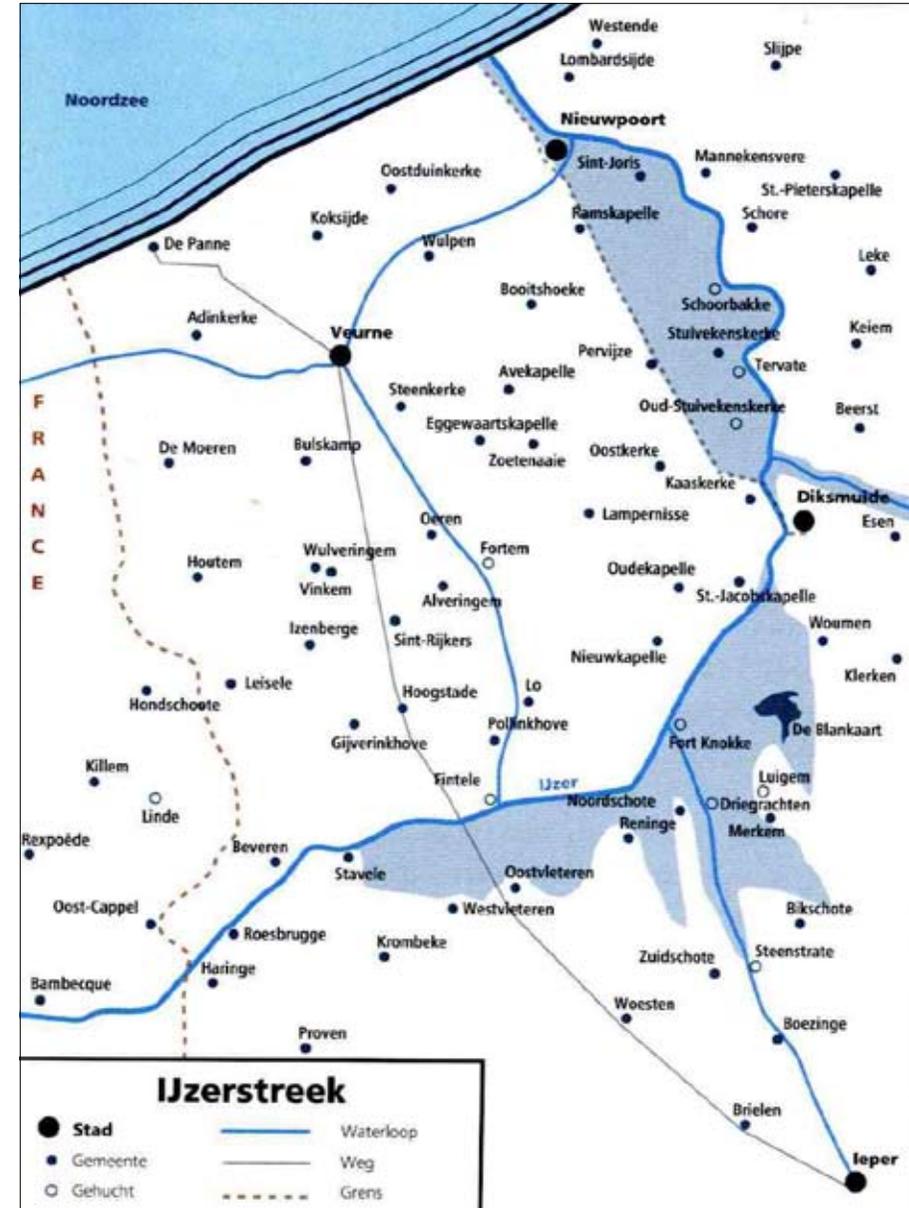
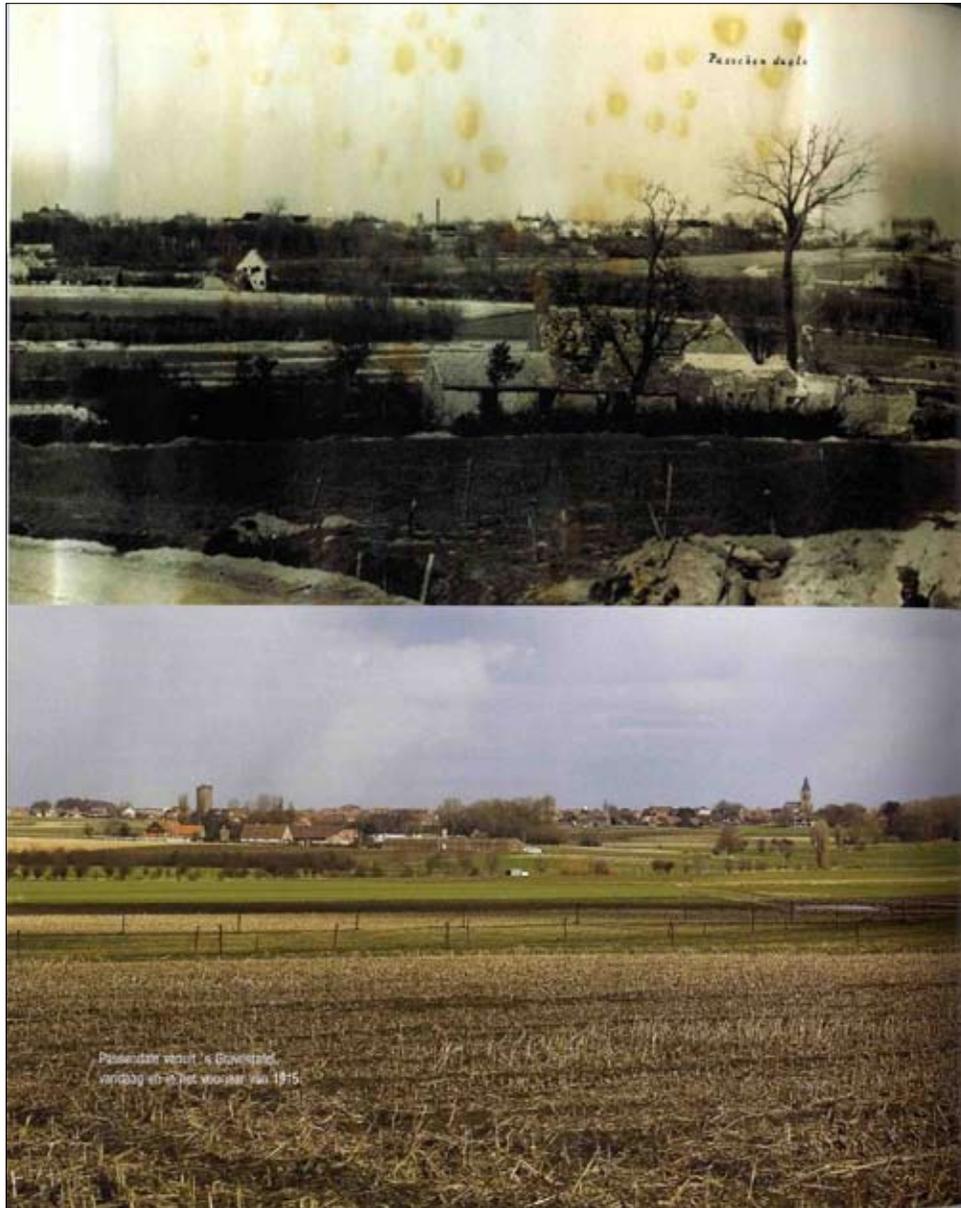
- the study of the tourist enhancement of WW1 in the Westhoek (Westtoer/Tourism Flanders);
- the guidelines issued by the commission of experts under the direction of the Flemish Master Builder.

The assignment at hand includes the study of this cultural tourism project and the creation of a concept that clearly demonstrates the project’s feasibility, including costing and timeline. This concept will form the framework for the later creation of the ‘Remembrance Park 2014-2018’. The task also includes making a list of the detail operations that are essential in the context of the total project: zooming in on specific sites, including proposals for putting the plans into effect.

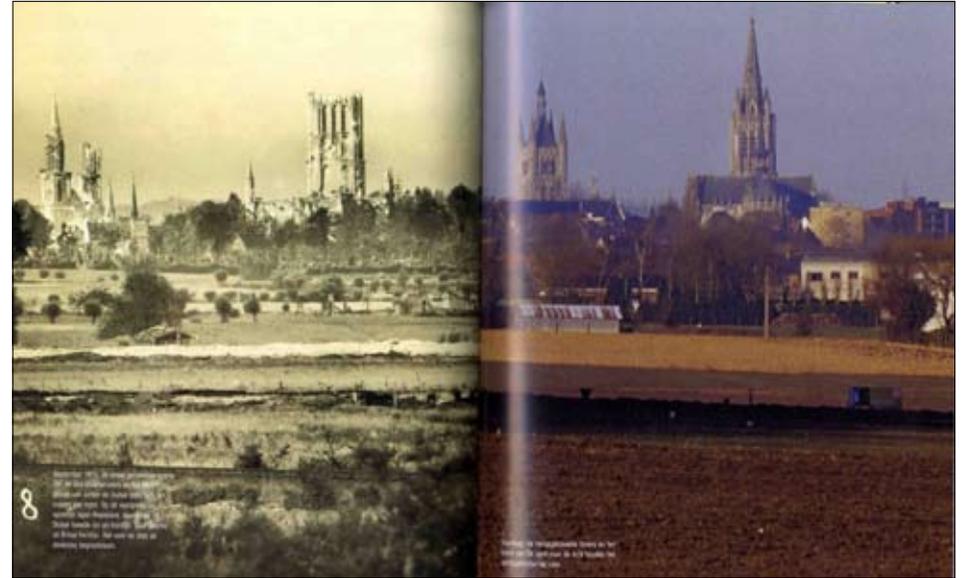
This assignment will preferably be carried out by an interdisciplinary team with all the various skills: (landscape) architecture, building sets, care of heritage and tourism.

Awarding the assignment will be for the conceptual development of the total project. The client may decide subsequently whether to charge the design team selected with the design task of crucial sections of the overall project, as well as to provide supervision and quality assurance for the execution of the project.





Pictures : “De laatste getuige, Het oorlogslandschap van de Westhoek” (2006)  
 authors: Piet Chielens, Dominiek Dendooven, Hannelore Decoodt, published by Lannoo.



# 001602

The construction of a multifunctional project with a residential and non-residential section: Community centre, lending library, a care function and day care centre, sheltered accommodation and adaptable dwellings for the elderly. The other part of the dwellings is aimed at a mixed audience. The urban development location and the design of the open spaces are part of the assignment.

Client:	The Flemish Community Commission / Bert Anciaux , Responsible Minister of Brussels
Location:	St. Pieter en Pauwelstraat, 1120 Neder-over-Heembeek (Brussels)
Budget:	12.360.075€ fee and TAV not included
Timing:	Allocation of the assignment to the designer(s): February 2009 Allocation of the assignment to the builder(s): March 2010 Works scheduled to be completed: July 2011
Fee spread/bracket:	architecture : min 5% and max 7%, incl. public space and safety coordination
Remuneration:	20,000 € incl. VAT per successful tendering party



The “Pieter en Pauwel” project is in the heart of the Brussels borough of Neder-over-Heembeek. It is a multifunctional project that will provide approximately 8,000 m<sup>2</sup> of housing for a mixed public, including a large proportion of residential. The social/cultural and care function of the project is central in addition to the housing. A new community centre (culture centre) with a lending library constitutes the focal point of a public meeting place in the borough. In terms of synergy, it will be alongside the local services centre and day care centre for the elderly. These welfare amenities act as a “care crossroads” and provide day-to-day care for the people living in the sheltered accommodation that is part of the residential building programme. The Pieter en Pauwel project creates the residential care zone for Neder-over-Heembeek: the people living in the sheltered accommodation receive the support they need and are able to live for longer in their home environment. For this reason, particular attention is being paid to the durability, accessibility to the various parts of the building and the “adaptability” nature of the dwellings.

Given the central location, the urban development location of the various parts of the building and the design of the open spaces are an essential element of the design.



**Open Call 1602**

St. Pieter and Pauwelstraat, Neder-Over-Heembeek  
Flemish Government





# 001603

The complete study and design assignment for an overall view of the site, the open environment and the refurbishment and/or new build of the Provinciehuis in Antwerp.

Client: Province Government Antwerp  
Location: Koningin Elisabethlei 22, 2018 Antwerp  
Budget: 68 000 000 € excl. VAT  
Timing: unknown  
Fee spread/bracket: overall fee min. 9% max. 12%  
Remuneration: 25,000 € excl. VAT per successful tendering party



The Provinciehuis houses the central departments and management bodies for the Antwerp Province Government. The complex of buildings is situated on Koningin Elisabethlei, in the nineteenth-century belt between the canals and the Antwerp ring road. This location, close to the centre of the provincial capital, with direct connections to the main connecting roads between the city and the region, is particularly well-favoured. However, the buildings need to be totally refurbished and the provincial government wishes to use this opportunity to use architectural means to give expression to the updated social significance of the provincial government. This new symbolic value needs to be expressed both in the buildings and in the site on the same scale as the buildings, the site and the location of the site in its surroundings.

The aim of the project: to transform the Provinciehuis and surrounding site into a top-quality complex that expresses in its form the way in which the provincial government wishes to fulfil its mission, as well as provide an open welcome to the public and support the smooth operation of the various departments in the best possible way.

Quality and added value are to be achieved in the area of durability, functionality, accessibility to the public spaces, strengthening and integration of green amenities, architectural image and building/technical rationality.

In terms of specific energy consumption, the aim is to produce a low-energy to passive building. In addition to the initial investment costs, the operating costs constitute a major evaluation criterion in assessing the concept and design.

The assignment covers:

- accommodating all of the central functions and services of the provincial government, with a gross floor area of 38,768 m<sup>2</sup>.
- outlining an architectural concept in which the new Provinciehuis provides an answer to the challenges of the future, with particular attention being paid to durability and environmental friendliness.
- the rebuilding of the entire site includes as the first criterion, the parking facilities, traffic and throughput, while retaining the quality of the site as an urban green public space, keeping the entrance section where the volume of the main building with its art work ("Bury" fountain) must be retained and the rear of the building with its public function preferably remains integrated.

To finance and carry out the works, the Province will be seeking a private partner. The designer(s) will be given the entire design assignment.







# 001604

## The complete study and design assignment for the building of an administrative centre in Deinze

Client:	Town of Deinze
Location:	Brielstraat, 9800 Deinze
Budget:	11 771 000 € excl VAT. And fees
Timing:	Allocation of the assignment to the designer(s): 2009 Allocation of the assignment to the builder(s): 2009 Works scheduled to be completed: 2012
Fee spread/bracket:	Architecture min. 6 % and max. 8%. Stability min. 2 % and max. 3%. Technical min. 3 % and max. 5%.
Remuneration:	6,500 EUR excl. VAT per successful tendering party



### Deinze - Town on the Move

Deinze is a dynamic town situated on the Leie.

In the current legislature the town is giving priority to refurbishing the core of the town, rebuilding and building public buildings combined with the construction of the public park is one of the resources to be used to achieve the renewal of this town.

The most ambitious part of the project, with the highest priority, is building a new AC for the town's administrative services.

The AC will be designed to provide a workplace for 100 people and also include a solution for parking, which will disappear in the town centre area as the result of several town upgrade projects.

The RAC car park, which is situated over the banks of the Leie in a cluster of public buildings (justice of the peace, federal government department for finance, Brieljant youth centre and the Services Centre for Child Day Care, has been selected as the project location.

This location is considered as a key part in the development of the upgraded urban fabric and it is here that the wall of the urban Leie area carries the spatial aspect of the town centre.

By way of its architecture, design and position of the public outside areas, the project aims to provide a high-quality identity that will establish the AC in the collective memory of the people who live in Deinze.

The project needs to set a trend for the updated urban policy of the town that is designed to provide direction in terms of sustainable development, town planning and architecture.

The AC has to be designed in such a way that it offers easy access to visitors, and has a customer-oriented reception area that is supported by the identity of public services by a logical and flexible layout.

The aim of achieving sustainable building is expressed through the construction of a low-energy office building with low energy and water flows through its technical installation.

Some affinity with interior architecture and sustainability is expected from the design team.







# 001605

The complete study and design assignment for the building of a new police station for the Bonheiden police area.

Client: BODUKAP Politiezone 5359  
Location: Berlaarbaan 227, 2860 Sint-Katelijne-Waver  
Timing: Allocation of the assignment to the designer(s):  
Allocation of the assignment to the builder(s):  
Works scheduled to be completed:  
Remuneration: 12,500 EUR excl. BTW per successful tendering party

The police area for Bonheiden, Duffel, Sint-Katelijne-Waver, Putte (known as Bodukap) has bought part of the former 'Hagelstein' monastery in Onze-Lieve-Vrouw- Waver with the aim of providing accommodation for its services there. This purchase was partly prompted by the central location of the property in the overall Bodukap police area. Looking further ahead into the future, as a result of the completion of the ring road round Mechelen, it will be possible to plan a virtually direct connection to the ring road at the nearby roundabout. This will improve access within the Bodukap operating area. The whole complex within the Hagelstein grounds includes the monastery section with adjoining grounds (now sold for the purpose of the Bodukap project), a public church building that is linked to the monastery building and a secondary school with sports grounds.

The aim is to develop the three functions, i.e. the police centre, church and school functions, as independent entities.

For the Bodukap project, the client's aim is to enhance the architectonic quality of the monastery building within the complex as much as possible and to have it function as in conjunction with the independent operations of the various surrounding entities.

The available section of the monastery complex has a net surface area of approximately 1600 m<sup>2</sup>; (consisting of a cellar 287 m<sup>2</sup> (gross 330 m<sup>2</sup>), ground floor 380 m<sup>2</sup> (gross incl. internal walls 437 m<sup>2</sup>), first floor net 350 m<sup>2</sup> (gross 403 m<sup>2</sup>), second floor net 289 m<sup>2</sup> (gross 333m<sup>2</sup>) and attic space net 294 m<sup>2</sup> (gross 330 m<sup>2</sup>), The total area of the project to be developed is a maximum of 4,272.5 m<sup>2</sup> (+ logistics complex 729 m<sup>2</sup>) taking account of the mainly unofficial calculations.

Only the first part of this maximum development is provided for in the first scenario for the call for tenders. For this reason, the planning vision of the total project is divided into three scenarios.

The first scenario encompasses an architectural proposal of a programme which, ta-



king into account the maximum occupancy of the current building, includes a minimum amount of constructions. This phase has to be able to function as an independent and fully-fledged complex. This means that this phase must be included as a completed unit within the overall complex and will need to operate as a fully functional for the Bodukap police area for the years to come. As a guideline for the expansion, it can be stated that a maximum extension of 900 m<sup>2</sup> (including special security services, etc.) would be permitted. In this scenario the maximum level of usefulness would be wanted from the attic and cellar area, calculated as a function of the cost of making them operating areas or merely as storage space. In this scenario the infrastructure will be used for certain functions at other locations (armoury, fitness, sports hall, etc.).

The second scenario features the expansion of a number of services already partly covered in scenario 1. This mainly includes the expansion of the police work area, which in conjunction with scenario 1, needs to be accommodated as a continuous unit.

Scenario 3 proposes an overall master plan in which a number of functions provided for in other locations in the previous scenarios (e.g. armoury, fitness, sports hall, etc.) would also be included in the 'Hagelstein' location. For this phase, the expansion of the logistics complex would also be considered.







# 001606

The complete study and design assignment for the building, including the demolition of the Feestzaal Libbeke, of a community centre with library, multipurpose reception hall, multifunctional meeting areas and outside layout.

Client: Borough of Lubbeek  
Location: Gellenberg 16 A, 3210 Lubbeek  
Fee spread/bracket: Architecture min. 6,5 % and max. 8%.  
Stability min. 6 % and max. 6%.  
Technical min. 6 % and max. 6%.  
Timing: Allocation of the assignment to the designer(s): February 2009  
Allocation of the assignment to the builder(s): December 2009  
Works scheduled to be completed: May 2011  
Remuneration: 10,000 EUR per successful tendering party



Building a community centre with a library alongside the existing local government facilities in Lubbeek gives out a powerful signal. It wants to emphasise the central role that culture plays within our social network by creating a centrally located infrastructure platform. A platform that is not only the cultural place for Lubbeek, but also somewhere that the people of Lubbeek enjoy visiting and feel at home with. They will always be welcome to come and sample some culture. They will be able to use the centre to experience, learn about, create, celebrate, listen to, watch, participate and be with culture.







# 001607

The complete study and design assignment for the redesign of the multipurpose Oud Gemeentehuis complex of buildings in Kapellen.

Client:	Borough of Kapellen
Location:	Antwerpsesteenweg 2, 2950 Kapellen
Timing:	to be defined in more detail
Budget:	1,239,670 € excl. VAT and fees
Fee:	architecture between 8% and 10% (incl. stability and technical)
Remuneration:	3,000 € excl. VAT per successful tendering party

In the centre of Kapellen is a complex of buildings with the Oud-Gemeentehuis (Old Town Hall) as the main building, a police house as an annex and two small fire truck garages. The “Oud-Gemeentehuis” complex is not protected as a monument but does feature on the list of “Buildings through the centuries”. It represents an important asset in the centre.

The Oud-Gemeentehuis operated for decades as a town hall. After that, it was used as a police station. Fifteen or so years ago, the main building was refurbished and since then, it has housed exhibitions, as well as accommodating the local history society in the basement of the Oud-Gemeentehuis. The first floor of the building currently houses a large astronomical clock.

The grounds of 540 m<sup>2</sup> also accommodate a former electricity substation. The empty police house and garages are in a state of dilapidation. The borough wants to integrate these abandoned and dilapidated buildings with the Oud-Gemeentehuis. To do this, special attention needs to be paid to the visual and physical accessibility or spatial transparency in which the relationship between the streets and the surrounding complex of buildings is reinforced. The council also wishes to retain the main parts of the façade on the street side.

Just in front of the Oud-Gemeentehuis a busy local road forms a crossroads with three other approach roads. As part of the “thoroughfare through the centre” dossier (mobility covenant) the design of the crossroads is currently being studied by an external bureau. It must be possible to include the result of this study in the design considerations for the “Oud-Gemeentehuis”.



The borough wishes to retain the appearance of the building, but wants to strengthen the relationship with the village centre and the new Dorpsplein village square. The design is important for this and for retaining the lively bustling of the village both during the day and in the evening is essential.

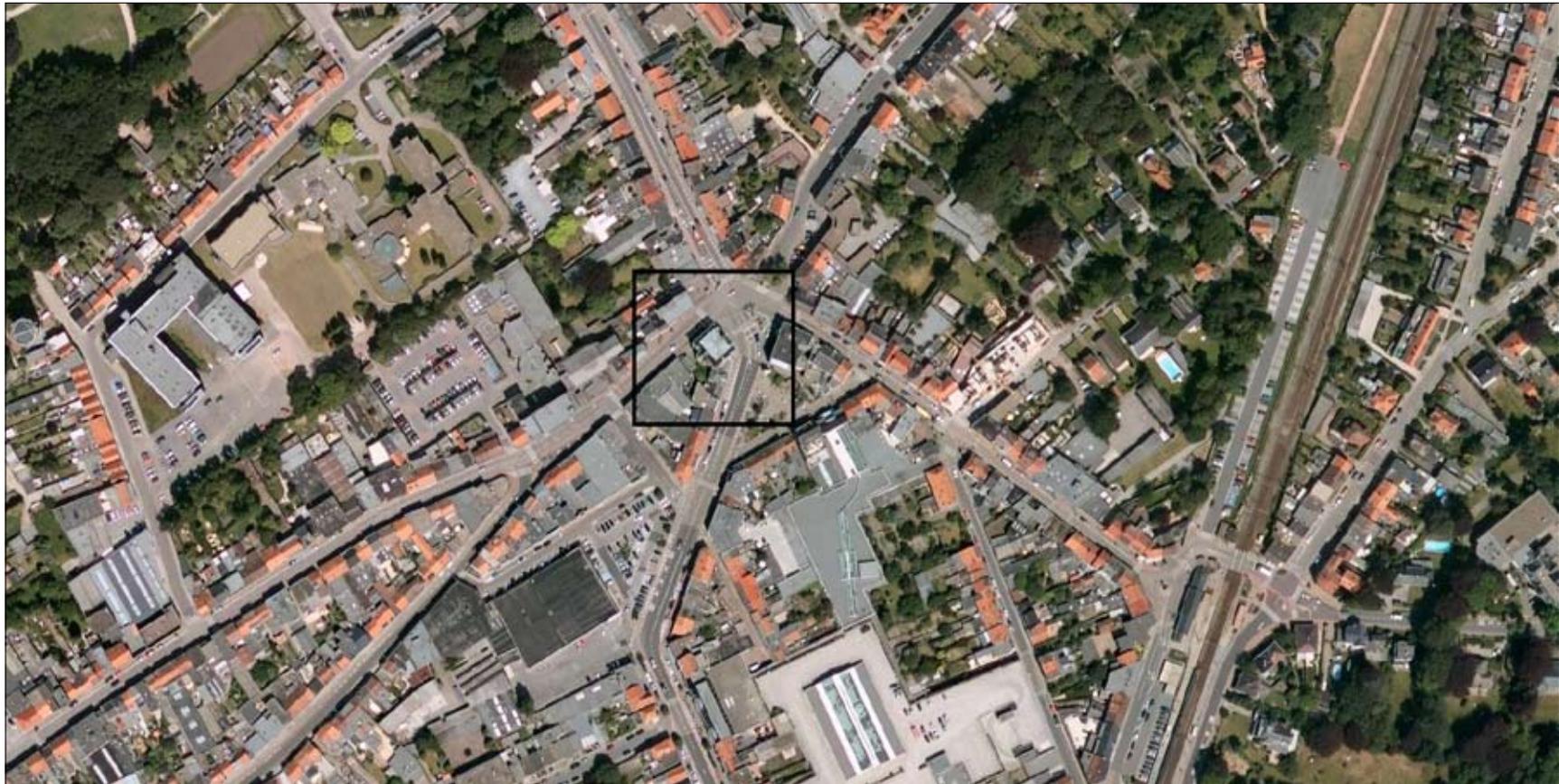
The building complex will also have a public use for exhibitions and gallery function in combination with hospitality facilities. The ratio in which these three elements will be mixed has yet to be established. Naturally the entire building complex must be accessible for less able-bodied visitors.

The council wishes to retain the option of attracting a private partner as an investor. As a result, this private partner may want to have input in the design.

An initial possible option is that the private partner works with the selected designer or bureau from the call for tenders.

The other option would be the private partner would take the project further with its own designer. In that case, the design views of the selected designer or bureau from the call for tenders would have to be respected. The established outlines would have to be complied with.

If there were any disputes, a quality chamber would have the power of arbitration.







# 001608

The complete study and design assignment for a children's and youth meeting centre at the Krankhoeve estate in Bonheiden.

Client:	Borough of Bonheiden
Location:	Waversesseenweg, 2820 Bonheiden
Timing:	Allocation of the assignment to the designer(s): spring 2009 Allocation of the assignment to the builder(s): autumn 2010 Works scheduled to be completed: 2012
Budget:	1,240,000 € [excluding VAT and fees]
Fees:	Architecture: min. 7% and max. 9%. Stability: min. 7% and max. 9,5%. Technical: min. 9.5% and max. 13%. Acoustics: min. 0.5% and max. 0,75%
Remuneration:	8,000 € incl. VAT per successful tendering party



The local childcare policy plan for 2008-2012 includes providing additional facilities. An additional argument for the youth policy plan is the need for sufficient and secure play areas for children and young people. Research conducted as part of putting the policy plan together shows that there is a high level of demand for a large and small reception/party room with space for all sorts of performances and youth activities. The policy plan clearly highlights the future prospects for a children's and youth meeting centre (CYMC) and states that a start could be made by developing a fully-fledged project in the Krankhoeve grounds. The new CYMC needs to provide enough room for a multipurpose space for parties and performances, a youth centre, rehearsal area, the youth department, child day care and plenty of room to play (both indoors and outdoors). The borough wishes to pay attention to developing the architecture of the building in a quality manner and to fit in with the landscape. The borough also wants to apply a number of principles for sustainable building.



**Open Call 1608**

Krankhoeve estate, Bonheiden  
Borough of Bonheiden





# 001609

The complete study and design assignment for building a meeting centre in Loker (Heuvelland).

Client:	borough of Heuvelland
Location:	Dikkebusstraat 131, 8950 Loker (Heuvelland)
Timing:	not yet established
Budget:	516,500 € excl. VAT and fees
Fee:	overall fees to be a maximum 10% (incl. stability and technical) with a maximum of 62,500 € (incl. VAT)
Remuneration:	2500 € excl. VAT per successful tendering party



The borough of Heuvelland has 8 sub-districts, each of which has its own meeting centre. Each centre plays an important role in the local community life of each village core.

The local authority wants to build a new meeting centre in the sub-district of Loker, on a plot of land that belongs to the council. The existing building at this location served as a school building and is currently used as offices and out-of-school child day care.

The plot of land is situated in the heart of Loker and immediately adjoins the playground and the DorpsOnmoetingsPunt (Village Meeting Point - DOP). The immediate surroundings are characterised by a number of image-defining buildings (former manager's house and parsonage) as well as a listed monument (the church tower). At the same time, the land also forms the link between the built environment and the open landscape behind, with the Kemmelberg as a backdrop.

The aim of this assignment is to achieve a design in which these surrounding factors are taken into account and in which the design is incorporated totally into the environment.

By building the new meeting centre, the aim of the borough is to create sufficient space for local community life by providing facilities such as meeting rooms, multipurpose hall, storage space, restrooms, etc.



**Open Call 1609**

Meeting centre, Loker (Heuvelland)  
borough of Heuvelland





# 001610

The complete study and design assignment for the building of a new children's day care unit with a capacity of a minimum of 85 full-time child places.

Client	City of Antwerp, Learning City Company
Location	Speelpleinstraat 55, 2170 Merksem
Budget:	1,800,000 EUR excl VAT and fees
Timing:	Allocation of the assignment to the designer(s): beginning 2009 Allocation of the assignment to the builder(s): mid-2010 Works scheduled to be completed: end 2011
Remuneration:	2,500 € excl. VAT per successful tendering party



As a result of demographic developments in Antwerp, there is a need to expand the capacity of day care for children. Consequently, the city council wishes to invest in additional child care places. The construction of this child day care facility fits in with those objectives.

The site is situated in Merksem park. This park is located between Terlindenhofstraat, Annuntiatenstraat and Van Heybeeckstraat in the heart of Merksem. The playground street where the site is located runs through the park. As a result of the specific location of the site in the park and in view of the fact that the site itself is very green in its setting, the actual location and appearance of the structure will have to be dealt with very carefully. The child day care centre needs to be able to provide a venue capable of accommodating at least 85 children.



**Open Call 1610**

Day care unit Merksem

City of Antwerp, Learning City Company





# 001611

The complete study and design assignment for the rebuilding and environmental layout of the Succursale into a campus of the De Zande Community Institution for Special Youth Status.

Client	Agentschap Jongerenwelzijn Afdeling Gemeenschapsinstellingen voor Bijzondere Jeugdbijstand
Location	Sint-Pietersveldstraat 3-5-7, 8750 Wingene
Budget:	6,500,000 € excl VAT and fees
Timing:	Allocation of the assignment to the designer(s): beginning 2009 Allocation of the assignment to the builder(s): end 2009/beginning 2010 Works scheduled to be completed: mid-2011
Fees:	overall fees min. 10% and max. 12%.
Remuneration:	13,000 € excl VAT per successful tendering party

As a result of high social pressure, the Community Institutions Department of the Youth Welfare Agency is expanding its scope. The empty Succursale building complex at 3 - 5 - 7 Sint-Pietersveldstraat in Wingene will be required in the medium-term to provide space for three or four community groups, each of ten young people.

Directly opposite the main building of the De Zande Community Institution, a Succursale or annex was built in 1854. In 1923, the de Succursale was handed over to the RTT, later to Belgacom, and then to the Ministry for Defence.

The aim of the Community Institutions Department is also to acquire the two adjoining buildings, the school at 1 Sint-Pietersveldstraat and the plot of land with a residential building on it at 9 Sint-Pietersveldstraat. In town-planning terms, both pieces of land, as well as all of the land of the Succursale are located in an area zoned for community amenities and of public use.

In view of the history involved, when renovating the outside walls, a great deal of attention needs to be paid to the original concept and design. The interior can be treated as a blank canvas. The project concept to be considered needs to provide at least two options. Option 1 is based on the participation of four community groups, with associated classrooms and sports accommodation for the whole grounds (the Succursale, the school and the residence). Option 2 is based on the assumption that only the land and the building of the Succursale can be used. In option 2, we are providing for three community groups of 10 young people only.

The accommodation for the reception community group includes a living area, good quality kitchen, the necessary sanitary requirements, two leisure rooms (computer room, hobby room), an office for the tutors, ten individual bedrooms and an adjoining separate isolation area with four isolation rooms with camera surveillance and, finally, the neces-



sary technical areas. Both the bedrooms and the isolation rooms will have their own sanitary facilities (cold water basin and WC).

The three treatment community groups will have the same layout, but will not include isolation rooms.

The complex needs to have four classrooms, four workshops, a fitness area and a teacher's room with kitchenette and individual lockers. The grounds must also have a hard-surface tartan outdoor sports field. The logistical and administrative area will also require the necessary rooms.

In view of the security function, the entrance lodge will be built as an interlock area with small individual lockers for 80 members of staff.

The whole complex must be enclosed with a security fence four metres high. Again here there needs to be an interlock access area that is sufficiently large to accommodate small trucks/vans securely (i.e. not possible to escape from) for accessing the grounds. Camera surveillance and remote control of the fencing is required.

The project design needs to take account of the lighting, ventilation, heating, decoration and security. Each of these aspects has a major impact on the wellbeing of underage persons and staff alike and makes a significant contribution to teaching and learning. If any one of these items is neglected, the environment will be less pleasant, people will feel unsafe or uneasy, and the dynamics and interaction between tutors/ teachers and students will suffer as a result.



**Open Call 1611**

Community Institution for Special Youth Status, Wingene  
Agentschap Jongerenwelzijn





# 001612

The complete study and design assignment for drawing up a landscape design/ feasibility study for a landscaped park in Merksem.

Client: City of Antwerp  
Location: Groenendaal Park  
Fee spread/bracket: landscape architecture: 9,48%  
Timing: Allocation of the assignment to the designer(s): spring 2009  
Allocation of the assignment to the builder(s): 2010  
Works scheduled to be completed: 2010  
Remuneration: 10,000 € excl VAT per successful tendering party



The area for the “Park Groenendaal” project is situated in Merksem and runs from the Albert and Groenendaallaan along the A12 and the railway, northwards towards Kwadevelden. From there, the project area makes a wide curve to the right, where it widens out further as far as Merksem Fort. A clear-cut delineation (boundary) will be part of the study planned in the area and that needs to take place on the basis of any strengths and/or weaknesses at the site.

The main aim is to combine various functions in the area and also to overcome any possible existing sticking points. A landscaping approach will be emphasised in which arable farming and/or managed farming remains possible alongside an expansion of recreation, sport and allotments linked to better integration into the landscape. In so doing, the current situation needs to be retained as much as possible.

Examination of the site needs to result in a clear-cut delineation of the project based on its strengths and weaknesses. It also needs to provide a clear insight into the level of achievability and practical interpretation of the lines of force within the project:

Development of a recreational network of cycling and pedestrian amenities;  
Development of a number of “green pearls” (recreational parks);  
The problem of noise overload and (landscaping) solutions;

Integration of the existing buildings, sports grounds, allotments and infrastructure;  
Agrarian co-management of the landscape;  
Reinforcement of ecological landscaping unity, as well as cultural and historical values;  
Options for developing the natural surroundings;  
The maintenance aspects in developing this landscaped park.







# 001613

The complete study and design assignment drawing up an enhancement and design plan for L'Arbre de Malander Park in Ronse.

Client: Town of Ronse  
Location: at Kruisstraat 368, 9600 Ronse  
Budget: 750,000 € excl. VAT and fees  
Timing: Allocation of the assignment to the designer(s): end 2008  
Allocation of the assignment to the builder(s): end 2009  
Works scheduled to be completed: end 2010  
Fee spread/bracket: overall fees min. 6% and max. 8%  
Remuneration: 4,000 € excl VAT per successful tendering party



The park extends over 2.6 hectares and is situated in an exquisite location on the ridge of hills overlooking the town of Ronse. This view of Ronse, embraced by the Flemish Ardennes and Le Pays de Collines, is an incredible treasure that has not been taken advantage of to date. The layout of the park was entrusted to the famous Belgian garden architect René Pécère (1908-2002) in 1953. At the moment the park is by no means a tourist product, although it undoubtedly has the potential to become one. The park currently has a desolate feel about it. Over the years, the origin plants and trees have been left to go their own way or have simply disappeared. Today, it is no longer clear which parts of the park can be attributed to René Pécère's original design. The wonderful view has also gradually disappeared behind the trees that have grown up over the landscape. The project via the Public Calls for Tender consists of the following parts: Restoring the 'Pécère' part of the park to its original design. Draw up an enhancement plan using the Pécère's original designs. With an eye for detail and historical concern, the park can be restored to its former glory. Nevertheless, account must be taken with the sustainability and maintenance requirements. Link the park (1.5 hectares) laid out by René Pécère to the adjoining land (1.1 hectares) In addition to the 'Pécère' section, there is a piece of land that was not designed by Pécère. Nonetheless, a total design needs to be drawn up for

these two parts of Malander Park. What is the best way for the landscape designer to line the 'Pécère' park in an integrated way to this piece of open land? Adapt the park to contemporary standards and the wishes of tourists. The park will of course be a design of its time. In the meantime, a busy road (Kruisstraat) has been built along the park and there is no parking space provided for cars and buses, as well as no lighting, no park furniture, etc. How can this park be designed so that it becomes a tourist attraction across the whole region?



**Open Call 1613**

Park de "l'Arbre de Malander", Ronse  
Town of Ronse





# 001614

The complete study and design assignment for drawing up a design study for the surroundings of Haacht station, including the design and implementation of the station square and commuter parking.

Client: ttttth  
Location: Haacht station  
Budget: 2,241,229 € excl VAT and fees  
(including exterior construction, drainage)  
Fee spread/bracket: overall fee: 6.25%  
Timing: Allocation of the assignment to the designer(s): July 2009  
Allocation of the assignment to the builder(s): July 2010  
Works scheduled to be completed: 2011  
Remuneration: 5,000 € excl VAT per successful tendering party



The station at Haacht is the main station on the Mechelen-Leuven line and has also been selected as the regional public transport hub in the structural town-planning scheme for Flemish Brabant. With the diversion of the N21 and the building of this road as a viaduct over the railway, there is an opportunity to breathe new life into the area round the station and to develop it further into an intersection and intermodal transport exchange and gateway to the Haacht region. This not only requires the station environment to be enhanced, but also to clarify it and give shape to its relationship with its surroundings.

The area around Haacht station is situated between the green belt formed by the Leibeek valley and the core area of Haacht station. Within this area, the station environment needs to be developed into a link that connects both areas with one another. To fulfil this function as a link, the project area needs to have its own clear-cut identity with a recognisable 'face' within the surroundings. The rear of the two adjoining areas that exist now needs to be converted into 'front sides'.

In addition to the relationships with its surroundings, the internal relationship within the station environment needs to be given the attention it deserves. The

site's internal interchange needs to be optimised. This will involve improving the link between the various modes of transport, as well as enhancing the area as residential space. As part of the development, special attention needs to be paid to cycle and pedestrian passage under the tracks which, after removal of the ground level crossing, the tracks will be accessible as well as linking both sides of the station square to one another.

The study and design assignment includes translating this vision into a design plan for the station environment. This plan needs to form the framework for the design of the public areas in the station surroundings. This involves in particular the design of the station square, including those parts of the N21 that will lose their function as a result of the road being diverted and commuter parking for 300 cars.



**Open Call 1614**

Area of Haacht station, Haacht  
Borough of Haacht





# 001615

Redesign of the Kristus Koningplein. The task involves producing a design, drawing up a set of specifications and the administrative preparation of the building project, as well as the supervision of the works through to handover.

Client:	City of Antwerp, district of Ekeren
Location:	Kristus Koningplein, 2180 Ekeren
Budget:	800,000 € (excl VAT and fees)
Timing:	Allocation of the assignment to the designer(s): February 2009 Allocation of the assignment to the builder(s): May 2010 Works scheduled to be completed: November 2011
Fee spread/bracket:	overall fees 9.67%
Remuneration:	5,000 € excl VAT per successful tendering party



The shopping streets and retail areas in a residential setting are the beating heart of community life. Its appearance reflects the quality of life, diversity and power of the residential district. It is important for Kristus Koningplein in Ekeren to reinforce its identity and liveability. The enhancement of the public space plays a central, principal role for new developments and maximum integration in the existing social fabric. The basic aim of the project is to increase the residential quality of the central square so that it creates a pleasant living, retail and accommodation area and improves access for light-duty road-users and stimulates its trading function.

The needs of local residents, users and traders are central, in addition to improving the quality of the public domain and its visual quality. By having an integral (spatial) development, the flexibility, quality of use, perceived values and blend of functions, linked to creating a well-balanced blend of living, working and shopping, attracting new visitors, stimulating property that fits in with market needs and encouraging private investments in the visual quality of the premises.

By designing the public area as a meeting and accommodation area, social coherence will be stimulated. Social cohesion will be structured for one part, with practical values, meeting, traffic safety and 'playability' are key principles.







# 001616

The complete study and design assignment for drawing up a master plan for the public space in the town centre and the area round the station in Zottegem.

Client: Town of Zottegem  
Location: centre and station environment of Zottegem  
Budget: 50,000 € excl. VAT  
Remuneration: 7,500 € excl. VAT per successful tendering party



Zottegem (population approximately 25,000) is situated in southeast Flanders and was once known as the “Gateway to the Flemish Ardennes”. In addition to the rural qualities of the surrounding areas, this small provincial town, as a regional pole of attraction, has a relatively compact but intensive and lively (trading) centre and rich community life.

With the expected increase in population resulting from the rising number of apartment buildings and a sizeable expansion to the residential area adjoining the centre and as a result of the steady and even growing power of attraction of the function of the centre of Zottegem over the areas surrounding the town, it can be assumed that the pressure on public space in the town centre will increase in the coming decades.

The forthcoming centralisation of the town administration in the renovated Sanitary factory and the planned installation of a new cultural centre behind Egmont castle will also have a major impact on use of the public area.

Zottegem is also an important “commuter town”, with a daily average of about 6500 train travellers, making the area around the station a major location in the

fabric of the town. An expansion of the existing commuter car park is necessary.

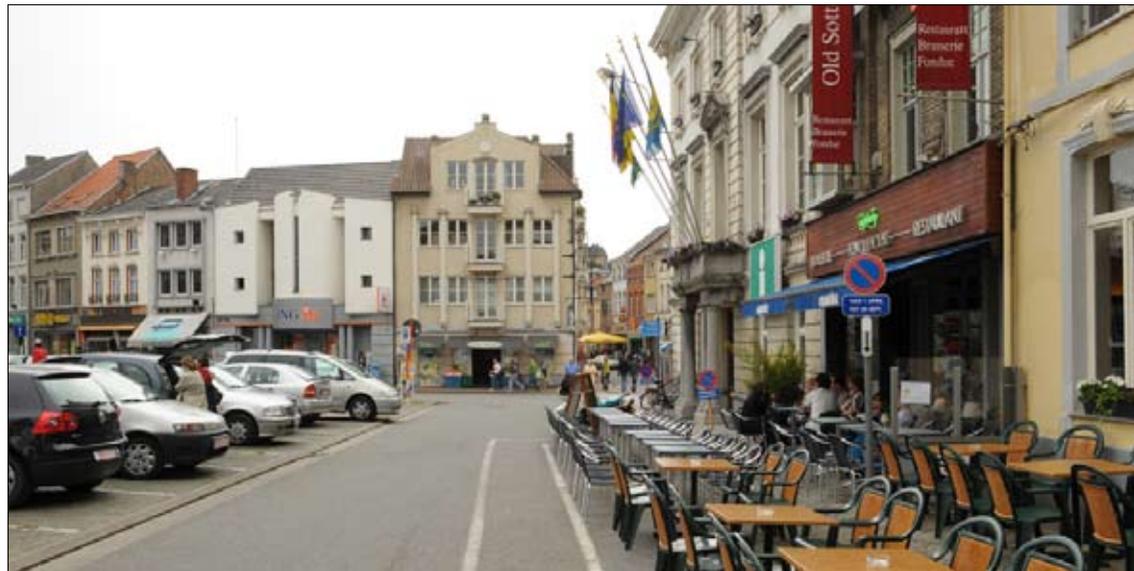
The limited size of the centre and its powers of attraction are causing parking problems at busy times. Managing this mobility and parking problem, in which a balance is being sought between quality of life and accessibility, is one of the biggest challenges for the future.

The job includes a special examination of the centre and the adjoining station environment, with special attention for mobility and parking problems. It will also include the intrinsic spatial strengths and weaknesses. Based on this, an overall spatial development scheme (master plan) is being drawn up about the streets, squares and parking facilities in the town centre and area around the station. The ultimate aim is the development of a practical concept for the (phased) redesign of the market square and the surrounding streets.



**Open Call 1616**

Masterplan public space, Zottegem  
Town of Zottegem





# 001617

The complete study and design assignment for drawing up a design for the centre of Oedelem, linked to implementing the redesign of the market square and surrounding area.

Client: Borough of Beernem  
Location: master plan: centre of Oedelem,  
Execution: market square and surroundings of Oedelem  
Budget: 2,850,000 € (incl. VAT, fees, utilities, etc.)  
Fee spread/bracket: 6% - 8%  
Remuneration: 5,000 € incl. VAT per successful tendering party



Oedelem (which has approximately 5,900 inhabitants) is a sub-borough of Beernem (in total 14,800 inhabitants), situated in West Flanders. Oedelem is situated on the outskirts, adjoining the regional urban area of Bruges, 10 km from the town centre.

The aim of the borough administration is to create a recognisable, high-quality and visually attractive central area through the quality construction of the market square and the church square behind it.

The town square, which hosted an important weekly butter market up until the 1960s, is set amid a number of valuable historical relics. In the centre of the square is a kiosk that camouflages a bunker from the First World War. The picturesque Schepenhuis also embellishes the market square. The Schepenhuis (formerly the town hall of Oedelem) currently houses a tourist information centre and the local history society. The current building is the result of rebuilding works carried out in 1752 on the much older Schepenhuis van de Heren van Praet.

The task in question is to develop a long-term vision as part of the design for this unique piece of heritage. In this part of the project, the possible renovation, redesign and/or partial re-assignment of the building needs to develop the Schepenhuis into a Centre for Art, Tourism and Heritage. It also needs to be possible

to carry out this part of the project in a later phase.

Gearing the various functions of the centre to the quality redesign of the public area will form the basis for developing a liveable, dynamic and attractive centre. Building further on studies that already exist in Oedelem and Groot-Beernem and as part of a process of involving the stakeholders in the project, a cohesive vision needs to be developed dealing with the various elements that will define the quality of this public area. The complex and important organisation of the traffic within the available space, the structural profile, parking facilities, green elements, integration of public functions (e.g. the Schepenhuis, the church, cemetery, public transport stop, etc.), the choice of paved surface, street furniture and lighting must result in a clear and simple form to the public area, which in turn will enhance the quality of life in the centre of Oedelem. Creating a pleasant place for people to meet is part of this aim.

The assignment consists of the entire design, through to and including the production phase.



**Open Call 1617**

Design of the centre area, Oedelem  
Borough of Beernem





# 001618

The complete study and design assignment for the redesign of Schanslaan and Lucien Hendrickxlei (water tower zone) in Borsbeek.

Client: Borough of Borsbeek  
Location: Schanslaan/ Lucien Hendrickxlei  
Budget: 1,575,000 € (excl VAT and fees)  
Timing: Works scheduled to be completed: end 2012  
Fee spread/bracket: 7% - 9%  
Remuneration: 5,500 € excl VAT per successful tendering party



The borough of Borsbeek wants to redesign Schanslaan and Lucien Hendrickxlei (known as the 'water tower zone'). The redesign is aimed at enhancing the liveability, quality of accommodation and traffic safety in the hear of the community. With an area of 391.9 hectares, Borsbeek is the smallest borough in the province of Antwerp and has a dense number of inhabitants at 2623 per km<sup>2</sup>. In recent years, the borough has seen the level of through traffic increase significantly. This has created great pressure of traffic for which the road infrastructure is not suited. As a result, the aim is to return the function of the local roads to what they deserve. Quality of life and the good design of the public area come first. The redesign also needs to have a dissuasive effect on motorists, who use the local roads as a shortcut to get to the regional R11 and N116 roads. The project has to offer greater town-planning value and increase traffic safety for cyclists and pedestrians. The project zone is also located in a bust school area with 1750 schoolchildren. There is a lack of places to overtake safely, good stopping places for public transport and a safe drop-off zone for pupils. The project zone is made up of a number of different areas that require a total approach in terms of functional cohesion as they are all spatially separated. Schanslaan is a link between the densely built-up village centre and the residential areas to the east. It also provides a direct link to the N116. Lucien Hendrickxlei and the area

around the water tower have possibilities for developing further into an access gateway to the village centre.

The task for the designers consists of drawing up an integral master plan for the area and coming up with a practical proposal for redesigning Schanslaan and Lucien Hendrickxlei .

The master plan also needs to serve as a guide and tool for client to make the core of the village liveable again while giving the centre a stronger identity. The design will have a strategy that can be carried out in phases. Schanslaan will be approached initially. Phase two will be the redesign of the water tower zone and surroundings of the school. Phase two can be divided in terms of time into several part-assignments, depending on the design and the budget available.



**Open Call 1618**

Water tower zone, Borsbeek  
Borough of Borsbeek





# 001619

The complete study and design assignment for drawing up a master plan for the area between the centre and the station surroundings, as well as the drafting of a spatial implementation plan for the centre as part of the Denderleeuw master plan.

Client: Borough of Denderleeuw  
Location: centre and area around Denderleeuw station  
Budget: 55,000 € excl. VAT and fees  
Remuneration: 10,000 € excl. VAT per successful tendering party.



Denderleeuw is situated on the edge of the 'Flemish Diamond' area on the axis between Brussels and Ghent. The borough comes under the regional urban area of Aalst and is approximately 20 km from Brussels; as a result of its accessibility to and from Brussels by road and rail, Denderleeuw can be considered as a satellite borough of the capital.

Seen from the air, Denderleeuw looks like a dense urban area crisscrossed with large open spaces. The "centre" of the borough is away from the actual centre on the banks of the Dender and is at the opposite end of the borough from the station. The station itself is major rail intersection that plays an important role in the national railway network; one opportunity is that the NMBS/SNCB has some major renewal plans in mind for the station. The Dender borough is unique in terms of accessibility, because in addition to the railway, the area is also crossed by regional roads and is a stone's throw from the E40. However, this strength is also a weakness, because the roads and railways create powerful barriers that chop the borough into pieces. As a result of this barrier effect in conjunction with the densely built and somewhat out-of-date fabric of the town, the borough comes across as being chaotic, disorganised and unattractive. So the local council wants to change this by drawing up a master plan to link the two poles that are the centre and the station; both poles need to be related to

one another structurally, functionally and visually. In so doing, attention also needs to be paid to the mobility and exchange of traffic to, from and within the two poles. A borough town-planning scheme also needs to be drafted for the centre (including an image quality plan).

The immediate station surroundings must be developed to make the area a multimode hub and a pole of attraction of all sorts of functions and activities: i.e. to act as a catalyst for the wider surroundings. The centre needs to have a strong quality as a place to live and go to, with attention on the recreational aspect: not simply to be developed as a dormitory town, but as a fabric of different functions (living, working, welfare, recreational) in order to make it a bustling whole. The client considers communication to be very important within the whole process: both in terms of other policymakers and partners, as well as to the people who live there.

The master plan has to form the basis of an urban and traffic planning policy for the area between the two poles, running through legislative boundaries.







# 001620

The complete study and design assignment drawing up a master plan for Retie and a visual quality plan for the centre of Retie.

Client:	Borough of Retie
Location:	centre of Retie
Budget:	fixed amount
Timing:	unknown
Remuneration:	4,500 € excl VAT per successful tendering party



Retie is a borough in Kempen up in the north-east of the province of Antwerp, at the intersection of three urban areas (Turnhout, Mol and Geel) and three major local roads (N18 Turnhout-Mol, N118 Arendonk-Geel and N123 Herentals-Postel). As the source of a large number of watercourses that flow into the Kleine Nete, Retie is also known as the village of the '7 Neten'. Its location close to these areas and its ease of access make Retie an attractive place to live. In addition, the town's green, rural nature, as well as the cultural and historical events and the social life of the place form a major attraction. The fairly compact centre of the village provides many positives in this case for creating a good-looking and highly recognisable centre.

The organisational growth of the borough and mobility (and everything that goes with it) require a sound spatial concept, a master plan vision, that is simultaneously timeless and sustainable, with an eye for the various functions that are already present in Retie. The master plan also needs to be a reflection of an integrated vision for the ring road and where it should be built, the connection with the streets in the centre and the way the centre acts as a passageway in and out.

For the image quality plan, a cohesive vision needs to be developed of the various elements that determine the quality of the town centre. Stressing the

“square” function of the Markt, paying attention to the quality of the image it projects, plus practical, integrated design principles for the streets and squares in the centre, where an intensive mixture of residential, retail and hospitality must be assured, must give shape to a powerful identity and ‘recognisability’ of the public area. The image quality plan also needs to take account of the buildings so that a test framework can be developed that guarantees the town planning and architectural quality.

Two areas that require attention in the project are process supervision and communication, plus the monitoring of quality in carrying out and completing the plan.

By drawing up the master plan and image quality plan, the borough is seeking to create a framework for the phased construction of the project area and also to obtain a better guarantee of a mandatory and achievable result.







# 001621

The complete study and design assignment for the drawing up of a master plan for the surroundings of the “De Torens” site and an architectural assignment for building a social centre with services and 50 serviced flat on the SIMA site

Client:	Town of Aarschot
Location:	Leuvensestraat, 3200 Aarschot
Budget:	master plan: implementation budget depending on the master plan architecture: 9,000,000 € (excl. VAT and fees)
Timing:	Allocation of the assignment to the designer: 2009 Allocation of the assignment to the builder: 2010 Scheduled completion of works: 2012
Fees:	fee for the designer of the master plan 150,000€ Architecture min. 6% and max. 8%. Fee for stability: between KVIV rate min. 3% and KVIV Fee for technical: between KVIV rate min. 3% and KVIV
Remuneration:	10,000 EUR per successful tendering party (incl. VAT and costs)



The vision for the development of the town of Aarschot, as drawn up by the architects Robbrecht & Daem is based on three concepts: the development of the town ramparts to strengthen the urban fabric, the development of the Demer as a linear element between the town ramparts and the development of the railway cluster as an artificial linear element. The latter two concepts have been developed into the award-winning town renewal projects “’s Hertogenmolens and Amer” and “Aarschot on track”.

In the context of the development of the town ramparts (first concept), the town of Aarschot wishes, in collaboration with the OCMW to build a social centre with a services centre and 50 serviced flats on the old SIMA site (formerly the urban education centre for the town of Aarschot), which together with the Albertlaan forms a link between Orleanstoren and ’s Hertogenmolens, which are the final two remnants of the town’s old defences.

The design of the building must take account of the historical context of the location and its relationship with the surrounding area. Because the development of the SIMA site has to fit in with an overall master plan in which special attention is paid to the relationships (in the north) with Albertlaan and ’s Herto-

genmolens, the shape (in the south and west) of the landscaped park round the Orleanstoren and the development (in the east) of the De Torens site, an abandoned factory that formerly housed Aarschot monastery. In view of the historical significance and the unique location of the De Torens site (between the heart of the town and the Orleanstoren park) design research will be carried out into the spatial capacity of the development of this site in the context of drawing up the master plan.







# 001622

The complete study and design assignment for the drawing up of a master plan for the 'De Warande' sports and recreation area in Wetteren and the building of a sports hall.

Client:	Autonomous municipal company of Wetteren
Location:	Warandelaan 14, 9230 Wetteren
Budget:	7,000,000 € incl. VAT and fees
Timing:	2008-2015
Fees:	fixed amount for the master plan: 50,000 € excl. VAT building assignment: architecture between 6 and 8% stability: between 6 and 7% on the stability part technical between 9 and 10% on the technical part
Remuneration:	14,000 € (incl. VAT) per successfully tendering party

The borough of Wetteren is a Scheldt borough, situated between Ghent and Aalst, and has approximately 23,500 inhabitants. Wetteren is easy to get to both by using public transport and via the motorways E40 - R4 - E17. Thanks to its good location, good travel links, sporting and cultural offering, major school infrastructure and the expansion of employment opportunities, Wetteren is a borough that is attracting new inhabitants from the wider surroundings.

In this context the borough council and the autonomous municipal company wishes to improve the sports and recreational facilities at the "De Warande" borough estate. The site of approximately 7.5 hectares currently includes and open-air swimming pool, the municipal sports hall, the covered teaching baths, the 'Kasteeltje', a fishing lake, football pitch, two tennis courts, a beach volleyball court, a skating rink, 2 playgrounds, a rollerskating track, a technical mountainbike course, roads and a car park.

Despite the recent refurbishments and adaptations made to the open-air swimming pool, the estate at first glance looks old-fashioned and somewhat dilapidated. The available space is not well used. The estate is no longer attractive for the people of Wetteren, nor for the people who live in the nearby area.

Renovations of the internal part of the castle will begin shortly and it has to retain its role as a conference and meeting centre. The meeting centre must be able to operate totally separately from the sports and recreation centre. The sports policy plan includes the locating of a 2nd sports hall and recreational walking track (Finnish running track).

Basic assumptions for the master plan are the strengthening of the park function as an attraction, as somewhere to relax and to act as a green lung in the centre of the borough.



The current dual role fulfilled by the estate as a sports and recreational area must be retained and even boosted. It needs to provide a social meeting place all year round for all groups of the population.

Points requiring attention for the master plan are mobility in and around the estate, the transparency and cohesiveness of the estate, a stronger sense of security for visitors, access to the various amenities at different times, a review of the exterior layout, the search for options for generating green energy. The technical facilities and areas, as well as the sports accommodation that have to be retained, must be integrated as part of the total concept.

The design team of the master plan will be charged with the study and design assignment for implementing the sports hall. The new sports hall needs to be seen as an extension of the existing sports hall and is linked to it. Maximum floor area for the building is estimated at 2000m<sup>2</sup>, with special attention paid to the way the architecture of the building fits in with the environment.

The master plan will be translated into a number of part-projects that can be carried out by the design team. With the exception of the sports hall, which is part of this assignment, the client may decide to award the entire implementation segment, or parts of it, to a third party. If this is the case, the master planner will act as supervisor/ quality assurer.





**Open Call 1622**

Master plan 'De Warande', Wetteren  
Autonomous municipal company of Wetteren





# 001623

The complete study and design assignment for the extension of the town hall, including the building of a cultural centre.

Client:	Borough of Kalmthout
Location:	Kerkeneind 13, 2920 Kalmthout
Budget:	not yet determined
Timing:	not yet determined
Fee:	not yet determined
Remuneration:	3,000 € (excl. VAT) per successful tendering party



Borough services are currently centralised in the centre of the borough of Kalmthout, with its central location being the main advantage. However, there is a need to expand and re-allocate a number of functions. The existing administrative services are struggling with a lack of space and in the meantime, a temporary office unit made from timber has been installed, but also the fire station no longer meets current standards and after the technical services have moved is due to take over this existing building. As a result of this, the existing fire station can be given a new function. For cultural needs, there are plenty of smaller spaces and rooms available in the borough that are currently used for all sorts of associations and activities. A larger space - a cultural centre with multipurpose uses - is currently lacking in the borough.

The various policy plans give this need sufficient thought and emphasise the importance and need for the investments planned by the council authorities. At the same time, as part of the implementation of the borough structural plan, an assignment has been issued to develop a strategic project in the vicinity of the town hall. An important issue here is the cohesion between the various sections located in this central area and the importance of the square function, which is fulfilled by Kerkeneind. This idea can be reinforced even further with attention

for parking facilities also not being forgotten. The requirements for the project include cooperation between the various projects and getting them to dovetail with one another.

On the one hand there is the architecture assignment aimed at expanding the town hall and providing a cultural centre, while on the other, there is the search for and working on a solution for achieving a balance between the various functions in the central area.

The buildings must meet all modern requirements in terms of durability, energy economy, child-friendliness and acoustic insulation. It must be possible to use all subsidies and grants to their maximum. The buildings must also meet all of the most recent requirements in terms of accessibility, energy regulations, etc.



**Open Call 1623**

Extention of the town hall, Kalmthout  
Borough of Kalmthout







# Flemish Community Education

When it comes to school buildings, the Flemish Government has decided to recover lost ground by means of alternative forms of finance, but at the same time has also increased the budget for the buildings concerned by means of the normal finance channels. This means the study assignments for 7 school projects in the Flemish Community education system can again be included in this Open Call.

The Flemish Community education department is thereby continuing its policy of sustainable, high-quality school architecture. The Flemish Government has a mission to provide good-quality pluralistic education and thereby to guarantee a free choice of schools. Flemish Community education is open to all children without distinction and is intended to offer them the chance to grow up to be free and expressive, creative and critical adults with respect for and an interest in other political, philosophical and religious persuasions.

The Flemish Community education system is also intended to propagate and back this up by pursuing a building policy that is open to architectural quality. It intends its schools to be safe and child-friendly environments that stimulate sport and play. The schools are also meant to be open institutions that offer to make a contribution to their immediate surroundings and the local community.

The schools should be sustainable not only in terms of culture and architecture, but also ecologically and economically, with low energy consumption and limited maintenance costs.

# 001624

The complete study and design assignment for rebuilding the Primary School in Roosbeek.

Client: Sint-Anna School Committee, 'De Mozaiëk' Open Primary School  
Location: Lubbeeksestraat 42, 3370 Roosbeek  
Budget: 2,114,029.25 € excl VAT and fees  
Timing: not yet determined  
Fees: overall fees min. 8% - max. 10%  
Remuneration: 2500 € excl VAT per successful tendering party

The school is situated in rural Roosbeek and is part of the social, cultural, sporting and community fabric and local life.

The current 'De Mozaiëk' Open Primary School is located in an out-of-date building complex. The playground is fully paved.

The school has four infant groups and six learning groups in the lower section. The school is experiencing steady growth, but the school board is opting to have a pleasant village school with a maximum of two hundred pupils. To overcome the lack of space, four container classrooms have been installed.

After demolishing the present site, the school board wishes to build a good-quality new school that can become a benchmark for other schools. This assignment is designed to create a challenging learning environment that children enjoy going to. The buildings and the outdoor areas must be in dialogue with the green surroundings. The building must give off a positive power of attraction for the village and the education it provides.

The clients are asking for an innovative, effective and integral concept with an eye on sustainability, including in terms of its ability to change and hence of its management over time.

The school building must be carefully thought-through ecologically speaking so that it can serve as an example to others.

The programme for the new school building, which covers a total area of 2,800 m<sup>2</sup>, consists of classrooms, administration and management offices, staff room, computer room, gymnasium, multipurpose hall. In the context of the concept of a 'parish school', the facilities will also be used by third parties (receptions, meetings, exhibitions, parties). The ground-floor areas must be accessible to less able-bodied visitors.





# 001625

## The complete study and design assignment for the construction of a school building for 'De Driehoek' Open Primary School

Client:	Katholiek Basisonderwijs Bocholt vzw
Location:	Kaulillerweg, 3950 Bocholt
Budget:	5,600,000 €, excl VAT and fees
Timing:	awarding of the assignment: January 2009
Fee spread/bracket:	overall fees min. 8% and max. 10% of the building cost (the fees for studying stability, technical aspects, acoustics, EPB reporting and soil expert, earthmoving, etc. must be included)
Remuneration:	2,500 € excl VAT per successful tendering party

The not-for-profit organisation Katholiek Basisonderwijs Bocholt vzw wishes to build a new school for 'De Driehoek' Open Primary School. This school is planning to move to a new location in Kaulillerweg, Bocholt. The location of the school on this plot of land is also part of the study and design assignment.

'De Driehoek' is a school with some 160 infants and 260 primary school children. The total gross area to be built (taking account of the physical and financial standards and based on the current number of pupils) is almost 4,300m<sup>2</sup> for teaching areas, for sport infrastructure and for the covered playground. The assignment also includes surrounding works (parking area, bicycle shed and hard-surfaced playground).

The new school building must, within the established framework of budget, physical and financial standards and details regarding the land, provide an answer to contemporary social and educational assumptions, on the one hand, and the specific educational project of the school on the other. The new school building must take account of the various user groups, which means direct users (pupils, teaching and support staff), as well as secondary users (parents and external users in the context of 'broad use'). Naturally, the building must be safe, healthy, comfortable and easy to access. It must also provide a pleasant, stimulating and inspiring learning and living environment for all users. It goes without saying that the school building will be supportive of modern educational practice. Teaching today is active rather than passive, pupil-oriented rather than teacher-oriented, learning-oriented rather than teaching-oriented. By using alternative, experience-focused forms of work (contract work, project work, "corner" work) and working in regularly changing groups sizes (traditional, small groups, individual), the pupils take an active part in their own learning process. In so doing, the teacher tries to take account of the individual differences between the pupils and by differentiating the teaching provided.

The required school infrastructure is required to facilitate these teaching methods. At the same time, the school building must not be too restrictive. The built environment needs to have a longer lifespan than educational views. School buildings must also, through their durability, be capable of accommodating any changes in educational practices over time (or even more fundamental changes to their function).





# 001626

The complete study and design assignment for the extension of the school grounds of “Ter Berken” PS in Hofstade.

Client: GO!, education of the Flemish Community  
Location: Ambroossteenweg 13, 1981 Hofstade  
Budget: 1,199,000 € excl. VAT and fees  
Timing: Allocation of the assignment to the designer: beginning 2009  
Allocation of the assignment to the builder: beginning 2010  
Scheduled completion of the works: mid-2011  
Fees: overall fees 7.83% excl. VAT (incl. stability and technical and EPB).  
Remuneration: € 2,500 € excl VAT per successful tendering party.

The transfer of knowledge is important, as is modern and spacious accommodation. With this in mind, the Ter Berken Primary School aims to make its pupils grow up into fully-fledged, critical, mature and especially happy citizens of the world. The school team subscribes fully to the motto of GO! Educations: “no walls, no boundaries, all neighbours and unique people”.

Ter Berken primary school in Hofstade currently has 392 pupils. There is a budget to build 562 m<sup>2</sup> of classrooms and a gymnasium of 485 m<sup>2</sup>. The existing buildings, some dating from recently, must all be retained. The school only has a limited amount of open space on its land for new-build. So the question is how best to achieve the extension, such as an additional new building at the rear of the school on the open ground or an extension to the existing buildings at the front on Graaf Cornetstraat.





# 001627

The complete study and design assignment for a new building in the school grounds of “De Bloesem” Special Primary School, Sint-Truiden.

Client: GO!, education of the Flemish Community  
Location: Halmaalweg 31, 3800 St Truiden  
Budget: 1,000,462 € excl. VAT and fees  
Timing: Allocation of the assignment to the designer: beginning 2009  
Allocation of the assignment to the builder: beginning 2010  
Scheduled completion of the works: mid-2011  
Fees: overall fees 7.90 % excl. VAT (incl. stability and technical and EPB).  
Remuneration: € 2,500 € excl VAT per successful tendering party.

“De Bloesem” special needs primary school currently has 143 pupils. A new building of 836 m<sup>2</sup> was constructed here in 2005. The primary school only has container classrooms otherwise.

The site is located between Halmaalweg and Tiensesteenweg, and important access road to St-Truiden. The school is situated the former grounds of an estate and has various mature trees that have to remain. The site’s green and open nature also plays an important role.

Within the grounds, in addition to a school, there is also a boarding school belonging to KTA Sint-Truiden.

Because the boarding school building is too large for the number of boarders, the primary school takes up part of the ground floor of the boarding school (restaurant, temporary gymnasium) and part of the first floor (four classrooms, therapy rooms, management offices, administration).

The new building has to have 546 m<sup>2</sup> of classrooms and a gymnasium of 320 m<sup>2</sup>. The photos show the boarding school building with four floors, the new building from 2005 and a number of container classrooms.

The idea is to have the new build function as the link between the boarding school and the new building already constructed. However, there needs to be the necessary respect regarding the existing structure and opening it up and the trees on the land.

Tenderers must take into account the location of the new buildings and indicate what external infrastructure will be required.





# 001628

The complete study and design assignment for the new building at the “Ibis Freinet” primary school in Herentals and the “Ibis Vlindertuin” primary school in Lille.

Client: GO!, education of the Flemish Community  
Location: Heesveld 9, 2200 Herentals  
Budget: 585,000 € excl. VAT and fees  
Timing: Allocation of the assignment to the designer: beginning 2009  
Allocation of the assignment to the builder: beginning 2010  
Scheduled completion of the works: mid-2011  
Fees: overall fees 8.22% excl. VAT (incl. stability and technical and EPB).  
Remuneration: € 2,500 € excl VAT per successful tendering party.

Freinetschool IBIS is an infant and primary school in Herentals. Consultation and working cooperatively are major issues for the school.

The school is a place of business for “De Vlindertuin” social school in Lille and currently has 67 pupils. The site is contained entirely within walls and opens on to two streets via two access roads. The school has 821 m<sup>2</sup> of buildings, including one permanent building (534 m<sup>2</sup>) in the form of a ground floor freestanding area. There are also containers placed at the site to accommodate the need for space (287 m<sup>2</sup>). The new-build has to replace the containers and accommodate the new need for additional space. The building programme includes 497 m<sup>2</sup> of classrooms and space for primary education and corresponds approximately to the size of the existing building. The client is looking for a new building type that is durable and which makes it possible to expand in the future, including possibly upwards.

Tenderers are asked to pay careful attention to the location of the new buildings (taking account of the demolition of the temporary buildings and avoiding temporary accommodation) and to provide a view of the necessary external work to be done.

Client: GO!, education of the Flemish Community  
Location: Berg 10, 2275 Lille  
Budget: 753,000 € excl. VAT and fees  
Timing: Allocation of the assignment to the designer: beginning 2009  
Allocation of the assignment to the builder: beginning 2010  
Scheduled completion of the works: mid-2011  
Fees: overall fees 8.05 % excl. VAT (incl. stability and technical and EPB)  
Remuneration: 2,500 € excl VAT per successful tendering party.

Every child is a unique personality with its own interests, talents and ambitions. In the secure and familiar environment of De Vlindertuin community school they can fulfil themselves intellectually and creatively. The school also wishes to express these values in the building project. The primary school in Lille has 92 pupils and is situated on a walled-in piece of land that has exits on three streets. The school currently has 2147 m<sup>2</sup> of buildings, all semi-permanent buildings. At the moment, the budget plan provides for a new-build project of 630 m<sup>2</sup> with classrooms. To make room, the oldest temporary buildings will be replaced, while the more recent ones will be retained.





# 001629

The complete study and design assignment for the new build of the Koninklijk Atheneum school in Zottegem.

Client: GO!, education of the Flemish Community  
Location: Meerlaan 25, 9620 Zottegem  
Budget: 1,897,140 € excl. VAT and fees  
Timing: Allocation of the assignment to the designer: beginning 2009  
Allocation of the assignment to the builder: beginning 2010  
Scheduled completion of the works: mid-2011  
Fees: overall fees 8.75% excl. VAT (incl. stability and technical and EPB)  
Remuneration: € 3,000 € excl VAT per successful tendering party

Both the Atheneum Zottegem primary school and the Koninklijk Atheneum Zottegem use the school grounds in Meerlaan in Zottegem. The range of education provided at the Koninklijk Atheneum includes general secondary schooling with associated technical departments. The KA provides the children with insightful and inquiring learning, involving them in a learning climate that gives them stimulation and confidence. Sports and cultural projects provide them with additional opportunities for developing their personality to the full. Activities including care for the environment and civic responsibility contribute to good social involvement.

As a result of a large rise in the number of pupils at the school and because the curriculum has been expanded (social-technical) there is now a shortage of classrooms. The school is asking for the existing infrastructure to be expanded. GO! Is also making use of this request to demolish the existing temporary buildings (see site plan G60, G61, G62, G63, G67 and G68).

The removal of these old, non-insulated temporary buildings that only have single-glazing will also result in energy savings. As a result, the departments will be better centralised, which will generate savings.

The new build will also provide better delineation between the primary school and the KA so that each school will be able to have a stronger individual identity.

After the temporary buildings have been demolished, GO! Will go ahead with new building of 1,587 m<sup>2</sup>. The existing gross area of permanent buildings on the land amounts to 9,762 m<sup>2</sup>. The school grounds border on to two streets: Meerlaan and Wurmendries. Meerlaan borders with the main building (G01 - 6,365 m<sup>2</sup> - 3 levels), the caretaker's house (G02) and a little away from the street, with a school building with classrooms (G03 - 470 m<sup>2</sup>). On the Wurmendries side there are another two permanent buildings (G04 - 539 m<sup>2</sup> and G05 - 550 m<sup>2</sup>) and further into the school grounds is the large sports hall (G06 - 1,687 m<sup>2</sup>). The six temporary buildings are located in the centre of the school grounds.

Tenderers are asked to pay the necessary attention to the location of the new buildings (taking account of the demolition of the temporary buildings and avoiding any temporary accommodation) and consider the necessary exterior layout.





# 001630

The complete study and design assignment for the new-build at the “De Vlinder” primary school in Dilbeek.

Client: GO!, education of the Flemish Community  
Location: Kasteelstraat 76, 1700 Dilbeek  
Budget: 1,057,843 € excl. VAT and fees  
Timing: Allocation of the assignment to the designer: beginning 2009  
Allocation of the assignment to the builder: beginning 2010  
Scheduled completion of the works: mid-2011  
Fees: overall fees 7.88% excl. VAT (incl. stability and technical and EPB)  
Remuneration: € 2,500 € excl VAT per successful tendering party

At “De Vlinder” primary school everyone is a VIP! Every child is a unique personality with its own interests, talents and ambitions. School staff are committed to providing equal education opportunities and maximum benefit from learning for every student through a tailored approach. In this secure and familiar environment pupils can fulfil themselves intellectually and creatively. GO! produces tolerant, respectful, positively critical, mature, responsible, committed, creative, independent, social and inquisitive personalities. It all begins at De Vlinder primary school.

The school grounds border on to two streets and there are entrances on both Kasteelstraat and d’Arconatistraat. There are three permanent buildings at the site. Two main buildings dating from the post-war period glass skin membranes and a third temporary building with a concrete frame.

As the result of an increase in the number of pupils, there is an immediate lack of room. After demolition of the two oldest temporary buildings the first van 896 m<sup>2</sup> phase of the replacement new-build is planned. This new-build has to include the following functions: classrooms, staff room, multipurpose area and additional restrooms.

Tenderers are asked to pay the necessary attention to the location of the new buildings (taking account of the demolition of the temporary buildings and avoiding any temporary accommodation) and consider the necessary exterior layout.







**Vlaams Bouwmeester**  
Vlaamse Overheid

***opmaak***

Team Vlaams Bouwmeester

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***Verantwoordelijke uitgever***

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