



Open Call 21
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Projectoverzicht

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



Open Call 21

Success through innovation

The Open Call is a success. Since this selection procedure was introduced by bOb Van Reeth about ten years ago, the Open Call has developed into a classic for official assignments in Flanders. But it is sometimes in danger of becoming a victim of its own success. After all, a tool that is used too much can become blunted. The diversity of assignments demonstrates how easy the format is to use, but also challenges its limits. The Open Call is not simply a repository into which all official assignments can be placed. If this were so, the selection procedure would not be so different from a normal request for a quotation and false expectations would arise. Some assignments require and deserve a different approach. For example, by intervening at a different point in the process of design and construction, or from a different, more legally-oriented, angle.

This Open Call once again includes a number of projects from the school building catch-up operation. They are model projects which in various ways test the potential and limitations of being an official client. They are included in the Open Call as DBFM projects, which makes them the bearers of shared aspirations. But here too there is a task for us, in the further refinement and possible expansion of the tools we can offer the government to watch over public space and architecture.

The selection for this Open Call reads like a record of the current state of our operations. The projects included are on the one hand the result of the efforts of my predecessors, but on the other hand they also point the way to topics that will come to the fore in the years to come. The assisted living centres and development plans for care campuses herald a major pattern for the near future. The social sector is also well represented: this provides an opportunity to reflect on how one can anchor social services in the urban fabric, and which new typologies are possible for group housing. So in both sectors a lot of designing and thinking will be required, and that will undoubtedly need a coordinated and broadminded architectural policy.

So the Open Call should be a tool with which to deal critically and innovatively with today's architectural challenges. Let us lighten and sharpen up the Open Call so that both the designers and clients again face a challenge. After all, the official clients who aim for architectural quality deserve efficient service and the best results. And that requires a refreshing and innovative approach. The Team of the Flemish Government Architect certainly wants to tackle this issue by the time of Open Call 22, and we are counting on you, the designers, to show us part of the way, by yourselves also taking a fresh approach to the Open Call.

Peter Swinnen
Flemish Government Architect



002101

Antwerp - Provincial Government Building

All-inclusive architecture assignment for the building of a new provincial government building in Antwerp with partial renovation and an overall plan for the site.

Client:	Antwerp provincial government
Location:	Koningin Elisabethlei 22, 2018 Antwerp
Budget:	€73,000,000 (including VAT) (excluding fees)
Fee basis:	Overall fee between 9% and 12%
Prizewinners' award:	€25,000 excluding VAT, per prizewinner



The 1603 Open Call in July 2008 began the process of appointing a design team for the Antwerp Provincial Government Building project. In 2009, a lack of certainty regarding the future role of the province and the actual availability of the perimeter defined for the project led to the suspension of the process. There is now sufficient certainty regarding the outlines of the project on a both physical and substantive level, meaning that the process can be restarted.

The Provincial Government Building houses the central services and administrative bodies of the Antwerp provincial government. The building complex is located on Koningin Elisabethlei in the nineteenth-century belt between the 'Leien' and Antwerp's ring-road. This location, close to the centre of the provincial capital and directly connected to the major linking roads between the city and the region, is particularly favourable. However, the buildings are no longer suited to modern needs and the provincial government wants to use this opportunity to express the contemporary social significance of the provincial government by architectural means. This new symbolic value should be expressed in both the buildings and the site as a whole and in accordance with the scale of the buildings, the site and the embedding of the site in its surroundings.

The aim of the project is to transform the provincial government building and the surrounding site into a high-quality complex which gives formal expression to the way in which the provincial government wishes to fulfil its social mission, while offering an open welcome to the public and

providing optimal support for the effective functioning of provincial services.

Quality and added value are to be achieved in the area of sustainability, functionality, architectural appearance and structural rationality, accessibility of the public space, enhancement and integration of the green areas.

As regards specific energy consumption, the aim is to construct a low-energy or passive building. In addition to the investment, the operational costs are an important criterion in assessing the design concept.

The brief comprises:

- 1) housing all central functions and departments of the provincial government in a new building for which the gross surface area has been determined at approximately 35,000 m²; the integration of the crucial elements of the current front building into the overall design concept;
- 2) the development of an architectural concept in which the new provincial government building answers the challenges of the future, with special attention to the need for efficient and modern work organisation and work processes, sustainability and environmental friendliness;
- 3) the reorganisation of the entire site, including parking places, circulation and through-flow, but with sufficient consideration for the site's potential as an urban public green area.









002102

Kruishoutem - residential care centre and children's day-care centre

All-inclusive architecture assignment for the building of 1. a residential care centre 2. a children's day-care centre in Kruishoutem.

Client:	vzw Vijvens
Location:	corner of Marolleweg and Passionistenstraat
Budget:	€20 million (excluding VAT) (excluding fees)
Timing:	Allocation of the brief to the designer(s): May 2011 Allocation of the brief to the contractor(s): 2012-2015 Scheduled end of work: 2014-2017
Fee basis:	Architecture fee between 6% and 8% Stability fee between 1% and 1.5% of the total construction budget Fee for technical installations between 2% and 2.5% of the total construction budget
Prizewinners' award:	€13,500 excluding VAT per prizewinner

Kruishoutem is a rural municipality with around 8000 inhabitants situated in the Flemish Ardennes. The municipality of Kruishoutem consists of the main municipality of Kruishoutem (including the residential district parish De Marolle) and the sub-municipalities of Wannegem-Lede, Lozer and Nokere.

The Vijvens npo is active in the sector of care for the elderly in the municipalities of Zingem and Kruishoutem. Its mission is to 'provide a satisfactory response to people from the local community who require care due to ageing'. Based on this mission, with its basic values of respect for the person and his/her environment, a selfless commitment to others and openness towards society, Vijvens continues to build up the necessary infrastructure to meet the needs of the elderly people in the municipalities of Kruishoutem and Zingem who are in need of care. Vijvens runs two residential care centres, Home Vijvens in Huise Zingem (92 rest home places and 5 places for short-stay accommodation) and Home Sint-Petrus in Kruishoutem (91 rest home, 3 short-stay accommodation and 7 day-care places). In the future, the aim is to build a 3rd campus – 'Waegebrughe' – based on an innovative architectural concept. The new project must offer a diverse range of accommodation, including a number of general and technical services such as a catering kitchen. The new campus will have space for 20 service flats for married couples or single elderly people who opt specifically for a modified home where they can live for the rest of their lives. There will also be an intensive care centre for couples where one partner requires care or for single elderly people who, because of their vulnerability or social isolation, need to be close to a care provider. Adjacent to the care centre will be a centre for short-stay visitors with 9 accommodation units and a centre for night-time care with 2 accommodation units. A day-care centre with 15 accommodation units and a service centre

providing support to elderly people who live at home complete the complex.

In addition to facilities for elderly people, infrastructure must also be developed for young people with dementia. This accommodation for 7 residents, including two short-stay places, must also have room to accommodate 7 people in day-care.

Vijvens also wants to build a children's day-care centre for a minimum of 23 and maximum of 56 children.

The overall project must fit into the highly-prized rural environment and be innovative in the area of residential accommodation for elderly people. The Waegebrughe campus must be a place where elderly people enjoy living and should serve a bridging function in relation to homecare.

Vijvens has the ground lease on a site known as 'de Kruiskouter' which is located on the corner of Marolleweg and Passionistenstraat. In the near future, a new municipal school will be built on the adjoining plot of land. On the other side of the street, a new headquarters for the youth movements will soon be built. The site has a buildable surface area of 3000 sq. m. The parish church is located in the middle of the site and will continue to play a central role in the future. In accordance with the special development plan (BPA), the new building must be connected to the existing buildings. The other half of the site is a parking zone which is home to some wonderful tall trees. Behind this parking zone is a large agricultural area, partly used for woodland expansion. In addition to integration into the local community, the necessary attention must also be devoted to the connection with nature and the green areas in the immediate surroundings. Integration of the project into its environment and consideration for the unique character of the region are of primary importance. There is a grotto dedicated to the Holy Mary on the site. The client wishes to give this a prominent place in the new project and to retain its public accessibility.

The design of the buildings must be energy-efficient and low-maintenance, with a view to sustainability and flexibility. The buildings must have an open atmosphere. Although residential living is of central concern, care must be able to be provided efficiently. By building in a flexible manner, Vijvens is aiming to provide a solution to the ever increasing need for elderly care facilities.

For the sub-projects subsidised by the VIPA, the proposed budgetary framework must be respected.

Thanks to its unique location, this project represents an opportunity for intergenerational involvement. The primary challenge will be to achieve a symbiosis between residential and care comfort, security, individuality and privacy.

The realisation of the sub-project for the residential care centre is guaranteed. The realisation of the sub-project for the children's day-care centre depends on the award of subsidies and cannot yet be guaranteed. If a new tendering procedure is set up, the client may also decide to award the brief in question to third parties. In that case, the designer may not assert any rights to compensation.







002103

Wingene - Care campus

All-inclusive architecture assignment for building a care campus for senior citizens in Wingene.

Client:	The non-profit organisation Amphora, a Public Private Partnership involving the OCMW, the municipal authorities and the Sint-Anna non-profit organisation as private partner
Location:	H. Sacramentstraat, 8750 Wingene: inner area between H. Sacramentstraat, St. Amandsstraat and Blekreke
Budget:	€20,000,000 ALL IN: including VAT and fees; buildings ready for immediate occupancy and environmental work included.
Timing:	Allocation of the brief to the designer(s): August 2011 The construction permit application and the VIPA subsidy dossier (technical financial dossier) must be able to be submitted before the end of 2011.
Fee basis:	Overall fee minimum 7.5% - maximum 9.5%
Prizewinners' award:	€7,000 excluding VAT, per prizewinner

The Amphora npo was established with the aim of building a new residential care centre in the municipality of Wingene. The Sint-Anna vvo (facility for elderly people), the OCMW (social services department), a non-profit organisation, and the Wingene municipal authorities, which all form part of the Amphora npo, already have a long tradition in the field of care for the elderly. By joining forces, the range of facilities and services on offer can be further differentiated according to the current and future needs of the senior citizens of Wingene, whereby the new residential care centre can function as a care landmark integrated into the central district.

The focus of the design is not limited to the creation of 135 rest-home accommodation units. Transmural facilities such as a centre for short-stay accommodation with 10 units, 5 assisted-living flats for married couples (where one of the partners requires care), a day-care centre and local service centre will also be provided. Despite the size of this project, the design should nevertheless have a homely, small-scale appeal. Small, clustered residential groups may satisfy this demand, whereby account must also be taken of the specific needs of elderly people with dementia.

The new residential and care centre is planned on a site of 1.6 ha located in the inner area between H. Sacramentstraat and Tieltstraat.

Located in the immediate vicinity are the town square, church, shops and school. The site can also be easily reached by public transport from the neighbouring municipalities. A central



location was deliberately chosen because it is important for elderly people to continue their life in the area or surroundings where they grew up or previously lived.

The design must provide a global vision for the full inner area. The necessary attention must be devoted to mobility (opening up of the site for visitors and staff, parking spaces, etc.) and integration into the immediate surroundings (the rear of houses on H. Sacramentstraat, connection with Blekreke, relationship to St. Amandsstraat).

The brief is based on the assumption of fitting the full programme on the site, but if certain complementary components for the residential care centre cannot be accommodated on the site, the client reserves the right to remove them from the brief.

In addition, timing is also very important. The client wishes to be able to submit a construction permit application and VIPA (technical and financial) subsidy application dossier by the end of 2011 at the very latest.









002104

Machelen - Residential Care Centre

All-inclusive architecture assignment for the renovation and/or construction of a new building for a residential care centre with a total of 92 units for residential accommodation and 7 units for short-stay accommodation and a day-care centre and the design of the open spaces in Machelen.

Client	OCMW Machelen
Location	Koningin Fabiolalaan 62, 1830 Machelen
Budget	14.500 000 € (excluding VAT) (excluding fees)
Fee basis	Architecture fee between 6% and 6,8% Stability fee between 1,8% and 2,4% of the total investment budget Fee for technical installations between 1,7% and 2,3% of the total investment budget
Prizewinners' award	7.500€ excluding VAT, per prizewinner



Machelen is a municipality with more than 12,500 inhabitants situated on the outskirts of Brussels close to the airport in Zaventem. In addition to the town of Machelen itself, the borough also includes another municipal district called Diegem.

The OCMW is planning to build service flats in both Machelen and Diegem, with which it hopes to meet the actual needs of its residents. Since the OCMW is currently also the only organiser of residential care accommodation for elderly people, it is planning a modification and expansion of its infrastructure, hence this open call.

This modification of the infrastructure in the form of a residential care centre will be carried out on the existing site of the current residential care centre and, depending on the options available, may be a combination of new building, renovation and extension. From an architectural perspective, the challenge is to implement a major building programme on the site to maximise quality of life and accessibility, while at the same time also optimising residential living, care and welfare from both the perspective of the present and future residents and that of the operation of care services.

From a conceptual standpoint, intramural forms of residential care such as rest-home accommodation and a centre for short-stay accommodation must be fitted in seamlessly alongside external care services such as a day-care centre.

At the same time, the OCMW wishes to keep the option open of offer extramural services in the form of a social restaurant and the branch functions of a local service centre. A children's day-care centre (intended for the staff of the residential care centre) and the building of

traditional flats complete the programme. As regards the last two, the architect will only be asked to determine the necessary zoning on the site as their development does not fall within the scope of this Open Call brief.

The basic assumption behind the future residential care centre is a continuum of care, but equally of adapted care (personalised care) where necessary. Notwithstanding a diversified approach to residential care, the OCMW is taking account of a growing group of residents with dementia and a department is planned within the design concept where specific care and supervision of these residents is provided and whereby a maximum group size of 15 residents is aimed for, which should enable it to be divided up into smaller entities.

For residents with somatic care needs, a choice has been made within the collective residential formula for a communal group size of 15 residential units which can be linked to a basic organisational entity of 30 residential units (division). A flexible construction design must allow communal groups (and possibly also departments (but not the closed department)) to be compartmentalised, but also divided up when deemed necessary.

The modification of the infrastructure must become a pathway towards the future, whereby a modern residential care centre meets the real needs of the future residents and an added value is created for the surrounding area and the care providers who will be responsible for these residents.









002105

Oosterlo - huis Perrekes

All-inclusive architecture assignment for the expansion of a residential and care continuum with a house for dementia patients, a care hostel, children's day-care centre, assisted-living homes and corresponding gardens for Huis Perrekes in Oosterlo (Geel)

Client:	vzw Huis Perrekes, Oosterlo	a stimulus for contact with the other and invites one to fulfil a meaningful role for as long as possible.
Location:	Zammelse weg 1, Oosterlo (Geel)	
Budget:	To be determined, a number of sub-projects will be subsidised by VIPA (Flemish Infrastructure Fund for Matters Relating to the Individual)	
Timing:	Allocation of the brief to the designer(s): October 2011 Allocation of the brief to the contractors: following pledge of subsidy in principle	
Fee basis:	global fee 10 to 12 % maximum, excluding VAT (including stability, technical installations and landscape)	
Prizewinners' award:	€5,000 including VAT, per prizewinner	

Huis Perrekes has been in existence since 1986 and embraces three houses, each for fifteen people with dementia. The group has a heterogeneous make-up according to the stage of the dementia process, age, gender and socio-cultural background. The care and supervision at Huis Perrekes is provided within the context of small-scale, normalised residential living for people with dementia – a house which is as normal as possible in a normal street in a normal town. A conscious decision was made to call it a 'house', as this refers to the interplay of the material and immaterial environment. The 'house' is intended to invite the residents to participate while at the same time containing, supporting and leaving them free.

Huis Perrekes opts to break down barriers and to integrate into the town. Fellow inhabitants of the town make use of the care and services and are involved in the range of activities on offer while residents, family members and staff use the services in the town.

Huis Perrekes opts for a diversity of customised care. In addition to the core residential task, it also aims to support and supplement homecare services. The care hostel provides daycare and both daytime and night-time accommodation. Family members and visitors can also spend the night there. The assisted-living homes provide accommodation for people who need to be close to a care environment and those who want to live near to family members. With the start of the daycare centre, Huis Perrekes wants to complete the circle of the continuum and give the children of staff and local residents the chance to grow up in an environment in which they can enter into contact with others. Everyone involved and each part of the continuum is

A concept brief has been developed for the future of Huis Perrekes, which focuses the ambitions for the project and translates them into a spatial scenario. The core of the proposal is a central park of gardens between the existing houses and the expansion site. This public zone follows the route of the local road to the fields behind, and in addition to its function as an access and short-cut area, it is also used as a meadow with animals, vegetable gardens and various play and rest places. The interweaving of this public site with the private gardens of existing and new buildings will encourage interaction and joint use. For the new buildings along this central area, the architecture reflects the vision of Huis Perrekes. It creates a balance between as much independence as possible for each person on the one hand and a safe and stimulating environment on the other. Key words include familiarity, recognisability, simplicity, convenient organisation, beauty and invitation.

The design and construction of the care hostel (10 rooms for short-stay accommodation and 10 places for day care) and the house for 15 people with dementia will be subsidised by Vipa and is guaranteed along with the building of 6 assisted-living homes (2340 sq. m.). The building of the childcare centre for 23 children (460 sq. m.) and the outdoor areas of the public meeting area with playground (3200 sq. m.), located in the public domain of the town of Geel) are under negotiation. In the initial phase, the design also comprises the layout of the private gardens and a vision for the parking issue (3900 sq. m.). In the second phase, a second house for 15 people with dementia, the renovation of an existing house (460 sq. m.) to create a palliative facility (hospice) and 4 additional assisted-living homes (1900 sq. m.) are planned, each with corresponding private gardens, parking and surroundings grounds (780 sq. m.). These will be built on plots of land owned by third parties, and these negotiations are still ongoing. Following completion of the first phase, the client may decide to award the second phase to the design team. The designers will submit a cost proposal for this second phase.









002106

Zemst- Crematorium

All-inclusive architecture assignment for the building of a new crematorium on Erasmuslaan in Zemst-Eppegem.

Client:	Havicrem Intermunicipal Cooperative
Location:	Erasmuslaan, Cargovil site in Zemst-Eppegem
Budget:	building: €5.5 million excluding VAT and fees environmental works: € 0.85 million excluding VAT
Timing:	Scheduled end of work: 1.1.2014
Fee basis:	Architecture fee 6%-7% stability fee 2.1%-2.8% technical installations: 2%-2.7% [Percentages are applied to the total investment sum for the building.] environmental works: 5.5%-7.3% [Percentage is applied to the total investment sum for the share of the environmental works]
Prizewinners' award:	€6,500 excluding VAT, per prizewinner

The Havicrem Intermunicipal Cooperative was founded in 2003 by 27 municipalities from the district of Halle-Vilvoorde and the province of Flemish Brabant.

Its aim is to establish and manage one or more crematoria and one or more intermunicipal cemeteries in the province of Flemish Brabant.

The cooperative is currently responsible for the management of the crematorium in Vilvoorde.

The cooperative has decided to build a new funeral parlour on the Cargovil site located on Erasmuslaan in Zemst-Eppegem. This functional building is to be designed with an emphasis on an operational functionality within a limited timeframe and budget.

The brief which forms the object of this publication concerns the architecture for the building of a crematorium and the layout of the outdoor space. The determination of the architectural guidelines and the delineation of the site do not form part of the brief.

A funeral parlour / crematorium annex is an emotional place where one can bid farewell to the deceased in a dignified manner. It is a public, pluralistic place where people can come together irrespective of their religious or philosophical convictions.

The architecture we are seeking must of course be of high quality, with respect for the environment and the emotions of the people who have come to say farewell to their deceased



friends and relatives. The building must be transparent and special attention must be devoted to efficient and clear routing.

The construction programme comprises:

- a technical building for 3 to 4 cremation ovens with space for expansion for possible new forms of corpse disposal.
- 2 to 3 assembly rooms with adjoining family rooms and a waiting room
- a building for a cafeteria and funeral catering
- the planning/construction of car parks and outdoor areas

The oven and filter installations do not form part of the design brief. However, determining the location of these technical installations and the aesthetic aspects does form part of brief.

www.havicrem.be









002107

Aalst - Immerzeeldreef

All-inclusive assignment for drawing up a visual-quality plan and an overall layout plan for the area around Immerzeeldreef in Aalst

Client:	Aalst municipal authorities
Location:	area between Brusselsesteenweg, Hof ten Bergestraat/ Langestraat, Zandberg and Zomergembeek
Budget:	- drawing up visual-quality plan and global layout plan: max. €120,000 (including VAT) - drawing up Regional Implementation Plan(s) (RUP) optional: max. €80,000 (including VAT) - drawing up design plans optional: KVIV tariffs
Prizewinners' award:	€6,000 including VAT per prizewinner



The Regional Implementation Plan (RUP) 'Delineation of Regional Urban Area' was approved on 10th July 2003 (Belgian State Bulletin of 2nd September 2003). In this RUP, the residential expansion area on Immerzeeldreef was earmarked as an urban residential area. The urban residential area at Immerzeeldreef in Aalst is situated just outside the city centre along one of the most important approach roads into the city, Brusselsesteenweg (N9). The northern part of the plan area – north of Affligemdreef – is located outside of the Immerzeeldreef urban residential area and according to the regional plan lies partly in an agricultural area. This agricultural area has been included in the municipal spatial structure plan as a reserve area and is not intended for development in the short term.

The creation of mixed urban districts as complete and comfortable residential areas is desirable in the urban residential area. High-quality and sustainable development is of primary importance with a view to the realisation of a strategic model project. In addition to the development of new residential projects, other guidelines include the maintenance of open spatial connections, the provision of strategic public spaces and squares at the neighbourhood level, the strengthening of the Zomergembeek green area on the urban periphery, respecting existing scenic elements, increasing the water-storage capacity of the watercourses in the area and the optimal safeguarding of buildings in the lower valley areas. The new developments must fit in well with their surroundings.

The town of Aalst lacks diversity in terms of urban residential environments. The town council wants to increase this diversity by creating an identity for each new and existing residential

area by means of a clear and recognisable spatial layout. Strategic interventions within the residential areas will be made in accordance with the diversity of residential housing on offer. In the new residential areas which are to be developed, the town council wishes to target primarily those groups who are currently leaving the city, in particular well-off and middle-class people and young families with children.

The brief concerns the drawing up of a overall layout plan, preceded by a visual-quality plan which must provide a sound basis for the spatial choices (typologies, densities, public green areas, etc.) which will then be included in the layout plan. The most important function of the visual-quality plan is to serve as a framework by which to test the quality of new developments. An ideal vision will emerge from the visual-quality plan and the resultant pre-conditions will lead to a number of desired characteristics which are then elaborated both textually and by means of visual impressions. The layout plan must depict the new developments with a high degree of detail.

The multidisciplinary design team must display sufficient affinity with the layout of public spaces and contemporary architecture in a sustainable framework and must also be prepared to enter into open and intensive dialogue with the local residents/population.

Following the delivery of the overall layout plan with visual-quality plans, the town council will decide whether or not to award all or part of the brief for their implementation as a RUP and/or design plans for the layout of the public space to the design team which formulated the overall layout plan and visual-quality plans. In an RUP, the intended quality will be established legally and actively implemented on the site.









002108

Sint-Niklaas -Administrative Centre/Social House

All-inclusive architecture assignment for the building of a New Administrative Centre/Social House

Client:	OCMW Sint-Niklaas
Location:	Baensland district
Budget:	€8.8 million, excluding VAT but including fees
Timing:	Allocation of the brief to the designer(s): summer 2011 Allocation of the brief to the contractor(s): summer 2012 Scheduled end of work: beginning of 2014
Fee basis:	Architecture, stability, technical installations, safety coordination, EPC minimum 7% and maximum 9% of the definitive design.
Prizewinners' award:	€16,000 excluding VAT per prizewinner



The OCMW (social services) in Sint-Niklaas is modernising and changing its working methods and infrastructure as part of a long-term plan. Modifying the current building is not possible on account of the requirements concerning service provision, sustainability and design.

The aim of the plan is to construct eye-catching buildings which are characterised by sustainability of building materials and technical installations. Furthermore, a high degree of flexibility with regard to the future is expected. The buildings must still be able to be used functionally in 30 years without any far-reaching modifications.

In addition to the administrative centre, the OCMW is also building a residential care centre, several old people's flats and a service centre on the site located on the southern edge of the city centre. The site offers both possibilities and restrictions (including power cables). The ambition is to create added value for the local area through the development of the site. The creation of public paths and pleasant public areas is of great importance in this regard.

Great importance is attached to the sustainability of the project and the building in particular. The team must demonstrate sufficient affinity with the design and layout of public spaces and contemporary architecture in a sustainable context.

In this project, quality and added value are to be achieved in the area of sustainability, functionality, accessibility, strengthening of open space, links with the surrounding area, contemporary image creation and structural rationality.

The broad outlines for the site have been formulated in a master-plan and a visual study with probe tests. The outlines are currently being incorporated in a Regional Implementation Plan (RUP) which will be finalised in the summer of 2011. For the administrative centre/social house, a surface area of 6500 m² is available on the whole site. A building with around 5000 m² of usable floor space is envisaged. This will require the creation of 130 parking spaces for the residential care centre and the administrative centre together. These may be on or underneath the area intended for the administrative centre or on other areas of the site owned by the OCMW.

As regards the layout of the building, there must be a division between a front and back office. The front office will contain a general reception desk, waiting rooms, consultation rooms, a number of offices and toilet facilities for visitors. The back office must contain room for meeting rooms, offices, etc. for a minimum of 120 and a maximum of 150 staff members. A number of the meeting rooms must also be easily accessible to visitors outside office hours. Visitors to the administrative centre/social house must feel welcome and be received in a customer-friendly manner. This not only concerns visitors and clients of the OCMW. Other welfare services, including several city services, will also have their offices or consultations in the building. A special point of attention is accessibility for the elderly and people with a disability.









002109

Staden - administrative centre and service centre

All-inclusive architecture assignment for 1. drawing up a development plan for the Sint-Jan site and 2. building a local service centre and administrative centre.

Client: Staden local authority and social services department (OCMW)
Location: Home Sint-Jan site, corner of Hospitalstraat & Ieperstraat, 8840 Staden
Budget: Formulation of development plan: €30,000 excluding VAT and fees
Project: €4,500,000 excluding VAT, including construction of outdoor areas
Timing: Allocation of the brief to the designer(s): 2011
Allocation of the brief to the contractor(s): 2012 - 2014
Scheduled end of work: 2016
Fee basis: New building
Architecture fee between 5% and 7%
Stability fee between 1% and 2% of the total construction budget
Fee for technical installations between 2% and 3% of the total construction budget
Renovation
Architecture fee between 8% and 11%
Stability fee between 1.5% and 3% of the total construction budget
Fee for technical installations between 2% and 3.5% of the total construction budget
Outdoor areas: according to KVIV scale I between class I and class II
Prizewinners' award: €5000 excluding VAT per prizewinner

The rural municipality of Staden is situated in the heart of West Flanders. It is a dynamic municipality with 11,000 inhabitants.

The municipal administration department and social services department (OCMW) have extremely cramped accommodation. Better accommodation is required in order to provide the inhabitants with good and efficient services.

The municipal administration department is currently housed in the town hall in Staden. The OCMW is based in a building close to the Home Sint-Jan rest home. Both are situated in the centre of the largest sub-municipality.

The municipal authorities and the OCMW also want to centralise and integrate as much as possible.

The OCMW is currently building a new residential care centre in the district of Oostnieuwkerke. The 59 residents of the St. Jan rest home will move into this new accommodation in 2013. The current Home St. Jan will then become vacant. Only the OCMW administrative department and the social services will then still be present on the site.

The Staden municipal authorities believe that this free space and the existing buildings offer the possibility of accommodating the administrative departments of the OCMW and municipal authorities in an integrated project.

The OCMW also wants to further expand and strengthen its services by building a local service centre and a social residential project with customised care provision. There is space for around twenty residential units.

The residential fabric of the centre, the adjoining green area which is to be further developed, the adjacent site for a youth movement and the nearby municipal school are important contact points with the immediate surroundings and represent a potential added value for the project.

The Staden municipal authorities want to see the project connected to the existing public functions and public space in a logical, harmonious and well-considered manner.

The authorities are seeking a sober, identifiable and contemporary architecture which blends in naturally with the local environment.

Recognisability, client-orientation, accessibility and openness are important elements. Upon entering the building, its organisation must be transparent and public accessibility clear. The building must provide space for a front and a back office. This open house for all citizens sets a vigorous example as regards sustainability.

The brief comprises three parts:

Part 1: drawing up a master-plan / development plan for the whole site in which administrative services (municipal offices), a local service centre and a residential project are conceptually attuned to one another and the surrounding environment.

Part 2: architecture brief for the local service centre.

Part 3: architecture brief for the administrative centre (municipal offices)

The realisation of the residential project does not form part of the brief.

The designer is also expected to reflect upon the possibilities for renovating and reconditioning the existing buildings or a part thereof in accordance with the project.

If a new tender procedure is set up, the client may also decide to award the sub-projects to third parties. In that case, the designer may not assert any rights to compensation.









002110

Laarne - Old rest home campus

All-inclusive architecture assignment for the conversion of an old rest home (former monastery) into an out-of-school childcare centre, rented social housing, expansion of a local service centre and the building of a Welfare Contact Point.

Client:	Laarne OCMW (Social Services Department) in partnership with SHM Eigen Dak
Location:	Molenstraat 35, 9270 Laarne
Budget:	€2,500,000
Timing:	allocation of the brief to the designer(s): autumn 2011 allocation of the brief to the contractor(s): spring 2012 scheduled end of work: spring 2013
Fee basis:	<u>new building</u> Architecture between 7% and 8% Stability between 2% and 2.5% of the total construction costs Technical installations between 3% and 3.5% of the total construction costs <u>Conversion</u> Architecture between 10% and 11% Stability between 2.5% and 3% of the total construction costs Technical installations between 3% and 3.5% of the total construction costs
Prizewinners' award:	€5.000 excluding VAT per prizewinner



Laarne OCMW currently guarantees a dignified existence for all its inhabitants. To be able to do so, it provides a varied range of services whereby special attention is devoted to the socially vulnerable and deprived. The ultimate aim is to give everyone in Laarne the chance to participate in society.

Laarne OCMW wishes to transform the 'old rest home' campus into an accommodating and accessible intergenerational and multifunctional site; a site for residential living, service provision and care through the integration of an out-of-school childcare centre, social housing, the building of a welfare contact point and the expansion of the service centre in the light of the activities of clubs and associations.

The campus is located in the town centre of the rural municipality of Laarne and already consists of 10 old people's flats built around a green area where private and communal zones merge splendidly. The old people's flats have an immediate connection with the local service centre, which forms the middle point and is the link with the Sint Macharis rest home (former monastery dating from 1850). The old rest home dominates the site and is a monumental, visually-defining feature of the town. Between the rest home and the old people's flats are, admittedly under a single roof, several more rooms, a caretaker's dwelling, a wash room and communal fireplace. This separate building has little architectural quality. The brief involves specifically the reconditioning of the monastery building into an out-of-school childcare centre (IBO) for 55 children, and social housing. The current service centre is being expanded so that the location can be put to multipurpose use as a fully-fledged meeting and rehearsal space,

specifically for clubs and associations and beyond the general sphere of activities of the local service centre. The campus will also house a welfare contact point (Contactpunt Welzijn), the gateway to public assistance and services, whereby optimal and clear accessibility, as well as a client-oriented reception, are of primary importance. The welfare contact point provides a pleasant and future-oriented working environment for a maximum of 25 staff members.

OCMW Laarne expects the designer to generate an architecturally high-quality complex with respect for the history of the old rest home – a former monastery. The intention in this regard is for at least the external features of the old rest home – the front and side walls on the street side – to be retained. The expansion and new building projects must be integrated into and in harmony with the rest home renovation project and its environment, whereby the rural aspects and green character of the municipality must be kept in mind.

The designer must also take into account the principles of sustainable construction, which are to be reflected in a low-energy and low-maintenance approach and in the desire for a high level of user-friendliness.

The overall project must serve as an example in the areas of accessibility, approachability, openness and originality.

Finally, the designer is expected to offer the most high-quality solution with limited resources.









002111

Tongeren - 192 rented social homes

All-inclusive architecture assignment for the building of 192 rented social homes in Tongeren.

Client:	Tongershuis cvba
Location:	Paquaylaan 2-4-6
Budget:	€21,300,000 excluding VAT and fees, including construction and layout of outdoor areas
Fee basis:	Overall fee: in accordance with the guidelines of VMSW – Brussels Fee for construction and layout of outdoor areas under article 80: according to VMSW-AGI guidelines with an indicative fee basis of 5.5 to 5.75%
Timing:	Dependent upon government/VMSW approval
Prizewinners' award:	€5000 excluding VAT, per prizewinner

A NEW, DIFFERENT 'PASPOEL'

Tongershuis cvba is a social housing construction company in South Limburg with around 1000 residential units in Tongeren, Heers, Borgloon, Riemst and Voeren.

The project zone is situated on a rectangular plot of land enclosed by Thijslaan and Paquaylaan, on an offshoot of the urban fabric of the town of Tongeren. The site currently contains three eight-storey housing blocks which were built between 1980 and 1982. These 192 housing units are experiencing more and more technical and structural problems that necessitate a radical approach.

The suggestion was made to thoroughly renovate the blocks, but, following a study comparing renovation and a new building based on cost and timing, it was eventually decided to replace them. This concept has already been discussed with the Flemish Ministry of Spatial Planning, Housing Policy and Immovable Heritage and Tongeren town council, whereby it was made clear that the typology of high-rise residential volumes in a communal green public space must be retained.

In the first place the client wishes to retain the underground car park, but is open to alternative suggestions whose budget can be justified.

Several aspects which the building company wishes to emphasise:

- The design should form an elegant marker in the landscape based on quality instead of imposing size, as was previously the case.
- Logical, sound and sustainable design. Tongershuis is a social housing company for which not only budget-friendly architecture, but certainly also sustainability and soundness of design



are of primary importance.

- A design whereby unobtrusive, but effective social control is achieved in both the architecture and the layout of the outdoor areas. Dark, enclosed stairwells and corridors are best avoided. The reorganisation of the outdoor areas is intended to increase the quality of life on the site. The client may decide not to award the brief for the construction and layout of the outdoor areas to the design team. This brief may be awarded to third parties if a new tender procedure is established.

- A design which certainly takes the ecological aspect into account, but to a degree where both the owner/landlord and the user/tenant can bear the costs and enjoy the benefits proportionally in a sound, simple and sustainable system.

- A design which provides for a phased approach to the work. Tongershuis is currently already engaged in the administrative work relating to rehousing its tenants. Block 2 will be the first to be tackled, followed by blocks 4 and 6, with a period of rehousing being arranged between each. The design and the construction principles must therefore guarantee the smooth progress of the project.

- A design in which the VMSW Brussels guidelines concerning surface-area standardisation, maximum cost, etc., are applicable.

This is an interesting project in which the designer must provide for high-quality social housing but which thanks to its size and location also provides an opportunity to design an iconic landmark in the Tongeren landscape.









002112

Westerlo - rented social housing

All-inclusive architecture assignment for the building of 44 social rental homes in Westerlo.

Client:	CV Zonnige Kempen
Location:	Rodekruisstraat/Guldensporenlaan, Westerlo
Budget:	drawing up urban planning concept and construction of buildings and surroundings: €4,570,000 excluding VAT and fees
Fee basis:	According to the guidelines of VMSW – Brussels
Timing:	Dependent upon government/VMSW approval
Prizewinners' award:	€3000 excluding VAT, per prizewinner



'Zonnige Kempen' ('Sunny Kempen') is a social housing construction company which aims to provide good-quality, affordable housing to people who are not able to find it on the private market. The aspect of 'sustainable and energy-efficient building' has already been at the top of the agenda for some time. 'Sustainable and energy-efficient' building does not just mean added value for the tenants themselves, who receive a comfortable home with a low energy bill, but also for the whole environment, because the homes use far less energy and emit fewer harmful substances. Sustainability and the creation of added value are also important starting points for this project. The architecture and surrounding area are the necessary conditions for harmonious communal living.

The site is located between Rodekruisstraat and Guldensporenlaan in Westerlo, just beyond the town centre. There are currently no buildings on the site, but future development is permitted under the Municipal Spatial Structure Plan. The northern part of the residential expansion area was earmarked for new use in the aforementioned plan. The southern part remains designated as a residential expansion area and has been purchased by Zonnige Kempen in order to carry out the project.

The aim of the project is to develop an area of 1.45 hectares on which 44 rented social homes will be built. The brief therefore includes the urban planning and architectural study of the site. This brief may be expanded with a study for environmental works.

The complexity of the project lies in reconciling the various preconditions, such as providing access to the site, the large scale of the project, the relationship with the land divisions along the street and existing buildings in the local area, urban planning restrictions, sustainable aspects, etc.

In addition, the client in any case wishes to notify candidate designers of the following focus points:

- The brief comprises the choice of an architect with a particular vision and concept for the project site. The brief does not include a fully-developed preliminary design.
- A lot of attention is to be devoted to the urban planning vision as regards access and relations with the surroundings.

- The desired density is over 25 homes per hectare, which requires a well-considered arrangement of dwellings and an inventive but compact insertion of public spaces.

The typology of the majority of the dwellings is the single-family home, possibly joined to complementary housing units.

The client may also decide, following delivery of the structural vision and subject to the establishment of a new tender procedure, to award the implementation brief to third parties. In that case, the designer may not assert any rights to compensation.









002113

University College Ghent - Schoonmeersen Campus

All-inclusive architecture assignment for building a sports hall, the renovation of the B Building with corresponding student square and the construction of the Soag Building.

Client:	University College Ghent
Location:	Schoonmeersen Campus, Voskenslaan 362 / Schoonmeersstraat 52 in Ghent
Timing:	Allocation of the brief to the designer(s): October 2011 Allocation of the brief to the contractor(s): January 2012 Scheduled end of work: February 2015
Budget:	€11,916,400 excluding VAT and fees
Fee basis:	architecture 7.00 to 6.50% of the full investment amount stability 1.80 to 2.20% of the full investment amount technical installations 1.90 to 2.30% of the full investment amount
Prizewinners' award:	€12,500 excluding VAT, per prizewinner

University College Ghent, which forms part of the University of Ghent Association and has branches in Ghent, Melle and Aalst, has a master-plan which comprises a series of infrastructure interventions aimed at improving the efficiency, function and quality of the education, research and services at the college.

'University College Ghent wants to excel in education, research, service provision and the pursuit of the arts. University College Ghent aims to promote a critical, creative and open society through the competence of its staff and graduates and the valorisation of its research.' It is with this mission in mind that University College Ghent wishes to expand the Schoonmeersen campus. This campus, with its highly strategic location close to St. Pieter's Station, the ring road and the new interchange, will become University College Ghent's main campus.

The first brief for the campus in this Open Call is the building of a new sports hall or 'events hall' connected to the existing sports building.

The present B Building for theory lessons dates from the 1970s and requires an extensive facelift involving the renovation of the facades, a new lift and the redesign of the entrance hall and auditorium. A 'student square' with bicycle sheds will then be constructed. These interventions are necessary on both an energy-related and architectural level due to their



visible position on the campus and in order to tie in with the new learning centre.

On the southern part of the campus a building for administration and education is planned for the Department of Social Work (Soag Building) containing classrooms, practical training rooms and offices. Since the building must house a full department with 2500 students, the total surface area is estimated at 8500 sq. m. Increasing the visibility of University College Ghent on Voskenslaan is one of the challenges of this brief.









002114

Moorsel - presbytery

All-inclusive architecture assignment for the conversion of the presbytery into a meeting centre for youth and other associations and the redesign of the presbytery garden into a publicly accessible garden.

Client:	Sint-Martinus Moorsel church council
Location:	Bergsken 1, 9300 Aalst (Moorsel)
Budget:	€750,000 excluding VAT and fees
Fee basis:	Overall fee (architecture, technical installations, stability, landscape design): 12 to 15% of the total construction budget.
Prizewinners' award:	€3,000 excluding VAT per prizewinner



Moorsel is a municipal borough of the City of Aalst. In 2011, the centre of Moorsel and adjoining streets will undergo a metamorphosis as a result of a complete reconstruction of the public domain.

An important factor for the promotion of quality of life in the municipal boroughs is the strengthening of social cohesion.

The Sint-Martinus Moorsel church council therefore believes it is important that this village community has sufficient infrastructure at its disposal in order to support its local clubs and associations. This project will take place in partnership with the Parochiale Werken npo and the City of Aalst.

The presbytery with its garden and appurtenances is situated in the centre of the municipality of Moorsel and is ideally located to fulfil these community functions.

The presbytery is a protected monument. It is a two-storey double-fronted house with five bays beneath a 19th-century saddle roof.

The design team must fulfil the provisions of the Flemish Government Decree of 14th December 2001 (including later amendments) concerning the determination of the grant system for restoration works on protected monuments.

The presbytery must be fully refurbished and expanded in order to fulfil the new functions.

The following elements must be included as a minimum: several meeting rooms, an exhibition room, a location for youth associations, a meeting hall, a residence for the parish priest, a possible cafe (or youth centre), housing units, etc. (depending upon financial optimisation). The role of the presbytery as a monument must play a central part in all of this, and account must be taken of valuable interior elements. In terms of scale, the extension must be in proportion to the classified presbytery itself.

One of the future users will be the KLJ. This youth association has around 75 members and requires a minimum floor area of 150 m², half of which must be suitable for multifunctional use.

The garden must be fully landscaped and optimised with, amongst other things, play facilities for children and is to become a public meeting place or park. The garden must certainly be kept free of buildings.

Everything must be adapted to contemporary wishes and norms.

The architectural design of the presbytery and expansion/new building and the design of the park section must be regarded as a single whole or entity, taking into account the possible financial optimisation and respect for the architectural heritage of the site and surrounding area.











Open Call 21 January 2011

Model projects from the school-building catch-up operation

Schools for Tomorrow

Since a substantial drive is needed to catch up on the modernisation and building of schools in Flanders, the Flemish government passed the decree on the 'school-infrastructure catch-up operation' on 7th July 2006. This means that the DBFM company will be responsible, via alternative financing, meaning specifically a once-only programme, for making school infrastructure available to the organising authorities in exchange for a periodic, performance-linked availability fee.

NV School Invest was established on 18th March 2009. This subsidiary company of AGION, in which ParticipatieMaatschappij Vlaanderen has a 50% stake, will represent the Flemish government and hold a minority stake of 25% + 1 share in the DBFM company provided for in the decree. In anticipation of the appointment of the private partner, the Flemish Government gave NV School Invest the mandate to start the preparatory work for about 20 projects on the school projects investment list. As soon as the DBFM company is operational, it will take over the preparatory work from NV School Invest. NV School Invest's mandate allows it to appoint designers, in consultation with the private partner, for the projects for which no design has yet been formulated or a designer has not yet been appointed.

For the model projects, this means that a designer will be appointed by means of a modified Open Call procedure. Model projects are school building projects which can serve as outstanding models for 'the school of the future' from an educational, architectural and social perspective. It concerns projects with a distinctive set of issues, whose strategy, approach and architectural solutions will serve as a guide for other projects.

The procedure differs from the usual Open Call in several respects. The most significant change is that only 3, rather than 5 candidates will be selected from the shortlist of 10 candidates drawn up by the Flemish Government Architect (FGA) and admitted to the contract phase. The selection and assessment commission is also different. The FGA remains the chairman, but the client is represented by a project manager from AGION, two representatives from the DBFM company and 2 representatives from the school group(s) and/or boards. An external jury member will also still be involved in the assessment of the proposals.

For the model projects, design teams are being sought for an integrated design brief (architecture, stability, special technologies and EPB reporting). They are requested to draw up an outline and preliminary design based on the project definition and compile a dossier with which to apply for planning and environmental permits. The designer is also responsible for drawing up a performance plan for the selection and allocation of the implementation phase. The construction supervisor is responsible for the remaining part of the brief (i.e. drawing up the implementation dossier). The design team will have a monitoring or supervisory assignment during implementation.

Since the precise division of components between the design and implementation dossiers still has to be finalised by the DBFM company, there remains the possibility that the design team will be allocated part of the work on drawing up the implementation dossier within the set fee basis.

The design teams must devote special attention to the life-cycle approach. This means that one does not just take into account the building costs when designing a building, but also the subsequent costs in relation to maintenance, consumption and management. After all, the DBFM company is building the schools in order to make them available for 30 years and therefore wishes to optimise the running costs.

The three projects are subject to two important conditions.

First, a preliminary contract has to be concluded: this is a contract between the school/organising body and the DBFM company into which the school/organising body transfers its contracting authority.

On the other hand, there are still questions about the Basic Team Agreement: this is the contract the architect will sign when the contract is awarded.

We always regard this as an essential part of the project dossier.

Please note: In their statement of motivation for each model project for which they apply, candidates must list three reference projects from their portfolio. The following information must be supplied with respect to these reference projects: the client, a description and the cost price of the services and the estimated cost price of the completed project.





Open Call 21 January 2011

Clarification of the figures

1. The Area

The figure given is the area of the project to be carried out (new building or renovation) as far as can be estimated on the basis of the present data. It has been checked against the requirements of the competent authority and the Physical Norm.

However, it is possible that for some of the projects these figures will be adjusted in the course of the weeks to come. The definitive project area will be given in the contract specifications. The area actually built in the end will obviously depend on the design.

2. The Budget

The budget to be adhered to is set at 90% of the Financial Norm multiplied by the project area. The financial norm establishes an 'absolute subsidisable maximum' and in reality is higher than the budget of the individual schools.

The budget given only covers the 'direct building costs'. This means the cost of building the entire school, but excluding demolition, land clearance, layout of the grounds and initial fixtures and fittings.

The budget for this work will be provided in relation to the specific needs of the project.

3. The Fee

The fee for the design team (= core team) is given in the form of a sum per square metre. The fee will be set at a fixed sum on the basis of the project area as laid down in the contract specifications.

So the contractual fee for the core team is a fixed sum that does not depend on the area of the final design or the ultimate cost of building.

The core team comprises those responsible for the architecture, stability and special technical installations. Such advisory roles as acoustics, safety coordination and EPB reporting do not have to be provided for under the core team fee.

The fee stated covers the brief to be carried out by the core team as provided for in all the individual projects that form part of the DBFM 'School-Building Catch-Up' project. This is not a 'full' design brief as drawn up in a conventional project. For this reason the fee is proportionally less than that of a 'full' brief.



002115

Kortrijk - Pleinschool en Sint-Amanscollege

Integrated architecture assignment for the renovation of two school campus on the banks of the Lys with five sub-projects, both new construction and renovation and optional the renovation of the boarding school.

Client:	School Invest
Location:	Plein 14 and Diksmuidekaai 6, 8500 Kortrijk
Budget/size:	€16.569.847,34 excluding VAT and fees / gross surface area 14,400 sq. m. and optional to 16.200 sq.m.
Fee basis:	global fee design team 80,43 €/sq.m
Prizewinners' award:	€10.000 excluding VAT per prizewinner (3 prizewinners)

At Leiekant, Plein 14, 8500 Kortrijk

- Building for a new dining room of 600 sq. m.
- Renovated boarding school (1800 sq. m.) as possible option + paved outdoor area. Renovate and reorganise the existing expansion wing of the convent.

At Diksmuidekaai Campus, Diksmuidekaai 6, 8500 Kortrijk

- New building for the third and fourth years of secondary school (7000 sq. m.) with underground car park (2500 sq. m.) + work on surroundings: playground and cycle sheds
- Renovated building for the fifth and sixth years of secondary school of Technical and Special Secondary Education (3500 sq. m.) (Thorough renovation of the protected neo-gothic reception room with, adjoining, two new wings which connect the reception room with the classroom building on one side and Alcazar on the other) + work on the surroundings: playground.
- New wing for the primary school (800 sq. m.) (A new building that connects to a part of the protected buildings on the site, namely the old chapel and the classroom building. The buildings must be connected on the first floor.

Total without boarding school option: 14,400 sq. m.
bruto surface 14.400 sq.m., optional to 16.200 sq.m

The DPSA schools consortium is responsible for the organisation of secondary education in seven locations throughout Kortrijk and Harelbeke. Four of the locations in Kortrijk city centre are involved in this project and at one of these locations there is also a boarding school and a primary school. The DPSA schools consortium is planning a total reorganisation of teaching activities coupled with a reduction in the number of sites. 2500 pupils are affected by the plans. The SABKO npo administers a primary school whose buildings are on the Diksmuidekaai campus, where the secondary school is also located.

As a guideline, it was decided in the master plan drawn up by labo A – University of Ghent to retain only two sites in Kortrijk city centre and one in Harelbeke.

The Leiekant site to the south of the River Leie is a plot of 4 ha. The front building, a former convent and boarding school for girls, is a protected building and the open space in the middle is a protected landscape garden. At the rear, this site borders the Old Leie.

Within walking distance in the Overleie district is the Diksmuidekaai Campus, an area of 6.2 ha. Part of the existing buildings is protected and another part can be renovated, the rest will have to be demolished in order to create open space.

The middle school (12 to 14-year-olds) will be on the Leiekant site. Thanks to its closed character, this site best lends itself to the creation of a safe home base for these younger pupils. The boarding school, which is open to any pupil who attends school in Kortrijk, will have a central location on this site.

A campus model has been chosen for the Diksmuidekaai site, where the three entities for 15 to 18-year-olds and the primary school will be housed. Various school entities which each have a spatial definition with their own appearance, entrance, playground and 'border' are arranged in a publicly accessible open area or 'park' which consists of continuous, interconnected green areas. The large site which borders on several streets lends itself to this. By opting for a clear layout with a pedestrian and cycle path between the various entities and between the two sites, one succeeds in opening up the site and increasing the level of involvement with the neighbourhood and the city. The sports hall and playing fields can thus be made available for use by third parties.

In order to achieve all this, a complete new building project must be carried out. In addition, there is also a project that combines implanted new buildings and far-reaching renovation work in clearly delimited entities spread across the two sites, together with the retention of structures and facade surfaces of existing protected buildings.

Please note: In their statement of motivation for each model project for which they apply, candidates must list three reference projects from their portfolio. The following information must be supplied with respect to these reference projects: the client, a description and the cost price of the services and the estimated cost price of the completed project.









002116

Oudenaarde - Vrij Onderwijs Oudenaarde

Integrated architecture assignment for the construction of two new sports halls with corresponding functions, realized within a building complex.

Client:	School Invest
Location:	Groenstraat 44-46, 9700 Oudenaarde
Budget/size:	€3.049.312,18 excluding VAT and fees / gross surface area 2.650 sq. m.
Fee basis:	global fee design team 93,70 €/sq.m
Prizewinners' award:	€5.000 excluding VAT per prizewinner (3 prizewinners)



The project at Groenstraat 44 – 46 has been submitted by four Catholic schools, including two secondary schools, the VTISL (Vrij Technisch Instituut Sint-Lucas) and the BuSO Den Einder (Special Secondary Education), and two primary schools, the KBO-St. Jozef and De Horizon (special education). Since these four schools are faced with the same problem, namely a lack of good sporting infrastructure, it was decided to build a complex on this site which covers the needs of all users.

The site is located relatively close to the four schools. The current building on Groenstraat is empty and dilapidated and must be demolished. This building is around 2150 sq. m. in size on a total land area of 3573 sq. m.

This DBFM project will see the building of two new sports halls in a single building complex; one for secondary education and one for primary education, with a respective size of 40m x 35m and 30m x 25m. Additional functions (500 sq. m.) will also be added to these two sports halls, namely sufficient changing rooms, several classrooms and a cafeteria.

The sporting accommodation can be made available to companies, the local community and third parties outside of school hours. Contacts are being made with Oudenaarde local authority in this regard. There is plenty of parking space very close which can be used by these third parties.

It is expected that the interested designers will fit this sporting accommodation perfectly into the area in which Groenstraat is located. Consideration for the varied use of this accommodation will also play a role in the formulation of a suitable design.

Please note: In their statement of motivation for each model project for which they apply, candidates must list three reference projects from their portfolio. The following information must be supplied with respect to these reference projects: the client, a description and the cost price of the services and the estimated cost price of the completed project.









002117

Mol - Sint Paulus Technical Institute

Integrated architecture assignment for the construction of workshops for integrated technical education and space for 'traditional' classrooms.

Client:	School Invest
Location:	campus on the site of the Sint Paulus Technical Institute, 2400 Mol
Budget/size:	€2.301.367,69 excluding VAT and fees / gross surface area 2.000 sq. m.
Fee basis:	global fee design team 105,67 €/sq.m
Prizewinners' award:	€5.000 excluding VAT per prizewinner (3 prizewinners)



The Mol Catholic Secondary Education school community (KSOM vzw) coordinates five secondary schools. As part of the restructuring of the Catholic educational scene in Mol and the revaluation of technical and vocational secondary education (TSO and BSO), it has been decided to establish a 'virtual middle school': a new approach involving the decentralisation of secondary education and a unique concept for Flanders.

By establishing a 'virtual junior secondary school' on the technical campus, our aim is to familiarise students in the third grade of primary education with technology in a positive manner. We believe that technical and vocational education can also be a positive choice based on an active interest in the characteristics of these professions. We want to offer everyone a broad introduction and by so doing avoid a situation whereby students only opt for technical or vocational study following negative personal experiences, as was the case in the old 'waterfall' system.

In the 'virtual junior secondary school' we are seeking to play a more focused and active, supervisory and supporting role. Our aim is for each pupil to be where he should be after the first grade so that the choice of the right branch of study in the second grade conforms as far as possible to his abilities, skills and interests.

In the future, the 'virtual middle school' will be a specialised campus on the site of the Sint Paulus Technical Institute (TISP) where the approximately 700 first-grade pupils from the five different branches will receive education in technical subjects. The new building of approx. 2000 m² will therefore be primarily geared towards workshops for integrated technical education, but will also have room for 'traditional' classrooms. In addition, there is also an

AGION (Agency for Infrastructure in Education) dossier for the renovation of our workshops for the 2nd and 3rd grade, which is also based on the assumption of an integrated vision for the whole complex.

Pupils in the third grade of primary education will also be able to broaden their outlook at an early stage by means of the technological and life-skills training on offer and, through familiarisation in the 'virtual junior secondary school', avoid a less effective introduction to the subject areas.

The 'virtual junior secondary school' will organise modules which allow all these pupils to experience the specific courses available, as a result of which they will acquire a more realistic idea of what these courses have to offer and the threshold of the technical and vocational secondary schools will thereby be lowered.

The ambition is for the campus to develop into a technological centre where first-grade, primary school and special secondary education pupils, in partnership with industry, are introduced to the world of technology, which in due course should lead to a revaluation of technical and vocational secondary education. We are seeking good designers in order to help make our vision for a 'virtual junior secondary school' in the form of a high-quality, attractive building a reality.

Please note: In their statement of motivation for each model project for which they apply, candidates must list three reference projects from their portfolio. The following information must be supplied with respect to these reference projects: the client, a description and the cost price of the services and the estimated cost price of the completed project.











opmaak
Team Vlaams Bouwmeester

fotografie
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luchtfoto's

Digitale versie van de Orthofoto's, middenschallig, kleur:
provincie Antwerpen, opname 2007 (AGIV), AGIV & provincie Antwerpen
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