

# OPEN CALL 34

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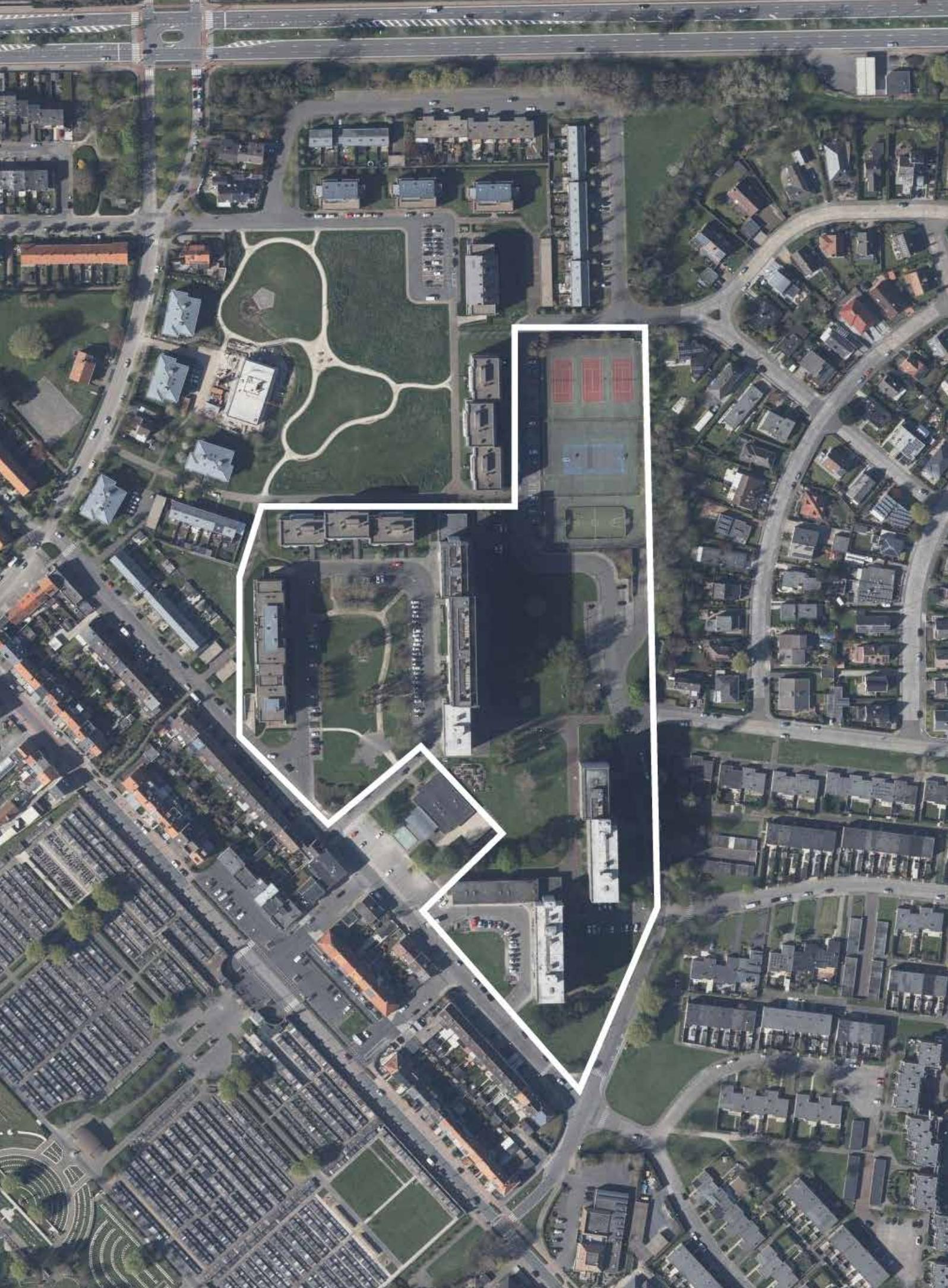
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003401





# Oostend - De Nieuwe Stad

All-inclusive design assignment for buildings to replace the De Nieuwe Stad high-rise social housing district in Ostend

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'De Nieuwe Stad' was built in 1972. Because land was scarce, high-rise was chosen, also so as to retain good quality green areas. 'De Oostendse Haard' and 'De Gelukkige Haard' acted in tandem as principal and now together want to replace the buildings. The surrounding districts consist mainly of low-rise: some flats, but chiefly single-family homes. These are of a later date.

The existing buildings are outdated and in urgent need of renovation or replacement. The experience of similar housing companies with this sort of building shows that the cost of renovation easily rises to 98% of the price of a new building, while structural deficiencies remain and the comfort does not sufficiently meet contemporary expectations (acoustic separation, thermal skin, type and arrangement of homes).

Following consultation with the Ostend 'Stadsatelier', the choice was to replace the buildings and redevelop the whole site. Since the present occupants like living there, this project provides a unique opportunity to cast high-rise social housing in a positive light once again, especially now that high-rise is again the subject of interest in the expensive and exclusive segment of the housing market. Apart from their fine view, the present flats are valued for their large windows and wide balconies, which make

## PRINCIPAL

CVBA De Oostendse Haard and CVBA De Gelukkige Haard

## PROJECT MANAGER

Kathia Baeteman

## LOCATION

Cardijnplein, Guldensporenlaan and E. Moysonplein, 8400 Ostend

## CONSTRUCTION BUDGET

Depending on the number of flats and the scale of the work on the surroundings, and on the basis of a VMSW simulation of the maximum price.

Estimated price: €61,350,000 (for the construction of the flats).

## FEE

Scaled fee based on VMSW model contract.

- Fee for the architecture: in accordance with VMSW guidelines – scale 2006.1
- Fee for stability and technical installations: in accordance with VMSW guidelines – model contract type R1-2005

## AWARD:

€15,000 excl. VAT per winner – 4 candidates

them light and spacious. The vertical access for each four homes means that the flats are oriented towards only one side, but this also makes them affordable.

Social housing companies must build more durably for the future. It is not sustainable to put up buildings that only last 45 years. For this reason a balance has to be sought and the present building budget used intelligently. After all, affordability of construction is somewhat at odds with affordable building management and a long lifespan. Research by design is needed to examine the standards regarding floor area for social housing, which are currently under review, but also energy performance requirements and how they can be met by means of a cost-saving low-tech approach.

The construction of the new buildings provides the opportunity to redesign the neighbourhood and improve the surroundings and comfort of the homes. We request a vision for the development of the green open space, for the active use of the ground level for activities of a collective nature or which underpin the neighbourhood, and also a vision for the support of sustainable mobility. Possible avenues include low-threshold commercial activities, municipal services and amenities.

The building programme is for a minimum of 400 social housing units (Types 1/2 and 2/3 flats) (the prognosis for Ostend by 2060 is that 45% of the population will be older than 60). The neighbourhood needs a youth club and a place for the 'Samenlevingsopbouw' community npo. Apart from good bicycle storage, places for 100 cars must be provided, some in the existing underground car park. The green open space is to be made attractive to people of all ages, with sports fields, playgrounds and quiet meeting-places.

In the context of their mission, the budget and the necessary possibility of building in phases, 'De Oostendse Haard' and 'De Gelukkige Haard' are aiming for nothing less than a pilot project, a 'lighthouse' project, in the field of pleasant and sustainable collective housing in the town of Ostend





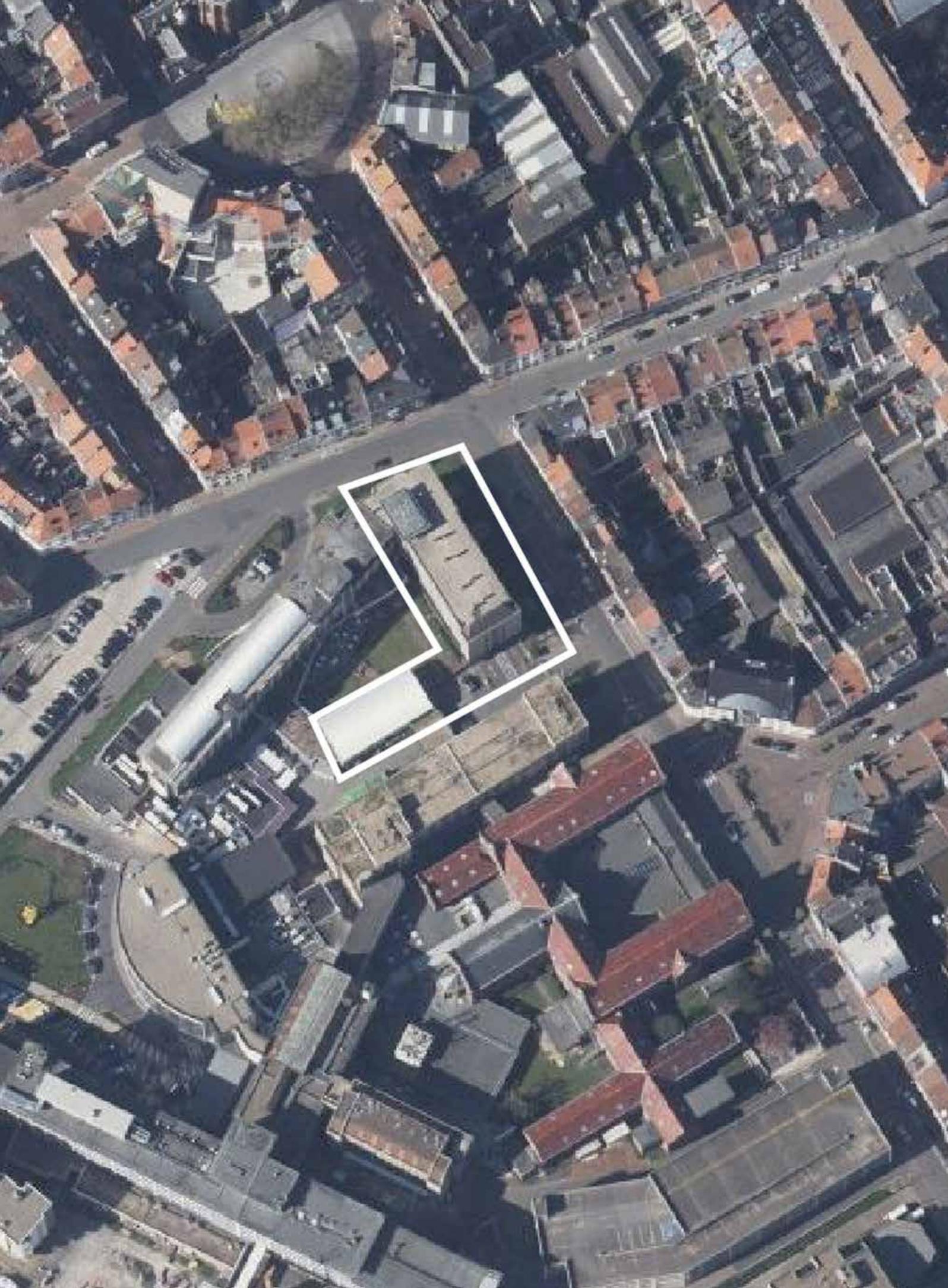






003402





# OOSTEND- The Boarebreker

All-inclusive design assignment for the construction of a social housing project in Ostend

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'De Gelukkige Haard' and 'De Oostendse Haard' submitted a proposal to Ostend social services for the building and running of social service flats and other amenities on a part of the site of the 'De Boarebreker' residential care centre. These social service flats may form the final segment in the range of social housing in Ostend. It is in the interests of the tenants of both social rental companies that they will be able to offer these homes to present and future tenants in need of care.

The proposed building plan is as follows:

1. The demolition of the existing wing of 'De Boarebreker' in Hospitaalstraat.
2. The construction of at least 60 service flats with one bedroom (for two people) (with the possibility of optimising them to create a maximum of 90 service flats).
3. An accessible and multifunctional community amenity on the ground floor (at least 200m<sup>2</sup>, maximum 300m<sup>2</sup>).
4. Additional amenities for the Ostend social services: administrative building (reception, open-plan offices, meeting facilities, individual offices, conversation corners and toilets), changing rooms with toilets for 'De Boarebreker' and care infrastructure (living area, bathroom area, toilets, accommodation rooms, office space).

The designer must take account of the following points:

- The site is in the Old Hospital district of Ostend. The aim is to create added value in this district. Integration into the neighbourhood, taking account of the various architectural styles.
- The design is to be logical, sound and sustainable, and priority must be given to budget-friendly architecture, as well as to sustainability and soundness of design.
- The prevailing standards of the VMSW.
- A vision of how social service flats, collective amenities and infrastructure, and the activities of the social services can be developed in synergy.
- The design provides added architectural value for the whole site, thereby leading to urban renewal in the neighbourhood of 'De Boarebreker'.
- The open inner areas must be put to positive use so that they create added value for the residents and the rest of the site is made accessible to them. As a result of the exceptionally high density of building in this neighbourhood, a sense of space should be created in the design, with sufficient quiet spots for the residents. Creative use must be made of natural light.
- In terms of energy use, the design must comply with the VEA instructions so that the cost of energy for the residents is kept as low as possible.
- In addition to the facilities in the social service flats themselves, charging points have to be provided for electric scooters.

## PRINCIPAL

CVBA De Gelukkige Haard, CVBA De Oostendse Haard and OCMW Oostende (social services)

## PROJECT MANAGER

Kathia Baeteman

## LOCATION

Kaïrostraat 82 – Edith Cavellstraat, 8400 Ostend

## CONSTRUCTION BUDGET

Depends on the number of service flats and based on the VMSW's simulation of the maximum price.  
Estimated cost: €9,500,000

## FEE

Scaled fee based on VMSW model contract.

- Fee for architecture: in accordance with VMSW guidelines – scale 2006.1
- Fee for stability and technical installations: in accordance with VMSW guidelines – model contract RI-2005.

## AWARD

€6,250 excl. VAT per winner – 4 candidates











003403





# AARTSELAAR - Campus Aquafin

All-inclusive design assignment for the renovation of the head office of Aquafin to create Campus Aquafin in Aartselaar

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Aquafin aspires to ensure clean waterways and an environment that's in harmony with water. Our water purification infrastructure is spread all over Flanders, and in addition we have a head office in Aartselaar plus branch offices in Herentals, Ghent and Leuven. You will find most of our staff where there is water: in our sewage purification plants, on sites where infrastructure is being built and renovated, or in the streets, where they maintain sewers and pumping stations.

The head office in Aartselaar is the home base for about 500 people, some of whom work there every day while others are only present for a few days per month. These buildings no longer fulfil the social, ecological and/or technological needs. We have deliberately chosen not to move, but to do a thorough renovation. From prior research it appears that in terms of both location and existing infrastructure the site offers many opportunities. The assignment includes the design and execution of the renovation of the head office on three plots of land, and the layout of the grounds.

## **PRINCIPAL:**

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Aquafin NV

## **PROJECT MANAGER**

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Tina Van Grimberge

## **LOCATION**

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Dijkstraat 8 & 10 and Ingberthoeveveg 21, 2630 Aartselaar

## **BUDGET**

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€8,634,000 excl. VAT and fee

## **FEE**

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General basis of fees: 12.7 – 13.3% for architecture, stability and technical installations, excl. VAT

## **AWARD:**

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€30,000 excl. VAT per candidate, 4 candidates

Campus Aquafin is intended to act as a catalyst for worthwhile encounters and the exchange of knowledge, and links staff up to their colleagues, customers and suppliers, and to the organisation, in an open culture.

The chief elements:

### **Campus Aquafin, for our staff**

The basis is a healthy, agreeable and comfortable work environment. In addition, the campus stimulates creativity, enterprise and mutual dynamics. Each member of staff feels welcome, regardless of where he or she normally works. A suitable work environment is provided for all activities, anytime, anywhere.

### **Campus Aquafin, in complete harmony with its surroundings**

We want to reinforce the added value that Campus Aquafin brings to its surroundings. The designers should have an eye for social challenges, and examine what our location may signify to a sharing economy and how we can increase our social commitment.

### **Campus Aquafin, a socially sound project**

Deliberate choices have been made concerning the renovation. The project is to be built, equipped and used in a respectful and sustainable manner: plain, solid and durable in the future. Biodiversity (flora and fauna) is to be stimulated in the surroundings.

### **Campus Aquafin reflects our identity**

We must provide an example of the sustainable and water-conscious activities, integrated into an environment in harmony with water. The site must reflect our extensive knowledge of technical and technological matters and our aim of acting and communicating in a customer-oriented way.

Aquafin is looking for a design team that is capable of tackling the various challenges of Campus Aquafin while carefully monitoring the budget.











003404





# AFFLIGEM - Abbey site and surroundings

All-inclusive design assignment for the drawing up of (1) a master-plan for Affligem abbey and its surroundings and (2) a plan for a reorganisation of Abdijstraat and the public space on the abbey site in Affligem

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Affligem abbey is one of the most important landmarks in the area. It has had a rich and tumultuous history. It is the only Flemish Benedictine abbey that is still inhabited by Benedictines almost a thousand years after its foundation. The abbey community receives individual visitors who need the peace it provides for study or contemplation. On the abbey site there is also a former farmstead that houses the religious centre, a youth hostel, a tavern and a cultural centre.

The hop fields at the foot of the abbey bear witness to the long history of this crop in the region. Until 1940, Affligem beer was brewed by the monks within the abbey walls and cheese was also made on the site. Since then, the brewing and cheese-making activities have been contracted out.

Affligem abbey lies on the boundary of the built-up centre of Affligem and the open countryside. Several walking and cycling routes start from here, including the Roofriderspad, the Kluiswandeling, the Hoppetocht and the Faluintjesstreekroute.

The project is divided into several parts:

## Part 1: Master-plan for the abbey site.

The magnificence of the abbey must be restored. The abbey must be enhanced in its role as an important tourist attraction and as a gateway to the whole area. In this way it can become a major driving force for the region and offer numerous opportunities for the local economy, tourism and recreation.

It is necessary to reflect on the development of the use of the abbey and its outbuildings (taking account of the fact that the present residents wish to continue living there).

## Part 2: concept for the abbey's landscape

The principal requests a concept for the surrounding landscape indicating what changes to the landscape are desirable so as to contribute to the appeal, recognisability and visibility of the abbey site. The abbey should become a landmark once again.

## Part 3: Plan for the reorganisation of Abdijstraat and the public space

Abdijstraat and the accompanying public spaces will be laid out anew in the near future. For this purpose an organisational plan needs to be drawn up that contributes to the enhancement of the abbey site. More specifically this concerns Abdijstraat itself, the open reception areas in front of the abbey and the cluster of outbuildings, the car parks and the entrances to the site (junctions of Abdijstraat with Langestraat and Affligemdreef). This reorganisation should underpin the development of future functions.

## Part 4: Phasing

The principal requests that a scenario be developed for the execution of the various parts of the project (re-laying of the street and the public space and the development of the use of the abbey and its outbuildings).

## PRINCIPAL

Affligem Local Council

## PROJECT MANAGER

Koen Surdiacourt

## LOCATION

Abdijstraat and surroundings, 1790 Affligem

## CONSTRUCTION BUDGET

Reorganisation of Abdijstraat: €1.000.000 excl. VAT and fees

## FEE

- Master-plan: €40.000 excl. VAT.
- Fee basis for organisation of public space: 5% -- 8%

## AWARD

€5.000 excl. VAT per candidate – 4 candidates











003405





## OOSTEND - Duinhelm

All-inclusive design assignment for a concept plan for the housing of 40 people with a disability, the construction of accommodation for 20 people (stage 1) and possibly the building of additional accommodation for 20 more people (stage 2).

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Duinhelm npo is an organisation that provides tailor-made support and guidance to people with a disability, in the areas of housing, work and leisure. Our organisation starts out from a basic notion: 'normal when possible, special when necessary'. This means offering support as far as possible in normal circumstances, but adapted to our clients' capacities and limitations.

Duinhelm aims for a high quality of life for everyone. We want to give our clients opportunities to make their own choices when it comes to housing, work, learning and leisure. Our support is always based on the client's requirements and can be applied flexibly. After all, not everyone needs the same form of support.

Duinhelm npo supports a total of about 200 people with a disability in the middle coastal region, with the aid of 97 members of staff. The npo has been in existence for over 40 years. The present infrastructure in Rietstraat in Ostend no longer complies with contemporary standards. For this reason, Duinhelm npo wishes, in the medium term, to construct a new building for people who need 24-hour support, and to do so in stages at a new location. In the first stage 20 rooms are to be built, and in the second stage 20 more.

The residents are people with a mental disability for whom the building is to be a true home. Account must be taken of the fact that they may in fact have multiple disabilities: reduced mobility, visual problems, etc.

The development of Duinhelm is part of a larger whole. In

association with a private developer and the Woonwel social housing company, a collective project is being worked out in which each partner relinquishes part of the site for the development of a communal green zone. Traffic in the whole park will be limited and there will be shared green zones and amenities. It is important that the new Duinhelm infrastructure is geared to this larger whole. The principles for the landscape design for the public zone are provided as part of the assignment.

The building should present an inclusive face to the surrounding neighbourhood, with the aim of maximum integration. In addition, the building should as much as possible incorporate the principles of universal design. Resources must be used frugally. The design should combine the lowest possible investment with the greatest possible functionality.

This assignment includes drawing up a concept plan for the two stages (40 residents), combined with the first stage of execution (20 residents). An important element when drawing up this concept plan is the generation of a schedule that allows for the phased construction of the new building. The fee for the second stage of execution must not be higher than that for the first.

The principal reserves the right not to award the second stage of execution (20 residents). He may decide to award it to a third party, which will involve a new tendering process. In such a case, the designer cannot assert any right to damages.

### **PRINCIPAL**

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Duinhelm npo

### **PROJECT MANAGER**

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Saskia Verelst

### **LOCATION**

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Zilverlaan, 8400 Ostend

### **BUDGET:**

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€2,145,000 excl. VAT and fee

### **FEE:**

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General fee basis: 11.79% - 14.79% (excl. VAT), including site coordination, safety coordination and EPB

### **AWARD**

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€8580 (excl. VAT) per candidate / 4 candidates











003406





## HASSELT - Beguinage

All-inclusive design assignment for the beguinage site in Hasselt

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The Beguinage site in Hasselt has substantial heritage value. The present beguinage (the third) was built between 1707 and 1783 on the left bank of the River Demer. The thirteen beguinage dwellings in the Maasland Renaissance style, with their front gardens, garden walls and limestone gateways, the 1783 gatehouse and the main garden were all classified as monuments on 20 February 1939. The open space in the middle is now occupied by the ruins of the imposing church that was erected there in 1754. It was reduced to rubble during an American bombardment on the night of 11 May 1944.

The beguinage church was formerly visible from beyond the boundaries of the city and dominated its skyline. It was also an imposing presence in the context of this beguinage, as the church and the two rows of dwellings stood only 10 metres from each other. By means of successive purchases between 1938 and 1948, the Limburg provincial authorities became the owner of the whole of this historical site. After WWII, the buildings were converted for use as the provincial library. In 1958 a new wing was added. Since the 1980s the beguinage has been a museum of contemporary art and until now a centre for present-day art and media, under the name Z33.

Now that the Z33 arts centre has a new home in Bonnefantenstraat, the historical heritage can emerge from the shadows and the site can be put to the best possible use. The Limburg provincial authorities and Hasselt city council are establishing a partnership to secure the future of the site and give it a new vitality. This site does after all occupy a unique position in the fabric of the city and after its restoration, change

of use and revaluation, it must be made more openly accessible. The beguinage site must once again be put prominently on the map, by means of an open view of the spatial links with the surroundings, the upgrading of the garden to a public park, and a high-quality and broad-based use of the buildings. This with the aim of making it an experiential location where different functions (art, study, creation, tranquillity etc.) come together and where several target groups (the people of Hasselt, students, artists, professors, researchers, tourists, passers-by etc.) can meet.

There is also a request for a concept for dealing with the church ruins in accordance with its historical importance to this place. It is to be made accessible and may be upgraded both materially and immaterially. This should give rise to a central location that will play an important part in the experience of the beguinage site and its history. The beguinage garden is intended to become Hasselt's green lung.

In order to bring about the better integration of the site into the fabric of the city, a number of additional passageways to Witte Nonnenstraat and Bonnefantenstraat are being considered. In this way, the garden, with the church ruins as a central meeting place, could become the starting point for a wider structure of green areas within the 'Green Boulevard' and will connect the beguinage to other squares and enclosed spaces in the city centre. At the same time, we request a study of whether and how the waters of the River Demer can become an additional asset to this site and the city in general. The renovation of the beguinage houses and giving them a meaningful use that respects their heritage value should preferably be done in association with Hasselt University. Together with the Department of Architecture, we would like to establish a creative lab in these centrally-located houses, with the necessary spaces for design, development, creation and exhibitions. The gatehouse, which is in need of restoration, can also reinvigorate the heritage value by means of a new purpose, public or otherwise.

The potential of the site as a catalyst for tourist experiences is considerable, certainly in combination with other assets: Hasselt as a 'Capital of Taste' and cultural and tourist attractions such as the Genever Museum, the Provincial Library and the Z33 arts centre.

### PRINCIPAL

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Limburg provincial authorities and Hasselt city council

### PROJECT MANAGER

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Ellen Triangle

### LOCATION

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The project area is in the block enclosed by Witte Nonnenstraat, Bonnefantenstraat, Zuivelmarkt and Badderijstraat

### CONSTRUCTION BUDGET

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€4,300,000 excl. VAT and fees

### FEE

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- architecture: 9.52% - 10.58%
  - stability: 1.35% - 1.8%
  - technical installations: 2.41% - 3.22%
- percentages of the total sum invested in the project
- layout of grounds: 6.5% - 7.5%
- percentage of the total investment in the work on the grounds

### AWARD

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7.500 euro excl VAT / 4 candidates

## Projects in the framework of the Immovable Heritage Order

Local authorities that want to restore a classified monument and apply for a restoration grant from the Flemish Authorities to achieve this must comply with the Flemish Government Order regarding the implementation of the Immovable Heritage Order of 12 July 2013.

The Open Call projects that involve the restoration of a classified monument must therefore also comply with the stipulations of this legislation. This means that for these projects a designer must be appointed in accordance with a modified Open Call procedure.

In the first place this means that the following criteria are to be



used in the selection of the candidates:

- a) they must have the relevant studies and professional qualifications
- b) they must also have general expertise relevant to the specific project assignment
- c) a statement must be made of the least part of the assignment that the designer or contractor will carry out under his own control

- 3° a statement of the services that will be provided for the fee paid
- 4° a proposal for site inspection (if applicable)

There is the possibility of adding extra criteria, but they must be no more than supplementary in nature and may in no circumstances take precedence over the abovementioned criteria. This means that the abovementioned criteria will always take priority over any additional criteria and must consequently always be the first three allocation criteria in the specifications.

The design assignment for drawing up management plans, the preparatory studies, and the management measures, work on or services for classified property and heritage sites are allocated on the basis of at least the following criteria:

Note: in their portfolio, applicants must prove their expertise in this sort of special heritage project on the basis at the very least of the elements concerning quality in article 11.5.2 of the Immovable Heritage Order of 16 May 2014.

- 1° submission of a concept document with a description of the approach and method for the assignment
- 2° a statement of the approach to sustainability









003407





# MOERBEKE - Master-plan

All-inclusive design assignment for a master-plan for the centre of Moerbeke

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Moerbeke local authority wants to have a master-plan drawn up for the village centre (in the broadest sense). It will present a concept for the short, medium and long term, paying attention to both the potential and the pressure points in every aspect of the borough. These elements include business, transport, public space, greenery, tourism, housing, parking, public buildings etc. The aim is to create a village centre that forms a single entity with its own clear style. Public elements must be connected both functionally and visually so that in the long term a hip, convivial, lively, green, practical and restful centre with safe traffic can be developed that encourages business ventures. Important points of focus in this regard are the recent developments in the

local area: the building of a new school/multipurpose hall, and the master-plan for the site of the sugar factory and the sports site. What is in fact desired is a SWOT analysis of the borough, including concrete phased policy recommendations for the future.

Once the master-plan has been handed over, the principal may decide to award part or all of the assignments for its execution to the design team, but is not obliged to do so. He may also decide to award the subsequent assignments to third parties, following a new tendering process. In this case, the creator of the master-plan will be given the task of quality supervisor.

## **PRINCIPAL**

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Moerbeke local authority

## **PROJECT MANAGER**

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Barbara Put

## **LOCATION**

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Town centre, 9180 Moerbeke

## **FEE**

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€85,000 excl. VAT for drawing up the master-plan

## **AWARD**

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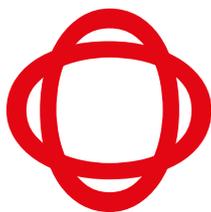
€3500 excl. VAT per candidate / 3 candidates











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**DESIGN**

Team Vlaams Bouwmeester

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**ARIALS**

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