



OPEN CALL 36

July 2018 - www.vlaamsbouwmeester.be



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SANITAIR
CENTRALE VERBOD
WAAKWERKEN

VAN SEYEREN N.V.





Ghent - Design Museum

All-inclusive study assignment for the extension of the Design Museum in Ghent by means of a new wing in Drabstraat and the accompanying restoration of the Leten House and Hotel De Coninck

PRINCIPAL

sogent (Stadsontwikkelingsbedrijf Ghent)

PROJECT LEADER

Brenda Schotte

LOCATION

Drabstraat, 9000 Gent

BUDGET

€5.515.000 excl. VAT and Fees

FEE

- 12,50% excl. VAT for architecture, restoration, stability, technical installations and EPB reporting, excluding interior design, for the extension of the Design Museum in Ghent by means of a new wing at Drabstraat 10 and associated restoration work on Leten House and Hotel de Coninck.
- 12,50% excl. VAT for the the interior design of the new wing (bookshop, reception etc.)
- 12,50% excl. VAT for the design of the entrance area at the main entrance in Hotel de Coninck (reception, cloakroom etc.) are part of the conditional section of the assignment.

The interior design of the new wing (bookshop, reception etc.) and the design of the entrance area at the main entrance in Hotel de Coninck (reception, cloakroom etc.) are part of the conditional section of the assignment. The principal has the right to choose whether or not to award this conditional assignment.

AWARD FOR DESIGNERS

€25,000 (exempted from VAT by Art. 44, §3,13 W.BTW) per candidate, 5 selected candidates

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design, checked against the aims and expectations of the public principal as formulated in the specifications, and this:
 - a. in a broad social framework
 - b. more functionally applied to the users' practical requirement
 - c. in relation to the heritage/monument
2. The process-orientation, process-readiness and the views on site monitoring.
3. Sustainability
4. The estimate of the cost of building the project
5. The cost control for the project
6. The statement of what services are to be provided for the proposed fee
7. The deadline for completion

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

Project in the framework of the Immovable Heritage Order, read the remark p.9

The Design Museum in Ghent, Flanders' only museum of design, is at the heart of the city's historical centre. Its infrastructure comprises three buildings: Hotel de Coninck, an 18th-century town mansion in Jan Breydelstraat, which contains the main entrance, the museum shop and about 480 m² of exhibition space; a wing built in 1992 with about 1900 m² of exhibition space; Leten House (with a 16th-century core) in Drabstraat, which contains offices. The new building on the piece of residual land in Drabstraat is intended to complete the puzzle that this complex of buildings forms: the new wing will be the final piece of the museum, will link together the existing buildings and will function both independently and as part of the museum.

Design museums all over the world are in a state of transition. They are more than ever taking up the role of spreading the word about the importance of design in a rapidly changing society. The Design Museum in Ghent also wants to position itself more vigorously as a 'driver for change', establishing foundations in society and studying how the changing role of the designer (and his discipline) can be given a place in its operations. Together with the increasing number of players in the design field, and on the basis of a strong belief in the interlinking of the heritage world with other sectors, we want to reinforce Belgian design culture. In this regard, the collection is our greatest asset.

We would like to make the new wing freely accessible, and we see it as a 'third space' between the public space and the museum. It will give us the room for co-creation and connection, for exhibitions, workshops, talks and debates, catering facilities and a shop, and will enable us to fulfil our role as host to the creative sector. Thanks to the 'smart museum' concept, it will also be able to offer visitors the choice between two tempi by which to get to know the collection: in a low-threshold, direct way in the new wing by means of digital technology (3D, VR/AR etc.), and in greater depth by means of larger-scale thematic exhibitions further on in the building. In the framework of DING! (Design in Ghent) we are rethinking the museum concept, and today's designers, creators and thinkers



will be put centre stage. This museum v3.0 will become a 'community sense-making museum', a participatory and interactive museum, where technology will be an important component and where the distinction between users and producers will become blurred. We shall be collaborating with the creative industries and establishing a physical hub as a means of contributing to the creative city.

The new wing will be a substantial expansion of the museum, with about 2000 m² GFA in Drabstraat on a site with an area of about 372 m²: the catering on the ground floor will provide direct access to the superb historical inner garden, and in the shop and catering area on the ground floor we shall play the Belgian design card to the full.

The new building project makes it essential to carry out a partial restoration of the classified buildings and to make a well-designed linkage between old and new. This involves the side and rear facades and the carriage entrance of Leten House in Drabstraat and the southern façade of the historical inner garden. The intention is that the openness and accessibility of the old buildings is improved by the new building project.

The Design Museum in Ghent, the Ghent city council and Sogent all want to put up a multipurpose building in high-quality, sustainable architecture carried out within the budget provided. The design should express the identity of the museum with a positive, contemporary appeal that fits in with the visual appearance of Ghent. Considering its location in the centre of the city, we expect a visually defining building which, in the sense of good design, is well-thought-out in terms of materials, sustainability, technical installations, efficiency and accessibility, and which has the right form and aura.

The new wing must on the one hand fit into the valuable historical fabric of the city, the immediate surroundings of Drabstraat and Jan Breydelstraat and the broader surroundings of Graslei and Korenlei. On the other hand, as a contemporary landmark, it should put the Design Museum in Ghent, the City of Ghent and Flanders on the map.

A Project under the Immovable Heritage Act

For the restoration work on the monument, the city council wants to apply for heritage grants, higher than 50%, in accordance with the procedures of the Flemish authorities. To do this, it has to comply with the Flemish Government Order of 12 July 2013 concerning the Immovable Heritage Act. For this project, the designer will therefore be appointed in accordance with a modified Open Call procedure.

In concrete terms, what this means is that candidates will have to demonstrate in their portfolio their expertise for this exceptional heritage project on the basis of, at the very least, the elements stated in Article 11.5.2. of the Immovable Heritage Act of 16 May 2014 that deals with quality:

- 1° when designers and contractors are engaged, account must be taken of the following points, as a minimum:
 - a) the relevant studies and professional qualifications
 - b) the overall expertise regarding the specific project assignment
 - c) a statement of the least part of the assignment that the designer or contractor will carry out under their own management
- 2° the design assignment, comprising the drawing up of management plans, the prior research studies, and the management measures, works or services on protected property and heritage landscapes is awarded on the basis of, at least, the allocation criteria above (see Allocation Criteria)





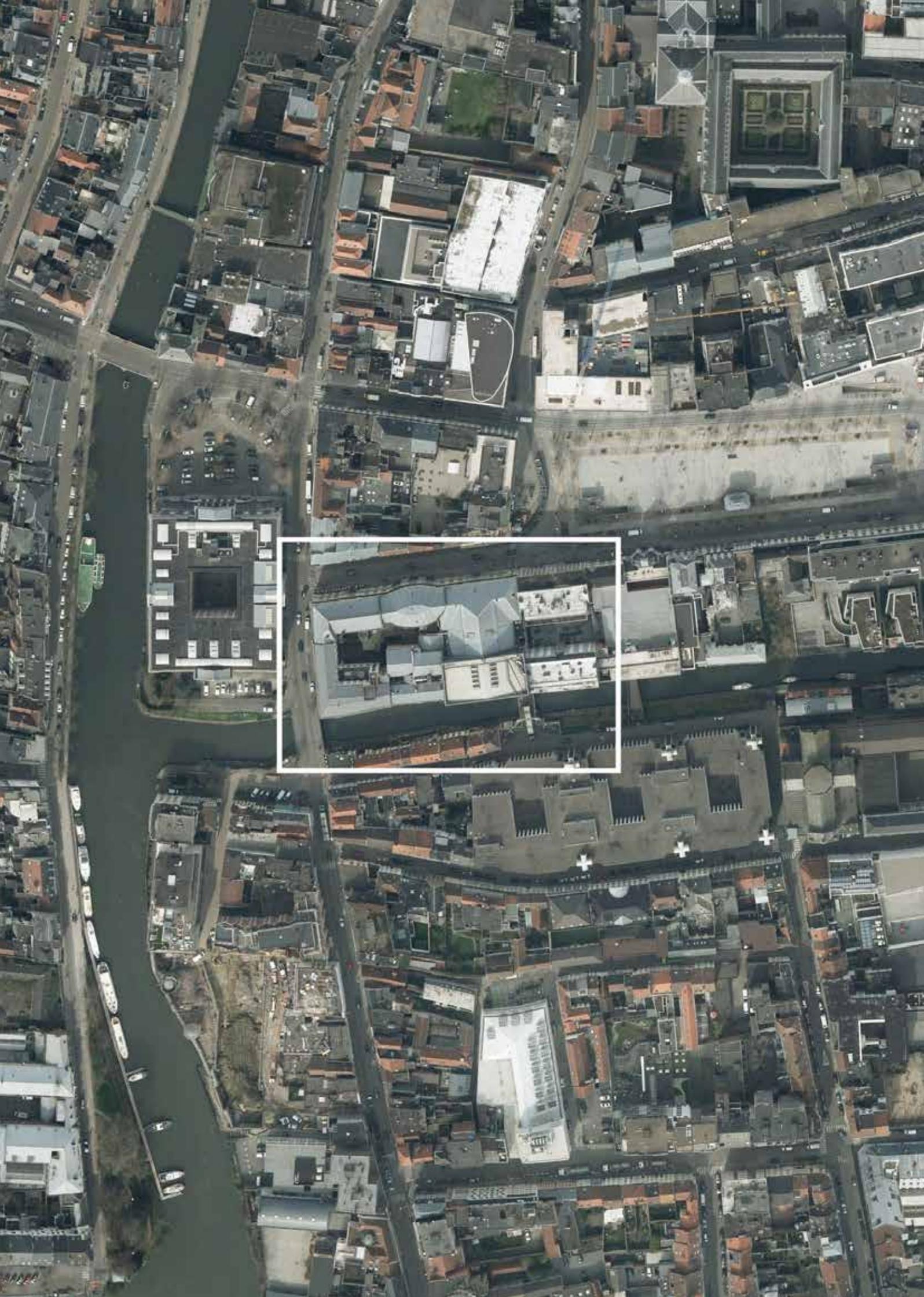












GHENT - Opera House

All-inclusive study assignment to draw up a master-plan for the Music and Performing Arts Centre and to execute the expansion, renovation and restoration of the opera complex in Ghent

PRINCIPAL

Kunsthuis Opera Vlaanderen Ballet Vlaanderen

PROJECT MANAGER

Jan Kuppens

LOCATION

Schouwburgstraat 3, 9000 Gent

CONSTRUCTION BUDGET

Between €60.000.000 and €75.000.000 (Subsidizing government: FoCI) (excl. VAT and fees)

FEE

Fixed part : Masterplan en fasering

- Layout of the Masterplan : €100.000 excl. VAT
- Conditional part : design, renovation and restoration
- General fee basis : 10% - 14% (excl. VAT, incl. architecture, stability, technical installations, restoration, acoustics, technical stage installations, site coordination, safety coordination, EPB, excl. archaeological research)

AWARD

€65,000 (incl. VAT) per candidate, 5 selected candidates

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design, checked against the aims and expectations of the public principal as formulated in the specifications, and this:
 - a. in a broad social framework
 - b. more functionally applied to the users' practical requirement
 - c. in relation to the heritage/monument
2. The process-orientation, process-readiness and the views on site monitoring.
3. Sustainability
4. the estimate and cost control of the project cost and the fee with the indication of which services are provided for the proposed fee.
5. the team composition (the enrolling team must have sufficient knowledge and experience with regard to the restoration of valuable exteriors and interiors, see Article 11.5.2 of the Immovable Heritage Decree)

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

Project in the framework of the Immovable Heritage Order, read the remark p.21

Opera Ballet Vlaanderen, Ghent city council and the Flemish authorities are looking for a strong design team to develop a master-plan and design for the multidisciplinary modification of the use of the opera building in the centre of Ghent. The intention is that well-considered, sustainable architecture should fit in seamlessly and enter into dialogue with the valuable heritage.

Context

The opera house in Ghent was built in the social and commercial heart of the city in 1840. The unique L-shaped public section includes a peristyle, three ballrooms (Foyer, Redoute and Lully) and a theatre with 969 seats. This makes the building an essential part of the area linking Kouter, Koophandelsplein and Ketelvest.

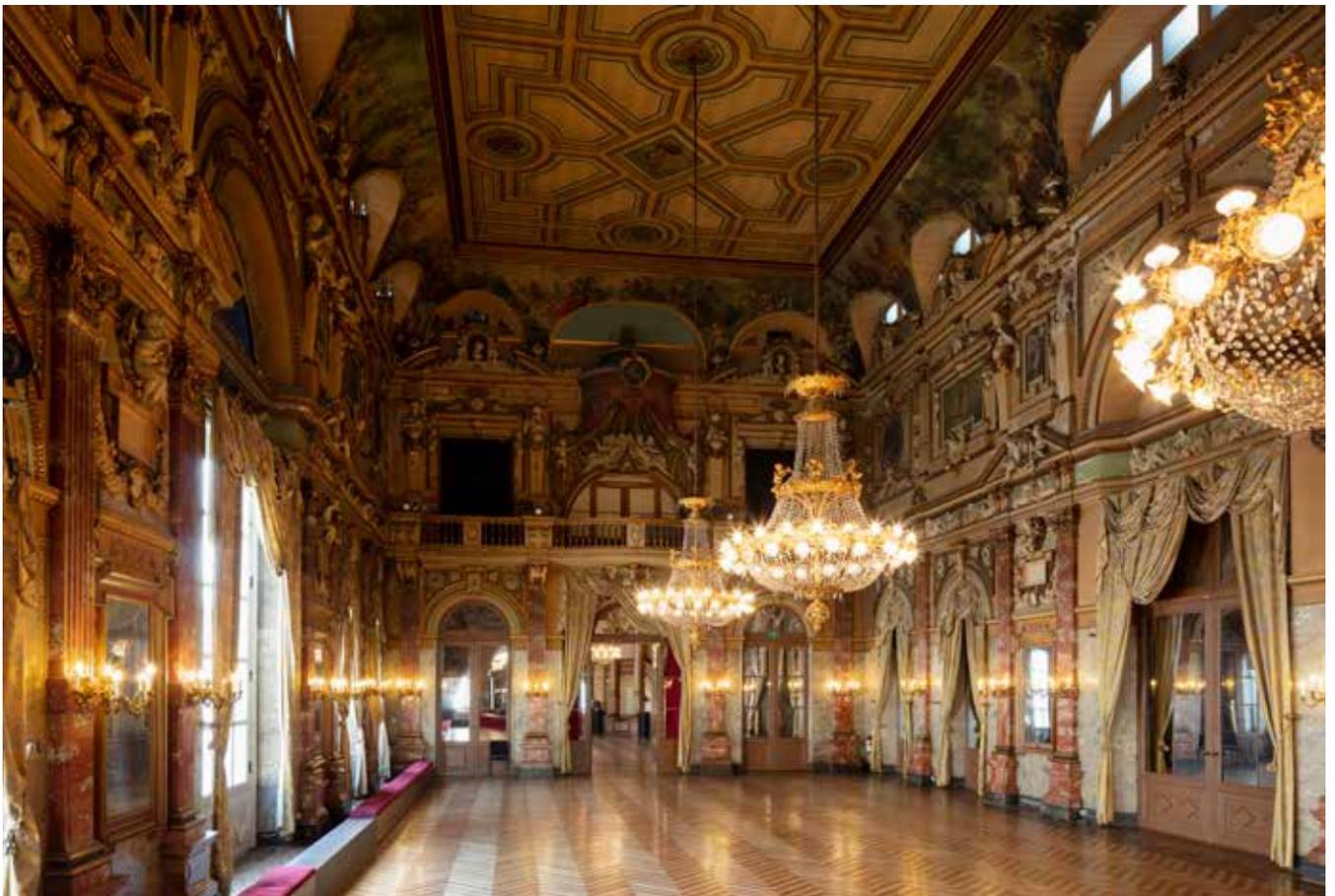
The future acquisition of the former annex to the Law Courts on Koophandelsplein creates the unique opportunity to review the entire block in the light of the changing strategic objective for the site, which is the creation of a Music and Performing Arts Centre. Making the infrastructure available to several cultural partners is a definite choice.

Ghent city council owns the building and the sharing of its operational capabilities is one of its basic principles. By means of this project, Opera Ballet Vlaanderen, its main user, is repositioning itself in the Flemish arts landscape. Operationally speaking, this leads to a change of use for the building: the site will be transformed from a production centre into a well-equipped presentation venue for several partners.

Together with the removal of accreted constructions, renovation and new building, the restoration of valuable heritage is intended to make sure that we can excel both operationally (for our staff) and in the realm of public heritage (audience).

Master-plan and design

The master-plan should make clear how the above objective can be achieved, on the one hand by means of the restoration and opening up of the protected areas and on the other by creating a



new inner core, so that all the partners can use the infrastructure, a building and a theatre with ideal technical specifications. To make it usable in many different ways, it is absolutely essential to start from a modular concept that can be adapted in future. The master-plan must also provide for the completion of the work in stages, so that daily operations are hindered as little as possible.

The historically valuable parts of the building have to be restored and be possible to use separately. The management plan already completed provides for a clear vision of heritage values and secures them in management objectives. These form the basis of contemporary methods of use and implementation that are essential to making the rooms usable.

The change of purpose to a Music and Performing Arts centre brings with it new needs, with the result that existing infrastructure will have to be replaced. By means of renovation and new building, the rooms for the necessary logistical functions for this centre will be made available in the unprotected core of the former court building.

The master-plan should generate an all-embracing vision for the inner area, part of which introduces logic into the necessary means of circulation. In this vision, the removal of accretions in the inner core, the integration of the law courts annex, the possible demolition of certain parts of the dressing room block, and newly built volumes, should all be carefully weighed up changes that relate logically and with respect to the monument. In order to be able to be run sustainably, this public infrastructure will have to be an efficiently operating machine that pays attention to acoustics, ergonomics, seating comfort, and simplicity of management, safety and accessibility.

This implies that well-considered attention must be paid to the associated functions and the technical needs, such as the maximum programme for the technical stage installations, quick changes for the stage programmes, efficient loading and unloading, etc.

This is only possible if there is overall good accessibility in various areas, so that the public is given optimal access to all the public spaces and the staff are able to bring about optimal logistical service to all areas.

The master-plan lays down clear spatial specifications for the design of the Music and Performing Arts Centre. The master-plan is expected to bridge the gap between several crucial aspects so as to enable the Music and Performing Arts Centre to succeed in this urban context. The master-plan is to be drawn up on the basis of a number of obvious basic principles:

- Heritage: a vision is to be generated within the outlines of the existing Management Plan (handling of protected heritage).

- Operations: a vision is to be generated within the outlines of existing written documents (operation of the Music and Performing Arts Centre).
- Multiple use: all the parties involved have their own artistic identity with specific needs and wishes. These must be combined in the design.
- Modularity: the principal wishes to take maximum advantage of this opportunity. Every change is to be reversible so that the building can be adapted in the long-term.
- Sustainability: the principal wants to carry out a sustainable conversion that involves concrete objectives on energy performance and CO₂ compensation, whereby renewable energy, circular aspects and local building materials are the norm.

Following delivery of the master-plan, the selected design team will set to work on the implementation of the definitive design and the execution of the renovation and restoration of the building.

Object of the study assignment

The contract will be awarded through a public procurement for contracting services and includes the following sections:

Fixed part:

- Full study assignment for the layout of the master plan and phasing of the Music and performing arts center

Conditional part:

- Complete architectural assignment for the design of the realization of the expansion, renovation and restoration of the opera complex in Ghent, including the supervision and control of the execution of the works.
- Within this conditional part, there is a fixed part that relates to the renovation and restoration of the opera complex in Ghent. The conditional part of the conditional assignment includes the renovation of the annex building of the justice building that still needs to be acquired.





A Project under the Immovable Heritage Act

For the restoration work on the monument, the city council wants to apply for heritage grants, higher than 50%, in accordance with the procedures of the Flemish authorities. To do this, it has to comply with the Flemish Government Order of 12 July 2013 concerning the Immovable Heritage Act. For this project, the designer will therefore be appointed in accordance with a modified Open Call procedure.

In concrete terms, what this means is that candidates will have to demonstrate in their portfolio their expertise for this exceptional heritage project on the basis of, at the very least, the elements stated in Article 11.5.2. of the Immovable Heritage Act of 16 May 2014 that deals with quality:

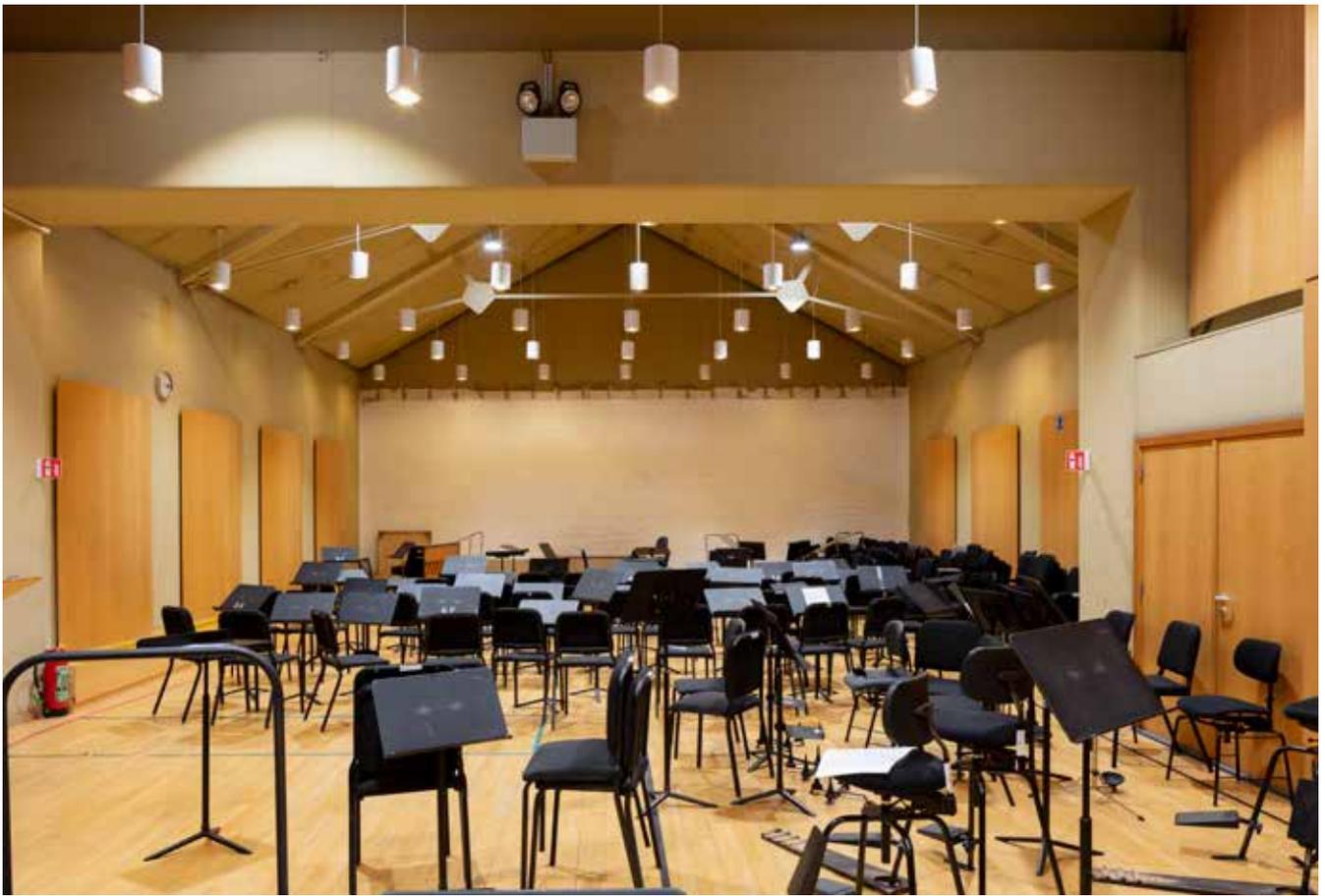
1° when designers and contractors are engaged, account must be taken of the following points, as a minimum:

a) the relevant studies and professional qualifications

b) the overall expertise regarding the specific project assignment

c) a statement of the least part of the assignment that the designer or contractor will carry out under their own management

2° the design assignment, comprising the drawing up of management plans, the prior research studies, and the management measures, works or services on protected property and heritage landscapes is awarded on the basis of, at least, the allocation criteria above (see Allocation Criteria)















GHENT - The Counts' Castle

Study assignment for new visitor infrastructure, for architectural changes and the design of the grounds to increase the quality of the tourist experience, and for the restoration of a number of rooms in the Counts' Castle in Ghent.

PRINCIPAL:

City of Ghent

PROJECT MANAGER

Doreen Gaublomme

LOCATION

Sint-Veerleplein 11, 9000 Gent

BUDGET

€8.100.000 incl. VAT and Fees

FEE

Overall fee percentage for architecture, technical installations, exhibition design and design of grounds: 12.5% of the total amount invested.

AWARD:

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

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design, checked against the aims and expectations of the principal as formulated in the specifications, and this:
 - a. in a broad social framework
 - b. more functionally applied to the users' practical requirements
 - c. in relation to the heritage/monument
 2. the process-orientation, process-readiness and the plan for the site monitoring.
 3. The estimate and cost control for the project, stating what services are to be provided for the proposed fee.
 4. The phasing of the project and the deadline for completion.
 5. Sustainability
 6. the composition of the design team
 7. the estimate of the cost of the project and the fee
- The respective weighting of the criteria is as follows: 4 / 3 / 3 / 2 / 1 / 1.

Project in the framework of the Immovable Heritage Order, read the remark p.31

The Counts' Castle is a unique monument and is one of the oldest buildings in Ghent. The origins of this fortress go back to the 9th century and it is an important point of historical reference and represents the city's rich mediaeval history. Nowadays it lies at the heart of the city centre and its battlements, watch-towers, donjon and gatehouse make it a powerful landmark. The Counts' Castle is at present thus one of Ghent's most important cultural tourism attractions, with more than 300,000 visitors per year.

Although the Counts' Castle has a lot to offer in its own right, there is an urgent need for an upgrading of the full visitor experience. Ghent city council would like, in future, to focus on a meaningful and high-quality experience of the monument with several circuits and stories custom-made for each type of visitor group, so that the castle functions not only as an actual, historical or authentic location, but also as a mythical and imaginary place.

In this regard, the city council is aiming for full accessibility to and upgrading of numerous exceptional places inside the castle: the inner garden has a potential as a 'hidden' urban green space and as part of the experiential circuit; the roof of the donjon is underused as a public space and has potential as a large-scale balcony with a view over the city. Even the present, cramped 2005 ticket office needs replacing and the possibility of incorporating a spacious and comfortable visitor reception area, toilets and possible additional amenities has to be examined. The heritage value of the fortress must of course be respected and enhanced and the dialogue between old and new will play a crucial part.

By means of a successful reassessment of its historical elements, the upgrading of its most outstanding components and the revision of its circuits, Ghent city council wants to make this monument the subject of a unique visitor experience, of an authentic specimen of the heritage in this 21st century.



It is for this reason that the city council is looking for a design team that can give shape to its aims in the areas of architecture, restoration, landscape design, exhibition design and media technology, and which can raise the experience of the monument to a higher level by means of the synergy between all these aspects. In this regard, the architecture and the exhibition design function as a framework for its fitting out as an innovative contemporary museum (audio and visual installations, lighting, virtual or augmented reality devices, etc.). The city council is thus looking for a multidisciplinary team to fulfil these expectations. The following aspects are not part of the assignment:

- Storytelling (narrative lines) and the development and implementation of accompanying textual, audio and visual material.
- Drawing up the management plan.
- Studies and site monitoring regarding stability.
- Safety coordination.
- EPB reporting.
- Carrying out preliminary research essential to underpin the study assignment (soil study, technical study of materials, etc.).

A Project under the Immovable Heritage Act

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In concrete terms, what this means is that candidates will have to demonstrate in their portfolio their expertise for this exceptional heritage project on the basis of, at the very least, the elements stated in Article 11.5.2. of the Immovable Heritage Act of 16 May 2014 that deals with quality:

- 1° when designers and contractors are engaged, account must be taken of the following points, as a minimum:
 - a) the relevant studies and professional qualifications
 - b) the overall expertise regarding the specific project assignment
 - c) a statement of the least part of the assignment that the designer or contractor will carry out under their own management
- 2° the design assignment, comprising the drawing up of management plans, the prior research studies, and the management measures, works or services on protected property and heritage landscapes is awarded on the basis of, at least, the allocation criteria above (see Allocation Criteria)















DILBEEK - Site Breugheldal

All-inclusive design assignment to draw up a development strategy for the Breugheldal welfare site in Itterbeek and the architectural assignment for the completion of the first stage of the development plan, plus possible additional assignments.

PRINCIPAL

OCMW Dilbeek

LOCATION

Itterbeeksebaan 208, 1701 Dilbeek

CONSTRUCTION BUDGET

€4,741,419 (excl. VAT and fee)

FEE

- Fee master-plan: €40,000 (excl. VAT)
- Fee basis architecture, stability, technical installations, interior (fixed furnishings), site coordination, safety coordination and EPB: 10.5% - 13.5% (excl. VAT)
- Fee basis layout surroundings: 7% - 9% (excl. VAT)

AWARD

€8.500 (excl. VAT) per candidate, 4 candidates selected

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design, checked against the aims and expectations of the principal as formulated in the specifications:
 - a. in a broad social framework
 - b. more functionally applied to the user's requirements
 2. the process-orientation and process-readiness
 3. the approach to sustainability (the degree to which the chosen changes contribute to an efficient and future-oriented use of the available space)
 4. the composition and expertise of the design team
 5. the estimate of the cost of the project and the fee
- The respective weighting of the criteria is as follows: 4 / 3 / 2 / 1 / 1.

The borough of Dilbeek, with its 41,000 inhabitants, lies in the western half of the province of Flemish Brabant. To the east it borders the Brussels Capital Region and to its west lies the rural 'Pajottenland' area. The Keperenberg site is in the subdistrict of Itterbeek, between Itterbeeksebaan, Keperenbergstraat and the Sackweg footpaths.

The Keperenberg site houses several public services. The entrance on Itterbeeksebaan leads to an OCMW social services administration building, a residential care home with 101 units, a day-care centre, a local service centre, 111 homes for assisted living, the archives, the institutional kitchen and the technical department. Around a central car park on the Keperenbergstraat side there is the 'Keperke' local primary school, a crèche, childcare for after school and school holidays, a youth club, Itterbeek's old town hall (now empty), offices for the finance department, the Itterbeek sports and recreation centre and a tennis club with cafeteria.

A master-plan has already been drawn up for the Keperenberg site (Keperenbergstraat side). The intention is that the master-plan for the Breugheldal Welfare site should develop an innovative concept for the welfare facilities that links up with the guidelines in the Keperenberg master-plan, and establish action for execution in the short term and the long term.

The population of Dilbeek is increasing and the welfare needs are becoming more varied. The mission adopted by Dilbeek Welfare is as follows: 'In partnership, and on the basis of the strengths of the individual and the community, the Welfare services are creating conditions and a custom-made offer in order to guarantee development, well-being and quality of life for everyone.' The design must underpin Dilbeek Welfare by fulfilling this mission. In the years to come, the various teams at Dilbeek Welfare will concentrate on prevention, early detection of welfare needs, custom-made support and moving towards care in the community. On the future Breugheldal welfare site this will take the following form:



- Dilbeek Welfare wants to give a new shine to its residential provisions for the elderly (residential care home and homes for assisted living) and thereby meet the challenges of dementia and loneliness. In this context, Dilbeek Welfare wants to apply the concept of small-scale normalised housing, whereby a comfortable and domestic living environment provides a home for a small group of residents.
- For the non-residential provisions for the elderly (day-care centre and local service centre), it wants to develop the neighbourhood services and the outreach activities.
- For its preventive and support activities for children, adolescents, adults and parents living in their own home, it wants to develop a low-threshold and accessible welfare contact centre.

The design will deal intelligently with the tensions between the decentralised small scale and an overarching organisational model; residents and visitors; various forms of cohabitation and a focus on vulnerable groups; security and accessibility; restfulness and a lively neighbourhood; privacy and penetrability; innovation and regulation.

There is a limited amount of space in the borough. This is why the local authority wants to make the best and efficient use of the locations for the present activities. The main points of the spatial design are: sustainability, the optimal use of the land and multifunctional use. It should have a flexible building concept that enables Dilbeek Welfare to adapt to future demographic needs.

Current activities have to be able to continue during the building work. The new design provides for the capacity as it is at present, possibly supplemented by new target groups or innovative interchanges with other sectors. Dilbeek Welzijn is open to

innovative ideas and cooperation with partner organisations in order to accomplish the mission.

The project comprises:

- Drawing up a development strategy for the site
- Giving advice on the stages of building, the execution and possible ways of financing the work
- The complete design assignment for at least one of the sub-projects covered by the strategy

The set total budget is not based on a detailed estimate founded on a definitive programme of requirements, but is the result of an assessment of the resources that can be made available for the master-plan, the first building project and the related work on the grounds. To take final decisions regarding the cost of construction, the principal will among other things ask the designers. In close consultation with the principal, the designers will examine what is feasible within the limits of the given budget plus possible subsidies. The executive committee of the OCMW social services will decide on the allocation of the subsequent assignments at a later date. It may decide to award these assignments to third parties. In this case, the compiler of the master-plan will be given the task of supervisor. If the master-plan does not lead to any further implementation, its compiler has no right to claim any damages.

In order to make the optimal use of all the opportunities the site offers, the committee is looking for an innovative and motivated interdisciplinary team of spatial planners, architects and consultants. The design team will be challenged to translate our substantial ambitions into an equally ambitious and creative spatial design and to bridge the gap between the development of the area, public space, innovation in care and welfare, and architecture.















WEVELGEM - De Vlashaard

All-inclusive design assignment to draw up a housing development strategy for the De Vlashaard social housing company in Wevelgem, possibly to be extended to include an architectural assignment for the completion of the first stage of the final strategy

PRINCIPAL

Social housing company De Vlashaard

PROJECT MANAGER

Karel Maddens

LOCATION

- Overheule in Moorsele
Berkenlaan, 8560 Moorsele, area around numbers 68-70
- Katerhoek in Wevelgem
Area between Katerstraat and Visserijstraat, 8560 Wevelgem
- Posthoorn in Wevelgem
At Menenstraat 475 (behind industrial building), 8560 Wevelgem
- Schoonwater in Gullegem
Area between Perenboomhof, Omer Mullielaan and Hendrik Consciencestraat, 8560 Gullegem

BUDGET:

In accordance with master-plan

FEE:

- Fixed fee for master-plan: €42,000 (excl. VAT)
- Fees: architecture in accordance with the VMSW guidelines – pay scale 2006.1, stability and technical installations in accordance with the VMSW guidelines – model contract type RI – 2005)

AWARD

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

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design, checked against the aims and expectations of the principal as formulated in the specifications:
 - a. in a broad social framework
 - b. more functionally applied to the user's requirements
 2. the approach to sustainability (the degree to which the chosen changes contribute to an efficient and future-oriented use of the available space)
 3. the process-orientation and process-readiness
 4. the proposed phasing and the plan of approach for the implementation of the strategy
 5. the composition and expertise of the design team
- The respective weighting of the criteria is as follows: 4 / 3 / 2 / 1 / 1.

De Vlashaard is a social housing company with 762 rental homes spread over three subdistricts of Wevelgem: Wevelgem, Gullegem and Moorsele. De Vlashaard wants to have a housing development strategy drawn up for its activities, so as to arrive at an action plan with a vision of spatial development and a well-founded condensation strategy suited to the scale of Wevelgem. In this regard, the intention is to achieve a high-quality, sustainable and distinctive use for the existing land reserves held by De Vlashaard.

In the short term, De Vlashaard aims to reach the proposed minimal level of 1000 rentable social homes (Flemish Government Performance Act). These projects are in the midst of preparation and do not form part of this study assignment. As a result of this plan, the housing stock administered by De Vlashaard will grow from 762 to 969 rented homes between 2018 and 2023, which amounts to 7.15% social homes in the borough of Wevelgem. De Vlashaard hereby more than satisfies the task set by the 'binding social objective' (BSO). It is however the intention that in the medium term (after 2024) the existing land reserves (28 ha) should be used to reach a figure of 9% social homes. The stock of social rented homes held by De Vlashaard would then amount to 1250.

The purpose of the study assignment is to translate these objectives into sustainable, high-quality and spatially sound options. At the heart of this assignment is the screening of the land reserves held by De Vlashaard, with the ultimate objective of indicating on the one hand the development locations with the most opportunities and on the other the areas where it would be better to curtail housing development. In the end, this may result in a proposal for the redistribution of the development rights within the boundaries of the land stock held by De Vlashaard.

De Vlashaard wishes to appoint a design team to draw up a master-plan for the purpose of making a spatial investigation of the land reserves available, with their development potential and desired use in the longer term. To accompany this, an initial 'finger exercise' will be requested in the search for innovative high-quality forms of stacking, which may be able to increase density but must also take



into account the scale of Wevelgem and the grain size of the surrounding buildings.

This typological study is intended to lead to phased architectural assignments that create additional social rental housing in the short and medium term.

De Vlashaard aims to award the execution of the first stage of the final master-plan to the design team as an extension of the study assignment

for drawing up the master-plan. In this way, both the principles determined and laid down in the master-plan and the results of the typological study can be put into practice and checked for their practicability. The layout of the adjoining outdoor area will then also be part of the assignment. As far as the later stages of execution are concerned, the housing company retains the right not to award them to the design team.







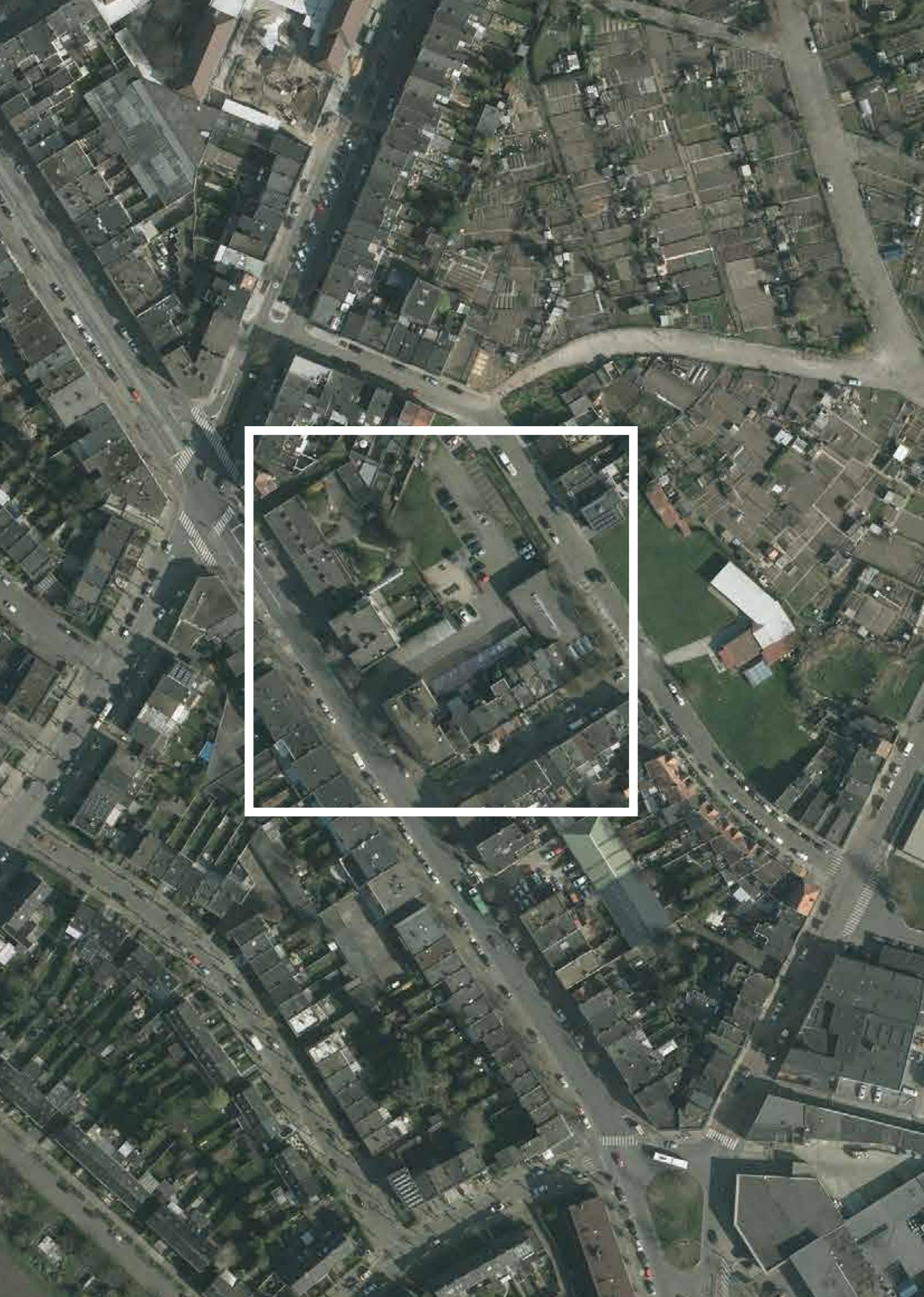












BERCHEM - Social profit cluster De Ideale Woning

All-inclusive study assignment to draw up a development plan for a social profit cluster, and for the implementation of a thorough reorganisation and expansion of the offices and stores – Het Huis – for De Ideale Woning, thereby executing the development plan

PRINCIPAL

C.V. De Ideale Woning

PROJECT MANAGER

Filip Lagiewka

LOCATION

Diksmuidelaan 276, 2600 Berchem
Between Diksmuidelaan, Klerkenstraat, Hofstadestraat and
Bikschotelaan in the Groenenhoek district of Antwerp.

CONSTRUCTION BUDGET

€5,300,000 (excl. VAT and fee)

FEE

- 9,5% - 13% (excl. VAT), incl. architecture, interior (excl. loose furnishings), sustainable technical installations, stability, acoustics, landscaping, site coordination.
- Safety coordination, EPB, and asbestos inventorisation not included in assignment

AWARD

€16,700 (excl. VAT) per candidate, 3 candidates selected

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design, checked against the aims and expectations of the principal as formulated in the specifications:
 - a. in a broad social framework
 - b. more functionally applied to the user's requirements
 2. the approach to sustainability (the degree to which the chosen changes efficiently and actively contribute to a high-quality and future-oriented building)
 3. the process-orientation and process-readiness
 4. the composition and expertise of the design team
 5. the estimate of the cost of the project and the fee
- The respective weighting of the criteria is as follows: 5 / 3 / 3 / 1 / 1.

De Ideale Woning is looking for a strong design team to assist it in the development of a new social profit cluster on the site of its offices and stores in the Groenenhoek area of Berchem (Antwerp).

Het Huis

The driving force behind the development of the cluster is the need for the modernisation of the provision of services and the operation of the organisation by means of a far-reaching reorganisation and expansion of both the office and the stores at De Ideale Woning, which together are called 'Het Huis' (The House). This renewal is intended to give rise to an inspiring contemporary work environment. For the purposes of the best possible and efficient use of space, several areas and workspaces in Het Huis are also to be made available to surrounding companies, start-ups and self-employed people who are looking for a co-working space. This will make Het Huis an open house: low-threshold, transparent and inviting. The hall is at the same time a meeting place that can be used for many purposes, can be put to use dynamically, and thereby contributes to the creation of a lively ground floor along the street. At Het Huis, all the staff work in optimal conditions, both in the front and back offices in the office building and in the stores (full accessibility, daylight indoors, a view of the outdoors, agreeable indoor climate, acoustics, comfort, variation of workstations, etc.) Informal meetings in the communal dining room, coffee corners, a relaxation space and an accessible roof garden are intended to encourage cohesion between the staff and visitors. The programme for Het Huis will be clearly organised and intelligible so that the public and non-public areas can be used independently of each other.

On the basis of sustainability concerns, the plan for the execution of the internal programme of Het Huis has been based on a thorough renovation of the present office building and the stores (together about 1800 m² GFA), and one or more new buildings (about 800 m² GFA) to satisfy future spatial needs (in total about 2600 m² GFA). A completely new building is only to be considered if the qualities and the added value are substantial compared to a thorough renovation.



Social profit cluster

Opening up parts of the infrastructure to third parties and the establishment of a co-working space in Het Huis is the first step towards creating added value for the neighbourhood and the implementation of a social profit cluster. In the second step, De Ideale Woning would also like to open up parts of the outdoor area for local residents so as to contribute to social connection and interaction in the area. Lastly, De Ideale Woning wants to add new infrastructure for an extra external programme on its site to further substantiate the social profit cluster as a new, lively meeting place in the neighbourhood. The possible amenities and activities that could be housed there are additional office space for social organisations and civil society organisations, a neighbourhood restaurant, a crèche, a day centre for the elderly, and workshops or studios as part of the plan for the productive city. In this way, De Ideale Woning is trying to meet the actual needs of the neighbourhood. By collecting these amenities and activities together, it wants to create a lively and creative environment that makes interaction and interconnection possible. This aim should take the form of a vigorous design that builds a bridge between urban planning, architecture and landscape design in the existing complex context. The programme of requirements was compiled on the basis of close involvement by all the staff at De Ideale Woning. The design team will have to show

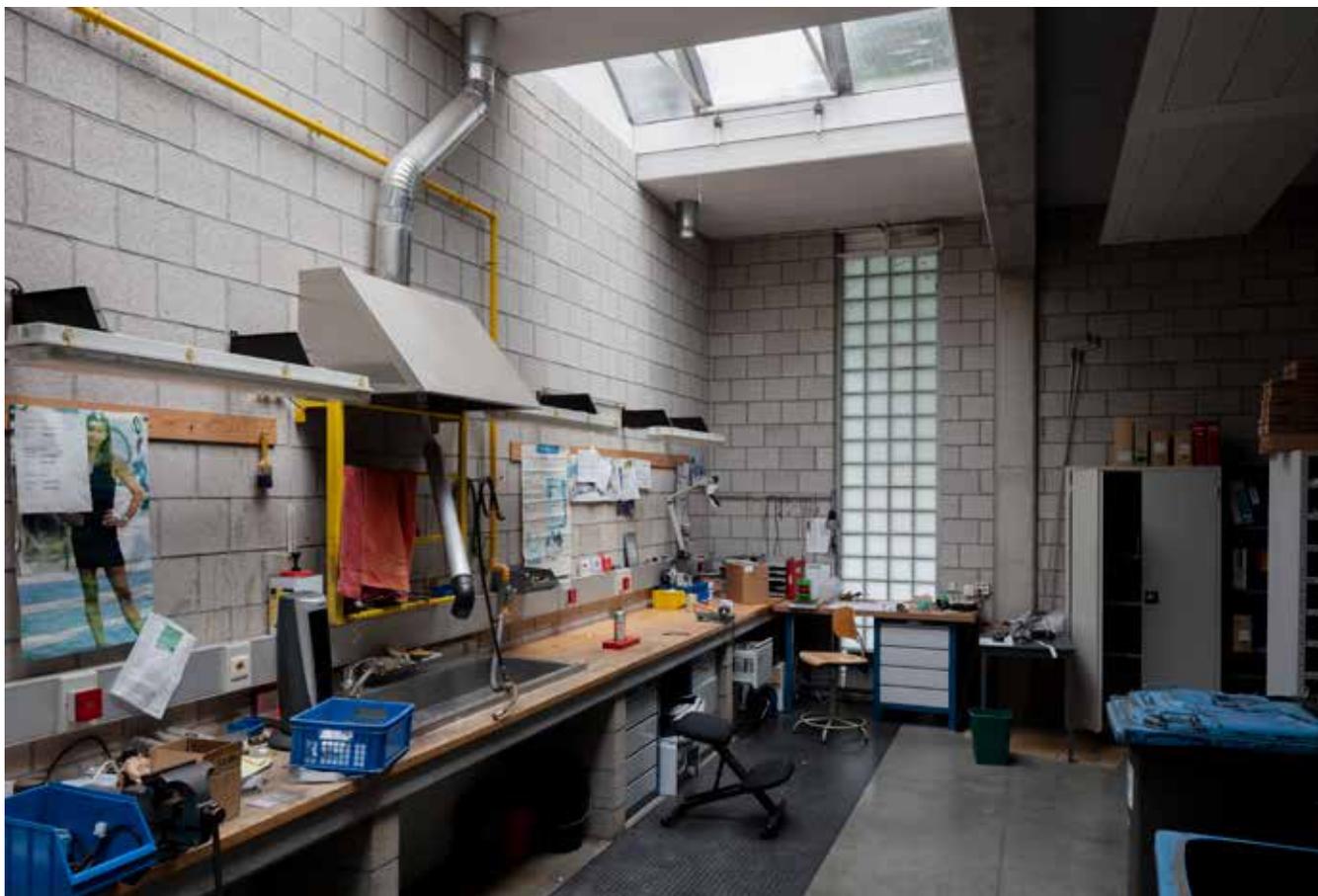
itself to be prepared to keep this involvement at a high level, and together to continue through an emancipatory and participatory process. De Ideale Woning is therefore looking for a multidisciplinary team capable of integrating the necessary disciplines optimally to form a strong, cohesive and logical whole. The most important disciplines are urban planning, architecture, landscape design, stability, full accessibility and integrated sustainability with the aim of the smallest possible impact on the environment.

The assignment consists of definitive sections and a conditional section:

- The all inclusive study assignment for the thorough reorganisation and expansion of Het Huis, together with the design of the surroundings.
- A vision for the further development of the complete site of De Ideale Woning as a social profit cluster (spatial and programme elements), indicating the role it can play in the neighbourhood and the worthwhile interaction that can arise between the internal and external programme.

The conditional section depends on the completion of the external programme, in stages or otherwise. As soon as actors have been found to implement the external programme in accordance with the vision for the development of the social profit cluster, the assignment will be extended by a design assignment for its execution.















LOKEREN - Sint-Emiliani

All-inclusive study assignment for the construction of accommodation for 22 adults with a mental disability on the Hoedhaar site in Lokeren

PRINCIPAL

Emiliani npo

PROJECT MANAGER

Lut Van de Vijver

LOCATION

Haarsnijderslaan, 9160 Lokeren

FEE

General basis for fees: 10-13,5% (excl. VAT) including architecture, stability and technical installations, EPB and surroundings

AWARD

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

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design, checked against the aims and expectations of the principal as formulated in the specifications:
 - a. in a broad social framework
 - b. more functionally applied to the user's requirements
2. the process-orientation and process-readiness
3. the approach to sustainability
4. the fee
5. the estimate of the cost of the project

The respective weighting of the criteria is as follows: 4 / 3 / 2 / 1 / 1. The weighting of the subcriteria counts as 1.

Situation

The Emiliani npo provides support for about 180 adults with a mental disability in the East Flanders town of Lokeren. It is tailor-made support with accommodation, work, education and leisure time for people who can and want to do a lot for themselves, but also for people with serious and multiple disabilities who need a lot of care at all times of the day. The target group on which the provisions are focused is quite broad: everyone, regardless of their age or need for support, will get help from Emiliani. The organisation focuses both on the person with the disability and on their network.

The services provided are largely residential and are organised on a main campus in Krekelstraat/ Molenstraat in Lokeren. The campus is within walking distance of the Molsbroek nature reserve. The facility has been in existence for sixty years and has been built in several stages. The oldest buildings came into use in the early 1990s, and the latest wing dates from 2005.

The care sector is in the midst of development. With an eye to moving towards care in the community, the purpose is to deal inclusively with people who have a lasting disability. This implies that they should be able to live a full social life and have access to all the services society provides. One of the requirements for this is the provision of care and support that is socially integrated. It has to be accessible and not lead to exclusion or separation.

In the short and medium term, Emiliani wants to evolve towards a number of small-scale, independent residential homes for 22 occupants plus a single central campus for clients who require more complex support. A new location for the first group of 22 residents has already been found, at the Hoedhaar site close to the central campus. Emiliani wants to employ the Open Call procedure to obtain a high-quality and cost-effective design for a new building on this site.

The site

The project location is the site of the former Hoedhaar hair-trimming works between Koning Boudewijnlaan, Haarsnijderslaan and Veldstraat. Lokeren town council and Interwaas have for several years been engaged in developing a



new future for the Hoedhaar site. To this end they concluded an agreement with Van Roey Vastgoed in a public-private partnership. This private property developer asked the architect Stéphane Beel to draw up a master-plan and called in Michel Pauwels to design the grounds. The project is also underpinned by the Flemish Policy for Towns. (<http://www.stedenbeleid.vlaanderen.be/investeringsfonds/stadsvernieuwing/overzicht-project-en-conceptsubsidies/lokeren/hoedhaar>). The site of the old Hoedhaar works is being converted into a mixed urban district with a new park for the neighbourhood and housing for about three hundred families. The development of this site is part of the Hoedhaar/Sterrestraat RUP (Spatial Implementation Plan) (BD 25/06/2009). A mobility study is being carried out for the organisation of traffic flows.

The present building programme of about 1300 m² is considerably smaller than the area of the 2200 m² site. The designer is expected to set the building project in the framework of a plan for the layout of the whole site, which still has to be worked out. In addition to this layout plan and the design for the housing, the study for the design of the open space is also part of the assignment.

The building project

It is important that the building project for 22 people – a cluster of four interlinked homes for

five people and two guest rooms (for short stays) – should be geared to the site as a whole as set out in the master-plan. The concept of the building should make it possible for anyone who so wishes to 'cohabit', but also provide sufficient individual space for those who have a need for it. For the staff who provide the support, it is essential that there is a good balance between distance and proximity.

The building should radiate openness towards the neighbourhood to encourage the maximum integration, but also with an eye to peace and quiet, privacy and security. We want to make it possible to live in a small-scale and integrated setting. Universal design takes account of people with specific disabilities regarding mobility and sensory or communicative skills. In addition, the building must as far as possible be flexible and adapt to the changes that take place in the lives of the residents. Despite these specific needs, the principle of 'special where necessary, but above all normal where possible' is extremely important in this concept.

There must be a focus on a low-energy and cost-effective design and on maximum functionality within the foreseen floor area. The challenge is to execute a building programme on the site that encourages integration to the maximum, is accessible and safe and at the same time makes it possible to be housed, live, provide care and welfare very well, from the point of view of both the clients and the organisation.















KORTRIJK - Van Marcke site

All-inclusive study assignment to draw up a master-plan, plus possible assignments to carry out the work, for the Weggevoerdenlaan site in Kortrijk

PRINCIPAL

- Van Marcke
- City of Kortrijk

PROJECT MANAGER

Liesbeth Terryn

LOCATION

Weggevoerdenlaan 5, 8500 Kortrijk

BUDGET

In accordance with master-plan

FEE

Fixed fee for master-plan: €60,000 (excl. VAT)

AWARD

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

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design, checked against the aims and expectations of the principal as formulated in the specifications:
 - a. in a broad social framework
 - b. more functionally applied to the user's requirements
 2. the approach to sustainability (the degree to which the chosen interventions contribute to a qualitative and future-proof building)
 3. the process-orientation and process-readiness
 4. the composition and expertise of the design team
 5. the estimate of the cost of the project and the fee
- The respective weighting of the criteria is as follows: 4 / 3 / 3 / 1 / 1.

Kortrijk town council wants to have a master-plan drawn up for the Weggevoerdenlaan site. This site is located inside the town's ring-road, at walking distance from the station and from Campus West, one of the region's most important higher education clusters. The aim is to generate a detailed development plan for the whole area.

Van Marcke is a Belgian market leader in the wholesale distribution of equipment and appliances for bathrooms and heating. It has grouped a number of branches in Kortrijk into a single brand-new logistical complex. As a result, the main site on Weggevoerdenlaan is now free for redevelopment. The site has an area of about 15 ha. Until the mid-1960s it was home to the Kortrijkse Kunstwerkstede Gebroeders De Coene, an innovative woodworking company whose buildings Van Marcke purchased. De Coene built the Belgian pavilion for Expo 58. This building, with its characteristic trusses, is still standing on the site and is now a classified monument. The site is characterised by a substantial height difference and is surrounded by, among other things, a school building, houses, business premises, a shunting yard and a bus depot.

The vision for the site should translate the town council's ambitions for its further spatial development into a spatial programme and design. Kortrijk town council has over the last few years defined these ambitions in a very extensive participatory process together with its citizens and entrepreneurs. This plan is called 'Kortrijk 2025'.

The most important elements of 'Kortrijk 2025' that are relevant to this project are:

- To enhance Kortrijk as a business-friendly town by creating space for entrepreneurs at strategic places in the town and by reinforcing the ties between higher education and business.
- To enhance Kortrijk as a connected town by focusing on interweaving such aspects as housing and work, both in the project area and in the surroundings (schools, Campus West, neighbourhoods etc.) and by raising the bicycle network to a higher standard.
- To enhance Kortrijk as a green-blue town by means of integrated and climate-oriented design, by removing hard ground surfacing and by ceasing



to occupy more open space.

- The town council decides together with its citizens, entrepreneurs and other users about spatial changes in the town.

The development of this site must give a clear signal to the labour market that Kortrijk is an attractive place to live and work. The main objective of this project is the regeneration of Kortrijk as a city to live and work for a skilled workforce.

The starting point for the renewed use of the site is therefore a maximum concentration on the retention of workspace and its maximum interweaving with other urban functions in and around the area. A substantial part of the site will be reserved for SMEs and other workspaces, preferably with links to higher education. In addition, there will also be room for more housing and green elements.

The site is characterised by a significant relief differences, the functional use of which still needs to be determined. It is surrounded by a number of facilities, the most important of which are a school building, residential buildings, business premises, a shunting yard and the bus depot of De Lijn. There is also a train station within walking distance and this is an important asset for the site in the realisation of its philosophy.

The master-plan should contain a conceptual development of the area so as to make room for the set programme, with a proposal for buildings (in terms of volumes) and layout of the open space. For the buildings, in addition to the volume, initial indications are also to be formulated of their later architectural elaboration. The design team should be able to define the architectural quality in terms of preconditions for its future development.

Van Marcke wants to make a social statement by means of this redevelopment. Both the operational management and the technologies that the company distributes have the same philosophy of sustainability and innovation.

Van Marcke wants to make a meaningful contribution to the well-being of the planet without compromising comfort for users of its products.

This site aims to be a living example of how Van Marcke's know-how can combine a comfortable living and working world with sustainability and nature conservation. The future use of the site will be built around four basic themes: living, learning, thinking, doing which together guarantee integrated sustainability.

The functional use we wish to find in the final result is as follows:

- Living: housing, both in multi-family homes and ground-oriented housing, in green surroundings
- Learning: schools that supply the people and innovations we shall need in the future
- Thinking: business incubation and offices
- Doing: a workshop zone for SMEs

Kortrijk Town Council and Van Marcke are looking for a design firm that can translate this vision into:

- A single overall design in which the various functions are harmoniously interwoven and which implements the overall vision of the future that the town council has developed with its citizens and entrepreneurs under the 'Kortrijk 2025' flag
- A vigorous architectural design that brings unity to the variety and variety to the unity.
- State-of-the-art architecture that transcends banality and functionalism while yet remaining affordable
- Technical knowhow that is able to integrate tomorrow's technology into the functional needs of the development.

The aim is to create nothing less than a site that is a model at a European level, which through its visionary architecture and sustainable functionality integrates man, work and development into a single microcosm. At the same time, there may and should be reminders of the industrial past of the site.

Following the delivery of the master-plan, Van Marcke may decide to award all or part of the assignments for its implementation to the design team, but is not obliged to do so.



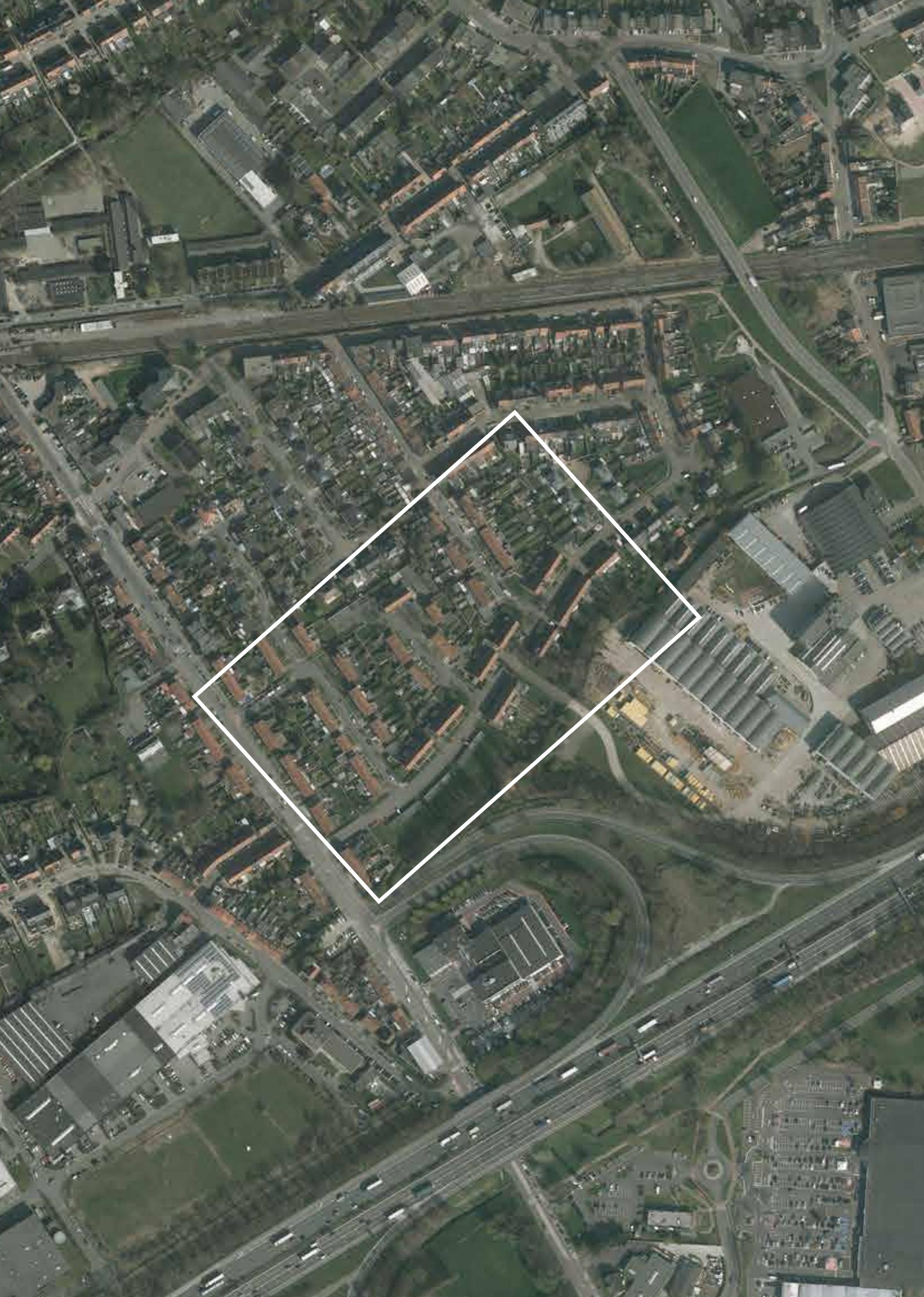












ZWIJNDRECHT - Schrijverswijk

All-inclusive study assignment for replacement buildings for the Schrijverswijk social housing district in Zwijndrecht

PRINCIPAL

Woonpunt Schelde-Rupel

PROJECT MANAGER

Paul Claus

LOCATION

- Willem Elsschotstraat, 2070 Zwijndrecht
- Area between Willem Elsschotstraat / Albrecht Rodenbachplaats / Hendrik Consciencestraat / Stijn Streuvelsstraat / Felix Timmermansstraat

BUDGET

- Depends on the number of dwellings to be built (min. 130, max. 150), in accordance with NFS2 or FS3 renovation.
- The estimated budget is €150,000 euro per dwelling (if 150 dwellings are built, the construction budget is €22,500,000) (excl. VAT and fees)

FEE

- Overall vision: €25,000
- Fee architecture: in accordance with the VMSW guidelines – scale 2006.1
- Fee stability and technical installations in accordance with the VMSW guidelines: model contract type RI – 2005. Fee layout of grounds: 5,75%

AWARD

€15,000 (excl. VAT) per candidate, 3 candidates selected

ALLOCATION CRITERIA

The quality of the concept and vision and of the research by design, checked against the aims and expectations of the principal as formulated in the specifications:

- a. in a broad social framework
 - b. more functionally applied to the user's requirements
- the process-orientation and process-readiness
the approach to sustainability
the estimate of the cost of the project and the fee
the composition of the design team

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

Woonpunt Schelde-Rupel (formerly the Zwijndrechtse Huisvestingsmaatschappij) is a social housing company that offers affordable homes to people who are unable to find this sort of housing on the private market. Social housing companies have to build homes that remain usable for a long time. Sustainability and low-energy are important principles in this project. The homes in the Schrijverswijk district were built in the 1960s, with little or no insulation of facades and roofs, single glazing and heating that has not been updated. They are as a consequence due for replacement. Woonpunt Schelde-Rupel sees this as an opportunity to redevelop the whole district and to look for an innovative approach to the residents' needs.

The layout of the district is inspired by the concept of the garden district with grouped buildings. A number of the homes have been sold and are in private ownership. Woonpunt Schelde-Rupel is consequently not alone in its responsibility for guaranteeing the overall concept of the district. The characteristics of the district include the paths between the gardens behind the homes and the uniform scale, the similar arrangement of the facades and the colours used in them. The project area currently contains 131 homes. The area is 5.15 ha in size and has a density of 25 homes per hectare. Once this assignment has been carried out, the housing density will be about 40 homes per hectare.

The building programme involves replacing existing homes with multi-family dwellings and urban villas; between 130 and 150 housing units. 10% of the housing units are to be developed as an assisted independent living project in cooperation with Katrinahof vzw, with a focus on integration into the local housing structure. The building programme as a whole must take account of the principles of lifelong/adaptable housing.

The principles of the urban planning concept are given as part of this assignment and provide obligatory guidelines. The new buildings will be used to upgrade the district by means of judicious siting and by responding to the existing situation. This will maximise the value the open space in the district has for actual use. Part of the private gardens will be used collectively.



The layout of the open space (both private and public) must be arranged in such a way as to contribute clearly to a single concept. The ease of passage through the district and the introduction of a green 'axis' and successive small squares plays a crucial part in this. The proposal put forward by the submitter of the design should thus, in the vision for the district, go further than simply the design of the various units.

We are looking for a multidisciplinary team with knowledge and experience in architecture, urban planning, landscape architecture and the design of public space. The assignment also includes drawing up an overarching vision, which incorporates at least the following items: general approach, phasing (moving residents, etc.), layout

of public space etc.

The project is divided into several sub-projects and the request is to develop a scenario for their implementation (private and public space, infrastructure etc.). The design team will have to cooperate with Woonpunt Schelde-Rupel, the local authority, the Flemish Social Housing Company (VMSW) and the IBOGEM waste manager (waste alleys).

The principal reserves the right not to award the sub-assignments. He may decide, with a new tendering procedure, to award the assignment concerned to a third party. If this is the case, the design team has no right to compensation.

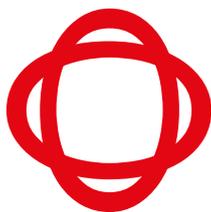












www.vlaamsbouwmeester.be

DESIGN

Team Vlaams Bouwmeester

PHOTOGRAPHY

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ARIALS

Digital version of the orthophoto's, mid scale, colour, registration 2017

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RESPONSABLE PUBLISHER

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