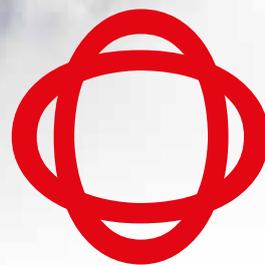


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OPEN CALL 37

January 2019 - www.vlaamsbouwmeester.be



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HASSELT – Jessa Hospital

All-inclusive study assignment for the design of a master plan for the project area Salvator+, the construction of a new hospital and car park (including the organization of the open space) on the project area Salvator+ and the development of a planologically founded vision for, among other things, additional functions and the design of a master plan on the Pietelbeek-Zuid site.

PRINCIPAL

Vzw Jessa Ziekenhuis

PROJECT LEADER

Annelies Sneyers

LOCATION

- Project area Salvator+ is broadly located between the Salvatorstraat, the Luikersteenweg, Ekkelgaarden and the Voogdijstraat in Hasselt.
- The Pietelbeek-Zuid area lies to the east of the Luikersteenweg and is bordered in the north by the R71.

BUDGET

- Estimated budget: €269,000,000 (hospital and car park) (excl. VAT and fee)
- Number of estimated square metres in the built programme: 142,000 m² (hospital), 2250 parking spaces

FEE

- Architecture, stability and technical installations: minimum 6% and maximum 8.5% of the total investment amount of the works. This percentage includes the fees for the EPB, but not the safety coordination and the obligations in terms of the MER.
- Master plan Salvator+: maximum amount of €250,000 (excl. VAT).
- Planologic vision Pietelbeek-Zuid: maximum amount of €50,000 (excl. VAT).
- For other parts of the study assignment, such as the layout of the surrounding area, compliance with duties regarding the MER project, the demolition work and the movable furniture (not medical), the designer will make a fee proposal.

AWARD FOR DESIGNERS

€67,500 (excl. VAT) per candidate (including virtual 3D model), 5 selected candidates

SELECTION CRITERIA

1. Overall design-based expertise with regard to the project assignment;
2. Professional competence;
3. Relevant experience.

When submitting the tender, candidates must show that studies can be carried out in the following fields by

the designer: landscape architecture, urban planning (master planning), mobility, architecture, stability and technical installations, BIM, EPB, planning permission (incl. environmental aspects), drawing up the MER project. The design team must also demonstrate its know-how regarding sub-elements that are characteristic of a hospital in Flanders, i.e. in the field of recognition norms and recommendations, subsidy procedures, the technical equipment specific to hospitals and the programmatic complexity within the hospital construction. This can be done, for instance, via team composition, the CVs of team members or concrete references of one's own. Team composition will be evaluated under selection criterion 2, i.e. professional competence.

ALLOCATION CRITERIA

The allocation criteria, in order of decreasing importance, are the following:

1. the quality of the concept and vision and of the research by design in light of the aims and expectations of the public principal as formulated in the specifications
2. process-orientation and process-readiness
3. the approach to sustainability
4. the fee
5. control of the project cost

The weighting according to the above list of criteria is as follows: 4/3/2/1/1.

As a reference institution, the Jessa Hospital offers a wide range of innovative and high-quality medicine and patient care, in collaboration with the partner hospitals in its network. Jessa wishes to offer compassionate care to the patient and their family and to involve them actively in both the individual care process and the hospital policy. With more than 380 doctors and doctor-specialists in training and more than 3100 staff members, Jessa is the leading employer in the province of Limburg. In April 2016 Jessa obtained its third successive NIAZ accreditation (NIAZ: Dutch Institute for Accreditation in Care), as the first Belgian hospital according to the international



NIAZ-Qmentum norms. Besides all the traditional medical specialisms that are available in most hospitals, Jessa also offers a large number of reference functions – highly specialized, leading clinical services and sub-specializations. These generally involve treatments for which cutting-edge equipment, particular provisions and/or specific expertise are necessary, with a generally supra-regional character.

Jessa has partnerships of many years in the field of various medical specialisms with the surrounding hospitals AZ Vesalius, Sint-Franciskusziekenhuis and Sint-Trudoziekenhuis. In line with policy evolutions, the clinical network of South-West Limburg is currently being extended with these partners, the objective being to continue to offer quality care as close as possible to the patient and together to develop a quality offer that is as broad as possible to keep patients as much as possible in the regional network. In terms of contents, three dimensions stand out in the vision for the future: demonstrable quality and patient participation in the care process, an HR (doctor) policy centred on attracting and retaining the better care professionals, and a new, strong collaboration model with the general practitioner circles and the future primary healthcare zones.

To achieve its objectives, Jessa wishes to invest in a new unified campus where all current services will be centralized. Today Jessa is spread over three distinct campuses (Virga Jesse and Salvator in Hasselt and Sint-Ursula in Herk-de-Stad). Besides these care campuses, there is a fourth supporting campus in the industrial estate of Ekkelgaarden-Hasselt, where logistical functions and central sterilization are housed.

Located on the Prins-Bisschopssingel (R71) of Hasselt along the Luikersteenweg (N20), the project zone Salvator+ is defined in the Hasselt-Genk Regional Spatial Implementation Plan (GRUP) as a blue zone and at present houses, among other things, the current Salvator Hospital. This zone measures 17.5 ha and comprises the buildings to be demolished of the old Salvator rest home and of the former National Bank. The objective is to house on this site the newly constructed hospital and a number of closely related additional functions. The existing hospital infrastructure on the Salvator site must remain operational during the works and will be razed after the new building is brought into use. The Virga Jesse and Sint-Ursula sites will then also be abandoned. The Ekkelgaarden site will remain in use during an initial phase, until the central sterilization installation has been condemned.

The Jessa Hospital also wishes to make maximum use, in the immediate surroundings of the Salvator+ site, and more particularly in the Pietelbeek-Zuid area (located to the east of the N20 and in the north bordered by the Gouverneur Roppesingel (R71)), of the possibilities for the

establishment of suitable additional functions that do not have to be programmed in immediate interaction with the care campus, such as research facilities, care-related corporate activities, housing and (day-centre) stay functions like a hotel and care relief as an alternative to voluntary family care. The complete research area will be delimited in consultation with the study team.

On the basis of the above objective and vision, Jessa has set out a number of basic principles for its innovative and future-oriented unified campus. The new Jessa care campus must have a positive impact on the patient, offer an ergonomic and pleasant work environment, and create a hospitable and warm atmosphere within a professional context. The whole must be easily reachable, accessible and readable, and it must support (individual) patient-oriented, integrated care. The safety of all user groups and the quality of the care must be supported to the fullest. Jessa wishes to be able to continue to respond rapidly and efficiently, including with its infrastructure, to future changes in the care landscape and in society (growth, decrease, care-related and technological innovations, etc.).

For Jessa, sustainability is an important theme, not only as regards the construction but also as regards the everyday (care) processes and the maintenance of the buildings. The overall sustainability vision must focus on three pillars, i.e. 'healing environment', 'flexibility/adaptability' and 'low operational cost/manageability'.

The new design supports to the utmost the optimization of the everyday processes. Attention must be paid to a fluid patient flow, the efficient use of space, the distinct circulation of the different flows of people and equipment. The point of departure must be an intensive standardization so that an answer can always be provided to the needs and desires of the different users. The spatial quality of the project must be translated into an optimal, quality experience value of the indoor and outdoor spaces, aimed at the various users.

In translating the above vision into actual design choices, the project's financial feasibility must be taken into account.

The assignment comprises four parts:

1. A master plan must be designed for the project zone Salvator+. It must feature the new hospital, certain additional functions and the car park, as well as a new school and student accommodation (current buildings to be demolished). When opening up Salvator+, the broader context must also be considered (presence of assisted-living centre/recuperation stay and monastery). The city of Hasselt and the Agency for Roads and Traffic (AWV) have already set out the lines of



force of an opening-up plan for the site. The point of departure is a primary opening-up via the Voogdijstraat in the direction of the E313, completed by a second opening-up via the main ring around Hasselt (R71). An additional opening-up can be provided via the prolongation of the Ekkelgaarden street, where an extra plot of land E467E (zone plot outside the GRUP) could be acquired.

2. Furthermore, the design team must develop a planologically founded vision for the way in which, by increasing the spatial return on neighbouring sites and in particular the Pietelbeek-Zuid site, sufficient room can be made for, among other things, the above additional functions that do not need to be programmed in direct interaction with the care campus itself. Attention must here be paid to the functional organizational and spatial connection with the hospital. This study, carried out in consultation with the relevant authorities, will later also be used in the context of the GRUP that will be drawn up by the competent authorities. The end result of the planologic vision note is a set of objectives that are guiding for the spatial development, in which the various sketched spatial scenarios are possible and the intended programme can be realized
3. A concrete and detailed master plan for additional functions at a specific zone (as defined in the planologic vision) on Pietelbeek-Zuid must subsequently be designed.
4. Lastly, the assignment comprises the further elaboration of the new hospital and car park on the project zone Salvator+, as well as monitoring during construction. In the current vision, the unified campus comprises 866 hospitalization beds (including 90 revalidation and 54 intensive beds), 220 places for day-care

treatment, 36 operating theatres, 60 dialysis posts, 4 NMR rooms, and 5 bunkers. The total comes to an estimated surface area of 142,000 m². Parking requirements are evaluated at 2250 spaces. The estimated budget for the hospital and car park is 269 million euro. The design team will also be tasked with drawing up the technical financial plan, obtaining the environmental permit, the Environmental Impact Assessment (MER) (if necessary, an exemption), providing the EPB report and the layout of the outdoor area. The design team ensures that the entire process is supported by the Building Information Model (BIM).

Jessa intends to work with definite and conditional parts when determining the assignment.

The organization of the open space will be approached from the perspective of 'system thinking'. This means: the interaction of the site with the landscape, with the natural, economic and social processes, and the contribution in terms of environment quality, sustainable urban energy systems, climate adaptation and mitigation, social cohesion and a space-efficient and eco-friendly mobility.

Given the reform of the care sector, the realization of the project will occur via an assignment in parts. With this assignment, Jessa has the possibility to assign both the design of the master plan and its complete or partial realization to one and the same design team. The definite parts of this assignment are the design of the master plan Salvator+, the drafting of the planologically founded vision for Pietelbeek-Zuid, and the technical financial plan of the hospital and car park as well as the design activities required for that purpose.

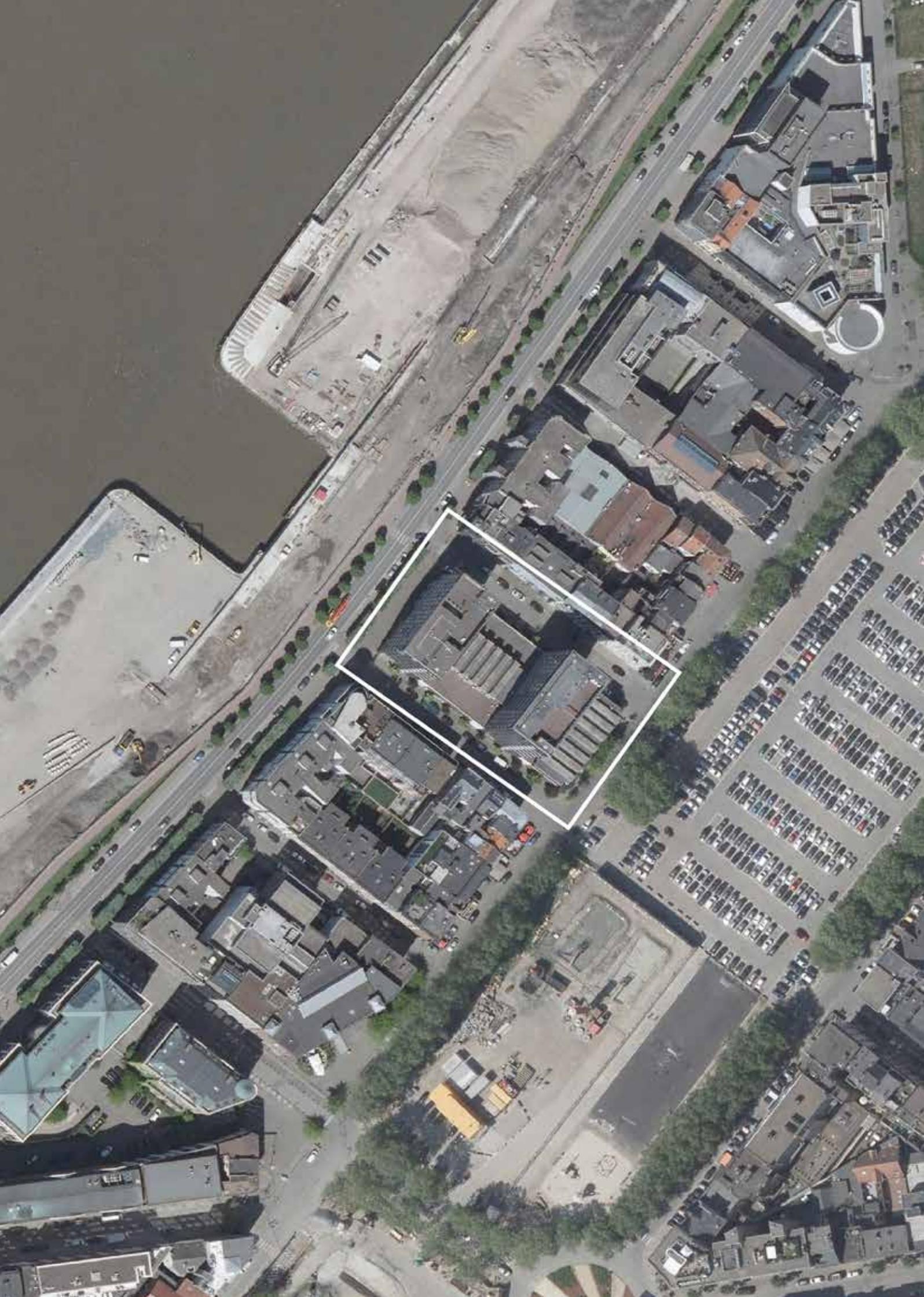
When setting the fees, various methods of budgetary control must be taken into account.











ANTWERP - M HKA

All-inclusive study assignment for the construction of a new Flemish museum of contemporary art in Antwerp

PRINCIPAL

The Flemish Government, Department of Culture, Youth and Media

PROJECT MANAGER

Bart De Baere, General and artistic director M HKA

LOCATION

Court of Appeal, Waalsekaai 35A, 2000 Antwerp

CONSTRUCTION BUDGET

The budget will be communicated in the second phase.

FEE

- The overall fee amounts to min. 11% and max. 14%
- Included: architecture, stability, technical installations, special technical installations (air-conditioning, acoustics, lighting, security, etc.), scenography, heritage, environment, sustainability and safety coordination.

AWARD

€80,000 (excl. VAT) per candidate, 5 selected candidates

SELECTION CRITERIA

1. Overall design-based expertise with regard to the project assignment;
2. Professional competence;
3. Relevant experience.

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design in light of the aims and expectations of the public principal as formulated in the specifications, and this:
 - 1.1. in a broad social and urban context
 - 1.2. applied more functionally to the vision of the user with particular attention to museum matters
2. Process-orientation and process-readiness
3. The approach to sustainability
4. The fee
5. Estimate of the project cost
6. Team composition
7. Control of the project cost

The following weighting is used for the allocation criteria: 4/3/2/1/1/1/1.

The weight of the subcriteria is 1.

M HKA is a museum of contemporary art based in Antwerp. The Zuid (South) area of Antwerp is a vital residential district, located on the river Scheldt and home to many restaurants, art galleries and other cultural institutions. M HKA is the museum of contemporary art of the Flemish Community. The construction of a new building offers the unique opportunity to further expand the museum as an institution and to position it better on the international stage. The Flemish Community takes this decision in execution of the recent decretal classification of M HKA at an international level of excellence. The future project starts from the institutional history of the museum, the existing collection and its current profile.

Antwerp is strategically located in the Delta of the Low Countries. The port forms a gateway to the European continent and lies in direct proximity to Amsterdam, Paris and the German Ruhr area. The museum is moving to a location a stone's throw from its current address. The new museum is set to be erected on the site of the former court of appeal and labour court, built on the Zuiderlus lock, which once upon a time formed the entrance to the three Zuiderdokken (South docks) and gave its name to the museum area. The courthouse lies on a central location between the planned urban park Dok Zuid and the Scheldt quays, two important urban projects which are currently in full development. Thanks to its position, the new museum will form a hinge between both. The principal expects that the construction of the museum will generate added value for the current developments. The project area is therefore conceived more broadly than the current block. The locks complex, which is preserved underground, forms the connection between the Scheldt and the former Zuiderdokken and presents a significant heritage value. The museum wishes to root itself in and connect with the city.

M HKA is a relatively young museum of art. In its current form, it has existed since 1983. The museum grew out of the collection bequeathed by the Gordon Matta-Clark Foundation and is the successor of the ICC, the legendary International Cultural Centre on the Meir. The museum explicitly chooses to relate to its institutional history and wishes to see aspects of that history reflected in the new building.



The museum will be similar in scale to such institutions as MACBA in Barcelona or the Museum of Contemporary Art in Warsaw. The M HKA has gradually acquired a highly discursive and international profile. Thanks to, among others, its participation in L'Internationale (a confederation of museums that wishes to pursue the tradition of medium-sized European museums of contemporary art), the institution combines its focus on the public with a critical sense of development. Compared to multinational museums and globally operating institutions, M HKA has a rather querying profile in terms of contemporary art and heritage activities.

As a Cultural Heritage Institution of the Flemish Community, the mission of the museum became more ambitious. Via the new construction project, with an estimated total surface area of maximum 20,000 m², Flanders wishes to give an important impulse to cultural policy. The mission of M HKA is to further expand the collection of contemporary art of the Flemish Community and to manage its collection, to show the collection in a permanent display, to present itself more explicitly as a research institution, and to set up an archive department for visual arts.

Four important sub-activities are defined in the museum's organization plan: the collection activities, the library/archive, the exhibition activities, and the forum. They each follow a different logic. They represent four components or 'atmospheres' with other qualities and gradations of public accessibility. They are therefore subject to other usage regimes and require different levels of equipment. In other words, the sub-activities suppose a different architectural definition.

The forum provides space for temporary events and reception of the public. The events capacity

is a vital and representative part of the museum activities.

The exhibition component is a platform that can host a seasonal and rapidly changing exhibition programme.

The backbone of the collection component is a permanent, or slowly changing collection display. It is where the collection is shown and set in a historiographic narrative.

The library/archive component supports the research activity of the institution and is the most intimate public space. It comprises the former library of the museum and the documentation centre of the ICC. As research infrastructure, it must support the further development of the Centre for Art Archives.

Flanders is looking for a design team that can translate the demands of the principal into a multipurpose and efficient infrastructure and that will provide the desired institutional profile with the appropriate architectural aura. The principal attaches great importance to the process-readiness of the design team and expects the design to come into being in close dialogue with the principal.

Given the museum programme, the project lends itself to the setting-up of a process with input from artists. However, the choice of the artist or artist contribution will preferably occur in close consultation with the principal. It is therefore preferable that potential collaborations should not be arranged beforehand.

Sustainability is of paramount importance. The principle PEOPLE PLANET PROFIT must be found in the building to be constructed. To achieve this aim, the GRO sustainability metre must be used in the preparation of this file.



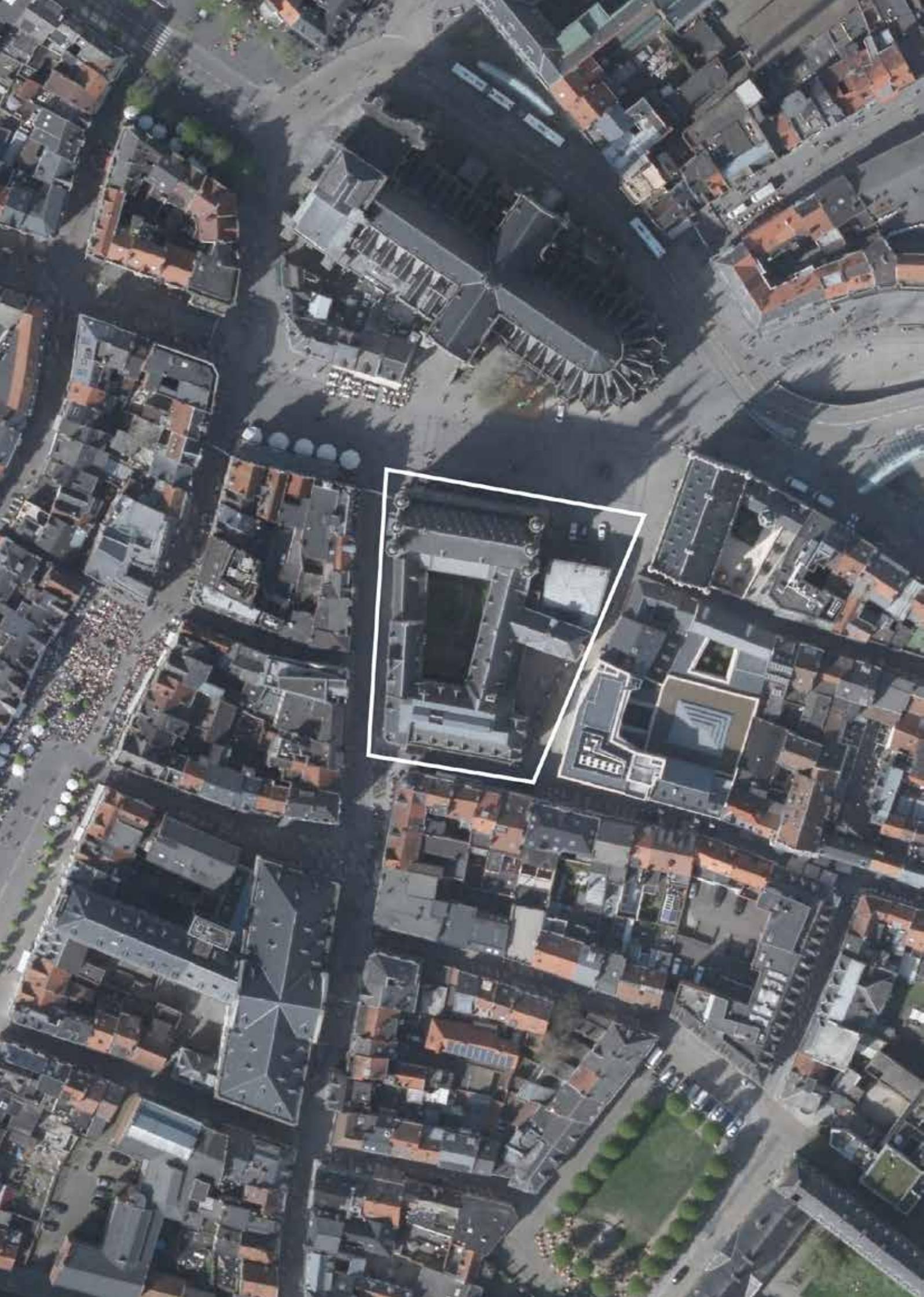












LEUVEN - Town Hall

All-inclusive study assignment for the repurposing and restoration of the historic town hall of Leuven

PRINCIPAL:

City of Leuven

PROJECT MANAGER

Rebecca Gysen

LOCATION

- Grote Markt 8, 8A and 9 – Naamsestraat 3 – Boekhandelstraat 2, 3000 Leuven
- The town-hall complex intended for repurposing comprises the following parts: main building on Grote Markt and wings in Boekhandelstraat and Naamsestraat, including the Vrijthof and current police station on Grote Markt

BUDGET

€19,008,264 (excl. VAT and excl. fees)

FEE

- General fee of 9% to 12% for all-inclusive study assignment (incl. architecture, stability, technical installations, flexible scenographic concept, restoration, provision of scenographer for layout, EPB, surrounding construction of accompanying squares and project coordination)
- A lump fee for: the elaboration of the provided basic measurements, the drafting of a management plan in terms of immovable heritage

AWARD:

€30,000 euro excl. VAT for a first reflection (vision and sketch), 5 candidates selected

SELECTION CRITERIA

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

In practice, this means that candidates will have to demonstrate in their portfolio their expertise for this exceptional heritage project on the basis of, at least, the elements stated in Article 11.5.2 of the Immoveable 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, at least:

- 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 drafting 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 adapted allocation criteria described below (see Allocation criteria).

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design in light of the four aims, combination of different functions, visitor circulation and accessibility and integration of the Vrijthof, and other expectations of the public principal as formulated in the specifications, and this:
 - 1.1. in a broad social framework
 - 1.2. applied more functionally to the practical demands of the user
 - 1.3. in relation to heritage/monument
2. Process-orientation, process-readiness and the vision on the monitoring of the site
3. The fee, with a statement on what services are provided for the assumed fee
4. The evaluation of the proposed distribution of the project cost and its management
5. The team composition insofar as additional parties are added to the selected team
6. The evaluation of the proposed project planning in phases and deadline for completion

The following weighting is used for the above allocation criteria: 6/4/3/3/2/2.

The weight of the subcriteria is 1.



The city of Leuven is seeking a strong design team that can assist it in carrying out a new, future-oriented and innovative repurposing and restoration of its historic town hall. With a history stretching back more than 550 years, the town hall is essential to both inhabitants and visitors. It lies in the beating heart of the city and is surrounded by St Peter's Church, the newly restored Tafelrond and the university hall of KU Leuven. In addition to being an iconic building, the town hall is also a Gothic landmark building.

Today the town hall mainly has a political and ceremonial function, as well as a limited touristic function. Large parts of the building remain unused. As a landmark building, it is also insufficiently accessible to the public and has not been opened up enough. Indeed, Leuven is in need of a place where both residents and (inter)national visitors can discover and find inspiration in the city with all its sights, stories, heritage, histories, as well as its dreams and ideas for the future. In other words: Leuven is in need of a place that will make you fond of Leuven, its past, present and future.

With the repurposing of the town hall (including the current police station), the city of Leuven is taking an important step to open up this landmark building permanently and to give it a full-fledged cultural and touristic purpose. The existing functions and activities such as weddings and receptions, the town council and the local police station coexist with an extensive (touristic) reception and dynamic heritage activities. The town hall must therefore offer a new, attractive, unique and distinctive experience for both residents and (inter)national visitors. An integrated purpose, multifunctionality and optimal accessibility and circulation are the most important points of departure.

The repurposing of the town hall must achieve four important aims:

1. The town hall is an open house of and about Leuven. As a landmark building, the town hall must have an open aura and be permanently accessible to all. The overwhelming character of the exterior is something visitors must be able to experience in the interior. The entrance must be inviting and everyone must feel welcome. To achieve this aim, the Vrijthof, the inner courtyard on Boekhandelstraat and the adjacent public space will be included in the design. The site will therefore become a part of the public space. The Vrijthof must become an accessible extra space with a new purpose for a diversified programme, offering opportunities for meetings and relaxation.
2. The town hall is the heart of Leuven. It will be the point from which both residents and (inter)national visitors explore the many possibilities, meanings, stories and highlights of Leuven past,

present and future. As such the town hall will be a display cabinet and standard bearer for what makes Leuven unique. Everyone must be won over to Leuven in the town hall. The town hall will become the motor to stimulate further visits and will function as a gateway to the city.

3. The town hall is the soul of Leuven. The town hall must be the place where layered and participative heritage activity and programme draw in the visitor and involve them in the story of the city and of the town hall. Once past a free section, visitors can decide whether to delve further via a dynamic and contemporary programme and experience. A detailed visit of the monument, small and large exhibitions, surprising experiences, workshops, lectures, tours and more are among the possibilities. An exclusive visit with guide to the sculpture attic must be included in the programme. The objective is to have as many residents and visitors as possible contribute to writing and working on the story of Leuven and in doing so to deepen their relation with the city.
4. Lastly, the future-oriented and innovative repurposing of the town hall as a listed landmark building – with Leuven as European Capital of Culture in 2030 in view – must be an exemplary project to put Leuven on the map in Flanders and Europe. The repurposing must be an example in the field of sustainability and innovation. The town hall must embody the DNA of Leuven and the slogan 'eeuwenoud, springlevend' (age-old, alive and kicking). The complete repurposing must be future-oriented and up to date in terms of its activities, applications and technical installations. In terms of sustainability (among others technical fittings, insulation, renewable energy, etc.), substantiated choices must be made that fall within the available budget.

The assignment concerns the repurposing and restoration of the town hall, such that leading architecture must engage in dialogue with this extremely valuable heritage. The all-in study assignment comprises the elaboration of the provided basic measurements, the creation of a management plan in terms of immovable heritage, architecture, stability, technical installations, the elaboration of a flexible scenographic concept, restoration, the provision of a scenography for the interior design, EPB, layout of the accompanying outdoor space and project coordination. The elaboration of a scenographic concept must lead to a concrete and uniform content and design for the reception function, the visitor tour and the programme, although they do not have to be elaborated in full.

What is important is that the town hall becomes as accessible as possible, in terms of both surface area and physical accessibility. The optimal



harmony and connection between all the desired functions and the ideal visitor circulation and flows in this regard are moreover part of the assignment. Multifunctionality and flexibility in the use of the spaces and the arrangement are crucial in this regard.

The restoration of the building shell and of the interiors is included in the assignment only where necessary and possible. In this regard the aim is not to prepare a complete restoration file for the interior and exterior, but to provide for specific restorations that are necessary for the condition in terms of building physics and/or necessary depending on the repurposing project. All interventions must be weighed against the valuable heritage elements and features, described in the recent study on the

building's construction history.

This project will be a very important city project for Leuven, for residents and (inter)national visitors. The design team must be prepared to engage with the city in a process in which citizens, partners and stakeholders will be closely involved. For this project, the city is therefore looking for a team that masters a lot of disciplines, but is also capable of ensuring their optimal collaboration. The main disciplines are architecture, heritage preservation, technical installations, stability and project management. A strong sense of scenography and reception, accessibility and visitor circulation, development and management, communication and participation processes is essential.

















BRUSSELS - Kaaitheater

All-inclusive study assignment for the conversion and renovation of the Kaaitheater in Brussels

PRINCIPAL

- The Flemish Government, Department of Culture, Media and Youth
- Cultural Infrastructure Fund

LOCATION

Kaaitheater vzw, Sainctelettesquare 20, 1000 Brussels

CONSTRUCTION BUDGET

€11.880.000 excl. (VAT and excl. fees)

FEE

Overall fee range: 11% - 13%, excl. VAT, incl. architecture, stability, technical installations, theatre technical installations, acoustics, sustainability, safety coordination and environment.

AWARD

€15.000 (excl. VAT) per candidate, 5 candidates selected

SELECTION CRITERIA

1. Overall design-based expertise with regard to the project assignment;
2. Professional competence;
3. Relevant experience.

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design in light of the aims and expectations of the public principal as formulated in the specifications, and this:
 - 1.1 in a broad social context
 - 1.2 applied more functionally to the practical requirements of the user
2. Process-orientation and process-readiness
3. The approach to sustainability
4. The fee
5. The estimate of the project cost
6. Team composition
7. Control of the project cost

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

The weight of the subcriteria is 1.

The team BMA - Brussels Government Architect will oversee this project and is part of the selection and allocation committee.

Project description

Together with the Kaaitheater, the Flemish Government is seeking a multidisciplinary design team to develop a project for the conversion and extension of the Kaaitheater. A thought-through, sustainable architectural project must tie in seamlessly with the vision of the Kaaitheater and offer optimal opportunities to achieve these aims in practice.

Context

The Kaaitheater, the former Lunatheater, was built between 1929 and 1932 on the site of an amusement park (Luna Park), hence the initial name. The building is an outstanding illustration of the transition from art nouveau to modernism. Over the years, the theatre went through highs and especially lows. Since 1993 the theatre has been in permanent use. In 2001 the Lunatheater changed its name, and has since then been known as the Kaaitheater.

The building is located on Sainctelettesquare in 1000 Brussels. It is home to a large theatre (seating capacity: 740) and on the upper floors it houses various cultural organizations. On the side of the building, on the Akenkaai, there are offices and residency spaces for artists.

Reason for this conversion

The reason for the conversion of the Kaaitheater is threefold:

- The ground lease is being prolonged until 2052, as a result of which extensive maintenance work is essential;
- New infrastructural needs have emerged on an artistic level (a small theatre for dance, rehearsal facilities, a hybrid exhibition and performance space), at the level of the reception of the public and at the level of technical requirements for the theatre;
- A certain momentum has arisen in the urban context, with new relations and opportunities to which the Kaaitheater can respond. There was the purchase of the Citroën garage by the Brussels Government, the public debate surrounding the



museum in that building, the reconstruction of the Sainctelette zone, the residential developments on the Akenkaai, and more. The Kaaitheater is located in the very heart of this urban dynamic and wishes to adopt a clear standpoint.

The why of this conversion

The issue of the conversion arose not only out of concrete needs and opportunities, but also as a result of the vision in terms of content that the Kaaitheater has. Since the reopening of the theatre in 1993, the building's limitations have formed a challenge for the Kaaitheater's artistic activities. How do you open yourself up to a city in full development from within a closed building? The Kaaitheater presents itself as an arts centre that plays a central role in the city of artists that Brussels has become over the past 20 years, but also as a place where the particular dynamic of the Brussels society expresses itself in terms of urban development, socio-ecologic issues and intercultural action. The Kaaitheater wishes to be an open house where carefully selected artistic quality combines with an inclusive culture of meetings and debates. It wishes to leave room for artistic production and presentation, but also be a place that other users can appropriate.

These are the functions that must be provided and/or adapted in the building:

- The cultural public function.
- The construction of a new, second, small theatre (seating capacity: between 180 and 200) must diversify the offer of the Kaaitheater and optimize the activity, which is now spread over two buildings, the Kaaitheater and the Kaaistudio's. A clear presentation is essential in this regard: the Kaaitheater on Sainctelettesquare as a venue for bigger names, the Kaaistudio's in the Onze-Lieve-Vrouw van Vaakstraat for young, emerging artists.
- The building comes across as very closed-off. The theatre lies hidden behind the front building on Sainctelettesquare, and behind the office building on the Akenkaai. The building must be more accessible, and in this regard the currently lacking relation with the Akenkaai must be an important

point of attention.

- In the main theatre, the functionality and stability of the fly loft must be adapted to today's stage needs. In addition, the distance between the balcony and the stage, a thorny issue for the public, must be bridged.
- The function of artistic production must be developed in order to turn the Kaaitheater into a more dynamic artist venue. The performing arts landscape has grown at lightning speed over the past decades, as a result of which the Kaaitheater, one of the reference points for individual artists and independent companies, can no longer meet the demand for rehearsal rooms and workspaces.
- The urban research function will be one of the Kaaitheater's most important points of attention for the coming years, since the Kaaitheater wishes to play a prominent role in the development of the Brussels Canal Zone. It wishes to create a space where meetings and debates can take place and to stimulate synergies between various social sectors. This research function must be given meeting places both inside and outside the building.

Relation with Kanal – Centre Pompidou

The renovation work in the Kaaitheater is intricately connected to the developments on the site of Kanal - Centre Pompidou (former Citroëngarage).

The heating room on the site of Kanal - Centre Pompidou will be an integral part of this conversion. During the renovation work, the architectural integrity of the existing façade of the heating room must be preserved. A potentially new volume will be added behind the existing façade discreetly and subtly, and the existing cornice will be taken into account.

Intense consultation between the Kaaitheater and Fondation Kanal is necessary. This holds a fortiori for the team of architects of Kanal – Centre Pompidou, by name Atelier Kanal (noAarchitecten + EM2N + Sergison Bates architects) and the team of architects that the Kaaitheater will appoint via this Open Call.



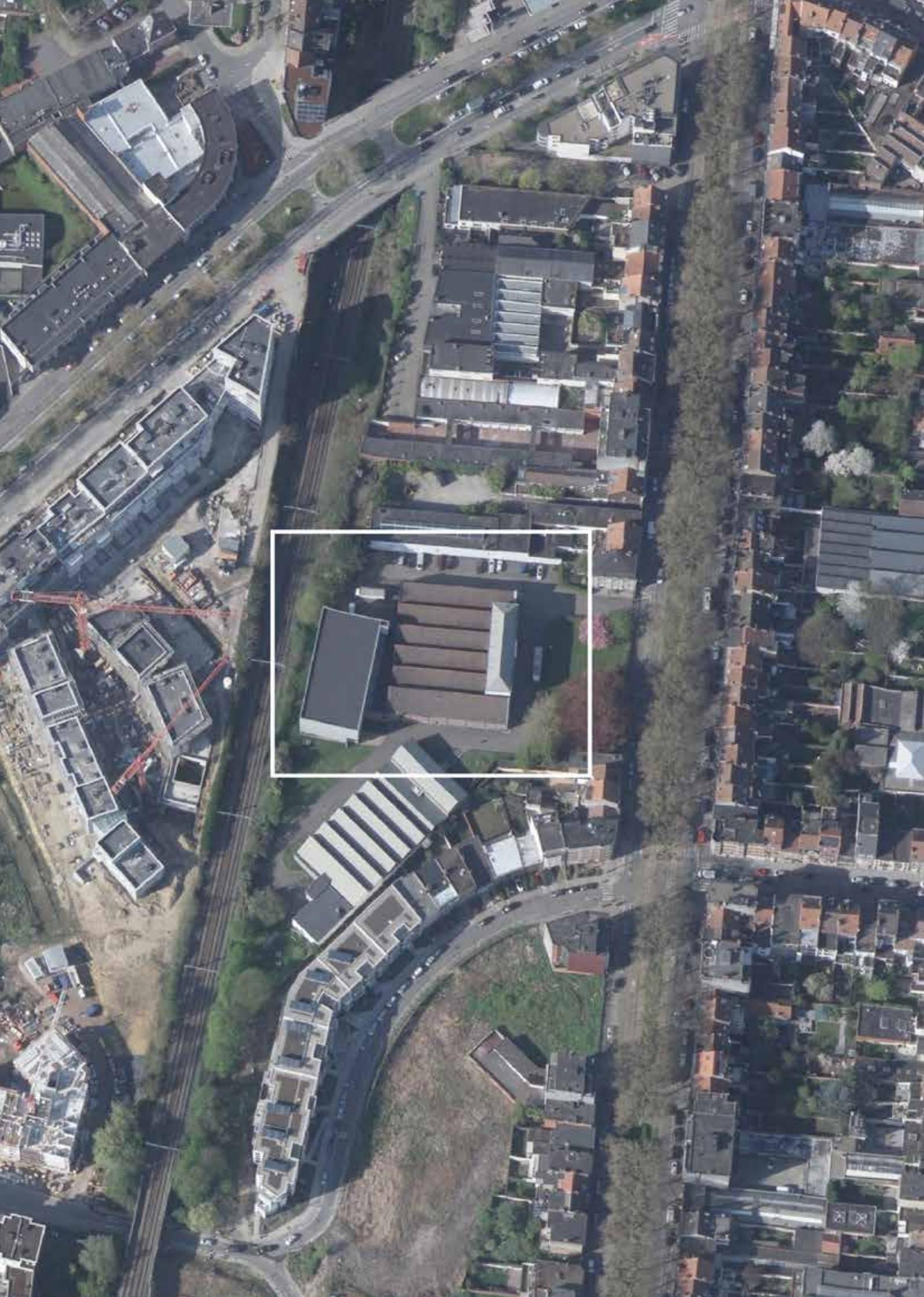












VORST - Rosas

All-inclusive study assignment for the realization of a master vision including the construction of an extension of the infrastructure for Rosas, Ictus and P.A.R.T.S. in Vorst

PRINCIPAL

Rosas VZW (users: Rosas, Ictus, P.A.R.T.S)

PROJECT MANAGER

Wieter Bloemen

LOCATION

Van Volxemlaan 164, 1170 Vorst

BUDGET:

- Infrastructure extension: €3,500,000
- Conditional part: layout of the surroundings: € 300,000,-
- Conditional part: main dance studio P.A.R.T.S. with fitness hall: €1,400,000

(All excl. VAT and fees)

FEE:

Lump sum fee: 13% (excl. VAT)

AWARD

€10,000 (excl. VAT) per candidate, 5 candidates selected

SELECTION CRITERIA

1. Overall design-based expertise with regard to the project assignment;
2. Professional competence;
3. Relevant experience.

ALLOCATION CRITERIA

4. The quality of the concept and vision and of the research by design in light of the aims and expectations of the public principal as formulated in the specifications, and this:
 - 1.1 in a broad social context
 - 1.2 applied more functionally to the practical requirements of the user
5. Process-orientation, deadline for completion, approach, phasing
6. The approach to sustainability
7. The estimate of the project cost and the cost management

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

The weight of the subcriteria is 1.

The team BMA - Brussels Government Architect will oversee this project and is part of the selection and allocation committee.

The Flemish Community is the owner of an artists' campus on a 1 ha plot in Brussels (municipality of Vorst) which today is home to the dance company Rosas, the music ensemble Ictus and the dance school P.A.R.T.S. (Performing Arts Research and Training Studios). In order to support the growth of these three organizations, an extension of the infrastructure is being planned with dance and music studios, office spaces and logistical platforms.

Origin

While Rosas has been working in Brussels since 1983 (Schaarbeek, Molenbeek, Vorst), Ictus finds its source in projects with Rosas in the 1990s and P.A.R.T.S. opened its doors in 1995. The launch of the school was the occasion for Anne Teresa De Keersmaeker, the artistic director of Rosas and founder of P.A.R.T.S., to look for a workplace with the potential to meet the needs of both the company and the school in the short and long term. From the start, De Keersmaeker invited Ictus to settle at the same address.

That workplace was found in Vorst, at Van Volxemlaan 164. The oldest parts of the building date from the late nineteenth century. The building was used at the time as a laundry (Blanchisserie Royale). In 1995 two branches of the multinational Westinghouse were housed in it, a production unit of brake installations for lorries (Wabco) and a storage facility for bathroom fittings (Ideal Standard). The site's main features are the industrial sawtooth roofs of the workspaces and the formal façade of the main building. A stretch of grass extends at the front, with an impressive freestanding red beech, which is listed as a monument.

Acquisition and transformation

In May 1995 the entire site was acquired by De Nieuwe Werkhuizen NV, a plc set up specially for this purpose and which collected funds from the private sector at the initiative of Rosas director Kees Eijrond. The three users would from now on rent their infrastructure from the plc. On 16 August 1995 the building was put into use. Work on the conversion started immediately and was financed by the plc with means of its own, with a modest



grant from the Flemish Community Commission in Brussels.

In a first phase (1995), the annex was converted into five dance studios for P.A.R.T.S. (148 to 240m²), with classrooms, a kitchen and a canteen. In a second phase (1997), the rear annex of the main building was transformed into two dance studios for Rosas (270m²), a workshop, offices and a rehearsal space for Ictus. In a third phase (2000), a new building was constructed: the 11m-high creation studio RPS, Rosas Performance Space (675m²), two smaller dance studios (192 and 216m²), and storage space. These conversions and new construction were designed and followed up by architectural engineer Paul Van Aerschot. The very tight budget compelled him to use an extremely functional architecture, with cheap materials and a brutalist finishing, such that traces of earlier activities and conversions were left visible.

Purchase by the Flemish Government

In 2008 the plc De Nieuwe Werkhuizen NV sold the site to the Flemish Community. Since then, the Cultural Infrastructure Fund has taken charge of the obligations related to this ownership. In a fourth (2013) and fifth phase (2019), the roofs of P.A.R.T.S. and Rosas were/will be renovated and the insulation of the buildings optimized. In the meantime, however, the growing activities of P.A.R.T.S., Ictus and Rosas have exceeded the possibilities that the existing 6.000m² building surface area offer.

A new phase

In July 2018 the Flemish Government decided to allocate 5.5 million euro for a new construction on the site and appointed Rosas as principal.

- In the first place, that new construction is there to enable P.A.R.T.S. to organize its two-year advanced programme 'Studios' after its three-year bachelor programme 'Training'. It is entirely focused on young makers and requires at least three new studios, with accompanying dressing rooms and bathroom facilities.
- For Ictus, which is increasingly developing multidisciplinary projects, a rehearsal studio can at last be provided for a large ensemble, easily accessible for the loading and unloading of instruments, plus a small studio and a piano studio. There will also be an entirely new office bloc that connects physically with the rehearsal rooms.
- For Rosas, the new construction will be limited to an extension of the storage space for sets and

costumes.

- For the three organizations together, there will be a new common kitchen and dining room, preferably on a central location on the site. This will be literally and figuratively the meeting place for all users – staff, students, teachers, musicians, dancers. These spaces can serve in the evenings as a foyer, on condition that they are adjacent to the RPS hall. This hall will be equipped with a mobile stand, such that an important public function can be developed there.

A dance and music factory

Once the new construction is complete, 'Van Volxemlaan 164' will count no fewer than 15 dance and music studios. In addition there will be office spaces, adequate public facilities, a spacious caretaker residence and a wonderful garden. All this will be just a 10-minute tram ride from the Brussels South train station. What started out as a response to the artistic and pedagogic projects of Anne Teresa De Keersmaecker will have grown into the headquarters of three autonomous, mature and very energetic cultural organizations: Rosas, Ictus and P.A.R.T.S. They pursue independent practices rooted in their background, but mutual collaboration is often sought out. The focus therefore lies constantly on creation and research. In the future, we will be able to receive the general public more often in our own theatre RPS, but the public will always have that feeling of visiting the artist at home: this is where they work, this is where everything has its source.

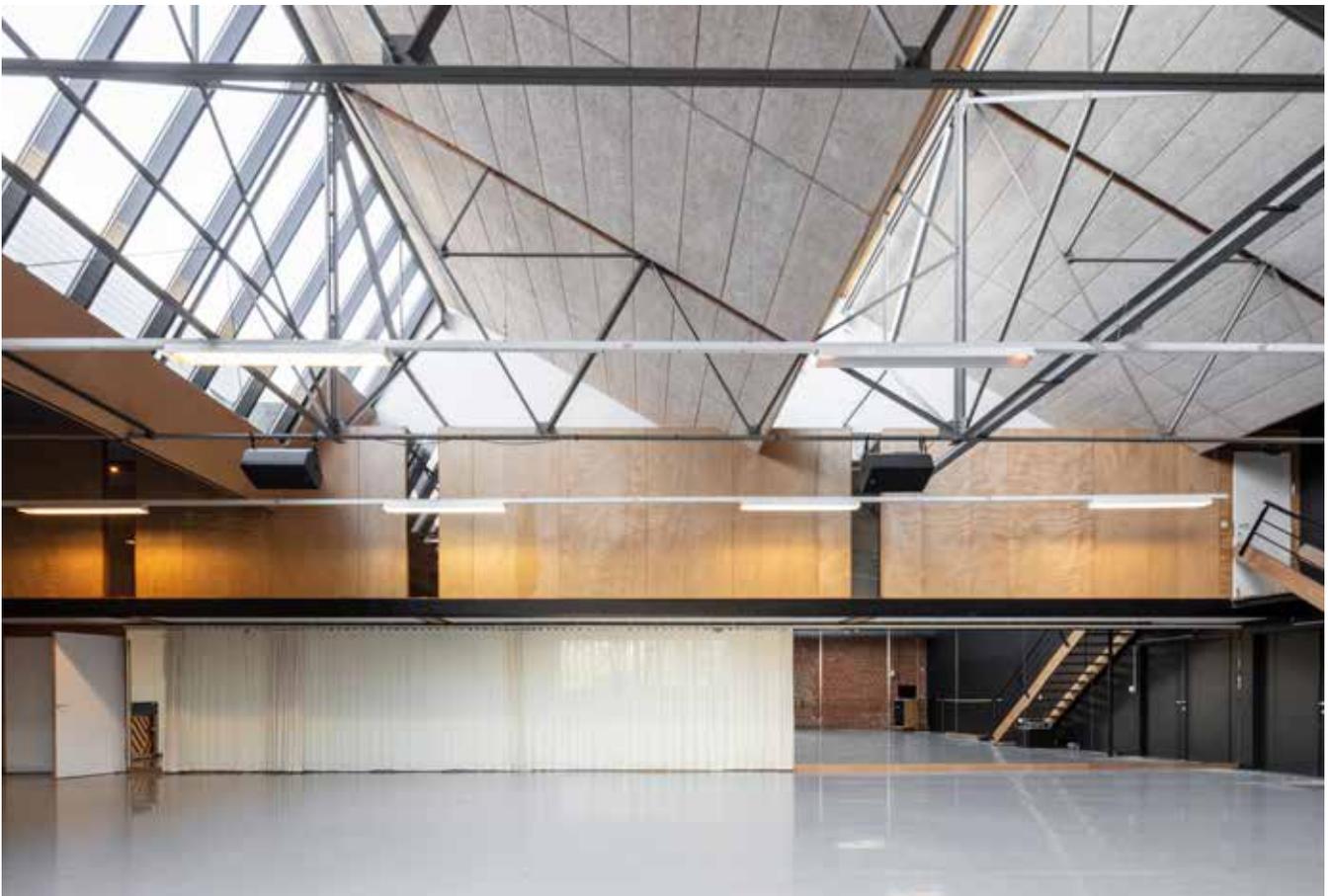
A workplace for and of artists

'Van Volxemlaan 164' is a place where people work. In its organization and formal language it is not looking for a grand gesture, nor dazzling architecture. It wishes to be a place that facilitates work, that presents itself modestly, that opts for sobriety, in line with the past conversions and the new construction. Light as well as physical and mental comfort are key. The building must create the conditions in which artists can work freely and with the necessary concentration. That holds for today and for later. It is a studio for Rosas, Ictus and P.A.R.T.S. in the year 2019, but not exclusively for them. Other artists will once work here, other choreographers, musicians and teachers. And we always hope that with this infrastructure we will make the most important possible contribution to these artists: the feeling of being at home here, where there is the right energy and where they can concentrate on the things that matter.















HOEILAART - Canopy Walk

All-inclusive study assignment for the construction of a canopy walk, the scenography and interior design of an experience centre, and the design of a plan for the surroundings of the visitor centre for the Sonian Forest in Groenendaal

PRINCIPAL

Agentschap Natuur & Bos

PROJECT MANAGER

Werner Van Craenenbroeck

LOCATION

To the north of Duboislaan 2, 1560 Hoeilaert (Groenendaal)

CONSTRUCTION BUDGET

- Part 1 canopy walk 1 km with tower: €3,245,000
- Part 2 the scenography and the interior design of the experience centre: €1,477,000
- Part 3 surroundings layout: € 393.000 + optional €200,000 zone priory church

FEE

- Fee range part 1: 9% - 11%
- Fee range part 2: 8% - 10%
- Fee range part 3: 6% - 8%

AWARD

€20,000 (excl. VAT) per candidate, 5 candidates selected

SELECTION CRITERIA

1. Overall design-based expertise with regard to the project assignment;
2. Professional competence;
3. Relevant experience.

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design in light of the aims and expectations of the public principal as formulated in the specifications, and this:
 - 1.1 in a broad social context
 - 1.2 applied more functionally to the practical requirements of the user
2. Process-orientation and process-readiness
3. The approach to sustainability – cf sustainability metre Facilitair Bedrijf
4. The estimate of the project cost, the fees and the cost control
5. The team composition
6. The deadline for completion

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

The weight of the subcriteria is 1.

Project description

The Sonian Forest is a vast forest domain on the edge of Brussels that is very rich in immovable heritage. The entire forest complex covers more than 5,000 hectares, extends over the three regions (Flanders, Brussels, Wallonia) and is managed on the basis of a shared vision, which resists fragmentation and as a result promotes the ecological quality of the forest. The Agency for Nature and Forests (ANB) manages the part of the Flemish region.

From an ecological perspective, the Sonian Forest is particularly valuable. A vestige of primeval forests such as once existed all over Europe, the Sonian Forest is an important natural heritage. It was recently recognized as a natural world heritage by Unesco. In addition, the Sonian Forest is also intricately linked to royal and imperial dynasties and to the monastic orders that shaped Europe's political and spiritual views for centuries.

Six attractive gateways have been highlighted for the Sonian Forest, of which the site of Groenendaal (Hoeilaert) is the most important. With the tourism-development project 'Mysterious & Majestic', the ANB wishes to develop the Groenendaal gateway into the central hub where tourists start and end their visit to the Sonian Forest.

The current forest museum in the historic and listed priory farm of Groenendaal will be thoroughly renovated and transformed into a contemporary experience centre. The design is ready to be carried out. The ANB wishes to add a spectacular but family-friendly canopy walk: an accessible promenade of about 1 km between the crowns of majestic beeches, with an observation tower that raises the landscape experience to a higher level. The ANB is also seeking an innovative scenography for the experience centre and the canopy walk, which continues in the plan for the surroundings. The explicit aim is to realize a crowd-drawing attraction suited to international short-term visitors of Brussels.



The assignment consists of three parts:

Part 1: the all-inclusive study assignment of a canopy walk with observation tower (height: 40 to 50 m) to the north-west of the renovated farm.

The starting point of this canopy walk has already been set: the walkers start from the roof level of the forest museum. The principal wishes to offer visitors a full-fledged and impressive nature experience across a walking distance of about 1 km. We are looking for a design that will fit seamlessly in the beech wood in all seasons, and at the same time ties in both aesthetically and conceptually with the renovation design of the forest museum. The aim of the walk is also to reduce the pressure on nature elsewhere. The design of the canopy walk must imperatively respect nature. The physical impact of the construction must be limited and it must be possible to remove it with minimal damage to nature.

The canopy walk must be safely accessible to disabled people and families with small children. We are counting on an estimated 400 visitors per day, with peaks at the weekend.

Lastly, there is the substantial challenge of designing a construction that can be assembled on site with a minimal impact on the ecologically valuable and vulnerable forest.

Part 2: the all-inclusive study assignment for the interior design of the experience centre and the scenography

The scenography must connect the different parts of the site – experience centre, canopy walk, leisure network and cultural-historical heritage – to form a

single attractive whole developing two storylines, 'the mysterious past' and 'majestic nature'.

The scenography must pay attention to the customer journey and so be conceived as universally as possible: foreign visitors who cannot read (multilingual) texts or captions must be able to follow the stories.

In concordance with the scenography, a design is requested for the interior design of the experience centre, including a cafeteria, gift shop and office spaces.

Part 3: the all-inclusive study assignment for the arrangement of the surroundings, focused on reception and experience for the entire site, taking into account the customer journey.

The plan for the surroundings will be drawn up on the basis of the existing master plan and vision documents for the Groenendaal gateway zone. This plan for the surroundings will place the different parts of the assignment in a broader vision on the development of the visitor centre. It comprises among others mobility issues and parking opportunities (cyclists, staff, catering, etc.), but also the arrangement of the publicly accessible spaces around the experience centre and some play and rest areas.

The following parts are not part of the assignment:

- the renovation of the old priory farm (the current forest museum Jan Van Ruusbroec)
- the design of a 'house style' for the Sonian Forest. Where necessary, a connection is to be sought with the existing house style.













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HERENTALS - Church

All-inclusive study assignment for the elaboration of a development vision and for the construction of a contemporary Catholic church and sacred meeting space in the broader surroundings of the Church of Our Lady in Herentals

PRINCIPAL

Fabric committee Our Lady in Herentals

PROJECT MANAGER

Deken Norbert Wauters

LOCATION

- A plot located at the level of Nederrij 100 and the castle park Le Paige, 2200 Herentals
- The project site comprises the site of the Church of Our Lady, of the adjacent coach house and of the nearby castle park Le Paige

FEE

- Lump fee: €30,000 (excl. VAT): drafting of the development vision
- General fee range (architecture, stability, technical installations): 11.3% - 15.1% (excl. VAT)
- Fee range for the layout of the surroundings: 6% - 8.5% (excl. VAT). Including: interior, site coordination, safety coordination, EPB

AWARD

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

SELECTION CRITERIA

1. Overall design-based expertise with relation to the project assignment;
2. Professional competence;
3. Relevant experience.

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design in light of the aims and expectations of the public principal as formulated in the specifications, and this:
 - 1.1 in a broad social framework
 - 1.2 applied more functionally to the practical requirements of the user
2. Process-orientation, process-readiness, spiritual consideration
3. The approach to sustainability (the extent to which the chosen interventions contribute to an efficient and future-oriented use of the available space)
4. The estimate of the project cost and the fee
5. The suggested phasing and the approach plan
6. The composition and expertise of the design team

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

The weight of the subcriteria is 1.

The church council of Our Lady in Herentals is looking for a strong and sensitive design team that can assist it in the construction of a contemporary Catholic church. The construction of the church is part of the legacy that the church received from Ms Maria Verstappen, widow of Hubert Le Paige, the last inhabitant and heir of the castle park of the same name. She bequeathed her legacy to the Fabric Committee of Our Lady, with the accompanying proviso to build a new church.

The church council wishes to comply with this explicit request, but at the same time wishes to tackle this assignment from a realistic perspective. The initial condition of the legacy – ‘to convert the castle into a church or if this is not possible to establish a church on its site’ – has today become a difficult task. Indeed, the castle and the park have both been listed as monument and conservation area, respectively.

The new church is first and foremost a place of prayer that meets the conditions regarding churches as described in canonical law, in particular canon 1214 and further. The church offers space for wedding celebrations, baptisms and funeral rites, adapted to the pastoral cares of today and tomorrow. Weekly masses do not take place there. In addition, it must be possible to hold occasional lectures and concerts on site. This implies that the church must have exceptional spatial, acoustic and technical qualities, and must be able to serve a range of purposes.

The church must address seekers of meaning in a religious language and invite them to a moment of tranquillity. The building must combine beauty and originality with a strong identity and symbolic aura, and bear witness to a high artistic quality and contemporary view on sacredness. Both inside and outside, the church must meet the needs of a public that is looking for a spiritual and inviting pause, a place for reflection, resourcing and wonder. At the same time it must form a locus of attraction for passers-by, walkers and tourists. In short, a broad and diverse public must experience the building as inviting.

The church is not only a place of prayer, but also a place that lends itself to meetings and culture. With this in mind, it must have a seating capacity of 150. It must be provided with a sacristy, storage space and bathroom facilities.



In addition, the principal wishes to create a place that engages in a harmonious relation with the environment. The castle domain, water, nature and church must be integrated in an overall concept. The symbolic character of the church must moreover be emphasized by a reference to or a connection with the surrounding water. The interior and exterior must reinforce one another since the church must radiate a sense of simplicity and peacefulness in the midst of its surroundings. An element could be integrated that comes from or refers to the current church building of Our Lady, like the statue of Our Lady in 't Zand, which dates from the fifteenth century and is of particular value to the church council.

This aim implies that the church is not an autonomous building, but is part of the existing urban fabric. The castle park and the site of the Church of Our Lady are located at the junction between the city and the landscape. A place that today is highly fragmented and difficult to read, but which at the same time is the target of many spatial claims. The project area is home to a valuable historic rampart structure and has the capacity to make the valley of the Kleine Nete tangible in

the built environment. In addition, the castle, the nearby coach house and the Oude Gasthuis site are part of a listed area in which these buildings play an important visual role.

The design assignment is therefore also multifaceted. In the first instance, the design team must assist the principal in determining the preferred location for the construction of the church and in the all-inclusive execution assignment for its realization.

In addition, the principal requires a vision on the future economic development possibilities of the zone in which the current church building is located, taking into account the role that this place can play within the green-blue and leisure network and within the existing heritage structures. The economic profitability of this zone must in future generate the necessary means for the maintenance of the church in the longer term.

A summary of the existing planning context and the research by design already carried out can shed light on the broader possibilities of the area and therefore also forms a part of this assignment.





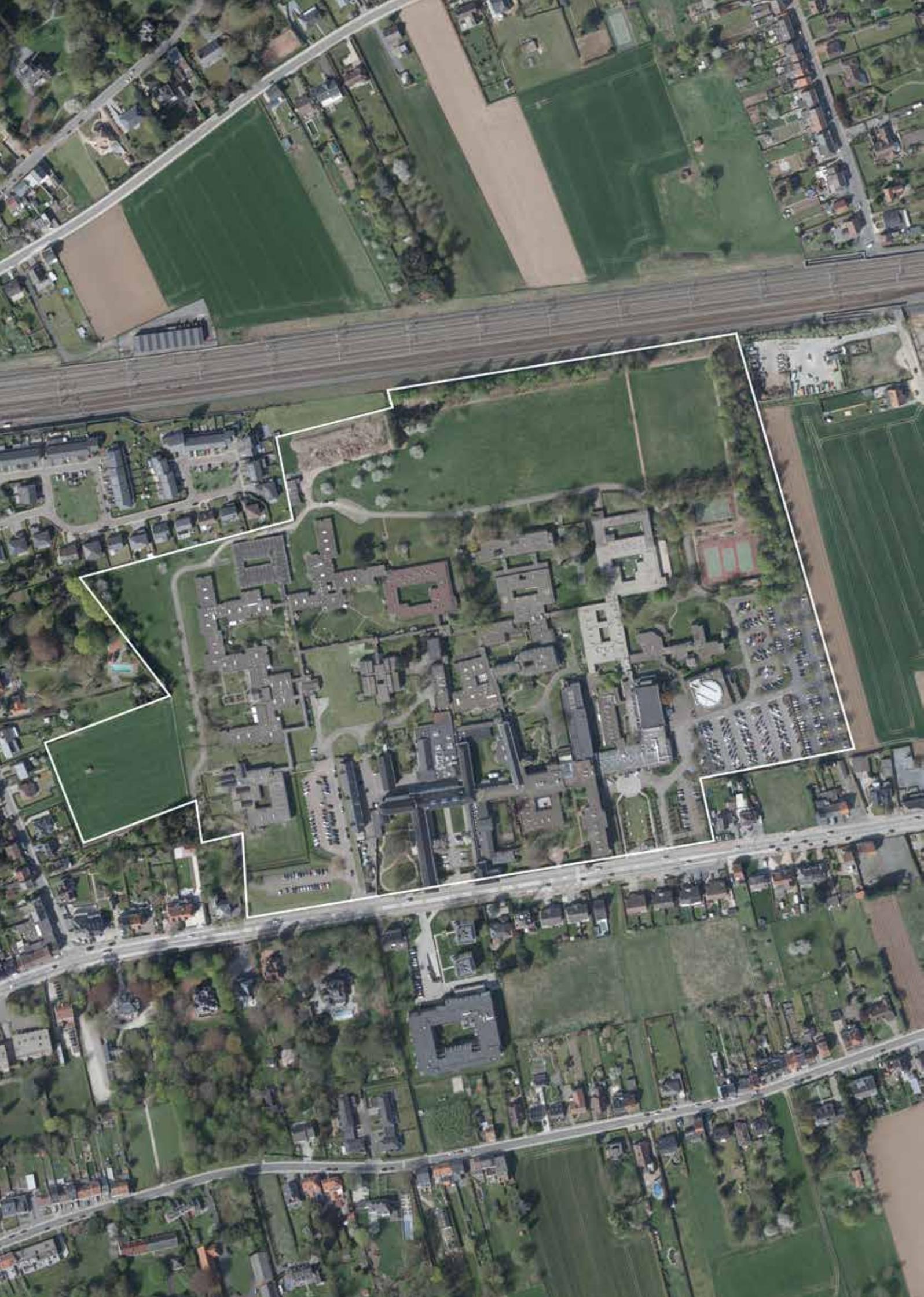












KORTENBERG - UPC KU Leuven

All-inclusive study assignment for the design of the master plan Z.org KU Leuven site 2030–2050 for UPC KU Leuven in Kortenberg

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.

UPC KU Leuven is seeking a strong design team that can assist in designing an innovative and future-proof development vision for the hospital campus 2030–2050 in Kortenberg.

The organization (Z.org KU Leuven VZW)

Mental healthcare organizations are facing changes at the level of both society and policy that require innovative and sustainable solutions. In response to this challenges, in the region of Leuven the non-profit mental health organisation Z.org KU Leuven VZW is established, encoraling expertise in excellent care, an academic perspective and an extensive network, that (will) results in an innovative and high-quality platform for both patients and medical staff. Z.org KU Leuven comprises the psychiatric hospital of Leuven University (UPC KU Leuven – see below) and two psychiatric nursing homes, but aims to work in a network with affiliated mental health partners (other hospitals, initiatives in the field of sheltered housing, primary healthcare providers, care networks, seniors sector, etc.). The study aims to translate this 'integrated care model into an infrastructural concept for the year 2030..

The hospital (UPC KU Leuven)

More than 175 years ago already, the foundation was laid in Kortenberg for the current Universitair Psychiatrisch Centrum KU Leuven (University Psychiatric Centre KU Leuven). What at the time was still called a psychiatric institution (or mental home) grew into an academic/university centre, known widely for its quality care. Beside the campus in Kortenberg (where the focus is mainly on extended, ambulatory and residential therapeutic care), UPC KU Leuven also has two buildings on the Gasthuisberg campus (where the focus lies on more short-term services with greater interaction with the somatic hospital UZ Leuven).

UPC KU Leuven presents itself – besides providing the traditional regional care offer – also as a supra-regional tertiary centre on the basis of a number of historically well-developed care programmes (among others in psychosis, electroconvulsive therapy, autism, eating disorders, etc.) and wishes to expand these towards more complex target groups and towards programmes with a high social



relevance in the mental healthcare services.

The campus (Kortenberg)

On a plot of 18 ha with a current built surface area of 40,000 m² and a total floor area of 50,000 m², the campus has been built up out of different connected low-rise pavilions. The departments of Child and Adolescent Psychiatry, Adult Psychiatry, and Geriatric Psychiatry, with collectively about 409 beds, form the three cores of the activity. Besides these psychiatric services, there is also an extensive medical somatic centre (general practitioners, dentistry, radiology, neurology) that focuses primarily on hospitalized patients, but also attracts outpatients.

The roughly 40 buildings mostly date from between 1965 and 1985 and are, despite the proper maintenance, obsolete in (energy) technical terms. The campus includes a lot of outdoor space, largely used as a garden/park area and for sports activities.

The vision for the future

The ongoing communalization of care (in which UPC KU Leuven operated as first mover) and the focus on recovery vision will probably continue further, whereby the patient and their entourage are of central importance. This is a development that requires efforts from all care actors in the mental healthcare services. An important aspect is to further remove both the taboo and the stigma from mental healthcare services.

The move towards the socialization of care will lead to an intensification of the intramural care with shorter stays and a reinforcement of the psychotherapeutic offer with more complex care profiles. This will go hand in hand with the creation of (probably) closed, small-scale departments for intensive care (i.e. High Intensive Care or HIC departments with increased staffing). Measures of freedom restriction of patients must be avoided as much as possible in this regard.

The master plan

This changing population and the general evolutions in mental healthcare services are leading to a demand for modified infrastructure. Reconciling openness, accessibility and need for more integration in society for one group of patients, with on the other hand the need for technically high-minded, safe and (mostly) closed intensive care infrastructure for another group of patients, will form the challenge underlying the master plan to be designed.

The following principles must serve as a starting point for that design:

- The (hospital) site must become a freely accessible, lively and attractive place where everyone can feel

at home: a place that stimulates social connection and interaction. To create a sufficiently lively and dynamic site, the designer will explore what accessible non-(mental-healthcare-services-) care-functions can offer a significant added value and be realized (e.g. catering/meeting space, sports infrastructure, somatic polyclinic, housing facilities, park, other socially relevant functions) and what development strategy can be pursued for this purpose.

- The buildings and their immediate green environment must be as adaptable as possible to the ever-changing needs in the field of psychiatry. Flexibility and adjustability as well as the multipurpose and dynamic use of the infrastructure are crucial. The entire infrastructure must be able to be utilized for a wide range of care programmes, covering a broad diversity of short- or long-stay activities and with varying patient capacity, and yet offer ideal circumstances in terms of, among others, technical installations, safety and comfort. The designer must therefore seek the optimal logistical flow, the grouping of functions and feasible spatial synergies.

The assets of the campus are:

- Its location next to the centre of the municipality, halfway between Leuven and Brussels, accessible and yet rural.
- The size of the campus, which today is translated in an extensive sports infrastructure and many nice green spaces where patients can walk and be at peace. The potential in this regard has, however, been insufficiently used.
- The historic monastery and the chapel (not listed as heritage).
- Committed staff members and a board that is open to renewal.

On the other hand, the negative points are:

- The highly obsolete infrastructure.
- The very closed-off character from the public domain.
- The intense care demand of the patient that will keep increasing in the future.
- The image/stigma of the earlier 'institution' (colloquially still called the 'mental home' or 'madhouse').

The assignment

The ambitious challenge put to the (master plan) designer is the following:

- The development of an innovative and quality vision for the hospital campus 2030–2050. Besides the tuning of the content to the vision of Z.org KU Leuven, we are seeking a concept that is sustainable spatially, ecologically and financially, in which the campus (infrastructure) provides



light and air to all parties involved and where all parties involved in turn give back light and air to the campus.

- The elaboration of a feasible schedule and phasing plan in order to evolve in an efficient and logical fashion from the current infrastructure to the new configuration is also part of the assignment. The hospital must remain operational throughout this transition.

In short, a master plan where Z.org KU Leuven connects!

The principal intends – after the preparation of the master plan – to appoint the designer as the supervisor for the different execution phases of the plan. If, for any reason-, the master plan does not lead to a further execution, the designer cannot lay claim to any compensation.

In addition, it is possible that the designer of the master plan will be asked to elaborate one or more concrete transformation projects and to follow them up as project designer (limited to 40% of the building volume).



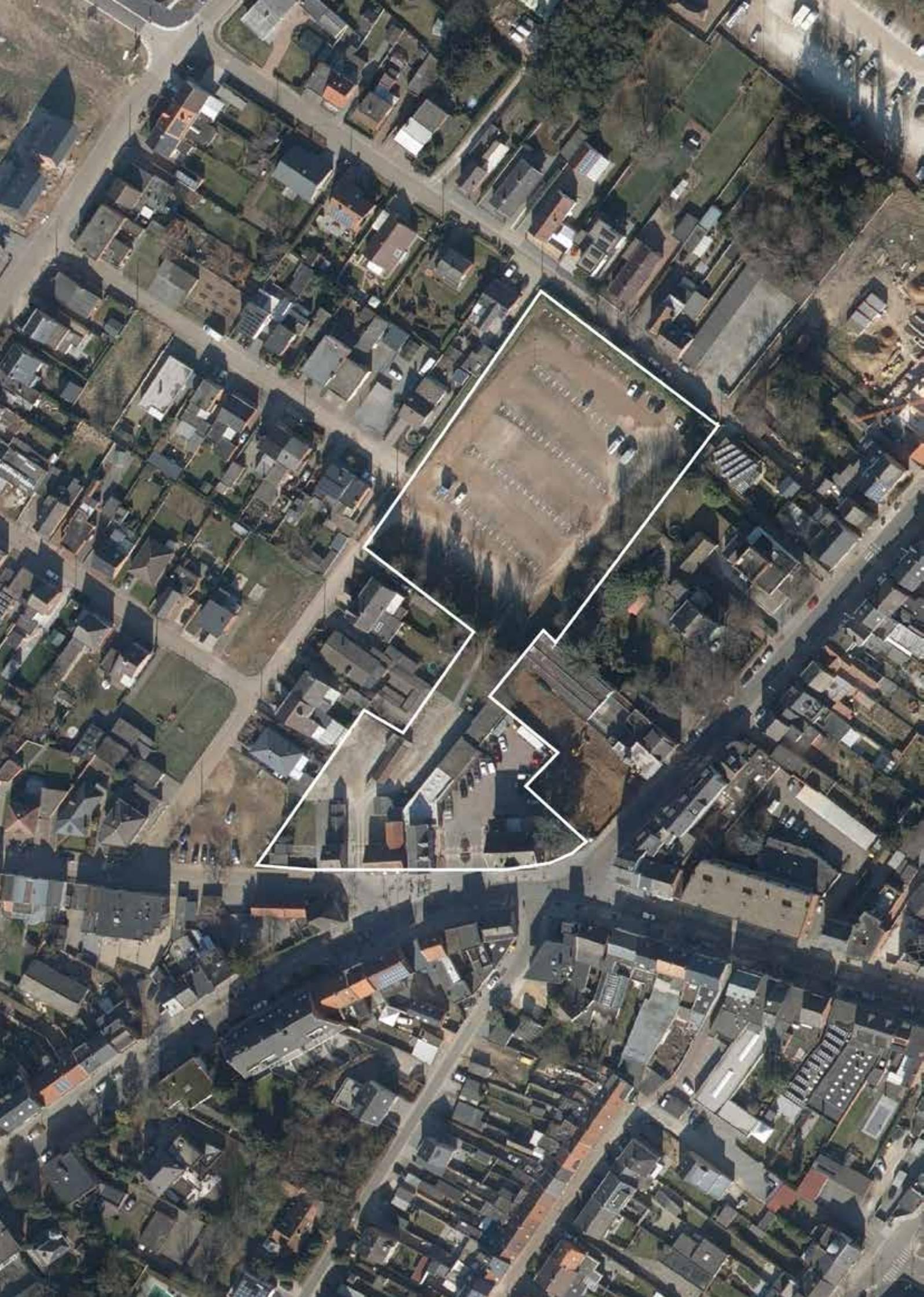








— ZIJN STIERVEN OPDAT WI ZOUDEN LEVEN —



HEIST-OP-DEN-BERG - Administrative centre

All-inclusive study assignment for the design of a development strategy for the realization of an administrative centre in Heist-op-den-Berg

PRINCIPAL

Municipality of Heist-op-den-Berg

PROJECT MANAGER

Liesbeth Lambarts and Serafien Wouters

LOCATION

- Stationsstraat 2, 2220 Heist-op-den-Berg
- Located on the corner of Molenstraat and Stationsstraat + rear area on Vlinderstraat and Keverstraat (current peripheral car park)

BUDGET

According to the master plan

FEE

Lump sum: €80,000 (excl. VAT) (development strategy, feasibility study, research by design, financial plan and participatory process).

AWARD

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

SELECTION CRITERIA

1. Overall design-based expertise with regard to the project assignment;
2. Professional competence;
3. Relevant experience.

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design in light of the aims and expectations of the public principal as formulated in the specifications, and this:
 - 1.1 In a broad social context
 - 1.2 Applied more functionally to the requirements of the user
2. Process-orientation and process-readiness
3. The approach to sustainability (the extent to which the chosen interventions 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 project cost and the collaboration forms

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

The weight of the subcriteria is 1.

Heist-op-den-Berg, a rural municipality with a small-town core in development, is, with a population of not quite 43,000 residents the third largest municipality of the province of Antwerp. The possibilities and challenges that the municipality faces in terms of increased building densification, strategic quality developments and the extension of its core in dialogue with the rural character are significant. The municipality and its residents attach great importance to the distinctness and character of the spatial fabric.

Recently the municipality and the social service (OCMW) formed a single organization, with a new structure and a new concept for the provision of services. From now on, the administration must be able to collaborate professionally according to the needs of the 'new' work approach. The citizen must experience the new administrative centre as a dynamic and quality environment that expresses and shapes the vision of the municipality. Moreover, the challenge lies in integrating the complementary provision of services or functions, which can further charge this place. The municipality wishes to see this structure and this new concept translated into a strategic exemplary project that can express a central and client-oriented service.

On the basis of a previously drafted master plan for the centre, the OCMW site, located in the block composed of Molenstraat, Keverstraat, Vlinderstraat and Oude Liersebaan was put forward as a suitable place. Like other dynamic central poles – such as the Cultuurcentrum (with a cultural square and library), the storage site and the station's surroundings – this site is namely located on the backbone of the small-town area, and on the central pivot. Both the station and the centre are within walking and cycling distance. A contemporary approach to parking and mobility aspects for the site, in which today a peripheral car park is also situated, and this in relation to the broader environment, is a point of particular interest.

The site is distinguished by some historically valuable buildings and an empty inner area waiting to be developed. The challenge consists in raising the location by elaborating a town-planning and architectural concept that offers opportunities to weave the existing character seamlessly with a contemporary development initiative. A campus



concept was therefore put forward on the basis of the existing master plan. This model was chosen to recognize the existing historic basic elements in their intrinsic value and to provide for new elements that can sufficiently respond to the need for space. In addition, attention must also be paid to the landscaping integration in and connection with the environment, in regard of which experience and openness form the starting point.

The municipality wishes to have a development strategy elaborated for this site in relation to its wider environment. This development strategy must comprise a feasibility study, a financial plan and a vision on the participatory process.

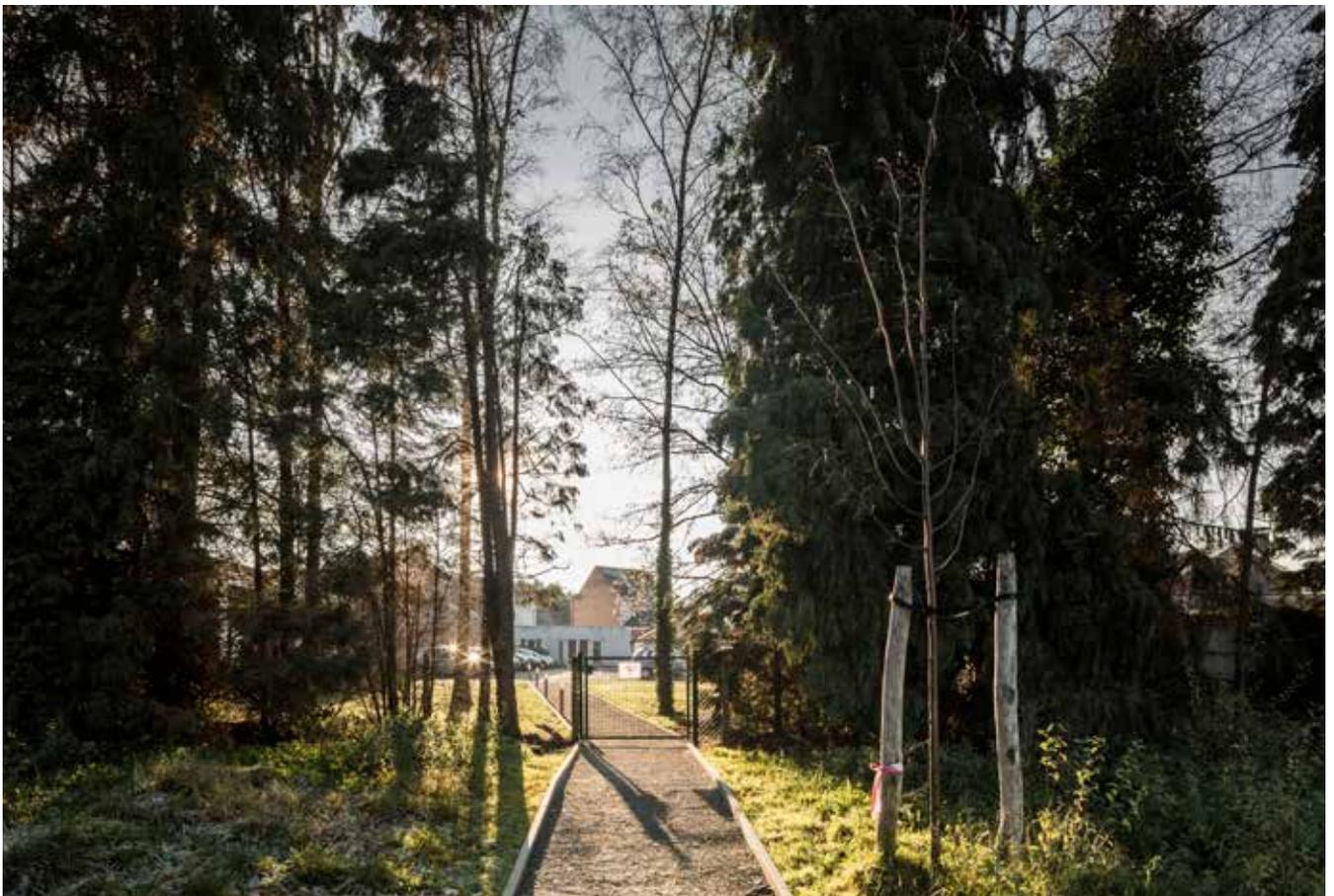
The feasibility study must show clearly whether the intended location is spatially appropriate and large enough for the new project. Drawing on research by design and various spatial scenarios, the feasibility study must demonstrate what buildings, volumes and open space can be realized on site and what considerations and preconditions must play a role in this regard. For the buildings, besides the volume, initiatives have also already been formulated for the later architectural development of buildings. The design team must be capable of describing architectural quality in terms of preconditions for the future development(s). The feasibility study must also give insight into possibilities for the efficient

phasing of the realization, taking into account an operational organization and services, and refine the programme of services that must find its place herein. It must approach the potential of the site in relation to its broad environment and must research, both spatially and financially, the involvement of potential external partners (centre for volunteer work, social employment agency, etc.) or the possible integration of the municipal library (currently housed on the site of the Cultural Centre). The feasibility study must map out the chances and risks involved in the project. The administration requests a functional overall programme that makes optimal and efficient use of the site. On the basis of the insights acquired through this study, the administration will be able to formulate a concrete and feasible architecture assignment for a new administrative centre.

The financial plan must generate transparency about the financial feasibility of this project. This plan must explore the possibilities of the municipal properties that can be considered for the necessary cash flow, but also other possible forms of collaboration (co-financing). Possible scenarios and phasings must be explored.

The participatory process with the various actors involved must ensure that these actors truly support and assume the future plans.

















PUURS-SINT-AMANDS - Quays

All-inclusive study assignment for the design of a master plan for the Scheldt quays and adjacent surroundings in Sint-Amands, possibly combined with the realization of partial assignments within the master plan and/or monitoring the realization of the master plan

PRINCIPAL

Town council Puurs-Sint-Amands

PROJECT MANAGER

Martine Dhollander

LOCATION

Project zone enclosed by the Scheldt, E. Verhaerenstraat, Heikant, Heidestraat, Borgstraat, Hekkestraat, Kapellelaan and Molendreef, 2890 Puurs-Sint-Amands

FEE

Lump sum: €80,000 (master plan) (excl. VAT)

AWARD

€10,000 (excl. VAT) per candidate, 3 candidates selected

SELECTION CRITERIA

1. Overall design-based expertise with regard to the project assignment;
2. Professional competence;
3. Relevant experience.

ALLOCATION CRITERIA

1. The quality of the concept and vision and of the research by design in light of the aims and expectations of the public principal as formulated in the specifications, and this:
 - 1.1. in a broad social context
 - 1.2. applied more functionally to the practical requirements of the user
2. Process-orientation and process-readiness, including the way in which the design team will carry out the communication (with participation) for the realization of the vision
3. The approach to sustainability
4. The estimate of the project cost (realization of the master plan) and the fee, divided up according to the performances that will be delivered for the lump fee
5. The team composition

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

The weight of the subcriteria is 1.

Project

The city council sees a master plan as a means to elaborate an ambitious spatial vision over the short and longer term for the quay and the adjacent village centre of Sint-Amands. Sint-Amands is an authentic village centre on the Scheldt, in which the quay, the area of the village square and the historic village streets – in particular the charming Dam – are part of the townscape. The study area comprises a broader zone in which on the one hand increased building density and development possibilities must be explored, and on the other solutions are put forward for such pressure points as the opening-up for leisure purposes and parking facilities. The project also wishes to open up more broadly, for leisure purposes, the banks of the Scheldt, from the border with Mariekerke to the Steenovens near the border with Buggenhout, the experience of the Scheldt and the river landscape being key in this regard.

Master plan and design

Sint-Amands has a rich cultural-historical past as the birthplace of Emile Verhaeren, a Belgian, French-language author and one of the leading figures of the symbolist movement. Sint-Amands is home not only to the poet's birthplace and grave, but also to the Emile Verhaeren provincial museum. The designer must at least explore how these cultural-historical landmarks can bolster the identity of Sint-Amands, in dialogue with the unique landscaping context.

The aim is to create a village centre where meeting and experience are central from a single spatial whole. The development of pleasant environments and quality green spaces can reinforce the quality of the core. Better accessibility through a succession of public and semi-public places can improve the quality of life in the village centre. The designer will also explore possibilities for quality building densification and infilling projects, and will also challenge the use made of valuable undeveloped zones within the housing area. Attention will also be paid in the master plan to a location-research for a new museum devoted to Emile Verhaeren.

To restore contact with the river for both residents



and visitors, the designer will optimize the experience of the unique landscape around the centre. Today a comprehensive vision for the layout of the open space is lacking for the different users. Besides space for water, nature and organic agriculture, residents and visitors must be given more leisure opportunities in a green environment. In this regard, the opening-up must be improved for the different road users. Finding a solution to the parking issue and the better opening-up of the village core to develop tourism are preconditions in this regard.

Object of the study assignment

For the master plan, the town council is seeking a driven multidisciplinary design team that can give shape to the objectives as regards the architecture, urban planning, landscaping and organization of the public space. The team must also have strong communication skills to bolster support for the conversion.

Fixed part

Study assignment for the design of a master plan

in which the spatial vision is explored in concepts and a sketch plan. This, in function of a long-term development that can be realized in phases with some quick wins to be able to develop projects on the ground from the start already.

Conditional part

Development of a spatial realization plan and an image quality plan to further translate the vision of the master plan. Development of a participation and communication section can form part of this objective.

After the master plan has been delivered, the principal can decide to allocate either all or part of the assignments for the execution of the master plan to the design team. The principal is not obliged to do so; the principal can also decide to allocate the relevant follow-up assignments to third parties, subject to the organization of a new tender procedure. In that case, the author of the master plan will be charged with the task of quality supervisor.

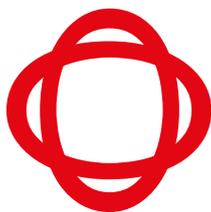












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DESIGN

Team Vlaams Bouwmeester

PHOTOGRAPHY

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ARIALS

Digital version of the orthophoto's, mid scale, colour, registration 2018

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RESPONSABLE PUBLISHER

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