



Open Call 25
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Projectoverzicht

OO2401	Ruiselede - De Zande	4
OO2402	Dessel - ONDAF/ NIRAS	8
OO2403	Ostend - rentable social housing	12
OO2404	Sint-Gillis-Waas - administrative and service centre	16
OO2405	Puurs - master-plan Hondsmarkt	20

In geval van verschillen tussen de Nederlandstalige en de Engelstalige versie van dit document, heeft de Nederlandstalige versie voorrang.



Open Call 25

A foreword to be read (on plans and trust)

With the local and provincial elections behind us – and with an eye to the regional elections – this seems an opportune moment to inform both the new and the familiar local representatives once again of the advantages, necessity and qualities of the Open Call. What is more, the Open Call procedure has recently been adjusted, on the one hand in order to be able to continue complying with European regulations and on the other to be better able to manage the agreements regarding output specifications. Lastly, it was with great pleasure that we have recently seen some very intriguing Open Call projects completed and/or started up, which we are only too happy to publicise. We would like to do this by means of a handy manual that will be distributed widely to all relevant and potential public clients. This publication is currently under preparation and will be distributed in about mid-2013.

It also seemed to us high time to make the full range of almost 25 Open Call procedures (more than 550 projects) available to the public. Not just the winning projects, but all submissions. We would like to make this database available through our new website, which is planned to go online in the second half of 2013. So we ask you to be patient a little longer before you can view this Sisyphean task.

Apart from this, we are like you curious to see the brand-new Dutch adaptation of the Open Call that has recently become available through Architectuur Lokaal. Whereas our own Open Call was inspired a good ten years ago by the now defunct call put out by the Dutch Rijksbouwmeester (Chief Government Architect), nowadays we see an interest in the reverse direction. The Flemish Government Architect's Team hopes to be able to help implement even more franchises of the Open Call in the near future, but in practice it is not at all easy. The reason is that the Open Call is founded on something that is judicially very vulnerable: TRUST.

In this case it is the trust between clients and the Flemish Government Architect's Team, the trust between clients and designers, the trust between the Flemish Government Architect's Team and designers and, lastly, the trust between the designers themselves. This is a lot to guarantee.

We try to continue guaranteeing this trust by all sorts of practical refinements, among other things by more rigorously deciding which clients are or are not ready to engage in the Open Call, by obliging clients to appoint a project manager, and by prolonging the mandate of the external jury members until the project has reached the planning application stage. From the designers we expect fair play, supreme intelligence and work in proportion to the reward. For our part, we shall make even more effort to stipulate very clearly at the start of each process what the expected 'deliverables' are. This also means that designers who consciously or unconsciously ignore these specifications will no longer qualify for presentation or assessment. We are thinking, among other things, of the following problems we have been faced with: the production of more pages than requested, trying to smuggle in a presentation model when the client did not explicitly ask nor offer remuneration for it, not adding a basic estimate to the project file but to the anonymous envelope so that it is impossible to check it beforehand and anonymously, etc. Dear designers, the present optimised version of the Open Call is just about perfect and is therefore able to produce more focused results than ever. So we are counting on your trust and efforts on that score. This is the only way the Open Call can be assured of a long life, in an atmosphere of complete trust between all parties.

Peter Swinnen
Flemish Government Architect



002501

Ruiselede - De Zande

All-inclusive architecture assignment for the renovation of 6 communities at the community institution in Ruiselede.

Client	Flemish Authorities, Department of Welfare, Public Health and the Family, Fund Youth Welfare Agency, Community Institution Section.
Site	Bruggesteeweg 130, 8755 Ruiselede
Budget	6,500,000 euro excl. VAT
Timing	Award of brief to designer: 1/10/2013 Award of assignment to contractor(s): stage 1 in 2014, stage 2 in 2015 and stage 3 in 2016 Work starts: 2015, completed 2018
Fee	Overall fee between 10 and 11% (incl. stability and utilities)
Winner's award	15,000 euro excl. VAT per winner - 4 candidates

The Community Institution Section of the Youth Welfare Agency is considering the thorough renovation of a number of units on the Ruiselede campus, so that it can continue to guarantee full and up-to-date service provision.

In 1836, the Société de Bruges pour la Fabrication du Sucre de Betteraves was stimulated by the still young state of Belgium to set up a sugar factory at Sint-Pietersveld in Ruiselede. This prestigious project, housed in an imposing complex in a neo-classical factory style, foundered in the very first year because the poor sandy soil was unsuitable for growing sugar beet. In 1849, inspired by Edward Ducpétiaux, the General Inspector of Prisons, and with the architect Joseph Dumont as expert in building prisons, the government reorganised the buildings for use as a reform school for 'criminal and neglected children', using the minimum of resources. The original building and adjoining farmstead are fully classified, as is the surrounding landscape. The target group and the definition of the work have evolved over time and the Ruiselede campus of the De Zande community institution currently provides supervision for 80 boys who have been sent there by the courts.

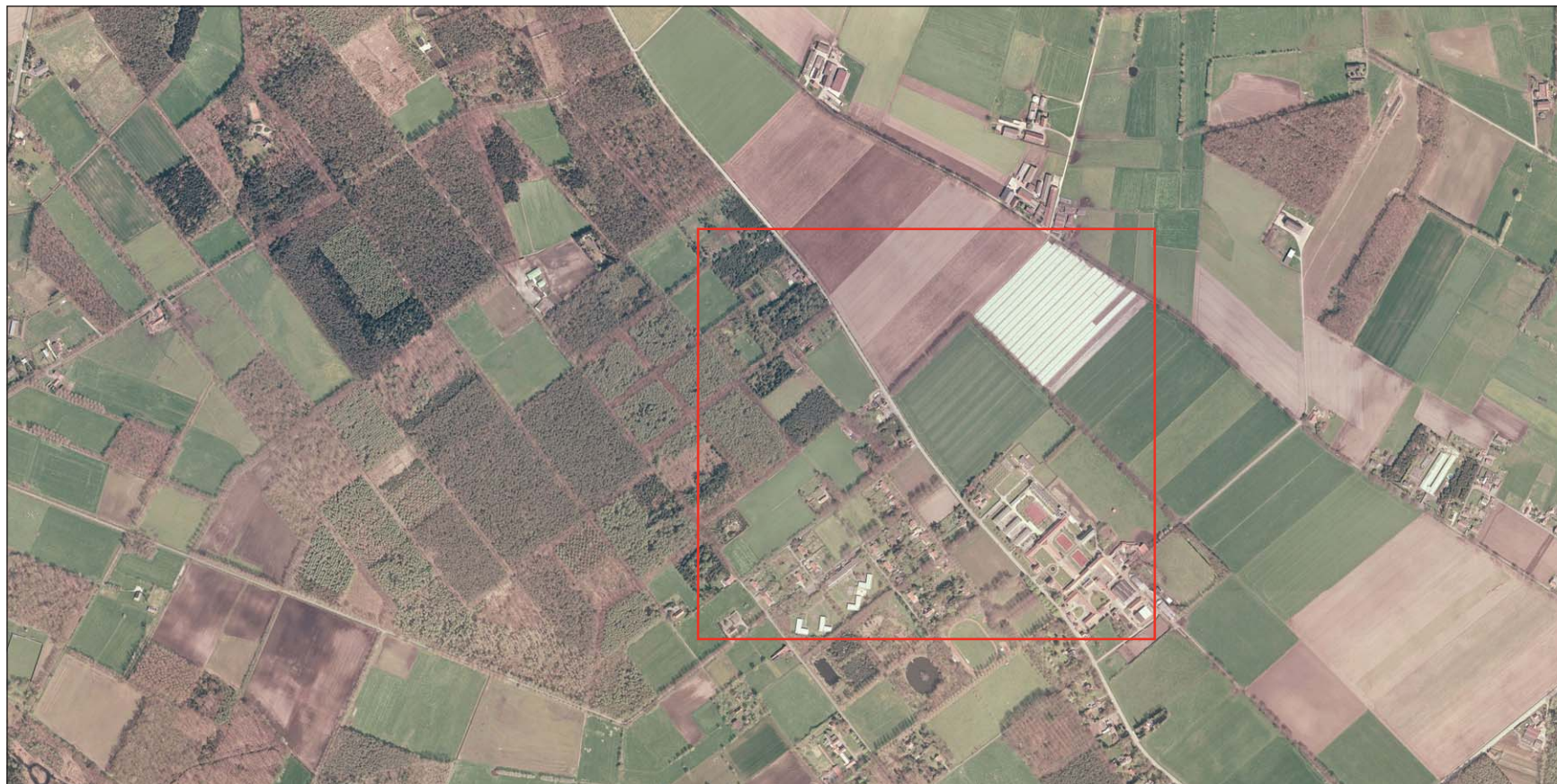
The brief is for a full renovation of about 4,500 sq. m. of floor area and possibly a new integrated building with 300 sq. m. floor area. Other important elements are the improvement of the building's fire safety, better control of climate and energy use, conceptual and material sustainability, an efficient but discrete security concept, high-quality concepts for community

living, with its various functions (kitchen, bedrooms, living area, relaxation etc.) and sufficient sports infrastructure. All interventions are subject to approval by the Immovable Heritage Agency, which implements the prevailing monument protection orders. The work is to be carried out in stages, with an eye to the available funds and the retention of the legally stipulated number of places.

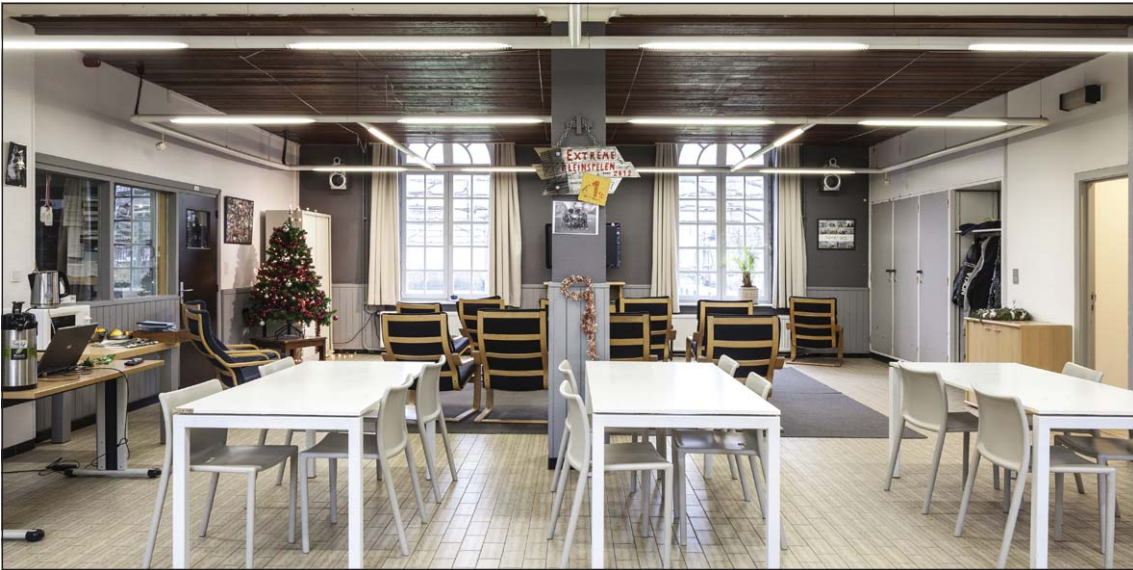
There are several dimensions to the evolution of the social assignment and educational programme of a community institution. With a number of seeming dualities or areas of tension, the challenge is to transpose these dimensions appropriately into the infrastructure of the units to be renovated. Important aspects of security and the deprivation of freedom play a part in the consideration of the task of providing help, even though they do not involve detention. In addition, the infrastructure underpins a highly structured, residential educational regime that is reconciled as well as possible with the rights of the youths. These rights are stated in the Decreet Rechtspositie voor Minderjarigen (DRPM) (Act concerning the legal position of minors) and are adapted to the findings and recommendations of the recent investigation by the Care Inspection Agency. The renovation must also take account of the differentiation of what is available on the basis of various help-provision modules (reception, time-out, diagnosis, supervision and treatment). These modules are organised in the form of units. The allocation of a module to a particular unit is temporary, however, and must in the course of time be reversible. Next, the assistance actions and activities lie on the indoor-outdoor axis and many external partners/actors are involved in the course of the assistance work. What is more, these external people regularly enter the institution for discussions and individual activities. Lastly, activities and the running of a unit/community group are organised with the whole group, with sub-groups and/or individually. These activities can take place under supervision, or else with remote monitoring. This too must be facilitated by the renovated infrastructure.

The client wants to engage a team that pays particular attention to the timing imposed and the budget available, and which is able to integrate the various parts of the study, including the architecture, stability and utilities, into a single entity.









002502

Dessel - ONDRAF/NIRAS

All-inclusive architecture assignment for the design of a communication route for an integrated project for the surface disposal of category A waste in Dessel.

Client	ONDRAF/NIRAS: national organisation responsible for radioactive waste management in Belgium
Location	Gravenstraat and Kastelsedijk, 2480 Dessel
Budget	€9,000,000 excl. VAT for investment in the building €1,300,000 excl. VAT for investment in the cylinder €2,600,000 excl. VAT for laying out the surrounding grounds
Timing	Award of brief to the designer(s): December 2013
Fees	Architecture: min. 6% and max. 8% Stability: min. 1.5% and max. 2.5% Utilities + sustainability: min. 2.5% and max. 3.5% [the percentages are based on the full investment sum for the building and the cylinder or cAt-walk]. Surrounding grounds: min. 6% and max. 8% [the percentages are based on the full investment sum for laying out the surrounding grounds].
Winner's award	€18,000 (excl. VAT) per winner – three candidates



NIRAS/ONDRAF, the organisation responsible for the management of radioactive waste in Belgium, has in recent years been working intensively on a lasting solution for low- and medium level, short-lived Belgian waste (category A waste). The result is the cAt project. It represents not only the safe surface disposal of this radioactive material, but also several other projects that accompany it and which will have a positive impact on employment, welfare and health in the region. The disposal modules will be built on the Dessel and Mol nuclear industry zone north of the Bocholt-Herentals Canal.

The principles of co-design were followed so as to obtain sustainable and locally-rooted support for the surface disposal. This means that the local partnerships STORA (Dessel local partnership) and MONA (Mol local partnership) are full participants in the planning and decision-making process.

The future communication route is a major part of the cAt project and was one of Dessel council's conditions for its acceptance of the surface disposal. The communication route has two objectives: to inform visitors regarding the management of radioactive waste and the disposal itself, and to enable the infrastructure of the communication route to be used as much as possible by the local community.

The communication route contains several parts that form a single cohesive whole:

- The communication centre houses a contact and reception centre, a theme park on the management of radioactive waste and a digital interactive network (DIN). The design of the theme park is not included in this assignment.

- Programmes will be set up in the outdoor space around the communication centre to underpin its work. These include a visitors' car park, a meadow for small-scale open-air events and a patio with a playground. The outdoor spaces have to be integrated into a single cohesive and natural landscape park of at least 15 ha.

- The cAt-walk is a 600-metre-long cylindrical skywalk construction 7 metres above the ground that takes visitors to several of the buildings in the secured nuclear zone. In these buildings they can see with their own eyes the processes the radioactive waste undergoes before being placed in the surface disposal modules. The cAt-walk is more than a purely utilitarian construction, it is an eye-catcher and a showpiece for the surface disposal site.

NIRAS/ONDRAF and the STORA and MONA partnerships want to appoint a multidisciplinary design team for the entire communication route, using the Open Call procedure. Taking account of the variation and complexity of the assignment, the design team should at the very least include an architect, a landscape architect and an interior designer.

In addition, the design team must be able to show a great readiness to engage in the process, so as to continue to reinforce the support obtained from the local community while developing the communication route. The designer should also aim high when it comes to the architecture and sustainable building. It is recommended that an expert in sustainability techniques should also be included in the design team.







002503

Ostend - rentable social housing

All-inclusive architecture assignment for the construction of a complex of flats in Ostend.

Client	De Gelukkige Haard
Location	Karel Goetghebeurstraat, 8400 Ostend
Budget	Dependent on the number of housing units to be built (min. 60 & max. 100), in accordance with NFS2 (VMSW)
Timing	Award of the brief to the designer(s): 2013
Fee	Architecture fee: Level 2006.1 VMSW Fee for stability and technical systems: in accordance with VMSW guidelines, model contract R1-2005
Winner's award	€4,500 (excl. VAT) per winner - five candidates

De Gelukkige Haard is a social housing company with a current stock of 1678 housing units. They are distributed across the territory of Ostend and Bredene.

Under the current urban planning framework a maximum of about 140 flats can be built on this plot.

The client prefers a minimum of 60 units and a maximum of about 100.

The designers are expected to give a well-reasoned response to the requirements of livability in the district, the number of units, their quality, etc. The balance between the various reactions will form the basis for the ultimate choice.

In short, the designers are expected to make an exciting and intelligent response to the issue of collective social housing.

Quality of life and sustainability are the most important elements for De Gelukkige Haard. From as early as 1970 our houses and flats have been insulated and ventilated. Which is why, for this project, we have opted to cooperate with the Department of Building at Hogeschool Ghent, headed by Prof. P. Ampe, in order to optimise energy efficiency. The aim is to construct an energy-neutral building. The designer(s) will have to cooperate with a team of researchers

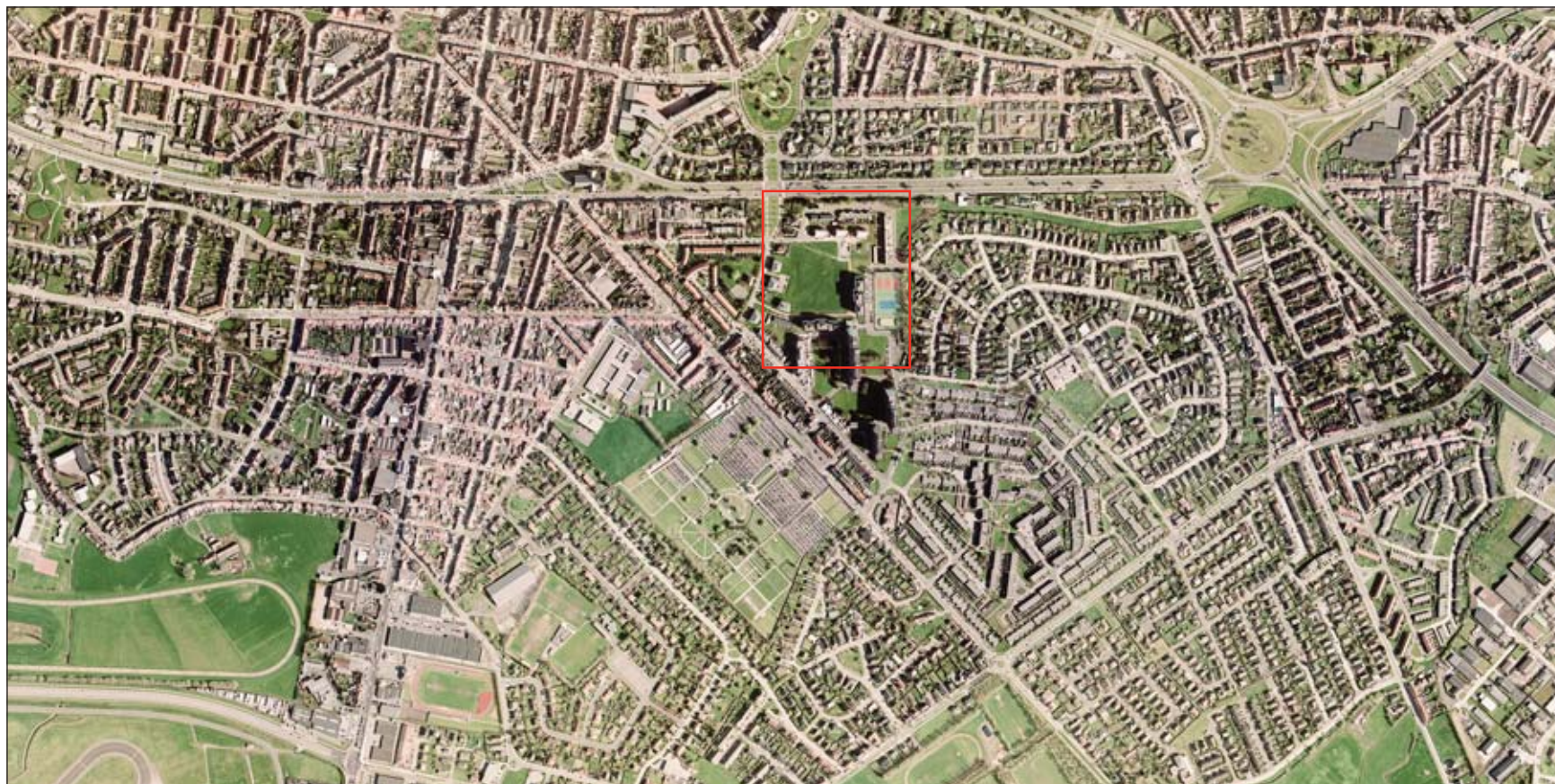


who will analyse the buildings' performance. The researchers will determine the optimised composition of the building skin and the technical systems to be used in consultation with the client, designers and experts.

The designer is to keep to the following division:

1. 40% with 1 bedroom, where the bedroom has a minimum size of 16 sq. m.
2. 60% with 2 bedrooms, where one bedroom has a minimum size of 16 sq. m. and the other a minimum of 12 sq. m.
3. The ground-floor flats must be equipped for handicapped wheelchair users.
4. In the cellar, a storeroom must be provided for each flat, whose floor area allows a bicycle to be stored.
5. The cellar must also contain 60 lock-up garages.









002504

Sint-Gillis-Waas - administrative and service centre

All-inclusive architecture assignment for a new administrative and service centre in Sint-Gillis-Waas.

Client	Sint-Gillis-Waas town council
Location	Burgemeester Omer de Meyplein and surroundings, 9170 Sint-Gillis-Waas
Budget:	€5,000,000 incl. VAT, excl. fees
Fee:	overall fee minimum 9.5%, maximum 11% (incl. architecture, stability and utilities)
Winner's award	€5,000 (excl. VAT) per winner - five candidates



Sint-Gillis-Waas is a rural district with just under 19,000 inhabitants that lies north of Sint-Niklaas and near the Dutch border. Since the 1977 local authority mergers, De Klinge, Sint-Pauwels and Meerdonk have also been part of Sint-Gillis-Waas.

The administrative departments, on the edge of the town centre and alongside the public park, are spread over a series of connected buildings. Some are housed in the De Vaulogé mansion, a classified monument, some in renovated houses and others in a more recent administrative centre.

The local council has opted decisively to take a new approach to its customer relations by providing a single central information desk. As part of this optimisation and modernisation of the organisation, the various departments will be centralised and the whole site will be redesigned.

The local authority commissioned a feasibility study for the further development of the present location into an administrative site. This resulted in a new urban planning vision for the whole site.

The local authority wants not only a design for a new administrative and service centre in

symbiosis with the mansion, but also a reorganisation of the public space around it, and together with this a vision for the wider surroundings. The refurbishing of the mansion is also part of the brief.

For the implementation of the plan, the local authority will enter into cooperation with a private partner and a financial institution. The designers are also free to make their own suggestions for public-private partnerships for the execution of the project. It is however not necessary for the designers to recruit a private partner by themselves.

The architecture should preferably be open and transparent, also user-friendly, and have a low threshold. At the same time, the local authority's aim is a sustainable, low-energy and flexible building. Account is to be taken of the latest developments in the field of communication and information accessibility in the broadest sense of the term. The architect is also expected to have an affinity with interior architecture.









002505

Puurs - master-plan Hondsmarkt

All-inclusive assignment for a master-plan for Hondsmarkt and surroundings in Puurs, the drawing-up of a Spatial Implementation Plan, and execution of the master-plan.

Client	Puurs town council
Location	the area bounded by Dorpshart, Palingstraat, Violetstraat, Hooiveld, Hof-ten-Berglaan, Reststraat, the railway (Puurs-Dendermonde), R. Verbelenstraat, Schuttershofstraat as far as the town hall, and Hoogstraat, 2870 Puurs
Budget	drawing-up master-plan: €60,000 excl. VAT drawing-up spatial implementation plan: flat-rate fee based on master-plan execution: budget as yet undecided, depends on master-plan
Timing	Award of brief to the designer(s): October 2013
Fee	KVIV Level I, class 2 Minimum: KVIV minus 2%; maximum KVIV (execution)
Winner's award	€6,500 (excl. VAT) per winner - five candidates

New challenges in the centre of Puurs! Puurs is continuing to enhance its centre so as to complete the picture.

Puurs is an economic hub, centrally located on the metropolitan north-south axis between Antwerp and Brussels and the smaller urban east-west axis between Sint-Niklaas and Mechelen.

In recent years Puurs has invested a lot in the future of the town and district. It has boosted residential concentrations, focused on open space and stimulated the spirit of enterprise. The centre of Puurs recently underwent a facelift: the streets were re-laid and the Dorpshart (Village Heart) project for the enhancement of the centre was implemented. Puurs is coming to life!

The local council wants to broaden this new impulse by means of a master-plan for the western side of the town centre, with particular focus on 5 project zones:

(1) The new Dorpshart and the Kollebloem cultural centre are to be linked together by way of the Hondsmarkt and the Kloosterhof, both of which are to be laid out as car parks. The experience of this connecting zone can be greatly improved (by means of housing projects, cafés & restaurants, greenery etc.).

(2) The town hall is between Hoogstraat and Schuttershofstraat. It is antiquated and ready for renovation.



(3) The inner area behind St Peter's Church as far as the 'museum railway' (old line from Puurs to Dendermonde) is currently used as a car park. A housing project can be built here, thereby creating a high-quality link between the Keulendam residential neighbourhood (with a number of recent new developments) and the centre.

(4) In the centre there is still a quite large unbuilt enclosed space between Hooiveld and Hof-ten-Berglaan. A well-considered housing concept is to be developed so that living in the centre can be experienced to the full.

(5) A coherent urban design concept is to be developed for the various buildings that make up the Kollebloem cultural centre.

It is preferable that this brief should be carried out by an interdisciplinary team that encompasses the skills of urban planning, architecture and landscape architecture.

The master-plan will ultimately lead to the drawing-up of a spatial implementation plan and/or actual implementation plans.

The client may decide to award all or part of the assignments for the implementation or the spatial implementation plan to the design team, but is not obliged to do so. If the master-plan does not lead to any further implementation, its creator cannot claim any damages.









opmaak
Team Vlaams Bouwmeester

fotografie
Tim Van de Velde

luchtfoto's

Digitale versie van de Orthofoto's, middenschallig, kleur:
provincie Antwerpen, opname 2007 (AGIV), AGIV & provincie Antwerpen
provincie Oost-Vlaanderen, opname 2006 (AGIV), AGIV & provincie Oost-Vlaanderen
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provincie Vlaams-Brabant, opname 2007 (AGIV), AGIV & provincie Vlaams-Brabant
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