



Open
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Call

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



Open Call 23

Open Call 3.0

The Open Call is an instrument under constant development, our aim being to gradually transform a one-size-fits-all procedure into one that is custom-made and more finely-tuned and effective. This is no unnecessary luxury. After all, reality shows us that it is precisely by not putting all public clients into a single category that we can guarantee greater success. As from this 23rd Open Call, a number of refinements that had been applied only tentatively in the past will now be officially implemented. The e-tendering system, underpinned by the submission of digital portfolios, not only offers the opportunity to update our list of designers and the way work is presented, but will also make the pre-selection and selection considerably more efficient. In addition to the electronic aspect, as from now we are introducing the following substantive improvements:

- an **adapted protocol for collaboration with public clients**, which will enable us to test the feasibility of a project (timing, budget, soundness, etc.) beforehand even better.
- the **obligation to engage a project manager**, whereby the public client is free to choose internal or external support (the FGA Team is putting together a pool of external project managers). The project manager provides support to the public client throughout the course of the project.
- the **possibility of extending the assignment of an external member of the jury to that of monitor, up to the point of the application for planning permission**, so that the jury's decision is taken further than the period of selection (in practice this means that the external expert attends 3 or 4 consultation sessions and provides substantive support).
- the **choice between a minimum of 3 candidates and a maximum of 7**, depending on the complexity of the brief and the level of ambition.
- **simplification of the selection criteria**, with a number of them being shunted on into the assessment and allocation stages, where they will have more effect.
- **refinement of the assessment and allocation criteria**, and making the difference between the two more precise.

- **index-linked increase of the minimum award to 3250 euro** (previously 2500 euro).

- **giving priority to clear and well-delineated deliverables**, starting from a basic concept with possible options, and where the public client can opt either for a minimum package (with minimal work on the part of the designers) or a more expansive submission, depending on the budget he wants to make available. This will also ease assessment of the submissions on an equal footing.

The implementation of the more focused protocol for collaboration means that we clearly wish to shunt some submissions with their accompanying project definitions (which in our estimation are not yet sufficiently well-developed) on to a future Open Call, so as to allow premature submissions the time to mature.

Finally, and not without a degree of pride, we can inform you that as from Open Call 23, the presentations will take place in the Government Architect's Studio in the Ravenstein Arcade in Brussels. This location enables the results of the Open Call to be shown to the public promptly. We are therefore counting on your unceasing efforts and challenging visions of society to help build this new venue for Architectural Culture, in part by way of the Open Call.

Peter Swinnen
Flemisch Government Architect



002301

Mechelen - Central axis

All-inclusive assignment for the reorganisation of the public space on the central axis from the station to the main square in Mechelen.

Client	Mechelen city council, possibly in association with the Agentschap Wegen en Verkeer (Flemish Authorities), De Lijn and NMBS
Location	Axis from station to main square
Budget	Redesign: €8,245,675 excl. VAT and fees
Timing	Award of brief to the designer(s): August 2012 Award of work to contractor(s): spring 2013
Fee	Overall basic fee 6% - supplement of 2% for technical studies (sewers, stability, ...)
Award	€8,500 excl. VAT, per candidate (4 candidates)

Bruul Boulevard(t)!

A **boulevard from the station to the heart of the city** that is a visiting card for and gateway to Mechelen. A boulevard on which people live, play, commute, shop and stroll. A boulevard with great greenery, clear blue water, illuminated monuments, outstanding cafés and restaurants and pleasant squares. A low-traffic boulevard where every paving stone gets the same attention.

And also a **major strategic project** in which a radial access axis is re-laid from the station to the main square, taking in the main pedestrian shopping street and five squares (H. Consciencestraat, Kardinaal Mercierplein, Graaf Van Egmonststraat, Vijfhoek, Bruul and Botermarkt). This project is on the one hand the culmination of a great many revaluation projects: the low-traffic inner city, the 'Mechelen in Movement' project with its new station and station square and public car park under Kardinaal Mercierplein, and a project that on the other hand links up with projects that have recently been completed or are now starting (the main square, the path along the River Dijle, the Clarenhof housing project, the redesign of the Vesten (ramparts) and the opening up of the Vlieten (streams). Not forgetting the Diabolo project by which the Bruul soon will be just 8 minutes from the international airport ...



In what ways can the **architecture of the public space** make sure that all the inhabitants of the city and its visitors here feel that they are 'in Mechelen'? How can this axis be given its own character yet still comply with the house style of the city centre? How is the barrier effect of the Vesten to be removed at one of the busiest and most important transport nodes in the city? How are traditional streets and squares to fuse with such new public spaces as the station and car park? How is information and participation originating from retailers and residents to be incorporated into the design and its implementation?

Mechelen city council is looking for a design team to give shape to this project and to develop a powerful vision of this public space that takes in the full width of the street (from one façade to the opposite one).

Which team does not want to miss this rendezvous with the history of Mechelen?









002302

Brussel - Erasmus Hogeschool (college building)

All-inclusive architecture assignment for the construction of college buildings in Brussels.

Client	Erasmus Hogeschool
Location	Schootstraat, Brussels 1000
Budget	€11,900,000 excl. VAT and fees
Fee	Overall fee between 9.5 & 11%
Award	€10,000 excl. VAT, per candidate (5 candidates)



The Erasmus Hogeschool in Brussels wants to build a new campus for its teacher-training courses. A site of 18 are in Schootstraat (Brussels 1000) has been purchased for this purpose. The site includes an old industrial shed with a floor area of 345 sq. m. which cannot be demolished. It has to be renovated and this will later have to form a single entity with the new buildings.

The design must take account of the guidelines laid down in Urban Planning Certificate no. 2.

At its new location, it is intended that the teacher-training course should develop into a 'community school'. This involves cooperation with various parties to maximise opportunities for the students' development. For our courses, this implies launching joint ventures with surrounding schools, socio-cultural organisations and local residents. The future central location in Brussels means these parties will become our neighbours, which will create new opportunities.

In addition to social engagement, this concept makes it possible to explore to the maximum ties with the world of work, to establish the reality of the classroom (diversity of languages, multiculturalism, learning concerns, etc.) in the course and make more use of the city's cultural possibilities (socio-cultural organisations, museums, voluntary organisations, etc.). These experiences are essential for every future teacher both in Brussels and Flanders in general.

Lastly, this concept requires that the 'school' (the future campus) should not be an island but an integral part of the district it is located in. This vision should also inform the architecture and the concept of the new building. The interaction between the surrounding (neighbourhood) and the campus should be made possible by means of 'meeting places'. These spaces should not hinder the efficient use of floor area.









002303

Antwerp - St Godelieve Provincial Institute

All-inclusive architectur assignment for the renovation and expansion of the Rivierenhof campus of the St Godelieve Provincial Institute in Deurne (Antwerp).

Client	Antwerp Provincial Authority
Location	Turnhoutsebaan 250, 2100 Deurne
Budget	€11,500,000 incl. VAT, excl. fees €9,500,000 excl. VAT and fees
Timing	Award of brief to the designer(s): December 2012 Award of work to contractor(s): March 2015
Fee	Overall fee between 12 & 14%
Award	€19,000 excl. VAT, per candidate (5 candidates)



On the basis of its policy plan and aspirations, and by means of its school network, Antwerp Provincial Authority ensures high-quality contemporary education for its pupils and attaches great importance to well-equipped school infrastructure and a broad range of studies in several locations. Much importance is also attached to the pupils' emotional, intellectual and social development.

The policy of Equal Educational Opportunities has priority here; in addition to organising multicultural education, a great deal of energy is put into such important issues as language policy and health care. Provincial secondary and adult education comes under the aegis of an Internal Independent Agency (IVA). Everyone is welcome in our schools. Every pupil and students receives the attention they need, and that includes youngsters from socially weaker groups.

The St Godelieve Provincial Institute offers a wide range of courses: general secondary education (ASO), technical secondary education (TSO) and vocational education (BSO), as well as secondary art education (KSO). The school has three campuses, one of which is the Rivierenhof campus, which offers courses in fashion and art in secondary education. It is on Turnhoutsebaan in Deurne and is part of the splendid Rivierenhof provincial park. The Rivierenhof provincial implementation plan applies to the entire site.

In recent years the Rivierenhof campus has seen an exponential growth in the number of pupils and is currently responsible for accommodating about 430 of them. This considerable expansion, combined with the need to renovate the largely outdated school infrastructure, means the school has to be thoroughly renovated and expanded, partly by demolition and construction. The existing school infrastructure has to contend with several shortcomings such as temporary classrooms, container classrooms, poor access, restrictions on numbers due to fire safety regulations, antiquated provisions, etc.

Antwerp Provincial Authority sets great store by sustainability and the careful use of energy and wants this new building to provide an example, so it has emphatic aims in this regard. It expects a low-energy building and particular attention to the choice of materials. It is especially important that the candidate designers realise the original school building has a heritage value; it was built as an agricultural school between the wars (1922-25) as provincial agricultural college and domestic science school for girls.









002304

Antwerp - Secondary Education

All-inclusive architecture assignment for the construction of a campus for theoretical secondary education classes and education-related activities in Antwerp, in accordance with the standards for a passive house.

Client	AG VESPA
Location	Desguinlei 33, Antwerp 2018
Budget	Minimum cost of construction €20,000,000 excl. VAT and fees (to be refined on the basis of the definitive requirements and level of aspiration)
Fee	overall fee, depending on the final construction budget set by the client between 8 to 9.5%
Award	€10,000 excl. VAT, per candidate (5 candidates)

Antwerp's municipal education department has commissioned AG VESPA to build a new campus for theoretical subjects at Desguinlei 33. The existing sixties building will be demolished and will make way for a secondary school for general and technical pupils. The campus will accommodate about 850 pupils and will also include a sports hall. A number of education-related functions will also be added to the campus, such as the centre for pupil guidance, the department of integrated education, the main office for special education and the municipal education service and coordination centre.

Very high standards have been set for the sustainability and energy use of the new building. It will be built in accordance with the standards for a passive house.

The site is on Groene Singel, close to Antwerp's ring-road. This building project should the best possible approach to integration into the Groene Singel and the interface with the urban environment.

The final cost of construction still has to be defined, on the basis of the programme of requirements and the level of aspiration.









002305

Koksijde - social housing project

All-inclusive architecture assignment for the construction of a social housing project in Wulpen.

Client	Koksijde social services
Location	Dorpplaats, Wulpen 8760
Budget	depending on the number of houses € 120,000 excluding VAT and excluding fees and excluding outdoor lay-out
Fee	Set sum based on VMSW model contract: level A, on the basis of the number of homes and the number of bedrooms, with the sums based on the year 1998, but with increments according to the price index. There is an additional 'complexity fee' for special foundations and central heating (articles 1.2.1 and 1.2.2). If a special study is required, this will be arranged on the basis of the model contract for stability studies and special utilities.
Award	€3,500 excl. VAT, per candidate(4 candidates)

Behind the Church of Willibrordus in the rural polder village of Wulpen, part of the borough of Koksijde, lies an unused section of housing expansion land. On the one hand it has a broad view of the surroundings, but this also means it defines the appearance because of its position in the view of the village from the surroundings.

Now that the Land and Buildings Act has come into force, this land can be used by a social housing organisation, in this case Woonmaatschappij IJzer en Zee. This housing company's objective is, among other things, to improve the housing conditions of families and individuals in need of a home (especially the most needy) by providing a sufficient supply of social housing for sale and rent, possibly including communal facilities, and attending to their integration into the local housing structure. Some of the rented social housing should be adapted to the needs of large families, the elderly and the disabled.

Partly because of the defining visual location in relation to the surrounding polder landscape, we want to make an example of this social housing project. On the one hand by opting for innovative and visually-defining architecture and on the other by making this a 'sustainable district'.

Our aim is to demonstrate that this is possible in a social housing district too.



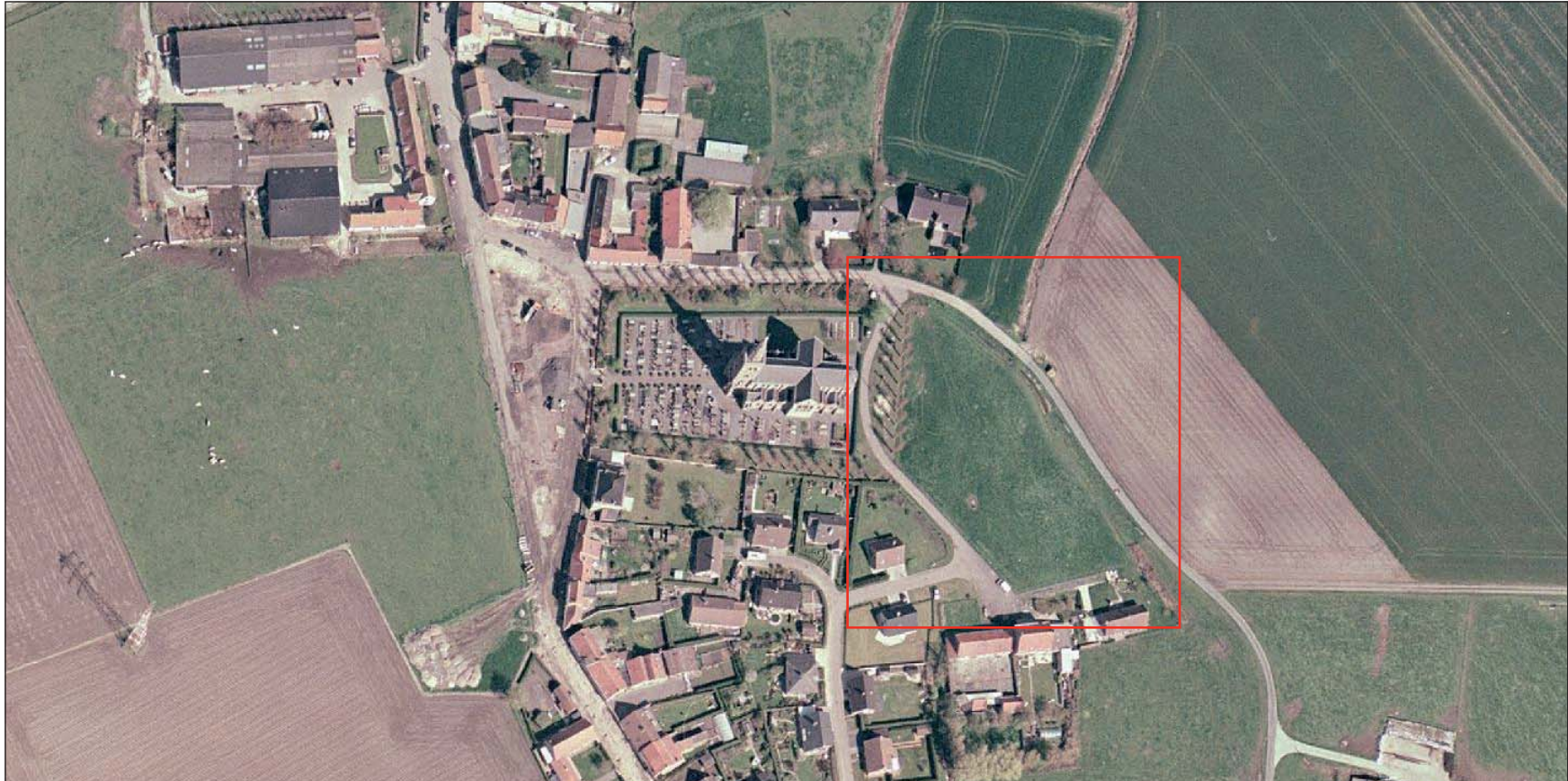
The brief includes drawing up a master-plan (including a preliminary design for the organisation of public space) with social housing (80%) and modest houses for sale (20%).

The site covers about 6200 sq. m. Depending on the typology chosen, and also on the designer's creativity and what the surroundings can bear, we expect that about 10 to 15 houses with 3 bedrooms can be built.

The designer is also responsible for the overall plan (including stability and special utilities) and following up the works for the private sections (houses and accompanying outdoor space).

The land is currently owned by Koksijde social services. This Open Call is in the first instance being made by the social services department, and later the contract will be transferred to the housing company.









002306

Kasterlee - community centre and public space

All-inclusive assignment for the construction of a community centre, the reorganisation of the village centre and the creation of an outdoor square and parking spaces in Kasterlee

Client	Kasterlee local authority
Location	Markt/Binnenpad, 2460 Kasterlee
Budget	Community centre with semi-underground car park: €8.310.000 excl. VAT Market square and access roads: €2,812,500 excl. VAT Square on Binnenpad: €300,000 excl. VAT
Timing	Award of brief to the designer(s): end 2012 Award of work to contractor(s): mid-2014
Fee	Architecture: overall fee between 9.5 & 11.5% Rearrangement of public space: overall fee between 6.5 & 8.5%
Award	€10,000 excl. VAT, per candidate (5 candidates)

The setting for this design brief is the dynamic borough of Kasterlee, which lies in the midst of one of the finest landscapes in the Kempen area. It is a safe holiday destination for a great many visitors throughout the year. It also has a very lively community life and the many varied and convivial activities and events are typical of this area. In addition, it also has a distinct tradition of tourism, which is apparent from, among other things, the surprising number of cafés, restaurants and tourist amenities. The new community centre and its surroundings should reflect the character of Kasterlee: nature and greenery, rural, child-friendly (facilities), tourist catering facilities in the centre, a lively and a pleasant place to spend time.

The new community centre will offer local clubs, private individuals and the local council the opportunity to organise activities. It will be built on the Binnenpad, on the present site of the technical department workshop and the fire station. As a place to meet, this infrastructure will develop into Kasterlee's beating heart and enhance not only the community but also the centre of the town. It will inspire its users and offer the inhabitants added social and cultural value. The architecture of the building defines the appearance of the location and must be in tune with the neighbourhood. It is to be built in sustainable materials and should be low-energy. The building is constructed of durable materials and is energy-neutral.

The local authority wants to provide sufficient parking facilities in the town centre. The design of a semi-subterranean car park beneath the community centre will be the final element in a



new parking policy. It will provide the necessary public parking space when there is an event on.

The parking area between the town hall, the Delhaize supermarket and the new community centre is to be re-laid. It is to be developed into a square with greenery, but it should retain as many parking spaces as possible and room for events and community activities.

In addition to this, the centre of Kasterlee is to be completely redesigned in response to the re-laying of the North-South Kempen road connection. The church is in the middle of the town square, but the present traffic situation cuts the church off from the Market Square. However, it is important that the Market Square has a unified appearance and that this includes integration of the church. An essential part of this is the reorganisation of the access roads to the Market Square.

Lastly, The client reserves the right not to allocate any part(s) of the brief. He is permitted to decide to grant the brief(s) concerned to a third party, given the organisation of a new tendering procedure. If such be the case, the designer has no right to claim damages.









002307

Gooik - master-plan and development plan

All-inclusive assignment for drawing up a master-plan for the centre and a development plan for the infill project in the centre of the district of Gooik.

Client	Gooik local council
Location	Centre of the district
Budget	Redesign of public space: budget based on master-plan
Timing	Award of brief to the designer(s):
Fee	Flat-rate fee for drawing up master-plan and development plan (€50,000 to €80,000) Flat-rate fee for drawing up Spatial Implementation Plan KVIV level I class 2 for redesign of public space
Award	€3500 (excl. VAT) per candidate (4 candidates)



Gooik is a rural district in the middle of Pajottenland in Flemish Brabant. The district consists of the village centres of Gooik, Oetingen, Kester, Leerbeek and Strijland. In recent years the main village has suffered from a decrease in retailing and the centre no longer has any character.

The centre of Gooik needs agreeable public space and an identity. What makes up its rural character and how can a renewed centre offer a response to this?

Within walking distance of the village square there are currently a number of local authority buildings. The town hall, a village school on two sites, a music school, a community centre and an open field for events have come into being over the years, but do not form a spatially cohesive whole. A coherent spatial strategy is urgently needed for the planned renewal and expansion of these public buildings. The main factors that must be considered are circulation for slow road-users, a sustainable parking policy and the creation of new public breathing space.

The infill area is behind the village street. In the structure plan it was designated as a potential location for infill. The presence of a stream valley and the characteristic back gardens of adjacent houses define the boundaries of this infill area.

It is important that a high-quality inner area is created that puts proper care into the interface with the existing fabric and respects the specific characteristics of the centre of the main village.

This area will be filled partly with social housing and the aim will be a good social mix. In

addition, space must also be provided for local facilities and greenery.

Sufficient attention must be paid to the traffic connection for this new neighbourhood, especially the concern for cyclists and pedestrians.

The aim is to create a model project that is also relevant to the district's other village centres, and so high-quality and sustainable development are of primary importance. In addition to developing new housing projects, the other guiding rules are the retention of linked open spaces, the provision of strategic public space, the enhancement of the stream valley and increasing of the water storage capacity of the waterways.

At the same time, a staged plan will be drawn up for the insertion of the various functions.

The master-plan may be followed by drawing up a Spatial Implementation Plan for parts still to be defined.

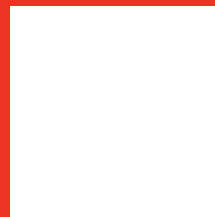
After the master-plan has been delivered, the client may decide not to award all or part of the briefs for the implementation of the master-plan (namely drawing up the Spatial Implementation Plan and organising the public space) to the design team. The client is not obliged to do so; he may also decide to award the subsequent briefs in question to a third party, by organising a new tendering procedure. In this case the party that drew up the master-plan will be given the task of quality supervisor. If the master-plan does not lead to any further implementation, its creator does not have any right to claim 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
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