



Open
July

Call

26
2013

www.vlaamsbouwmeester.be

Project overview

OO2601	Middelkerke: sea wall between Westende and Middelkerke	4
OO2602	Ostend - Crematorium	8
OO2603	Ostend – replacement building for “t schoon schip” in the Westerkwartier	12
OO2604	Grimbergen - Eigen Thuis	16
OO2605	Brasschaat - administrative centre	20
OO2606	Agentschap Kunsten en Erfgoed - Frans Masereel Centrum	24
OO2607	Ghent City Council - Multi-storey car park in Ledeberg	28
OO2608	Genk town council - sports park in E. Van Dorenlaan	32
OO2609	Borgloon - Master-plan for Loon towns & cities and the historical town centre	36
OO2610	Maaseik - Masterplan hospital site	40
OO2611	Hoogstraten - Klein Seminarie	46

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



002601

Middelkerke: sea wall between Westende and Middelkerke

All-inclusive design assignment for the widening and redesign of the sea wall in Middlekerke - Westende-Bad and Middelkerke-Bad zones - and a dike at the casino in Middelkerke-Bad.

Client	Agentschap voor Maritieme Dienstverlening en Kust (MDK), Coast Department, and Middelkerke local authority
Location	Middelkerke and Westende
Budget	A total initial estimate of a maximum of €35 million (incl. VAT). This includes everything: the cost of the study (design), the fees for the design-based research by the five candidates, the cost of the external expert, possible cost of drawing up an MER exemption, and execution of the work.
Timing	Award of the brief to the designer: mid-May 2014 Award of assignment to the contractor: 1 October 2015 Execution in stages
Fee	Overall fee: recommended value of the estimate for the complete study for the entire execution: €1.260.000 (incl. VAT)
Winner's award	€ 20.000 (incl. VAT) per candidate (5 candidates)

Bad storms are one of the main natural threats in the North Sea region. To protect the Flemish coast against heavy storm surges, the Coast Department of the Agentschap voor Maritieme Dienstverlening en Kust drew up the Master-Plan for Coastal Security. The Flemish Government approved it on 10 June 2011. The master-plan puts great emphasis primarily on implementing the protective measures essential to maintaining coastal security. A great deal of attention is paid to climate change: the expected rise in sea level up to 2050 is taken into account. The measures in the Coastal Security Master-Plan provide minimal protection against a storm surge that recurs every 1000 years (the so-called 1000-year storm). Apart from this, there is an additional cost/benefit study to determine whether there is significant remaining risk of material damage and loss of life. This master-plan shows that Middelkerke is one of the weakest zones in terms of coastal security. But protection against the sea cannot be seen as separate from other tasks in the coastal zone: natural development, economic development, the development of an attractive coast for tourists and residents, and the development of sustainable energy. These are the five basic principles in the generation of any project for the coastal region. The Coastal Security Master-Plan thus focuses on measures which in the first

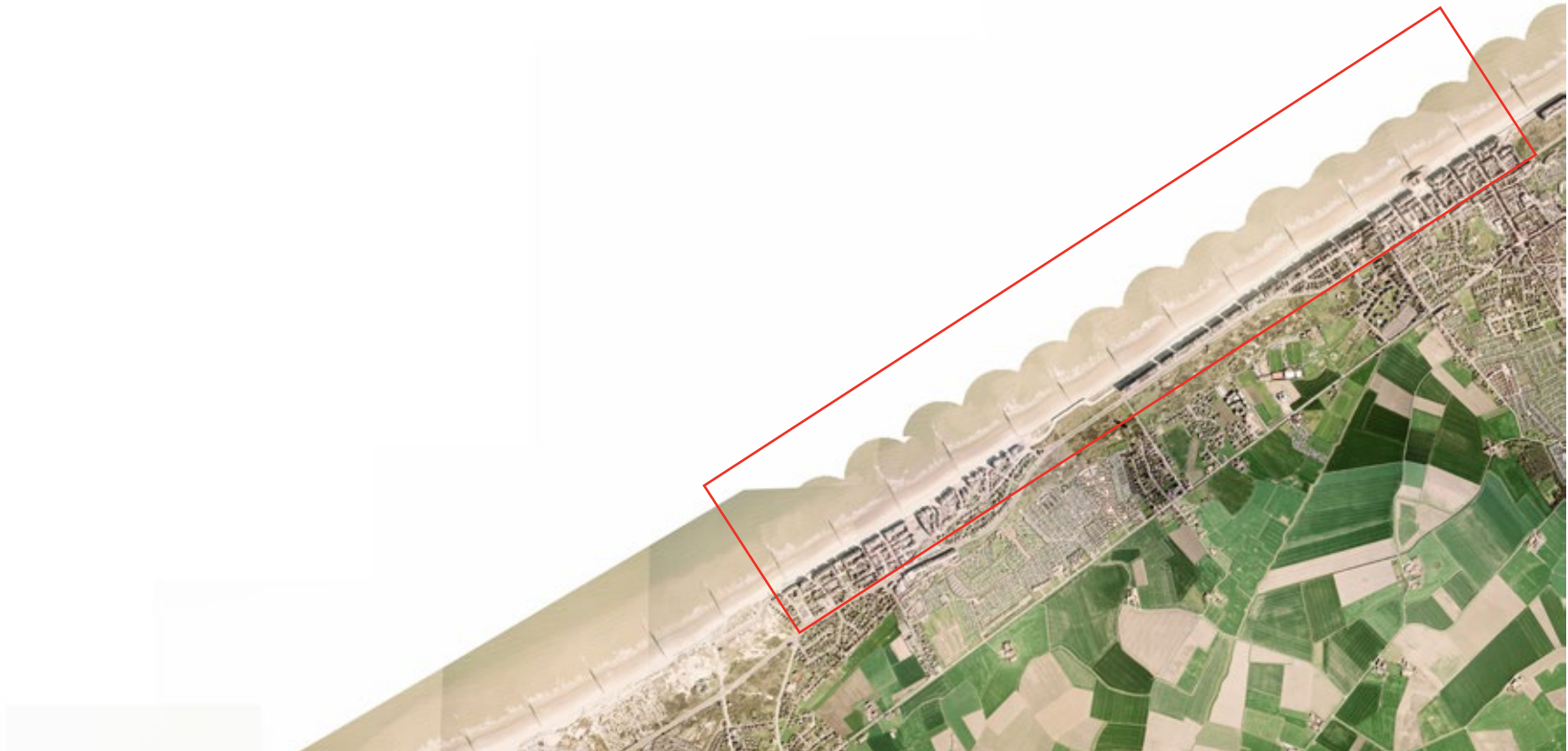


instance enhance security, but if possible also make a contribution to the other four elements. The calculation of the flood risk in the Coastal Security Master-Plan show that there are serious risks of fatalities and damage resulting from flooding by the sea in Middelkerke and Westende. Tackling these risks is of course a priority.

The option selected for the reinforcement of this weak zone consists of the widening of the present sea wall in accordance with the principle of a stilling wave basin (SWB) and the augmentation of the beach.

Near the casino in Middelkerke-Bad the necessary security is achieved by constructing a dike on the sea side of the casino. This will have to be joined to the expansion of the sea wall on both sides of the casino.

The Coast Department and Middelkerke local authority are looking for a design in which the functional element – the increase in coastal security – is combined with an upgrade of the public space. Considering the tourist-recreational importance of this zone and the character of the public space, for the client this project is an ideal way of presenting itself to a broad public. In addition to the work on security and the spatial quality of the surroundings, the project is also intended to provide a striking and attractive added value. For this reason special attention must be paid to the design of the plan and its sustainability. It should develop into a tourist-recreational maritime attraction and once again be part of the collective memory of both residents and visitors.







Client	Opdrachthoudende vereniging voor crematoriumbeheer arrondissement Oostende (OVCO)	Fee for furniture between 3% and 5% (Percentages are applied onto the total investment allowance for the furniture)
Ligging	Old brick factory, Grintweg, 8400 Ostend	Winner's award
Budget	2.700.000,- euro (excl VAT) for the buildings, 300.000,- euro (excl VAT) for the furniture, 450.000 (excl VAT) for the surroundings	6.875,00 € (excl. VAT) per candidate (4 candidates)
Fee:	Fee for architecture between 6,7% and 7,3% Fee for stability between 2,5% and 3,4% Fee for utilities between 1,8% and 2,3% (Percentages are applied onto the total investment allowance for the building) Fee for design of surroundings between 7,8% and 10,4% (Percentages are applied onto the total investment allowance for the surroundings)	

The objective of the Commission for Crematorium Management (OVCO), whose member boroughs are Ostend, Oudenburg, Bredene and Middelkerke, is to build a crematorium.

The assignment is for the construction of a new crematorium and its siting in the landscape of the woods on the outskirts of Ostend. Determining the urban planning preconditions is not part of the assignment. The 'Crematorium' Spatial Implementation Plan (RUP) is currently being drawn up and provides the framework for this assignment. Approval is scheduled for mid-2014.

Considering the number of inhabitants in West Flanders, which was 1,169,990 on 1 January 2012, the establishment of a third crematorium in the province responds to a genuine need, more so because the whole of the coastline is too far from any crematorium. This complex of buildings will be built on the site of the old brick factory at Grintweg in Ostend.

A centre for farewells and a crematorium are emotional places where one can take leave in a dignified manner. It is a public and pluralist place where people can come regardless of their religious and philosophical convictions. The architecture we aspire to is of high quality, and shows respect for the surroundings and for the emotions of the people who come to bid farewell to their dead. The building should radiate serenity. The operational functionality and good access to the building and the site are points for particular attention in the design. The

client points out that the building will have to be built in a limited amount of time.

The building programme comprises:

- a utility building for two cremation ovens, with the potential for extension to include possible new forms of delivery of bodies
- two auditoria with accompanying family rooms and a waiting area
- the layout of the open space (landscape and car parks)
- gardens of rest and columbarium

The oven and filter installations are not part of the assignment, though it does include their location and aesthetic aspects.







Ostend - replacement building for “t schoon schip” in the Westerkwartier

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

Client	CVBA De Oostendse Haard	Fee	fee scale based on VMSW model contract
Location	Gelijkheidstraat – Werkzaamheidstraat – Schelpenstraat – Overvloedstraat, 8400 Oostende		Fee for architecture: in accordance with VMSW guidelines: fee scale 2006.1 Fee for stability and utilities: in accordance with VMSW guidelines: model contract type R1-2005
Budget	Depending on the number of housing units and on the basis of the VSMW's maximum FS3 Building budget: € 9.500.000 excl. VAT and fees The designer will take account of a possible subsidy for road building	Winner's award	€ 5000 (excl. VAT) per candidate – 5 candidates

De Oostendse Haard is a social housing company that administers a stock of almost 1500 homes.

The company's aims are:

1. To improve the standard of homes for families and singles in need of housing, especially the most needy families and singles, by providing a sufficient supply of social housing to rent or buy, possibly including communal facilities, paying attention to their integration into the local housing situation.
2. To contribute to upgrading the housing stock by renovating, improving and adapting unfit buildings or buildings, or if necessary demolishing and replacing them.

The Westerkwartier in Ostend is the birthplace of social housing in this coastal town. The principle that generally applies here is that the most important criterion for the heritage is urban design cohesion. The successive stages of building of the same uniform character nevertheless reflect the respective architectural trends and building techniques.

The 'Oostendse Haard' was founded in 1921, and the majority of the homes the company has built are in this district. Work on the district started in 1922 and was brought to an end in the late 1970s.

There is currently a stock of 459 housing units in the district, divided up as follows:

- 184 housing units with 1 bedroom
- 106 housing units with 2 bedrooms
- 137 housing units with 3 bedrooms
- 32 housing units with 4 or more bedrooms

More than 60% of the inhabitants are older than 60 and more than 50% are single. The majority of the present tenants live in a home that is too large or unsuitable.

The Oostendse Haard wants its sitting tenants to be able to live safely and comfortably at home and in their own neighbourhood for as long as possible.

The present composition of this group of buildings consists of 53 flats and 4 houses with a communal inner garden (semi-public).

The flats and houses in Gelijkheidstraat, Werkzaamheidstraat, Schelpenstraat and Overvloedstraat in Ostend that were erected during the 13th and 14th stages (dating from 1970/1972, and were designed by Groep Planning in Bruges) of the then development of the Westerkwartier are part of this neighbourhood, which is considered as an architectural entity (see VIOE architectural heritage inventory). Ostend town council also attaches a high site





value to these buildings because they form a homogeneous whole and interact with public space, and for their building type and façade.

For this reason the Oostendse Haard first considered the option of renovating the buildings. But after thorough analysis and research it came to the conclusion that it is more appropriate to demolish and replace them.

The renovation study was put before Ostend council's heritage committee. This committee is of the opinion that there are sufficient legal, social, functional and economic arguments that proactively support the option of innovative new buildings of VERY HIGH ARCHITECTURAL QUALITY. The garden district concept must certainly be retained and enhanced.

At least 85 flats have to be built on this site, as follows:

- 85 with 1 bedroom (type 1/2)
- all ground-floor flats must be designed in accordance with the principle of lifelong housing (over 65)
- The Oostendse Haard is still examining the possibility of making a number of the flats into social sheltered/assisted living homes

The design takes account of the fact that the project will be demolished and newly built in

stages.

People will have to move house in between each stage.

The location requires the perfect interaction with the huge amount of outdoor space, the historical value of the district, respect for the garden district concept and a renewed interpretation of the needs of future residents in a group of buildings with a sustainable, future-oriented, collective and integrated design vision.





002604

Grimbergen - Eigen Thuis

All-inclusive design assignment for the construction of a housing facility in Grimbergen for thirty adults who are seriously motor-disabled

Client	vzw Eigen Thuis
Location	Schildpadstraat 30, 1850 Grimbergen
Budget	€ 3.320.397 excl. VAT and fees
Fee	min. 11% - max. 11.5 %
Winner's award	€ 4.200 excl. VAT per candidate (4 candidates)



The Eigen Huis npo was set up in 1975 as a centre for the integration of disabled people. It has developed various activities to achieve this. In 1980 it started a collective housing facility in Grimbergen for thirty adults with serious motor disablement. An Adapted Transport Service provides door to door transport for the residents and all those with limited mobility in the Halle-Vilvoorde district. The community centre organises socio-cultural activities that are also open to a broader public. Lastly, the Mobile Assistance and Support Unit offers assistance and support to disabled people, the ill and the elderly, mainly outside their home.

Eigen Thuis npo has 81 members of staff. The main focus of its work is the independence and self-sufficiency of the residents. The majority of the residents are wheelchair-bound and their clinical state is evolving, so the requirements in the housing units also have to evolve.

The present Eigen Thuis housing facility and the community centre are planned for a residential area with the aim of improving integration. The building now appears no longer to meet this objective. For this reason Eigen Thuis envisages a new building on the same site, and its setting, organisation and design should serve the client's mission as best it can. This new building should fit into a future vision for the whole site, where in future other organisations may possibly also offer their care services.

Eigen Thuis starts out from the view that each form of housing on its site aims to make the residents' daily life and individual life-projects possible and advance the social integration and emancipation of the residents.

The key words in this project are accessibility, self-sufficiency, sustainability, domesticity, openness, flexibility and solidarity.









002605

Brasschaat - administrative centre

All-inclusive design assignment for the construction of an administrative centre in Brasschaat

Client	Brasschaat town council
Location	Verhoevenlei 11, 2930 Brasschaat (present town hall is at Bredabaan 182, 2930 Brasschaat)
Budget	New administrative centre including hall with stage: € 13.088.200 (excl. VAT) Renovation of town hall: €700,000 (excl. VAT)
Timing	Award of assignment: March 2014
Fee	Overall fee of min. 8% and max. 12%
Winner's award	€ 10.000 (excl. VAT) per candidate (4 candidates)

Brasschaat town council wants to establish synergy between the social services (OCMW) and the local authority. The local authority departments and the OCMW are currently housed in different places. The aim is to bring them together in a single public place by building a new administrative centre (NAC) on the campus model adjacent to the present town hall, where citizens will find all the local services in one place.

While retaining the present town hall, we would like to build an NAC very close to it. By retaining the old town hall we focus attention on a building that is important to the borough and keep a place that gives the town an identity.

In addition to attractive and innovative architecture, the new building, at walking distance from the present town hall, should also concentrate on sustainable, low-energy use. As far as EPB regulations are concerned, the project as a whole must comply with the law that will come into force on 1 January 2014.

In addition to urban design and architectural quality, we would like to pay much attention to maximising cooperation between all the departments of the local council and the OCMW. The continued optimisation of cooperative structures is a coherent part of the brief. For the staff, the new building and the renovation of the existing town hall should be a pleasant and future-oriented work environment where the main focus is on the citizen. The local authority aspires to maximum digitisation of all departments and processes.



A variant is also requested, which includes a hall with stage for a potential audience of 350 to 400 people. The local council sees the building of an NAC as an opportunity to include a hall with stage. The designers will be asked to verify whether this function can offer added value in a well-integrated manner.

Candidates are also requested to formulate a vision for the design of the public domain around the existing town hall and the new NAC, as well as the public space between them. In the proposal for the NAC in Verhoevenlei, a vision is requested for the architectural appearance and finish of the whole building and the public space as far as Leopoldslei.









002606

Agentschap Kunsten en Erfgoed - Frans Masereel Centrum

All-inclusive design assignment for a printmaking studio and public area (also for exhibitions)

Client	Agentschap Kunsten en Erfgoed
Location	Masereeldijk 5, 2460 Kasterlee
Budget	€ 529.000 incl. VAT
Fee	€ 55.000 incl. VAT
Winner's award	€ 6.250 incl. VAT per candidate (4 candidates)



The Frans Masereel Centrum is a Flemish centre for the graphic arts that was opened in 1972. It is a place where Belgian and international artists, researchers and graphic designers can stay, meet and experiment. It offers a workplace and residences to graphic and other artists and critics who want to work on engraving, relief printing, silkscreen and lithography, or research the relationship between graphic art and the other visual arts. The organisation focuses mainly on creation rather than reproduction, since it is intended to function as a laboratory. It is also a platform for the public, the artist and his work. The Frans Masereel Centrum also organises all manner of graphic art projects such as exhibitions, open portfolio sessions, talks, print-related demonstrations, etc.

The present main building was put up by Lou Jansen in 1967 and is a circular volume containing the studio and the administrative areas. The nine triangular artist's houses are arranged in the form of a U. The well-considered structure of the site and the main building provide the perfect setting for both the residences and the printing studio.

The new building for the centre comprises a printmaking studio, a public area, a workshop for technical maintenance and an archive room. The design should match the special architecture of the present buildings, and meet the specific requirements of a printmaking studio that is to be used communally and the multifunctional objectives of the public area, which will be used for exhibitions and presentation as well as a meeting place.

The architectural challenge is to create a place where works of graphic art can be produced and shown under ideal conditions, and where artists can meet and exchange ideas and knowledge. The printmaking studio will also house the equipment for the various printmaking techniques, with an emphasis on a silkscreen studio. The archive room will keep about 15,000 works of graphic art in museum conditions.

The key concepts for this new building are: sustainability, safety, efficiency and openness.









Ghent City Council - Multi-storey car park in Ledeberg

All-inclusive design assignment for the construction of a multi-storey car park with about 550 spaces in Ledeberg

Client	Stad Gent (Ghent City Council)
Location	Hundelgemsesteenweg, 9340 Ledeberg
Budget	7.500.000 euro
Timing	TAward of brief to designer(s): 1 June 2014 Award of contract to builder(s): 1 July 2015 Scheduled end of work: 1 July 2016
Fee	overall fee of min. 7% & max. 8%
Winner's award	6.500 euro (excl. VAT) per candidate (5 candidates)

- P+R facilities for commuters and visitors to the city centre and for visitors to the local shops, especially the Sunday-morning market in Ledeberg.
- additional neighbourhood parking for the small-scale residential fabric.
- short-term parking for local retailers and catering trade.
- local parking for clients of the new service providers

In practical terms, it is envisaged that these needs will be met in the following ways:

- construction of a neighbourhood car park under the B401 viaduct.
- retention of a number of short-term parking spaces at walking distance from the shops (along Hundelgemsesteenweg).
- and – the subject of this open call – the construction of a new multi-storey car park on Hundelgemsesteenweg on the site of the present neighbourhood car park next to the roundabout at Eggermontstraat, and the layout of the surrounding area.

Other functions may also be accommodated in this multi-storey car park (e.g. retail, services, conference rooms or places to eat and drink, either on the ground floor or the top floor).

The construction of a new multi-storey car park along Hundelgemsesteenweg is an important strategic project in the task of upgrading the 'gateway formed by Botermarkt, Eggermontstraat and surroundings': so the architecture of the new building plays a major part in defining the appearance of this renewed entry to Ledeberg and Ghent city centre.

It is essential that the building or the layout of its surroundings should be green. Ledeberg is densely built up and craves more green space: the possible loss of greenery on the site of the multi-storey car park must as far as possible be compensated by an ingenious design that makes greenery visible.

Maximum account must be taken of the City Council's guidelines on sustainable and low-energy building, rational energy use, public greenery, lighting, etc.

At the same time, a number of guidelines laid down in the preliminary traffic study, the study of parking requirements and the MOBER transport report must be taken into account in the design.

In addition, the design must also take account of a possible future extension above the B401.

The Spatial Structure Plan for Ghent and the Mobility Plan aim for the introduction of P+R facilities as one of the possible measures to stimulate the use of alternatives to the car.

The current administrative agreement provides for the creation of 'a ring of P+R car parks'. The construction of a multi-storey car park in the area between Willem Van Guliklaan, Gaston Crommenlaan and Hundelgemsesteenweg in Ledeberg fits perfectly into this P+R strategy. This multi-storey car park had previously already been incorporated into the 'Bellevue' Spatial Implementation Plan and is part of the Ledeberg Urban Renewal Project.

Nor is the choice of this location at odds with clause 3.55 of the administrative agreement, in which it is laid down that an extensive P+R would be built near the motorway turn-off, in the zone between Sint-Lievenslaan and Okapistraat.

Ghent City Council would like to breathe new life into this district by means of the Ledeberg Urban Renewal Project. To this end the Mayor and Aldermen approved a physical spatial action plan on 28 August 2008. It focuses on spatial elements and is one of the three pillars of the Urban Renewal Project. Work is also being put into the economic and socio-cultural and artistic aspects.

Parking plays an important part in the physical spatial action plan. Spatially sound parking solutions have to be proposed for the following parking requirements:









Genk town council - sports park in E. Van Dorenlaan

All-inclusive design assignment for laying out the surroundings of the sports park in Genk.

Client	Genk town council
Location	E Van Dorenlaan, 3600 Genk
Budget	Overall budget for the all-inclusive project is further to be defined creation of sports field (stage 1): € 1.450.000 incl. VAT
Timing	Award of brief to the designer(s): early 2014 Award of assignment to the contractor(s): 2014-15 Scheduled end of work: 2015-16
Fee	Based on KVIV fee scale I, class 1
Winner's award	€ 5.000 (excl. VAT) per candidate – 4 candidates

Genk town council is actively engaged in developing a number of strategic projects to give shape to the town with its various focal points and to boost the level of facilities and the experience of the town. One of these sites is the sports park in Emiel Van Dorenlaan. Some time ago the architect Isia Isgour drew up a master-plan for this sports campus, and the present sports centre with its municipal swimming baths, now a protected monument, is a fine building that forms part of it.

Work on a new municipal sports hall, alongside the municipal swimming baths, started in the spring.

The existing municipal sports centre is a protected building of exceptional architectural value. For this reason the architects of the new sports hall opted for a design that is out of the ordinary. The aim is to give this sports hall an identity of its own, just as vigorous and striking as its counterpart.

In the present assignment, Genk town council wishes to have the grounds of this sports park designed and the design carried out. The public space that makes up the sports park should be able to incorporate a range of sports-related programme elements (skatepark, football cage, playground, etc.) and the organisation of municipal activities. The design will put forward innovative proposals to achieve these aims.

The quality of the design of the public space should underpin and enhance the quality of the

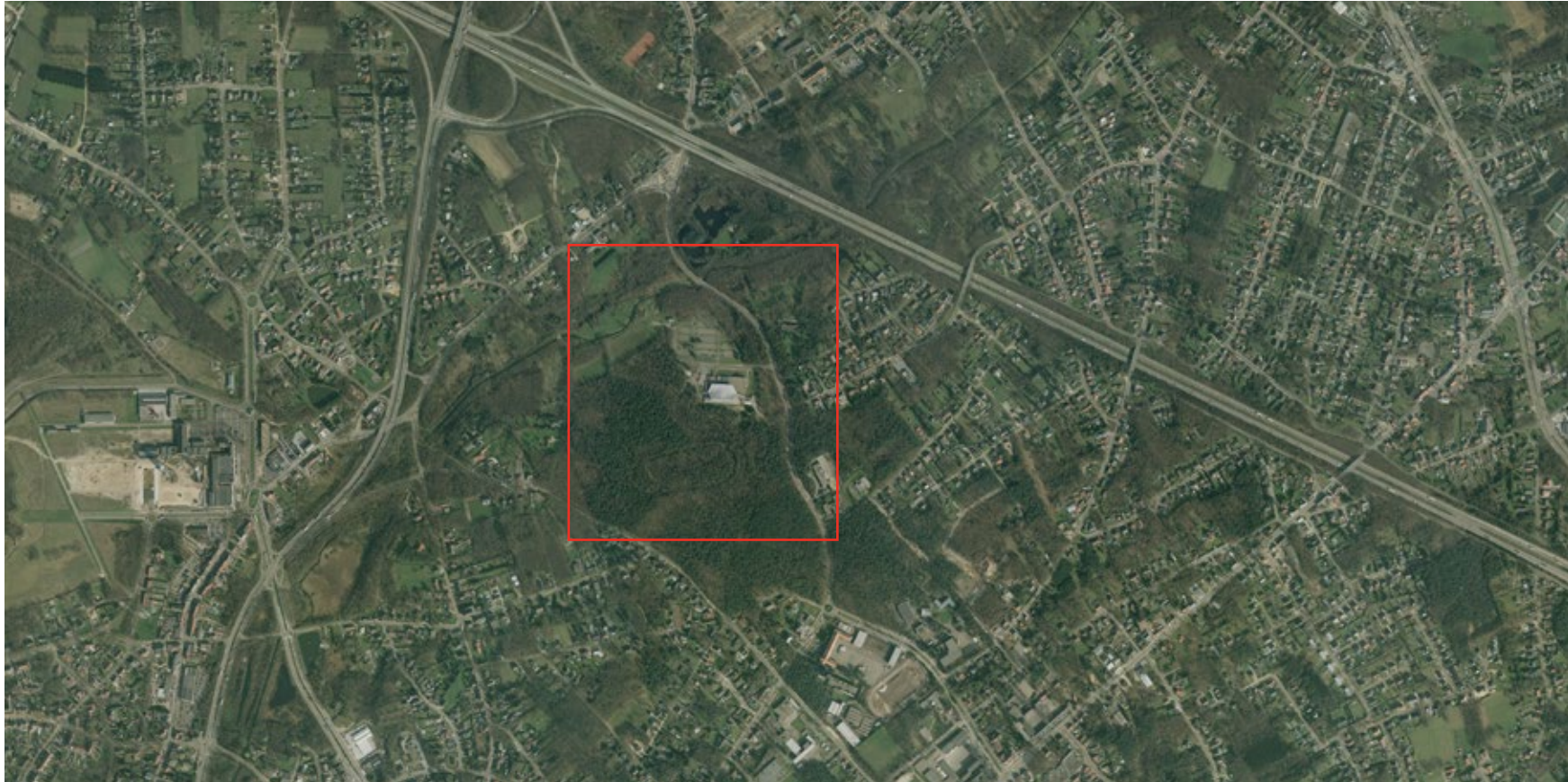
buildings. Both buildings, the existing and new sports halls, will be opposite each other and will thus enter into dialogue. The space between the buildings should on the one hand fuel this dialogue by fitting in with the design of the two buildings and on the other should upgrade the sporting experience of the location by including an appropriate range of activities.

The high-quality public space between the new sports hall and the existing sports centre will also function as a municipal square from where the routes to the various functions of the sports park will depart (sports centre, sports hall, sports wood at the rear, football pitches, car park, etc.).

In addition to the 'sports square', in this assignment our aim is also to organise the whole sports park, integrating the existing qualities of the landscape, the valley of the Stiemerbeek stream and the municipal wood.

In concrete terms, the assignment includes:

- the design and arrangement of the 'sports square' between the entrances to the new sports hall and the municipal swimming baths (stage 1).
- positioning of the desired and possible programme elements that can be accommodated on the new 'sports square' (in consultation with the sports department). These programme elements are to be incorporated fully into the design for the square.
- the design of the sports park within the bounds of the project area.
- the integration of the valley of the Stiemerbeek stream into the existing wooded landscape.
- the more efficient organisation of the front car park.
- the optimisation of traffic circulation to and on the site.
- creating a safe junction between the E. Van Dorenlaan and the entrance to the sports centre site.
- investigating and developing the water management on the site, taking account of the conditions imposed by Limburg's provincial authorities.
- ...







Borgloon: Master-plan for Loon towns & cities and the historical town centre

All-inclusive design assignment, to draw up a master-plan for the Loon towns & cities and the historical town centre of Borgloon, drawing up a revision of the 'Centre' Spatial Implementation Plan (RUP), and the implementation of the master-plan

Client	Borgloon Town Council
Location	Borgloon town centre (area inside the Graaf), especially the Burchtheuvel (Castle Mound), Speelhof (incl. church, curate's house and deanery) and the Graaf. More broadly, the other Loon towns & cities (Beringen, Bilzen, Bree, Hamont, Hasselt, Herk-de-Stad, Maaseik, Peer and Dilsen-Stokkem).
Budget	drawing up master-plan: € 75.000 (excl. VAT) Revision of RUP: flat-rate fee based on master-plan Implementation of master-plan: budget still to be determined, dependent on master-plan
Timing	award of brief to designer(s): February 2014
Fee	KVIV Level I Class 2, min. KVIV -2% and max. KVIV (implementation)
Winner's award	€ 5.000 (excl. VAT) per candidate (4 candidates)

wishes to commission a 'Master-Plan for the Loon towns & cities and the historical town centre'. The purpose of the master-plan is to make clear the significance of the County of Loon as a forerunner of Limburg and to enable this to be seen, understood and experienced by both the inhabitants and visitors. This requires sustainable, well-considered, contemporary infrastructure interventions in the public domain in the town of Borgloon as the place of origin and in the other 9 Loon towns & cities.

The master-plan includes the following important elements:

1. The development of a vision for the future of the remnants of the past of Loon and the old meeting place or 'sala' of the Counts of Loon.
2. An examination of the possibility of re-laying certain areas of the historical centre of Borgloon, specifically the Castle Mound and the Graaf, also devoting attention to the historical town gates.
3. An examination of opening up the heritage of the town and the St Odolphus Church: archaeological, built and movable.
4. A formulation of a vision of necessary interventions and their feasibility in terms of cost and time-span, in both Borgloon and the other Loon towns & cities (Beringen, Bilzen, Bree, Hamont, Hasselt, Herk-de-Stad, Maaseik, Peer and Dilsen-Stokkem) in order to give a clearer picture of the County.

It is preferred that this assignment be implemented by an interdisciplinary team that comprises skills in heritage, architecture, urban design and landscape architecture.

If the master-plan turns out not to correspond to the stipulations of the 'Centre' RUP, the client may decide to review all or part of the RUP. The client may also decide to assign the review of the RUP to the design team, but it is not obliged to do so. The client may also decide to assign all or part of the implementation of the master-plan or the RUP to the design team, but is not obliged to do so. If the master-plan is not implemented, the party that drew it up has no right to damages, but will be given the task of quality supervision.

Borgloon is an agricultural district in the south of the province of Limburg, at the heart of the Haspengouw area and on the Tongeren-St Truiden axis.

As the capital of the former County of Loon, Borgloon has a distinctly urban town centre on a hill. In the 11th century the Counts of Loon built their residence and fortress on this hill. The remains of this were demolished in the 19th century. The mediaeval character of the town has been preserved down the centuries. This is illustrated by the mediaeval street pattern, the market and the narrow alleyways. The castle mound, town hall, Canon's House and church are all evidence of when it was a flourishing town.

Beyond Borgloon, the towns and cities of Beringen, Bilzen, Bree, Hamont, Hasselt, Herk-de-Stad, Maaseik, Peer and Dilsen-Stokkem were also part of the County of Loon.

At the end of 2001 a Spatial Implementation Plan for the 'Centre' was approved; it emphasised the conservation and restoration of the existing valuable built heritage.

Now, to make use of subsidies from the Limburg provincial authorities, the town council







Maaseik - Masterplan hospital site**all-inclusive design assignment to draw up a master-plan for the hospital site at Maaseik**

Client	Maaseik town council
Location	Centre of Maaseik: the street block between Koningin Fabiolalaan (ring-road), Sionstraat, Mgr. Koningstraat and the OCMW service flats at Dekenskamp.
Fee	€ 75.000 excl. VAT, incl. fees Spatial Implementation Plan (RUP): fixed fee based on the masterplan
Winner's award	€ 5.000 (excl. VAT) per candidate – 4 candidates

The master-plan does not fix everything immutably, but provides a flexible vision which, taking account of economic usefulness and cost-effectiveness, results in a plan that is possible to implement, will be permitted, and has broad public support.

The envisaged result of this process is an integrated development plan (master-plan) that provides the desired vision for the future in the short, medium and long term, for the project area and the broader surroundings, and contains a summary of priorities and action for its implementation. This includes, among other things:

- technical/building and financial analysis of the hospital in preparation for the strategic choices
- recommendations on possible resources for its implementation (PPS, grants, etc.) and full specifications including the critical path
- the full design brief for one or more stages of the public space
- a participation and communication plan for the above

For these tasks the town council is looking for an innovative and motivated interdisciplinary team that wants to help define the future appearance of this part of the town.

The town council reserves the right to extend this design brief (or not) to include one or more design briefs to draw up a municipal spatial implementation plan.

After delivery of this master-plan, the client may decide not to award all or part of the brief for the implementation of the master-plan to the design team that drew it up. He may decide to award the subsequent assignments to third parties. If this be the case, the team that drew up the master-plan will be given the task of supervisor. If the master-plan does not lead to any further implementation, the team that drew it up has no right to apply for damages.

Maaseik is a town of considerable cultural history surrounded by countryside and is located in north-eastern Limburg. It has a land area of 7,692 ha. and comprises the subdistricts of Maaseik, Neeroeteren and Opoeteren. It has 24,872 inhabitants. It is well known as a town of museums and has a lot to offer tourists. Lots of events are organised every year. It has a great many schools, representing all the education networks.

In 2014 a new hospital will be built on the eastern side of the town, and the present activities will be brought together there in 2016. At that point the present hospital will be given a new use or will be demolished. The site of the old hospital is in a key position between the 'Town on the Maas' development area and the town centre of Maaseik. The way this site is used must enhance the urban fabric of the town and ensure a good link with the new, highly dynamic part of the town.

The local council wants to develop a strategy to examine how an enhancement of the urban fabric can be achieved, e.g. by building residential functions, public amenities, redesigning the public domain etc. The traffic and parking situation must also be evaluated as part of the project. The creation of a new main stopping point for De Lijn public transport company could contribute to increasing the intensity of the location. A public space that can be experienced as such also has to be designed for the site, and must link up with the larger entity of the 'ramparts' land. A structural vision or master-plan is needed for both the public space and the built-up area.









Projects that come under the rules for restoration grants

Local authorities that wish to restore a protected monument and for this purpose apply for a restoration grant from the Flemish Authorities have to comply with the Flemish Government resolution of 14th December 2001 regarding the grant system for restoration work on protected monuments, amended by the Flemish Government resolutions of 20th September 2002, 23rd June 2006, 30th April 2009, 4th December 2009 and 10th September 2010.

The Open Call projects that involve the restoration of a protected monument must therefore comply with the stipulations of these rules. The consequence is that for these projects the designer is appointed in accordance with an adapted Open Call procedure.

This means in the first place that the following criteria are used for the selection:

1° Qualifications:

- a) educational qualifications: the diplomas and certificates of the designer(s) and possibly the subcontractors
- b) professional qualifications: statement of the number of years or relevant professional experience in the monument preservation sector

2. Relevant references concerning restoration carried out during the last three years in Belgium or abroad, including written report on the completion of the works.

For this purpose the designer provides the following information:

- a) 1) description of the reference project
- 2) date of completion
- 3) name and address of the client
- 4) description of the approach taken in the reference project (methodology), stating the means of monitoring the execution of the project and any parts which may have been carried out by subcontractors
- 5) level of involvement in the reference project: as person in charge, as member of staff or as trainee.
- b) if no relevant references are available, the designer writes a thorough justification of why he considers himself qualified to be given the assignment.

3. That part of the brief which the designer intends to subcontract out, giving the details of the subcontractor(s).

Any designer who does not add this information to their application will not qualify for selection. So it is no longer possible to add the people with the necessary skills to your team after selection has taken place.

In addition, it must be noted that the restoration grant resolution stipulates the use of clearly-defined allocation criteria. This means that when drawing up the specifications that will ultimately lead to the designation of the party that will carry out the work, account must be taken of the following criteria (in descending order of importance):

The submission must contain:

- 1. A concept document, containing a description of the approach and methodology for the assignment
- 2. A statement of the plan for the nature and intensity of the site monitoring proposed by the candidate designer(s)
- 3. A statement of the services to be provided in exchange for the percentage set in advance by the receiver of the grant or the price to be paid as a fee

It is possible that additional criteria may be added, but they must only be supplementary and cannot under any circumstances take priority over the three abovementioned criteria. This means that the above criteria will always count for more than any additional ones, and that they must always be the first three allocation criteria.

Note: applicants should add to their portfolio the information requested in the Flemish Government resolution of 14th December 2001 regarding the grant system for restoration work on protected monuments, amended by the Flemish Government resolutions of 20th September 2002, 23rd June 2006, 30th April 2009, 4th December 2009 and 10th September 2010.



Hoogstraten - Klein Seminarie**All-inclusive design assignment for the renovation, restoration and conversion of the front building at the Klein Seminarie in Hoogstraten.**

Client	Catholic education network, Hoogstraten region
Location	Vrijheid 234, 2320 Hoogstraten
Budget	€ 7.500.000 excl. VAT and fees
Timing	To be carried out in stages depending on subsidies from COE and Agion and on the work of the school
Fee	minimum 8% and maximum 12% (including all supplements for restoration, stability, technical installations, acoustics, safety coordination, EPB, etc.)
Winner's award	€ 4.000 excl. VAT per candidate (3 candidates)

The Klein Seminarie in Hoogstraten is a school campus comprising nursery, primary and secondary education and has a strong tradition of boarding.

This Catholic school was established in 1835 as an Archdiocesan College and in 1837 was converted into the first section of the Archdiocesan Seminary in Hoogstraten. The centenary chapel was built in 1934-35 to a design by the architect Frans Peeters to signal the school's centenary. Between 1939 and 1945 the street-frontage was also renewed: the front building was constructed in the Art Deco style, again by Frans Peeters. This front building was originally designed for boarders; all the teachers were priests who lived in, with a nunnery for the nuns who provided services to the school and its boarders. The school was initially intended only for boarders. As from 1959, day pupils were also admitted. In the first half of the eighties an older boarding building from 1905 was completely converted and renovated, as a result of which spacious rooms could be offered to 150 boarders. Following this a number of dormitories in the front building were also converted into rooms for boarders. However, in the course of the following years, society's need for boarding schools greatly diminished so that there was soon surplus space in the front building.

In the sixties and seventies new rooms for the primary and secondary schools were built behind the boarding wings. The growth of the school and the need for ever more classrooms for specific subjects meant that an increasing proportion of the front building was gradually taken over by the school.

Since 2002 the front building and the centenary chapel have been classified monuments and

form a very striking urban landmark in their street (called 'Vrijheid'), which is protected as a site. In addition, the front building and chapel, as part of the Klein Seminarie campus, are also included in the inventory of valuable heritage.

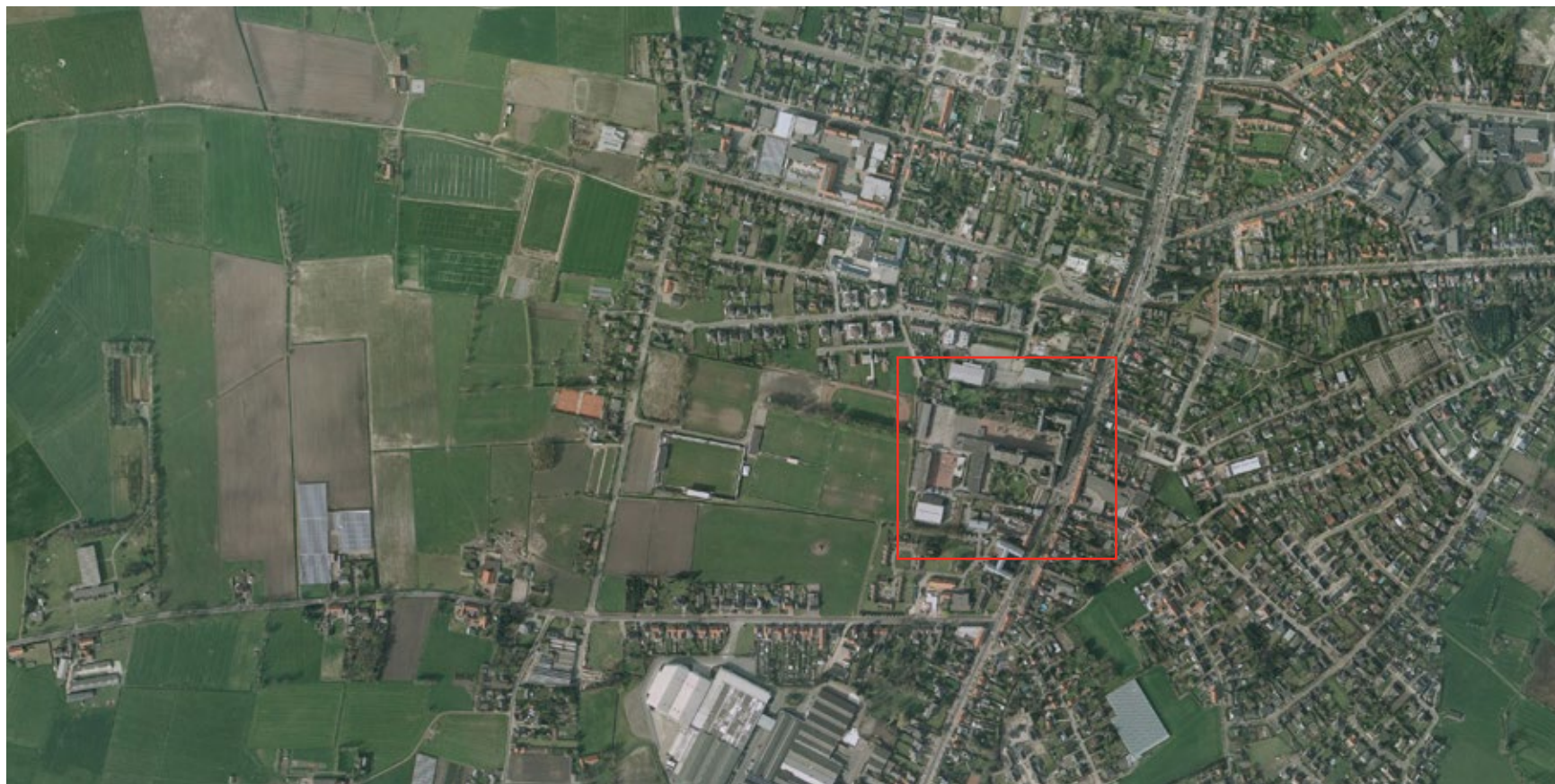
The school experiences the appearance of the building to be at odds with the character of its education. The architecture is a reference to the educational concept of the time, when it was screened off from the influence of society, whereas contemporary education is intended to educate youngsters in the everyday social reality. This openness should be tangible above all in the school's reception area.

The school is faced with a number of building physics problems in the front building and centenary chapel, which require maintenance and restoration. A solution has to be found for present-day norms and standards (accessibility, fire prevention, acoustics, etc.) and interventions have to be carried out in terms of energy use and ventilation. For these reasons and in order to check whether new requirements (additional classrooms, adapted and more spacious teachers' accommodation, open learning centre, sanitary facilities, etc.) are achievable in the front building and the centenary chapel, the school had a master-plan drawn up in 2011.

In the Open Call a draft design will be requested for part of the whole assignment.

Note: Candidates must add to their portfolio the details requested in the Flemish Government Order of 14 December 2001 concerning the subsidy system for restoration work on classified monuments, amended by Flemish Government orders on 20 September 2002, 23 June 2006, 30 April 2009, 4 December 2009 and 10 September 2010. You will find more information on the previous pages.











Team Vlaams Bouwmeester

layout

Team Vlaams Bouwmeester

Photography

Tim Van de Velde

Aerial photographs

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

Responsible publisher

Vlaamse Overheid
Vlaams Bouwmeester
Grasmarkt 61, 1000 Brussel

For more information

on tendering, brief documents, additional information and conditions, contact:

sofie.troch@bz.vlaanderen.be
(+32) 2 553 29 75