

Open Call 18  
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In case of differences between the Dutch and the English version of this document, the Dutch version prevails.



# Open Call 18

## *Just keep up the good work*

Despite the economic and financial crisis that is affecting the building sector worldwide, we have managed to publish the usual number of briefs in this 18th Open Call. What this indicates is that the public sector in our region is still continuing to invest fully, and that the search is always for the best possible team of designers to take up the brief in an inventive and adequate way.

As usual there are a number of briefs that stand out. Sometimes because of their impact and symbolic significance. The implementation plan for the Waalse Krook is indeed the second and extremely well prepared publication for a competition for this site, which is visually so important for the city of Ghent. The laboratories, offices and data centre for the VITO in Mol represent the start of an overall conversion of the striking site of the former atomic centre to meet changed needs. We also again see some truly impressive assignments from the care sector, a policy area where there is an unmistakable increase and broadening of interest in architecture.

What is conspicuous this time is the many briefs involving new administrative buildings for local council services, often linked to plans for the transformation of the town or village centre. These 'town halls' or 'social centres' are intended to be emblems of renewal. They naturally transcend the purely utilitarian uses of the ordinary office building. In addition, we welcome a couple of attractive infrastructure projects introduced by the Highways and Traffic Agency and by Aquafin. Their inclusion in this Open Call demonstrates the growing awareness of spatial quality in this policy area.

With regard to potential submitters, we would like to emphasise that in the preliminary stages of each brief, our team has made an effort to obtain a guarantee from the client that what is published will be correctly executed. The audit we commissioned from Idea Consult on the effects of the Open Call procedure indicates that the degree of implementation does indeed show a very positive trend, and we certainly want to continue stimulating this development.

After all, the success of the Open Call is tied up with the quality of the submitters. In this respect the notable increase in the number of submissions for the previous Open Call 17 (about 600 as opposed to the usual 300-400) was a good sign, but it is also potentially dangerous.

The chances of success decrease in proportion. For this reason we advise the teams to concentrate on those briefs they think they will best qualify for. On the one hand these should be briefs for which they can show references, and on the other briefs for which they can clearly show in their justification why they would like to draw up a design.

Lastly, I would like to advise potential participants to read the information on the way the allocation procedure works. For those who end up among the five selected teams asked to come up with a plan, I would like to repeat that it is only the first, nameless part of the allocation procedure that runs like an architectural competition (for designs). The second part (the presentation) is a negotiation procedure between the designers and the client. The role of the Flemish Government Architect is to make sure that these negotiations are carried on as correctly as possible and that no wrong decisions are taken. The ultimate choice remains that of the client, however.

This explanation is mainly intended as a response to comments from some participants in connection with the presentation of previous briefs. One should certainly not infer from this that we might have any reservations about the procedure or not play our part extremely conscientiously. We quite simply owe that to you and the proper operation of the Open Call.

Good luck!

Marcel Smets  
Flemish Government Architect



# 001801

## Ghent - Waalse Krook

Full design brief for the creation of a master-plan for the Waalse Krook site and the construction of a knowledge and cultural centre, containing a library for the future and a centre for new media in Ghent

Client	CVBA with social purpose Waalse Krook
Location	Block between Lammerstraat, Walpoortstraat and Schelde
Budget	64.457.742,- euro (incl. vat and fees)
Timing	Allocation of brief to designer(s): november 2009 Allocation of brief to contractor(s): autumn 2010 Scheduled end of work: end 2013
Fee Basis	Architecture: min. 6,00%, max. 8,00% Stability, technical installations, extra studies: to negotiate Master-plan: to negotiate Supervision (circus and public domain): to negotiate
Award	25.000,- euro (excl. vat) per winner Additional fee for volume model (scale 1/500) Additional fee for travel costs (depending on location)

The Waalse Krook is a site in the centre of Ghent bordered by Lammerstraat, Walpoortstraat and the River Scheldt. The former Winter Circus, later converted into the Mahy garage, is one of the most prominent buildings on the site and forms part of the protected cityscape. The site is now severely dilapidated and forms an urban cancer on the most important route into Ghent. Over the previous decades, a number of interesting scenarios were investigated to breathe new life into the site, but none of them came to anything. In 2006, the Flemish Minister of Culture, Bert Anciaux, launched the idea of redeveloping it as a 'Multimedia Site'. This is now taking shape as a knowledge and cultural centre, where knowledge and culture are collected, stored, made accessible and used both in the classical manner (on printed paper) and on hi-tech devices. The participation of Ghent University and the Interdisciplinary Institute for Broadband Technology in the project is the best guarantee that the project will be up to date on technological developments and that the possibilities and advantages of digitisation can be exploited to the full.

The Waalse Krook is a complex puzzle that is not easily solved. From an architectural point of view, the site has to be opened up and made habitable again and must again become a through-area in the direction of the city centre via pedestrian and bicycle bridges. Motor transport will be excluded as far as possible. A mixed range of functionalities which do not just provide for day activities but also evening activities, combined with additional housing, must



increase activity and social control and also the safety of the area. The new architecture must be rigorously ambitious and future-oriented and must become a new landmark in Ghent. In the historic centre the wealth of the past dominates, but in the student district – with the Waalse Krook literally at the top – it's the future that holds sway!

The current buildings of value and the former Winter Circus must be revitalised and given a new, active function. The site must become an important meeting point in Ghent. The library will play an extremely important role in attracting people to the site, but the other functions must also be able to attract a broad and interested public. Shops and cafes/restaurants can be additional points of attraction without dominating the site.

Last, but not least, the master-plan must be carried out within a realistic financial framework in which everyone assumes their own individual responsibilities within ambitious but acceptable limits.

The Open Call assignment comprises the plan for the whole project zone and the complete design brief for the new construction project. The design team will therefore draw up a master-plan for the whole site and carry out the construction of the new building. For the former circus and public area, the plan will function as a quality framework and the designer will in any case act as supervisor/advisor.









# 001802

## Harelbeke - Visual-quality plan and design vision Market Square

Full design brief for the creation of a visual-quality plan for the centre of Harelbeke and a design vision with a feasibility study for the Market Square and the full design brief for the layout of the public space comprising Marktpllein, Vrijdomkaai and Tweebruggenstraat.

Client	City of Harelbeke
Location	Centrum Harelbeke (Market Square to Westwijk, between N43 and Leie incl. both towpaths)
Timing	Allocation of brief to designer(s): spring 2010 Opleveren van de opdracht: spring 2011
Fee Basis	80.000,- euro (excl. vat) for visual-quality plan and a design vision and feasibility study Layout: min. KVIV - 3,00%, max. KVIV infrastructure contracts barema I, class 1 (Tweebruggenstraat), class 2 (Marktpllein Vrijdomkaai)
Award	5.000,- euro (excl. vat) per winner



Harelbeke is an elongated town built between the Ghent-Kortrijk railway line, the N43 regional road and the River Leie. The N43 road and the area around the church in the centre of the town are currently being relaid. In order to frame future developments which will radically change the visual appearance of the town as part of a broader plan, this Open Call is requesting the development of a high-quality plan for the zone between the church environs and the undeveloped land in Westwijk and between the N43 and the Leie (including both banks of the river).

In this visual-quality plan, Harelbeke is seeking a vision to give it a new identity. This is because the town's market square, with its strategic central location, currently has no visual character. The Leie (with, among other things, quays and riverbanks, lock, bridge, etc.) at present creates no added value for the town centre.

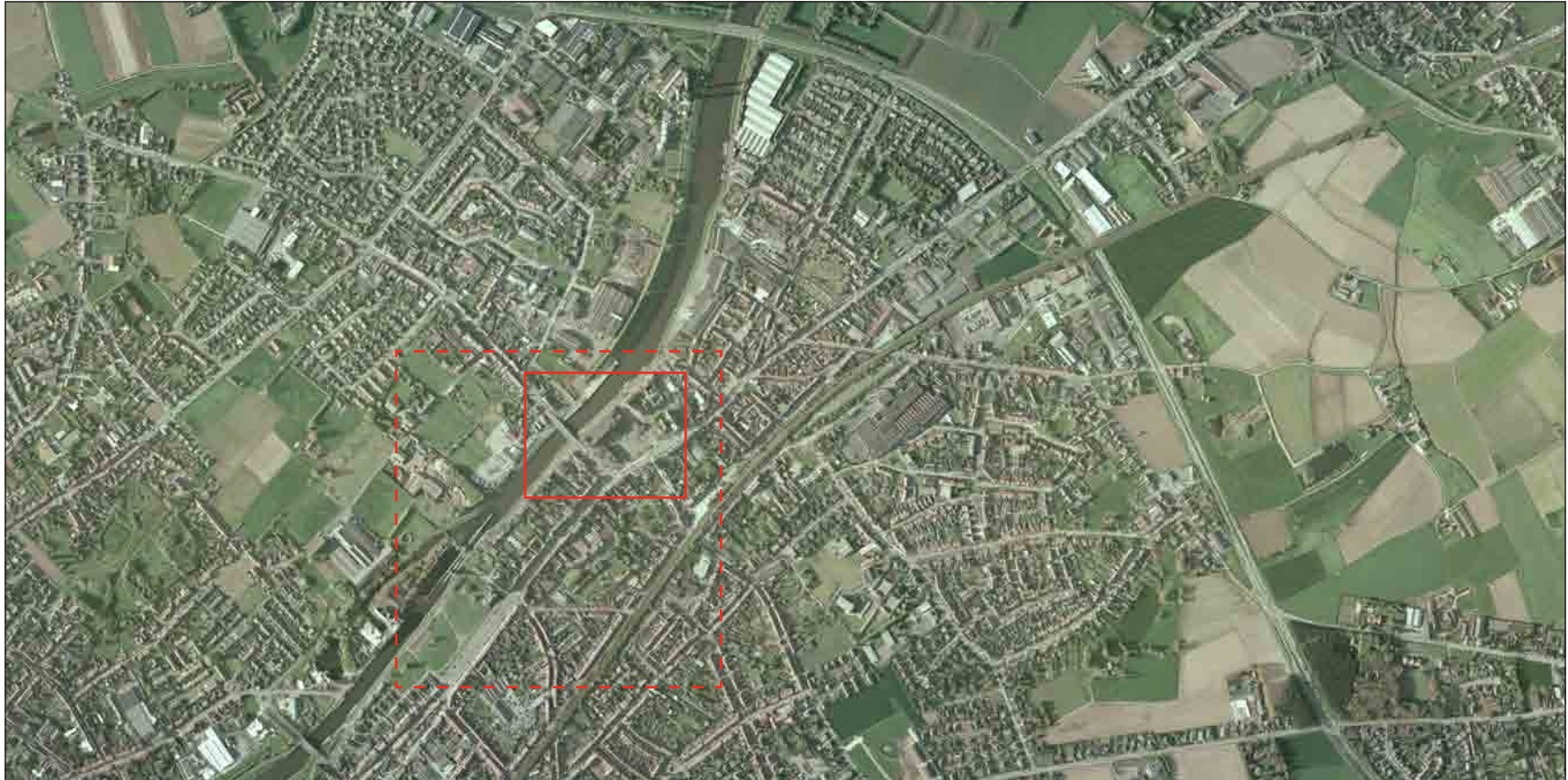
The visual-quality plan should guide the long-term transformation process in the intended area towards a coherent whole. It must lead to the creation of spatial and urban unity. It must establish a new, attractive architectural and land-use plan for the future. The plan must affirm the identity of Harelbeke, its positive use and the experience it offers, and its quality as a place for both visitors and residents to spend time.

In addition to the formulation of the visual-quality plan, a design vision with a feasibility study is also requested for the Market Square. What should literally be the heart of the town is

currently an uninspiring area of asphalt used as a car park. It is bordered by large blocks of flats and an inappropriate shopping centre. This shopping centre is now being brought up for discussion, which is generating new opportunities. An underground car park is being considered. Research needs to be carried out into how the relationship with the river can be restored in any new plan for the centre. A vision is also wanted for the former Alderman's House, a protected monument. The aim is to create a pleasant and lively market square, a meeting place in the centre of town, borne along by the functions on and around the square with, if possible, space for the weekly Thursday market.

Following the submission of the visual-quality plan and the formulation of a design vision, the client may decide not to award all or part of the assignment for the implementation of the plan for the public area of the Market Square, the Vrijdomkaai and Tweebruggenstraat to the design team.









# 001803

## Genk - Master-plan Kattenberg-Regina Mundi

Full design brief for the formulation of an urban planning master-plan for the Kattenberg-Regina Mundi site (related to drawing up Spatial Implementation Plan) and an architectural sub-assignment in Genk

Client	City of Genk
Location	Grotestraat, 3600 Genk
Timing	Allocation of brief to designer(s): 2010 Formulation master-plans: end of 2010 Formulation RUP: mid 2011 Formulation specifications architecture: mid 2012
Fee Basis	min. 50.000,- euro (excl. vat) max. 100.000,- euro (excl. vat)
Award	5.000,- euro (excl. vat) per winner

It is important that a cluster of connected functions are developed to give this site its own identity, for example by means of cultural-recreational and cultural-educational functions, including the relocation of the Municipal Academy of Graphic Arts and suchlike, the development of a centre for educational support and learning guidance, innovative forms of childcare, functions related to the healthcare industry (fitness and wellness etc.), functions connected to the development of Genk as a media town, and so on. These functions can be supplemented with various innovative types of housing, including student accommodation. Furthermore, the development plan must also offer space for the realisation of as yet unknown development opportunities.

In addition to the improvement of its functional perception value, the site must also give form in an innovative manner to the spatial qualities of the city centre, with particular attention for architecture and the design of public spaces.

The design assignment consists of working in dialogue with the client on translating the plan which is to be subsequently developed into a high-quality (architecturally), realistic, spatial master-plan and then a legally enforceable Spatial Implementation Plan in which the development of the future layout is guaranteed by way of spatial/architectural conditions.

The bar has been set high: in order to guarantee high-quality development, the designers of the master-plan may also be given the architectural brief to design an initial, prominent project in this zone and then to direct the development of the area in a supervisory capacity.

This assignment concerns the development of a historic site located on the southern edge of Genk town centre. The plan area comprises two sub-locations, namely Kattenberg, currently an above-ground car park, and the Regina Mundi site, a school campus which will be relocated in the near future. The sites have a combined surface area of +/- 2ha and are largely owned by Genk town council.

The site has a strategic location on the southern side of the central east-west axis between the town hall and Shopping 1, a zone which contains mainly shops and a limited number of cultural-tourist functions. At right angles to the site is the axis between the station and the Kattenberg-Regina Mundi plan area, with an underground car park within walking distance.

The site will be given a strategic function as a result of the enhancement of the functional-spatial qualities of the town centre. The site is intended for the development of new activities, which can increase the dynamism and level of activity in the town centre, even on evenings and weekends. These activities may be of either a public or private nature. The activities on the site must add new functions to the town centre and be able to attract lots of people to the area, which will also provide a boost to the functions already present in the heart of the town. The functions which are to be developed on the site may in no way cause any inconvenience to the surrounding residential areas.









# 001804

## Damme - Master-plan

Full design brief to draw up a master-plan for the OCMW (Social Services Department) site and surrounding area in Damme, and the effectuation of the master-plan (the formulation of a Spatial Implementation Plan and the realisation of buildings and/or public space)

Client	City of Damme / OCMW Damme
Location	Burgstraat 4 (and surroundings) 8340 Damme
Timing	to determine
Fee Basis	80.000,- euro (excl. vat) for master-plan
Award	4.000,- euro (excl. vat) per winner

- by making the complex of buildings itself accessible by architectural interventions;
- by making the site more functionally complementary to the town centre.

The clients' aim is to use these new developments to give new impetus to the historical town of Damme in terms of habitation and recreation/tourism, all with high-quality visual appeal, keeping in mind how much the small town centre can bear, and respecting the unique character of the historical complex within the broader protected townscape.

The town authorities and the OCMW are therefore jointly issuing a full design brief to draw up a master-plan. The aim of the master-plan is to develop a future vision for the entire OCMW property (Kerkstraat/Burgstraat). This vision will also include plans for the former school building (Burgstraat) which is owned by the municipal authorities, as well as the former convent garden in Burgstraat.

The purpose of the master-plan is the effective development of the site, partly following its sale. The master-plan does not determine every aspect of the project but forms a flexible vision which, taking economic usefulness and profitability into account, leads to a plan that can be implemented, will receive the necessary permits, and has social support.

The present town of Damme consists of a number of boroughs, but the one formerly known as Damme certainly does not have the largest number of inhabitants. However, the historical core, which is set in a valuable polder landscape traversed by canals, is extremely important for tourism.

Damme social services department (OCMW) is planning the construction of a completely new care campus in the borough of Sijsele. This means that the current, centuries-old site with the rest home, the administrative and social services and the extremely spacious gardens in the centre of the historic town of Damme is being abandoned. The OCMW wishes to sell its property on the site, with the exception of the oldest, the thirteenth-century main building. The current museum function will probably be continued and possibly even expanded in this protected monument, which is due for renovation.

The OCMW today functions as a closed enclave in the town centre. Once the site is released from its original function, opportunities will present themselves to strengthen its relationship with the immediate and more outlying surroundings.

The strengthening of this relationship can be achieved in various ways:

- by making the open spaces on the site accessible to the public and, in so doing, connecting the site to a broader network (existing or new)

The anticipated result of this process is an integrated development plan (master-plan) which states the desired future vision for the project site and the wider surrounding area in the short, medium and long term and contains a summary of priorities and activities for the implementation of the plan. The study is divided into two parts: an economic study with an estimate of the costs and benefits for the chosen use (or new use) of the site and an architectural study of the site itself and in relation to the surrounding area, including the element of mobility.

Research also needs to be carried out into which uses are possible and desirable within the limits of the acceptable modification of the buildings.

The municipal authorities reserve the right to potentially expand the study assignment with a study assignment(s) to draw up a municipal spatial implementation plan.

Once this master-plan has been delivered, the client may decide not to allocate all or some of the briefs for the effectuation of the master-plan to the design team that drew up the plan. He may decide to allocate the subsequent briefs to other firms. In this case the team that drew up the master-plan will be given a supervisory responsibility. If the master-plan does not lead to construction, the team that drew it up does not have any right to damages.









# 001805

## Aartrijke - Layout plan and community centre

**Full design brief for the creation of a plan for the layout of the Jonkhove and children's farm sites and the implementation of the first phase of the Jonkhove community centre in Aartrijke**

Client	Municipality of Zedelgem
Location	Aartrijksestraat nr. 9 and nr. 65, 8211 Aartrijke
Budget	1.275.000,- euro (excl. vat and fees)
Timing	Allocation of brief to designer(s): summer 2010 Allocation of brief to contractor(s): 2012-2013 Scheduled end of work: 2013-2014
Fee Basis	Architecture: min. 7,00%, max. 9,00% Stability: min. 2,00%, max. 3,00% Technical installations: min. 2,00%, max. 3,00%
Award	2.500,- euro (excl. vat) per winner



At the beginning of 2009, Zedelgem local council became the owner of the Jonkhove parish centre in Aartrijke. The building includes a community centre, a youth club, Christian Youth Movement (Chiro) centres, a sports hall, a playground, a branch library and a caretaker's residence.

The centre is due for thorough renovation, whereby the local authorities wish to retain the following functions at this location: a community centre with a branch of the local services centre, a branch library and a playground, all with the necessary peripheral infrastructure (parking, public parks and gardens). Since the other functions will no longer be included, space will be created for the building of housing for senior citizens on the site at a later stage.

The functions being removed from this location are to be rehoused at another local authority site in the same street. This site is known as the 'children's farm' site, where the Aartrijke public football pitches are currently located.

The following new functions must be accommodated here: youth centres (Chiro and KLJ), the Twen youth club, sports hall and a room with storage space for the municipal gardening service. The dog clubs which are now active here must also be fitted into the picture.

Zedelgem local council wishes to achieve two things by means of the Open Call. Firstly, it

requests a design for the layout of the two sites. This design must indicate how the desired functions on the Jonkhove and children's farm sites can best be planned. These designs will trace out a long-term vision for the future development of both sites. The actual implementation of the various projects will be spread over several years.

Secondly, the assignment also consists of drawing up the actual design for the new or renovated community centre on the Jonkhove site. This centre is to be the beating heart of club/social life in the borough of Aartrijke. Clubs and associations can hold their activities in the various meeting rooms. Individual visitors will also use the centre for their leisure activities. Senior citizens can have their meals there, provided by the local OCMW (social services) service centre. Children and senior citizens can pick up a book, comic or newspaper from the branch library which will also be under the same roof. The community centre must be an open and attractive building, help define the visual aspect of the centre of Aartrijke, and be accessible and atmospheric.









# 001806

## Kontich - Master- and visual-quality plan

Full design brief for the formulation of a master-plan and visual quality plan for the centre of Kontich, and the full design brief for drawing up a spatial implementation programme

Client	Municipality of Konitch
Location	Centre of Kontich
Timing	Allocation of brief to designer(s): december 2009 Delivery of design: spring 2010 Realisation of subprojects: 2010-2012
Fee Basis	Flat rate, to negotiate
Award	4.000,- euro (excl. vat) per winner



Kontich town council wishes to create a recognisable town centre of high quality with a distinctive visual character in which the residential function (including living, working and shopping) occupies a central position and through-traffic is discouraged as much as possible.

In order to achieve this, a spatial-visual vision of the layout and organisation of the public space is needed. This vision must reflect Kontich's identity as a green and open community.

The master-plan and visual-quality plan must therefore generate a coherent vision regarding the various elements which determine the quality of the public space. The organisation of the available space, the profile structure, the integration of public functions, parking facilities, green elements, the choice of surfacing, street furniture, lighting, etc., must all lead to a clear and simple styling of the public space.

The master-plan and image-quality plan must answer the following questions:

- How can the public space in the centre be organised so that the various functions can operate together in harmony?
- Which visually-defining elements from the character of the area's landscape can be made palpable in the central area?

- How can the centre function as a central meeting place between the various anchor points in the community?
- How can habitation in the centre be made attractive?

Following the submission of this master-plan and visual quality plan, the local authority may decide not to award all or some of the assignments for their implementation, in accordance with a Spatial Implementation Programme (RUP), to the design team that formulated the master-plan and visual-quality plan.









# 001807

## Stabroek - Development plan

Full design brief to draw up a development plan for the 'Molenveld' residential expansion area in Stabroek

Client	Sociale Huisvestingsmaatschappij De Ideale Woning
Location	Residential expansion area Molenveld Stabroek: Grote Molenweg - 's Hertogendijk - Kleine Molenweg - Kan. V. Tichelenlaan
Budget	75.000,- euro (excl. vat)
Timing	Allocation of brief to designer(s): january 2010
Award	3.000,- euro (excl. vat) per winner



*De Ideale Woning* is a social housing company with more than 5300 homes spread over much of the district of Antwerp. In Stabroek there are a total of 151 rented social homes, of which 105 are single-family homes and 46 flats.

*De Ideale Woning* has for some time owned about 10 ha in the Molenveld residential expansion area in Stabroek. In consultation with Stabroek local council, it wants to have a development plan drawn up for the wider residential expansion area between Grote Molenweg, 's Hertogendijk, Kleine Molenweg and Kan. V. Tichelenlaan.

It is important to create an inner area of good quality that is connected to the existing fabric and acknowledges the characteristics of the polder landscape.

This area will be filled partly by a social housing project which should have a good demographic mix. In addition, space has to be provided for sports accommodation and greenery. Part of the area is currently used by a riding club and a football club. Sufficient attention must be paid to the traffic access to this new neighbourhood, with a particular focus on vulnerable road-users.

At the same time, a phased plan is to be drawn up for fleshing out the various functions.









## Hasselt - Northern Ring-road

Full design brief to draw up a strategic plan for the northern ring-road in Hasselt including the creation and implementation of a design for the redesign of the Kempische Poort

Client	Agentschap Highways and Traffic Agency Limburg
Location	R71-N74-N75 Hasselt
Budget	6.000.000,- euro (excl. vat and fees)
Timing	Allocation of brief to designer(s): february 2010
Fee Basis	Master-plan: max. 130.000,- euro (excl. vat and fees) Study: min. 6,00%, max. 8,00%
Award	12.500,- euro (excl. vat) per winner

The redesign of the junction takes as its starting point the planned raising of the bridge over the Albert Canal, whereby the bridge supports themselves are being retained, and it integrates the effects of this into the surrounding environment and the traffic flow on the ring-road. The revaluation of the Demer Valley also plays an important structural role in the area. Such an integration is a complex task from both an architectural and traffic-based perspective.

The whole plan is very much dependent on the visual quality of the area, whereby valuable elements from current studies are being integrated into the project and both the spatial relationship with the Albert Canal and the relationship with the city of Hasselt are taken into consideration. A high-quality and refreshing redesign of the junction should highlight this location as a gateway to Hasselt, both along the northern ring-road and from the other side of the Albert Canal.

The compiling of the implementation dossier for the redesign of the Kempische Poort is only concerned with the junctions to be redesigned to the north and south of the bridge. The raising of the current bridge will be carried out by NV De Scheepvaart.

In the next few years, Hasselt will be confronted with a considerable number of large-scale projects which are of defining significance for the spatial development of the city. The future development of the northern side of the ring-road in particular requires an innovative spatial and traffic-related plan which capitalises on a number of current studies and projects in the surrounding area. The raising of the bridge over the Albert Canal, the passage of Spartacus through Hasselt, making the Blue Boulevard area accessible for local traffic, public transport and cyclists, the construction of the Demer Park, the redesign of the school campus, the study of the Albert Canal Economic Network (ENA) and so on all overlap with the intended study area.

The current assignment consists of two parts: on the one hand, the formulation of a strategic plan for the northern ring-road and the area around the R71-N74 junction across the Albert Canal (the designated study area) and, on the other, the compilation of an implementation dossier for the redesign of the Kempische Poort (designated as a project).

The strategic plan will lead to a structured spatial design for the entire study area and will indicate how the redesign of the Kempische Poort gives material form to the spatial vision generated.

This assignment requires a thorough, micro-level traffic study which tests the effects of the proposed interventions on the ring-road with regard to their practicability for traffic flow in Hasselt. The assignment will lead to the appointment of a project director who will ensure continuity up to the concrete implementation of the strategic plan. A realistic appraisal of the structural and financial feasibility of the proposed interventions also forms part of the assignment. The strategic plan forms the spatial framework for a phased approach to various potential sub-projects which may be designated as a result of the plan.

The link with the second part of the assignment, namely the compilation of the implementation dossier for the redesign of the Kempische Poort, is vital since this project will to a large extent give shape to the vision generated. The compiling of implementation dossiers for other potential sub-projects which result from the vision does not form part of the assignment.







## Gingelom - Bridge over the E40

## Full design brief for the renovation of bridge 74 in Lagestraat over the A3/E40 in Gingelom

Client	Highways and Traffic Agency Vlaams-Brabant
Location	Lagestraat, 3890 Gingelom
Budget	1.239.670,- euro (excl. vat and fees)
Timing	Allocation of brief to designer(s): spring 2010 Allocation of brief to contractor(s): autumn 2010 Scheduled end of work: 2011
Fee Basis	max. 9,00%
Award	2.500,- euro (excl. vat) per winner



Bridge 74 in Lagestraat in Vorsen (Gingelom), which crosses the A3/E40 in the direction of Liège, is managed by the Highways and Traffic Agency, Flemish Brabant division. This bridge needs to be completely replaced since it is sagging increasingly above the central reservation.

Furthermore, the bridge is also suffering from water seepage. The bridge can no longer be repaired and its complete replacement is therefore imperative.

The brief comprises the complete design and a preparatory assessment study of the project. The actual assessment study will be carried out by the client's internal services.

Since the bridge is the last (or first) bridge on Flemish soil, it will define the appearance of one of Flanders' most important entrance and exit roads. Furthermore, it can be conceived as an example of Flanders' ambition regarding infrastructure projects. The bridge must serve as an example of the quality being sought by the Highways and Traffic Agency.

The designer is therefore expected to devote special attention to ensuring that the new design fits in with the surrounding landscape.

The cross-section of the bridge must remain the same as the current cross-section, with a total width of approximately 10 metres. The length of the bridge is approximately 90 metres, in three spans. The new design may possibly use four spans by placing an additional pillar in the central reservation.

In addition to the bridge to be renewed, there is another bridge that crosses the HST line. This bridge does not come under the authority of the Highways and Traffic Agency and will be retained. Since this latter bridge is a 'standard bridge' in terms of its design, the designer is also requested to explain how the new bridge will relate to the existing bridge over the HST line.







# 001810

## Diepenbeek - Complex N76 and E313

Full design brief for drawing up a plan for the redesign of the approach and exit complex in Diepenbeek

Client	Agentschap Highways and Traffic Agency Limburg
Location	Junction E313 - N76
Budget	5.000.000,- euro (excl. vat and fees)
Timing	Allocation of brief to designer(s): february 2010
Fee Basis	75.000,- euro (excl. vat)
Award	5.000,- euro (excl. vat) per winner



The redesign of the approach and exit complex in Diepenbeek, including the design of a new bridge, is important for the connection of the primary N76 structure to the E313 motorway. The N76 functions to increase the density of the road grid between the two motorways, the E314 and E313. During rush hour, the traffic currently tails back along the E313 as far as the N76, as well as in the opposite direction. As a result of the limited capacity of this junction, traffic flow problems and unsafe situations are being caused on both the E313 and the N76. Hence the need for the redesign of the complex.

A spatially high-quality design for the junction and the bridge with consideration for the surrounding landscape must highlight the location on the E313 but above all also integrate it into its environment. The Diepenbeek-Kortessem cycle path and the connection to the recreational cycle network is an important point of consideration in this regard. A clearly and attractively constructed cycle path from the centre of Diepenbeek with a connection to the recreational cycle network in the south should encourage both functional and recreational cycling.

The redesign of this approach and exit complex also offers a platform to reflect in a refreshing and creative manner on the construction of a multimodal junction. After all, the location and construction of the car-pool parking facility with the incorporation of a bus stop offers opportunities for the creation of a new form of public space where the changeover between

different means of transport can take place in a pleasant and socially secure manner. The client is seeking a design which takes into account all these aspects, as well as all the requirements with regard to lighting, surveillance, security etc.

The assignment comprises an outline study from a broader, scenic perspective, the aim of which is to formulate a new design for the E313 – N76 Diepenbeek approach and exit complex, including a design for the bridge over the E313. An analysis of the wider surrounding area will form the basis for the plan which, at the design level, will indicate how every aspect of the junction can be restructured. As a foundation for the proposal, the client wishes for a traffic-based assessment that monitors the effects of the proposed measures. One of the client's major requirements is that the junction remains in use while the work is carried out. Drawing up the implementation dossier is not included in the assignment. However, a supervisory task is foreseen whereby the designer oversees the consistent transposition of the proposed design into an implementation dossier.









**Eeklo - Administrative building**

**Full design brief for the renovation of the main site of the Eeklo district highways authority, with the construction of a new administrative building**

Client	Highways and Traffic Agency Oost-Vlaanderen
Location	Tieltsesteenweg 229, 9900 Eeklo
Budget	1.080.000,- euro (excl. vat and fees)
Timing	to determine
Fee Basis	min. 130.000,- euro (incl. vat) max. 160.000,- euro (incl. vat)
Award	2.500,- euro (excl. vat) per winner



The district highways authority is housed on a site belonging to the town of Eeklo. It is located on Tieltsesteenweg, the provincial road which connects Eeklo with Aalter. A policy choice has been made to maintain the current site in Eeklo for the accommodation of the highways authority due to its central location in the region which it serves, and its accessibility.

On the current site are several freestanding buildings of which a number are deemed to be of little quality and to no longer fulfil current needs. The sheds and technical constructions at the rear of the site are in good condition and satisfy the district's functional requirements. These include garages, workshops, storage places and salt silos.

The buildings at the front of the site which are used for administrative purposes, as a warehouse, a cafeteria and toilet facilities are unsuitable and out of date in character, design and comfort. These buildings must be demolished, removed and/or rebuilt and must be replaced by a user-friendly, functional, sustainable building which optimises the activities of the highways authority and as far as possible integrates the various functions and activities.

The brief comprises three parts:

The first phase requires a critical analysis of the site and a vision for its spatial organisation that examines the layout and location (or relocation) of the various functions on the site, taking into account the infrastructure and buildings to be retained and the continued functioning of

the district highways authority.

The second phase involves the design of a new building, with or without the renovation of the retained buildings. This new building or renovation may possibly take place in a phased approach, depending upon budget availability.

The third phase comprises the brief for planning the surrounding area. All that is required here is a design, while the further details and follow-up of its implementation do not form part of this brief.

In view of the fact that the work of the Department of Highways and Transport's local district is primarily the implementation of policy and that it therefore aims to be a competent and efficient body, preference is given to a high quality but functional approach that fulfils the technical requirements of accessibility, safety, comfort and sustainability, but also aims for a certain image and identity.

The building is not open to the public, but it does receive visits from citizens, professionals (architects, contractors, suppliers) and public services in order to provide information and hold discussions.

The rational use of space, the sound use of government funds, concern for the environment and ecology, energy efficiency, sustainability and full accessibility for disabled persons are all aspects which must be taken into consideration.







## Antwerp - Harmonie Hall

## Full design brief for the restoration of the Harmonie hall as a protected monument with the formulation of a design for a Quiet Room and its integration into Harmonie Park in Antwerp

Client	City of Antwerp
Location	Mechelsesteenweg 216, 2000 Antwerp
Budget	4.900.000,- euro (incl. vat, fees, revisions, exceeding VH)
Timing	Allocation of brief to designer(s): spring 2010
Award	7.000,- euro (excl. vat) per winner
Fee Basis	<p>Architecture, on total costs:</p> <p>segment 0,- euro tot 160.000,- euro: 15,00%</p> <p>segment 160.000,- euro tot 550.000,- euro: 13,50%</p> <p>segment 550.000,- euro tot 1.400.000,- euro: 12,00%</p> <p>segment 1.400.000,- euro tot 5.500.000,- euro: 10,50%</p> <p>above 5.500.000,- euro: 9,50%</p> <p>Stability, on share stability</p> <p>segment 0,- euro tot 160.000,- euro: 6,00%</p> <p>segment 160.000,- euro tot 550.000,- euro: 5,50%</p> <p>segment 550.000,- euro tot 1.400.000,- euro: 5,00%</p> <p>segment 1.400.000,- euro tot 5.500.000,- euro: 4,50%</p> <p>above 5.500.000,- euro: 4,25%</p> <p>Technical installations, on share technical installations</p> <p>segment 0,- euro tot 160.000,- euro: 9,00%</p> <p>segment 160.000,- euro tot 550.000,- euro: 8,50%</p> <p>segment 550.000,- euro tot 1.400.000,- euro: 8,00%</p> <p>segment 1.400.000,- euro tot 5.500.000,- euro: 7,50%</p> <p>above 5.500.000,- euro: 7,00%</p>

The current Harmonie hall, in the park of the same name, was built in 1846 by the architect and municipal architectural inspector Pieter Dens as a concert hall with a large ballroom. This hall is a major remnant of the social and cultural life of the middle classes during the mid-19th century. The design consists of a summer pavilion with an accompanying orangery. In its current form, the building dates from 1890, when the original summer pavilion was radically expanded by the architect Charles Dens.

The hall has been the property of the city council since 1923. Since then, the building has been used as a banqueting hall, but has fallen into disuse in recent years and, as a result, has lost much of its original grandeur. A senior citizens centre is currently housed in the original orangery.

With its Quiet Room project, the city council aim to breathe new life into the Harmonie hall and restore its original character. The council wishes to combine four functions in the quiet room.

It is a place where special services (funerals, weddings, etc.) can take place for people who are not accepted in or do not wish to enter existing churches, mosques, synagogues, funeral parlours, etc. It is a place where symbolic meetings can take place at times when the citizens of Antwerp need to share their fears, shock, sorrow, relief, etc., with one another.

It is a place for individual reflection: people who have a need for contemplation, prayer, tranquillity and so on, and who do not feel at home in a traditional chapel or mosque, can walk into the Quiet Room whenever they feel like it. It is also a place that offers opportunities for people to meet one another.

The feasibility study which preceded this assignment found that a multidisciplinary approach is needed in order to renovate the Harmonie hall. This translates into the following points of consideration:

- Functional / architectural study: how can the programme for a Quiet Room be materialised and designed? How multi-purpose can this room be and in what way?
- Construction / restoration approach: how will contemporary standards of comfort be integrated into the monument in a high-quality way?
- Landscape integration: how will the relationship between the Quiet Room and the park be strengthened and made permanent?

Antwerp city council is seeking a concrete, innovative and contemporary design which enables the aforementioned functions to be integrated into the Harmonie hall. The starting point for the design is respect for the value of the room as a monument, but nevertheless with the intention to give it a new contemporary purpose, namely that of a Quiet Room.

The client is looking for a multidisciplinary team that includes experts in the fields of architecture, restoration and landscape design.









# 001813

## Genk - Municipal Sports Centre

### Full design brief for the renovation and expansion of the Municipal Sports Centre in Genk

Client	Stadsbestuur Genk
Location	E. Van Dorenlaan 144, 3600 Genk
Budget	7.740.000,- euro (excl. vat and fees)
Timing	Allocation of brief to designer(s): mid 2010 Allocation of brief to contractor(s): end 2010 Scheduled end of work: mid 2012
Fee Basis	min. 8,00% (global fee, incl. stability and technical installations) max. 10,00% (global fee, incl. stability and technical installations)
Award	5.000,- euro (excl. vat) per winner



Genk is a city that has the space and vigour to develop robust projects which ensure a dynamic range of facilities within the city. This also includes projects which give both amateurs and professionals the opportunity to fully develop their sporting talents.

From 1975, the Municipal Sports Centre was developed as the central node for the practice of sports in Genk, in the midst of the 'sports wood'. It is the only sports and leisure site owned and used by the local council that offers a unique combination of both indoor and outdoor sporting facilities.

The Municipal Sports Centre has been assigned a primary role in the development of Genk's urban sports infrastructure.

Following the opening of the renovated swimming pool in November 2008, Genk town council decided to expand (+/- 4000 sq. m.) and partly renovate (+/- 2000 sq. m.) the sports hall section.

The specific architecture of the existing 1970s concrete complex with its unique roofs – a shell roof consisting of hyperbolic paraboloids (or hypars) – forms the obvious starting point. The new construction must fit in with this roof in an appropriate and high-quality manner. The hi-tech sports accommodation and special technologies must be integrated and designed in a contemporary and sustainable fashion. In order to achieve maximum integration into or presence in the surrounding area, an initial impulse can be given for the possible interventions

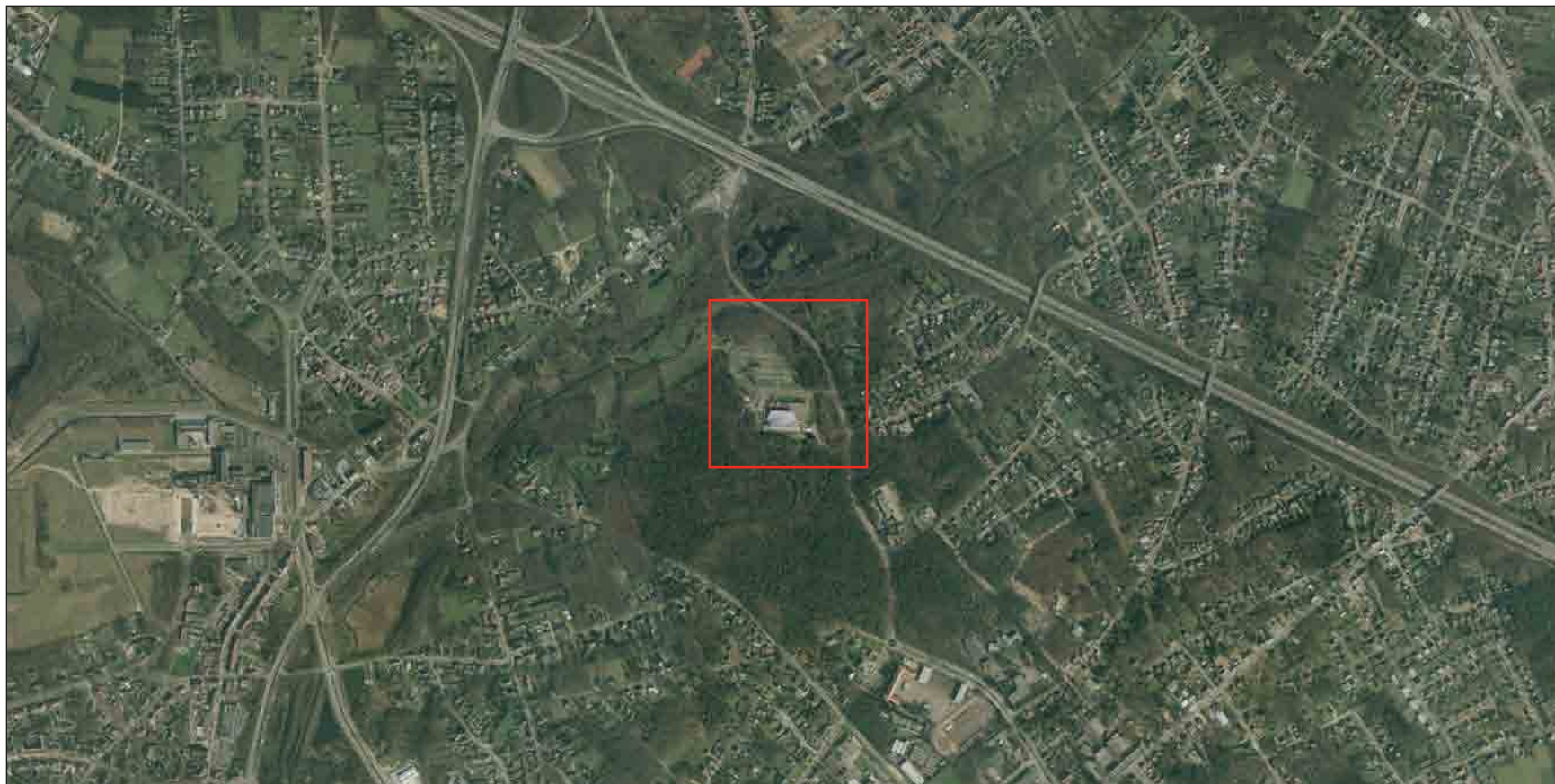
in the layout of the immediate surroundings, but the actual design for the exterior layout forms a separate assignment.

To anticipate the various future needs of both the Sports Service and the schools, clubs and other users, the sports hall is being expanded to include extra courts (to enable several competitions to be held at the same time, and to enable larger sporting events to be organised), a cafeteria and a surveillance room which has an overview of all the courts, a specific gym facility in a separate hall and the necessary offices and meeting rooms.

With the overall renovation and functional restructuring of the sports hall, special attention must be given to accessibility and sustainability measures. Furthermore, the section due for renovation must remain maximally operational until the new building has been completed.

Technological installations that form an inherent part of the expansion are also to be designed by the design team, on the assumption that the energy the expansion requires can be supplied from the utility zones. Any potential expansion of the existing technical installations is a separate undertaking.









**Sint-Truiden - Residential care centre**

**Full design brief for the construction of a new residential care centre with 145 housing units for residential accommodation and 5 housing units for short-term accommodation and the design of the open space in Sint-Truiden**

Client	OCMW Sint-Truiden
Location	Diestersteenweg, 3800 Sint-Truiden
Budget	15.500.000,- euro (excl. vat, excl. fees, excl. art project)
Timing	to determine
Fee Basis	Architecture: min. 6,00%, max. 7,00% Stability: min. 1,60%, max. 2,80% Technical installations: min. 2,40%, max. 2,60%
Award	7.500,- euro (excl. vat) per winner

The residents' comfort must be a central concern in the construction of the residential care centre, but in a way that allows care to be optimally provided. Care activities must be able to take place in an optimal and economically sound manner in the new building.

For the supporting services, the social services department is aiming to ensure the highest possible degree of operational efficiency on both campuses (new construction project and the maintenance of the 't Meiland rest home sections). The building must have an open atmosphere, be airy and a great deal of attention must be devoted to ensuring it receives sufficient light.

In this new construction project, the social services department aims to stimulate residential living for senior citizens in a homely environment. It is anticipating the construction of three sections for 40 residents which must be divisible into two groups of 20, as well as a protected section for 30 dementia patients. In each section, a living/dining room with a specially adapted open kitchen will be provided for 20 residents.

In this way, the social services department aims to create a suitable homely atmosphere. There should be a connection to a terrace from the living/dining room, or at least some connection with the outside world. Residents who do not live on the ground floor should also be able to enjoy the open air.

The greatest challenge will involve the creation of a symbiosis between residential and care comfort, the sense of community, an efficient organisational structure and innovative architecture.

Sint-Truiden, a town with almost 40,000 inhabitants, is located in the heart of the green Hesbaye region. Sint-Truiden's social service department is planning the renovation of the existing rest-home infrastructure. As part of this initiative, it wishes to organise residential care for 150 residents. The project involves the construction of a completely new building at a new location.

The new residential care centre will be built along an important access road into Sint-Truiden. The lay-out of the open space is linked to the design of the care centre. The open space must be designed so as to make the best of the strengths of the site in order to create a high-quality residential environment. The site is located in green surroundings (bordering the urban nature reserve 't Speelhof), is adjacent to a care facility for handicapped people (Wiric) and is opposite St. Trudo Hospital.

The proximity of a green lung and the presence of other care partners in the local area should represent an added value in the design of the open space and the building, thereby helping create a quality residential environment. The social services department is seeking a plan which takes environmental factors into account and where the design is fully integrated into the surrounding area. The green and open character of the site plays an important part in this regard.







# 001815

## Borsbeek - Social housing

### Full design brief for the construction of social housing including houses for sale and flats to let at Frans Beirenslaan in Borsbeek

Client	Sociale Huisvestingsmaatschappij De Ideale Woning
Location	Frans Beirenslaan - Singel Borsbeek
Budget	7.000.000,- euro (excl. vat and fees)
Timing	Allocation of brief to designer(s): january 2010
Fee Basis	Architecture: 4% on max. cost according to simulation table VMSW Stability: engineer barema RI-2005 VMSW Technical installations: engineer barema RI-2005 VMSW
Award	3.000,- euro (excl. vat) per winner



De Ideale Woning is a social housing company with more than 5300 homes spread over much of the district of Antwerp.

In 2005 the company had the opportunity to exercise its right of pre-emption over a site of almost 9000 sq. m. in Borsbeek. An adjacent piece of land was purchased later, making the project area about 9500 sq. m. The purchase was made in consultation with Borsbeek local council. Since there is currently very little social housing, the council saw this as an opportunity to increase it.

The site lies between a busy main road that is very noisy and a quiet street in an existing housing estate. The site abuts this estate and is not far from local services, shops and the village centre.

Because of the complexity of the area, the Jan Maenhout architectural firm in Brussels was asked to draw up a development plan for the site together with *De Ideale Woning* and the local council. The noise from the Frans Beirenslaan, the road link to the surrounding streets and the existing estate were the most important starting points.

The architects put forward a proposal for 11 semi-detached single-family homes, a continuation of the existing estate. Two almost parallel volumes are set on the side nearest Frans Beirenslaan. These buildings are as far as possible oriented towards the inner area,

where a semi-public square is created. This makes it possible to provide for 55 to 60 flats. The number of storeys decreases from five on the Frans Beirenslaan side to three on the Singel side.

Attention has been paid to providing greenery, and access to the area for residents and visitors is mainly along Frans Beirenslaan. It is also possible to drive out via the Singel. All parking adjoins the homes, and most of it is in underground parking spaces beneath the two main volumes. Each of the houses along the Singel has its own parking space. For slower road-users, a number of short cuts are provided between this neighbourhood and Frans Beirenslaan.

The architecture of this project should add value to the otherwise rather cheerless and heterogeneous buildings along this busy main road in Borsbeek.









# 001816

## Diksmuide - Town Hall

### Full design brief for the restoration and refurbishment of Diksmuide Town Hall, with the relocation of the Tourist Office

Client	City of Diksmuide
Location	Grote Markt 6, 8600 Diksmuide
Budget	2.500.000,- euro (excl. vat and fees)
Timing	Allocation of brief to designer(s): february 2010 Allocation of brief to contractor(s): january 2011 Scheduled end of work: august 2012
Fee Basis	Architecture: min. 10,00%, max. 13,00% Stability: 2,00% Technical installations: 3,75%
Award	5.000,- euro (excl. vat) per winner



The town of Diksmuide is the largest borough in West Flanders. It is an amalgamation of 15 smaller boroughs. Diksmuide currently has around 16,000 inhabitants, 5,410 of whom live in the town centre.

The town of Diksmuide is located centrally in the borough and dominates the area due to its size. It is strategically located between the IJzer and the Handzamevaart.

The town hall is situated on the Grote Markt and is one of the showpieces of the town. The town hall, the belfry and the annex are protected monuments. The belfry is on the UNESCO World Heritage List. The current town hall dates from 1923-1925 and was based on a design by the Ghent architect Valentin Vaerwyck.

The original town hall dating from 1875-1880 (designed by L. Delacenserie) was destroyed during World War I. The bunkers below the present town hall and the courtyard are the only remaining traces of the former building.

Diksmuide town council has a completely new administrative centre outside the town centre. However, a number of departments have been kept in the town hall on the Grote Markt, as well as the offices of the Mayor and aldermen, reception and meeting rooms and the archives.

However, various rooms have not been adapted to their present function. In addition, the building does not meet current energy and accessibility requirements. The Tourist Office must be given a more visible location adjoining the Grote Markt and the town hall courtyard must be given a more public role.

Diksmuide town council is issuing a brief for the development of a complete plan for the exterior, interior, courtyard and possible expansion of the town hall that provides a solution for the aforementioned points of interest. In so doing, a balance must be sought as regards which functions are allocated to which rooms. The town hall must be accessible and functional and be able to welcome citizens in a professional manner.

Finally, the building, including the belfry tower, is in need of a restoration that gives back to the town hall the allure it deserves.









# 001817

## Willebroek - Service Centre

Full design brief for the creation of a social, administrative and technical service centre with the addition of a caretaker's residence for the Willebroek SMV

Client	Samenwerkende Maatschappij voor Volkshuisvesting Willebroek
Location	E.Vanderveldestraat 169, 2830 Willebroek
Budget	1.450.000,- euro (excl. vat and fees)
Timing	Allocation of brief to designer(s): november 2009 Allocation of brief to contractor(s): april 2010 Scheduled end of work (depending on phasing): 1st phase technical workshop): may 2011
Fee Basis	max: 12,00% (global fee, incl. stability and technical installations)
Award	4.500,- euro (excl. vat) per winner



The Willebroek Cooperative Society for Public Housing (SMV) wishes to centralise its managerial, administrative and technical services by constructing a new building. The company builds and rents social housing and currently manages 1547 housing units. For its management and policy, it has a 12-member board of directors and to perform its tasks it has 11 administrative staff and 15 specialist employees.

The current company and administrative headquarters suffer from an acute lack of space with no possibility of expansion on the site. The company owns a site with an area of 4,257 sq. m. on which the new service centre can be built.

The project includes the construction of all the necessary rooms for meetings, offices, workshops, sanitary facilities, workers facilities, etc.

The site was previously a primary school with an adjoining monastery building. The current buildings are being used as workshops for the maintenance and repair service in anticipation of the new headquarters. The work cannot be interrupted, which means that a phased construction approach will be necessary. The maintenance and refurbishment of existing building components is possible provided it is financially feasible and does not affect the phased construction.

In addition, the design must also take into account the visiting clientele and the possibility of maintaining privacy when dossiers are being handled by and with company employees. Public facilities must therefore be included in the design.

The construction of open spaces and the inclusion of communal amenities and art in the building design are also elements which must be kept in mind.

The Willebroek SMV is seeking a building that is integrated into the surrounding residential area. In this light, the company also wants to reflect on the possibility of building a number of residential units on the site itself. This is currently still not allowed by the relevant Spatial Implementation Plan.

The client expects the designer to create a concept that allows the future incorporation of the residential units.









# 001818

## Lille - Administrative centre

Full design brief for the expansion of the town hall into an administrative centre and social services centre for Lille local council and the OCMW (Social Services Department)

Client	Municipality and OCMW of Lille
Location	Rechtestraat 44-48, 2275 Lille
Budget	3.000.000,- euro (excl. vat and fees)
Timing	Allocation of brief to designer(s): february 2010 Allocation of brief to contractor(s): 2011
Fee Basis	Architecture: min. 6,00%, max. 8,00% Stability: min. KVIV - 3,00%, max. KVIV (Barema S, class 2, on share stability) Technical installations: min. KVIV -3,00%, max. KVIV (Barema E, class 1, on share technical installations)
Award	4.000,- euro (excl. vat) per winner



Lille council and the OCMW are currently housed in separate buildings at different locations.

It is the wish of both authorities to create a single public centre where citizens will find all local services near to one another. The council and the OCMW are therefore joining forces to expand the current town hall and convert it into a single complete Administrative Centre and Social Services Centre.

The restructuring of the site should enhance the town centre and form a pleasant information point in the centre of Lille. The buildings must be in harmony with the spacious green surroundings and form a single functional whole together with them. Of importance are the old doctor's residence nearby and the adjoining green land owned by the council, which must be conceptually integrated into the project. The site must form a single coherent whole that shows respect for the history and unique character of the old doctor's residence.

The architecture must support the recognisability of the public services by means of a logical and flexible planning arrangement. Optimal and clear accessibility and a customer-oriented reception area are of central importance in this regard. The renovated building must also be a pleasant and future-oriented working environment for the staff.

The council and the OCMW wish to build an energy-efficient centre with high organisational quality on the one hand and high architectural and urban-planning quality on the other. It should serve as an example in its accessibility, flexibility and sustainability.









# 001819

## Berlare - Town Hall

### Full design brief for the reorganisation of and new buildings for Berlare town hall

Client	Municipality of Berlare
Location	Dorp 47, 9290 Berlare
Budget	2.500.000,- euro (excl vat and fees)
Timing	Allocation of brief to designer(s): spring 2010 Allocation of brief to contractor(s): 2010 Scheduled end of work: 2012
Fee Basis	max. 13,00% (global fee, incl. stability and technical installations)
Award	2.500,- euro (excl. vat) per winner



The present town hall in Berlare (East Flanders) has become too small to accommodate all its departments.

The local council has therefore bought an old shop directly opposite the town hall. This property will soon be demolished and a new administrative centre will be built on the site.

The site is narrow and deep and has an area of approximately 800 sq. m. At the front, the plot borders the town centre. The building will be constructed between two blank side walls.

At the rear, the site borders on the 'Kerkwegel' which provides access to the sports hall and its car park. An entrance can also be built on this side. The challenge involves building an administrative centre in keeping with the fabric of the village on a typical village plot.

The study also requires a reorganisation of the current town hall. Research needs to be done into which functions and relationship the two buildings will have in the future. The restructuring of the council services on the two sites must strengthen the village centre and form an attractive information point in the centre of Berlare.

The central services and administrative bodies of the local council are to be housed in the administrative centre.

The architecture must be oriented towards the provision of services: a logical planning

arrangement, clear structure and optimal accessibility. The structure and layout of the workplaces, with consideration for the flexibility of these spaces, are also of central importance. The designer is expected to have some affinity for interior architecture and sustainability. A feasibility study into alternative energy systems forms part of the assignment.









# 001820

## Bierbeek - Administrative centre

### Full design brief for the construction of an administrative centre in Bierbeek

Client	Municipality of Bierbeek
Location	Speelpleinstraat 10, 3360 Bierbeek
Budget	2.025.000,- euro (excl. vat and fees)
Timing	Allocation of brief to designer(s): march 2010 Allocation of brief to contractor(s): december 2010 Scheduled end of work: march 2012
Fee Basis	min. 10,00% (global fee, incl. stability and technical installations) max. 14,00% (global fee, incl. stability and technical installations)
Award	4.050,- euro (excl. vat) per winner



Bierbeek is an ambitious, warm and rural borough with just under 10,000 inhabitants, located to the south-east of Leuven.

The local council's administrative departments are going to be concentrated on a single site as part of the optimisation of services and the modernisation of council organisation. Bierbeek local council wishes to build an integrated administrative centre alongside the current recreation centre 'De Borre' (cultural centre, meeting rooms, sports hall, sports rooms, gym, library, youth centre and the 'borrecafé') located in Speelpleinstraat, slightly outside the centre and in a green environment.

The administrative centre must start out from a strong architectural vision whereby it has been resolutely decided to opt for a tangible new approach to the relationship between resident and public administration.

The whole design must reflect a client-oriented approach (services, quality, clarity, transparency, accessibility, speed of response).

Bierbeek local council wants to build an integrated administrative and service centre, including a district office for the local police.

Depending on its location on the site, a physical connection with the 'de borre' recreation centre seems expedient. The administrative centre must be optimally integrated into the surrounding green area, taking into account the visually defining relief of the site. The local council also aims for a stylish, warm yet sober approach.

Bierbeek council wants to provide an example by means of this building, including in the area of sustainable construction.

The local council wants to engage a designer who will build a contemporary open house which both belongs to and serves the residents of Bierbeek. The design team is expected to have some affinity with interior architecture and customised approaches. During the construction process, the local council will be assisted by a project director who is still to be appointed.









# 001821

## Deurne (1st phase) - Renovation service buildings

Full design brief for a concept for the renovation of service buildings and the implementation of a phased concept, consisting of 6 locations

Client	Aquafin NV
Location	Noordersingel 1, 2060 Antwerpen Zandvoordestraat 299, 8400 Oostende Diksmuidseweg 170, 8900 Ieper Drongensesteenweg 25, 9000 Gent Blarenberglaan 31, 2800 Mechelen Aarschotsesteenweg 20, 3010 Kessel-Lo
Budget	2.770.000,- euro (excl. vat and fees)
Timing	Allocation of brief to designer(s): january 2010
Fee Basis	Formulation of master-plan: 50.000,- euro Global fee: min. 13,81% - max. 15,81% (incl. stability, special technical installations)
Award	6.500,- euro (excl. vat) per winner

Aquafin is responsible for the financing, expansion and development of the supra-municipal water treatment infrastructure in Flanders. The company has its headquarters in Aartselaar and also has a network of decentralised services throughout Flanders. Several of the local office buildings are used as locations for internal training sessions and guided tours for external visitors, etc. However, some of these buildings today no longer fulfil the requirements with respect to user comfort, appearance, recognisability and energy performance.

Furthermore, they lack a uniform Aquafin identity. Aquafin's mission is primarily a social one: the purification of waste water in order to improve the quality of surface water in Flanders. The buildings must also reflect this mission.

For these reasons, Aquafin is planning the renovation of six such buildings: in Ghent, Ypres, Leuven, Deurne, Mechelen and Ostend. Depending upon the location, function and user comfort of the building, the emphasis will, to a greater or lesser degree, be on the elements given below. In any case, recognisability will be the connecting theme.

Aquafin wants a contemporary appearance and clear recognisability for the buildings in keeping with its mission, values and house style. At each location, attention must be devoted to ensuring that the building fits in with the surrounding area.

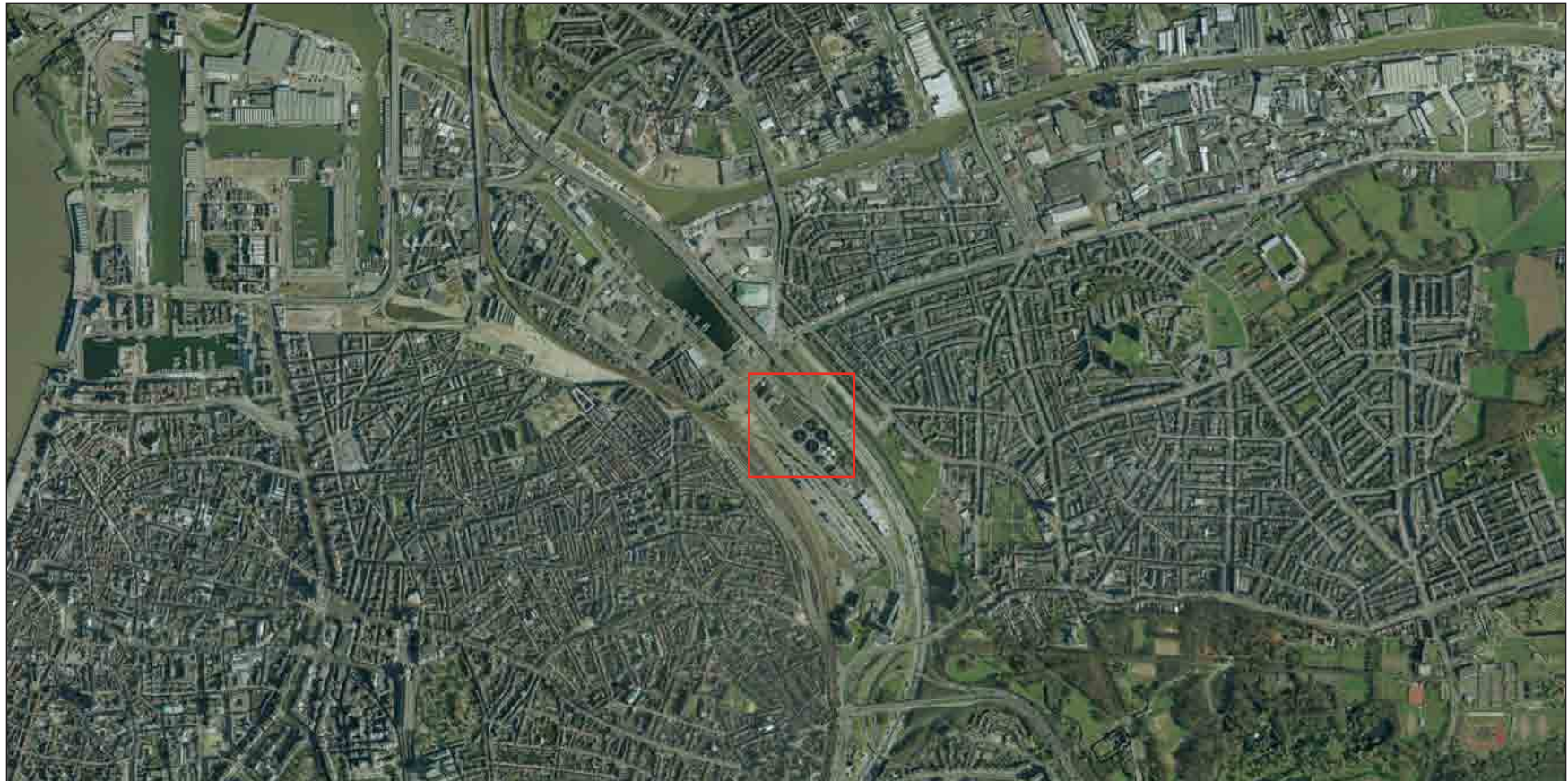


The buildings must be organised in such a way that optimal use is made of the available space, taking into account the number of employees and proposed functions.

In addition to the practical and functional conditions, the energy performance of the buildings is also of importance. Aquafin is open to alternative energy systems and sees a challenge in the reuse of the available heat from the installations.

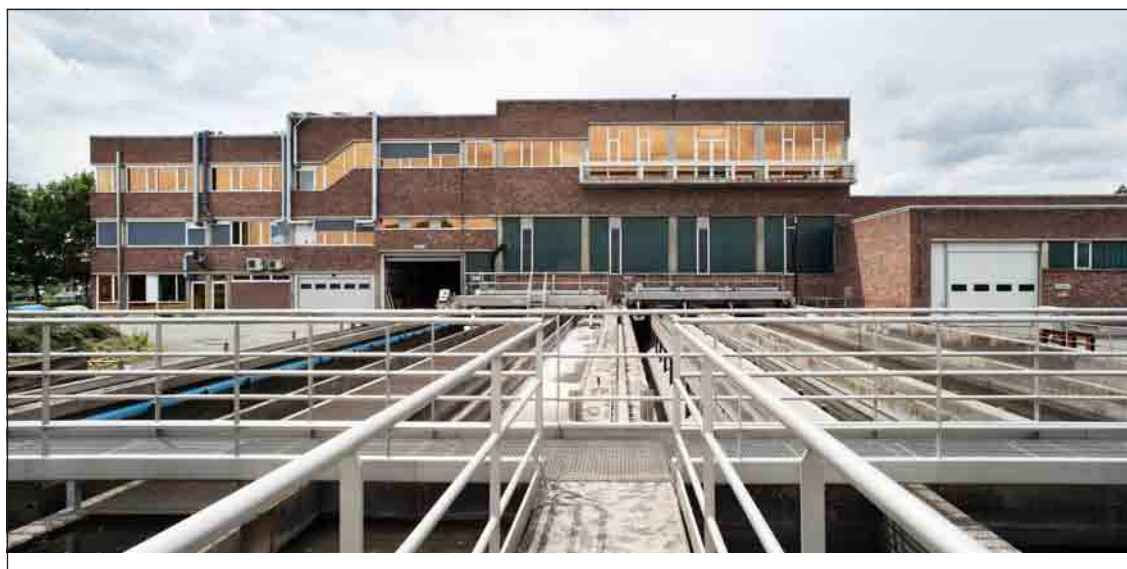
Aquafin is formulating an open call to draw up a draft proposal for the aforementioned six buildings. Following the completion of the first building, an evaluation will follow on the basis of which Aquafin will then decide to complete the other five buildings. Aquafin retains the option to allocate the remaining sub-assignments to the designer.

















# 001822

## Mol - VITO-head office

### Full design brief for the construction of a head office, laboratory, data centre and environmental work on the former Balmatt site for VITO in Mol

Client	VITO nv
Location	Lichtstraat 20, 2400 Mol
Budget	55.000.000,- euro (excl. vat and fees)
Timing	Allocation of brief to designer(s): april 2010 Allocation of brief to contractor(s): march 2011 Scheduled end of work: end 2012
Fee Basis	Architecture: min. 5,12%, max. 7,12% Stability: min. 1,35%, max. 1,80% Technical installations: min. 2,00%, max. 2,24%
Award	20.000,- euro (excl. vat) per winner



The Flemish Institute for Technological Research (VITO) is a leading independent European research and advisory centre which makes innovative technologies and scientific knowledge practically applicable for governments and business. VITO provides intelligent, high-quality solutions which give businesses a competitive advantage, as well as objective research studies and advice which enables its clients to determine their policy for the future. VITO is active in the fields of energy technology, environmental technology, industrial production and process technologies, material technology and earth observation.

VITO's research is applied to new, efficient and cheaper production technologies, reduced energy consumption, biomaterials, healthcare, environmental care, etc., as well as in the mapping and monitoring of the effects of climate change. The safeguarding of the environment and the sustainable use of energy and raw materials are always of primary importance in this regard. VITO is based in Mol and shares the same site as the Nuclear Research Centre (SCK). However, the concern for nuclear safety and monitoring on the SCK site is diametrically opposed to the open character that VITO aspires to.

Since its founding in 1991, VITO has grown steadily from around 350 staff members to approximately 600 today. The further expansion of research projects and staff on the one hand and the fact that VITO no longer wishes to share a common entrance with the SCK on the other, prompts VITO to continue its development on an additional site, namely the

Balmatt site. Site Ontwikkeling Vlaanderen (SOV) is currently cleaning up the site. The notion of sustainable production and consumption, summarised at VITO by the term 'eco-efficiency', must be given priority within the project. VITO wishes to fulfil its mission to put Flanders on the international map in the field of sustainable development through the future construction of its research buildings.

There is a need for new offices that are suitable for modern concepts of activity, laboratory space and a data centre. The designer's creation must be developed in accordance with a vision that satisfies today's needs in a way which does not hinder future developments. The quality of the project is highly dependent on this way of thinking.

The assignment comprises minimally the entire design and the quality follow-up during a possible DBFM-procedure following the current call.









# 001823

## Bonheiden - Municipal nursery and primary school

Full design brief for the building of a new municipal nursery school and the conversion of the municipal primary school

Client	Municipality of Bonheiden
Location	Schommen 2 / Dorp, 2820 Bonheiden
Budget	4.900.826,- euro (excl. vat, excl. fees)
Timing	to determine
Fee Basis	Architecture: min. 6,50%, max. 8,50% on total cost Stability: min. 6,50%, max. 9,00% on estimated costs structure Technical installations: min. 8,50%, max. 12,00% on estimated costs technical installations
Award	12.500,- euro (excl. vat) per winner

The municipal nursery school and the municipal primary school are currently located on two different sites in the centre of Bonheiden. The nursery school is attended by 161 children and is currently located on the corner of Dorpstraat and Poverstraat. The primary school, which has 264 pupils, is housed in a complex of old and new buildings located on Schommen.

The site of this primary school forms part of a larger area which adjoins the zone where the old town hall (Dorp side) and the old library (Schoolstraat side) are located. It is the ambition of the local authorities to bring together the functions of the nursery school and primary school on this site between Dorp, Schoolstraat and Schommen.

As a result of the relocation of the nursery school, the construction of a new complex is foreseen along Dorp, whereby the local authorities wish to incorporate the land occupied by the adjoining houses into the overall development. The visually-defining volume of the old town hall can hereby be integrated with a use serving the nursery school or both schools. The programme for the construction of the new nursery school provides for 8 nursery classrooms and a reception room, a gym and a multi-purpose room which together cover a surface area of 2000 sq. m.

At the primary school, an existing building and the old boys' school with 6 classrooms will be demolished and replaced by a new building with 6 classrooms. The old library is to be



incorporated into the project and used for specific remedial classes and common areas. The current bicycle sheds and the play areas (partly covered) must be reincorporated into the whole complex and optimised.

The existing link road for cyclists and pedestrians is to be retained. The need for parking spaces in relation to school activities (staff and frequent visitors) must be incorporated into the overall plan.

From the broader architectural perspective, the intention is to allow the two institutions, the nursery school and primary school, to function independently but to incorporate them into a single visually-defining entity. The incorporation of the various functions into the landscape of the site remains an important objective and is regarded as an absolute added value with regard to the overall visual quality of the centre.









# 001824

## Mechelen - Primary school "De Spreeuwen"

Full design brief for the construction of a new building for the primary school De Spreeuwen in Mechelen

Client	Go! Onderwijs of the Flemish Government
Location	Battelsesteenweg 259, 2800 Mechelen
Budget	1.134.720,- euro (excl. vat and fees)
Timing	Allocation of brief to designer(s): spring 2010 Allocation of brief to contractor(s): spring 2011 Scheduled end of work: mid 2012
Fee Basis	max. 7,85% (global fee, incl. stability and technical installations)
Award	2.500,- euro (excl. vat) per winner



The primary school De Spreeuwen currently has around 530 pupils. The present buildings are too small and therefore a new building of around 1000 sq. m. is planned.

The school is housed on a site which extends between Battelsesteenweg and the Auwegemvaart. The school currently has 2905 sq. m. of buildings on an area of 10,700 sq. m. This means the site is already well filled with buildings. With a view to expansion, land has consequently been purchased along the Auwegemvaart, adjoining the site on the left. It is the intention to construct a new building of around 1000 sq. m. on the newly-purchased land. The temporary outbuildings on the site would be demolished in due course.

In view of the complex nature of the buildings on the site, the new expansion must be based on a long-term vision for the whole school environment.











*layout*

Team Vlaams Bouwmeester

*photography*

Tim Van de Velde

*aerial photos*

Digitale versie van de Orthofoto's, middenschallig, kleur:  
provincie Antwerpen, opname 2007 (AGIV), AGIV & provincie Antwerpen  
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