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



# 002701

## Ghent - Leopold Barracks

All-inclusive design assignment for the integration of a new administrative centre for the Province of East Flanders into the Leopold Barracks in Ghent.

Client	Provinciebestuur Oost Vlaanderen
Location	Street block between Gaspar De Craeyerstraat, Charles De Kerckhovelaan, Eeckhout, Kattenberg and Kunstlaan, 9000 Ghent
Budget	€67,000,000 incl. VAT and fees
Timing	Award of brief to designer(s): October 2014 Award of job to contractor(s): early 2017
Fees	Min 7%, max. 12% of building budget; architecture, stability, technical installations, interior concept, furnishings, safety coordination, EPC
Award	€25,000 (excl. VAT) per candidate, 5 candidates

### The Leopold Barracks

This complex of buildings, built in the eclectic style at one of the highest points in Ghent in about 1900, is ringed by five streets: Gaspar De Craeyerstraat, where the present main entrance is, Kattenberg, Kunstlaan, Charles De Kerckhovelaan and Eeckhout. The site has a total area of 2.4 ha. and its four big, 4-storey wings are constructed around a large open space. The whole complex is encircled by narrow single-storey buildings that form a closed barrier to the surrounding streets.

The site is close to the R40 ring-road, the Citadel Park and the Museum of Fine Arts, the SMAK, St Peter's Abbey and the STAM and on the regional plan it is designated as a zone for community amenities and public benefit. The complex is adjacent to a protected urban view, and is included in the inventory of architectural heritage, but it is not a classified monument.

### New provincial administrative centre

The province's administrative departments are currently scattered over 7 buildings in the city centre and the provincial authority wants to bring them all together in a new provincial centre in the Leopold Barracks.

In addition to the various administrative departments, the political division (provincial council, deputation, etc.), the public division (public services, meeting rooms, etc.) and the logistical



division (lending service, archives, depot, parking, etc.) also have to be incorporated. A total of 30,000 m<sup>2</sup> are needed. Any possible remaining space could be let.

### Aims

The following are the main aims:

Within a predetermined budget, to centralise management and all provincial departments with the aim of cost-saving, in a well-considered entity with 'provincial' allure and identity, in an overall architectural and urban planning approach to the site, focusing on dialogue between the historical setting and new and renewed building, including the implementation of the maximum possible sustainability and in the broader context related to the 'New Working' principles for administration.

The principal wishes to engage an interdisciplinary team that incorporates expertise in architecture, heritage, sustainability, urban planning and so on. The provincial authorities are seeking an innovative and motivated team that would like to help define the future image of the complex.









# 002702

## Oostende - swimming baths

All-inclusive design assignment for a thorough renovation and expansion of the swimming baths in Ostend.

Client	The TMVW (Water Authority) acting on behalf of Stad Oostende, which is financing the project
Location	Koninginnelaan 1, 8400 Ostend
Budget	€20,000,000 excl. VAT and fees
Fees	10%-11% (architecture, stability, technical installations) of the total investment cost for the building 6.44%-8.58% (layout of grounds) of the total amount invested in the layout of the grounds
Award	€20,000 (excl. VAT) per candidate, 4 candidates



The swimming baths at Ostend were designed by the Ostend architects P. Felix and J. Thanghe and were officially opened on 29 May 1976. The Built Heritage Department has not classified the site, but considers the style (English Brutalism) exceptionally valuable.

The setting of the swimming baths is unique. The building is flanked by the Koningin Astridlaan, the classified Royal Arcades (which separate the swimming baths from the promenade, beach and sea) and the Thermae Palace Hotel, which is also classified. In addition, the site itself is in a very prominent and extremely visible location in the town. The building is a landmark on the Belgian coast.

The swimming baths consist of an outdoor section with a 25m pool, recreational pool and sunbathing lawn, and an indoor section with a 50m pool, pool for lessons, children's pool, whirlpool baths, slide and wellness centre. The building is seriously outdated, in terms of infrastructure, technically (sea water is used) and in the range of possible uses. The total area of the site is 14,632 m<sup>2</sup>, about half of which is built on. There are an average of 320,000 visitors per year.

The architecture of this seventies building provides the starting point for this brief. The new building should relate to it in a high-quality and appropriate manner. The existing footprint of those parts of the programme that are either swimming-related or otherwise has to be

optimised. The new part of the requested expansion must not detract from the existing building.

A modern and sustainable swimming complex should offer the possibility of holding swimming competitions at a national level in a 50m pool. In addition, maximum use of the swimming infrastructure for various target groups must be guaranteed and the range of recreational activities increased.

To achieve maximum integration into the surroundings, it is essential to review the concept of the outdoor pools. The complementarity of the baths' own outdoor area with the immediate surroundings must be taken into account.

Because of the specific technical and architectural nature of swimming baths and the unique concept of using salt sea water, with the associated quality requirements regarding choice of materials and water treatment, for the principal it is extremely important that the design team acquires the necessary expertise to guarantee a high-quality final result. The technical installations must be integrated in a contemporary and sustainable manner and should be designed for minimal energy and running costs.









# 002703

## Antwerp - Groenplaats

All-inclusive design assignment for the reorganisation of the Groenplaats as an urban square for events and leisure time.

Client	Stad Antwerpen
Location	Groenplaats, 2000 Antwerp
Budget	€2,817,100 incl. fees, excl. VAT
Timing	Award of brief to the designer(s): March 2015 Award of job to the contractor(s): 2016 Scheduled end of work: 2017
Fee	Overall fee of 7%
Award	€10,000 (excl. VAT) per candidate, 5 candidates



The Groenplaats is the largest square in the historical centre of Antwerp and has a major historical and symbolic significance for the city. Together with the area around the 'Grote Markt' and the Meir-De Keyserlei axis (the 'Via Sinjoor'), this square is the perfect meeting-place for the city's inhabitants and visitors. Antwerp city council would like to enhance the role of the Groenplaats as a place for events and leisure time. It is intended to become a multipurpose, simple, transparent and green all-seasons square where circulation for vulnerable road-users, the organisation of the public transport hub, the taxi rank and the connection with the underground infrastructure is geared to other functions such as the use of pavement cafés, strolling and meeting people, but the possibility of organising events on a scale with the space is also a precondition.

In its present form, the Groenplaats has a number of sticking points that put the quality of the public space under pressure. The existing trees have hardly been able to develop because of the poor conditions they have to grow in, and not all the street furniture is located in the most appropriate place. On the other hand, this square, because of its scale, central location and proximity to historical buildings, has the potential to be a high-quality public space.

Antwerp city council seeks a design that reconciles the functional aspects of the square with the desired recreational and leisure activities, while putting great emphasis on sustainability and manageability, so that the Groenplaats becomes an important and pivotal tourist-recreational

point on the 'Via Sinjoor'.









# 002704

## Ostend - 'The Three Plane Trees' (provisional working name)

All-inclusive design assignment for the construction of a residential care and service complex and the layout of the grounds in Ostend.

Client	Sint-Monica vzw
Location	Nieuwpoortsesteenweg 757-759, 8400 Ostend
Budget	€16,500,000 excl. VAT and fees
Timing	Award of the brief to the designer(s): early June 2014 Submission of planning application: early November 2014 (deadline!) Submission of financial-technical plan (VIPA): early November 2014 (deadline!) Award of job to contractor(s): 2015 - 2016 Scheduled end of work: 2018
Fee	Overall fee min. 8%, max. 10,6% (for architecture, stability, technical installations, EPB, grounds and landscape architecture)
Award	€15,000 (excl. VAT) per candidate, 4 candidates

Sint-Monica npo has since 1981 provided high-quality residential care for the elderly in great need in Ostend. The statement of the task of the npo is founded on two pillars: care for the residents and care for the staff. The following has been set as an aim for the future: Sint-Monica npo intends to develop a varied, flexible and high-quality range of care for the elderly. At the same time we pursue a well-founded staff policy that creates a healthy, instructive and agreeable climate for employees. We contribute to creating a positive image of the elderly and maintain an open mind regarding interaction with our surroundings.

The npo's present offer (a rest and care home and service flat facilities) is housed in a converted hospital and this defines the present infrastructure. To achieve its plans for expansion, the npo has an unused building site of about 7,000 m<sup>2</sup> at a distance of 3km from the present campus, where we wish to provide an innovative and more appropriate structure. The intended elements of the programme for the new site are: a rest and care home (including short-stay centre) with 98 units, 4 dwellings for assisted living, a day-care centre, a medical-social centre and a public restaurant.

The site is on a major trunk road 400m from the beach, along the recreational strip called 'the green ribbon' and adjoining a municipal park and an extensive open space with a view of the airport. The elements of the surroundings provide many opportunities for the integration of the project into the social and natural context. We expect high-quality architecture and that



the structures are located on the site in a well-considered manner. The best possible comfort for the clients and carers is also crucial. The architectural structure should also underpin an innovative and integrated care concept and an innovative approach to the organisation of labour (with an emphasis on coaching and self-management). The core values for the concept are: care for the residents and staff, openness and social stimuli, domesticity and respect for privacy, ergonomics and efficient management, removal of barriers between departments, accessibility and a positive image, freedom of movement and views, safety, ecology and, lastly, affordability.

The drawing up of a master-plan for the site and the adjoining municipal land (with a neighbourhood vegetable garden, play facilities and field for events) is currently the subject of the Master Test organised by the Flemish Government Architect. The design assignment involved here must build on this master-plan, which may still be in the finishing stages).

In this assignment, timing is crucial. The principal insists on submitting an application for planning permission and for subsidies (financial-technical plan) to the VIPA by October and November 2014 respectively.









# 002705

## Ter Heide - care

Assignment to draw up a master-plan for the Ter Heide campus in Genk and Zonhoven and the design and construction of a maximum of 5 houses on the Genk campus.

Client	IGL/Ter Heide
Location	Klotstraat 125, 3600 Genk
Budget	Design and construction of max. 5 houses subsidised by VIPA, €5,000,800, excl. VAT and fees
Fees	Drawing up master-plan, flat-rate fee of €80,000, excl. VAT 10% to 12% maximum, excl. VAT (incl. architecture, stability, technical installations and acoustics study).
Award	€7,500 (excl. VAT) per candidate, 3 candidates

Ter Heide is a care facility set up in 1971 that has developed into a large-scale efficiency-oriented service. It operates on four campuses: Genk (1971), Zonhoven (1980), Hoepertingen (1996) and Tongeren (1999) and now houses more than 400 residents and 650 staff. Each campus organises a range of care services: housing, day care, crisis care, short stays, holiday stays, supervision in the home, etc. The campuses are on the outskirts of the town, which means the care provision is separated from society as a whole. The existing buildings mainly consist of a central logistical core from which lead long corridors serving long rows of identical rooms.

Ter Heide has made its trade mark the support of very vulnerable people. The residents are mentally very limited. In addition, they have aggravated personal characteristics that are a constant threat to their well-being. Our creed is: everyone is special. Everyone is special in their difficulties, passions, needs, experiences, emotions and expectations. But also in their contribution, role, talents and qualities.

In recent years there has been a great desire to translate our evolved vision of care into spatial and infrastructural form. We have replaced the institutional vision by recognisable small-scale social structures, residential neighbourhoods. We now call Ter Heide a village. In our residential neighbourhoods we want to emphasise the intimate, secure and domestic, as well as privacy and the independent aspects of living. Ter Heide is a place where all the parties involved can come home and be part of the social group.

Starting from the present organisation of the campuses in Genk and Zonhoven, and taking account of the infrastructure to be retained, the designer should in the first phase draw



up a master-plan for the two campuses. The important thing here is a formulation of the specifications that enables the new replacement building to be carried out in stages. Another special point of focus is the research into room for external projects for the purposes of socialisation (care ranch, childcare, inserting our campus into a cycle route, etc.)

In the second phase, the task is to build 5 houses each for 11 people, including grounds. These houses are for two target groups. The important thing is that the infrastructure is geared to the individual nature of the resident groups and that the characteristics of the residents can be reflected in the features of the buildings and the surroundings (garden, park). The key words here are: recognisability, clarity of view, safety, structure, privacy/individuality, collectivity/encounter. The houses should take maximum account of the integration of the appropriate technical equipment and low-energy running. The available subsidy (from VIPA) must be kept in mind here.

After the master-plan has been handed over, the principal may decide to award part or whole of the brief for its implementation to the design team. But the principal is not obliged to do so; he may also decide to award the subsequent assignments to third parties, based on a new tendering procedure. In this case, the team that drew up the master-plan will be given the task of quality supervisor.







# 002706

## Kortemark - GBS De Linde

All-inclusive design assignment for the construction of 'De Linde', a new local authority primary school, in Zarren, Kortemark.

Client	Kortemark local authority
Location	Stadenstraat 57, 8610 Kortemark
Budget	construction : €2,155,980 excl. VAT and fees grounds: €336,681 excl. VAT and fees
Fees	Architecture: min. 6%, max. 7% Stability: min. 1%, max. 2% Technical installations: min. 1%, max. 2% Layout of grounds: min. 5.25%, max. 6%
Award	€5,000 (excl. VAT) per candidate, 4 candidates



Organising education is one of the core tasks of Kortemark local authority. In the subdistrict of Zarren, the objective is to bring together the two sites on which the 'De Linde' primary school is located. A new site has been set aside for this building behind the existing school, which is the closest to the town centre. The local authority wants to restructure the residual zone in the area behind the existing school by siting a new school campus there, thereby giving the rear façade of the existing building a new allure. This existing building is of course intended to retain its function as nursery school within the overall concept.

The school focuses on the pupils' skills, creativity and attitude, and their emotional and social development. The school is intended to be an active community school for the neighbourhood, with an open culture and good communication. To fulfil these requirements, the local authority wants to invest in a new, multifunctional, sustainable and contemporary school building in green surroundings.

The project for the new building should, in addition to classrooms, also house a multipurpose hall/dining room with a kitchen, a gym, a staff room and an office.

The current number of pupils on the two campuses in Zarren is 211. In order to ensure a certain flexibility in the future and with an eye to housing construction projects in the immediate surroundings, the new building is to be based on a figure of 230 pupils. Translated

into standards set by AGION (Agency for Educational Infrastructure), this corresponds to 1986 m<sup>2</sup> for the classrooms, 300 m<sup>2</sup> for the bicycle shed and 1840 m<sup>2</sup> for playgrounds (open and covered). In addition to the 'hard' infrastructure, the local context, integration with the existing school building and the layout of the grounds are also an important design assignment. The foundations of the project are sustainability and the efficient use of scarce government resources.











# 002707

## Waregem - Heilig Hartcollege

All-inclusive design assignment for extension of Heilig Hart College in Waregem.

Client	vzw Katholiek Secundair Onderwijs Waregem-Anzegem-Avelgem
Location	Olmstraat 38-44, 8970 Waregem
Budget	construction: €3,000,000 excl. VAT and fees layout of grounds: €1,200,000 excl. VAT and fees
Fee	Architecture: min 6.5%, max 7.5% of total building budget Stability: min 1.8%, max 2.4% of total building budget Technical installations: min 2%, max 2.8% of total building budget Layout of grounds: min 5%, max 6% of total budget for grounds
Award	€5,000 (excl. VAT) per candidate, 4 candidates



The Heilig Hart College is part of the Sint-Paulus school community (Catholic secondary education) and is in the centre of Waregem. Pupils from the last two years of primary school are also accommodated on this site. We have links with more than 15 partner schools in and outside Europe: we put a lot of emphasis on pupil mobility.

The number of pupils has risen by more than 650 over the last ten years. This means we need a new building. It will be situated in Olmstraat, which connects the station to the market square, and is very close to the municipal academy and a large public car park. It is also very close to the school's spacious sports hall, to which the new building should link up.

The overall project will not only cater to practical needs by means of the new building, but is to be used as an opportunity to upgrade and reorganise the whole Heilig Hart College campus site between Olmstraat and Processiestraat. The new building is at one end of the school, but it also presents the opportunity to renew the large playground with suitable sports fields, agreeable seating and pleasant greenery. The rainwater from the existing sports hall and from the new building is used for the sanitary installations. Because we are also planning bicycle storage in the cellar, we are taking the opportunity to improve the mobility of the pupils. This will definitely improve conditions on this side of the site.

The Heilig Hart College sets great store by sustainability and the prudent use of energy.

The school expects a building that radiates modernity, efficiency, modesty and warmth and that appeals to youngsters. In this three-storey building, the school's administrators wish to incorporate a large multifunctional hall with a small kitchen, and nine spacious classrooms with the latest educational facilities. The existing entrance to the school, which is currently used only sporadically, will be upgraded to a proper entrance.

The building will provide an intelligent response to the cohesion between the school and its surroundings. With a façade of more than 30 metres long, from the street it will make the link between the community and the school. This should be enhanced and accentuated by an inviting transparency.









# 002708

## Ranst -bridge Vaartstraat

All-inclusive design assignment for the rebuilding of the bridge in Vaartstraat over the E34/E313 motorway at Ranst.

Client	Agentschap Wegen en Verkeer
Location	Vaartstraat, 2520 Ranst
Budget	Cost of building the bridge: €2,800,000 excl. VAT and fees, not including demolition of the existing bridge, signposting and reducing disruption. Including groundwork, adaptation of embankments and roads.
Timing	Award of the brief to the designer(s): 2014 Application for planning permission: 2015 Award of the job to the contractor(s) and start of works: 2016 End of works scheduled for 2017
Fee	Flat-rate overall fee of min. €200,000 and max. €250,000 excl. VAT.
Award	€5000 (excl. VAT) per winner, 5 winners

The aim of the Agentschap Wegen en Verkeer is to achieve safe, smooth and sustainable mobility for all road-users in Flanders. It administers, maintains and optimises the road network of the Flemish Region. It intends to do all this by providing correct information and ensuring timely communication, properly managing the available knowledge and operating in a high-quality, innovative manner.

Bridge B8 over the E34/E313 motorway in Vaartstraat in Ranst is administered by the Agentschap Wegen en Verkeer, Antwerp Division. As a result of a collision with the bridge in 2012, one half of it has since been out of use and traffic has to cross it in turns. The bridge can be repaired, but considering the plans for the future of the E34/E313 between Antwerp-East and Ranst, the option chosen is for a new bridge with a clearance that takes account of the future widening of the motorway.

The bridge in Vaartstraat is the first bridge that westbound road-users encounter after the E34 and E313 have merged. In this sense, it is a gateway to Antwerp for drivers coming from the east of the country. The bridge should be more than just a connection between A and B. The principal wants a visually-defining bridge that provides added value for the user, the inhabitant and the passing traffic. Particular attention must be paid to its design and sustainability. For this bridge, the principal is looking for a strong spatial concept so that the landscape, the



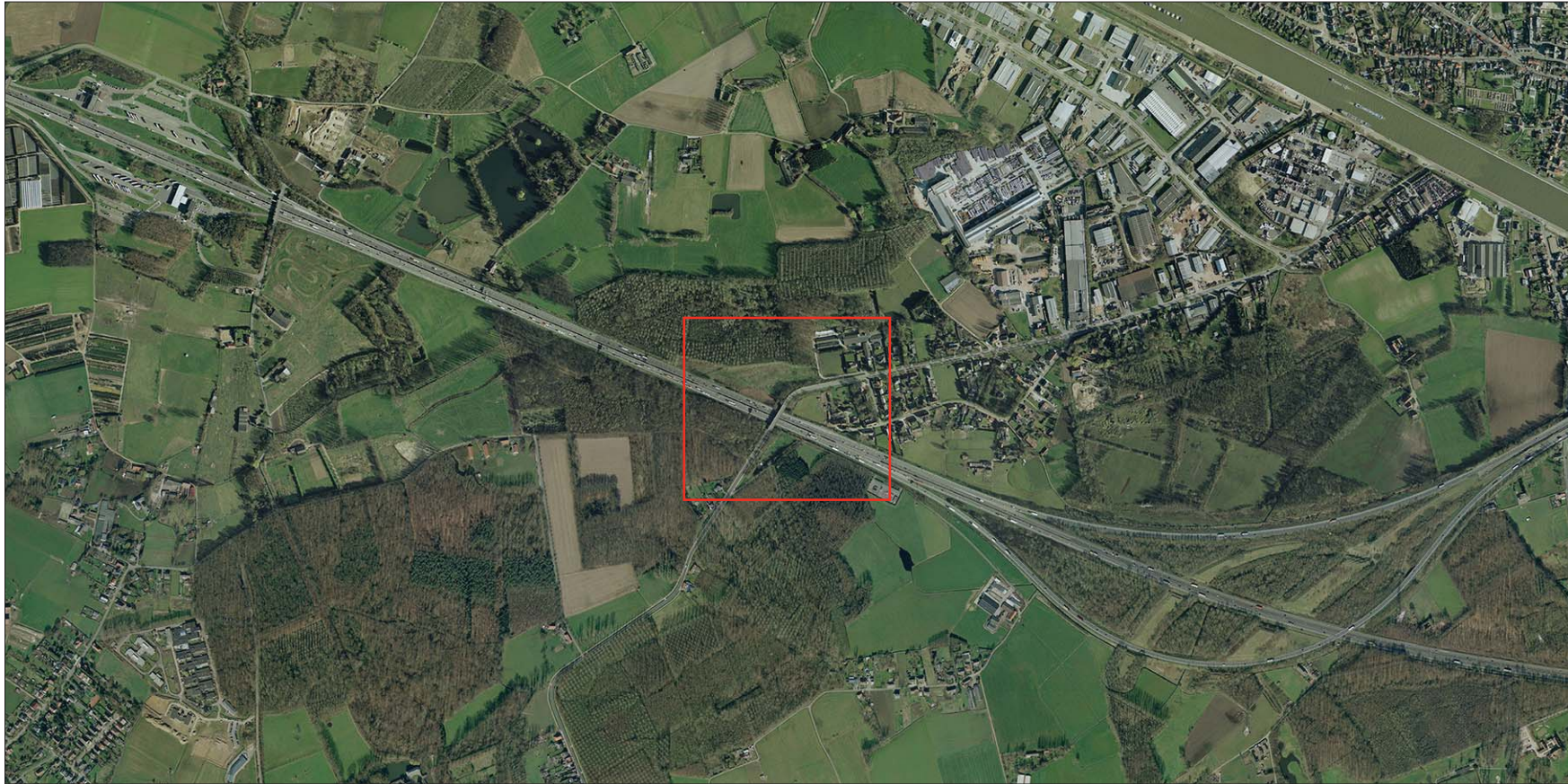
surroundings and ongoing mobility are raised to a higher level. So the designer is expected to concentrate especially on embedding the new design in the landscape.

The transverse section of the bridge is widened to a limited extent so that separate cycle paths can be laid on the roadway. The span should provide sufficient clearance for 5 lanes plus a bus lane/hard shoulder in both directions on the E34/E313, plus a central reservation (a total of 2 x 22.5 m + 7 m). Vertical clearance should be at least 5.40 m.

The brief includes the complete design, the cost assessment for the project, drawing up the tendering documents and supervision of construction. The brief also includes the demolition of the existing bridge, a study of the measures to minimise disruption, and of the construction method, since this depends very much on the concept of the bridge, and also following up the execution of the work.

The execution of this brief will be done by an interdisciplinary team that includes a range of expertise: landscape, urban planning, geo-technics, stability of artworks, infrastructure.













Team Vlaams Bouwmeester

*opmaak*

Team Vlaams Bouwmeester

*fotografie*

Stijn Bollaert

*luchtfoto's*

Digitale versie van de Orthofoto's, middenschallig, kleur, opname 2012:  
GDI-Vlaanderen

*Verantwoordelijke uitgever*

Vlaamse Overheid  
Vlaams Bouwmeester  
Grasmarkt 61, 1000 Brussel

*Bijkomende informatie*

over de inschrijving, bestekken, aanvullende  
stukken en voorwaarden bij

mario.deputter@bz.vlaanderen.be  
(+32) 2 553 29 64