

OPEN CALL 38

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BWMSTR

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STROBBE

BAUERSHOF



IZEGEM – Leisure centre

All-inclusive study and architecture assignment for the repurposing and expansion of the former Strobbe printing works into an integrated leisure centre

PRINCIPAL

Municipality of Izegem

PROJECT LEADER

Els Manhaeve

LOCATION

Block between Luc Martenslaan, Baertshof and Kasteelstraat, 8870 Izegem

BUDGET

- €14.000.000 incl. VAT and Fees
- Number of estimated square meters built program: 7,000 sqm

FEE

- General fee basis: 10 % - 14 % (excl. VAT) for the building
- General fee basis: 7 % - 8,5 % (excl. btw) for the surroundings

AWARD FOR DESIGNERS

€15,000 (incl. VAT) per candidate, 5 selected candidates

SELECTION CRITERIA

1. the general design-based expertise with regard to the project assignment
2. professional competence
3. relevant experience

ALLOCATION CRITERIA

1. the quality of the concept and vision development and of the research by design, tested against the ambitions and expectations of the principal as formulated in the specifications:
 - 1a in a broad social context
 - 1b applied more functionally to the needs of the user
 2. process-orientation and process-readiness
 3. the approach to sustainability
 4. estimate of the project cost
 5. control of the project cost
 6. the fee
 7. the composition and expertise of the design team
- The following weighting is used for the respective allocation criteria: 4 / 2 / 2 / 1 / 1 / 1 / 1. The weighting of the subcriteria is 2.

Izegem is a dynamic and bustling city in the heart of West Flanders. On the corner of the Grote Markt lies the former Strobbe printing works (known for its tear-off calendar De Druivelaar). This printing site was abandoned a few years ago. The consultancy Palmbout Urban Landscapes drew up a spatial vision for the city, in which this building was selected as one of the ten crucial project sites for urban development. The Strobbe printing works is a household name in Izegem and, due to its very central location, must become a hub between the city centre and the many new residential developments in the eastern part of the city. The industrial image and the large workshop floors give the complex a striking character.

Spread across the city, there are four functions that we see working and blending together in an integrated manner in this new project: the municipal library, the Art'IZ arts academy, the municipal archive and the social-service centre for senior citizens. These services, all of which at present have their own operations and address their respective audiences, will therefore be given a place in this new house. The city wishes to reuse and therefore thoroughly renovate the largest (and oldest) part of the current printing works. However, an extension will have to be built on to meet the need for space. The city wants to make this project a landmark for our city centre.

It is important that within this new project, the sum is greater than the parts. The city has explicitly chosen to interweave these various functions in the new project so as to enable a great deal of cross-fertilization and the shared use of space. The challenging task for the designers will therefore be in finding a balance between the shared use of space, the specificity of the various components and, above all, the steering of the movements and walking routes of visitors and staff members, so that the whole feels natural. The building should feel like a home for pupils, library visitors, seniors, parents, teachers, etc. and must take into account the needs of the different users, i.e. silence for readers, sound for musicians, conviviality for seniors, etc.



We want the interior to possess the charm of a cosy living room where experience is central. The public areas must seem spacious so that visitors/ employees do not feel shut in. In addition, they must offer an overview, be structured clearly and be linked logically to each other. The building should incite visitors to stay there for a long time and to explore the site.

A master plan has already been drawn up for this site, which provides guidance for further developments. Since different players will give shape this site, the designers will have to make their project fit in and shape the relationship

between the building and its surroundings. This project will attract the largest number of daily visitors of all Izegem urban sites. The resulting flows of visitors must offer added value for the site and its surroundings and must not cause any inconvenience.

Lastly, we expect the design team to involve experts in the fields of acoustics, sustainable and energy-efficient building, and the climate control of archives accommodating delicate items. The city wishes to achieve a BEN building (BEN: almost energy-neutral).

















SINT-NIKLAAS - Grote Markt

All-inclusive study assignment for the redevelopment of the Grote Markt in Sint-Niklaas

PRINCIPAL

Municipality of Sint-Niklaas

PROJECT MANAGER

Els De Deken

LOCATION

Grote Markt, 9100 Sint-Niklaas

CONSTRUCTION BUDGET

- €8,000,000 excl. VAT
- Surface area 24,000 m² surroundings + 16.000 m² interior courtyard

FEE

Fee: 6%

AWARD

€35,000 (incl. VAT) per candidate, 4 selected candidates

SELECTION CRITERIA

1. the general design-based expertise with regard to the project assignment
2. professional competence
3. relevant experience

ALLOCATION CRITERIA

1. the quality of the concept and vision development and of the research by design, tested against the ambitions and expectations of the public principal:
 - 1a in a broad social context
 - 1b applied more functionally to the needs of the user
2. process-orientation, time limit for completion, approach, phasing
3. approach to sustainability
4. estimate of the project cost and cost control

The Grote Markt has always been the central (market) square and showpiece of Sint-Niklaas. In 2005 the Grote Markt was completely renovated, with the construction of an underground open parking street and the design of the square as a meeting, events and experience space in the heart of the city. For instance, the Grote Markt is a unique take-off point for hot-air balloons during the annual Peace Festival. There is also the weekly market day. However, the experience value is far from optimal. The different traffic modes (pedestrian, bicycle, bus and car) each have their own space along the edges of the Grote Markt. This means that the traffic infrastructure is dominant, resulting in a large paved area with little experience value.

In 2014 the public-space master plan elaborated a vision on the public domain of the city centre ('Market City'). The objective is to create a coherent and pleasant place in the urban fabric by providing a continuous floor. The Grote Markt is seen as the central heart (as the 'mother of the squares') and extended to the Onze-Lieve-Vrouwplein and the surrounding edges (from façade to façade), so that the square is anchored in a broader context.

In the context of the district circulation plan, the city wishes to make the centre a low-traffic area through the (phased) introduction of a loop system. Areas can only be reached by motorized traffic via an area access loop. As a result, the (through) traffic will be diverted to the ring road. Maximum accessibility is provided for soft modes of transport. Together with a complete bicycle policy (including large-scale parking facilities in the city centre), the achievement of a modal shift is a primary objective.

The vision of the public-space master plan and the ambition of the area circulation plan have created a momentum to make the Grote Markt once again the central gathering and meeting place of the city centre for users of all ages, and offer opportunities to realize spatial quality in the public space. In other words, the city must become a city for people rather than a city for cars.

We are notably trying to achieve this objective by intervening in the heart of the city, in particular by redeveloping the courtyard of the Grote Markt and its surroundings. In concrete terms, the commission consists in:

- redesigning the street level between Stationsstraat and Parkstraat with the creation of a low-traffic



zone;

- rearranging the street level between Onze-Lieve-Vrouwstraat and Hendrik Heymanplein with the creation of a low-traffic zone;
- redesigning the intersection of Het Woord (with the accessibility of the Hendrik Heymanplein as a particular point of attention);
- arranging an additional (bicycle-accessible) entrance and exit for the parking lot of the Grote Markt on the north side.
- considering the functions of the market square and the way in which the softening and greening of the square can be achieved.

The reduced traffic intensity also makes it possible to reduce the road-surfacing around Onze-Lieve-Vrouwplein and there too to improve the quality of the public space. The assignment therefore relates at least to the area demarcated by the edges of the Grote Markt, the Parkstraat, the Onze-Lieve-Vrouwstraat and the Onze-Lieve-Vrouwplein. Within this framework, and in view of the realization of the new town-hall shop, the space in front of the town hall also deserves to be upgraded.

With this assignment we want to focus on new challenges such as softening and greening, water management, interaction and leisure and air-quality improvement. In the context of a sewerage project, the underground will be renewed from the town hall to Onze-Lieve-Vrouwplein. At the same time, consideration must be given to circularity in the design. Is it possible to think about the wider

programme of the car park in the future and is it possible to reuse material?

The assignment should also pay attention to the implications for preventing transit traffic along the Grote Markt. Specific attention should be paid to the location of public transport along the Grote Markt.

A broad participation process should be attached to the assignment. We are considering involving primary stakeholders such as providers of public transport, the emergency services and the car-park manager on the Grote Markt, and other important stakeholders such as the hotel and restaurant industry, schools, heritage services, the young, the cyclists' union, city dwellers, shopkeepers, visitors (including tourists) and users of the market square (such as balloonists).

Through the Open Call procedure of the Flemish Government Architect, the city of Sint-Niklaas is looking for a talented design team for the redevelopment of this important public space. In order to properly integrate the design into the spatial fabric, the designer must also pronounce themselves on a wider study area and the relationship of the Grote Markt with its surroundings. A multidisciplinary design team is required for this assignment, with competences in the areas of urban development, mobility, landscaping, public space, architecture and participatory processes.















KORTRIJK - Exhibition site

All-inclusive study assignment for the design of an 'Art and exhibition site for identity' at Groeninge Abbey in Kortrijk

PRINCIPAL:

Municipality of Kortrijk

PROJECT MANAGER

Bert Sabbe and Laure Messiaen

LOCATION

Groeninge Abbey (Kortrijk 1302) – Groeningestraat 40 – 8500 Kortrijk

BUDGET

- Building cost €4.1 m incl. scenography, excl. VAT and fees
- Project cost €6.2 m incl. construction cost, scenography, VAT, fees, additional studies, utility connections, costs related to relocation.

FEE

- Design assignment: 12.5% of the construction cost
- Mission includes: architecture, scenography and interior design, stability, technical equipment (HVAC, plumbing, electricity, lift), special techniques (climate control, acoustics, lighting, security, etc.), heritage / archaeological note / restoration, sustainability, EPB reporting

AWARD:

€12,500 euro (excl. VAT), 5 candidates selected

TIMING

- selection: 24.09.2019
- 1st briefing 10.10.2019
- 2nd briefing: 07.11.2019
- deliver tenders: 10.01.2020, 12u
- presentations: 23.01.2020

SELECTION CRITERIA

It is possible that the city council wants to apply for heritage grants, higher than 50%, in accordance with the specific procedure or a research grant of the Flemish Government. To do this, it has to comply with the Flemish Government Order of 12 July 2013 concerning the Immovable Heritage Act. For this project, the designer will therefore be appointed in accordance with a modified Open Call procedure.

In practice, this means that candidates will have to demonstrate in their portfolio their expertise for this exceptional heritage project on the basis of, at least, the

elements stated in Article 11.5.2 of the Immovable Heritage Act of 16 May 2014 that deals with quality:

- 1° When designers and contractors are engaged, account must be taken of the following points, at least:
 - a) the relevant studies and professional qualifications;
 - b) the overall expertise regarding the specific project assignment;
 - c) a statement of the least part of the assignment that the designer or contractor will carry out under their own management.
- 2° The design assignment, comprising the drafting of management plans, the prior research studies, and the management measures, works or services on protected property and heritage landscapes is awarded on the basis of, at least, the adapted allocation criteria described below (see Allocation criteria).

ALLOCATION CRITERIA

The submitted tenders and design proposals will be examined within the framework of the assignment formulation by means of the following allocation criteria:

1. the quality of the concept and vision development and of the research by design in light of the aims and expectations of the principal as formulated in the specifications:
 - 1a in a broad social context
 - 1b applied more functionally to the needs of the user
 - 1c in relation to the listed heritage / monument
 - 1d the ability to cope with the budget constraints
2. process-orientation and process-readiness
3. approach to sustainability, the extent to which the chosen interventions contribute to
 - 3a an efficient and forward-looking use of available space
 - 3b the control of energy and other operating costs
4. composition and expertise of the design team and partnerships with third parties
5. estimation of the construction and project cost and their cost control
6. time limit for completion

The following weighting is used for the respective allocation criteria: 5 / 3 / 2 / 2 / 2 / 2.



Kortrijk is a city with a rich history of creative entrepreneurship. Innovation, design and manufacturing are key values for the region. This recently resulted in the city being recognized as a 'UNESCO Creative City'. This dynamic is also visible and tangible in the urban development. New life is being breathed into the historic centre. The redesign of the Béguinage Park site is the last part of this renovation, which resulted earlier in the redevelopment of the Grote Markt, the lowering of the banks of the river Leie, the new Houtmarkt, the development of the pedestrian shopping area and the restoration of the Béguinage, all within walking distance of the project site. The Groeninge Abbey in this park – currently the regional visitor centre and experience centre Kortrijk 1302 – is ready for a repurposing and makeover. The occasion for the assignment is the new strategic direction that is being determined for a contemporary art and exhibition site, with a broad interpretation of the theme of 'identity' as the leitmotif.

A new museum is being developed on the site of Groeninge Abbey, a museum that breathes and supports the DNA of Kortrijk, creative city on the Leie. The museum is an open house and platform that connects visual art and design across temporal and cultural borders. As a vibrant studio for identity, it will experiment and create space for polyphony, inspiration, reflection and depth. The combination of attractive temporary and permanent presentations with additional functions that serve to lower the threshold – such as a pleasant museum café with a park terrace,

workshop spaces and a museum shop – must ensure that a wide-ranging public finds its way to the museum. In addition, the practical needs and traditional museum functions such as reception, workplace, storage room, cloakrooms and sanitary facilities must be addressed. The approach must be hospitable, inclusive and child-friendly. With the academy next door and together with Kortrijk's (cultural) organizations, the site has the potential to assume a leading role in the redevelopment as a central hub for the visual arts.

As a listed monument, Groeninge Abbey was thoroughly renovated at the end of the last century and extended with a new building. The ambition to be a museum that assumes new roles and dares to colour outside the lines calls for a spatial review of the site: positioning, breaking through and creating spaces, layout and purpose. We are looking for a compact approach through an efficient use of space and a logical layout of the museum functions. In this way we hope to make the most of the available space. The design should also address the need for an exhibition area (approx. 500-800 m²), taking into account standard norms for accessibility, safety, climate control, etc.

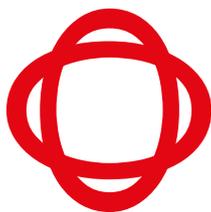
We want an all-encompassing approach that does justice to the ambitions of a creative region, a timeless and sustainable design in which architecture, design, scenography and collection form a single organic whole. Respect for the past and a forward-looking vision go hand in hand.











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DESIGN

Team Vlaams Bouwmeester

PHOTOGRAPHY

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ARIALS

Digital version of the orthophoto's, mid scale, colour, registration 2018

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RESPONSABLE PUBLISHER

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