

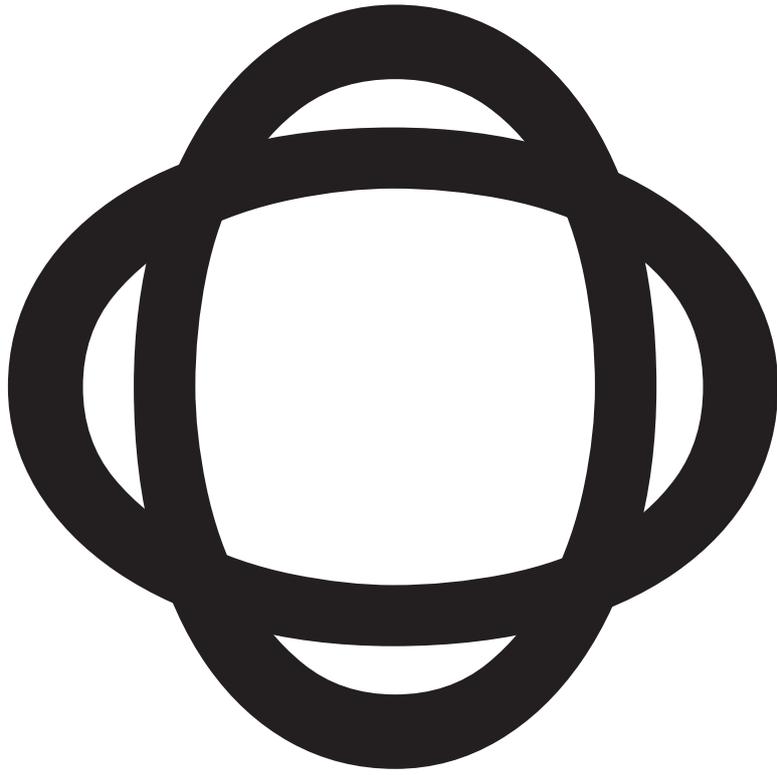
Open Call

45



Flanders
State of the Art

**TEAM
VLAAMS
BOUWMEESTER**



OO4501	Maaseik - Ons Dak	04
OO4502	Hasselt - PXL Building B	14
OO4503	Lokeren - Collective housing Emiliani	24

On the website www.vlaamsbouwmeester.be/en you can apply for these Open Call projects until 24 February 2022, 11 a.m.

The information in this document is for information only. The legally binding information on the projects can be found on the website www.vlaamsbouwmeester.be. The text of the Dutch project sheets on this website has priority over the text in both the Dutch and the English version of this document as well as on the English version of the projectpages on the website.





Maaseik – Ons Dak

All-inclusive study assignment for the design of 184 social housing units and the construction of the road network and the private, collective and public outdoor spaces in Maaseik

COMMISSIONING AUTHORITY

Housing company Ons Dak
contact person: Koen Van den Bruel

SITE LOCATION

The area between Dirk Boutsstraat, Van Eycklaan, Rode Kruisstraat, 3680 Maaseik

ESTIMATED CONSTRUCTION BUDGET EXCL. VAT AND FEES

- housing programme € 28,000,000
- landscaping: € 750,000

FEE EXCL. VAT

general fee basis: 6%-8%

AWARD

€ 10,000

SELECTION RESTRICTION

4 candidates

THE ASSIGNMENT INCLUDES

- architecture
- stability and special techniques
- construction of complete infrastructure (road network and sewerage), outdoor spaces and landscaping
- EPB and ventilation
- safety coordination

The assignment does not include the topographical measurements, ground probes, soil hygiene study, archaeological survey, demolition inventory, asbestos inventory

SELECTION REQUIREMENTS

- Applicants must be registered with the Order of Architects.
- A motivation text must be submitted regarding the social dimension of the assignment. In doing so, the candidate demonstrates that his or her work method can achieve a social objective and

guarantee the public function.

- A project team will be formed consisting of 3 people who are guaranteed to work on the assignment. In terms of expertise, the project team should be composed as follows:
 - at least 2 architecture experts with 5 years' experience as project leaders on public projects
 - at least 1 urban planner with experience in urban development projects
 - at least 1 landscape architect with experience in the design of collective and public outdoor spaces
 - The applicant must submit 3 reference projects. The reference projects must meet the following conditions:
 - 1 of the reference projects shows the candidate's experience in integrating a residential project into an existing context
 - 1 of the reference projects shows that the candidate has experience in designing collective housing projects
 - 1 of the references shows that the candidate has experience with a phased implementation and can therefore commit for a longer period of time
- The following applies to these reference projects:
- The role the designer played in the submitted project must be explained
 - the references may be built projects as well as projects under construction or in the design phase

SELECTION GUIDELINE

Download the selection guide for more information about the selection procedure, the grounds for exclusion and the selection and award criteria:

[selection guideline 4501 Maaseik](#)







Project description

Ons Dak is a dynamic housing company with offices in Maaseik. The company lets out 2,100 social housing units spread across five municipalities: Maaseik, Bree, Kinrooi, Dilsen-Stokkem and Oudsbergen. An enthusiastic team of employees is ready every day to provide proper service and housing quality.

The housing company is planning the creation of a brand-new residential district within the metropolitan area of the city of Maaseik under the name 'Steenhoven'. Located along Dirk Boutsstraat, Van Eycklaan and Rode Kruisstraat, the site is situated between the existing Relindis residential district, the town's sports grounds and the Wienerberger brickworks.

In preparation for this building campaign, the housing company had a master plan drawn up, which was approved in 2017. The master plan set out the ambitions and the framework within which this new neighbourhood could be developed. Among other things, the master plan formulates guidelines about public green spaces, the integration of a watercourse and the construction of some slow links to better connect the neighbourhood to its surroundings. The design principle of the low-traffic residential street is also highlighted. This underlines the importance of the sojourn quality in the new district.

The total surface area of the site to be designed (including the existing buildings and public domain) is +/- 36,000m². The entire site is the property of Ons Dak. The city will remain or become the owner of the public domain. The master plan provides for about 158 new social housing units and for replacement construction for part of the existing housing located in D. Boutsstraat (8 housing units, youth house and day-care centre) and Rode Kruisstraat (30 duplex housing units).

Originally, the new youth house was to be re-established in the district. It has since been decided that it would be better to locate it elsewhere in Maaseik. The assignment therefore also includes the design for ten additional housing units on this site. The renovation or replacement of two apartment buildings (2 x 8 flats – D. Boutsstraat 9 and 15) will also be added to the assignment. A feasibility study – to be carried out at the start of the assignment – should help to determine the final choice between renovation or new construction.

The above 158 housing units should thus be increased by the potential number of housing units/flats on the site where the new youth home was originally planned and by the two blocks of eight flats each. We are therefore basing ourselves on 184 housing units. In part due to the scale of the extensive project, a collective heating system (heat network) with geothermal energy is being envisaged.

Because of its scale and the intended replacement construction, the project should best be carried out in phases. The master plan included the following proposal for the phasing:

Phase 1

- the demolition of the existing youth home, day-care centre, 8 ground-floor housing units and the 24 accompanying garages
- building plot 1:
 - construction of 6 ground-level and 16 stacked housing units
 - construction of a residential complex on the site where the master plan envisaged the new youth home (estimated here at +/- 10 units). (redesign of the master plan at this location)
- building plot 2:
 - construction of 11 ground-level and 30 stacked housing units
- the creation of the brand-new public domain (road network and infrastructure, landscaping), including for the following phases

Phase 2

The demolition of 30 existing duplex housing units.

Phase 3

Building plot 3, with the construction of part of the planned 95 stacked housing units.

Phase 4

Building plot 3, with the construction of the balance of the planned 95 stacked housing units.

The renovation or replacement construction of two existing buildings with 8 flats each will be added to one of the described phases after an analysis based on a reasoned decision.

Target groups

- owner-occupied and rented housing units or



- flats at a ratio of +/- 10-15% owner-occupied and 85-90% rented, spread over the various phases
- flats and housing units for small families and/or singles: predominantly type 2/3 (a limited number of type 3/4 possible)
 - seniors and/or persons with a physical disability: preferably, a limited part of the large block on the corner of Van Eycklaan and D. Boutsstraat will be reserved for tenants with a physical disability
 - type 1/2 (1 bedroom for 2 persons) or type 2/3 fully adapted to residents with a physical disability

The entire project will provide adequate parking facilities for residents and visitors, in accordance with the provisions of the master plan.

The housing company is looking for a driven design team with knowledge of and experience in architecture, urban planning, landscape architecture and the design of the public space. Designers are expected to pay attention to:

- the architectural translation of the master

plan with a well-considered integration into the landscape through high-quality design and integration; the volumes and number of storeys must be in line with the surroundings and applicable regulations

- budget-friendly and sustainable architecture
- public space aimed at social interaction for all ages. The design should contribute to the creation of a safe, healthy, social and sustainable district where people enjoy walking, cycling and living.
- ecology: both the owner/landlord and the user/tenant should enjoy sustainable energy systems; an agreement with the grid operator ensures that the neighbourhood will be connected to a heat network.
- encouraging sustainable mobility
- a phased approach to the works
- guidelines on area standardization and cost price determination of the Flemish Company for Social Housing (VMSW)
- close consultation with the city of Maaseik











Hasselt – PXL Building B

All-inclusive study assignment for the as-new renovation of the premises of the Business, Digital and SyntraPXL programmes and the new construction of a BusinessHub for Hogeschool PXL (PXL University of Applied Sciences and Arts)

COMMISSIONING AUTHORITY

Hogeschool PXL
Contactpersoon: Marijke Maes

SITE LOCATION

Elfde-Liniestraat 26, 3500 Hasselt

ESTIMATED CONSTRUCTION BUDGET EXCL. VAT AND FEES

- Fixed part: as-new renovation of the premises of the Business, Digital and SyntraPXL departments and the new construction of a BusinessHub: € 18,644,175
- Conditional part: optimization in terms of sustainability and energy measures: € 3,907,650 (subject to the subsidies applied for).

FEE EXCL. VAT

- General fee basis of 11%-13% (architecture, stability and techniques).
- The above percentages apply to the total investment amount of the building

AWARD EXCL. VAT

€ 15.000

SELECTION RESTRICTION

4 candidates

INCLUDING THE ASSIGNMENT

- architecture study
- stability study
- the study of climate and all special techniques, including EPB reporting: HVAC, sanitary fittings, electricity, telephony, data, fire detection and protection, burglary protection and access control, sound and videophony, lifts, acoustics
- the study of the landscaping around the as-new renovation
- the study of the interior design, including the fixed furniture and the furnishing of the 'mercado' and experience facilities
- BIM
- the study of circular construction
- the organization of the procedure for the

appointment of the safety coordinator

SELECTION REQUIREMENTS

- Applicants must be registered with the Order of Architects.
 - A motivation text must be submitted regarding the social dimension of the assignment. In doing so, the candidate demonstrates that his or her work method can achieve a social objective and guarantee the public function.
 - A project team will be formed consisting of 3 people who are guaranteed to work on the assignment. In terms of expertise, the project team should be composed as follows:
 - the leader of the project team is an architecture expert with at least 5 years' experience as project leader on public projects
 - at least 2 architecture experts.
 - The applicant must submit 3 **reference projects**. The reference projects must meet the following conditions:
 - 1 of the reference projects shows that the candidate has experience with projects in which sustainable construction (circular, energy-positive, environmentally sustainable) and circularity are paramount.
 - 1 of the reference projects shows that the candidate has experience in designing a public building with a more complex or multipurpose programme
- The following applies to these reference projects:
- The reference projects can be built, under construction or in the (preliminary) design phase. Competition entries are also authorized.
 - The reference must explain the role the designer played in the submitted project.
 - The references show how the designer deals with the existing context and the surroundings..

SELECTION GUIDELINE

Download the selection guide for more information about the selection procedure, the grounds for exclusion and the selection and award criteria: [selection guideline 4502 Hasselt](#)



PXL DE HOGESCHOOL
MET HET NETWERK

**PXL.BE/
INFODAGEN**
Wo 23 november 2022
Za 11 maart 2023
Za 22 april 2023
Di 4 juli 2023
Za 9 september 2023

PXL.BE/OPENLESDAGEN
Wo 22 maart en 10 mei 2023 (namiddag)





Project description

Limburg is developing rapidly as a centre of knowledge, with recognizable campuses such as Corda, T2 campus, Health and Bouw, campuses that are in part even recognized outside Limburg. As Limburg's largest educational institution, Hogeschool PXL is now also focusing on the development of its Elfde Linie campus. This campus lies within the triangle formed by Blauwe Boulevard, Corda Campus and Wetenschapspark Diepenbeek. Among other things, it includes Kapermolenpark, Vilderstraat, Quartier Canal, Trixxo and the green-blue Demer valley.

In recent years, the master plan 'Doorbraak PXL - Campus(park) Elfde Linie' was developed. The master plan expresses the ambition to transform the campus into a campus park with strong ecological, social and economic ties to the city. The Demer acts as a connecting element: the campus merges with Kapermolenpark and merges with the city's facilities (including sports facilities and meeting places). This master plan focuses on climate-neutral real estate, the clustering of parking spaces, space for cyclists and pedestrians, mixed-learning facilities, and companies accommodated on campus as part of a learning network. Hogeschool PXL wishes to achieve a project that sets an international example in terms of circularity, energy, urban biodiversity and multifunctional use of space.

Hogeschool PXL wants to link knowledge and research institutions and the business world more closely and provide a platform for the valorization of innovative developments. Therefore, this assignment firstly includes a radical renovation or as-new renovation of the building situated at a strategic location on the Singel, which currently houses the PXL-Business and PXL-Digital departments. The renovation assignment includes a redesign of the existing training facilities and a restructuring of the underground and ground-floor storeys to create space for future forms of training such as mixed learning combined with student facilities. Lifelong learning is central here.

Furthermore, in addition to the existing training programme, Hogeschool PXL is planning the construction of a BusinessHub, from which services will be developed and offered to transform and innovate Limburg businesses, with digitization as the main point of attention. Hogeschool PXL is responding to this through co-creation between training (from our Business and Digital

programmes), research and corporations. Building a BusinessHub on campus thus contributes to the innovation of the Limburg business fabric. These ambitions are spatially translated into the form of a large multifunctional 'mercado', where interaction with companies can take place. The BusinessHub further includes living labs, spaces for start-ups, and facilities to simulate various experiences via virtual reality, among others. Additional spaces will also be provided for the integration of various SyntraPXL activities.

This BusinessHub, strategically located on the Singel, should recognizably express the future vision around digital transformation and also mark the head of the campus at the back. Parking facilities for (shared) cars and bicycles will optionally be included in the programme.

The total budget of € 18,644,175 for the fixed part includes (all amounts excl. VAT and excl. fees):

- € 10,541,750 for the renovation of the Business, Digital and SyntraPXL programmes
- € 8,102,425 for the new construction of the BusinessHub

Conditional part of the assignment (subject to the subsidies applied for):

Apart from being a living lab for innovative entrepreneurship and smart services, Hogeschool PXL wants, thirdly, to use the redevelopment of the campus as a living lab for its Green & Tech courses (such as construction, electromechanics, energy systems, air conditioning, green management). The renovation of the building is a demonstration project because of the application of various principles of circularity. It is based on circularity at the element level, so that the interiors of the buildings (doors, walls, etc.) can be dismantled and adapted to future needs. In addition, an energy-positive building is desired, i.e. one that generates more energy than it consumes. To this end, a smart grid will be developed so that energy consumption can be tuned perfectly. Renovation and construction will also be environmentally sustainable through the installation of green roofs and green façades. This enhances biodiversity and breaks the pattern of heat islands in the urbanized context.

As part of the master plan, extensions to the business hub are envisaged in the form of private developments on campus with short-stay, pre-incubator spaces or incubator housing units. However, these do not form part of this assignment. By extension, Hogeschool PXL is also transforming the Vilderstraat campus into a sports and living campus with a sports and recreation hub.













Lokeren – Collective housing Emiliani

All-inclusive assignment for the design of a collective housing project for 96 people with disabilities, the architectural assignment for the construction of a first phase of 32 housing units and a design assignment for the landscaping of the outdoor spaces that accompany the housing units

COMMISSIONING AUTHORITY

Emiliani vzw
Contact person: Lut Van de Vijver

SITE LOCATION

The area between Krekelstraat, Molenstraat,
Molenbergplein, 9160 Lokeren

ESTIMATED CONSTRUCTION BUDGET EXCL. VAT AND FEES

- complete housing programme (including preparing the site for development): € 18,368,504
- landscaping: € 1,275,486
- estimated construction budget housing and landscaping phase 1: € 5,477,140

FEE EXCL. VAT

Lump sum, fixed on the basis of estimated price works and calculated on a fee percentage between 7.1% and 9.2%. (see project description)

AWARD

€ 10,000

SELECTION RESTRICTION

4 candidates

INCLUDING THE ASSIGNMENT

- architecture
- Stability and special techniques
- construction of outdoor spaces and infrastructure
- EPB and ventilation
- organization of the procedure for the appointment of the safety coordinator

The assignment does not include the topographical measurements, ground probes, soil hygiene study, archaeological survey, demolition inventory, asbestos inventory.

SELECTION REQUIREMENTS

- Applicants must be registered with the Order of

Architects.

- A motivation text must be submitted. In doing so, the candidate demonstrates that his or her work method can achieve a social objective and guarantee the public function.
 - A project team will be formed consisting of 3 people who are guaranteed to work on the assignment. In terms of expertise, the project team should be composed as follows:
 - At least 2 architecture experts with 5 years' experience as project leaders on public projects
 - At least 1 landscape architect with experience in creating collective and public outdoor spaces
 - The applicant must submit 3 reference projects. The reference projects must meet the following conditions:
 - 1 of the reference projects shows the candidate's experience in integrating an architectural project into an existing built context
 - 1 of the reference projects shows that the candidate has experience in designing collective housing projects
 - 1 of the reference projects shows that the candidate has experience in integrating the principles of Universal Design
 - 1 of the references shows that the candidate has experience in a phased implementation and can therefore commit for a longer period of time
- The following applies to these reference projects:
- Each reference explains the role the designer played in the submitted project
 - References may be built projects as well as projects under construction or in the design phase

SELECTION GUIDELINE

Download the selection guide for more information about the selection procedure, the grounds for exclusion and the selection and award criteria: [selection guideline 4503 Lokeren](#)







Project description

The non-profit Emiliani vzw provides support to some 220 adults with a mental disability in the East Flemish town of Lokeren. This involves tailor-made support in living, working, learning and leisure. The needs of the clients are diverse because the target group is broad: some can and still want to do a lot themselves, but a considerable number of people with severe and multiple disabilities require a lot of care throughout the day. Regardless of age or support requirement, everyone is welcome at Emiliani. Emiliani pays attention to both the person with a disability and his or her network.

The services provided are predominantly residential and located between Krekelstraat, Molenstraat and Molenbergplein in Lokeren. The site is within walking distance of the city centre and of the nature reserve Het Molsbroek. The facility was built sixty-five years ago and has gone through several building phases. The oldest buildings on this site were commissioned in the early 1990s, while the most recent wing dates from 2005.

The care sector is evolving rapidly. With a view to the socialization of care, Emiliani is striving for the inclusive treatment of people with permanent disabilities. This implies that they can lead fulfilling social lives and have access to all services in society. A care and support facility should therefore be accessible and not encourage exclusion or separation.

From 2023 on, Emiliani plans to work on a phased development of the central Krekelstraat-Molenstraat-Molenbergplein site for 96 people. The intended target group consists of adults with rather complex support needs. In preparation, Emiliani commissioned a master vision entitled 'Inclusive Emiliani'. The focus includes the realization of smaller residential groups, a building tailored to the surroundings and with a clear relation to the street. The ambition is to give each residential group a generous outdoor space and their own access to the street, creating almost naturally a sense of homeliness.

The assignment has two components:

- the architectural assignment for the development of a contemporary collective housing concept tailored to the very specific target group
- a design assignment for the landscaping of the various outdoor spaces defined in the master plan.

Residents should be able to 'live together' if they wish, but also have sufficient individual space. For support staff, a good balance between distance and proximity (literally and figuratively) with the residents is necessary. Where possible, care is organized in cooperation with partners, both within and outside the Flemish Agency for People with a Disability (VAPH). The housing units must therefore be accessible to external care and service partners, informal caregivers and others. Because the intensity of support and the degree of proximity vary, we are seeking a balance between the greatest possible autonomy for each person involved, on the one hand, and a secure and stimulating environment, on the other.

Taking into account maximum spatial and social integration, we aspire to housing units with an open appearance. Universal design makes up the framework for the design. In addition, the buildings should be as flexible as possible and should last as long as possible. Despite the specific needs, the principle 'special where necessary, but above all ordinary where possible' is extremely important in this concept.

On the site, Emiliani also organizes customized day activities for clients. Emiliani also wishes to open up multipurpose spaces for adapted day support to third parties (special education, neighbourhood, associations, etc.). In an area separated from the housing units, Emiliani wants to incorporate a cafeteria/visitor area/dining area with adjoining kitchen infrastructure and technical area, as well as an office and meeting space. The concrete programme of the supporting functions is currently subject to a study of the details, however.

A design is also required for the landscaping of the outdoor space. The master plan defines the general principles and guidelines. It is Emiliani's explicit ambition to offer all clients a pleasant outdoor environment, either at ground level or in the form of a spacious roof garden/roof terrace. Attention should be paid to both the privacy of residents and the opportunity to meet others.

Emiliani is looking for a multidisciplinary design team that can translate the principles of the master plan into a high-quality and cost-efficient residential environment, with attention to the integration of appropriate technical equipment and energy-efficient operation. The predetermined construction budget and the structural and programming requirements of the Flemish



Infrastructure Fund for People-related Matters (VIPA) should not be overlooked in the process. In order to properly align design, techniques and operation, the commissioning authority expects the entire process to be supported by BIM.

The renovation of the care complex will be carried out in phases, on the one hand to ensure that activities can continue on the site, on the other hand according to available resources. It might also be necessary to coordinate with work on the adjoining school.

The fixed parts of the assignment involve:

1. converting the principles of the master plan into a feasible housing concept; this includes a design for the landscaping of the outdoor space
2. the drafting of a plan of approach that clearly delineates the various phases so that operations can continue on the site
3. the implementation of the first phase of the design: building 32 housing units for people with disabilities, including the necessary outdoor spaces.

The conditional parts of the assignment are:

1. the execution of the following phases of the architectural assignment
2. a monitoring assignment according to the supervision of the quality.

The commissioning authority intends to assign the fixed and conditional parts of this assignment to the same design team. The commissioning authority is only bound by the fixed part of the assignment. If the conditional parts of the assignment are carried out by third parties, the commissioning authority may assign a monitoring assignment to the designer of the fixed part. In the event the commissioning authority terminates the assignment early, only the fees for the performed parts of the design assignment will be due.

Fee

The fee is a fixed amount (per design assignment awarded) that will be definitively determined on the basis of the estimated price of the works and will be calculated according to an agreed fee percentage, comprised between 7.1% and 9.2% (excl. VAT).

If it is determined that the award amount of the works is lower than the estimated price of the works, the balance of the fee will be deducted based on the award amount of the works, and this for each design assignment. Since the phased approach will involve separate tenders, the established fee for each phase may be increased by up to 15%.







design

Raoul Wassenaar
Team Vlaams Bouwmeester

photography

© Tim Van de Velde

art

Digital version of the orthophoto's, mid scale, colour
© GDI-Vlaanderen

responsible publisher

Vlaamse Overheid
Vlaams Bouwmeester
Havenlaan 88 bus 20, 1000 Brussel

more information

the administration of the Team Vlaams Bouwmeester
+32 490 58 73 38
bouwmeester@vlaanderen.be