699249-2026 - Competition

Belgium – Architectural and related services – Kortrijk - Sociaal wooncomplex en kantoren SW+ Zypteland
OJ S 196/2026 09/10/2026
Contract or concession notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: Vlaamse Overheid
Email: bouwmeester@vlaanderen.be
Legal type of the buyer: Central government authority
Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Kortrijk - Sociaal wooncomplex en kantoren SW+ Zypteland
Description: Woonmaatschappij SW+ wil in samenspraak met Stad Kortrijk een kwalitatief sociaal woonproject realiseren door de herontwikkeling van de site Zypteland. Het project levert een toekomstbestendige woon- en werkomgeving op die zorgvuldig wordt geïntegreerd in haar stedelijke context. In totaal worden circa 44 sociale woningen, parkeervoorzieningen, een collectief groen binnengebied en nieuwe kantoren voor SW+ gerealiseerd. De opdrachtgever raamt het totaalbudget op €17.500.000 excl. btw en erelonen.
Procedure identifier: de4c7dc2-3436-4d8e-9693-c8409823b68c
Internal identifier: OO5202
Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation
The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services
Main classification (cpv): 71200000 Architectural and related services
Additional classification (cpv): 71240000 Architectural, engineering and planning services

2.1.2. Place of performance

Country subdivision (NUTS): Arr. Kortrijk (BE254)
Country: Belgium

2.1.4. General information

Legal basis:
Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: OO5202 - 1

Description: Woonmaatschappij SW+ wil in samenspraak met Stad Kortrijk een kwalitatief sociaal woonproject realiseren door de herontwikkeling van de site Zypteland. Het project levert een toekomstbestendige woon- en werkomgeving op die zorgvuldig wordt geïntegreerd in haar stedelijke context. In totaal worden circa 44 sociale woningen, parkeervoorzieningen, een collectief groen binnengebied en nieuwe kantoren voor SW+ gerealiseerd. De opdrachtgever raamt het totaalbudget op €17.500.000 excl. btw en erelonen.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71200000 Architectural and related services

5.1.2. Place of performance

Country subdivision (NUTS): Arr. Kortrijk (BE254)

Country: Belgium

5.1.3. Estimated duration

Other duration: Unknown

5.1.6. General information

Reserved participation:

Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

5.1.11. Procurement documents

Address of the procurement documents: https://www.publicprocurement.be/publication-workspaces/205c9f2d-c496-44e8-8ee0-d1e9e1ededbb/documents

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: https://mijnoo.vlaamsbouwmeester.be/

Languages in which tenders or requests to participate may be submitted: Dutch

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 13/11/2026 11:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:
No framework agreement
Information about the dynamic purchasing system:
No dynamic purchase system

5.1.16. Further information, mediation and review
Mediation organisation: Vlaamse Overheid
Review organisation: Raad van State
Information about review deadlines: Wettelijke termijnen
Organisation providing offline access to the procurement documents: Woonmaatschappij SW+

8. Organisations

8.1. ORG-0001
Official name: Vlaamse Overheid
Registration number: 0316380841_17481
Department: Team Vlaams Bouwmeester
Postal address: Herman Teirlinckgebouw, Havenlaan 88
Town: Brussel
Postcode: 1000
Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)
Country: Belgium
Email: bouwmeester@vlaanderen.be
Telephone: +02 553 01 11
Internet address: http://www.vlaamsbouwmeester.be
Buyer profile: https://www.publicprocurement.be/bda?organisationIds=17481&includeOrganisationChildren=true
Roles of this organisation:
Buyer
Mediation organisation

8.1. ORG-0002
Official name: FOD Beleid en Ondersteuning
Registration number: BE001
Postal address: Simon Bolivarlaan 30, bus 1
Town: Brussel
Postcode: 1000
Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)
Country: Belgium
Email: revise@publicprocurement.be
Telephone: +32 2 740 80 00
Internet address: https://bosa.belgium.be
Roles of this organisation:
TED eSender

8.1. ORG-0003
Official name: Raad van State
Registration number: 0931.814.266
Town: brussel
Postcode: 1000
Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium
Roles of this organisation:
Review organisation

8.1. ORG-0004
Official name: Woonmaatschappij SW+
Registration number: 0405.342.610
Town: Kortrijk
Postcode: 8500
Country subdivision (NUTS): Arr. Kortrijk (BE254)
Country: Belgium
Roles of this organisation:
Organisation providing offline access to the procurement documents

Notice information

Notice identifier/version: 76129500-f143-461f-ac6f-c1f449aa55e5 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 07/10/2026 00:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time
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