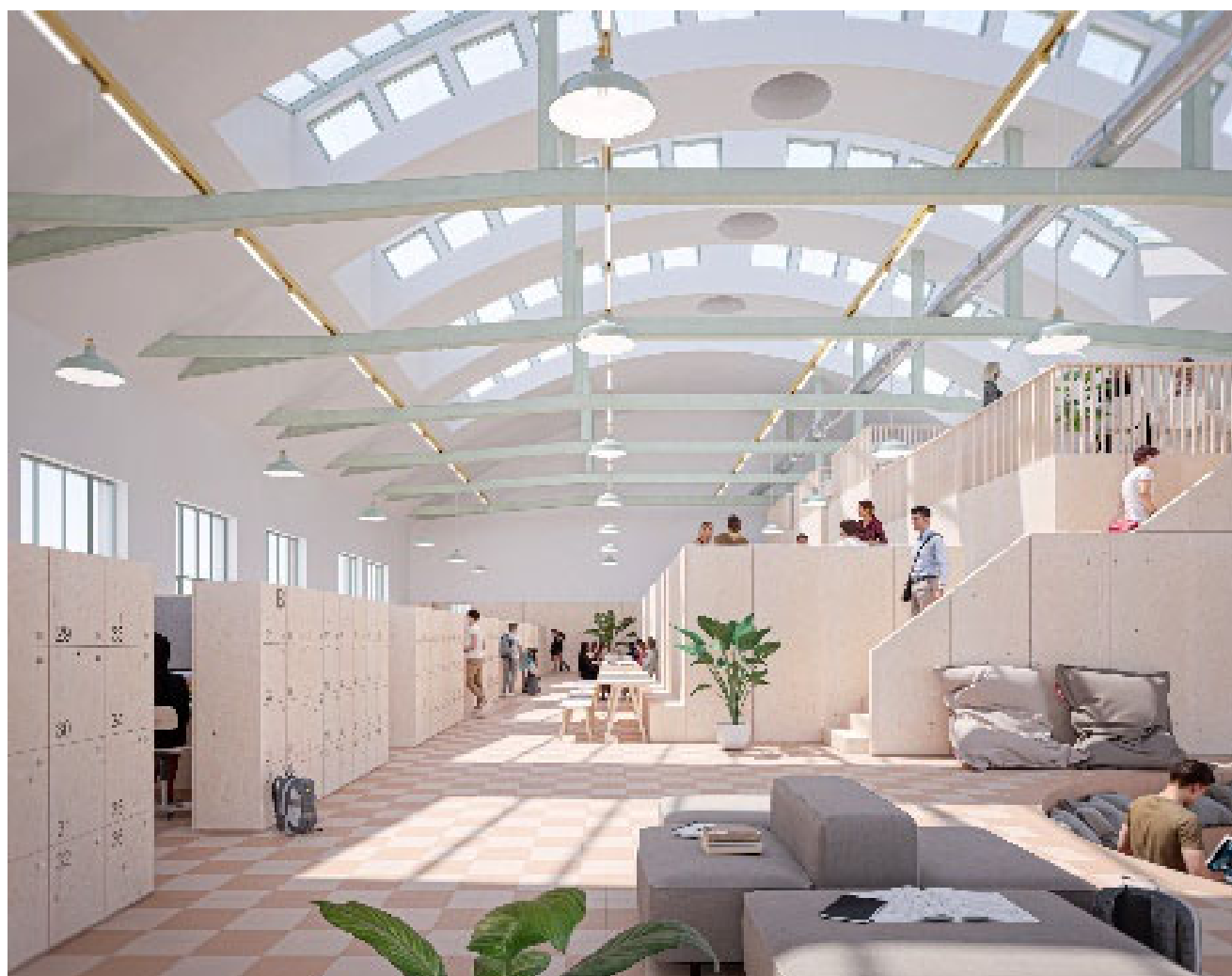


Project Category	BEST EDUCATION AND HIGHER EDUCATION PROJECT
Project Name	Egied Van Broeckhoven school, Belgium
Operating Consortium	ABC 02 consortium
Public Sector agency and/or Procurer	VZW Ignatius Scholen in Beweging
Public Sector Contact	Mr. Eddy Van de Velde, Managing Director vzw Sint Ignatius Scholen in Beweging egied@ignatiusscholeninbeweging.be
Project Capital Value	€35 million
Signing Date	Financial Close 01 June 2022



Headline:

A school for a better life:

Sub-line

How the Egied van Broekhoven school will teach hope, connection and success

Subheads and body copy:

Introduction

In Molenbeek, one of the most deprived districts of the Brussels Region, there is an urgent need for more secondary education options. A large number of junior-school pupils are due to move on to a secondary school in the next few years, leading to great efforts by the relevant authorities to create sufficient places. Yet capacity is far from the only issue here. In this neighbourhood, which is characterised by high population growth and high-density housing, teenage school leavers face high youth unemployment and few opportunities to make the most of their talents.

The transformative power of a good education can turn these young people's aspirations into reality. What's more, a multifunctional concept that optimises the use of the school buildings outside normal school hours while creating connections between people in the neighbourhood has the potential to benefit the community as a whole.

The new Egied Van Broeckhoven school is designed to fulfil both of these aims. This construction project, led by a consortium from Invesis and Alheembouw nv, is an initiative by the non-profit Jesuit organisation Ignatian Schools in Motion. The brand new school is being built in the multicultural district around the West station in Sint-Jans-Molenbeek, on the site of the former Vandenheuvel brewery, thereby renewing and revitalising the social fabric of the neighbourhood.



The new school is being built in one of the most deprived districts of the Brussels region

Education with a clear purpose

The new school will offer a unique combination of general (ASO), vocational (BSO) and technical (TSO) courses within two study domains aligned with the professional needs of the Brussels metropolis: the science domain 'STEM' (Science, Technology, Engineering en Mathematics) and the care domain 'Society and Welfare'. The 860 pupils will therefore be able to follow career paths, technical courses and vocational courses with a focus on the labour market.

The right combination for swift delivery

The design, build, finance and maintenance of the new school is being carried out by the ABC 02 consortium, consisting of Invesis (with BAM FM as the Maintenance & Operate partner), and the Belgian construction company Alheembouw nv (as the Design & Build partner). The design has been developed by B2Ai architects.

When considering potential medium-sized EPC (Engineering, Procurement and Construction) partners, Invesis analysed their experience with school projects, approach to partnering, financial capacity, and quality of local contacts through their successful delivery of previous projects. Based on this exercise, Invesis and Alheembouw came to an agreement to form a partnership to act as the consortium for this specific project, thereby complementing Invesis's PPP knowledge and experience with Alheembouw's construction expertise and know-how, especially of educational buildings.

Crucially, ABC 02 was the only consortium to make it possible for the first intake of pupils to study on the premises from August 2023 onwards by finishing the Year One building within a year. This solution was considered by the client to be best practice. The remaining buildings will be completed ready for the next intake of pupils in September 2024.



Site signage showing the members of the educational partnership

Partnering with the Flemish Government

The Egied Van Broeckhoven school represents the first of 42 school infrastructure projects in which the Flemish Government intends to partner with the private sector through Design, Build, Finance and Maintain (DBFM) agreements to create a total of 250,000m² of new school buildings. The aim is to replace and renew much of the outdated and dilapidated school infrastructure for Dutch-speaking pupils in the north of Belgium. This is also the first Investor-Developer project for Invesis, with an estimated investment of 35 million euros.

The PPP project is based on availability payments (no milestone payments are included). Equity is being provided by Invesis (50%) and Alheembouw (50%), while debt is being provided by recognised financing parties in the Belgium market: KBC Bank NV and Baloise Belgium nv. Invesis and Alheembouw will also provide the Contract and Financial Management for the full 30-year concession period. Life-cycle and other maintenance of the construction and the installations will be carried out by BAM Facility Maintenance bv for a period of 30 years ending in 2054.

The Flemish Minister of Education Ben Weyts welcomed the partnership, commenting,

“A school that offers an extra 850 places for Dutch-language education is an enormous step forwards. In addition to classrooms for practical and theoretical subjects, the new building will also include project spaces, an auditorium, an open learning landscape, a multifunctional room and a sports hall, totalling 13,000 m² of new or renovated building space”.



The façade of the new school

Making best use of resources

This tender presented the ideal opportunity for Invesis to embody its ethos of ‘investors and experts in sustainable infrastructure’. Invesis is retaining the traditional façade and other existing features of the old brewery to keep its history alive, including reusing the existing materials as much as possible. The high level of preservation of the monumental old brewery is very much appreciated by the client, as well as the façade designs of the new buildings. Non-students from the disadvantaged surrounding area will also be given access to the playgrounds and sports hall to provide them with desperately needed social and recreational space.

When developing the design, Invesis focused on listening to the client and working out how best to translate the client’s pedagogical philosophy into a high-quality architectural concept. The Invesis-Alheembouw consortium also developed an entire integrated energetic concept for the building. This is based on a sustainable cold and heat storage system in the ground for underfloor heating, supplementary heating and top cooling supported by a high-performance building envelope, solar power panels, clever lighting controls, humidity controls and direct sunray management systems.

The foundation stone was laid on 31 August 2022 in the presence of Ben Weyts (Flemish Minister for Education), Sven Gatz (Brussels Minister of Finance), Benjamin Dalle (Flemish Minister for Brussels, Youth, Media and Poverty Reduction), Pascal Smet (Brussels Secretary of State for Urban Planning) and Jef Van Damme (Deputy Mayor of Molenbeek in Charge of Education, Infrastructure and Child Care).



Laying the foundation stone for the new school

Keeping costs low

Tender costs were kept low due to framework agreements with the Technical, Legal and Insurance advisors for multiple school clusters. The Consortium's legal advisor also advised the Lenders in the tender phase, while the Lender's legal advisor only became involved after the Preferred Bidder announcement. The financial modelling was done in-house by Invesis itself, so only a model audit was necessary.

Activities and interaction

The new infrastructure will also allow a wide range of classrooms and outdoor spaces to be used for non-school activities in the evenings, weekends and school holidays. A key function of the school will therefore be to serve as a community hub to offer young people a meeting place to interact with one another in a neighbourhood known as a melting pot of different cultures and religions.



The school will also offer activities for young people who need a place to meet

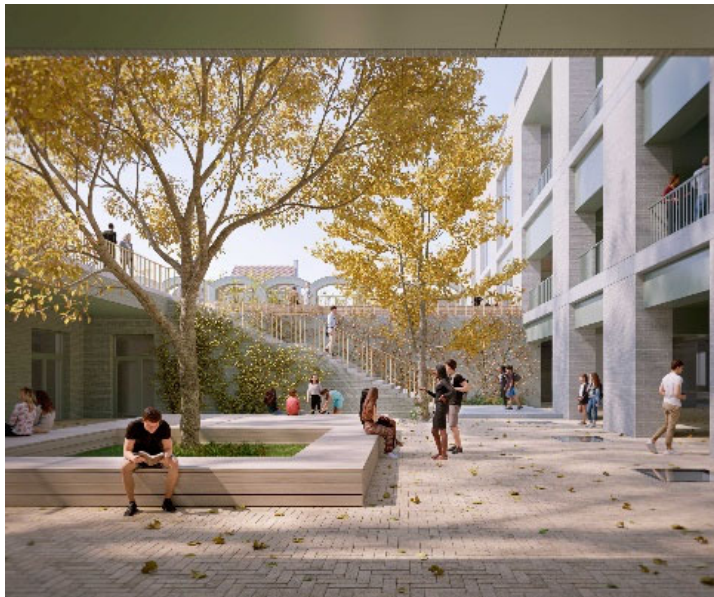
Designed to raise aspirations

The new school is designed to evoke a sense of opportunity through its soaring ceilings and huge spaces. Airy, fresh and filled with light, the architectural design literally encourages students to look up and extend their perspective.

With this school, the Jesuit organisation Ignatian Schools and all competent authorities aim to give a boost to the further upgrading of the district.



The patio garden encourages informal open-air gatherings



The design includes outdoor spaces to relax and connect with others

Egied Van Broeckhoven School, Belgium

Summary of parties involved

- Client: VZW Ignatius Scholen in Beweging
- Client's Legal Adviser: DLA Piper
- Client's Financial Adviser: BDO
- Client's Technical Adviser: Infrata
- Project Company: ABC o2 bv
- Sponsor / Investor: Invesis 50% - Alheembouw 50%
- Design and build contractor: Alheembouw nv
- Facilities Management: n/a
- Operations and Maintenance contractor: BAM Facility Management bv
- Architectural services: B2Ai
- Engineers (Mechanical & Electrical and Civil & Structural): VK-Engineering

Client Stakeholders

- School Invest nv – Government organisation relating to policy within education
- AGION – Flemish agency for educational infrastructure

Timetable of events

- OJEU Notice Date: 25 June 2020
- Preferred Bidder: 30 May 2021
- Financial Close: 1 June 2022
- Construction Period: 1 June 2022 – 1 July 2024 (25 months)
- Post Construction – Planned Availability Date: 1 July 2024
- Concession Period: 30 Years
- Handback: 1 July 2054

