

## GSE IS BUILDING SNCF'S TWO FUTURE TECHNICENTRES IN VÉNISSIEUX AND ROMILLY-SUR-SEINE

**SNCF Immobilier**, the real estate branch of the French national train operator **SNCF**, has called upon **GSE** to build its two future “technicentres” in **Vénissieux** (a suburb of **Lyon**) and **Romilly-sur-Seine** (east of **Paris**). Designed with architects **UNANIME** in close cooperation with the local authorities, these two projects aim to maximize industrial performance – and should be awarded the **Haute Qualité Environnementale (HQE)** eco-friendliness label.

THE VÉNISSIEUX TECHNICENTRE IS PART OF SNCF'S “WORKSHOP OF THE FUTURE” PROGRAMME FOR ITS INDUSTRIAL MAINTENANCE SITES. IT WILL BECOME ONE OF THE TRAIN OPERATOR'S CENTRES OF EXCELLENCE.



Currently located at **Oullins**, just south of **Lyon**, the technicentre will move in 2019 to **Vénissieux**, on the south eastern limits of the **Lyon** metropolitan area. The complex, with a current floorspace of 860,000 square feet will move to a 21 acre plot of land currently being acquired from **Renault Trucks**.

**This next-gen technicentre** is designed with the **latest BIM technology** (Building Information Modeling), which enable the real-time visualization of the building's operation – for optimized technical management and rationalized maintenance operations. **SNCF's** current challenge is to incorporate industrial equipment, the core of the site's activity, into this modelling system.

**The objective is to rationalize and optimize activities to increase productivity and provide a better service.** At the national level, this technicentre will specialize in repairing two families of parts: electric motors and parts that convert electrical power.

The new facility will meet contemporary expectations: rational, frugal energy management; a working environment that meets the latest standards; the full benefits offered by digital technology; optimization of industrial flow management; etc.

## KEY FIGURES:

- 21 acres of land
- 65,000 sq. feet industrial workshop
- 65,000 sq. feet of commercial space
- 500 employees
- Total investment: approximately €65 million, i.e. €40 million for the land and building and €25 million for equipment and transfers

## SCHEDULE

- Building permit received and third-party appeals period ended in mid-November 2017
- Early 2018: beginning of works
- Mid-2019: delivery

## ANOTHER CENTRE OF EXCELLENCE AT THE FUTURE ROMILLY-SUR-SEINE TECHNICENTRE



GSE will build the future technicentre on a 15-acre plot of land currently being acquired from the Communauté de Communes Portes de Romilly sur Seine (CCPRS) local authority.

**The 23,700 m<sup>2</sup> building, designed to enable the most seamless and streamlined operations,** will house a “workshop of excellence” specialized in repairing electronic parts and in engineering.

**It will also include the latest energy-saving technologies and BIM design features.**

**This new technicentre is part of the Excellence 2020 plan of SNCF’s Materials division.** It’s in line with the memorandum of understanding signed on November 24, 2015 by SNCF and the local authorities to maintain employment levels in the local job market and to support the urban reconversion of railway brownfields.

The current technicentre in Romilly-sur-Seine will be partly reconverted (42 acres out of 67) into a national center for the disassembly and recycling of trains. A feasibility study will detail the options for the future use of the other 25 acres.

## KEY FIGURES:

- 15 acres of land
- 255,000 sq. feet floor space
- 275 workers
- Total investment: approximately €34 million, i.e. €22 million for the land and building and €12 million for equipment and transfers.

## PRELIMINARY SCHEDULE:

- Building permit pending
- Mid-2018: beginning of works
- Mid-2019: delivery

## EMPLOYEE WELLBEING, A KEY PRIORITY FOR BOTH PROJECTS

In both Vénissieux and Romilly-sur-Seine, GSE will build optimized, contemporary buildings. In **Vénissieux, the technicentre will include large canopied terraces for the offices and large bay windows overlooking the workshops**, providing open, bright working spaces that simplify collaboration. Similarly, **Romilly-sur-Seine will have large glass façades and a cafeteria open onto a patio.**

## NEXT STOP, SUMMER OF 2019 TO DISCOVER THESE TWO SITES ABOUT SNCF IMMOBILIER

One of the SNCF Group's six major businesses, SNCF Immobilier has three purposes:

Manage & optimize the operational stock of real estate; develop and promote land and buildings that don't serve the rail service – particularly through property development subsidiary Espaces Ferroviaires; and provide & manage affordable housing through subsidiary ICF Habitat, which owns 100,000 homes (including 90% affordable housing).

SNCF Immobilier has seven regional offices in France, which work with local players across the country.

91 million sq. feet of industrial and commercial buildings and of social activities. In total, SNCF Group has 135 million sq. feet.

49,000 acres including 7,000 acres that can be immediately developed.

100,000 HOMES including 90% social housing. In addition, SNCF Immobilier builds or acquires 2,000 homes on average per year.

More than 2,300 EMPLOYEES, including 1,780 at ICF HABITAT.

## ABOUT GSE

GSE is a major player in commercial property and the leader in the “turnkey” market. GSE oversees all design, construction and/or renovation work with a promise on price, deadlines and quality.

The company is managed by CEO Roland Paul. It employs 360 people and generated revenues of €480 million in 2016, carrying out a total of 70 projects.

GSE operates in Europe and China. The company has a network of 12 regional offices across France, making it the country's largest Global Contractor network.

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