

556989-2026 - Competition

France – Restructuring work – Travaux de réaménagement des espaces et de la rénovation énergétique du bâtiment RATP - Lachambeaudie Paris 12ème

OJ S 154/2026 12/08/2026

Contract or concession notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: RATP REAL ESTATE

Email: idir.idres@ratprealestate.com

Activity of the contracting entity: Urban railway, tramway, trolleybus or bus services

2. Procedure

2.1. Procedure

Title: Travaux de réaménagement des espaces et de la rénovation énergétique du bâtiment RATP - Lachambeaudie Paris 12ème

Description: La présente consultation est lancée par : RATP Real Estate, SA au capital de 3 859 119 euros, immatriculée au Registre du Commerce et des Sociétés de Créteil sous le N° B 380.038.687, ayant son siège à Fontenay-Sous-Bois, 12 avenue du Val de Fontenay, Représentée par Monsieur Stéphane SOREAU, Président. RATP Real Estate est Maître d'Ouvrage Délégué (MOD) agissant au nom et pour le compte de la RATP-direction de l'immobilier. Elle a pour objet les prestations suivantes : Réalisation des travaux bâtimentaires pour le réaménagement des espaces et de la rénovation énergétique du bâtiment Lachambeaudie (site RATP) situé au 18-19 place Lachambeaudie Paris 12ème. Le site Lachambeaudie est un bâtiment RATP qui accueille différentes activités du Groupe RATP dans lequel sont exercées à la fois de l'activité tertiaire et de l'activité médicale dédiée aux agents de la RATP. Le projet a pour objectif de : - Répondre aux enjeux patrimoniaux de la RATP : o Réaménagement des espaces et optimisation de leur occupation ; o Création d'un vrai pôle social sur site ; o Regroupement de certaines entités du Groupe pour libérer des surfaces du patrimoine de la RATP qui seront valorisées à terme. - Répondre aux enjeux réglementaires Environnementaux (DEET, APER, BACS, LOM) et enjeux RSE o Réduction de 60% de la consommation énergétique pour atteindre l'objectif DEET 2050 ; o Installation d'une production d'énergie renouvelable via des panneaux Photovoltaïques en toiture ; o Déploiement de bornes de recharge pour les véhicules électriques (IRVE) ; o Limitation des interventions sur les espaces rénovés au cours des dernières années ; o Amélioration des conditions de travail en assurant des aménagements ergonomiques et un confort d'été aux occupants. La présente consultation concerne un ensemble de 5 macro-lots : Macro-lot A (Installations de chantier / GO / Etanchéité) Lot A-01 : Installations de chantier / Gros oeuvre / Démolition / Curage Lot A-02 : Etanchéité Macro-lot B : (MEX) Lot B-03 : Menuiseries extérieures occultations Macro-lot C (CEA) Lot C-04 : Cloisons - Doublages -Faux plafonds Lot C-05 : Menuiseries intérieures / Mobilier Lot C-06 : Revêtements de sols durs Lot C-07 : Revêtements de sols souples Lot C-08 : Peinture - Signalétique Macro-lot D (CVC et Plb) Lot D-9 : CVC (chauffage / clim/ vent.) Lot D-10 : Plomberie Macro-lot E (Electricité) Lot E-11 : Electricité CFO/CFA/ PV Lot E-12 : SSI
Procedure identifier: a87665b6-878e-474c-b03e-bb9890028573

Internal identifier: LCBD+

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

The procedure is accelerated: no

Main features of the procedure: -Procédure concurrentielle avec négociation au sens des articles L.2124-3 et R.2161-12 à R.2161-20 du Code de la commande publique. -La procédure se déroule en deux phases : sélection des candidatures puis invitation des candidats admis à remettre une offre initiale. -L'ensemble des modalités de la procédure est décrit dans le présent avis et son complément, tandis que les règles applicables à la phase d'offre sont précisées dans le règlement de la consultation (RPC) associé à la présente procédure. -La procédure est intégralement dématérialisée.

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45454000 Restructuring work

Additional classification (cpv): 45331000 Heating, ventilation and air-conditioning installation work, 44115800 Building internal fittings, 45421000 Joinery work, 45223220 Structural shell work, 45310000 Electrical installation work, 45442100 Painting work, 45321000 Thermal insulation work, 45261410 Roof insulation work, 45000000 Construction work

2.1.2. Place of performance

Postal address: 18 - 19 place Lacheambeaudie

Town: PARIS

Postcode: 75012

Country subdivision (NUTS): Paris (FR101)

Country: France

2.1.4. General information

Legal basis:

Directive 2014/25/EU

2.1.5. Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 5

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 5

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Macro-lot A (Installations de chantier / GO / Etanchéité)

Description: Ce macro-lot regroupe les lot 1 et 2 et concerne les travaux suivants: Lot A-01 : Installations de chantier / Gros oeuvre / Démolition / Curage Lot A-02 : Etanchéité

Internal identifier: ML- A

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45223220 Structural shell work

Additional classification (cpv): 45261410 Roof insulation work

Options:

Description of the options: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

5.1.2. Place of performance

Postal address: 18-19 place Lachambeaudie

Town: Paris

Postcode: 75012

Country subdivision (NUTS): Paris (FR101)

Country: France

5.1.3. Estimated duration

Duration: 20 Months

5.1.4. Renewal

Maximum renewals: 0

5.1.6. General information**Reserved participation:**

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Tender requirement

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

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

Maximum number of candidates to be invited for the second stage of the procedure: 4

The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.10. Award criteria

Description of the method to be used if weighting cannot be expressed by criteria: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

Justification for not indicating the weighting of the award criteria: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

5.1.11. Procurement documents

Address of the procurement documents: https://ratprealestate.e-marchespublics.com/pack/annonce_marche_public_27223_1176137.html

5.1.12. Terms of procurement**Terms of the procedure:**

Estimated date of dispatch of the invitations to submit tenders: 28/09/2026

Terms of submission:

Electronic submission: Allowed

Address for submission: https://ratprealestate.e-marchespublics.com/pack/annonce_marche_public_27223_1176137.html

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Allowed

Description of the financial guarantee: Voir les documents marché

Deadline for receipt of requests to participate: 10/09/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Terms of contract:

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

Conditions relating to the performance of the contract: Voir les documents marché

Electronic ordering will be used: no

Electronic payment will be used: no

Financial arrangement: Voir les documents marché

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: RATP REAL ESTATE

Review organisation: RATP REAL ESTATE

Organisation providing additional information about the procurement procedure: RATP REAL ESTATE

Organisation providing more information on the review procedures: RATP REAL ESTATE

5.1. Lot: LOT-0002

Title: Macro-lot B (MEX)

Description: Ce Macro-Lot regroupe les travaux de menuiserie extérieures et d'occultations, il correspond au Lot B-03 : Menuiseries extérieures occultations

Internal identifier: ML- B

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45421000 Joinery work

Options:

Description of the options: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

5.1.2. Place of performance

Postal address: 18-19 place Lachambeaudie

Town: Paris

Postcode: 75012

Country subdivision (NUTS): Paris (FR101)

Country: France

5.1.3. Estimated duration

Duration: 20 Months

5.1.4. Renewal

Maximum renewals: 0

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Tender requirement

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

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

Maximum number of candidates to be invited for the second stage of the procedure: 4

The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.10. Award criteria

Description of the method to be used if weighting cannot be expressed by criteria: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

Justification for not indicating the weighting of the award criteria: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

5.1.11. Procurement documents

Address of the procurement documents: https://ratprealestate.e-marchespublics.com/pack/annonce_marche_public_27223_1176137.html

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 28/09/2026

Terms of submission:

Electronic submission: Allowed

Address for submission: https://ratprealestate.e-marchespublics.com/pack/annonce_marche_public_27223_1176137.html

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Allowed

Description of the financial guarantee: Voir les documents marché

Deadline for receipt of requests to participate: 10/09/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Terms of contract:

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

Conditions relating to the performance of the contract: Voir les documents marché

Electronic ordering will be used: no

Electronic payment will be used: no

Financial arrangement: Voir les documents marché

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: RATP REAL ESTATE

Review organisation: RATP REAL ESTATE

Organisation providing additional information about the procurement procedure: RATP REAL ESTATE

Organisation providing more information on the review procedures: RATP REAL ESTATE

5.1. Lot: LOT-0003

Title: Macro-lot C (CEA)

Description: Ce macro Lot regroupe les travaux Corps d'état architecturaux Lot C-04 :

Cloisons - Doublages -Faux plafonds Lot C-05 : Menuiseries intérieures / Mobilier Lot C-06 :

Revêtements de sols durs Lot C-07 : Revêtements de sols souples Lot C-08 : Peinture -

Signalétique

Internal identifier: ML- C

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45400000 Building completion work

Additional classification (cpv): 45421146 Installation of suspended ceilings, 45421000 Joinery work, 45421141 Installation of partitioning, 44111400 Paints and wallcoverings, 44112200

Floor coverings, 44115800 Building internal fittings

Options:

Description of the options: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

5.1.2. Place of performance

Postal address: 18-19 place Lachambeaudie

Town: Paris

Postcode: 75012

Country subdivision (NUTS): Paris (FR101)

Country: France

5.1.3. Estimated duration

Duration: 20 Months

5.1.4. Renewal

Maximum renewals: 0

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Tender requirement

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

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

Maximum number of candidates to be invited for the second stage of the procedure: 4

The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.10. Award criteria

Description of the method to be used if weighting cannot be expressed by criteria: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

Justification for not indicating the weighting of the award criteria: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

5.1.11. Procurement documents

Address of the procurement documents: https://ratprealestate.e-marchespublics.com/pack/annonce_marche_public_27223_1176137.html

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 28/09/2026

Terms of submission:

Electronic submission: Allowed

Address for submission: https://ratprealestate.e-marchespublics.com/pack/annonce_marche_public_27223_1176137.html

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Allowed

Description of the financial guarantee: Voir les documents marché

Deadline for receipt of requests to participate: 10/09/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Terms of contract:

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

Conditions relating to the performance of the contract: Voir les documents marché

Electronic ordering will be used: no

Electronic payment will be used: no

Financial arrangement: Voir les documents marché

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: RATP REAL ESTATE

Review organisation: RATP REAL ESTATE

Organisation providing additional information about the procurement procedure: RATP REAL ESTATE

Organisation providing more information on the review procedures: RATP REAL ESTATE

5.1. Lot: LOT-0004

Title: Macro-lot D (CVC/PLOMBERIE)

Description: Ce macro Lot regroupe les travaux prévus aux lots suivants: Lot D-9 : CVC (chauffage / clim/ vent.) Lot D-10 : Plomberie

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45331000 Heating, ventilation and air-conditioning installation work

Additional classification (cpv): 45330000 Plumbing and sanitary works

Options:

Description of the options: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

5.1.2. Place of performance

Postal address: 18-19 place Lachambeaudie

Town: Paris

Postcode: 75012

Country subdivision (NUTS): Paris (FR101)

Country: France

5.1.3. Estimated duration

Duration: 20 Months

5.1.4. Renewal

Maximum renewals: 0

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Tender requirement

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Le marché comportera des PSE: o Travaux déploiement étage 2 et 3 Bâtiment Est o Travaux déploiement étage 3 Bâtiment Ouest

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

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

Maximum number of candidates to be invited for the second stage of the procedure: 4

The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.10. Award criteria

Description of the method to be used if weighting cannot be expressed by criteria: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

Justification for not indicating the weighting of the award criteria: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

5.1.11. Procurement documents

Address of the procurement documents: https://ratprealestate.e-marchespublics.com/pack/annonce_marche_public_27223_1176137.html

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 28/09/2026

Terms of submission:

Electronic submission: Allowed

Address for submission: https://ratprealestate.e-marchespublics.com/pack/annonce_marche_public_27223_1176137.html

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Allowed

Description of the financial guarantee: Voir les documents marché

Deadline for receipt of requests to participate: 10/09/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Terms of contract:

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

Conditions relating to the performance of the contract: Voir les documents marché

Electronic ordering will be used: no

Electronic payment will be used: no

Financial arrangement: Voir les documents marché

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: RATP REAL ESTATE

Review organisation: RATP REAL ESTATE

Organisation providing additional information about the procurement procedure: RATP REAL ESTATE

Organisation providing more information on the review procedures: RATP REAL ESTATE

5.1. Lot: LOT-0005

Title: Macro-lot E (Electricité)

Description: Ce macro Lot regroupe les travaux prévus aux lots suivants: Lot E-11 : Electricité CFO/CFA/ PV Lot E-12 : SSI

Internal identifier: ML- E

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45311200 Electrical fitting work

Additional classification (cpv): 09331200 Solar photovoltaic modules, 45343000 Fire-prevention installation works

Options:

Description of the options: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

5.1.2. Place of performance

Postal address: 18-19 place Lachambeaudie

Town: Paris

Postcode: 75012

Country subdivision (NUTS): Paris (FR101)

Country: France

5.1.3. Estimated duration

Duration: 20 Months

5.1.4. Renewal

Maximum renewals: 0

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Tender requirement

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Le marché comportera des PSE: o LOT E- 11 ELECTRICITE CFO /CFA/ PV: Installations panneaux photovoltaïques en toiture ; o LOT E-11 ELECTRICITE CFO /CFA/ PV: o LOT E-11 ELECTRICITE CFO/CFA/ PV: Gestion stores GTB façade Sud- Sud Est

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

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

Maximum number of candidates to be invited for the second stage of the procedure: 4

The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.10. Award criteria

Description of the method to be used if weighting cannot be expressed by criteria: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

Justification for not indicating the weighting of the award criteria: Voir document joint : COMPLEMENT AAPC-TCE annexé à la présente consultation

5.1.11. Procurement documents

Address of the procurement documents: https://ratprealestate.e-marchespublics.com/pack/annonce_marche_public_27223_1176137.html

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 28/09/2026

Terms of submission:

Electronic submission: Allowed

Address for submission: https://ratprealestate.e-marchespublics.com/pack/annonce_marche_public_27223_1176137.html

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Allowed

Description of the financial guarantee: Voir les documents marché

Deadline for receipt of requests to participate: 10/09/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Terms of contract:

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

Conditions relating to the performance of the contract: Voir les documents marché

Electronic ordering will be used: no

Electronic payment will be used: no

Financial arrangement: Voir les documents marché

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: RATP REAL ESTATE

Review organisation: RATP REAL ESTATE

Organisation providing additional information about the procurement procedure: RATP REAL ESTATE

Organisation providing more information on the review procedures: RATP REAL ESTATE

8. Organisations

8.1. ORG-0001

Official name: RATP REAL ESTATE

Registration number: 38003868700030

Postal address: 12 AVENUE DU VAL DE FONTENAY

Town: FONTENAY SOUS BOIS

Postcode: 94120

Country subdivision (NUTS): Val-de-Marne (FR107)

Country: France

Email: idir.idres@ratprealestate.com

Telephone: +33 158771759

Internet address: <https://www.ratprealestate.com/>

Buyer profile: <https://ratprealestate.e-marchespublics.com>

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

Mediation organisation

8.1. ORG-0002

Official name: RATP REAL ESTATE

Registration number: 380 038 687 00030

Postal address: 12 Avenue du Val de Fontenay

Town: FONTENAY-SOUS-BOIS

Postcode: 94120

Country subdivision (NUTS): Val-de-Marne (FR107)

Country: France

Contact point: RATP REAL ESTATE

Email: idir.idres@ratprealestate.com

Telephone: 0658785519

Roles of this organisation:

Review organisation

8.1. ORG-0003

Official name: RATP REAL ESTATE

Registration number: 380 038 687 00030

Postal address: 12 Avenue du Val de Fontenay

Town: FONTENAY-SOUS-BOIS

Postcode: 94120

Country subdivision (NUTS): Val-de-Marne (FR107)

Country: France

Contact point: RATP REAL ESTATE

Email: idir.idres@ratprealestate.com

Telephone: 0658785519

Roles of this organisation:

Organisation providing more information on the review procedures

8.1. ORG-0000

Official name: DEMATIS

Registration number: 45072478600030

Town: Paris

Postcode: 75015

Country subdivision (NUTS): Paris (FR101)

Country: France

Email: contact@dematis.com

Telephone: +33 172365548

Internet address: www.dematis.com

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: 0e3c869d-eb56-4b88-8f81-dacf2a9bb825 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 17

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