



KENTUCKY ENERGY PLANNING AND INVENTORY COMMISSION (EPIC)

NOTICE OF OFFICE SPACE REQUIREMENT

Request for Expressions of Interest

Date of Posting: July 24, 2026

The Kentucky Energy Planning and Inventory Commission (EPIC) is seeking expressions of interest from property owners, developers, and licensed real estate brokers regarding available office space within the Lexington/Fayette County area.

This notice constitutes a solicitation to prospective landlords issued pursuant to KRS 164.2807 and KRS 56.803. EPIC reserves the right to conduct further evaluation, request additional information, negotiate with interested parties, inspect proposed properties, or terminate this process at any time in the interest of the Commonwealth.

Agency Background

The Kentucky Energy Planning and Inventory Commission is an independent state commission established by the Kentucky General Assembly to provide statewide energy planning, analysis, and policy support. Pursuant to KRS 164.2807, EPIC's Executive Director holds sole authority to manage the Commission's procurements, including the leasing of real property, and serves as the Commission's chief purchasing officer for that purpose.

Determination of Need

The Executive Director has determined, pursuant to KRS 56.803, that additional office space is needed to support EPIC's statutory mission and that EPIC's current facilities are inadequate for that purpose. EPIC is administratively attached to the University of Kentucky's Center for Applied Energy Research (CAER); the Executive Director has further determined that no suitable space is currently available at the University of Kentucky to serve as EPIC's headquarters, and that the required space must be located within Fayette County to allow EPIC to continue its close working relationship with CAER and the University.

Minimum Space Requirements

Interested properties should generally meet the following requirements:

- Approximately 3,000 to 5,000 rentable square feet.
- Located within the Lexington/Fayette County area.
- Professional office environment suitable for a state agency.
- ADA-compliant and accessible to the public.
- Adequate parking for employees, Commissioners, and visitors.
- Reliable telecommunications and high-speed internet availability.
- Space capable of accommodating administrative offices, conference facilities, and collaborative work areas.
- Occupancy available within a reasonable timeframe.

Operational Considerations

EPIC may require additional space beyond its immediate staffing needs to accommodate:

- Future personnel growth.
- Commission and Executive Committee meetings.
- Public meetings and stakeholder engagement.
- Temporary staff, interns, fellows, and visiting subject matter experts.
- Secure records storage.
- Training and collaborative workspace.
- Other operational requirements necessary to fulfill the Commission's statutory mission.

Information Requested

Interested parties should provide, at a minimum:

- Property location and address.
- Available rentable square footage.
- Floor plan, if available.
- Parking accommodations.
- Building amenities.
- Estimated occupancy date.
- Proposed lease terms.
- Contact information.

Submission of Information

In accordance with KRS 56.803(5), this solicitation will remain open for no less than one week from the date of posting. Written expressions of interest must be received electronically no later than **5:00 p.m. Eastern Time on August 1, 2026**, at the following place of submission:

Eric King

Executive Director

Kentucky Energy Planning and Inventory Commission (EPIC)

ericl.king@uky.edu

Responses received after the date and time specified above may not be considered. Following the close of this solicitation period, EPIC will proceed with negotiation, inspection of proposed properties, and award in accordance with KRS 56.803.

Reservation of Rights

EPIC reserves the right to reject any or all responses, request additional information, conduct site visits, negotiate with one or more respondents, or discontinue this process without obligation. This notice is solely for planning and informational purposes and shall not be construed as a commitment by EPIC to lease any property or to reimburse respondents for costs incurred in preparing a response.