

# **PUBLIC NOTICE**

## **NOTICE OF RECEIPT OF UNSOLICITED PROPOSAL**

Pursuant to KRS 45A.077(11)(b), notice is hereby given that the Commonwealth of Kentucky, on behalf of Kentucky Venues, has received an unsolicited proposal from Johnson Controls, Inc. for consideration.

### **Nature of Proposal:**

The proposal contemplates a Public-Private Partnership (P3) to design-assist, build, finance, operate, and maintain a new Central Utility Plant (CUP) at the Kentucky Exposition Center, together with performance-based facility management services for technical, mechanical, electrical, and building envelope systems across Kentucky Venues facilities. The model includes long-term operations and maintenance services with availability payment and performance guarantee structures.

### **Scope and Timing:**

The project would be initiated through a Project Development Agreement, followed by a long-term P3 concession agreement. The anticipated schedule calls for development in late 2025, construction beginning in 2026, and full operational handover of the CUP in 2027. The concession term may extend up to thirty (30) years, with Johnson Controls assuming defined performance, energy efficiency, and lifecycle risk.

### **Estimated Value:**

The estimated value of the unsolicited proposal is greater than twenty-five million dollars (\$25,000,000).

### **Notice Period for Competing Proposals:**

In accordance with law, this notice shall remain open for a period of ninety (90) days from the date of posting. During this time, other interested parties may submit competing proposals to the Commonwealth for consideration.

### **Submission of Competing Proposals:**

Competing proposals must be submitted in writing to:

Melinda Gentry, Director of Purchasing

Kentucky Venues

937 Phillips Lane, Louisville, Kentucky 40209, US

[melinda.gentry@kyvenues.com](mailto:melinda.gentry@kyvenues.com)

### **Important Notes:**

- Trade secrets, financial records, or proprietary information of the proposer will not be disclosed unless otherwise agreed.
- Issuance of this notice does not constitute a solicitation, nor does it commit the Commonwealth to accept any proposal.
- At the conclusion of the notice period, the Commonwealth may, at its discretion, determine whether to proceed with a competitive procurement process.

Date of Posting: October 9, 2025

Deadline for Competing Proposals: January 12, 2026

By Order of:

David S. Beck President & CEO

Kentucky Venues