Request for Applications
Strategic Square Footage Reduction Program
Demolition Loan

TIMELINES
Request for Applications Released: 10/05/2026
Application Launch Webinar: 10/08/2026
Questions Due: 10/12/2026
Due Date for Prior Capital Investments Form: 10/14/2026
Reponses to Questions Posted: 10/19/2026
Submission of Full Application: 11/09/2026
Application Review Begins:11/10/2026
Notification of Awards: Week of 12/07/2026

Program Overview:
House Bill 96 of the 136th General Assembly established the Strategic Square Footage Reduction Fund and directed the Ohio Department of Higher Education (ODHE) to administer and award revolving loans to state institutions of higher education as defined in Section 3345.011 of the Ohio Revised Code (ORC) for the voluntary reduction of physical square footage (ORC Section 3333.96). Institutions interested in utilizing this fund to reduce their square footage should review this Request for Applications (RFA) and complete the application attached as Exhibit I and the Excel Spreadsheet attached as Exhibit II and submit those documents at rfp.ohiohighered.org by 11/09/2026

I**nformation Needed to Apply:**
Please note that before applying for a demolition loan, the applicant must have completed, at a minimum, the work outlined below. If you don't have the funds to complete the following work, a pre-demolition planning loan can be requested of no more than $250,000.

Please see the "Request for Applications for Pre-Demolition Planning Loan" at rfp.ohiohighered.org for additional details.

- Relevant building and site studies which may include, but are not limited to, environmental site assessments and hazardous building materials survey by experienced environmental consultants. We understand that the planning work you perform will be informed by how you intend to use the land after demolition. You will be asked in the application to justify the studies/assessments that you performed based on your intended land use post-demolition. It will be important that you can show that the land will be left clean and safe, with no negative impacts to the infrastructure of the broader campus.
- Property Survey and Utility Survey, if not already available and completed within the last six months.
- Appraisal of the facility to inform the extent to which the square footage may have value if sold or reallocated to serve other purposes, as required under ORC Section 3333.96 (D)(1).

- Verification that the site being demolished has not been designated a historical site by the National Park Service, the Ohio History Connection, or any other relevant federal, state, or local entity, or that the entity has given you permission to demolish the facility.
- A resolution adopted by your Board of Trustees approving of the facility's demolition, or alternate documentation that the Board is supportive of this project and when you plan to bring a resolution to your Board for its consideration. Alternate documentation is acceptable at the time of application, but a Board resolution is required prior to execution of loan agreement.
    - The board resolution must show both support for the demolition of the facility for which an application was submitted, as well as support for participation in this loan program. Either a separate resolution for each requirement or a single resolution stating support for both requirements are acceptable.
- A demolition estimate completed and signed by an architect/engineer (A/E) that is informed by the environmental assessment(s), hazardous buildings materials survey, etc. The estimate should minimally include costs for:
    - Adhering to requirements of Building Code Section 3303, which includes protecting pedestrians during demolition, proper utility line disconnections, water control, site restoration, and fire safety protocols;
    - A demolition management plan that includes, but is not limited to, work necessary to eliminate negative impacts that the demolition might have on adjoining property or the broader campus;
    - Disposal and site preparation, such that the vacant lot is left in a reasonable condition for its future intended use. For example, all foundations and abandoned utilities should be removed unless the site will be designated for perpetual green space;
    - Owner's representative compensation, if applicable; and
    - Soft costs such as permit fees, applicable insurance, bond fees, and up to a 2% non-construction contingency. A contingency, however, is not required.

The institution may also want to consider hiring a third-party estimator as part of the A/E's contract to help inform the A/E firm's estimate, but this is not a firm program requirement. Also, construction plans and design documents only have to be completed to a level that is necessary to inform a reasonable estimate ahead of applying.

Another requirement will be determining the level of State Capital funds invested in the facility you want to demolish and when those investments occurred. This information will be required to be submitted no later than 10/14/2026 by submitting the "Prior Capital Investments" form to SSFR@highered.ohio.gov . This form is located at rfp.ohiohighered.org under the "Info" section and will be reviewed by ODHE and OBM ahead of the full application, which is due no later than 11/09/2026.

Items to Consider Before Applying:

- Institutions are to follow the standard requirements for construction as outlined in the Ohio Facility Construction Commission's "Document 00 72 13 General Conditions (General Contracting Project)" located here: https://ofcc.ohio.gov/project-resources/documents/current-agreements/02-160-general-contracting
- Institutions will be required to obtain a successful bid for the demolition loan that is not more than 110% of the A/E's estimate prior to the loan being finalized, unless ODHE agrees to steps the institution can take to come to agreeable terms for a loan to be awarded.
- Institutions must obtain necessary state permitting. For example, state permitting requires a timeline, site details, facility details, and facility service/fire projection details to obtain necessary permitting through the Department of Commerce. For more information, please see the Department of Commerce's website here (https://com.ohio.gov/divisions-and-programs/industrial-compliance) and request the "Application for Building Demolition" document through the "Apply for A Permit" tab under the "Building Plan Approval & Application" tab on the left. Please also contact the municipality where the facility is located that you plan to demolish to learn of any permit requirements of that municipality.
- Pursuant to ORC Section 3333.96 (F)(2), "Notwithstanding anything to the contrary in the Revised Code, any net proceeds received from any demolition of real property made pursuant to this section shall, at the direction of the director of budget and management, be credited to the strategic square footage reduction fund."

Anticipated Awards:
The Ohio Department of Higher Education (ODHE) has been appropriated **$55,650,000** for this program in Fiscal Year 2027.

Eligible Applicants:
State institutions of higher education as defined in ORC Section 3345.011 are eligible to apply for a loan.

Eligible applicants must submit a separate application (Exhibit I and Exhibit II) for each facility, or portion of a facility, proposed for demolition; the separate applications for each facility should be combined as a single submission within the ODHE RFP portal. While there is no limit on how many applications an eligible applicant can submit, ODHE may choose to limit the funding per applicant in any given award cycle, so as to achieve a broader statewide geographic distribution in areas impacted by declining enrollment.

Eligible Facilities:
Demolition loans under this RFA can only be used to demolish facilities, or portions of facilities, owned by the institution or nonprofit affiliates of the institution. However, if the facility is owned, in whole or part, by a nonprofit affiliate of the institution, the application must demonstrate how demolishing the facility would benefit the institution's financial condition to be considered for an award.

Eligible Expenses:

The following table outlines eligible expenses for the demolition of a facility for each loan type available under the Strategic Square Footage Reduction program. These costs are intended to get the property "use ready" for its future intended use.

Detailed eligible costs	Explanation and Additional Documentation	Pre-Demolition / Planning Loan (Max $250K)	Demolition Loan
A/E Design Professional's Compensation		X	
Third Party Estimator	Not required	X	
Phase I Environmental Assessment	Not specifically required but pre-demo assessment work will need to be explained and will be scored within the demolition loan application	X	
Phase II or III Environmental Assessments and other studies / assessments		X	
Hazardous building materials survey		X	
Property Survey and/or Utility Survey	Prior surveys may be used, but must have been completed no more than six months prior to the date of submission	X	
Appraisal value of facility		X	
Non-Construction Contingency	Not required; no more than 2% of A/E quote	X	
Printing - Bid Documents	Not covered by either loan		
Advertising for Bids	Not covered by either loan		
Basic Demolition Cost			X
Demolition Contingency	No more than 8%		X
Owner's Representative Compensation			X
Permit fees			X
Demolition Management Plan			X
Applicable Insurance			X
Bond Fees			X

Loan Award Recommendations Based on Ranking:

Per ORC Section 3333.96, the Chancellor shall give priority consideration to institutions that have experienced a decrease in their general student populations, as determined by the Chancellor. ODHE will use a 10-year history of IPEDs enrollment counts (partially in-seat) to inform which applicants have experienced a decrease.

Additional consideration will also be given to those with the lowest fiscal capacity (i.e., low wealth and/or negative net income). Fiscal capacity will be determined by reviewing the institution's most recent audit results for net income (3-year average net income ratio) and wealth (primary reserve ratio).

The application will give applicants the opportunity to share additional information about these fiscal and enrollment data elements that ODHE may take into consideration.

Once the applicants are prioritized by enrollment and fiscal capacity, the applications will be ranked based on their responses to questions in the application, and on the project's return on investment (ROI). For example, higher ROIs would be obtained through a combination of a lower demolition cost and higher on-going savings realized, relative to other requests, as well as estimated ongoing savings realized relative to the size of the institution's budget. Estimated operating savings may be adjusted if the information provided is not reasonable and/or a justifiable methodology for the savings estimates are not provided.

The Chancellor shall make the final determination regarding which applicants, if any, receive a loan.

See the "Scoring Process Summary" document located in the "Info" section at rfp.ohiohighered.org for more information.

Application Submission:
Information about prior capital investments in the facility and your plans for the site after demolition will be due back to ODHE no later than 10/14/2026 by submitting the "Prior Capital Investments" form to SSFR@highered.ohio.gov. This form is located at rfp.ohiohighered.org under the "Info" section and will be reviewed by ODHE and OBM ahead of the full application, which is due no later than 11/09/2026.

Full applications should be submitted using the form attached as Exhibit I and the Excel portion of the application attached as Exhibit II, which includes three tabs. Please note that in the RFP portal editable versions of Exhibit I and Exhibit II will be located in the "Info" section.

Full applications must be submitted in the following manner:

- One electronic PDF file for Exhibit I, as well as attachments you wish to submit, uploaded to rfp.ohiohighered.org
    - If submitting multiple facility applications, complete a separate Exhibit I along with attachments for each facility and combine them into a single PDF for upload.
- One Excel file for Exhibit II with the multiple tabs filled out and uploaded to rfp.ohiohighered.org
    - If submitting multiple facility applications, the tab for "1. Enrollment" must only be filled out once regardless of how many applications for facility demolitions are being requested. The tab for "2. Online Enrollment" may have to filled out more than once if you have a regional campus and you are requesting that facilities be demolished on more than one campus. The tab for "3. Fiscal Impact" should be filled out for each facility being requested for demolition. Tabs for all facilities being requested for a demolition loan should be included within the same Excel document for upload.

Applicants are responsible for timely submission of applications. Applications become the property of ODHE and are subject to public record laws of the state.

ODHE will provide information to interested parties and assist potential applicants by hosting an application launch webinar on 10/08/2026. Additionally, questions should be submitted no later than 10/12/2026 via email to: SSFR@highered.ohio.gov. A document with frequently asked questions will be posted no later than 10/19/2026 at rfp.ohiohighered.org in the "Info" section.

Application Review Process and Timelines:
The schedule below may be revised by ODHE and any changes will be communicated to the applicants via e-mail and posted on rfp.ohiohighered.org

Request for Applications Released: 10/05/2026
Application Launch Webinar: 10/08/2026
Questions Due: 10/12/2026
Due Date for Prior Capital Investment Form: 10/14/2026
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Full Application Submission: 11/09/2026
Application Review Begins: 11/10/2026
Notification of Preliminary Awards: Week of 12/07/2026

Post Award Notification Steps and Timelines:
After preliminary loan awards are communicated, the institution is required to begin preparing to go out to bid for a contractor to demolish the facility within 30 days of receiving the loan award notification. The institution is required to follow competitive bidding processes outlined in ORC Chapter 153, select the lowest responsible bidder, and submit evidence of their competitive process and scoring/selection process to ODHE at SSFR@highered.ohio.gov within 30 days of selecting a vendor. Subsequent instructions will be provided in the preliminary loan award notification about entering into an agreement with your selected contractor and finalizing a loan award agreement with ODHE. Subsequent progress check-ins will occur in approximately 30-day intervals after notification to ensure progress is being made towards completion of the project. ODHE may choose to rescind an award if progress cannot be shown during these check-ins.

If the cost quoted by the selected firm does not exceed the A/E's estimate by more than 10%, including a contingency of no more than 8%, a final loan award that does not exceed the contractor's quote will be made available after execution of an award/loan agreement with ODHE outlining the loan terms and conditions. If the institution does not receive a reasonable bid that is equal to or less than 110% of the A/E's estimate, ODHE may rescind the award or at its discretion work with the institution to determine what steps the institution may need to take to still be considered for a loan.

If ODHE determines that an acceptable quote for the facility's demolition has been achieved, the institution will be required to sign the award/loan agreement detailing the terms and conditions prior to loan disbursement.

Legal Notices:
The applicant understands that if its loan application is accepted by ODHE, the applicant shall enter into an award/loan agreement with ODHE governing the use and repayment of the funds.

The applicant agrees to comply with all applicable federal, state, and local laws and regulations in the conduct of the work hereunder.

ODHE reserves the right to fund any application in full or in part, to request additional information to assist in the review process, to require new applications from interested parties, to reject any or all applications responding to this announcement, or to reissue the announcement if it is determined that it is in the best interest of the State of Ohio. Issuing this announcement does not bind ODHE to making any loan awards. ODHE reserves the right to adjust the dates for this announcement for whatever reasons are deemed appropriate. ODHE reserves the right to waive any non-substantive infractions made by an applicant, provided that the applicant cures such infraction upon request.

All costs incurred in preparation of an application shall be borne by the applicant. Application preparation costs are not recoverable under an award of a loan. ODHE shall not contribute in any way to recovering the costs of application preparation.

Funding decisions are final. Applicants will be notified of the outcome of their application(s) at the conclusion of the review process so that they can go out to bid. Once the bidding process is concluded and all necessary documents are submitted to ODHE, applicants will be notified of their final award or next steps they will need to take if no bids were received within 110% of the A/E firm's estimate.

The applicant understands that the information provided herein is intended solely to assist the applicant in submittal preparation. To the best of ODHE's knowledge, the information provided is accurate.

However, ODHE does not warrant such accuracy, and any errors or omissions subsequently determined will not be construed as a basis for invalidating this solicitation. Interested parties bear the sole responsibility of obtaining the necessary information to submit a qualifying application. ODHE retains the right to modify or withdraw this solicitation at any time. By submitting an application, applicants expressly agree to these terms.

Trade Secret Language: All information submitted in response to this RFP become property of ODHE and is public information unless a statutory exception exists that exempts it from public release under the Ohio Public Records Act, as defined in ORC Section 149.43. All applicants are strongly discouraged from including in an application any information that the applicant considers to be a "trade secret," as that term is defined in ORC Section 1333.61(D). The institution asserting trade secret bears the responsibility to take formal action if necessary and defend such assertion. Otherwise, public records laws may require disclosure.

Prior Capital Investments Form

This form is located at rfp.ohiohighered.org under the "Info Section." The form is an Excel spreadsheet that includes three tabs. The first tab is a VAP-0005 report run out of Cognos/BI for all public colleges and universities showing State capital funds invested by each institution on or after July 1, 2012. The second tab is a pivot table that summarizes the results in the first tab by institution. The third tab is the

form you must fill out. Please read it carefully and submit it no later than 10/14/2026 to SSFR@highered.ohio.gov.

Exhibit I: Loan Application Worksheet

Please read the application closely and answer all questions thoroughly. Attach any documentation that helps demonstrate the institution's need for a Strategic Square Footage Reduction demolition loan.

Please note:

1. Institutions seeking loans for the demolition of multiple facilities must complete this loan application worksheet for each facility. All documentation should be included in a single submission within the portal. See the *Application Submission* section of this RFA for more details.
2. If the facility is located at a regional campus, most questions will still be requesting information from the perspective of the institution as a whole, unless specifically noted. If specific information about the regional site is relevant to your rationale for demolishing the facility, however, please be clear that you are speaking about the regional site rather than the institution as a whole.
3. Any attachments required by this Loan Application Worksheet must be attached and labeled at the end of the PDF document for Exhibit I created when submitting the application.

Institution Name: _____

Contact Information:

a) **Name**: _____
b) **Title**: _____
c) **Email**: _____
d) **Phone**: _____

1. Project Overview

a. Name of facility to be demolished:
   Campus location (name/city/county):
   Street address of facility:
b. Is the institution the direct legal owner of the facility:
   - ❑ Yes
   - ❑ No

   If the owner is a nonprofit affiliate of the institution, please provide the reason that the institution does not directly own the facility, evidence that the institution has the authority to demolish the facility, and how demolishing it will financially benefit the institution:

c. Has the facility you are planning to demolish been designated as a historical site by the National Park Service, the Ohio History Connection, or any other relevant federal, state, or local entity?
   - ❑ Yes
   - ❑ No
     - If yes, please provide evidence from any of these relevant organizations that you are permitted to demolish the facility:
     - If no, please describe your efforts to determine that, to the best of your knowledge, this facility is not designated as a historical site:

2. Project Description and Goals / Strategic Capital Planning

a. Briefly describe the project and explain how it aligns with the institution's strategic plan:
b. Attach a resolution (or resolutions) from your Board of Trustees approving the demolition of this facility, that they are supportive of participation in this loan program, and an attestation that the site will be brought to an acceptable standard after demolishment of the facility. If a resolution has not yet been issued by the Board of Trustees, you may provide alternate documentation that the Board of Trustees is supportive of this project, and participation in this loan program, and indicate when you plan to bring a resolution to your Board for its consideration. Please note that while a resolution is not required at the time of application submission, it is required prior to the final execution of any award/loan agreements made under this program.

3. Facility Details / Square Footage Impact

a. Total gross square footage to be reduced through demolition of this facility:
b. Is the institution or an offsite location (regional campus, academic center, etc.) currently constructing or planning to construct new facilities?
   - If yes, explain how the facility you are planning to demolish combined with square footage of new square footage planned or in progress result in a net reduction in square footage to the institution as a whole and to the campus where the facility is currently located, if applicable. Also explain how the demolition aligns with long-term planning and how the net result will provide savings and improve the institution's financial position.
   - If new construction is planned to begin during demolition, please provide a timeline/plan showing compliance with ORC Section 3333.96 (G), which states, "Each state institution of higher education receiving loans under this section shall not construct any new facility during the time period in which demolition is occurring."

4. Facility Age and Condition / Deferred Maintenance / Value and Reuse Potential

a. Provide the age of the facility and describe its condition. Any documentation or assessments confirming the facility's condition should be attached:
b. Total estimated deferred maintenance for the facility (estimated based on known costs, or any surveys or third-party assessments completed within the last five years):
c. Describe the methodology used to determine the total estimated deferred maintenance:

d. Describe the extent to which the facility may have value if sold or reallocated to serve other purposes including K-12, career-technical, or adult educational purposes, community interests or business and industry partnerships by listing the steps that were taken to ascertain the value (or lack thereof) and provide supporting documentation as to those steps:

   Attach an appraisal from a licensed real estate appraiser.

5. Demolition Cost Estimate and Loan Details

a. Amount you are requesting to borrow that includes the A/E's demolition estimate and other allowable costs for a demolition loan:
   - Attach a detailed demolition estimate from the A/E firm that you hired. The A/E firm's quote must clearly show the cost for each of the minimum requirements outlined in the Program Overview. Note: estimates must include removal of all foundations and abandoned utilities unless the site is designated for perpetual green space. If foundations will remain, provide justification and describe the intended end use.
   - Attach any design plans or construction plans provided by the A/E firm and any environmental assessments, hazardous building material surveys, third party assessments or other assessments or reports used by the A/E firm to inform its estimate.

b. Please explain the planning work you performed based on your intended use for the land after demolition and how this planning will leave the land clean and safe. Note that inadequate planning could result in a demolition cost estimate that is not reasonable. All planning work described in this section should have associated documentation within your submission. Please list those documents, and the associated page numbers within your submission, below:

6. Infrastructure Impact

a. Will demolition affect utilities or other campus infrastructure?
   - Explain how you determined your answer and, if there are potential negative impacts, provide evidence or engineering assessments of the plan to alleviate these negative impacts to the campus:
   - Attach a property survey and a utility survey of the site completed within the last six months.

7. Anticipated Tax Exempt Interest Rate / Repayment Term: Please select one of the following:

- ❑ 5-year repayment at a 70% discount of the market interest rate of 0.91%
- ❑ 10-year repayment at a 60% discount of the market interest rate of 1.40%
- ❑ 15-year repayment at a 50% discount of the market interest rate of 1.97%

8. Timeline: Assuming that this application is accepted and awarded a loan, please provide the anticipated timeline for the next six months including, but not limited to: solicitation of bids, selection of a vendor, and start of demolition.

Financial Impact and Enrollment information

Complete the tabs in the Exhibit II spreadsheet located at rfp.ohiohighered.org under the "Info" Section for this demolition loan and upload it separately in the Excel format. Following is a description of each tab:

- Enrollment: ORC Section 3333.96 (D) (3) requires each institution to include in its application historical enrollment patterns as well as future enrollment projections. Therefore, you will add 10 years of IPEDs counts (partially in seat) to this tab, which will be provided to you in the "Info" section on rfp.ohiohighered.org. You will then add your FY26 IPEDs estimate and forecast FY27 to FY29. You will have room to share any information about your FY16 to FY25 IPEDs submissions that ODHE should take into consideration. You will also have room to add footnotes about your forecast and be able to add tabs that help provide more detail about your forecast, but the latter is not required. Finally, you will be asked to explain how your FY27 to FY29 forecast supports your rationale to demolish the facility.
- Online Enrollment: ORC Section 3333.96 (D) (4) requires each institution to include in its application the composition of classes offered in person verses in an online format. Therefore, you will be asked to provide actual FTE enrollments (based on course credit hours) for AY2018-19 and AY2024-25 and a projection for AY2026-27 for on-line, blended, in-person, and College Credit Plus FTE enrollment for your overall institution as well as the campus where the facility is located, if applicable, that you are proposing to demolish. You will not be limited to only providing totals for these student group categories or academic years, but additional student categories and years are not required to be included. Finally, you will be asked to explain how these historical and projected trends, particularly for on-line and blended enrollment, inform your desire to demolish the facility.
- Fiscal Impact:
    - The first two questions will give you the opportunity to share any information about the fiscal data used to determine your relative fiscal capacity.
    - The final question will ask you to enter the demolishment estimate for the facility and estimate the annual amount of ongoing savings that will be realized by demolishing the facility. A return on investment score will be generated and compared to other project submissions to inform which institutions will be considered for a loan. The total ongoing savings for the ROI results may be adjusted if the methodology used to estimate savings is not reasonable and supporting documentation is not provided.