

**Request for Applications
Strategic Square Footage Reduction Program
Pre-Demolition Planning 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

Responses 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 but need assistance funding the work required to apply for a demolition loan, should review this Request for Applications (RFA) and submit a completed application attached as Exhibit I and the Excel Spreadsheet attached as Exhibit II to rfp.ohiohighered.org by 11/09/2026. The maximum amount an institution can request for a pre-demolition planning loan is \$250,000.

Please see the “Request for Applications for Demolition Loan” located at rfp.ohiohighered.org for a description of the pre-demolition planning work required to apply for a demolition loan.

Note: The anticipated interest rate for this loan will be 0.71% and the anticipated term for repayment will be three years.

Pre-demolition Planning Loan to Demolition Loan

It is the expectation of ODHE that an institution awarded a pre-demolition planning loan for a facility (or facilities) will proceed to the demolition phase. Pre-demolition planning loans will include a provision for ODHE to require, at its sole discretion, earlier repayment of the pre-demolition planning loan if the institution does not seek or is not awarded a demolition loan.

As detailed further in the *Application Review Process and Timelines* section, ODHE will maintain communication with an awarded institution through the planning process to ensure progress is being made towards demolition. After completing the planning work, institutions are expected to continue to the demolition stage by submitting documentation required by ODHE using information determined by the institution during the pre-demolition planning. If an institution completes all required planning

activities and ODHE determines that documentation supports that adequate planning was performed such that the land can be left clean and safe after demolition and that the ROI results for the demolition meet the expectations set for a demolition, ODHE may award a demolition loan based on the institution's submitted materials without opening an additional award cycle. Any such demolition award remains subject to ODHE's sole discretion.

Other 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 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 pre-demolition planning 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:

Pre-demolition planning loans under this RFA can only be used for planning work needed to demolish a facility, or portion of a facility, that is owned by the institution or nonprofit affiliates of the institution. However, if the facility is owned, in whole or in 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 a loan 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 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 be 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 pre-demolition planning 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
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After loan awards are communicated and the award/loan agreement is signed, the institution will complete the pre-demolition planning work required to apply for the demolition loan. The award/loan agreement will detail the terms and conditions and must be signed prior to loan disbursement. Subsequent progress check-ins will occur in approximately 30-day intervals after the loan is disbursed to ensure progress is being made toward completion of the planning work.

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. Funding decisions are final.

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.

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 pre-demolition planning loan.

Please note:

1. Institutions seeking pre-demolition planning loans for the demolition of multiple facilities must complete this loan application worksheet for each facility. All documentation can 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 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
☐ Don't know until planning work is complete
 - 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 general condition. Any documentation or assessments you already have 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 based on your general knowledge of the facility or assessments previously conducted. Please list the steps that were taken up to this point to ascertain the value (or lack thereof) and provide any supporting documents as to those steps:
If you do not yet have an appraisal from a licensed real estate appraiser, provide your best estimate of the value and your methodology for determining this value. Note that an appraisal from a licensed real estate appraiser will be expected for the institution to be considered for a demolition loan.

5. Pre-Demolition Planning Cost Estimate

- a. Amount you are requesting to borrow for pre-demolition planning:
- b. Please explain the planning work you will conduct, 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.

6. Demolition Cost

- a. Please provide an estimate of how much the demolition will cost based on any initial planning or research you have completed:
- b. How confident are you about this estimate:
 - Confident
 - Somewhat confident
 - Not very confident
- c. Explain the rationale for your confidence level in the initial demolition estimate:

7. Infrastructure Impact

- a. Based on what you know about the facility at this point, do you believe the demolition could negatively affect utilities or other campus infrastructure?
 - Explain the rationale for your answer and the planning work you will conduct to determine if there might be a negative impact to the broader campus.
 - Attach any property survey and/or utility survey of the site that you currently have, if available. If not available, please specify that these surveys will be part of your planning work for demolition.

8. **Timeline:** Assuming that this application is accepted and awarded a loan, starting from the time of the loan award, what is your anticipated timeline for completing the proposed pre-demolition planning work? How soon do you anticipate you will be ready to begin soliciting bids for the 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 pre-demolition planning 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 versus 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 rough demolition estimate for the facility and estimate the annual amount of ongoing savings that will be realized by demolishing the facility. A preliminary return on investment score will be generated.