

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

**TIMELINES**

**Request for Applications Released: 03/31/2026**

**Application Launch Webinar: 04/09/2026**

**Questions Due: 04/13/2026**

**Due Date for Prior Capital Investments Form: 04/15/2026**

**Reponses to Questions Posted: 04/20/2026**

**Special Emergency Fast Track Applicants:**

**Submission of Full Application: 04/30/2026**

**Application Review Begins: 05/01/2026**

**Notification of Awards: Week of 05/11/2026**

**Standard Timeline Applicants:**

**Submission of Full Application: 05/11/2026**

**Application Review Begins: 05/12/2026**

**Notification of Awards: Week of 06/08/2026**

**Program Overview:**

House Bill 96 of the 136<sup>th</sup> 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](http://rfp.ohiohighered.org) by 05/11/2026. 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](http://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 0.54% and the anticipated term for repayment will be three years, and repayment terms for pre-demolition loans will contain a provision for ODHE to require, at its sole discretion, earlier repayment of the pre-demolition loan if the institution does not seek or is not awarded a demolition loan. A subsequent application for a demolition loan does not guarantee a loan award.

Other items that applicants should consider before applying that will be in all award/loan agreements include:

- 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 Approval” document through the “Contact Us” tile located under the “What are you looking for?” section. 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 **\$82,650,000** for this program in Fiscal Year 2026.

**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 for each facility, or portion of a facility, proposed for demolition with funds the applicant intends to seek under the demolition loan application process. While there is no limit on how many applications an eligible applicant can submit, ODHE may choose not to award more than two pre-demolition planning loans per applicant in any given award cycle, unless exceptional circumstances exist.

**Special Emergency Fast Track Applicants:** Institutions with declining enrollment, as defined below, and with significant financial challenges, as defined below, may submit their applications for a pre-demolition planning loan according to the fast-track schedule with additional justification for needing the funds sooner than the standard timeline.

- Declining enrollment means institutions with a decrease of 10% or more in the last five years using IPEDs enrollment counts (partially in-seat).
- Significant financial challenges means those institutions with a SB 6 Composite Score of less than 3.0 in FY24 or declared by the Chancellor to be under Fiscal Watch.

Institutions submitting under the Special Emergency Fast Track will be considered according to the process outlined under the “Loan Award Recommendations Based on Ranking” section of this document. The Chancellor shall make the final determination regarding which of these applicants, if any, receive a loan.

**Eligible Facilities:**

Pre-demolition 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 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 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](http://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 04/15/2026 by submitting the “Prior Capital Investments” form to [SSFR@highered.ohio.gov](mailto:SSFR@highered.ohio.gov). This form is located at [rfp.ohiohighered.org](http://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 05/11/2026.

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](http://rfp.ohiohighered.org)
- One Excel file for Exhibit II with the multiple tabs filled out and uploaded to [rfp.ohiohighered.org](http://rfp.ohiohighered.org)

Applicants are responsible for timely submissions 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 04/09/2026. Additionally, questions should be submitted no later than 04/13/2026 via email to: [SSFR@highered.ohio.gov](mailto:SSFR@highered.ohio.gov). A document with frequently asked questions will be posted no later than 04/20/2026 at [rfp.ohiohighered.org](http://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](http://rfp.ohiohighered.org).

Request for Applications Released: 03/31/2026  
Application Launch Webinar: 04/09/2026  
Questions Due: 04/13/2026  
Due Date for Prior Capital Investments Form: 04/15/2026  
Responses to Questions Posted: 04/20/2026

Special Emergency Fast Track Applicants:

Submission of Full Application: 04/30/2026  
Application Review Begins: 05/01/2026  
Notification of Awards: Week of 05/11/2026

Standard Timeline Applicants:

Submission of Full Application: 05/11/2026  
Application Review Begins: 5/12/2026  
Notification of Awards: Week of 06/08/2026

After loan awards are communicated and the award/loan agreement is signed, the institution will complete the pre-demolition 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.

**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](http://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 04/15/2026 to [SSFR@highered.ohio.gov](mailto: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 loans for the pre-demolition of multiple facilities must complete this loan application worksheet for each facility.
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:**

1. **Name:** \_\_\_\_\_
2. **Title:** \_\_\_\_\_
3. **Email:** \_\_\_\_\_
4. **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:

**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 from your Board of Trustees approving the demolition of this facility and an attestation that the site will be brought to an acceptable standard after demolition 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 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?
  - o If yes, explain how this project results 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.

#### **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:  
Describe the methodology and attach any third-party assessments used to determine the total estimated deferred maintenance:
- c. 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:  
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 when you apply for a demolition loan.

#### **5. Pre-Demolition Planning Cost Estimate**

- a. Amount you are requesting to borrow for pre-demolition planning:

#### **Financial Impact and Enrollment information**

Complete the tabs in the Exhibit II spreadsheet located at [rfp.ohiohighered.org](http://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](http://rfp.ohiohighered.org). You will then add your FY25 and FY26 IPEDs estimates and forecast FY27 to FY29. You will have room to share any information about your FY15 to FY24 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 estimate the annual amount of ongoing savings that will be realized by demolishing the facility. The total ongoing savings may be adjusted if the methodology used to estimate savings is not reasonable and supporting documentation is not provided.