



Strategic Square Footage Reduction Revolving Loan Program FAQs

04/20/2026

1. *We have four facilities that are already planned to be demolished, this summer. The work will start before the date of the award. Would these projects still be eligible for the loan program?*
 - Demolition that is already underway is not eligible for this program.
2. *Will the funds require Controlling Board approval for release of funds?*
 - These funds will not require Controlling Board approval for release and will be released directly by ODHE per the terms of the agreement. All solicitations are required to follow competitive bidding requirements per ORC Chapter 153, and you will be required to submit evidence of such competitive processes to ODHE.
3. *During the webinar it was explained the applications would be divided into tiers based on the enrollment and financial criteria. Is it expected that loans will be awarded in each tier?*
 - While applications are placed in tiers for priority purposes, each application is awarded based on merits and a higher tier does not guarantee an award nor does a lower tier prohibit an award. ODHE cannot advise on the likelihood of an institution receiving a loan award until all applications have been received.
4. *Is a real estate appraisal still required if the facility is deemed not suitable for sale/reuse/move?*
 - Documentation as to why the facility has been deemed not suitable for sale or reallocation of the existing square footage may be provided to satisfy the requirement under ORC 3333.96(D)(1) under some circumstances.
5. *Why is the "A/E Design Professional Compensation" an eligible expense for the Pre-Demolition/Planning Loan, but not the Demolition Loan?*
 - A/E design work is required to apply for a demolition loan, which is why it is an eligible expense for the pre-planning loan. The demolition loan does not cover any pre-planning expenses.

6. ***Are there any costs for accepting the loan, such as administrative fees, application fees, etc.?***
 - There are no additional costs charged by ODHE, beyond the interest rate associated with the loan term that is selected. Costs to the institution to submit are the responsibility of the applicant.

7. ***Will the information about the applicants and proposed demolition projects be made public? If so, when?***
 - Information regarding which institutions were selected for loan awards will be made public when announced. Other application materials or details about proposed demolition projects are not typically released by our office. These records may be subject to public disclosure under Ohio's public records laws; however, ODHE evaluates any such requests on a case-by-case basis as required by law.

8. ***When will the information about the awards be made public?***
 - For the pre-demolition planning loan, institutions will either be notified the week of May 11 if on the Fast Track deadline or the week of June 8 if on the standard deadline of whether they have been selected to receive a loan.
 - For the demolition loan, institutions will be notified the week of June 8 about whether they have been selected to receive a preliminary loan award that allows them to go out to bid for a demolition contractor.

9. ***Is ODHE contemplating making partial awards for the demolition costs vs. awarding loans for the full demolition costs included with the applications?***
 - As stated in the RFAs, "ODHE reserves the right to fund any application, in full or in part."

10. ***What is the timeframe to use the loan funds or complete demolition efforts?***
 - Case by case, based on unique facts of each proposed demolition.

11. ***Does a standard ALTA Survey satisfy the "Property Survey and Utility Survey"...or does ODHE require a subsurface utility engineering (SUE) inspection to also be completed and included on the survey?***
 - Within the application, you are required to justify the pre-planning work that was completed. If an ALTA Survey is deemed to have been the appropriate pre-planning work for this project, that will need to be explained, with the justification scored appropriately.

- 12. Is written documentation necessary (from the National Park Service, the Ohio History Connection, or the Municipal Landmarks Commission) indicating something has never been designated a historical site or does the fact that a site has not been designated historical satisfy this requirement?**
- Attestation that the site has never been designated a historical site is sufficient. A letter from the relevant federal, state, or local body is only required if the site has been, or at any point was, designated a historical site but permission has been granted for the demolition of the facility.
- 13. Does ODHE expect there to be another round of requests (and additional funding) for applications for the demolition loan?**
- ODHE has been appropriated \$82.65M in FY2026 for this program. While we anticipate another funding round, it will be contingent upon the number and quality of requests received in this current round, as well as ODHE receiving Controlling Board approval to transfer the balance of any appropriation remaining from this first round to FY27.
- 14. Are the loans for demolition assumable if the site is included as part of a future public-private partnership?**
- Loans made under this program are to the institution, and are not assumable without approval from ODHE.
- 15. If an award is offered for only a portion of the requested amount, can the award/loan be used for an alternative demolition?**
- Loans awarded under this program are to be used for the facility that was proposed for demolition. They may not be used for an alternative demolition.
- 16. Can an affiliated entity of the university apply for the loan? If not, can the university transfer the loan to the affiliated nonprofit?**
- Only eligible applicants, state institutions of higher education as defined by ORC 3345.011, can apply for the loan. While eligible applicants are permitted to apply for the demolition of a facility owned by an affiliated non-profit, the loan agreement will be between ODHE and eligible institution. It is up to the eligible institution to arrange the details of the demolition with the affiliated non-profit.

17. Are we required to get a formal appraisal from a commercial appraiser or can we just get a suggested selling price from a commercial realtor? The ORC language just says: "The extent to which the square footage may have value if sold or reallocated to serve other purposes."

So we aren't sure how formal this needs to be. A commercial realtor can provide us a number pretty easily at no cost but a commercial appraiser will cost \$2,000 and take a few weeks.

- **The appraisal must be completed by a licensed real estate appraiser.**

18. We have done most of the prep work for the demolition, including an estimate from a demo contractor, and have paid for planning for what the space will be once the building are removed. Can we just apply for the demolition loan and include the AE costs in that? Or does it have to be 2 separate loans/applications? The only thing we don't have complete is the demolition plans by the architect to use for bidding, which we'd like to include in the demo loan cost.

- **No. Costs in both application processes are for work not performed or paid for yet.**

19. If we have a survey from last year do we need an updated one? Ours is from April 2025.

- **Property and facility surveys must have been completed within six (6) months of the application date.**

20. IPEDS data in the application is from the last 10 years. Our biggest reduction in headcount has occurred since 2012? How would that be considered as part of this application process?

- **There is an opportunity within Exhibit II to explain or expand upon the IPEDS data. You may provide the additional context in that format for ODHE's consideration under this loan program.**

21. If demolition of a building has commenced, and is currently underway, and all demolition activities are being performed in compliance with the requirements of the program, is this eligible for the program?

- **Demolition that is already underway is not eligible for this program.**

22. A new academic and research facility is currently in design for the same site as the proposed demolition – would this be eligible for a demolition loan?

- The construction of a new building does not prohibit an award under this program. The institution must demonstrate, through its application, how the demolition of one facility and the construction of another on the same site is 1.) financially beneficial, 2.) fits within the long-term strategic or master facilities plan of the institution, 3.) that the institution is able to afford the new facility, and 4.) how the construction of the new facility reduces the overall square footage of the institution. This information should have been included in the “Prior Capital Investments Form that was due on April 15. If you want to add additional information to that form, you will need to request an extension.

23. Is the partial demolition of a building (i.e. the removal of two floors of a three-story building), eligible for a loan? Is the subsequent renovation of the first floor also eligible?

- The partial demolition of a building would qualify for a loan under this program. Any subsequent renovation to the remaining square footage would not be eligible.