LAKE SUPERIOR STATE UNIVERSITY

LAKE SUPERIOR STATE UNIVERSITY
650 W EASTERDAY AVE
SAULT STE. MARIE MI 49783-1626

PURCHASING DEPARTMENT
DONALD WILEY, PURCHASING MANAGER
(906) 635-2761

REQUEST FOR QUALIFICATIONS

SOLICITATION NO. 27-0001
COVER PAGE

This submittal is due by
Dec. 1, 2026, 2:00 p.m. ET

Submittal Valid: 120 days

Delivery Required	Purchasing Manager Donald Wiley dwiley2@lssu.edu (906) 635-2761	Date Issued 10/26/2026	Purchasing Department Lake Superior State University Sault Ste. Marie, MI 49783

Item	Quantity	Unit	Description	Unit Price	Total Amount
			LAKE SUPERIOR STATE UNIVERSITY is seeking Statements of Qualifications from qualified architectural/engineering (A/E) firms to develop a comprehensive academic Program of Requirements, with optional subsequent design services, for the renovation of the Center for Freshwater Research and Education (CFRE) Fish Hatchery. Selection will be qualifications-based; do not include fee information. Full requirements are contained in the attached Request for Qualifications document. An OPTIONAL pre-submittal site visit at the CFRE Fish Hatchery will be arranged; date and time to be arranged. Advance registration with the Purchasing Manager is required.		

INSTRUCTIONS TO RESPONDENTS:

SOLICITATION NO. 27-0001

Submittals must be emailed to dwiley2@lssu.edu and purchasing@lssu.edu as described within the Request for Qualifications. Paper copies are not required.

READ BEFORE SIGNING:

The undersigned certifies that he/she offers to furnish materials in strict accordance with the Requirements of the bid including any terms or conditions set forth on the reverse side; that prices quoted are correct and she/he agrees that this bid may not be withdrawn for a period of thirty (30) days from the due date noted above. He/She further agrees to comply with applicable federal and state laws governing equal opportunity employment and not to discriminate against any employee or applicant because of race, color, national origin or ancestry, sex, sexual preference, age, disability, religion, height, weight, marital status or veteran status.

_____
SIGNATURE (IN INK)

_____
PRINT NAME & TITLE

_____
CONTACT PHONE NUMBER FAX

Lake Superior State University
Request for Qualifications

Architectural/Engineering Services for the CFRE Fish Hatchery Renovation: Program of Requirements and Design

Request for Qualifications No. 27-0001

October 26, 2026

Table of Contents

Section 1: GENERAL INFORMATION....3

Section 2: SCHEDULE OF EVENTS....5

Section 3: REQUEST FOR QUALIFICATIONS TERMS AND CONDITIONS....6

Section 4: CONTRACT TERMS AND CONDITIONS....7

Section 5: PROJECT BACKGROUND AND SCOPE OF SERVICES....9

Section 6: SUBMITTAL REQUIREMENTS....11

Section 7: GUIDELINES FOR STATEMENTS OF QUALIFICATIONS....12

SIGNATURE PAGE....13

RESPONDENT INFORMATION FORM....14

Lake Superior State University
Request for Qualifications

Lake Superior State University (LSSU) invites qualified architectural/engineering (A/E) firms to submit a Statement of Qualifications for the development of a comprehensive academic Program of Requirements, with optional subsequent design services, for the renovation of the Center for Freshwater Research and Education (CFRE) Fish Hatchery, in accordance with the terms, conditions, and specifications of this Request for Qualifications.

Section 1: GENERAL INFORMATION

Purpose: Lake Superior State University is seeking Statements of Qualifications from qualified A/E firms to develop a comprehensive academic Program of Requirements (POR) for the renovation of the CFRE Fish Hatchery, which is located in leased premises in Sault Ste. Marie, Michigan. At the University's option, and subject to funding and approval, the selected firm may also be engaged to provide architectural and engineering design services through construction. Selection will be qualifications-based. Fee and cost information shall not be included in submittals; the University will negotiate a scope and fee with the highest-ranked Respondent.

SCOPE OF WORK: The successful Respondent (Consultant) shall provide the professional services described in Section 5, Project Background and Scope of Services.

This Request for Qualifications states instructions for submitting Statements of Qualifications, the procedure and criteria by which a firm may be selected, and the contractual terms by which the University intends to govern the relationship between it and the selected firm.

1.1. Definition of Parties: Lake Superior State University will hereinafter be referred to as the "University." Firms responding to this Request for Qualifications shall be referred to as "Respondents." The Respondent to whom the contract is awarded shall be referred to as the "Consultant."

1.2. Debarment: Submission of a signed submittal in response to this solicitation is certification that the Respondent (or any subcontractor) is not currently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any State or Federal department or agency. Submission is also agreement that the University will be notified of any change in this status.

1.3. Evaluation Criteria: Statements of Qualifications will be evaluated by a University selection committee using the following criteria. The University may invite the highest-ranked Respondents to interview before final ranking.

- Relevant experience with fish hatchery, aquaculture/recirculating aquaculture system (RAS), and academic research facility projects (30 points)
- Qualifications of key personnel and proposed subconsultants (25 points)
- Project approach, understanding of University goals, and proposed schedule (25 points)
- Capacity and availability to meet the University's schedule (10 points)
- References (10 points)

1.4. Requirements for Return of Submittal Responses. Respondent must submit the following:

- one electronic copy (PDF), signed by an authorized representative, submitted by email

Submittals must be received by email by the time and date indicated below. Each Respondent is solely responsible for the timely delivery of its submittal. Failure to meet the proposed due date and time shall be grounds for rejection.

- A Respondent's submittal is due no later than **the time and date specified in "Schedule of Events" Section 2**. by email to:

  Donald Wiley, Purchasing Manager
  dwiley2@lssu.edu and purchasing@lssu.edu

  The email subject line must include the following information:

  - Request for Qualifications Number
  - Submittal Due Date and Time
  - Project Title
  - Firm Name

A Respondent may withdraw a submittal prior to the closing time. After the due date, Statements of Qualifications constitute an offer by the Respondent and shall remain irrevocable for a period of 90 days.

A legally authorized representative of the Respondent must sign the submittal.

1.5. Questions and Clarification. Any questions regarding this request must be directed, in the form of an email to:

Donald Wiley, Purchasing Manager
Lake Superior State University
Purchasing Department
PH: (906) 635-2761
E-mail: dwiley2@lssu.edu

All questions must be submitted by date referenced in "Schedule of Events" Section 2. Questions submitted after this deadline; do not require a response by the University.

Responses to inquires/questions, if they change or clarify the Request for Qualifications in a substantial manner, will be forwarded by addenda to all parties that have received a copy of the Request for Qualifications. The University will not be bound by oral responses to inquires or written responses other than addenda.

Section 2: SCHEDULE OF EVENTS

These dates are for reference only; LSSU may change dates at our discretion and will provide notification of any schedule dates changed.

Issue Request for Qualifications.....October 26, 2026

Optional Pre-Submittal Site Visit.....To be arranged

Submission of Questions.....November 10, 2026

Response to Questions (Addendum).....November 13, 2026

Submittals Due.....December 1, 2026@ 2:00 p.m.
Submittals must be received by the Purchasing Department no later than 2:00 p.m., Eastern Time, on this date. Please refer to information listed below regarding how to submit your materials.

Shortlist Notification..... December 8, 2026

Interviews (shortlisted firms)..... December 15–16, 2026

Selection and Fee Negotiation..... January 2027

Anticipated Notice to Proceed..... January 2027

Program of Requirements Completion..... May 2027

Section 3: REQUEST FOR QUALIFICATIONS TERMS AND CONDITIONS

3.1. The University reserves the right to reject any or all submittals received as a result of this Request for Qualifications or enter into an agreement with the Respondent that it feels is in the best interest of the University. The University also reserves the right to request clarification and/or further information (on the submittal) from one or more respondents after closing without becoming obligated to offer the same opportunity to all respondents.

3.2. The University reserves the right to negotiate with any Respondent considered qualified or to make an award without further discussions.

3.3. The University reserves the right to waive any irregularity in any submittal received.

3.4. The University reserves the right to select the most responsive Respondent(s) without further discussion, negotiation, or prior notice.

3.5. Statements of Qualifications must demonstrate an understanding of the scope of services to be provided and the ability to accomplish the tasks set forth, and must include information that will enable the University to determine each Respondent's overall qualifications. Following evaluation, the University intends to negotiate a scope of services and fee with the highest-ranked Respondent. If a satisfactory agreement cannot be reached, the University may terminate negotiations and proceed to negotiate with the next-ranked Respondent.

3.6. The University reserves the rights to award in part, in whole, or not at all.

3.7. The University's decision to proceed with design services beyond the Program of Requirements is subject to funding and University approval. The University is under no obligation to engage the Consultant for any services beyond those authorized in writing.

3.8. Any costs incurred by Respondents to respond to this Request for Qualifications, including but not limited to, costs to present their submittal at LSSU and/or negotiate a final agreement are the sole responsibility of the Respondent.

3.9. Any discussions with University personnel, other than as listed above, regarding this Request for Qualifications while the Request for Qualifications is in progress (from the time Respondent receives this Request for Qualifications until final award is made) are strictly prohibited. Such contact and discussion may result in disqualification of Respondent's submittal.

3.10. This Request for Qualifications is subject to cancellation if any University employee or Trustee involved in this matter has a relationship or history of activity with the Respondent that is in violation of Lake Superior State University's Conflict of Interest Policy.

3.11. The University is the sole owner of all data and information contained within the Request for Qualifications document and accompanying attachments. Respondent shall use this information exclusively to prepare a submittal. Respondent should not disclose this information to any other firm or use it for any other purpose unless required by law or legal process.

3.12. All submittals submitted become the property of the University; they will not be returned and may be subject to disclosure under the STATE OF MICHIGAN FREEDOM OF INFORMATION ACT ("FOIA") or other legal process. As such, submittal may be released to third parties, without prior notice to Respondent, as required to comply with legal requirements. Respondents must identify "Proprietary" information at time of submittal, however the University cannot guarantee protection if FOIA is invoked.

3.13. Leased Premises: The CFRE Fish Hatchery is located in premises leased by the University within a facility owned by Cloverland Electric Cooperative, including a first floor, mezzanine, and third floor area and an existing easement through the first floor. Recommendations must account for the terms of the lease, the existing easement, and the property owner's safety and security requirements. Improvements may be subject to landlord approval.

3.14. Site Visit: Access to the facility is restricted. Respondents wishing to attend the optional pre-submittal site visit must register with the Purchasing Manager in advance and must follow all facility safety, security, and biosecurity requirements while on site.

3.15. Drawings: The drawings provided as Attachment A were not professionally generated, are not to scale, and are included only as a general representation of the premises. The Consultant is responsible for verifying existing conditions.

Section 4: CONTRACT TERMS AND CONDITIONS

Any contract award based on this Request for Qualifications will be subject to the following Terms and Conditions:

4.1. Contract Terms and Conditions: The terms and conditions below will govern the submission and evaluation of offers and the award of a contract. Respondents are requested to carefully review these terms and conditions.

(a) Contract Status: Following evaluation and any interviews, the University will negotiate a scope of services and fee with the highest-ranked Respondent. After final negotiations, a contract will be executed in accordance with applicable terms and conditions.

(b) Contract Format: The resulting contract will incorporate this Request for Qualifications, all additional agreements and stipulations, and the results of any final negotiations. All of these documents will constitute the final contract.

(c) Contract Termination for Cause: The University may terminate any resulting contract for cause by providing a letter to the successful Respondent citing the instances of non-compliance and non-performance on the contract

(d) Contract Modification: All changes to the contract must be agreed upon in writing by both parties prior to executing any changes.

(e) Contract Assignment or Sub-Contract: The resulting contract shall not be assigned, transferred, or sublet in whole or in part without prior written approval of LSSU.

(f) Ownership of Documents: All drawings, specifications, reports, programs, estimates, and other documents prepared by the Consultant under the contract shall become the property of the University and may be used by the University for the project and any related fundraising, grant applications, and future design and construction.

4.2. Indemnification Requirements**:** The requirements listed below are mandatory for protecting the interests of the University.

(a) Hold Harmless: Respondent shall indemnify and hold harmless, and at the University's option, shall defend the University and its employees and agents from any claims, losses or damages arising out of or alleged to arise out of any breach by Respondent of any agreement of Respondent contained herein.

(b) Liens: The successful Respondent shall keep the University free and clear from all liens asserted by any person or firm for any reason arising out of the furnishing of services or materials by or to the successful Respondent.

4.3 Insurance: The successful Respondent will, at its expense, procure and maintain during the term of this contract, the following insurance. If any work contemplated under this contract is performed by a subcontractor of the successful Respondent, the subcontractor will likewise be required to procure and maintain this insurance.

(a) Worker's Compensation with Employers' Liability
Statutory Limits & EL $1,000,000

(b) Commercial General Liability Insurance on an occurrence basis with the University named as additional insured with limits not less than the following:

1) $1,000,000 each occurrence
2) $2,000,000 aggregate

(c) Automobile Liability Insurance covering all owned, non-owned and hired automobiles used in performing services under this contract with limits not less than $1,000,000 combined single limit.

(d) Excess Liability (umbrella) $1,000,000

(e) Professional Liability (Errors & Omissions) $2,000,000 per claim

The University ***must be named additional insured*** on the general liability, auto liability and excess liability policies. A policy endorsement is required. Coverage provided by the endorsement is to be primary and the University's primary insurance will be non-contributory.

(f) Certificates of Insurance showing evidence of the insurance required herein shall be provided to the following before any work is begun under this contract.

Donald Wiley, Purchasing Manager

Lake Superior State University
Purchasing Department
650 W. Easterday Avenue
Sault Ste. Marie, MI 49783

4.4 Standard Terms and Conditions

(a) Federal, State and Local Taxes, Licenses and Permits: The successful Respondent will comply with all applicable laws and regulations.

(b) Waiver of Rights: No delay or failure to enforce any provision of this agreement shall constitute a waiver or limitation of the University's rights under any resulting contract.

(c) Contract Provisions by Reference: It is mutually agreed by and between the University and the successful Respondent that the University's acceptance of the successful Respondent's offer by the issuance of a contract shall create a contract between the parties thereto containing all specifications, terms and conditions in the Request for Qualifications and any amendments or modifications made prior to signing the contract . Any exceptions taken by the successful Respondent which are not included in the contract will not be part of the contract. Therefore, in the event of a conflict between the terms and conditions of the Request for Qualifications and information submitted by the Respondent, the terms and conditions of the resulting contract will govern.

(d) Sales and Use Tax Exemption: The University certifies that it is tax exempt as an educational institution of the State of Michigan.

(e) Observing Laws and Regulations: The successful Respondent shall keep itself fully informed of and shall faithfully observe all laws, national and state, and all ordinances and regulations affecting the rights of its employees, and shall protect and indemnify the University, its officers, and agents against any claims of liability arising from or based on any violation thereof.

(f) Non-Collusion Clause: The Respondent, by submitting and signing this Request for Qualifications declares that neither the Respondent nor agents of the Respondent's business have entered into any collusion or agreement concerning this submittal. The Respondent further declares that no persons, firms or corporations, have or will receive directly, any rebate, fee, gift, commission, etc., or that any employee or office of the University has any undisclosed interest in the award of this contract.

(g) Choice of Law: The resulting contract shall be construed under the laws of the State of Michigan.

(h) Actions of the Successful Respondent: The action of the successful Respondent with third parties is not binding upon the University.

Section 5: PROJECT BACKGROUND AND SCOPE OF SERVICES

Project Background

The CFRE Fish Hatchery supports LSSU's fisheries and aquaculture academic program, student training, graduate research, and an Atlantic salmon fish culture program that supports a regional sport fishery. The University intends to renovate the hatchery into a state-of-the-art teaching, research, and production facility. The leased premises include an area on the first floor approximately 100 feet in length (with an approximately 12-foot-wide easement), a mezzanine level, and an area on the third floor approximately 104 feet by 28 feet with a caged area of approximately 25 feet by 17 feet. Drawings of the existing space are provided as Attachment A.

Project Goals

Student Recruitment and Retention

- Create a state-of-the-art facility that solidifies LSSU as a school of choice for students pursuing a career in fisheries and aquaculture
- Train students in diverse aquaculture approaches, including recirculating aquaculture systems, which is the current standard in the commercial sector
- Train students to rear multiple species, possibly Cisco and Lake Whitefish

Program Reputation

- Maintain the program's reputation as an integral fish culture program producing Atlantic salmon and creating a sport fishery in the region
- Strengthen the program's reputation as a leader in training students in fish culture and contributing to the aquaculture workforce
- Conduct research that supports MS students, attracts external collaborators and funders, and is worthy of publication in peer-reviewed journals

Operational Sustainability

- Enhance safety and security to improve biosecurity for rearing while simultaneously meeting Cloverland's safety and security needs
- Increase efficiencies and reduce operational costs through space-use optimization, improved technology, and more energy-efficient systems
- Enhance stability of rearing conditions by providing a temperature-controlled environment

Identified Needs

- Modernize large raceways and early rearing room
- Recirculating aquaculture systems that utilize large, deep, round tanks and monitoring systems
- Two or more biosecure rearing areas
- Advanced filtration, water temperature control, and monitoring and alarm systems
- Lab space for fish dissections, fish health assessments, etc.
- Modern office spaces
- Private, secure entry for hatchery employees and visitors
- Back-up power source
- Reduced demands on current staff

Scope of Services

Phase 1 – Academic Program of Requirements. The Consultant shall develop a comprehensive Program of Requirements that will serve as the basis of design for the renovation, including but not limited to:

a. Stakeholder Engagement: Conduct a kickoff meeting and work sessions with CFRE faculty, hatchery staff, students, University administration, and Cloverland Electric Cooperative as property owner.

b. Existing Conditions Assessment: Document and assess the leased premises (first floor, mezzanine, and third floor), including architectural, structural, mechanical, electrical, plumbing, water supply and discharge, and life-safety systems.

c. Academic and Research Program: Define requirements for teaching and hands-on student training, MS student research, and fish culture production (Atlantic salmon, and potentially Cisco and Lake Whitefish).

d. Space Program: Develop a detailed space program, including raceways, early rearing, recirculating aquaculture systems, two or more biosecure rearing areas, laboratory space, offices, secure entry, storage, and support spaces.

e. Systems Requirements: Define performance requirements for filtration, water temperature control, water quality monitoring and alarms, back-up power, biosecurity, energy efficiency, and reduced staffing demands.

f. Benchmarking: Identify comparable academic and production hatchery and aquaculture facilities and relevant best practices.

g. Concept Options: Prepare conceptual layout options, including phasing options that allow hatchery operations to continue during construction where feasible.

h. Cost and Schedule: Prepare a conceptual construction cost estimate, operating cost considerations, and a recommended project schedule.

i. POR Report: Deliver draft and final Program of Requirements reports suitable for use in fundraising, grant applications, and as the basis of design, and assist the University in defining the scope for subsequent design services.

Phase 2 – Design Services (at the University's option). Subject to funding and University approval, the University may negotiate with the Consultant to provide:

a. Schematic design, design development, and construction documents

b. Cost estimates at each design phase

c. Code review, permitting, and coordination with authorities having jurisdiction

d. Bidding assistance

e. Construction administration

f. Systems commissioning, record documents, and closeout

Section 6: SUBMITTAL REQUIREMENTS

Pre-Submittal Site Visit: An optional site visit will be arranged; the date and time will be provided to firms that register. Registration with the Purchasing Manager is required (see Section 3).

Licensure: The Respondent, or the lead design professionals assigned to the project, must hold current Michigan architect and/or professional engineer licenses.

No Fee Information: Statements of Qualifications shall not include fee or cost information. Fees will be negotiated with the highest-ranked Respondent.

Format: Submittals should not exceed 25 pages, excluding resumes and the required forms.

References: A list of three (3) references is required to be submitted with your Statement of Qualifications. References should contain names and contact information of clients for whom the Respondent provided comparable services (fish hatchery, aquaculture, or academic research facility projects) within the past ten (10) years.

Section 7: GUIDELINES FOR STATEMENTS OF QUALIFICATIONS

The following information must be included in the Respondent's Statement of Qualifications:

Cover Letter: Signed by an authorized representative, identifying the primary contact for this Request for Qualifications.

Firm Profile: Firm history, office location(s), size, and disciplines provided in-house.

Project Team: Organizational chart, roles, and resumes of key personnel, and identification of proposed subconsultants (for example, aquaculture life-support systems, mechanical/electrical/plumbing, structural, and cost estimating).

Relevant Experience: A minimum of three (3) comparable projects within the past ten (10) years, such as fish hatcheries, aquaculture or recirculating aquaculture systems, academic research laboratories, biosecure facilities, or renovations of occupied or leased facilities. Identify the key personnel who worked on each project.

Project Approach: Describe the approach to developing the Program of Requirements, including stakeholder engagement, existing conditions assessment, and a proposed schedule.

Capacity: Describe current workload and availability of key personnel to meet the University's schedule.

References: As described in Section 6.

Exceptions: Include any exceptions to this Request for Qualifications. All exceptions shall be clearly identified, and written explanations shall include the scope of the exceptions.

Required Forms: Signed Signature Page and Respondent Information Form.

SIGNATURE PAGE

By virtue of submittal of a submittal, Respondent acknowledges:

- **That all of the requirements of this Request for Qualifications have been read and understood.**
- **That compliance with the Specifications/Qualifications and any applicable Supplemental Terms and Conditions will be the responsibility of the Respondent unless otherwise noted in the submittal.**
- **That Respondent is presently not debarred, suspended, proposed for debarment, declared ineligible, nor voluntarily excluded from covered transactions by any Federal/State department or agency.**
- **Any responses, materials, correspondence, or documents provided to the University are subject to the State of Michigan Freedom of Information Act and may be released to third parties in compliance with that Act.**
- **The individual signing below has authority to enter into this on behalf of Respondent.**

CORPORATE NAME _____

AUTHORIZED AGENT: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

ADDRESS: _____

CITY: _____STATE: _____

ZIP CODE: _____ PHONE #: _____

TOLL FREE #: _____FAX #: _____

EMAIL ADDRESS: _____

The Internal Revenue Code requires recipients of payments which must be reported on Form 1099 to provide their taxpayer identification number (TIN).

T.I.N. (Taxpayer Identification Number or Federal Identification Number)

T.I.N. Number_____

RESPONDENT INFORMATION FORM

PROJECT: CFRE Fish Hatchery Renovation: Program of Requirements and Design

OWNER: Lake Superior State University
650 W. Easterday Ave.
Sault Ste. Marie, MI 49783

FIRM NAME: _____

ADDRESS: _____

_____

TELEPHONE: _____ **FAX :** _____

EMAIL:

_____

SIGNATURE & DATE: _____

Printed name of Signature: _____

STATEMENT OF QUALIFICATIONS
The undersigned submits this Statement of Qualifications in response to the Request for Qualifications and all documents relating thereto, and certifies that the information provided is true and accurate.

PRIMARY CONTACT FOR THIS REQUEST FOR QUALIFICATIONS (name, title, phone, email):

_____

MICHIGAN LICENSE NUMBER(S) OF LEAD ARCHITECT/ENGINEER:

_____

PROPOSED SUBCONSULTANTS (firm name and discipline):

_____
_____
_____

ADDENDA ACKNOWLEDGED:
Addendum No. _____ Addendum No. _____ Addendum No. _____

NOTE: Do not include fee or cost information. Fees will be negotiated with the highest-ranked Respondent.

Exhibit A
Description of Leased Space - Main Floor (Laboratory)

These drawings were not professionally generated and are only included to provide a general representation of the Premises to be leased by LSSU and to show the easement and other features currently within the Premises. The leased area on the first floor is generally understood to be an area defined by a length from the east entry gate to a fence, approximately 100ft to the west; and all space between the north and south walls along the 100ft length; with an approximately 12ft wide easement from the east gate to the westerly fence.

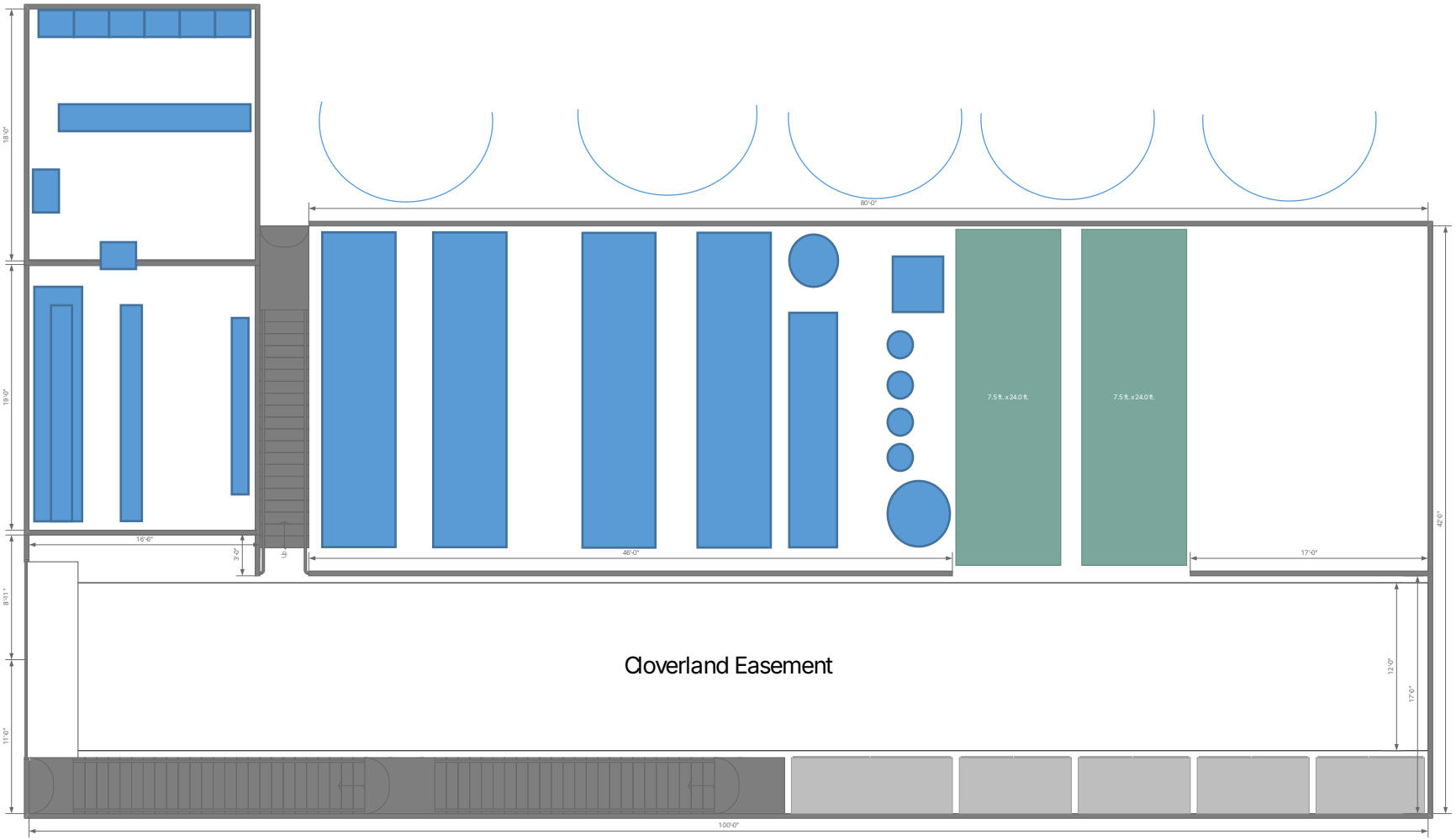


Exhibit A
Description of Leased Space - Mezzanine (Office, Work, and Storage)

These drawings were not professionally generated and are only included to provide a general representation of the Premises to be leased by LSSU and to show the easement and other features currently within the Premises. The leased area on the mezzanine level is generally understood to be an area defined by a length from the east entry gate to a fence, approximately 100ft to the west; and all space south of the first floor easement. The drawing shows space not currently in use (Potential Storage Space & Catwalk) that may be used without further amendments to this agreement in tenant chooses to do so.

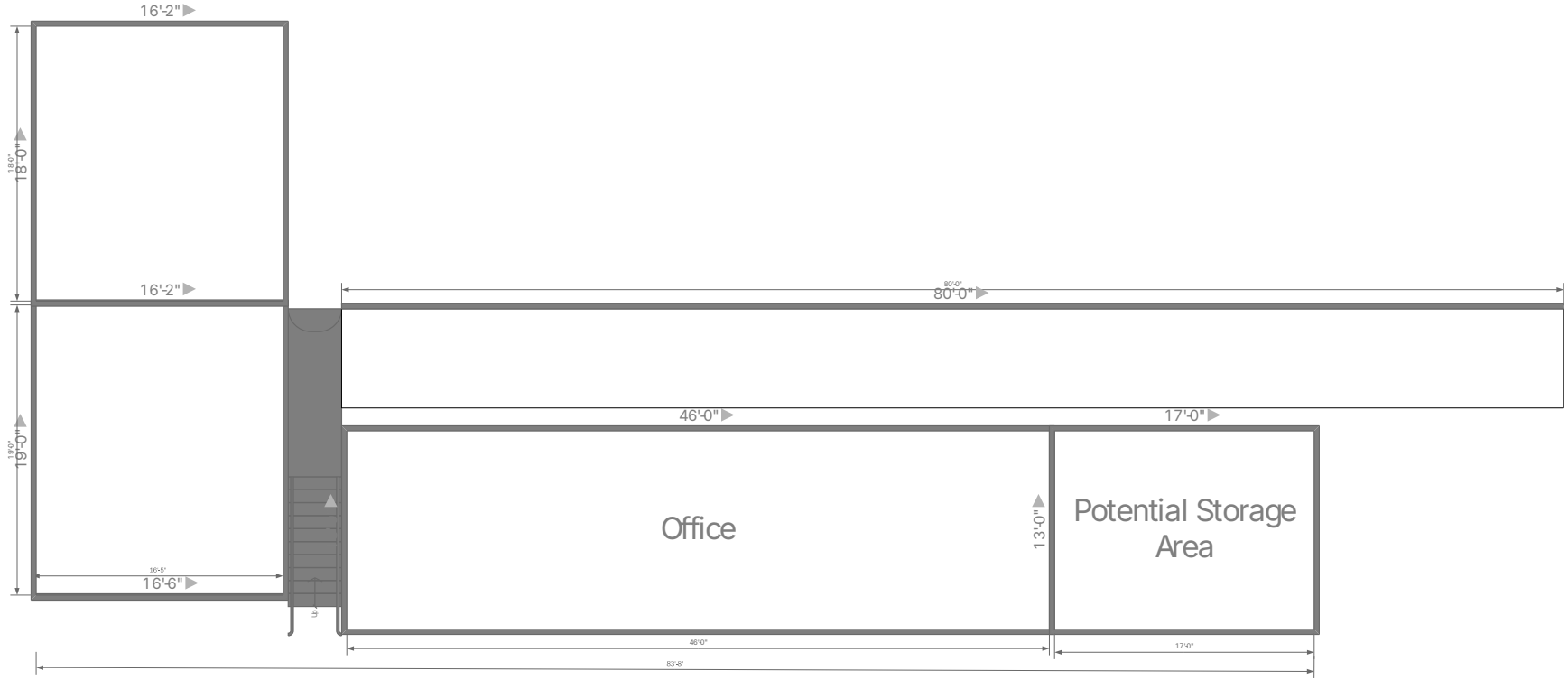


Exhibit B
Boundary Definitions

These drawings were not professionally generated and are only included to provide a general representation of the Premises to be leased by LSSU and to show the easement and other features currently within the Premises. The leased area on the third floor is generally understood to be an area about 104’ in length and 28’ wide along the north wall and a caged area (25’ by 17’) along the south wall.

